

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

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March 28, 2018

Jonathon Wolfson (A)
Cinmark Company
8933 Quartz Avenue
Northridge, CA 91324

PJD Company (O)
8933 Quartz Avenue
Northridge, CA 91324

Gary Werner (R)
Rosenheim & Associates
21600 Oxnard Street
Woodland Hills, CA 91367

John Vlassis (E)
Westcom Engineering
6355 Topanga Canyon Boulevard
Woodland Hills, CA 91367

RE: Preliminary Parcel Map No.: AA-2016-4210-
PMLA
Related Cases: N/A
Address: 8967 North Corbin Avenue (8941-8967
North Corbin Avenue and 19701 West Bahama
Street)
Community Plan: Chatsworth-Porter Ranch
Zones: MR2-1 and P-1
Council District: 12 - Englander
CEQA No.: ENV-2016-4212-CE

LETTER OF CLARIFICATION

On August 10, 2017, in accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.53, the Advisory Agency approved Preliminary Parcel Map No. AA-2016-4210-PMLA, located generally at 8967 North Corbin Avenue (8941-8967 North Corbin Avenue and 19701 West Bahama Street) for the merger of 16,743 square feet of excess public right-of-way on Corbin Avenue and Bahama Street with an existing parcel on the map stamp-dated November 3, 2016 in the Chatsworth - Porter Ranch Community Plan.

The project is in the plan check process with various City departments and the Bureau of Engineering has requested clarification regarding the Advisory Agency's intent and to clarify that the merger is consistent with the Mobility Element. The requested clarification will not result in a material change to the project and meets the spirit and intent of the original grant. As such, the Deputy Advisory Agency finds just cause to clarify the original approval.

Amend Subdivision Map Act Finding (a) in its entirety to read as follows:

The project site is an irregular-shaped site approximately 13,291 square feet in area. The project site is bounded by Metro/Southern Pacific Railroad tracks on the north, Corbin Avenue on the east, Bahama Street on the south and light industrial buildings on the west. The site is located within the Chatsworth - Porter Ranch Community Plan with a land use designation of Light

Manufacturing and is zoned MR2-1 and P-1. The project site is bounded by Metro/Southern Pacific Railroad tracks on the north, Corbin Avenue on the east, Bahama Street on the south and light industrial buildings on the west. The site is developed with a one-story drive thru restaurant (Del Taco) and surface parking. The site is not located within a specific plan area. Properties to the east (across Corbin Avenue) are developed with one story commercial and light industrial buildings in the MR2-1 Zone. Properties to the south are developed with one-story warehouse buildings in the MR2-1 Zone. Properties to the west are also developed with one-story light industrial buildings in the MR2-1 Zone.

The Mobility Element includes street designations for arterial streets with corresponding right-of-way and roadway dimensions. Corbin Avenue is a designated Avenue I with a 100-foot dedicated right-of-way and a 70-foot roadway. Bahama Street is a designated Local Street-Standard with a 60-foot dedicated right-of-way and a 36-foot roadway. The proposed Preliminary Parcel Map merges approximately 16,743 square feet of public right-of-way no longer needed on Corbin Avenue and Bahama Street into the adjoining parcel from which it was originally dedicated. The public right-of-way in question was improved with parking, landscaping, a pole sign and lighting when the subject property was improved in 1979. The subsequent dedication for future street purposes was accepted by the City Council in 2002 (CF: 02-0230) and the improvements were permitted to remain until an overpass project was approved and implemented. Since the road overpass project did not proceed at this location, the owner is requesting the City's abandonment of the dedicated public right-of-way and its merger back to the subject property.

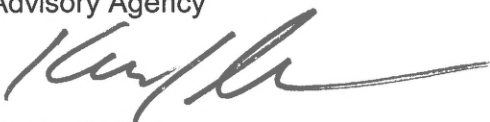
The resulting half rights-of-way of Corbin Avenue (50-foot dedication with a 40-foot roadway) and Bahama Street (30-foot dedication and a roadway of 22-foot roadway), are consistent with their street designations and thus consistent with the Mobility Element. Additionally, the Bureau of Engineering has conditioned the map to improve both Corbrin Avenue and Bahama Street by repairing and replacing any broken sidewalk or broken and offgrade, curb and gutter.

Section 17.05-C of the Los Angeles Municipal Code enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes ("net area"). The Municipal Code additionally lists the map requirements for a preliminary parcel map. The map provides the required components of a preliminary parcel map.

The Preliminary Parcel Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code ("LAMC"). Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with Sections 17.53 of the Los Angeles Municipal Code as well as the intent and purpose of the General Plan.

All other conditions of Parcel Map No. AA-2016-4210-PMLA shall remain unchanged.

Vincent P. Bertoni, AICP
Advisory Agency



HENRY CHU
Deputy Advisory Agency

HC:JT:bk

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<http://planning.lacity.org>

Decision Date: August 10, 2017

Appeal Period Ends: August 25, 2017

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Community Plan: Chatsworth-Porter Ranch
Zones: MR2-1 and P-1

Council District: 12 - Englander
CEQA No.: ENV-2016-4212-CE

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.53, the Advisory Agency approved Preliminary Parcel Map No. AA-2016-4210-PMLA, located generally at 8967 North Corbin Avenue (8941-8967 North Corbin Avenue and 19701 West Bahama Street) for the **merger of 16,743 square feet of excess public right-of-way on Corbin Avenue and Bahama Street** with an existing parcel on the map stamped November 3, 2016 in the Chatsworth - Porter Ranch Community Plan. The subdivider is hereby advised to receive verification from the Department of Building and Safety for legal interpretation of the Zoning Code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077, (310) 231-2598, or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That any surcharge fee in connection with the merger of portions of Corbin Avenue and Bahama Street be paid.
2. That the City Department of Transportation in a letter to City Engineer shall determine that the merger areas of Corbin Avenue and Bahama Street are not necessary for future public street or any grade separation project.
3. That the Department of City Planner determine that the proposed merger areas of Corbin Avenue and Bahama Street are consistent with all applicable Highway and circulation elements of the General Plan for the LA Mobility Plan.
4. That in the event that the Department of Transportation has no objection to the merger of the westerly portion of Corbin Avenue adjoining the subdivision, a variable width of existing public right-of-way be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:
 - a. That consents to Street being merged and waivers of any damagers that may accrue as a result of such merger be obtained from all property owners who might have certain rights in the area being merged.
 - b. That the satisfactory arrangements be made with all public utility agencies maintaining existing facilities with the area being merged.
5. That in the event that the Department of Transportation has no objection to the merger of northerly portion of Bahama Street adjoining the subdivision, a variable width of existing public right-of-way be permitted to be merged with the remainder of the subdivision pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:
 - a. That consents to Street being merged and waivers of any damagers that may accrue as a result of such merger be obtained from all property owners who might have certain rights in the area being merged.
 - b. That the satisfactory arrangements be made with all public utility agencies maintaining existing facilities with the area being merged.
6. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Corbin Avenue adjoining the subdivision by repairing and replacing any broken sidewalk or broken and offgrade, curb and gutter to the satisfaction of the Bureau of Engineering.

- b. Improve Bahama Street adjoining the subdivision by repairing and replacing any broken sidewalk or broken and offgrade, curb and gutter to the satisfaction of the Bureau of Engineering.
- c. Construct the necessary driveways and curb ramps adjoining the project, in compliance with the City Standards and with the provisions of the "Americans with Disabilities Act".
- d. Construct the necessary mainline and house connections to serve each parcel and evaluate the efficiency of the existing house connections and the capacity of the existing sewer system in the vicinity of the project; or any other arrangement acceptable to the Valley Engineering District Office.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

7. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall 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

8. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Provide a copy of affidavit AFF-48064-CD. Show compliance with all the conditions/requirements of the above affidavit as applicable. Termination of above affidavit may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
 - b. The existing use and improvements shall remain consistent with the Certificate of Occupancy dated October 16, 1980.

Notes: This property is located in a Liquefaction Zone. 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

9. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. That the subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270.
10. 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 Parcel Map Action and shall include the following minimum design features:
 - i. Fire lanes, where required shall be a minimum of 20 feet in width.
 - ii. All structures must be within 300 feet of an approved fire hydrants
 - iii. 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.

DEPARTMENT OF WATER AND POWER

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

BUREAU OF STREET LIGHTING

12. 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.

Improvement Condition: No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; two (2) on Corbin Avenue and one (1) on Bahamas Street.

BUREAU OF SANITATION

13. 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.

INFORMATION TECHNOLOGY AGENCY

14. 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 3 people in case the applicant/owner has any additional questions.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

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. Future development of the site shall be limited to those uses permitted in the Los Angeles Municipal Code.
 - b. Parking shall be provided in conformance with the Los Angeles Municipal Code.
 - c. 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.
 - d. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.
 - e. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
16. The merger of the public right-of-way shall be subject to the approval and conditions of the Bureau of Engineering and the Department of Transportation.
17. Prior to the clearance of any parcel map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
18. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS**

Applicant shall do all of the following:

- a. 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.
- b. 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.

- c. 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 (b).
- d. 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 (b).
- e. 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, or 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. Actions 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.

FINDINGS OF FACT (CEQA)

The Department of City Planning, on June 22, 2017, issued ENV-2016-4212-CE, and determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Article III, Section 1, Class 15.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Preliminary Parcel Map No. AA-2016-4210 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 IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The Land Use Element is one of eleven elements of the General Plan and is comprised of 35 Community Plans. In addition to the goals, objectives, and policies contained within the Community Plan, the Land Use Element is 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 project site is located within the Chatsworth-Porter Ranch Community Plan, one of the 35 Community Plans that the Land Use Element is comprised of. The Community Plan designates the project site with a land use designation of Light Manufacturing, which lists the MR2 Zone as the corresponding zone. The site is not located within a specific plan area.

The project site is an irregular-shaped site approximately 13,291 square feet in area. The project site is bounded by Metro/Southern Pacific Railroad tracks on the north, Corbin Avenue on the east, Bahama Street on the south and light industrial buildings on the west.

The site is developed with a one-story drive through restaurant (Del Taco) and surface parking. The proposed Preliminary Parcel Map is for the purpose of merging approximately 16,743 square feet of public right-of-way no longer needed on Corbin Avenue and Bahama Street for slope easement and street purposes and to merge said public right-of-way with the adjoining property from which it was originally dedicated. No construction is proposed.

The property to the north is zoned PF-1XL and developed with railroad tracks. Properties to the east (across Corbin Avenue) are developed with one story commercial and light industrial buildings in the MR2-1 Zone.

Properties to the south are developed with one-story warehouse buildings in the MR2-1 Zone. Properties to the west are also developed with one-story light industrial buildings in the MR2-1 Zone.

The public right-of-way in question was improved with parking, landscaping, a pole sign and lighting when the subject property was improved in 1979-1980. The subsequent dedication for future street purposes was accepted by the City Council in 2002 (CF: 02-0230) and the improvements were permitted to remain until an overpass project was approved and implemented. Since the road overpass project did not proceed at this location, the owner is requesting the City's abandonment of the dedicated public right-of-way and its merger back to the subject property.

As defined by the Subdivision Map Act and LAMC Section 17.02, design includes, but is not limited to, street alignments (grades and widths), utilities, location of easements, and lot size and configuration. The parcel map has been reviewed by the Subdivision Committee and was recommended for approval subject to the recommended conditions of approval attached to this determination. The map indicates the location of vehicular access and meets the minimum lot size and width requirements of LAMC Section 12.17.1. As such, the Deputy Advisory Agency finds that the proposed map conforms to the requirements of the Subdivision Map Act and the City's Division of Land regulations.

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

For purposes of a subdivision, design and improvement is defined by Section 66418 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 17.05 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 parcel map was distributed to and reviewed by various city agencies of the Subdivision Committee that have the authority to make dedication, vacation, and/or improvement recommendations. The Bureau of Engineering has recommended the removing and reconstructing of a 10-foot wide concrete sidewalk, repairing and replacing any broken or offgrade curb and gutter; and plant street trees, including tree wells and cover along Corbin Avenue.

Improvements along Bahama Street include removing and reconstructing an 8-foot wide concrete sidewalk; repair and replace any broken or offgrade curb and gutter; plant trees and landscape parkway area. Additionally, the Bureau of Engineering has recommended conditions of approval regarding the Corbin Avenue and Bahama Street. In addition, the Bureau of Engineering has recommended the

construction of the necessary on-site mainline sewers. All necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. 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 PROPOSED TYPE OF DEVELOPMENT.**

The project site is an ill-regular shaped site approximately 13,291 square feet in area. The project site is bounded by Metro/Southern Pacific Railroad tracks on the north, Corbin Avenue on the east, Bahama Street on the south and light industrial buildings on the west.

The site is developed with a one-story drive through restaurant (Del Taco) and surface parking. The proposed Preliminary Parcel Map is for the purpose of merging approximately 16,743 square feet of public right-of-way no longer needed on Corbin Avenue and Bahama Street for slope easement and street purposes and to merge said public right-of-way with the adjoining property from which it was originally dedicated. No construction is proposed.

The property to the north is zoned PF-1XL and developed with railroad tracks. Properties to the east (across Corbin Avenue) are developed with one story commercial and light industrial buildings in the MR2-1 Zone. Properties to the south are developed with one-story warehouse buildings in the MR2-1 Zone. Properties to the west are also developed with one-story light industrial buildings in the MR2-1 Zone.

The site is not located within the Alquist-Priolo Fault Zone and 7.2 km from the Santa Susana fault. The site is not located within a hillside area, BOE special grading area, landslide area, methane hazard site, very high fire hazard severity zone, or Fire District No. 1 or flood zone. The site is located within a liquefaction zone. 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. However, no construction is proposed. 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 project site and properties located to the north, west and south have a land use designation of Light Manufacturing and are zoned MR2-1 and P-1. Properties to the east are designated as Commercial Manufacturing and are zoned MR2-1 and P-1. The project proposes to merge an existing 13,291 square-foot parcel into 16,743 square feet of excess public right-of-way on Corbin Avenue and Bahama Street. As the project involves the merger of excess right-of-way along Corbin Avenue and Bahama Street into an existing parcel, no construction is proposed. 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 AND 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, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for fish.

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE 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 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 the 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)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements. Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

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

These findings shall apply to both the preliminary and final maps for Parcel Map No. AA-2016-4210-PMLA.

Vincent P. Bertoni, AICP
 Advisory Agency



HENRY CHU
 Deputy Advisory Agency

HC:JT

Note: 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 North Valley Area 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:

Downtown	San Fernando Valley	West Los Angeles
Figueroa Plaza 201 North Figueroa Street, 4th Floor Los Angeles, CA 90012 <u>(213) 482-7077</u>	Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Boulevard, Room 251 Van Nuys, CA 91401 <u>(818) 374-5050</u>	West Los Angeles Development Services Center 1828 Sawtelle Boulevard, 2nd Floor Los Angeles, CA 90025 <u>(310) 231-2598</u>

Forms are also available on-line at <http://cityplanning.lacity.org/>.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

If you have any questions, please call Development Services Center staff at If you have any questions, please call Development Services Center staff at (213) 482-7077, (310) 231-2598, or (818) 374-5050.

**PRELIMINARY PARCEL MAP NO. _____
FOR PURPOSES OF ABANDONMENT OF RIGHT-OF-WAY**

OWNER/APPLICANT:

P.J.D. COMPANY
A LIMITED PARTNERSHIP
8933 QUARTZ AVENUE
NORTHRIDGE, CA 91324

CIVIL ENGINEER:

WESTCON ENGINEERING, INC.
6355 TOPANGA CANYON BOULEVARD, SUITE 345
WOODLAND HILLS, CA 91367
818.226.0444

LEGAL DESCRIPTION:

PARCEL D OF PARCEL MAP L.A. NO. 3416, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 84, PAGES 20 AND 21 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ZONE:

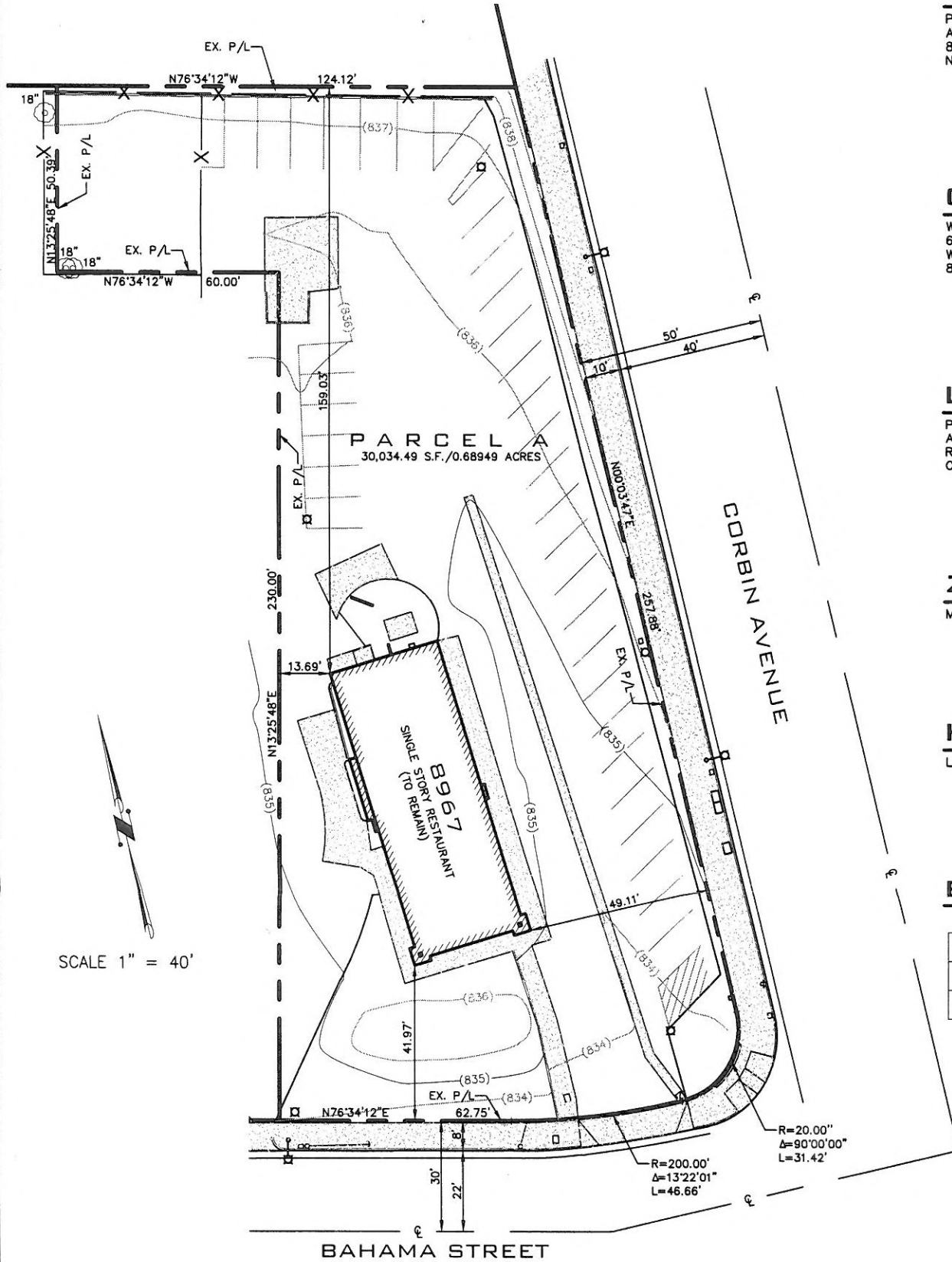
MR2-1 & P-1

HAZARDOUS CONDITION:

LIQUIFACTION ZONE: YES

EXISTING TREE SUMMARY:

TREE SIZE	COUNT	REMAIN	REMOVE
18"	2	2	0
TOTAL	2	2	0



NOTE TO ABANDON CITY EASEMENT:

I HEREBY CERTIFY THAT:

PURSUANT TO SECTION 66499.20.2 OF DIVISION 2 TITLE 7 OF THE STATE GOVERNMENT CODE, THE FILING OF THIS MAP CONSTITUTES THE ABANDONMENT AND MERGER OF A PORTION OF CORBIN AVENUE & BAHAMA STREET ACCEPTED BY RESOLUTION PER INSTRUMENT NO. 02-1242814 RECORDED IN LOS ANGELES COUNTY. THE PORTION OF SAID STREET NOT SHOWN WITHIN THE BOUNDARIES OF THIS MAP IS HEREBY ABANDONED.

CITY CLERK, CITY OF LOS ANGES

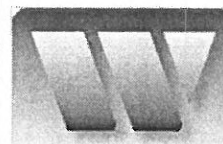
DATE

THIS MAP HAS BEEN FOUND TO BE SUFFICIENT FOR
ISSUANCE OF CITY PLANNING DEPARTMENT RECEIPT

AA- 2016-4210-PMLA

11/3/2016

PREPARED BY:



WESTCON ENGINEERING, INC.
LAND PLANNING ENGINEERING LAND SURVEYING
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WOODLAND HILLS, CA. 91367
818-226-0444 VOICE 818-226-0448 FAX
E-MAIL: info@westconeng.com

PROJECT:

PRELIMINARY PARCEL MAP
NO. _____

8967 CORBIN AVENUE
NORTHRIDGE, CA 91324

W.O. 16-669

SCALE: SEE PLAN

DATE: 09/29/16

SHEET 1 OF 1