

**DEPARTMENT OF
CITY PLANNING**
200 N. SPRING STREET, ROOM 532
LOS ANGELES, CA 90012-4801

CULTURAL HERITAGE COMMISSION

RICHARD BARRON
PRESIDENT

GAIL KENNARD
VICE PRESIDENT

PILAR BUELNA
JEREMY IRVINE
BARRY A MILOFSKY

ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
DEPUTY DIRECTOR
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

<http://planning.lacity.org>

June 8, 2017

Shapell Liberty Investment Partners,
LLC (A/O)
11200 Corbin Avenue, Suite 201
Porter Ranch, CA 91326

Tom Stemnock, (R)
Planning Associates, Inc.
4040 Vineland Avenue, Suite 108
Studio City, CA 91604

Vesting Tract Map No. 53783-M6
Address: 11601 Porter Ranch
Drive
Community Plan: Chatsworth-
Porter Ranch
Zone: [T]C4-2D
Council District: 12
CEQA: EIR 88-0026(SP)(ZC)
(GPA), as updated by
addendums dated
April 2000, September,
2000, and October 2006

LETTER OF CORRECTION

In accordance with provisions of Section 17.03 of Los Angeles Municipal Code (LAMC), the Advisory Agency approved Vesting Tract Map No. 53783 located at 11601 Porter Ranch Drive, for a 4-lot subdivision with a 312-unit, detached, single-family condominium project and 2 private streets, and for merger purposes, as shown on the map stamp-dated October 28, 2002.

Condition B.2. of Tract No. 53783 requires that an additional 2-foot wide strip of land be dedicated along Rinaldi Street adjoining the tract to complete a 52-foot wide half-street dedication, in accordance with Major Highway Standards, including a 20-foot radius property line return at the intersection with Porter Ranch Drive, all satisfactory to the City Engineer.

The existing half-street dedication of Rinaldi Street adjoining Tract No. 53783 is a 50-foot public street dedication, together with a 10-foot public sidewalk easement, both of which were dedicated through the recording of Tract No. 50512-01, which recorded on March 1, 2000.

At the request of the applicant, the Bureau of Engineering has reviewed all required Conditions of Approval, including the requirement for an additional 2-foot dedication on Rinaldi Street (Condition B.2), has determined that all necessary street dedications have been completed and that no additional street dedication is required at this time, and has requested that the Advisory Agency delete the condition. Therefore, after a thorough review of the request, the Deputy Advisory Agency hereby corrects the Tract Conditions of Approval by **deleting Condition B.2 in its entirety.**

All other required public improvement Conditions of Approval shall remain unchanged.

VINCENT P. BERTONI, AICP
Advisory Agency



Kevin D. Jones
Deputy Advisory Agency

VPB:KDJ:DO'D

cc: Georgic Avanesian, Bureau of Engineering

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

ROBERT L. AHN
CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
SAMANTHA MILLMAN
DANA M. PERLMAN

JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
<http://planning.lacity.org>

Decision Date: December 14, 2015

Appeal Period Ends: December 24, 2015

Porter Ranch Development
Company (A)(O)
11280 Corbin Avenue
Porter Ranch, CA 91326

Tom Stemnock (R)
Planning Associates, Inc.
4040 Vineland Avenue, No. 108
Los Angeles, CA 91604

Re: Vesting Tentative Tract Map No. VTT-
53783-CN-M6
Address: 11601 Porter Ranch Drive
Council District: 12
Existing Zone: [T]C4-2D
Community Plan: Chatsworth-Porter
Ranch
CEQA No.: EIR 88-0026(SP)(ZC)(GPA),
as updated by addendums dated April
2000, September 2000 and October
2006

In accordance with provisions of Section 17.03 and 17.11 of the Los Angeles Municipal Code, the Advisory Agency approved the **MODIFICATION** of the previously-approved Vesting Tentative Tract Map No. 53783 composed of 9 lots, located at 11601 Porter Ranch Drive for a maximum of 307-unit detached condominium project on "Lot 1"; 312 senior dwelling units on "Lot 2"; ["Lot 3" has been deleted]; 130 condominium units on "Lot 4"; 266 dwelling units on "Lot 5" and approximately 250,000 square feet of future commercial uses on Lots 6, 7, 8, and 9 as shown on the Revised Map stamped dated June 11, 2015. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077 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.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS**Modify Condition No. A.3 to read as follows:**

- A.3. That the approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. This subject tract approval is for a 307-unit detached single-family condominium development, on Lot1; 312 senior dwelling units on "Lot 2" [Lot 3 was previously deleted], 130 condominium units on "Lot 4"; 266 dwelling units on "Lot 5" and approximately 250,000 square feet of future commercial uses on Lots 6, 7, 8 and 9 as shown on the revised map stamped dated June 19, 2015. Also, this subject approval has authorized a final map unit recording. Therefore, model_homes are authorized pursuant to Conditions A.3.a and A.3.b as though this were a single-family zone and single-family lot subdivision. However, this authorization for the construction of any model home(s) shall be restricted to a single unit map at any given time and when that unit map has been identified by the subdivider satisfactory to the Advisory Agency as being the unit map that is actively pursuing recordation.

(Note: Model homes(s) may be constructed on a subsequent final map unit pursuant to this condition but only after all previous map units with model homes have had final recordation.

Modify Condition A.5 to read as follows:

- A.5. The subdivider shall record and execute a Covenant and Agreement to comply with the Porter Ranch Land Use / Transportation Specific Plan Area (Ordinance No. 166,068 [amended by Ordinances Nos. 175,641 and 175,642 – Effective December 29, 2003]; specifically their design review process for the remaining proposed 266 residential units on "Lot 5." The applicant shall file a modification to comply with requirements of the Design Review and / or Site Plan Review as required by the Porter Ranch Land Use / Transportation Specific Plan Area.

Add New Condition No. A.6 to read as follows:

- A.6. Indemnification and reimbursement of litigation costs. The 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 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 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 \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- 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 (ii).
- 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.

Add Condition No. A.7 to read as follows:

- A.7 Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

BUREAU OF ENGINEERING

Modify Condition No. B.11 to read as follows:

- B.11 That a Covenant and Agreement be recorded advising the subdivider and the future owners that in conjunction with any development on Lots 2 and 4 through 9 off-site sewer construction may be required if additional sewerage capacity is necessary as determined by the City Engineer. In addition, in the event an off-site sewer is required, the provisions of L.A.M.C Section 64.11.2(a) to (f) are not applicable and Sewerage Facilities Charge deposit will be required.

DEPARTMENT OF BUILDING AND SAFETY-GRADING DIVISION

Add Condition No. C.32 to read as follows:

- C.32 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 October 6, 2015, Log No. 88945-01 and attached to the case file for Vesting Tract No. 53783-CN-M6.

DEPARTMENT OF BUILDING AND SAFETY-ZONING DIVISION

Modify Condition No. D.2 to read as follows:

- D.2.
- a. The submitted map dimensions do not agree with ZIMAS. Revise the map to address the discrepancy.
 - b. Provide a copy of [T] condition and show compliance with conditions/requirements of the [T] condition as applicable.
 - c. Provide a copy of "D" condition and show compliance with conditions/requirements of the "D" condition as applicable.

- d. Provide a copy of DIR case DIR-2014-1409-DRB-SPP and show compliance with conditions/requirement of DIR case as applicable.
- e. Provide a copy of ZA case ZA-2003-8421-ZAI, ZA-2002-3120-ZAA-SPP-DRB.
- f. Provide a copy of affidavits, AF-14-0337894-COC, AF-14-0337895-COC, and AF-14-0349354-COC. Show compliance with all the conditions/requirements of the affidavits as applicable. Termination of above affidavits may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.

Notes: The existing or proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. Any vested approvals for parking layouts, open space, required yards or building height, shall be "to the satisfaction of the Department of Building and Safety at the time of Plan Check." If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the map. An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

Modify Condition No. E.3 to read as follows:

- E.3 That the following recommendations shall be added to address potential traffic access problems:
 - a. The applicant must comply with the conditions as stated in the August 14, 2002 LADOT letter to Emily J. Gabel-Luddy, Deputy Advisory Agency, Department of City Planning, and the LADOT memo dated April 17, 2006 as amended by the LADOT letter dated the November 10, 2015 to the Department of City Planning.
 - b. All remaining mitigation measures identified under the Porter Ranch Specific Plan shall be bonded for through the B-permit process of the Bureau of Engineering or otherwise guaranteed to the satisfaction of the Bureau of Engineering and the Department of Transportation before the recordation of this tract map.
 - c. That the Project Condition Clearance fee be paid to the Department of Transportation as required per Ordinance No. 180542 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to

comply with any other applicable fees per this new ordinance.

- d. A minimum of 60-foot reservoir space is required between any security gate and the property line to the satisfaction of the Department of Transportation. Unless shared, a minimum of 20 feet full height curb and gutter should be maintained between driveways.
- e. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.

BUREAU OF STREET LIGHTING

Modify Condition No. G.1 to read as follows:

G1. Install Street Lighting facilities to serve the tract as required by the Bureau of Street Lighting. Prior to the final recordation of the map, the developer shall cause owner to give written consent to the Bureau of Street Lighting for the formation or annexation of the properties into a Street Lighting Maintenance Assessment District. A minimum of shall be provided along Rinaldi Street, Porter Ranch Road, and Corbin Avenue.

BUREAU OF STREET SERVICES URBAN FORESTRY DIVISION

Add New Condition No. BB to read as follows:

BB. The developer shall plan street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. The actual number and location of new trees shall be determined at time of tree planting. The contractor shall notify the Urban Forestry Division at 213-847-3077 five working days prior to constructing the sidewalk for the marking of the tree(s) locations and species.

Note: Removal of parkway trees or Protected Trees requires the Board of Public Works' approval. Contact Urban Forestry Division at 213-847-3077

FINDINGS OF FACT (CEQA Finding)

Vesting Tentative Tract Map No. 53783 was approved by the Deputy Advisory Agency on November 12, 2002. Said approval included conditions that dealt with the subdivision of a 4-lot subdivision with a 312-unit detached single-family condominium project with 2 private streets, and for merger purposes, as show on map stamp-dated

October 28, 2002. In addition, the conditions included street dedications and improvements along Corbin Street, Rinaldi Street, Porter Ranch Drive, and proposed private streets.

The modification was filed to redesign the current approved lots. The applicant is not adding any more density and is actually proposing density that is below the number of units approved under CPC-2006-8999-GPA-ZC-SP-DA and analyzed in EIR No. 88-0026(SP)(ZC)(PA). The Advisory Agency determined that allowing for the re-merger and subdivision of approved lots would not create a conflict with the intent and spirit of the Porter Ranch Land Use/Transportation Specific Plan, Community Plan and the City's General Plan.

There are no new CEQA or Subdivision Map Act impacts to be analyzed because the impacts previously analyzed in EIR No. 88-0026, EIR No. 88-0026(SP)(ZC)(PA), TT-54153-CN(abutting site with 14 lots), and VTT-53783-CN, issued mitigation measures that address the potential impacts of the proposed project. The current request to modify the grant clause and various conditions of approval to reflect the revised project will not create any new substantial impacts that were not already addressed in the adopted Environmental Impact Report-EIR No. 88-0026.

Pursuant to Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines, the Department of City Planning has issued an addendum to the previously issued EIR No. 88-0026(SP)(ZC)(PA) which was adopted by the Los Angeles City Council on November 21, 2000 and on March 28, 2001 in Council File No. 99-0892-S3, in connection with its approval of amendments to the Chatsworth-Porter Ranch Community Plan and the Porter Ranch Land Use/Transportation Specific Plan Program.

On November 12, 2002, the Department of City Planning certified that EIR No. 88-0026(SP)(ZC)(PA), including supplemental and addendum reports had been completed in conformance with CEQA and City CEQA guidelines. In addition, the Deputy Advisory Agency concurred with the determination made by the Department of City Planning's Environmental Review Section April 2000 that EIR No. 88-0026 and its addendum was adequate to be used as the environmental clearance for the development activities proposed under the Specific Plan. Environmental impacts from VTT-53783 are within the scope of the project covered by EIR No. 88-0026 and pursuant to Section 15162 of the State CEQA Guidelines, no new effects would occur.

On October of 2006 an addendum to EIR No. 88-0026(SP)(ZC)(PA) [Porter Ranch Land Use/Transportation Specific Plan] was issued permitting up to 2,437 single-family dwellings in the Single Family Area, 1,400 multi-family dwellings in the Community Center Area, and 2,927,000 square feet of commercial space (non-residential floor area) in the Community Center Area which may be converted to residential dwelling units located in the Community Center Area, based on trip equivalency formula and a maximum cap on the A.M. and P.M. peak hour and trip generated.

On June 11, 2015, the applicant filed VTT-53783-CN-M6, requesting a modification for a nine-lot subdivision to permit the construction of 396 residential condominiums and apartments and 250,000 square feet of commercial uses. The proposed reduction is below the density analyzed and approved per EIR No. 88-0026(SP)(ZC)(PA).

The Department of City Planning considers this modification request to be technical changes to the original EIR for the project. The tract modification with proposed project revisions do not create any new substantial impacts beyond what has been previously analyzed in the original environmental clearance-EIR No. 88-0026(SP)(ZC)(PA) and does not represent any increase to the originally proposed project, as defined by the California Environmental Quality Act (CEQA Guidelines). Therefore, pursuant to section 15073.5 of the CEQA Guidelines, recirculation of the EIR is not required.

REVISED FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 53783, 53783-M1, 53783-M2, 53783-M3, 53783-M4, 53783-M5, and 53783-M6, 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 adopted Chatsworth-Porter Ranch Community Plan designates the subject property for Community Commercial land use, including residential (R4 Zone) uses with the corresponding zone of [T]C4-2D. The property is located in the Porter Ranch Land Use/Transportation Specific Plan and is subject to design review for the remaining 396 residential units proposed on Lots 4-7. The property contains approximately 90 net acres (3,950,894 net square feet after required dedication) and is presently zoned [T]C4-2D.

The proposed 9-lot subdivision is for a maximum of 396 residential units. The proposed 250,000 square feet of commercial uses may include a theatre, major retail store, retail, market, offices, restaurants, and a civic building with associated parking consisting of approximately 2,103 parking stalls, is allowable under the current adopted zone and the land use designation. The project will provide 2½ parking spaces for the residential dwelling units and code required parking for the commercial uses. The project will provide much needed improvement to the area, as the current condition of the site is vacant. The new development will bring new home ownership opportunities for the Community Plan area.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related

erosion hazard areas).

The Advisory Agency determined that allowing for the re-merger and subdivision of approved lots would not create a conflict with the intent and spirit of the Porter Ranch Land Use/Transportation Specific Plan, Community Plan and the City's General Plan. Therefore, as conditioned, the proposed tract map modification is consistent with the intent and purpose of the applicable General and Specific Plans.

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

Porter Ranch Drive and Rinaldi Street are both classified as Scenic Major Highways Class II and are dedicated to a variable 100 to 116-foot width. The Bureau of Engineering (BOE) had already required street dedications, improvements, and easements in the letter of decision dated September 1, 2006. As indicated in their Department memo dated June 1, 2010. BOE previously allowed for any existing public sewer, public drainage, and public storm drain easements be permitted to be merged with the remainder of the tract map.

This project is subject to the Porter Ranch Land Use/Transportation Specific Plan requirements. The proposed project will provide approximately 2,103 parking stalls as required by the LAMC section for residential dwelling units and commercial uses, all on approximately 3,950,892 net square feet of land (90.7 net acres) in the [T]C4-2D Zone. The applicant shall review their parking plan with the Department of Transportation and follow their requirements and conditions of approval, as written in their response memo on July 24, 2015. The subdivider shall record and execute a Covenant and Agreement to comply with the Porter Ranch Land Use/Transportation Specific Plan Area (Ordinance No. Ordinance No. 166,068 [amended by Ordinances Nos. 175,641 and 175,642-Effective December 29, 2003]; specifically their design review process for the remaining proposed 396 residential units.

The applicant shall file a modification to comply with requirements of the Design Review and/or Site Plan Review as required by the Porter Ranch Land Use/Transportation Specific Plan Area. As conditioned, the design and improvements of the proposed project are consistent with the applicable General and Specific Plans.

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

The site is currently vacant. It's one of the few undeveloped properties in the vicinity. The development of this tract is an infill of an otherwise mix-density neighborhood. The site is level and is not located in a slope stability study area,

high erosion hazard area, or a fault-rupture study zone.

The Department of Building and Safety, Grading Division, has completed its review of the proposed project and is subject to the requirements relative to Division 70 of the Building Code. The conditions of approval of the tract map require that prior to the issuance of a building or grading permit or recordation of the final tract map, the subdivider shall comply with all requirements and conditions of the Department of Building and Safety's Grading Division's final approval letter dated October 6, 2015.

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

The project site is approximately 3,950,894 net square feet (90 net acres), consisting of a corner, rectangular-shaped lot that is bounded by Porter Ranch Drive, and Rinaldi Street. The subject property is currently vacant and is relatively flat with less than a 10% slope. Adjacent land uses include residences under construction to the west in the [T]C4-2D Zone, additional residential condominiums to the north in the [T]C4-2D Zone; commercial uses to the east along Porter Ranch Drive in the C2-2D Zone; and more vacant land to the south in the [T]C2-2D Zone and A1-2D Zone.

The proposed project would provide an appropriate transitional development between the residential uses to the north/west and the commercial uses to the east/south. The subject site is surrounded by multi-family dwelling units and the actual subject property contains no units, it is vacant. The proposed project would infill the subject site with much needed multi-family residential and commercial uses that are compatible with the existing physical character of the neighborhood.

The proposed project will comply with all LAMC requirements for parking, yards, and open space. In addition, the project will comply with requirements of the Porter Ranch Land Use/Transportation Specific Plan. 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 City Council adopted EIR 88-0026(SP)(ZC)(PA) on July 10, 1990 for the Porter Ranch Specific Plan and subsequent addendums have been issued in April and September 2000, and October 2006. The original Advisory Agency decision adopted the EIR and its subsequent addendums have also been

adopted in conjunction with the Specific Plan amendments. The scope of the projects that were analyzed and certified in the Full EIR are reflected and incorporated as development requirements and restrictions in the Porter Ranch Land Use/Transportation Specific Plan, which was last amended on September 9, 2008 by Ordinance No. 180,083. The proposed tract modification will not generate any impact that has not been already identified and address in the EIR 88-0026(SP)(ZC)(PA) and its addendums. All proposed modifications fall within the scope of the analyses, mitigations, and findings of less than significance in the Full EIR.

- (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 (please see BOE memo dated June 1, 2010 on file).

- (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)

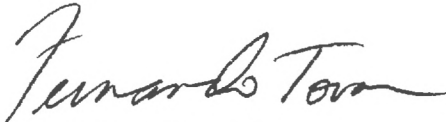
In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

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.

All other conditions of Vesting Tentative Tract No. 53783, except as modified by the Deputy Advisory Agency by subsequent actions (VTT 53783-M1, VTT-53783-M2, VTT-53783-M3, VTT-53783-M4 and VTT-53783-M5), shall remain as originally written.

Michael J. Lo Grande
Advisory Agency



FERNANDO TOVAR
Deputy Advisory Agency

FT:JT

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
(818) 374-5050

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Blvd., Room 251
Van Nuys, CA 91401

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.

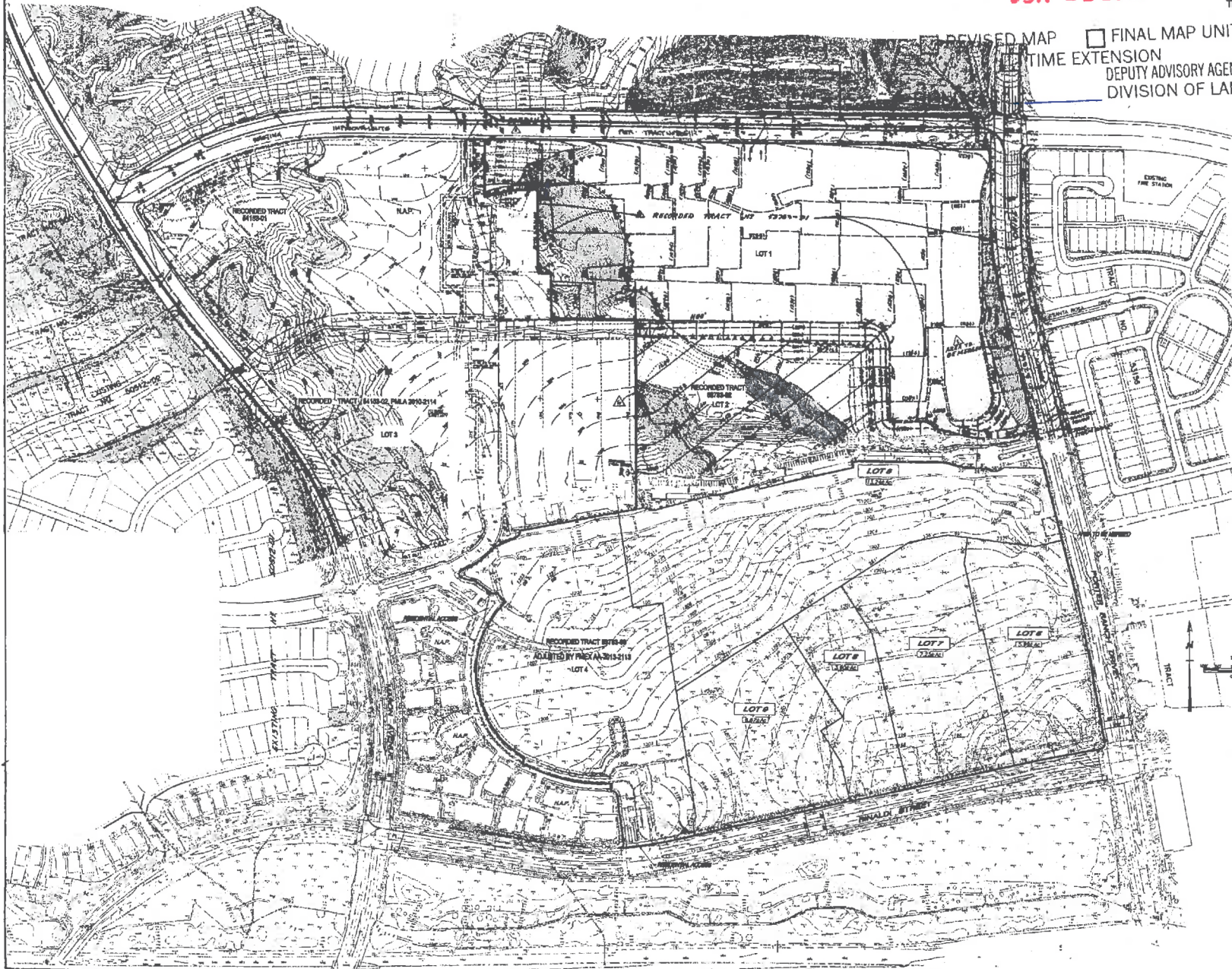
If you have any questions, please call the Development Services Center staff at (213) 482-7077 or (818) 374-5050.

LOS ANGELES DEPT. of CITY PLANNING
SUBMITTED FOR FILING
☐ TENTATIVE MAP

JUN 11 2015

REVISED
TENTATIVE TRACT MAP NO. 53783 - MOD 8
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES
FOR RECORDING AND RECORDATION AND COUNCILMAN
PURPOSE FOR LOTS 1-8

REVISED MAP ☐ FINAL MAP UNIT
TIME EXTENSION
DEPUTY ADVISORY AGENCY
DIVISION OF LAND



NOTES:

1. PREPARED BY THE CITY OF LOS ANGELES, DEPT. OF CITY PLANNING, DIVISION OF LAND.
2. PROJECT IS A "VILLAGE CHANGING AREA" (VCA) AS DEFINED BY THE CITY OF LOS ANGELES, DEPT. OF CITY PLANNING, DIVISION OF LAND.
3. LOTS 1-8 ARE PROPOSED FOR REDEVELOPMENT.
4. PROJECT IS SUBJECT TO THE CITY OF LOS ANGELES, DEPT. OF CITY PLANNING, DIVISION OF LAND, AND THE CITY OF LOS ANGELES, DEPT. OF CITY PLANNING, DIVISION OF LAND, AND THE CITY OF LOS ANGELES, DEPT. OF CITY PLANNING, DIVISION OF LAND.
5. THE CITY OF LOS ANGELES, DEPT. OF CITY PLANNING, DIVISION OF LAND, AND THE CITY OF LOS ANGELES, DEPT. OF CITY PLANNING, DIVISION OF LAND, AND THE CITY OF LOS ANGELES, DEPT. OF CITY PLANNING, DIVISION OF LAND.
6. THE CITY OF LOS ANGELES, DEPT. OF CITY PLANNING, DIVISION OF LAND, AND THE CITY OF LOS ANGELES, DEPT. OF CITY PLANNING, DIVISION OF LAND, AND THE CITY OF LOS ANGELES, DEPT. OF CITY PLANNING, DIVISION OF LAND.
7. THE CITY OF LOS ANGELES, DEPT. OF CITY PLANNING, DIVISION OF LAND, AND THE CITY OF LOS ANGELES, DEPT. OF CITY PLANNING, DIVISION OF LAND, AND THE CITY OF LOS ANGELES, DEPT. OF CITY PLANNING, DIVISION OF LAND.
8. THE CITY OF LOS ANGELES, DEPT. OF CITY PLANNING, DIVISION OF LAND, AND THE CITY OF LOS ANGELES, DEPT. OF CITY PLANNING, DIVISION OF LAND, AND THE CITY OF LOS ANGELES, DEPT. OF CITY PLANNING, DIVISION OF LAND.

LEGEND:

- LOT 1 - 100' WIDE STRIP OF LAND (REDEVELOPMENT TRACT NO. 53783 - MOD 8)
- LOT 2 - 100' WIDE STRIP OF LAND (REDEVELOPMENT TRACT NO. 53783 - MOD 8)
- LOT 3 - 100' WIDE STRIP OF LAND (REDEVELOPMENT TRACT NO. 53783 - MOD 8)
- LOT 4 - 100' WIDE STRIP OF LAND (REDEVELOPMENT TRACT NO. 53783 - MOD 8)
- LOT 5 - 100' WIDE STRIP OF LAND (REDEVELOPMENT TRACT NO. 53783 - MOD 8)
- LOT 6 - 100' WIDE STRIP OF LAND (REDEVELOPMENT TRACT NO. 53783 - MOD 8)
- LOT 7 - 100' WIDE STRIP OF LAND (REDEVELOPMENT TRACT NO. 53783 - MOD 8)
- LOT 8 - 100' WIDE STRIP OF LAND (REDEVELOPMENT TRACT NO. 53783 - MOD 8)

EXISTING:

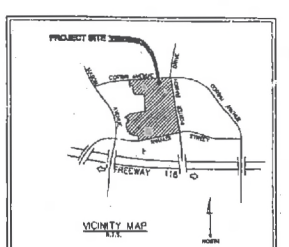
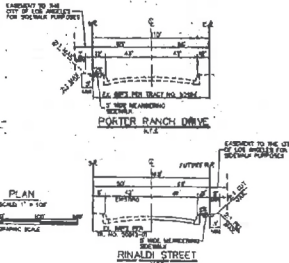
- EXISTING FINE STATION
- EXISTING RAILROAD
- EXISTING STREETS
- EXISTING LOT LINES
- EXISTING TOPOGRAPHY

PROPOSED:

- PROPOSED LOTS 1-8
- PROPOSED STREETS
- PROPOSED TOPOGRAPHY

ADDITIONAL NOTES:

- LOT 1-8 ARE PROPOSED FOR REDEVELOPMENT (REDEVELOPMENT TRACT NO. 53783 - MOD 8)
- LOT 1-8 ARE PROPOSED FOR REDEVELOPMENT (REDEVELOPMENT TRACT NO. 53783 - MOD 8)
- LOT 1-8 ARE PROPOSED FOR REDEVELOPMENT (REDEVELOPMENT TRACT NO. 53783 - MOD 8)
- LOT 1-8 ARE PROPOSED FOR REDEVELOPMENT (REDEVELOPMENT TRACT NO. 53783 - MOD 8)
- LOT 1-8 ARE PROPOSED FOR REDEVELOPMENT (REDEVELOPMENT TRACT NO. 53783 - MOD 8)
- LOT 1-8 ARE PROPOSED FOR REDEVELOPMENT (REDEVELOPMENT TRACT NO. 53783 - MOD 8)
- LOT 1-8 ARE PROPOSED FOR REDEVELOPMENT (REDEVELOPMENT TRACT NO. 53783 - MOD 8)
- LOT 1-8 ARE PROPOSED FOR REDEVELOPMENT (REDEVELOPMENT TRACT NO. 53783 - MOD 8)



PREPARED BY: *John F. ...* 6/7/15
DATE: 6/7/15
C.E. 1002

PAI
PLANNING ASSOCIATES, INC.
10000 WILSHIRE BLVD., SUITE 100
LOS ANGELES, CA 90024
TEL: (310) 205-1000
FAX: (310) 205-1001
WWW.PAI-INC.COM
REVISED TRACT NO. 53783 - MOD 8
PORTER RANCH DEVELOPMENT CO.

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
CITY PLANNING COMMISSION

WILLIAM ROSCHEN
PRESIDENT
REGINA M. FREER
VICE-PRESIDENT
SEAN D. BURTON
DIEGO CARDOSO
ROBIN R. HUGHES
FR. SPENCER T. KEZIOS
YOLANDA OROZCO
BARBARA ROMERO
MICHAEL K. WOO
JAMES WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

S. GAIL GOLDBERG, AICP
DIRECTOR
(213) 978-1271

VINCENT P. BERTONI, AICP
DEPUTY DIRECTOR
(213) 978-1274

JANE BLUMENFELD
ACTING DEPUTY DIRECTOR
(213) 978-1272

EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
(213) 978-1270

www.planning.lacity.org

Decision Date: June 21, 2010

Appeal Period Ends: July 1, 2010

Porter Ranch Development Co. (O)(A) Re:	Vesting Tentative Tract Map No. VTT-
Attention: Erik Pfahler	53783-CN-M5
8383 Wilshire Blvd. No. 700	Address: 11601 Porter Ranch Drive
Beverly Hills, CA 90211	Council District: 12
	Existing Zone: [T]C4-2D
Tom Stemnock, RCE (R)	Community Plan: Chatsworth-Porter
Planning Associates, Inc.	Ranch
4040 Vineland Avenue, No. 108	CEQA No.: EIR No. 88-0026 (SP)(ZC)
Los Angeles, CA 91604	(PA)

In accordance with provisions of Section 17.03 and 17.11 of the Los Angeles Municipal Code, the Advisory Agency approved the **MODIFICATION** of Vesting Tentative Tract Map No. 53783-CN-M5 composed of 16-lots, located at 11601 Porter Ranch Drive for a maximum of 307-unit detached condominium project on "Lot 1"; 312 senior dwelling units on "Lot 2"; ["Lot 3" has been deleted]; 396 condominiums, a maximum 35 of which may be joint live-work condominium units, on "Lot Nos. 4, 5, 6, 7, and 16"; and 278,600 square feet of commercial uses on "Lot Nos. 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17" [please note "Lot 16" includes mixed residential and commercial use] as shown on revised map stamp dated March 25, 2010. (The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Subdivision Counter call (213) 978-1362. The Advisory Agency's approval is subject to the following modified 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 ENGINEERINGREVISE CONDITION No. B.11 to read:

11. That a Covenant and Agreement be recorded advising the subdivider and the future owners that in conjunction with any development on Lots 2, 3, and 4 thru 17 off-site construction may be required if additional sewerage capacity is necessary as determined by the City Engineer. In addition, in the event an off-site sewer is required, the provision of LAMC Section 64.11.2(a) to (f) are not applicable and Sewerage Facilities Charge deposit will be required.

ADD CONDITION No. B.13 to read:

13. That any existing public sewer, public drainage and public storm drain easements be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20-1/2 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 the public easements being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
 - b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.

Note: The Advisory Agency hereby finds that the Public easements to be merged are unnecessary for present or prospective public purposes and all owners of the interest in the real property within the subdivision have or will have consented to the merger prior to the recordation of the final map.

All other conditions remain unchanged. If you have any questions in this regard, please contact Mr. Georgic Avanesian at (213) 977-6335.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISIONADD CONDITION D.2 to read:

2. 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. The submitted map dimensions do not agree with ZIMAS. Revise the map to address the discrepancy.

- b. Provide a copy of [T] condition.
- c. Show compliance with conditions/requirements of the [T] condition.
- d. Provide a copy of the 'D' condition
- e. Show compliance with conditions/requirements of the 'D' condition.
- f. Provide a copy of ZA case ZA-2003-8421-ZAI, ZA-2002-3120-ZAA-SPP-DRB.
- g. Show compliance with all the conditions/requirements of the ZA case(s).

Notes: The existing or proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. Any vested approvals for parking layouts, open space, required yards or building height, shall be "to the satisfaction of the Department of Building and Safety at the time of Plan Check." If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the map.

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

DEPARTMENT OF TRANSPORTATION

ADD CONDITION No. E.3 to read:

- 3. That the following recommendations shall be added to address potential traffic access problems:
 - a. The applicant must comply with the conditions as stated in the August 14, 2002 DOT letter to Emily J. Gabel-Luddy, Deputy Advisory Agency, Department of City Planning.
 - b. All physical transportation improvements must be guaranteed before the recordation of the final map through the B-Permit process of the Bureau of Engineering, Department of Public Works, and must be completed before the issuance of any certificate of occupancy to the satisfaction of DOT and the Bureau of Engineering. Prior to setting the bond amount for the B-Permit, the Bureau of Engineering shall require that the developer's engineer or contractor contact DOT's B-Permit Coordinator at (213) 580-5322 to arrange a pre-design meeting to finalize the design for the required transportation improvements.

- c. That a fee in the amount of \$197 be paid for the Department of Transportation as required per Ordinance No. 180542 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

Please contact this section at (213) 482-7024 for any questions regarding the above.

FIRE DEPARTMENT

ADD CONDITION F.2 to read:

2. 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. 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.
 - 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 framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
 - d. Private streets shall be recorded as Private Street, AND Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.
 - 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. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

- i. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private-street on Fire Lane. This stairwell shall extend unto the roof.
- h. Entrance to the main lobby shall be located off the address side of the building.
- i. Any required Fire Annunciator panel or Fire Control Room shall be located within 50 feet of visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

Notes: 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) 482-6506. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

REVISE CONDITION NO. A.3 to read:

- 3. That the approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. This subject tract approval is for a 307-unit detached single-family condominium development, 396 residential condominiums, a maximum 35 of which may be joint live-work condominiums. Also, this subject approval has authorized a final map unit recording. Therefore, model homes are authorized pursuant to Conditions A.3.a and A.3.b as though this were a single-family zone and single-family lot subdivision. However, this authorization for the construction of any model home(s) shall be restricted to a single unit map at any given time and when that unit map has been identified by the subdivider satisfactory to the Advisory Agency as being the unit map that is actively pursuing recordation. (Note: Model homes(s) may be constructed on a subsequent final map unit pursuant to this condition but only after all previous map units with model homes have had final recordation.

ADD CONDITION Nos. A.4 and A.5 to read:

- 4. Certified Parking Plan. The subdivider shall submit two copies of a parking plan, certified by a licensed surveyor or registered civil engineer and approved by the Department of Building and Safety, to the satisfaction of the Advisory Agency prior to the issuance of building permits, indicating the number of spaces

required, driveways, aisle widths, column locations or any other type of obstructions. New parking spaces, if any, are to be constructed in accordance with current codes.

5. The subdivider shall record and execute a Covenant and Agreement to comply with the Porter Ranch Land Use/Transportation Specific Plan Area (Ordinance No. Ordinance No. 166,068 [amended by Ordinances Nos. 175,641 and 175,642-Effective December 29, 2003]; specifically their design review process for the "Lot 16" and the remaining proposed 396 residential condominium units (a maximum 35 of which may be joint live-work units on "Lot 4", "Lot 5", "Lot 6", "Lot 7" and "Lot 16". The applicant shall file a modification to comply with requirements of the Design Review and/or Site Plan Review as required by the Porter Ranch Land Use/Transportation Specific Plan Area.

FINDINGS OF FACT (CEQA - Modified Finding)

Vesting Tentative Tract Map No. 53783 was approved by the Deputy Advisory Agency on November 12, 2002. Said approval included conditions that dealt with the subdivision of a 4-lot subdivision with a 312-unit detached single-family condominium project with 2 private streets, and for merger purposes, as show on map stamp-dated October 28, 2002. In addition, the conditions included street dedications and improvements along Corbin Street, Rinaldi Street, Porter Ranch Drive, and proposed private streets.

The modification was filed to redesign the current approved lots. The applicant is not adding any more density and is actually proposing density that is below the number of units approved under CPC-2006-8999-GPA-ZC-SP-DA and analyzed in EIR No. 88-0026(SP)(ZC)(PA). The Advisory Agency determined that allowing for the re-merger and subdivision of approved lots would not create a conflict with the intent and spirit of the Porter Ranch Land Use/Transportation Specific Plan, Community Plan and the City's General Plan.

There are no new CEQA or Subdivision Map Act impacts to be analyzed because the impacts previously analyzed in EIR No. 88-0026, EIR No. 88-0026(SP)(ZC)(PA), TT-54153-CN(abutting site with 14 lots), and VTT-53783-CN, issued mitigation measures that address the potential impacts of the proposed project. The current request to modify the preamble along with Condition Nos. A.3 and B.11 of VTT-53783-CN, approved on November 12, 2002 will not create any new substantial impacts that were not already addressed in the adopted Environmental Impact Report-EIR No. 88-0026.

Pursuant to Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines, the Department of City Planning has issued an addendum to the previously issued EIR No. 88-0026(SP)(ZC)(PA) which was adopted by the Los Angeles City Council on November 21, 2000 and on March 28, 2001 in Council File No. 99-0892-S3,

in connection with its approval of amendments to the Chatsworth-Porter Ranch Community Plan and the Porter Ranch Land Use/Transportation Specific Plan Program.

On November 12, 2002, the Department of City Planning certified that EIR No. 88-0026-(SP)(ZC)(PA), including supplemental and addendum reports had been completed in conformance with CEQA and City CEQA guidelines. In addition, the Deputy Advisory Agency concurred with the determination made by the Department of City Planning's Environmental Review Section April 2000 that EIR No. 88-0026 and its addendum was adequate to be used as the environmental clearance for the development activities proposed under the Specific Plan. Environmental impacts from TT-53783 are within the scope of the project covered by EIR No. 88-0026 and pursuant to Section 15162 of the State CEQA Guidelines, no new effects would occur.

On October of 2006 an addendum to EIR No. 88-0026(SP)(ZC)(PA) [Porter Ranch Land Use/Transportation Specific Plan] was issued permitting up to 2,437 single-family dwellings in the Single Family Area, 1,400 multi-family dwellings in the Community Center Area, and 2,927,000 square feet of commercial space (non-residential floor area) in the Community Center Area which may be converted to residential dwelling units located in the Community Center Area, based on trip equivalency formula and a maximum cap on the A.M. and P.M. peak hour and trip generated.

On March 25, 2010, the applicant filed VTT-53783-CN-M5, requesting a modification for a 16-lot subdivision to permit the construction of 396 residential condominiums, which may include 35 joint live-work units, and 278,600 square feet of commercial uses that may include a theatre, major retail store, retail, market, offices, restaurants, and a civic building all on approximately 3,950,892 net square feet of land (90.7 net acres) in the [T]C4-2D Zone. The proposed project consists of a total 1,015 units, including 619 units that have been built; and the proposed 396 multi-family dwelling units, and approximately 278,600 square feet of commercial space, with approximately 2,103 parking stalls provide at 2½ parking spaces per dwelling unit, per the LAMC parking requirements. The proposed density is below the density analyzed and approved per EIR No. 88-0026(SP)(ZC)(PA).

The Department of City Planning considers this modification request to be technical changes to the original EIR for the project. The tract modification with proposed project revisions do not create any new substantial impacts beyond what has been previously analyzed in the original environmental clearance-EIR No. 88-0026(SP)(ZC)(PA) and does not represent any increase to the originally proposed project, as defined by the California Environmental Quality Act (CEQA Guidelines). Therefore, pursuant to section 15073.5 of the CEQA Guidelines, recirculation of the EIR is not required.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 53783-CN-M5, 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 adopted Chatsworth-Porter Ranch Community Plan designates the subject property for Community Commercial land use, including residential (R4 Zone) uses with the corresponding zone of [T]C4-2D. The property is located in the Porter Ranch Land Use/Transportation Specific Plan and is subject to design review for the remaining 396 residential units proposed on Lots 4-7. The property contains approximately 90 net acres (3,950,894 net square feet after required dedication) and is presently zoned [T]C4-2D.

The proposed 16-lot subdivision is for a maximum of 307-unit detached condominium project on "Lot 1"; 312 senior dwelling units on "Lot 2"; ["Lot 3" has been deleted]; 396 condominiums, a maximum 35 of which may be joint live-work condominium units, on "Lot Nos. 4, 5, 6, 7, and 16"; and 278,600 square feet of commercial uses on "Lot Nos. 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17" [please note "Lot 16" includes mixed residential and commercial use]. The proposed 278,600 square feet of commercial uses may include a theatre, major retail store, retail, market, offices, restaurants, and a civic building with associated parking consisting of approximately 2,103 parking stalls, is allowable under the current adopted zone and the land use designation. The project will provide 2½ parking spaces for the residential dwelling units and code required parking for the commercial uses. The project will provide much needed improvement to the area, as the current condition of the site is vacant. The new development will bring new home ownership opportunities for the Community Plan area.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

The Advisory Agency determined that allowing for the re-merger and subdivision of approved lots would not create a conflict with the intent and spirit of the Porter Ranch Land Use/Transportation Specific Plan, Community Plan and the City's General Plan. Therefore, as conditioned, the proposed tract map modification is consistent with the intent and purpose of the applicable General and Specific Plans.

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

Porter Ranch Drive and Rinaldi Street are both classified as Scenic Major Highways Class II and are dedicated to a variable 100 to 116-foot width. The

Bureau of Engineering (BOE) had already required street dedications, improvements, and easements in the letter of decision dated September 1, 2006. As indicated in their Department memo dated June 1, 2010, BOE is allowing for any existing public sewer, public drainage, and public storm drain easements be permitted to be merged with the remainder of the tract map as outlined in their memo (please see BOE memo in file).

This project is subject to the Porter Ranch Land Use/Transportation Specific Plan requirements. The proposed project will provide approximately 2,103 parking stalls as required by the LAMC section for residential dwelling units and commercial uses, all on approximately 3,950,892 net square feet of land (90.7 net acres) in the [T]C4-2D Zone. The applicant shall review their parking plan with the Department of Transportation and follow their requirements and conditions of approval, as written in their response memo on May 26, 2010. In addition, as conditioned on pages 3 to 4 this letter of decision, the subdivider shall record and execute a Covenant and Agreement to comply with the Porter Ranch Land Use/Transportation Specific Plan Area (Ordinance No. Ordinance No. 166,068 [amended by Ordinances Nos. 175,641 and 175,642-Effective December 29, 2003]; specifically their design review process for the remaining proposed 396 residential condominium units (a maximum 35 of which may be joint live-work units) on "Lot 4", "Lot 5", "Lot 6", "Lot 7" and "Lot 16".

The applicant shall file a modification to comply with requirements of the Design Review and/or Site Plan Review as required by the Porter Ranch Land Use/Transportation Specific Plan Area. As conditioned, the design and improvements of the proposed project are consistent with the applicable General and Specific Plans.

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

The site is currently vacant. It's one of the few undeveloped properties in the vicinity. The development of this tract is an infill of an otherwise mix-density neighborhood. The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

The Department of Building and Safety, Grading Division, has not reviewed the proposed project; and is subject to requirements relative to Division 70 of the Building Code.

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

The project site is approximately 3,950,894 net square feet (90 net acres), consisting of a corner, rectangular-shaped lot that is bounded by Porter Ranch

Drive, and Rinaldi Street. The subject property is currently vacant and is relatively flat with less than a 10% slope. Adjacent land uses include residences under construction to the west in the [T]C4-2D Zone, additional residential condominiums to the north in the [T]C4-2D Zone; commercial uses to the east along Porter Ranch Drive in the C2-2D Zone; and more vacant land to the south in the [T]C2-2D Zone and A1-2D Zone.

The proposed project would provide an appropriate transitional development between the residential uses to the north/west and the commercial uses to the east/south. The subject site is surrounded by multi-family dwelling units and the actual subject property contains no units, it is vacant. The proposed project would infill the subject site with much needed multi-family residential and commercial uses that are compatible with the existing physical character of the neighborhood.

The proposed project will comply with all LAMC requirements for parking, yards, and open space. In addition, the project will comply with requirements of the Porter Ranch Land Use/Transportation Specific Plan. 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 either fish or wildlife. On May 27, 2010, the Department of City Planning issued an addendum/reconsideration letter to EIR No. 88-0026-(SP)(ZC)(PA).

The proposed density is below the density analyzed and approved per EIR No. 88-0026(SP)(ZC)(PA). The Department of City Planning considers this request to be technical changes to the original EIR for the project.

The tract modification with proposed project revisions do not create any new substantial impacts beyond what has been previously analyzed in the original environmental clearance-EIR No. 88-0026(SP)(ZC)(PA) and does not represent any increase to the originally proposed project, as defined by the California Environmental Quality Act (CEQA Guidelines).

Therefore, pursuant to section 15073.5 of the CEQA Guidelines, recirculation of the EIR is not required. Please see Section "FINDINGS OF FACT (CEQA - Modified Finding) on pages 6 to 7 of this letter of decision for further details.

- (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 (please see BOE memo dated June 1, 2010 on file).

- (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.

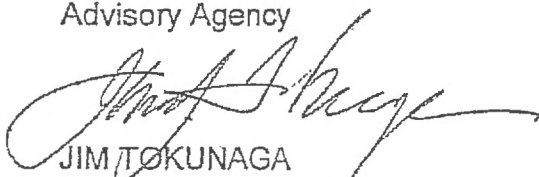
No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed tract.

- (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)

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.

All other conditions and findings of Vesting Tentative Tract No. 53783, VTT-53738-M1, VTT-53783-M2, VTT-53783-M3, and VTT-53783-M4 shall remain as originally written.

S. Gail Goldberg, AICP
Advisory Agency



JIM TOKUNAGA
Deputy Advisory Agency

JT:HUL:jg

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 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 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 Blvd., Room 251
Van Nuys, CA 91401
(818) 374-5050

Forms are also available on-line at www.lacity.org/pln.

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 Subdivision staff at (213) 978-1362.

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
CITY PLANNING COMMISSION
JANE ELLISON USHER
PRESIDENT
ANDRES F. IRLANDO
VICE-PRESIDENT
DIEGO CARDOSO
REGINA M. FREER
ROBIN R. HUGHES
SABRINA KAY
FR. SPENCER T. KEZIOS
WILLIAM ROSCHEN
MICHAEL K. WOO
GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

S. GAIL GOLDBERG, AICP
DIRECTOR
(213) 978-1271
GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 978-1272
ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 978-1274
FAX: (213) 978-1275
INFORMATION
(213) 978-1270
www.lacity.org/PLN

Decision Date: September 1, 2006

Appeal End Date: September 11, 2006

Porter Ranch Development Company
8383 Wilshire Boulevard, Suite 700
Beverly Hills, CA 90211

Planning Associates
4040 Vineland Avenue, #108
Studio City, CA 91604

Re: Vesting Tract No. 53783-M4
Community Plan: Chatsworth- Porter
Ranch
Council District No. 12

MODIFICATION/REVISED MAP

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency approved Vesting Tentative Tract No. 53783 for a 3-lot subdivision located at 11601 Porter Ranch Drive for a maximum new 307-unit detached condominium project on Lot 1 and 312 senior dwelling units on Lot 2 as shown on revised map stamp dated August 27, 2004 (Lots 1, 2 and 4). Lot 3 of the previously approved map has been deleted and is now part of revised Vesting Tentative Tract 54153.

As revised map is currently being requested for VTT-53783, which would divide Lot 4 into 13 smaller lots (4-16) for development of a shopping center. Another affect of the revised map is the giving up of 16 acres to adjacent VTT-54153. As such, it is necessary to modify the preamble, Condition B.11, Condition E.1, and Condition G.11 of the Tract decision letter to reflect the new lot numbers in conformance with the revised map, all in accordance with section 17.11 of the Los Angeles Municipal Code.

REVISE THE PREAMBLE TO READ:

In accordance with provisions of Section 17.03 and 17.11 of the Los Angeles Municipal Code, the Advisory Agency approved the MODIFICATION of Vesting Tentative Tract No. 53783 composed of **15 lots** (lot 3 has been deleted) located at 11601 Porter Ranch Drive for a maximum 307-unit detached condominium project on Lot 1 and 312 senior dwelling units on Lot 2, and 231,250 square feet of commercial shopping center on Lots 4-16 as shown on the revised map stamp dated February 9, 2006. (The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety

which will legally interpret the Zoning Code as it applies to this particular property.) For an appointment with the Advisory Agency or a City Planner call (213) 978-1330. The Advisory Agency's approval is subject to the following modified conditions:

MODIFY CONDITION NO. B.11 TO READ AS FOLLOWS:

B.11. That a Covenant and Agreement be recorded advising the subdivider and the future owners that in conjunction with any development on Lots 2,3 and 4 thru 16, individual sewer house connection will be required for each lot together with off-site sewer construction may be required if additional sewerage capacity is necessary as determined by the City Engineer. In addition, in the event an off-site sewer is required, the provisions of L.A.M.C. Section 64.11.2(a) to (f) are not applicable and Sewerage Facilities Charge deposit will be required.

MODIFY CONDITION NO. E.1 TO READ AS FOLLOWS:

E.1 Prior to map recordation, the applicant must comply with the conditions stated in the LADOT memo dated April 17, 2006.

MODIFY CONDITION NO. G.1 TO READ AS FOLLOWS:

G.1 Install Street Lighting facilities to serve the tract as required by the Bureau of Street Lighting. Prior to the final recordation of the map the developer shall cause owner to give written consent to the Bureau of Street Lighting for the formation or annexation of the properties into a Street Lighting Maintenance Assessment District.

Gail Goldberg, AICP
Advisory Agency


EMILY GABEL-LUDDY
Deputy Advisory Agency

EGL:JQ:jh

Note: If you wish to file an appeal, it must be 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 Blvd., 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 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 (213) 978-1330.

REVISED VESTING
TENTATIVE TRACT MAP NO. 53783 AND MODIFICATION

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES
FOR MERGER AND RE-SUBDIVISION OF PORTER RANCH DRIVE, FORMERLY DEVIDATED AS WINNETTA AVENUE AND SUBDIVISION OF A PORTION OF SECTION 8, T2N, R16W, RANCHO EX MISSION DE SAN FERNANDO, RECORDED IN BOOK 1, PAGES 803 & 805 OF PATENTS RECORDS OF SAN COUNTY.

OWNER/SUBDIVIDER:
PORTER RANCH DEVELOPMENT CO.
6363 WILSHIRE BLVD., SUITE 700,
BEVERLY HILLS, CA. 90211
(310) 655-7330

CIVIL ENGINEER:
PLANNING ASSOCIATES, INC.
4040 WILMINGTON AVENUE, SUITE 108, STUDIO CITY,
CALIFORNIA 91604
(818) 487-6767

SOILS ENGINEER:
GEOSOLS INC.
8634 VALENTINE AVE.
VAN NUYS, CA. 91406
(818) 785-2156

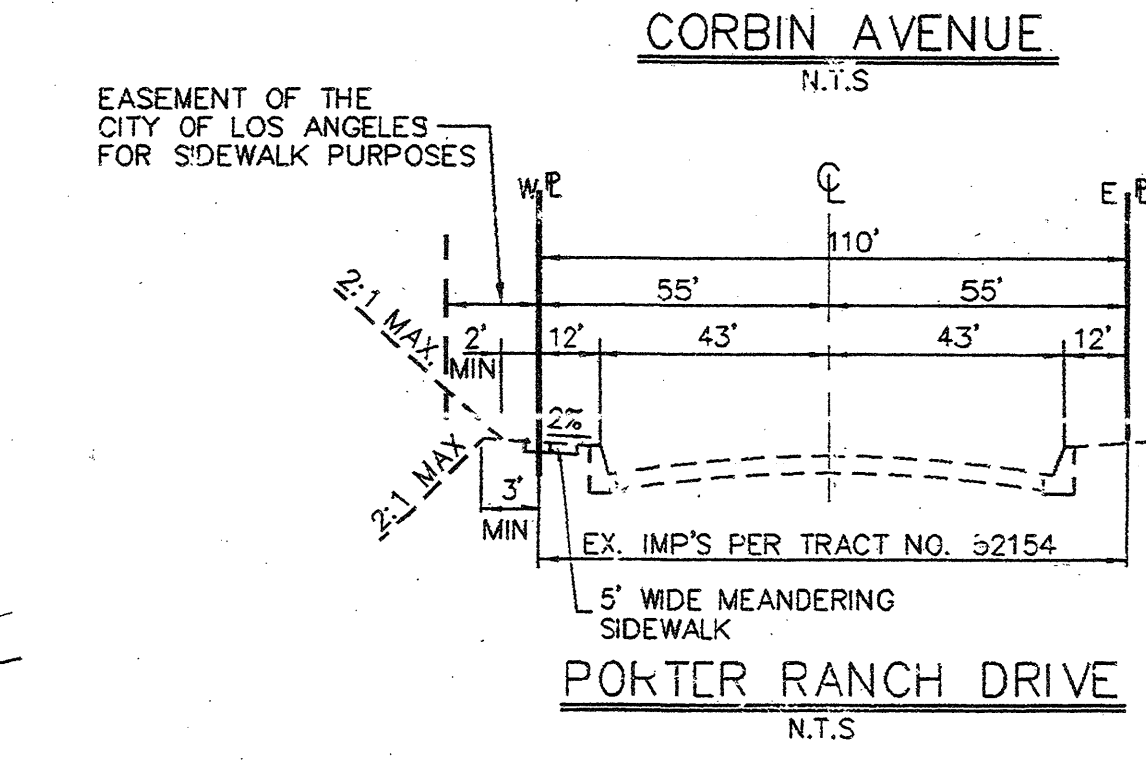
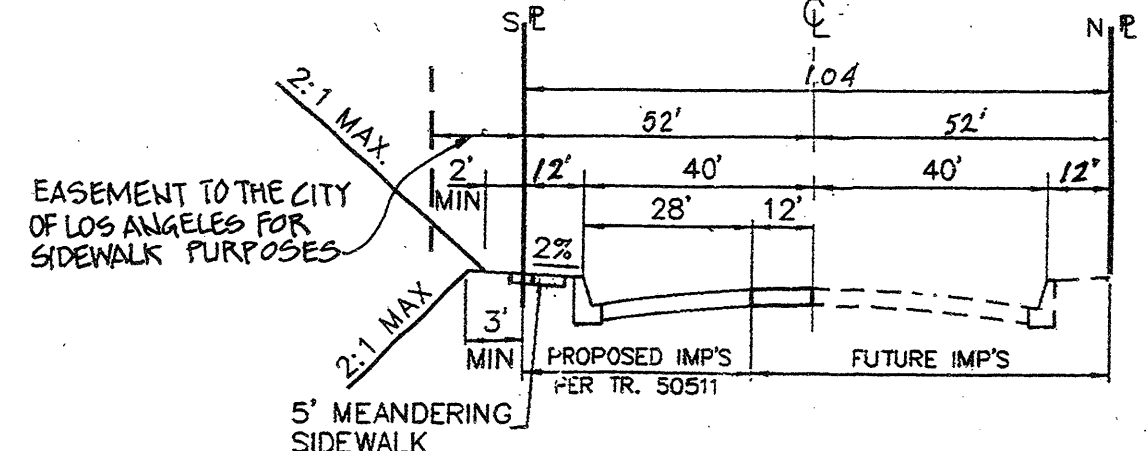
ZONING:
EXISTING: [T] R2-2D; [T] C4-2D
PROPOSED: R2-2D & C4-2D

PROJECT AREA:
GROSS TO C - 67.4 AC
NET - 62.4 AC

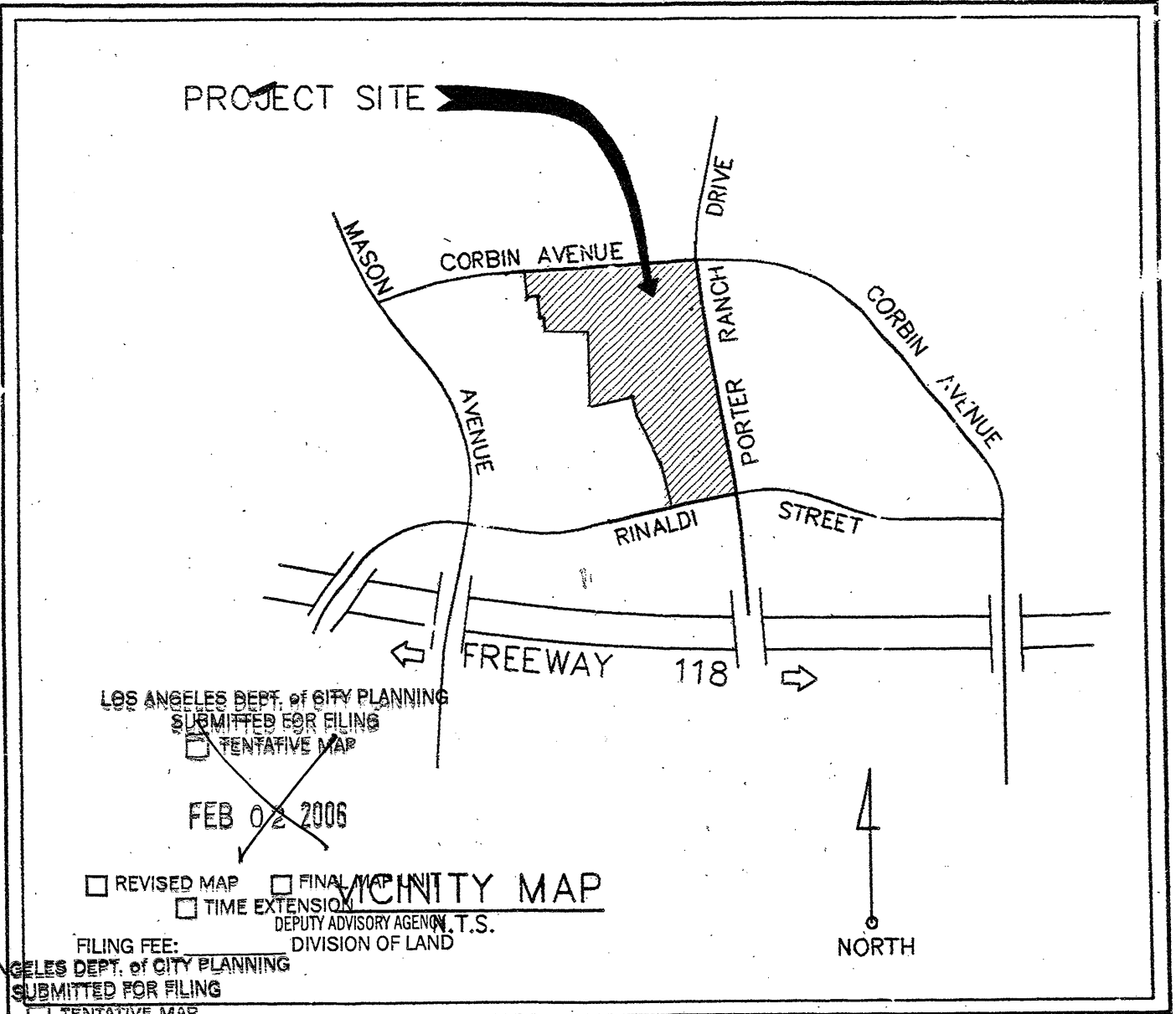
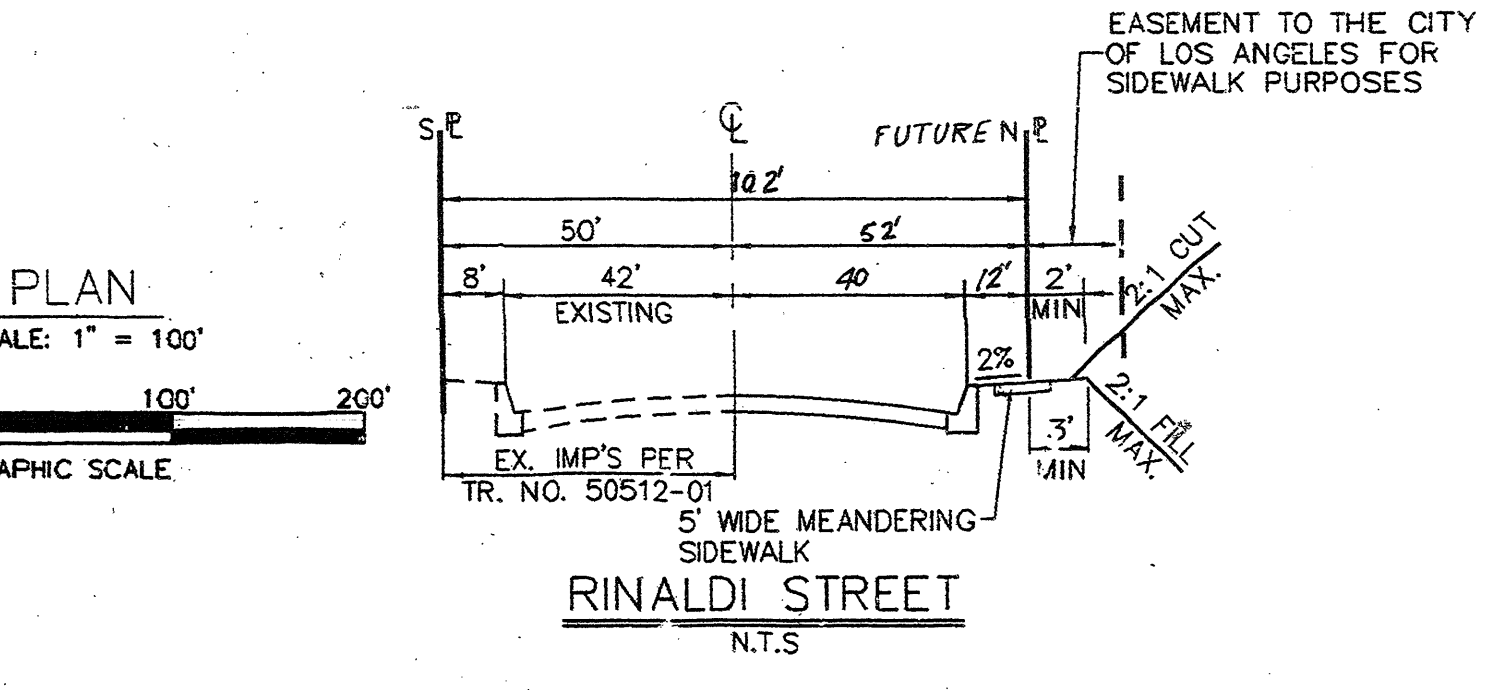
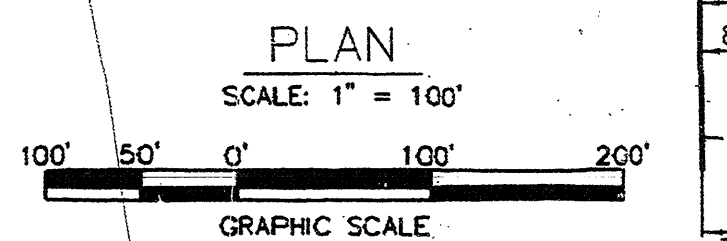
PROJECT ADDRESS:
11601 PORTER RANCH DRIVE

NOTES:

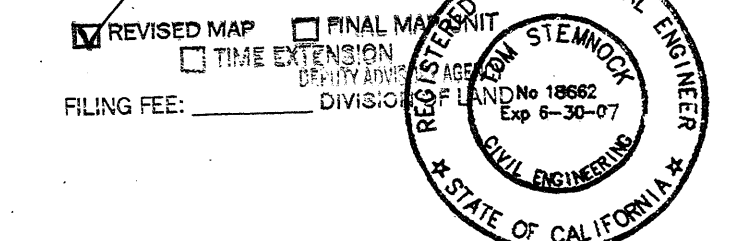
1. PROPERTY IS VACANT.
 2. PROJECT IS IN A HILLSIDE GRADING AREA.
 3. EARTH QUANTITIES:
BORROW W/ FILL SITE - CUT = 1,000,000 ± cu yd
FILL = 1,000,000 ± cu yd
 4. PROJECT TO CONNECT TO PUBLIC SEWERS.
 5. EIR NO. 88-0026 (SP) (C) (PA)
"ADDENDUM APRIL 2000"
 6. 12 EXISTING OAK TREES ON SITE TO BE REMOVED.
SEE ATTACHED OAK TREE REPORT.
 7. REQUEST APPROVAL OF FINAL MAP UNITS.
 8. MODEL NAMES AND SALES OFFICE APPROVAL REQUESTED.
 9. NO POTENTIALLY HAZARDOUS MATERIALS EXIST WITHIN THE PROJECT SITE.
 10. THE FOLLOWING PUBLIC UTILITIES WILL BE A PART OF THIS PROJECT:
SANITARY SEWERS, WATER, PUBLIC UTILITIES, HYDROGRAPHIC, STREETS, STREET LIGHTS, STREET TREES AND GARDENING.
- PROJECT DESCRIPTION:
1. LOT 1 - PROPOSED 307 DETACHED CONDOMINIUM UNITS WITH 2 PARKING SPACES EACH, (RECORDED AS TRACT NO. 53783-01)
 2. LOT 2 - PARKING SPACES PROVIDED INCLUDING 18 HANDICAPPED
 3. LOT 3 - FUTURE RESIDENTIAL - DELETED, PART OF REVISED V.T. 54153.
 4. LOT 4 - FUTURE COMMERCIAL - DELETED, ** SEE NOTE BELOW **
 5. LOTS 5 AND 6 - FUTURE RESIDENTIAL - DELETED, PART OF REVISED V.T. 54153.



** NOTE ** - REVISED 12-05-05
PROPOSED TO FURTHER SUBDIVIDE LOT 4 - FOR FUTURE DEVELOPMENT INTO 13 SMALLER COMMERCIAL LOTS FOR THE DEVELOPMENT OF A SHOPPING CENTER. SEE SITE PLAN FOR PROPOSED LAYOUT.
TOTAL NET AREA - 13.1 ACRES



FEB 9 2006



PREPARED UNDER THE DIRECTION OF:
Tom Stenmark
DATE: 2/9/06

PAI PLANNING ASSOCIATES, INC.
4040 WILMINGTON AVENUE, SUITE 108, STUDIO CITY, CA 91604
(818) 487-6767 FAX: (818) 487-6767 E-MAIL: info@pai-planning.com

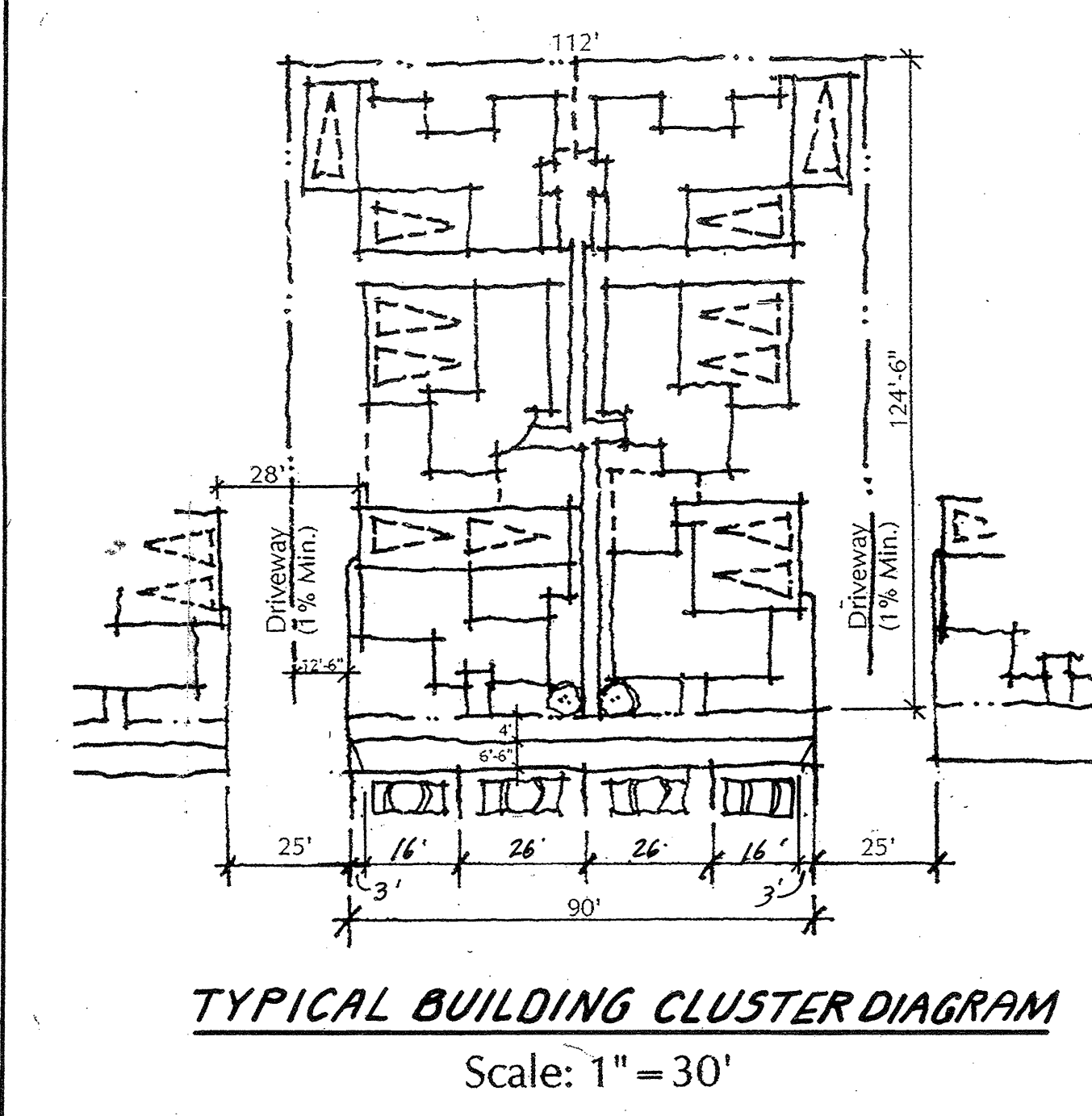
NO.	REVISIONS	DATE	BY	CHKD.	APP'D.
1	ADDED 4.511 & REVISED 4.512 TO REFLECT ADDED D.U. TO LOT 1. SEE TRACT MAP NO. 53783-01 FOR DETAILS.	12/05/05	PAI	PAI	PAI
2	REVISED 4.511 & 4.512 TO REFLECT ADDED D.U. TO LOT 1. SEE TRACT MAP NO. 53783-01 FOR DETAILS.	12/05/05	PAI	PAI	PAI
3	REVISED 4.511 & 4.512 TO REFLECT ADDED D.U. TO LOT 1. SEE TRACT MAP NO. 53783-01 FOR DETAILS.	12/05/05	PAI	PAI	PAI
4	REVISED 4.511 & 4.512 TO REFLECT ADDED D.U. TO LOT 1. SEE TRACT MAP NO. 53783-01 FOR DETAILS.	12/05/05	PAI	PAI	PAI
5	REVISED 4.511 & 4.512 TO REFLECT ADDED D.U. TO LOT 1. SEE TRACT MAP NO. 53783-01 FOR DETAILS.	12/05/05	PAI	PAI	PAI

REVISED VESTING
TENTATIVE TRACT MAP NO. 53783
PORTER RANCH DEVELOPMENT CO.

SHEET TITLE: REVISED VESTING TENTATIVE TRACT MAP NO. 53783
PREPARED: 2/9/06
DATE: 2/9/06

SHEET NO. 1 OF 1 SHEETS

W.O. #32R0-540



REVISED VESTING
TENTATIVE TRACT MAP NO. 53783 AND MODIFICATION

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES
FOR MERGER AND RE-SUBDIVISION AND CONDOMINIUM
PURPOSES FOR LOT 1.

BEING A PROPOSED MERGER AND RE-SUBDIVISION OF PORTER RANCH DRIVE, FORMERLY DEDICATED AS WINNIE AVENUE AND SUBDIVISION OF A PORTION OF SECTION 8, 24, 16 W, RANCHO EX MISSION DE SAN FERNANDO, RECORDED IN BOOK 1, PAGES 605 & 606 OF PATENT RECORDS OF SAID COUNTY.

DRAWN BY: PORTER RANCH DEVELOPMENT CO.
3583 WASHINE BLVD. SUITE 700,
BEVERLY HILLS, CA. 90211
(310) 655-7330

CIVIL ENGINEER:
PLANNING ASSOCIATES, INC.
4540 VINELAND AVENUE, SUITE 108, STUDIO CITY,
CALIFORNIA 91604
(818) 487-6767

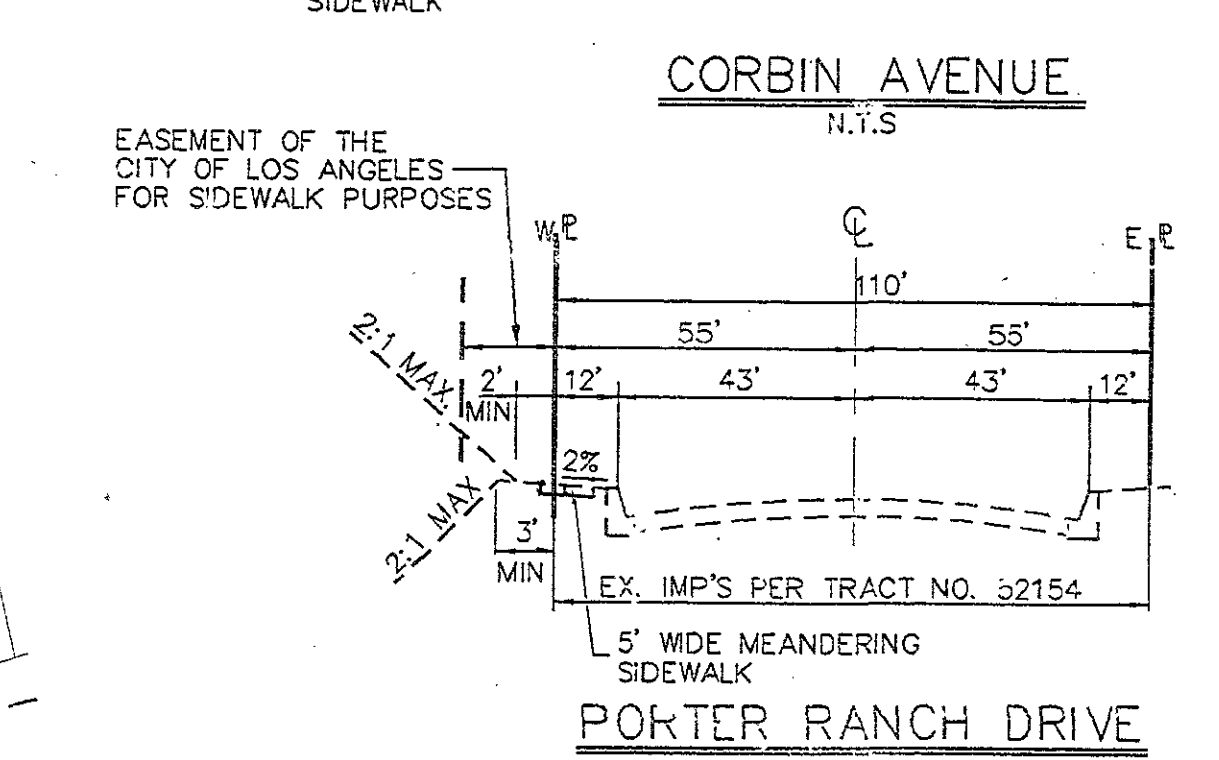
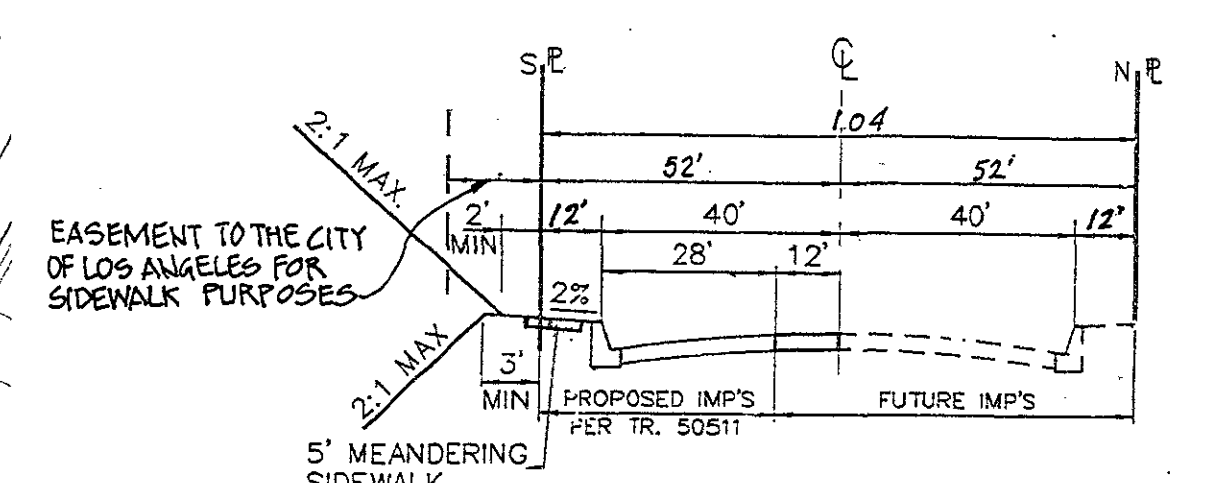
SOILS ENGINEER:
GEOSOLS INC.
6524 VALLEY AVE.
SAN MONS, CA. 91406
(818) 755-0100

ZONING:
EXISTING: [T] RD2-2D; [T] C4-2D
PROPOSED: RD2-2D & C4-2D

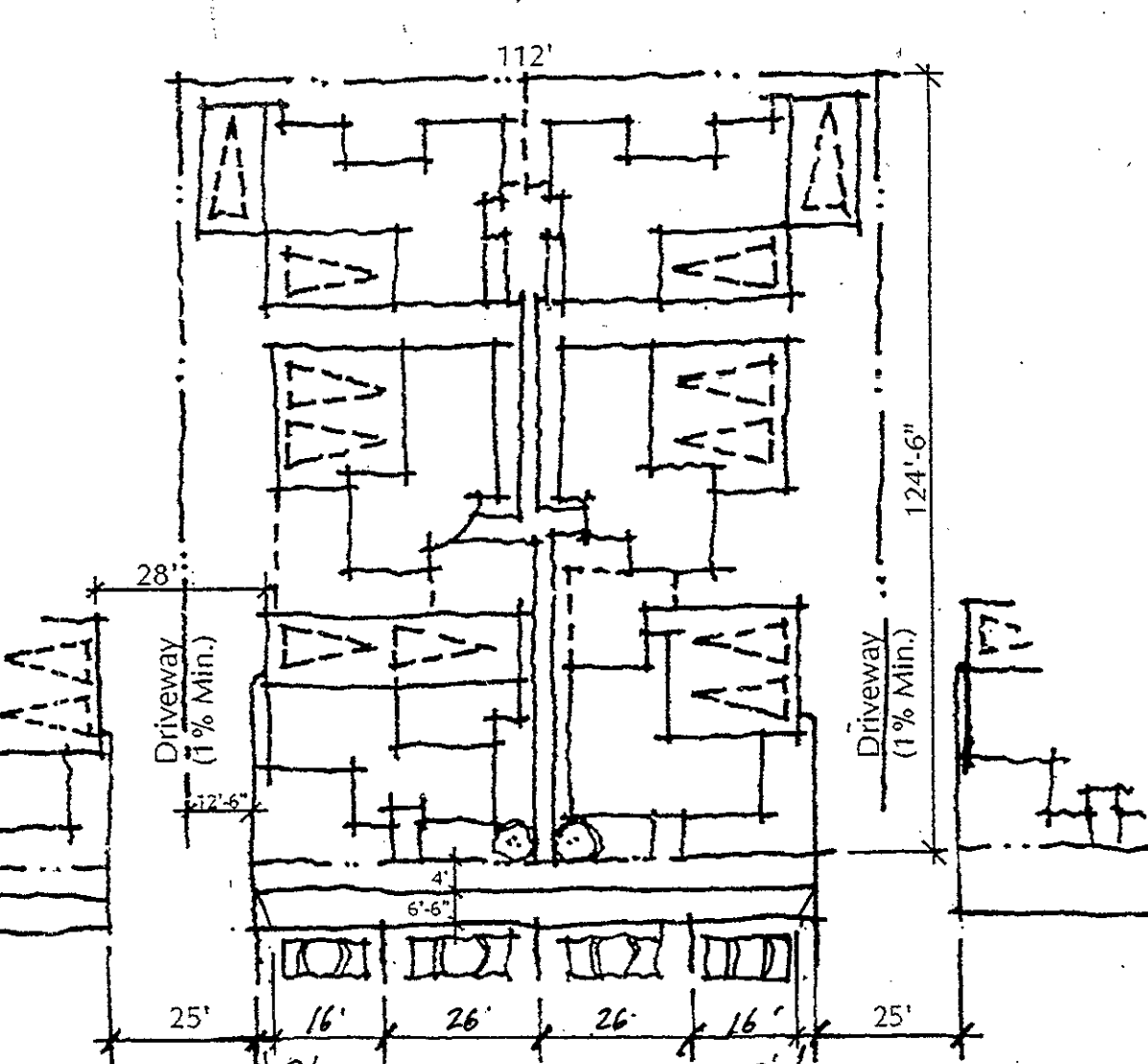
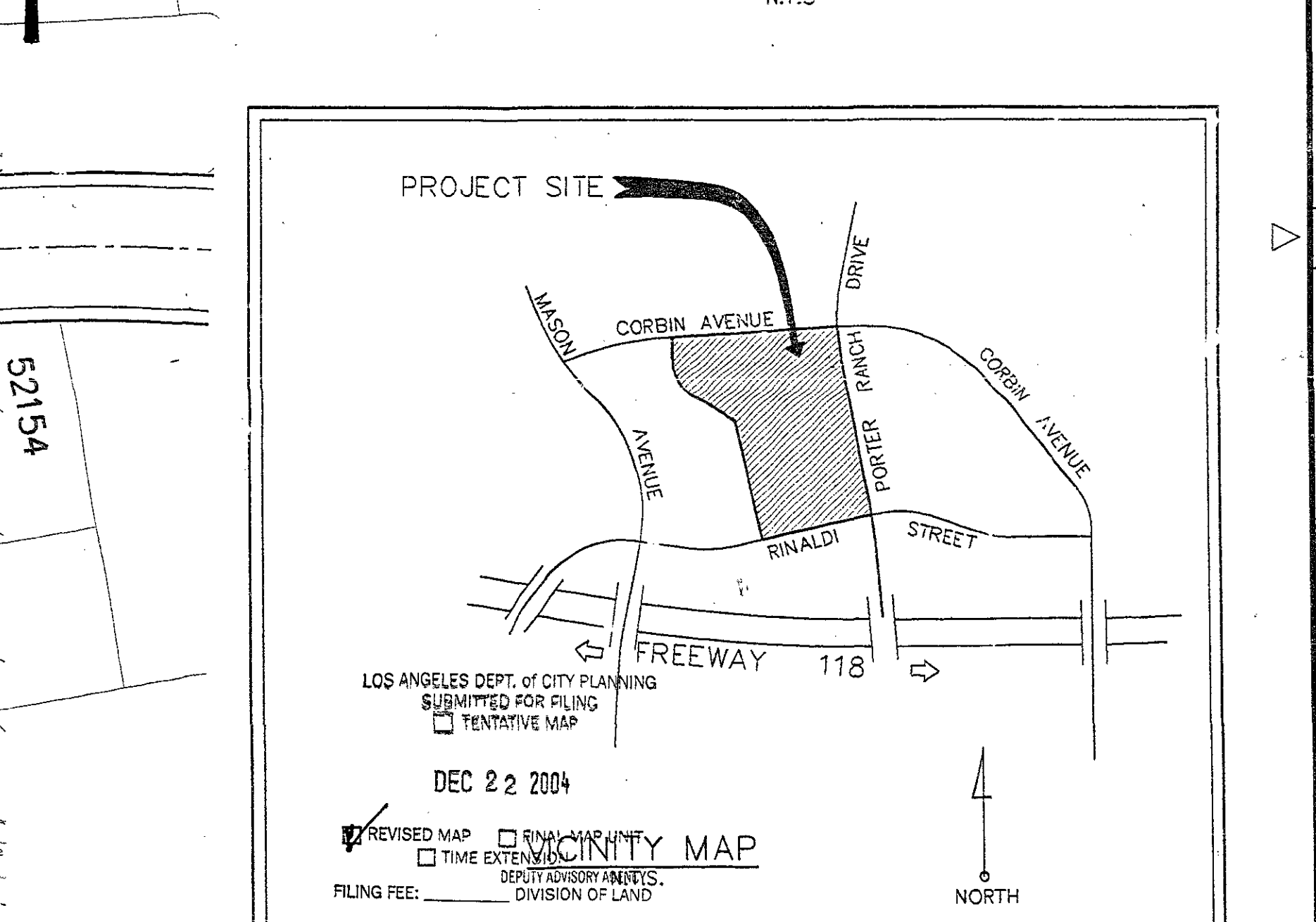
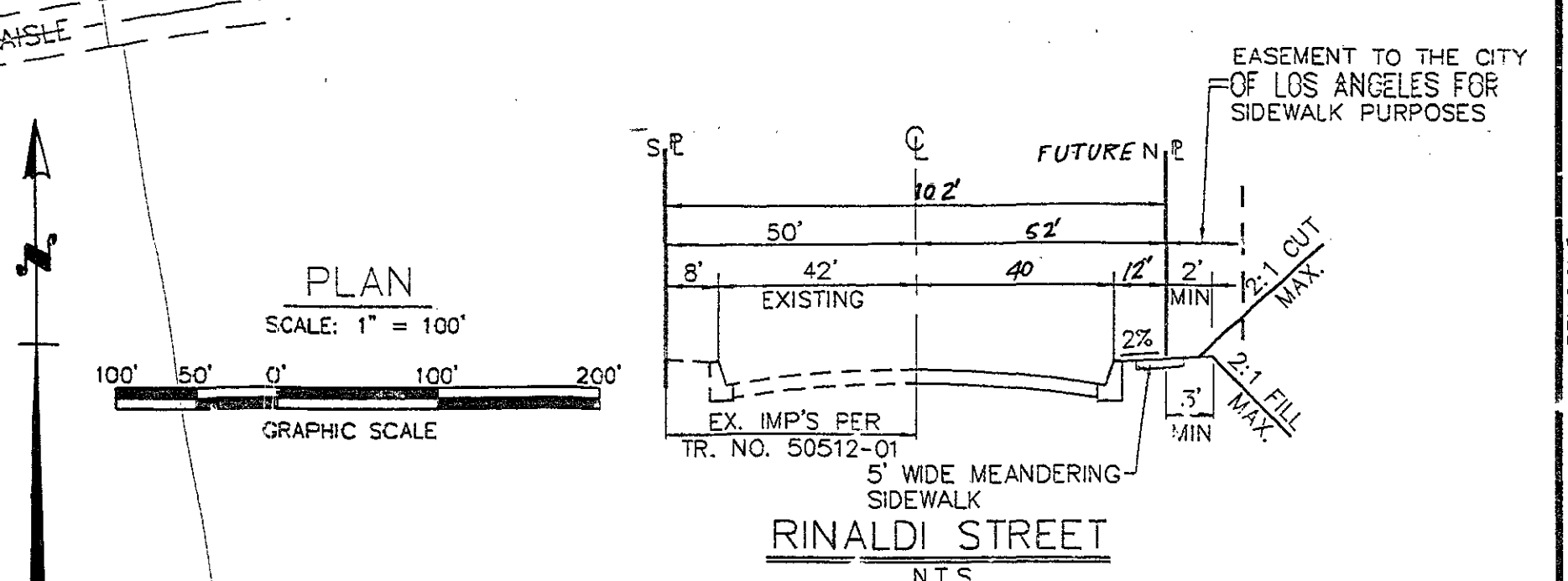
PROJECT AREA:
GROSS TO 6 - 12.8 AC
NET - 8.77 AC
PROJECT ADDRESS:
11601 PORTER RANCH DRIVE

NOTES:

1. PROPERTY IS VACANT.
 2. PROJECT IS IN A HILLSIDE GRADING AREA.
 3. EARTH QUANTITIES:
BORROW W/ FILL SITE - CUT = 1,000,000 ± cu yd
FILL = 1,000,000 ± cu yd
 4. PROJECT TO CONNECT TO PUBLIC SEWERS.
 5. EIR NO. 88-0026 (SP) (20) (PA)
ADDENDUM APRIL 2000
 6. 12 EXISTING ONE TREE TO BE REMOVED.
SEE ATTACHED ONE TREE REPORT.
 7. REQUEST APPROVAL OF CIVIL MAP UNITS.
 8. MODEL NAMES AND SALES OFFICE APPROVAL REQUESTED.
 9. NO POTENTIALLY HAZARDOUS MATERIALS EXIST WITHIN THE PROJECT SITE.
 10. THE FOLLOWING PUBLIC EASEMENTS WILL BE A PART OF THIS PROJECT:
SANITARY SEWER, WATER, PUBLIC UTILITIES, SIDEWALKS, STREET LIGHTS, STREET TREES AND DRAINAGE.
- PROJECT DESCRIPTION:
1. LOT 1 - PROPOSED 307 DETACHED CONDOMINIUM UNITS WITH 2 PARKING SPACES EACH.
 2. LOT 2 - PROPOSED 312 SENIOR APARTMENT/CONDOMINIUM UNITS AND 380 PARKING SPACES PROVIDED (INCLUDING 18 HANDICAPPED).
 3. LOT 3 - FUTURE RESIDENTIAL - DELETED, PART OF V.T.T. 54153 (21 CONDOS).
 4. LOT 4 - FUTURE COMMERCIAL OR RESIDENTIAL - ** SEE NOTE BELOW **
 5. LOTS 5 AND 6 - FUTURE RESIDENTIAL - DELETED, PART OF V.T.T. 54153 (21 CONDOS).



** NOTE ** - REVISED 12-21-04
PROPOSED TO FURTHER SUBDIVIDE LOT 4 - FOR FUTURE DEVELOPMENT INTO 25 SMALLER COMMERCIAL LOTS FOR THE DEVELOPMENT OF A SHOPPING CENTER. SEE SITE PLAN FOR PROPOSED LAYOUT.
TOTAL NET AREA - 37.6 ACRES

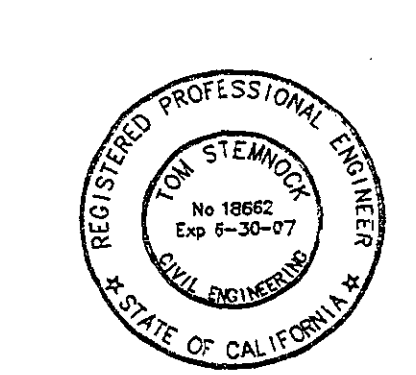


TYPICAL BUILDING CLUSTER DIAGRAM
Scale: 1" = 30'

PLANNING ASSOCIATES, INC.
4540 VINELAND AVENUE, SUITE 108, STUDIO CITY, CALIFORNIA 91604
(818) 487-6767 FAX: (818) 487-6765 E-mail: pal@pa-inc.com

PAI

NO.	REVISIONS	DATE
1	REVISION 1	12/21/04
2	REVISION 2	12/21/04
3	REVISION 3	12/21/04
4	REVISION 4	12/21/04
5	REVISION 5	12/21/04
6	REVISION 6	12/21/04
7	REVISION 7	12/21/04
8	REVISION 8	12/21/04
9	REVISION 9	12/21/04
10	REVISION 10	12/21/04
11	REVISION 11	12/21/04
12	REVISION 12	12/21/04
13	REVISION 13	12/21/04
14	REVISION 14	12/21/04
15	REVISION 15	12/21/04
16	REVISION 16	12/21/04
17	REVISION 17	12/21/04
18	REVISION 18	12/21/04
19	REVISION 19	12/21/04
20	REVISION 20	12/21/04
21	REVISION 21	12/21/04
22	REVISION 22	12/21/04
23	REVISION 23	12/21/04
24	REVISION 24	12/21/04
25	REVISION 25	12/21/04
26	REVISION 26	12/21/04
27	REVISION 27	12/21/04
28	REVISION 28	12/21/04
29	REVISION 29	12/21/04
30	REVISION 30	12/21/04
31	REVISION 31	12/21/04
32	REVISION 32	12/21/04
33	REVISION 33	12/21/04
34	REVISION 34	12/21/04
35	REVISION 35	12/21/04
36	REVISION 36	12/21/04
37	REVISION 37	12/21/04
38	REVISION 38	12/21/04
39	REVISION 39	12/21/04
40	REVISION 40	12/21/04
41	REVISION 41	12/21/04
42	REVISION 42	12/21/04
43	REVISION 43	12/21/04
44	REVISION 44	12/21/04
45	REVISION 45	12/21/04
46	REVISION 46	12/21/04
47	REVISION 47	12/21/04
48	REVISION 48	12/21/04
49	REVISION 49	12/21/04
50	REVISION 50	12/21/04
51	REVISION 51	12/21/04
52	REVISION 52	12/21/04
53	REVISION 53	12/21/04
54	REVISION 54	12/21/04
55	REVISION 55	12/21/04
56	REVISION 56	12/21/04
57	REVISION 57	12/21/04
58	REVISION 58	12/21/04
59	REVISION 59	12/21/04
60	REVISION 60	12/21/04
61	REVISION 61	12/21/04
62	REVISION 62	12/21/04
63	REVISION 63	12/21/04
64	REVISION 64	12/21/04
65	REVISION 65	12/21/04
66	REVISION 66	12/21/04
67	REVISION 67	12/21/04
68	REVISION 68	12/21/04
69	REVISION 69	12/21/04
70	REVISION 70	12/21/04
71	REVISION 71	12/21/04
72	REVISION 72	12/21/04
73	REVISION 73	12/21/04
74	REVISION 74	12/21/04
75	REVISION 75	12/21/04
76	REVISION 76	12/21/04
77	REVISION 77	12/21/04
78	REVISION 78	12/21/04
79	REVISION 79	12/21/04
80	REVISION 80	12/21/04
81	REVISION 81	12/21/04
82	REVISION 82	12/21/04
83	REVISION 83	12/21/04
84	REVISION 84	12/21/04
85	REVISION 85	12/21/04
86	REVISION 86	12/21/04
87	REVISION 87	12/21/04
88	REVISION 88	12/21/04
89	REVISION 89	12/21/04
90	REVISION 90	12/21/04
91	REVISION 91	12/21/04
92	REVISION 92	12/21/04
93	REVISION 93	12/21/04
94	REVISION 94	12/21/04
95	REVISION 95	12/21/04
96	REVISION 96	12/21/04
97	REVISION 97	12/21/04
98	REVISION 98	12/21/04
99	REVISION 99	12/21/04
100	REVISION 100	12/21/04



PREPARED UNDER THE DIRECTION OF:
Tom Stennoch
R.C.E., 18662
DATE: 12/21/04

CITY OF LOS ANGELES
CALIFORNIA



JAMES K. HAHN
MAYOR

DEPARTMENT OF
CITY PLANNING

200 N. SPRING STREET, ROOM 532
LOS ANGELES, CA 90012-4801

CULTURAL HERITAGE COMMISSION

MARY KLAUS-MARTIN
PRESIDENT

ALMA M. CARLISLE
VICE-PRESIDENT

RICHARD BARRON
ROELLA HSIEH LOUIE
CANDACE YOUNGER

COMMISSION OFFICE
(213) 978-1300

EXECUTIVE OFFICES

CON HOWE
DIRECTOR
(213) 978-1271

FRANKLIN P. EBERHARD
DEPUTY DIRECTOR
(213) 978-1273

GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 978-1272

ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 978-1274

FAX: (213) 978-1275

INFORMATION
(213) 978-1270
www.lacity.org/PLN

Decision Date: May 3, 2005

Appeal End Date: May 13, 2005

Porter Ranch Development, Company (A)(O)
8383 Wilshire Boulevard, Suite 700
Beverly Hills, CA 90211

Planning Associates, Inc. (R)
Tom Sternnock
4040 Vineland Avenue, Suite 108
Studio City, CA 91604

RE: Tentative Tract No.: 53783-M3
Related Case: VTT-53783 and VTT-53783-M2
Council District: 12
Community Plan: Chatsworth-Porter
Ranch
Existing Zone: [T]C4-2D
MND No: ENV-1988-0026-EIR(REC)
Fish and Game: Exempt

In accordance with provisions of Section 17.03 and 17.11 of the Los Angeles Municipal Code, the Advisory Agency approved the MODIFICATION of Vesting Tentative Tract No. 53783 for a 3-lot subdivision located at 11601 Porter Ranch Drive for a maximum new 307-unit detached condominium project on Lot 1 and 312 senior dwelling units on Lot 2 as shown on revised map stamp dated August 27, 2004 (Lots 1, 2 and 4). (The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Advisory Agency or a City Planner call (213) 978-1330. The Advisory Agency's approval is subject to the following modified conditions:

MODIFY CONDITION NO. D.1 to include additional requirements from Building and Safety (a. through k) as follows:

D. DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

4. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:

a. Clarify and show in the submitted map the boundary of Lot 2.

- b. Provide a copy of [T] condition.
- c. Show compliance with conditions/requirements of the [T] condition.
- d. Provide a copy of "D" condition.
- e. Show compliance with conditions/requirements of the "D" condition.
- f. Provide a copy of ZA-2003-8421-ZAI, ZA-2002-3121-ZAA-SPP-DRB.
- g. Show compliance with all the conditions/requirements of the ZA cases.
- h. Show all street dedication(s) as required by Bureau of Engineering. Maximum density shall be checked as per net lot area after street dedication.
- i. The proposed building plans have not been checked for Zoning Code issues. Any vested approvals for parking layouts, open space, required yards or building height should be "to the satisfaction of the Department of Building and Safety".
- j. Note that the proposed subdivision is located in the Porter Ranch Land Use/Transportation Specific Plan area (ZA-1554 and ZI-1835). Show compliance with the requirements of the Specific Plan.
- k. Note that the proposed subdivision is located within a Landslide area.

E. DEPARTMENT OF TRANSPORTATION

- 1. The applicant must comply with the conditions as stated in the August 14, 2002, DOT letter to Emily J. Gabel-Luddy, Deputy Advisory Agency, Department of City Planning.
- 2. All physical transportation improvements must be guaranteed before the recordation of the final map through the B-Permit process of the Bureau of Engineering, Department of Public Works, and must be completed before the issuance of any certificate of occupancy to the satisfaction of DOT and the Bureau of Engineering. Prior to setting the bond amount for the B-Permit, the Bureau of Engineering shall require that the developer's engineer or contractor contact DOT's B-Permit Coordinator at (213) 580-5322 to arrange a pre-design meeting to finalize the design for the required transportation improvements.

F. BUREAU OF STREET LIGHTING

- 1. Street light improvements shall be made to the satisfaction of the Bureau of Street Lighting.

REVISE ADVISORY AGENCY SUBDIVISION MAP ACT FINDINGS:

MODIFY AND CORRECT FINDINGS (only those findings specified) to read:

FINDING OF FACT (SUBDIVISION MAP ACT)

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

The Chatsworth-Porter Ranch Community Plan which was adopted by the City Council on July 14, 1993, and last amended on November 21, 2000, designates the subject property for Community Commercial with corresponding zones of CR, C2, C4, P and PB. The property contains 81.77 net acres and is presently zoned [T]C4-2D. The proposed modification for a revised tract map to permit 312 senior units on Lot 2 is consistent with the adopted Community and Specific Plans.

On March 28, 2001, the City Council amended the Porter Ranch Land Use/Transportation Specific Plan for this portion of Porter Ranch.

"Porter Ranch Specific Plan. The amended Porter Ranch Specific Plan, Ordinance No. 173,872 established a comprehensive set of development regulations for the Plan area which was guided by an Environmental Impact Report (State Clearinghouse No. 88-050420) and its Addendum dated April 2001. The Specific Plan regulations and Development Agreement were consistent with and serve as implementing tools of the Plan.

The existing [T]C4-2D zoning and the existing Community Commercial Specific Plan Commercial designation for Subarea II is in conformance with the designation of the currently adopted Chatsworth-Porter Ranch Community Plan and as noted above, allows the proposed project.

It is noted that the Specific Plan and the development Agreement that applies to the property limit the occupancy of senior housing units to persons 65 years or older and that such age limitation could be inconsistent with state and federal laws that prohibit age discrimination in housing and that provide for occupancy of senior citizen housing developments by senior citizens 55 years of age or older. It is also noted that the Development Agreement requires under Section IV.C.3 that in the event state or federal laws or regulations prevent or preclude compliance with one or more provisions, such provisions shall be modified or suspended as may be necessary to comply with such state or federal laws or regulations.

Several provisions of the Specific Plan dealing with the subdivision of property under Section 6 and 8 relate to the Advisory Agency Approval. These are detailed in the following section of these findings.

The Specific Plan requires that proposed subdivisions within the Specific Plan area be referred to the Porter Ranch Design Review Board for its recommendations on the layout and design. No design review results from this approved modification.

The site is not located in the Flood Plain Management Specific Plan area (special/flood hazard area/hillside area/mud prone area).

The project conforms with both the specific provisions and the intent of the Flood Plain Management Specific Plan (Section 5.B.4 of Ordinance 154,405)

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 DENSITY OF DEVELOPMENT.

The Department of Building and Safety, Grading Division, has conditionally approved the tract map subject to control of on-site drainage in a manner acceptable to that Department.

The soils and geology reports for the proposed subdivision were found to be adequate by the Grading Division of the Department of Building and Safety.

Adjoining and off-site street improvements and infrastructure improvements have been required appropriate to accommodate this level of density of development.

- (d) 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.

That existing excess street dedications along Porter Ranch Drive be permitted to be merged with the remainder of the subdivision pursuant to Section 66499.20 ½ of the State Government Code, and in addition, that consents to the street being merged and waivers of any damages 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 and be administered by the City Engineer.

The Advisory Agency hereby finds that the public street to be merged is unnecessary for present or prospective public purposes and all owners of interest in the real property within the subdivision have or will have consented to the merger prior to recordation of the final map.

No other 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.

FINDING OF FACT (Porter Ranch Specific Plan)

IN CONNECTION WITH THE APPROVAL OF VESTING TENTATIVE TRACT NO. 53783, THE ADVISORY AGENCY OF THE CITY OF LOS ANGELES, PURSUANT TO THE PORTER RANCH SPECIFIC PLAN ORDINANCE NO. 173,872 MAKES THE PRESCRIBED FINDINGS AS FOLLOWS:

The adopted Porter Ranch Specific Plan, Ordinance No. 166,068, designates the subject property as Subarea II of the Regional Center, which consists of approximately 89.2 acres. The proposed modification for a revised tract map to permit merger of portions of Winnetka Avenue, now known as Porter Ranch Drive and to identify the private streets as separate parcels A and B is consistent with the regulations set forth in Section 6 and Section 8 of the Specific Plan.

SECTION 6 A MAXIMUM OF 1,400 BASE PERMITTED DWELLING UNITS SHALL BE PERMITTED IN SUBAREA 1, AT AN AVERAGE DENSITY NO GREATER THAN 24 DWELLING UNITS PER GROSS ACRE WITH NO LOT HAVING A DENSITY GREATER THAN 40 DWELLING UNITS PER ACRE.

All other conditions and findings of Tentative Tract No. 53783 shall remain as originally written.

Con Howe
Advisory Agency



EMILY GABEL-LUDDY
Deputy Advisory Agency

EGL:PB:FT:jh

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.

If you have any questions, please call Subdivision staff at (213) 978-1330.

REVISED VESTING
TENTATIVE TRACT MAP NO. 53783 AND MODIFICATION

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES
FOR MERGER AND RE-SUBDIVISION AND CONDOMINIUM
PURPOSES FOR LOTS 1 AND 2

BEING A PROPOSED MERGER AND RE-SUBDIVISION OF PORTER RANCH DRIVE, FORMERLY DESIGNATED AS WINNETKA AVENUE AND A DIVISION OF A PORTION OF SECTION 8, T2N, R16W, RANCHO EX MISSION DE SAN FERNANDO, RECORDED IN BOOK 1, PAGES 605 & 606 OF PATENTS, RECORDS OF SAID COUNTY

OWNER/DEVELOPER:
PORTER RANCH DEVELOPMENT CO.
6545 WILSHIRE BLVD., SUITE 700,
BEVERLY HILLS, CA 90211
(310) 855-7330

CIVIL ENGINEER:
PLANNING ASSOCIATES, INC.
4040 VINELAND AVENUE, SUITE 108, STUDIO CITY,
CALIFORNIA 91604
(818) 457-6767

SOILS ENGINEER:
GEOTECHNICAL INC.
8532 VALHALLA AVE.
VAN NUYS, CA 91410
(818) 785-2158

ZONING:
EXISTING: [T] R2-20; [T] C4-20
PROPOSED: R2-20 & C4-20

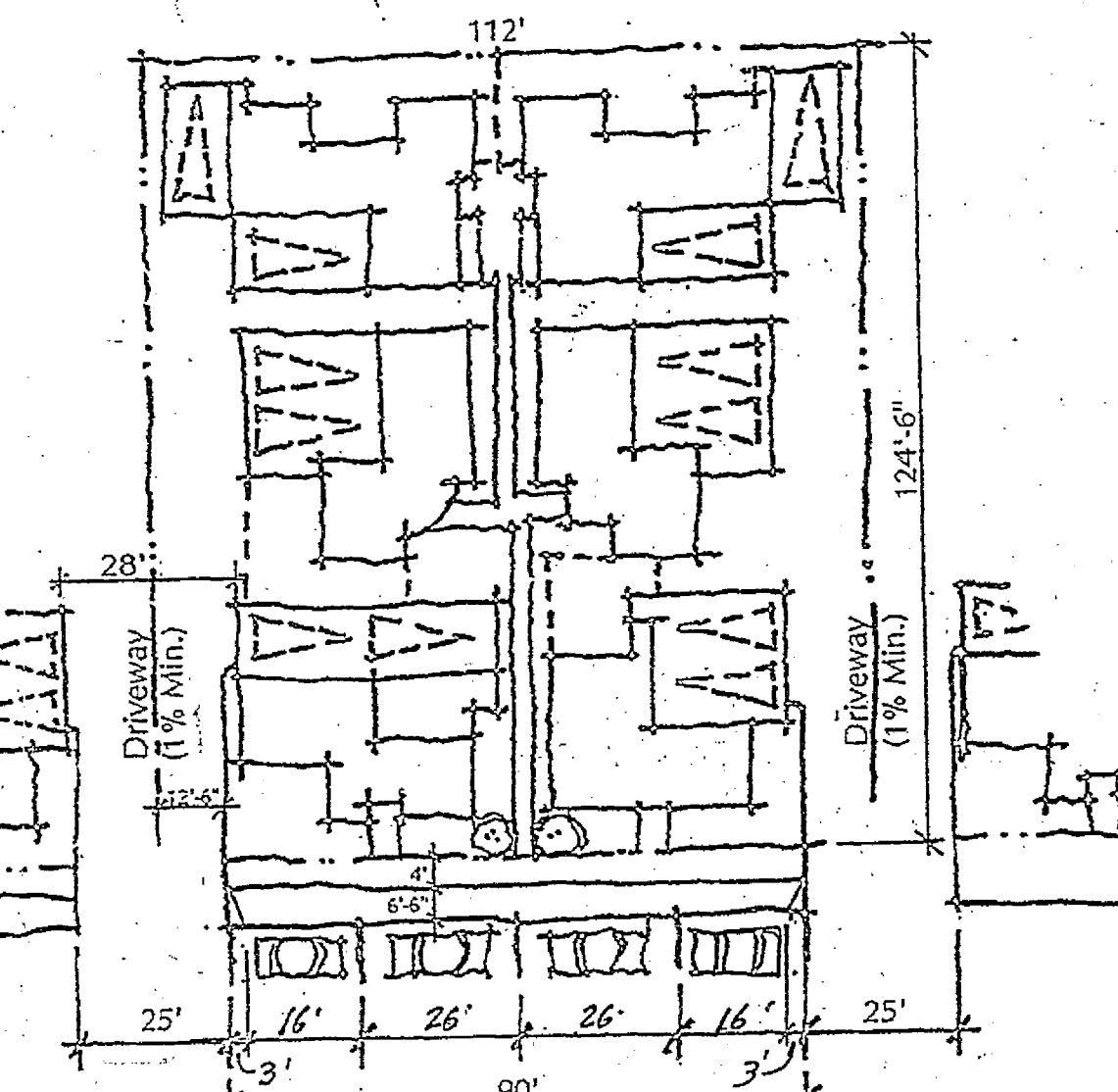
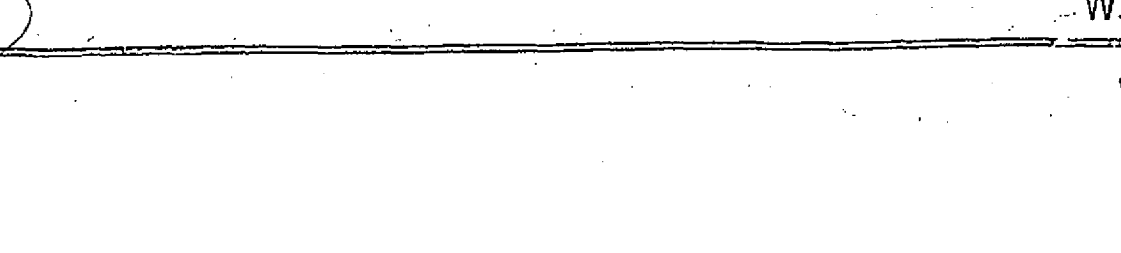
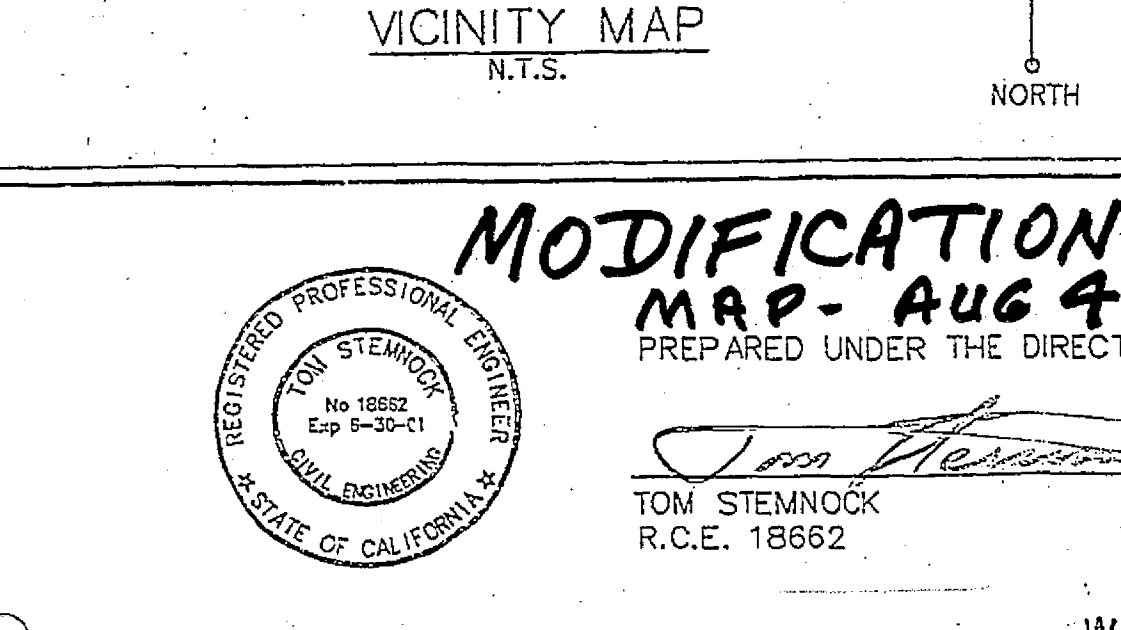
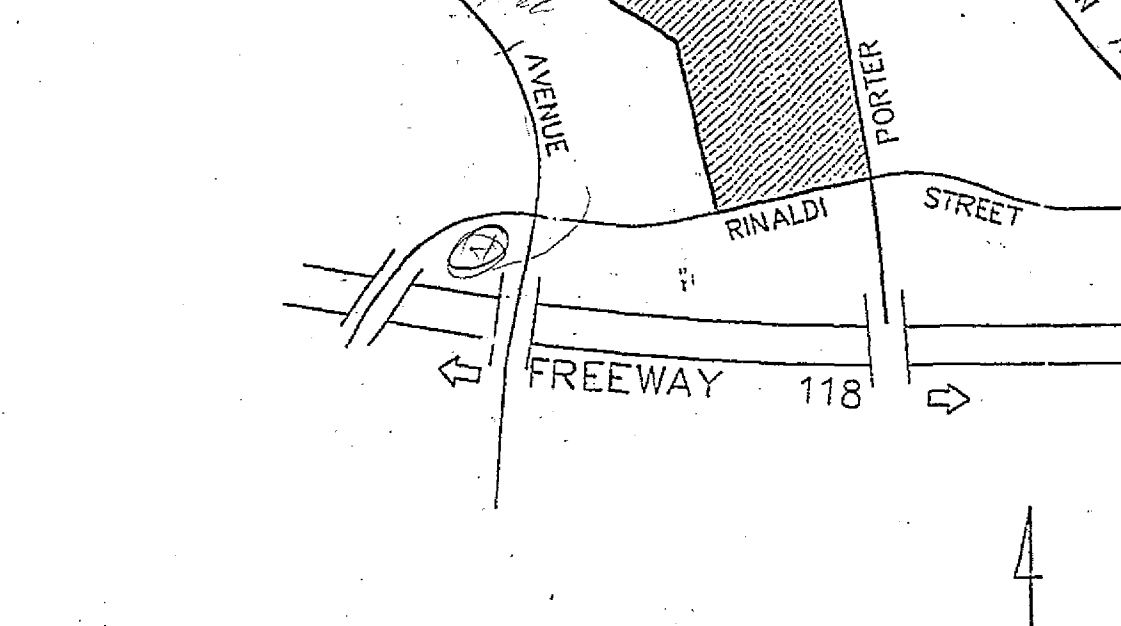
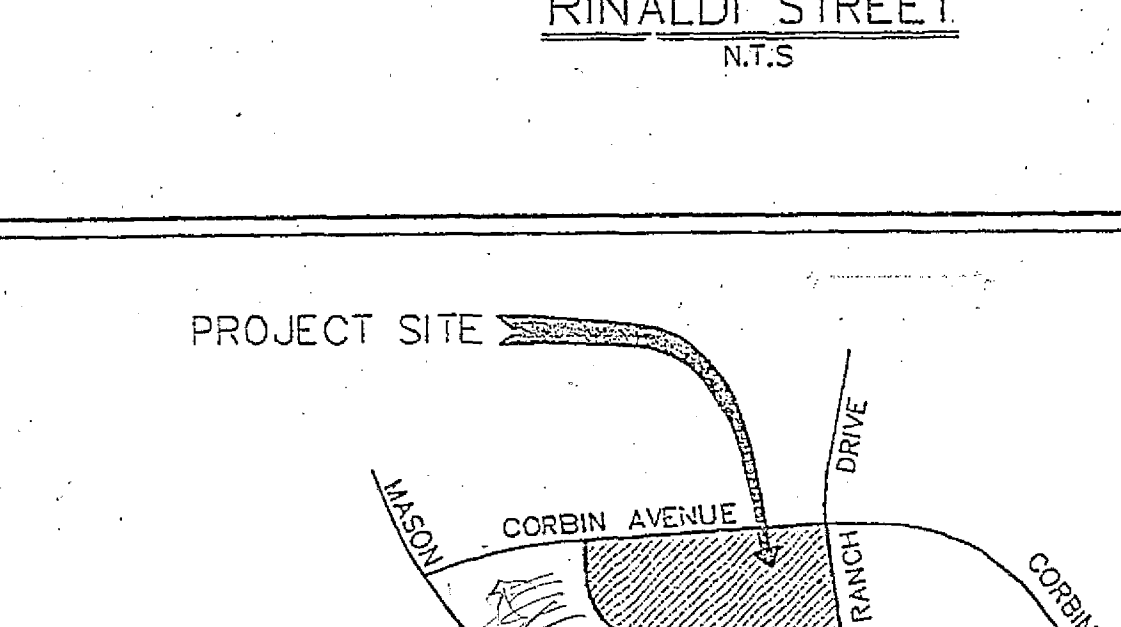
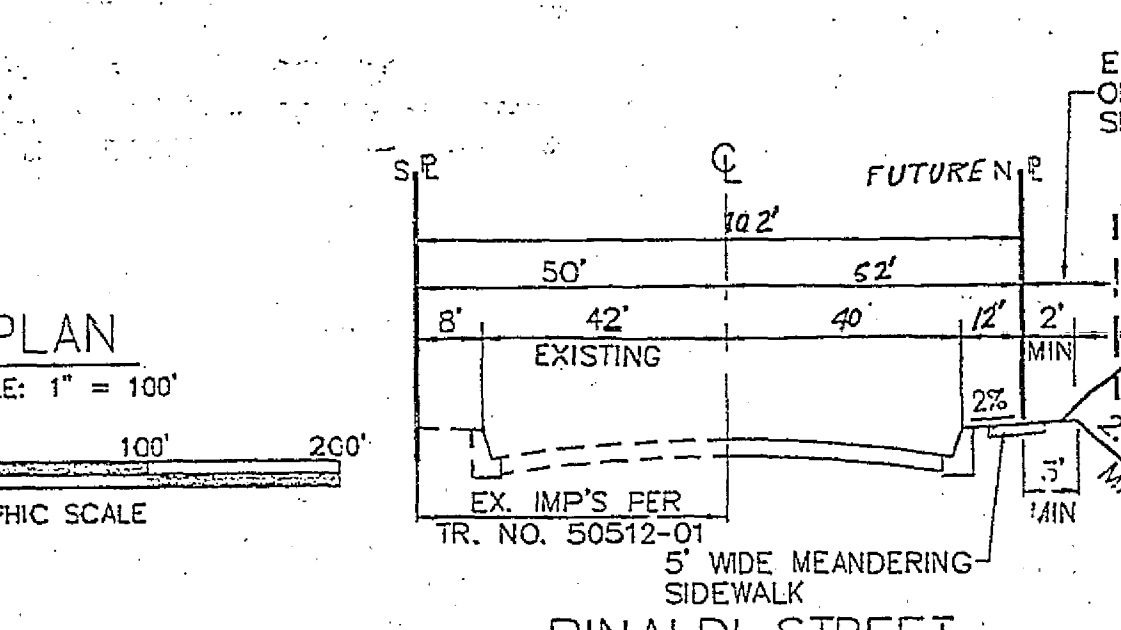
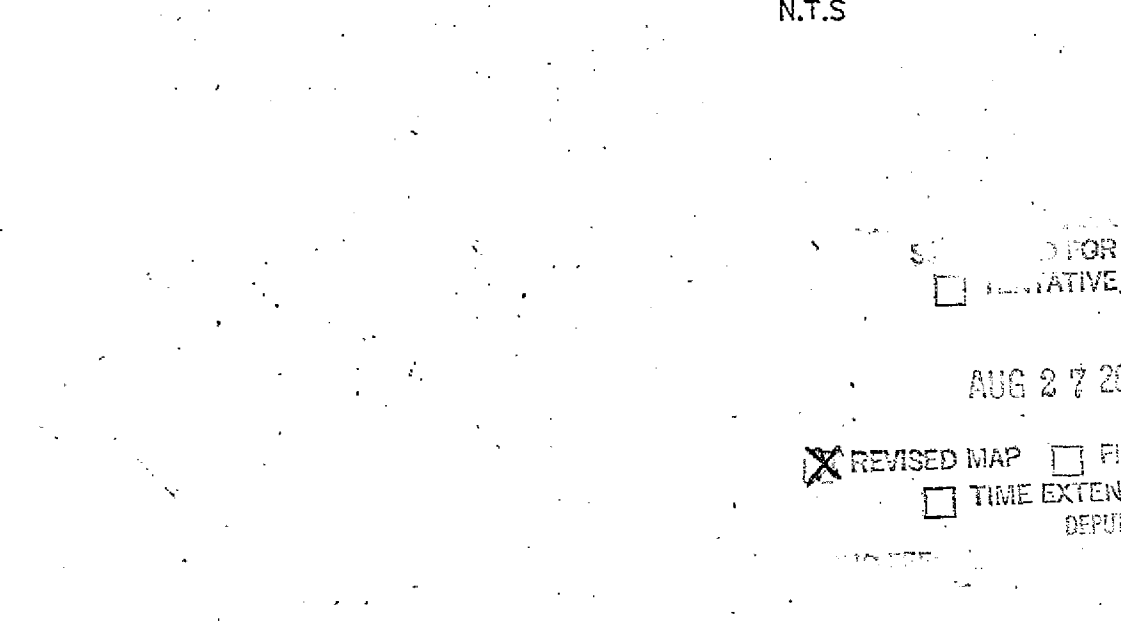
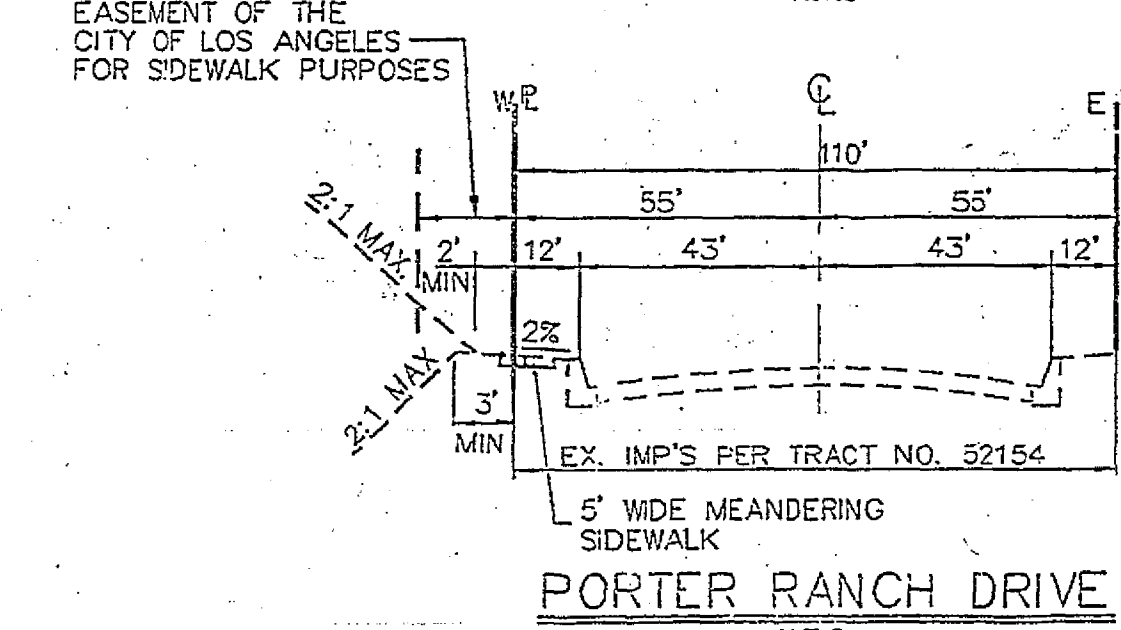
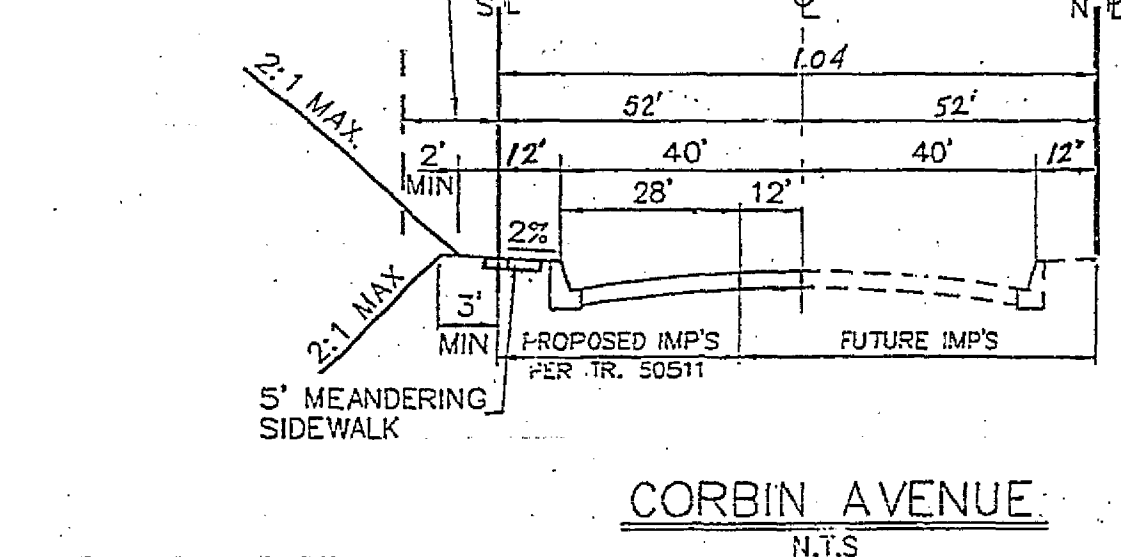
PROJECT AREA:
GROSS TO E = 13.3 AC
NET = 8.17 AC

PROJECT ADDRESS:
11501 PORTER RANCH DRIVE

NOTES:

- PROPERTY IS VACANT.
- PROJECT IS IN A HILLSIDE GRADING AREA.
- EARTH QUANTITIES:
BORROW W/ FILL SITE - CUT = 1,000,000 C.Y.
FILL = 1,000,000 C.Y.
- PROJECT TO CONNECT TO PUBLIC SEWERS.
- EIR NO. 88-0025 (SP) (20) (PA)
ADDITIONAL APRIL 2000
- EXISTING OAK TREES ON SITE TO BE REMOVED.
SEE ATTACHED OAK TREE REPORT.
- REQUIRE APPROVAL OF FINAL MAP UNITS.
- MODEL NAMES AND SALES OFFICE ADDRESS, REQUIRED.
- NO POTENTIALLY HARMFUL AREAS EXIST WITHIN THE PROJECT SITE.
- THE FOLLOWING PUBLIC UTILITIES WILL BE A PART OF THIS PROJECT:
SANITARY SEWERS, WATER, PUBLIC UTILITIES, HIGHWAYS, SIDEWALKS, STREET LIGHTS, FIRE LINES AND DRAINAGE.

- PROJECT DESCRIPTION:
- LOT 1 - PROPOSED 307 DETACHED CONDOMINIUM UNITS WITH 2 PARKING SPACES EACH.
 - LOT 2 - PROPOSED 312 SENIOR APARTMENT/CONDOMINIUM UNITS AND 380 PARKING SPACES PROVIDED (INCLUDING 18 HANDICAPPED).
 - LOT 3 - FUTURE RESIDENTIAL - DELETED, PART OF V.T.T. 54153 (202 APT/CONDO).
 - LOT 4 - FUTURE COMMERCIAL OR RESIDENTIAL.
 - LOT 5 AND 6 - FUTURE RESIDENTIAL - DELETED, PART OF V.T.T. 54153 (21 CONDO).
- FOR SIDEWALK PURPOSES



TYPICAL BUILDING CLUSTER DIAGRAM
Scale: 1" = 30'

PLANNING ASSOCIATES, INC.
4040 VINELAND AVENUE, SUITE 108, STUDIO CITY, CALIFORNIA 91604
(818) 457-6767

PORTER RANCH DEVELOPMENT CO.

REVISIONS

NO.	DATE	DESCRIPTION
1	8/2/04	REVISED MAP
2	8/2/04	FINAL MAP UNIT
3	8/2/04	TIME EXTENSION
4	8/2/04	DEPTH
5	8/2/04	DEPTH
6	8/2/04	DEPTH
7	8/2/04	DEPTH
8	8/2/04	DEPTH
9	8/2/04	DEPTH
10	8/2/04	DEPTH
11	8/2/04	DEPTH
12	8/2/04	DEPTH
13	8/2/04	DEPTH
14	8/2/04	DEPTH
15	8/2/04	DEPTH
16	8/2/04	DEPTH
17	8/2/04	DEPTH
18	8/2/04	DEPTH
19	8/2/04	DEPTH
20	8/2/04	DEPTH
21	8/2/04	DEPTH
22	8/2/04	DEPTH
23	8/2/04	DEPTH
24	8/2/04	DEPTH
25	8/2/04	DEPTH
26	8/2/04	DEPTH
27	8/2/04	DEPTH
28	8/2/04	DEPTH
29	8/2/04	DEPTH
30	8/2/04	DEPTH
31	8/2/04	DEPTH
32	8/2/04	DEPTH
33	8/2/04	DEPTH
34	8/2/04	DEPTH
35	8/2/04	DEPTH
36	8/2/04	DEPTH
37	8/2/04	DEPTH
38	8/2/04	DEPTH
39	8/2/04	DEPTH
40	8/2/04	DEPTH
41	8/2/04	DEPTH
42	8/2/04	DEPTH
43	8/2/04	DEPTH
44	8/2/04	DEPTH
45	8/2/04	DEPTH
46	8/2/04	DEPTH
47	8/2/04	DEPTH
48	8/2/04	DEPTH
49	8/2/04	DEPTH
50	8/2/04	DEPTH
51	8/2/04	DEPTH
52	8/2/04	DEPTH
53	8/2/04	DEPTH
54	8/2/04	DEPTH
55	8/2/04	DEPTH
56	8/2/04	DEPTH
57	8/2/04	DEPTH
58	8/2/04	DEPTH
59	8/2/04	DEPTH
60	8/2/04	DEPTH
61	8/2/04	DEPTH
62	8/2/04	DEPTH
63	8/2/04	DEPTH
64	8/2/04	DEPTH
65	8/2/04	DEPTH
66	8/2/04	DEPTH
67	8/2/04	DEPTH
68	8/2/04	DEPTH
69	8/2/04	DEPTH
70	8/2/04	DEPTH
71	8/2/04	DEPTH
72	8/2/04	DEPTH
73	8/2/04	DEPTH
74	8/2/04	DEPTH
75	8/2/04	DEPTH
76	8/2/04	DEPTH
77	8/2/04	DEPTH
78	8/2/04	DEPTH
79	8/2/04	DEPTH
80	8/2/04	DEPTH
81	8/2/04	DEPTH
82	8/2/04	DEPTH
83	8/2/04	DEPTH
84	8/2/04	DEPTH
85	8/2/04	DEPTH
86	8/2/04	DEPTH
87	8/2/04	DEPTH
88	8/2/04	DEPTH
89	8/2/04	DEPTH
90	8/2/04	DEPTH
91	8/2/04	DEPTH
92	8/2/04	DEPTH
93	8/2/04	DEPTH
94	8/2/04	DEPTH
95	8/2/04	DEPTH
96	8/2/04	DEPTH
97	8/2/04	DEPTH
98	8/2/04	DEPTH
99	8/2/04	DEPTH
100	8/2/04	DEPTH

REVISIONS

NO.	DATE	DESCRIPTION
1	8/2/04	REVISED MAP
2	8/2/04	FINAL MAP UNIT
3	8/2/04	TIME EXTENSION
4	8/2/04	DEPTH
5	8/2/04	DEPTH
6	8/2/04	DEPTH
7	8/2/04	DEPTH
8	8/2/04	DEPTH
9	8/2/04	DEPTH
10	8/2/04	DEPTH
11	8/2/04	DEPTH
12	8/2/04	DEPTH
13	8/2/04	DEPTH
14	8/2/04	DEPTH
15	8/2/04	DEPTH
16	8/2/04	DEPTH
17	8/2/04	DEPTH
18	8/2/04	DEPTH
19	8/2/04	DEPTH
20	8/2/04	DEPTH
21	8/2/04	DEPTH
22	8/2/04	DEPTH
23	8/2/04	DEPTH
24	8/2/04	DEPTH
25	8/2/04	DEPTH
26	8/2/04	DEPTH
27	8/2/04	DEPTH
28	8/2/04	DEPTH
29	8/2/04	DEPTH
30	8/2/04	DEPTH
31	8/2/04	DEPTH
32	8/2/04	DEPTH
33	8/2/04	DEPTH
34	8/2/04	DEPTH
35	8/2/04	DEPTH
36	8/2/04	DEPTH
37	8/2/04	DEPTH
38	8/2/04	DEPTH
39	8/2/04	DEPTH
40	8/2/04	DEPTH
41	8/2/04	DEPTH
42	8/2/04	DEPTH
43	8/2/04	DEPTH
44	8/2/04	DEPTH
45	8/2/04	DEPTH
46	8/2/04	DEPTH
47	8/2/04	DEPTH
48	8/2/04	DEPTH
49	8/2/04	DEPTH
50	8/2/04	DEPTH
51	8/2/04	DEPTH
52	8/2/04	DEPTH
53	8/2/04	DEPTH
54	8/2/04	DEPTH
55	8/2/04	DEPTH
56	8/2/04	DEPTH
57	8/2/04	DEPTH
58	8/2/04	DEPTH
59	8/2/04	DEPTH
60	8/2/04	DEPTH
61	8/2/04	DEPTH
62	8/2/04	DEPTH
63	8/2/04	DEPTH
64	8/2/04	DEPTH
65	8/2/04	DEPTH
66	8/2/04	DEPTH
67	8/2/04	DEPTH
68	8/2/04	DEPTH
69	8/2/04	DEPTH
70	8/2/04	DEPTH
71	8/2/04	DEPTH
72	8/2/04	DEPTH
73	8/2/04	DEPTH
74	8/2/04	DEPTH
75	8/2/04	DEPTH
76	8/2/04	DEPTH
77	8/2/04	DEPTH
78	8/2/04	DEPTH
79	8/2/04	DEPTH
80	8/2/04	DEPTH
81	8/2/04	DEPTH
82	8/2/04	DEPTH
83	8/2/04	DEPTH
84	8/2/04	DEPTH
85	8/2/04	DEPTH
86	8/2/04	DEPTH
87	8/2/04	DEPTH
88	8/2/04	DEPTH
89	8/2/04	DEPTH
90	8/2/04	DEPTH
91	8/2/04	DEPTH
92	8/2/04	DEPTH
93	8/2/04	DEPTH
94	8/2/04	DEPTH
95	8/2/04	DEPTH
96	8/2/04	DEPTH
97	8/2/04	DEPTH
98	8/2/04	DEPTH
99	8/2/04	DEPTH
100	8/2/04	DEPTH

REVISIONS

NO.	DATE	DESCRIPTION
1	8/2/04	REVISED MAP
2	8/2/04	FINAL MAP UNIT
3	8/2/04	TIME EXTENSION
4	8/2/04	DEPTH
5	8/2/04	DEPTH
6	8/2/04	DEPTH
7	8/2/04	DEPTH
8	8/2/04	DEPTH
9	8/2/04	DEPTH
10	8/2/04	DEPTH
11	8/2/04	DEPTH
12	8/2/04	DEPTH
13	8/2/04	DEPTH
14	8/2/04	DEPTH
15	8/2/04	DEPTH
16	8/2/04	DEPTH
17	8/2/04	DEPTH
18	8/2/04	DEPTH
19	8/2/04	DEPTH
20	8/2/04	DEPTH
21	8/2/04	DEPTH
22	8/2/04	DEPTH
23	8/2/04	DEPTH
24	8/2/04	DEPTH
25	8/2/04	DEPTH
26	8/2/04	DEPTH
27	8/2/04	DEPTH
28	8/2/04	DEPTH
29	8/2/04	DEPTH
30	8/2/04	DEPTH
31	8/2/04	DEPTH
32	8/2/04	DEPTH
33	8/2/04	DEPTH
34	8/2/04	DEPTH
35	8/2/04	DEPTH
36	8/2/04	DEPTH
37	8/2/04	DEPTH
38	8/2/04	DEPTH
39	8/2/04	DEPTH
40	8/2/04	DEPTH
41	8/2/04	DEPTH
42	8/2/04	DEPTH
43	8/2/04	DEPTH
44	8/2/04	DEPTH
45	8/2/04	DEPTH
46	8/2/04	DEPTH
47	8/2/04	DEPTH
48	8/2/04	DEPTH
49	8/2/04	DEPTH
50	8/2/04	DEPTH
51	8/2/04	DEPTH
52	8/2/04	DEPTH
53	8/2/04	DEPTH
54	8/2/04	DEPTH
55	8/2/04	DEPTH
56	8/2/04	DEPTH
57	8/2/04	DEPTH
58	8/2/04	DEPTH
59	8/2/04	DEPTH
60	8/2/04	DEPTH
61	8/2/04	DEPTH
62	8/2/04	DEPTH
63	8/2/04	DEPTH
64	8/2/04	DEPTH
65	8/2/04	DEPTH
66	8/2/04	DEPTH
67	8/2/04	DEPTH
68	8/2/04	DEPTH
69	8/2/04	DEPTH
70	8/2/04	DEPTH
71	8/2/04	DEPTH
72	8/2/04	DEPTH
73	8/2/04	DEPTH
74	8/2/04	DEPTH
75	8/2/04	DEPTH
76	8/2/04	DEPTH
77	8/2/04	DEPTH
78	8/2/04	DEPTH
79	8/2/04	DEPTH
80	8/2/04	DEPTH
81	8/2/04	DEPTH
82	8/2/04	DEPTH
83	8/2/04	DEPTH
84	8/2/04	DEPTH
85	8/2/04	DEPTH
86	8/2/04	DEPTH
87	8/2/04	DEPTH
88	8/2/04	DEPTH
89	8/2/04	DEPTH
90	8/2/04	DEPTH
91	8/2/04	DEPTH
92	8/2/04	DEPTH
93	8/2/04	DEPTH
94	8/2/04	DEPTH
95	8/2/04	DEPTH
96	8/2/04	DEPTH
97	8/2/04	DEPTH
98	8/2/04	DEPTH
99	8/2/04	DEPTH
100	8/2/04	DEPTH

REVISIONS

NO.	DATE	DESCRIPTION
1	8/2/04	REVISED MAP
2	8/2/04	FINAL MAP UNIT
3	8/2/04	TIME EXTENSION
4	8/2/04	DEPTH
5	8/2/04	DEPTH
6	8/2/04	DEPTH
7	8/2/04	DEPTH
8	8/2/04	DEPTH
9	8/2/04	DEPTH
10	8/2/04	DEPTH
11	8/2/04	DEPTH
12	8/2/04	DEPTH
13	8/2/04	DEPTH
14	8/2/04	DEPTH
15	8/2/04	DEPTH
16	8/2/04	DEPTH
17	8/2/04	DEPTH
18	8/2/04	DEPTH
19	8/2/04	DEPTH
20	8/2/04	DEPTH
21	8/2/04	DEPTH
22	8/2/04	DEPTH
23	8/2/04	DEPTH
24	8/2/04	DEPTH
25	8/2/04	DEPTH
26	8/2/04	DEPTH
27	8/2/04	DEPTH
28	8/2/04	DEPTH
29	8/2/04	DEPTH
30	8/2/04	DEPTH
31	8/2/04	DEPTH
32	8/2/04	DEPTH
33	8/2/04	DEPTH
34	8/2/04	DEPTH
35	8/2/04	DEPTH
36	8/2/04	DEPTH
37	8/2/04	DEPTH
38	8/2/04	DEPTH
39	8/2/04	DEPTH
40	8/2/04	DEPTH
41	8/2/04	DEPTH
42	8/2/04	DEPTH
43	8/2/04	DEPTH
44	8/2/04	DEPTH
45	8/2/04	DEPTH
46	8/2/04	DEPTH
47	8/2/04	DEPTH
48	8/2/04	DEPTH
49	8/2/04	DEPTH
50	8/2/04	DEPTH
51	8/2/04	DEPTH
52	8/2/04	DEPTH
53	8/2	

• DEPARTMENT OF
CITY PLANNING

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

CITY PLANNING COMMISSION

JOSEPH KLEIN
PRESIDENT

MABEL CHANG
VICE-PRESIDENT

JOY ATKINSON
DAVID L. BURG
DORENE DOMINGUEZ
MITCHELL B. MENZER
BRADLEY MINDLIN
THOMAS E. SCHIFF

GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1247

CITY OF LOS ANGELES
CALIFORNIA



JAMES K. HAHN
MAYOR

EXECUTIVE OFFICES

CON HOWE
DIRECTOR
(213) 978-1271

FRANKLIN P. EBERHARD
DEPUTY DIRECTOR
(213) 978-1273

CORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 978-1272

ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 978-1274

FAX: (213) 978-1275

INFORMATION
(213) 978-1270
www.lacity.org/PLN

Decision Date: April 29, 2004

Porter Ranch Development Company
8383 Wilshire Boulevard, Suite 700
Beverly Hills, CA 90211

Planning Associates, Incorporation
4040 Vineland Avenue, Suite 108
Studio City, CA 91604

RE: Vesting Tentative Tract No. 53783-M2
Related Case: VTT53783 and VTT-53783-M1
Council District: 12
CEQA No: ENV 1988-0026-EIR(REC)
Fish and Game: Exempt

MODIFICATION NO. 2 REVISED MAP

In accordance with the provisions of Section 17.03C and 17.11 of the Los Angeles Municipal Code, the Advisory Agency considered a modification request concerning a revised map for Vesting Tentative Tract No. 53783, located at 11601 Porter Ranch Drive, in the Chatsworth-Porter Ranch District Plan.

The subdivider/subdivider's representative has requested: a modification for a revised tract map to permit merger of portions of Winnetka Avenue, now known as Porter Ranch Drive and to identify the private streets as separate parcels A and B.

After a thorough review of the request, a duly noticed public hearing held on May 22, 2003 and the recommendations of the Subdivision Committee, it was the determination of the Advisory Agency to grant the request, approve the revised map and revise relevant conditions of approval as followed:



REVISE PREAMBLE to read:

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency approved Vesting Tentative Tract No. 53783 for a 6-lot subdivision, located at 11601 Porter Ranch Drive for a maximum new 307-unit detached single-family condominium project as shown on Revised Map stamp-dated November 3, 2003, in the Chatsworth-Porter Ranch District Plan. This tract is approved for final unit map recording as shall be satisfactory to the Advisory Agency and the City Engineer. (The subdivider is hereby advised that verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) For an appointment with the Advisory Agency or a City Planner call (213) 978-1330. 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.

FIRE DEPARTMENT

REVISE CONDITION NO. F.1 by adding three paragraphs to read:

F.1. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department

Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

No building or portion of a building shall be constructed no 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,

REVISE ADVISORY AGENCY FINDINGS:

MODIFY AND CORRECT FINDINGS (only those findings specified) to read:

FINDING OF FACT (SUBDIVISION MAP ACT)

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

The Chatsworth-Porter Ranch Community Plan which was adopted by the City Council on July 14, 1993, and last amended on November 21, 2000, designates the subject property for Community Commercial with corresponding zones of CR, C2, C4, P and PB. The property

contains 89.2 net acres or 3,885,500 net square feet and is presently zoned [T]C4-2D. The proposed modification for a revised tract map to permit merger of portions of Winnetka Avenue, now known as Porter Ranch Drive and to identify the private streets as separate parcels A and B is consistent with the adopted Community and Specific Plans.

On March 28, 2001, the City Council amended the Porter Ranch Land Use/Transportation Specific Plan for this portion of Porter Ranch.

"Porter Ranch Specific Plan. The amended Porter Ranch Specific Plan, Ordinance No. 173,872 established a comprehensive set of development regulations for the Plan area which was guided by an Environmental Impact Report (State Clearinghouse No. 88-050420) and its Addendum dated April 2001. The Specific Plan regulations and Development Agreement were consistent with and serve as implementing tools of the Plan.

The existing [T]C4-2D zoning and the existing Community Commercial Specific Plan Commercial designation for Subarea 4 and Subarea 8 are in conformance with the designation of the currently adopted Chatsworth-Porter Ranch Community Plan and as noted above, allow the proposed project.

Several provisions of the Specific Plan dealing with the subdivision of property under Section 6 and 8 relate to the Advisory Agency Approval. These are detailed in the following section of these findings.

The Specific Plan requires that proposed subdivisions within the Specific Plan area be referred to the Porter Ranch Design Review Board for its recommendations on the layout and design. No design review results from this approved modification.

The site is not located in the Flood Plain Management Specific Plan area (special/flood hazard area/hillside area/mud prone area).

The project conforms with both the specific provisions and the intent of the Flood Plain Management Specific Plan (Section 5.B.4 of Ordinance 154,405)

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 DENSITY OF DEVELOPMENT.

The Department of Building and Safety, Grading Division, has conditionally approved the tract map subject to control of on-site drainage in a manner acceptable to that Department.

The soils and geology reports for the proposed subdivision were found to be adequate by the Grading Division of the Department of Building and Safety.

Adjoining and off-site street improvements and infrastructure improvements have been required appropriate to accommodate this level of density of development.

- (d) 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.

That existing excess street dedications along Porter Ranch Drive be permitted to be merged with the remainder of the subdivision pursuant to Section 66499.20 ½ of the State Government Code, and in addition, that consents to the street being merged and waivers of any damages 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 and be administered by the City Engineer.

The Advisory Agency hereby finds that the public street to be merged is unnecessary for present or prospective public purposes and all owners of interest in the real property within the subdivision have or will have consented to the merger prior to recordation of the final map.

No other 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.

FINDING OF FACT (Porter Ranch Specific Plan)

IN CONNECTION WITH THE APPROVAL OF VESTING TENTATIVE TRACT NO. 53783, THE ADVISORY AGENCY OF THE CITY OF LOS ANGELES, PURSUANT TO THE PORTER RANCH SPECIFIC PLAN ORDINANCE NO. 173,872 MAKES THE PRESCRIBED FINDINGS AS FOLLOWS:

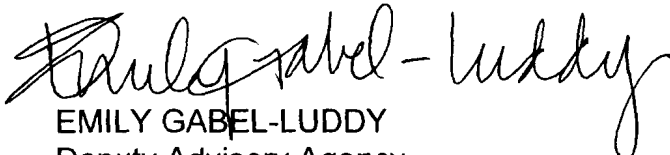
The adopted Porter Ranch Specific Plan, Ordinance No. 166,068, designates the subject property as Subarea II of the Regional Center, which consists of approximately 89.2 acres. The proposed modification for a revised tract map to permit merger of portions of Winnetka Avenue, now known as Porter Ranch Drive and to identify the private streets as separate parcels A and B is consistent with the regulations set forth in Section 6 and Section 8 of the Specific Plan.

SECTION 6 A MAXIMUM OF 920 BASE PERMITTED DWELLING UNITS SHALL BE PERMITTED IN SUBAREA 1, AT AN AVERAGE DENSITY NO GREATER THAN 40 DWELLING UNITS PER GROSS ACRE.

There are no changes to density on this modification.

All other conditions and findings of Vesting Tentative Tract No. 53783 shall remain as originally written and/or as previously clarified or corrected.

Con Howe
Advisory Agency



EMILY GABEL-LUDDY
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.

If you have any questions, please call Subdivision staff at (213) 978-1330.

EGL:DLK:JC:jh

N:tract_letter

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

—
MITCHELL B. MENZER
PRESIDENT
JOSEPH KLEIN
VICE-PRESIDENT
RICHARD BROWN
MABEL CHANG
DORENE DOMINGUEZ
JAVIER O. LOPEZ
PASTOR GERARD MCCALLUM II
BRADLEY H. MINDLIN
TOM SCHIFF
—
GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1247

CITY OF LOS ANGELES CALIFORNIA



JAMES K. HAHN
MAYOR

EXECUTIVE OFFICES

CON HOWE
DIRECTOR
(213) 978-1271
FRANKLIN P. EBERHARD
DEPUTY DIRECTOR
(213) 978-1273
GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 978-1272
ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 978-1274
FAX: (213) 978-1275
INFORMATION
(213) 978-1270
www.lacity.org/PLN

Decision Date: July 7, 2003

Appeal End Date: July 17, 2003

Porter Ranch Development Company
8383 Wilshire Blvd., Suite 700
Beverly Hills, CA 90211

Planning Associates, Incorporation
4040 Vineland Avenue, Suite 108
Studio City, CA 91604

RE: Vesting Tentative Tract No. 53783
Related Case: VTT-53783-M1
Council District: 12
CEQA No: ENV 1988-0026-EIR(REC)
Fish and Game: Exempt

MODIFICATION NO. 1 / REVISED MAP

In accordance with the provisions of Section 17.03C and 17.11 of the Los Angeles Municipal Code, the Advisory Agency considered a modification request concerning the preamble entitlement, conditions of approval, related findings and a revised map for Vesting Tentative Tract No. 53783, located at 11601 Porter Ranch Drive, in the Chatsworth-Porter Ranch District Plan.

The subdivider/subdivider's representative has requested: a modification for a revised tract map to permit: 1) existing Lot 1 to be divided into three lots, the revised map would be for a 6-lot subdivision with new Lots 5 & 6; 2) reduce the total number of dwelling units on Lot 1 from 312 to 307 units; 3) modify and correct tract conditions of the tract approval and findings; and 4) allow a phased unit recording of the final map. (Also, a clarification of Condition No. A.3. which concerns model homes was requested by the subdivider's representative, letter to the Advisory Agency dated May 15, 2003, and this requested clarification of Condition No. A.3. has been included herein as a part of this tract modification.)



After a thorough review of the request, a duly noticed public hearing held on May 22, 2003 and the recommendations of the Subdivision Committee, it was the determination of the Advisory Agency to grant the request, approve the revised map and revise the preamble entitlement, revise and add relevant conditions of approval and modify the findings as follows:

REVISE PREAMBLE to read:

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency approved Vesting Tentative Tract No. 53783 for a 6-lot subdivision, located at 11601 Porter Ranch Drive for a maximum new 307-unit detached single-family condominium project with 2 private streets, and for merger purposes, as shown on map stamp-dated April 17, 2003, in the Chatsworth-Porter Ranch District Plan. This tract is approved for final unit map recording as shall be satisfactory to the Advisory Agency and the City Engineer. (The subdivider is hereby advised that verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) For an appointment with the Advisory Agency or a City Planner call (213) 978-1330. 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

MODIFY EXISTING CONDITION NO. B.4. to read:

- B.4. That a Covenant and Agreement be recorded restricting Lots 1, 2 and 3 of the subdivision against direct vehicular access to and from Corbin Avenue and Porter Ranch Drive, except through approved private street.

DEPARTMENT OF CITY PLANNING

MODIFY EXISTING CONDITION NOS. A.3. first paragraph and A.3.a. to read:

- A.3. That the approval of this tract constitutes the approval of model home uses, including a sales office and off-street parking. This subject tract approval is for a 307-unit detached single-family condominium development. Also, this subject approval has authorized a final map unit recording. Therefore, model homes are authorized pursuant to Conditions A.3.a. and A.3.b. as though this were a single-family zone and single-family lot subdivision. However, this authorization for the construction of any model home(s) shall be restricted to a single unit map at any given time and when that unit map has been identified by the subdivider satisfactory to the Advisory Agency as being the unit map that is

actively pursuing recordation. **(Note:** Model home(s) may be constructed on a subsequent final map unit pursuant to this condition but only after all previous map units with model homes have had final recordation.)

- a. Prior to recordation of the map unit which has been identified for model dwellings, 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.

ADD NEW CONDITION NO. A.4. to read:

- A.4. That the tract be permitted to record with final map units in a number and sequence satisfactory to the Advisory Agency. The subdivider shall submit the Unit Map Fee and a Unit Map showing the boundary and the Unit Number of the Map. Should a particular Master Tract Map condition not apply to a Unit Map, the subdivider shall submit all evidences and/or documentation to verify. All above required items shall be submitted to the satisfaction of the Advisory Agency.

ADD NEW CONDITION NOS. A.5., A.6., AND A.7. to read:

- A.5. That prior to recordation of the final map, the subdivider shall make arrangements with the Housing Authority for certification of the development in accordance with Section 12.39A of the Los Angeles Municipal Code relating to low and moderate housing. The Housing Authority shall transmit a copy of its determination to the Bureau of Engineering and the Department of Building and Safety.
- A.6. Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with Section 17.12 of the Los Angeles Municipal Code and to be paid and deposited in the trust accounts of the Park and Recreation Fund.
- A.7. 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 building permits and before the recordation of the final map and/or final unit map(s).

In the event that 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.

ADD NEW CONDITION NO. A.9. to read:

- A.9. Unit map recording: That the tract be permitted to record with final map units in a

number and sequence satisfactory to the Advisory Agency. The subdivider shall submit the Unit Map Fee, an Unit Map showing the boundary, the Unit Number of the Map, and all applicable tract conditions in a matrix. Should particular master tract conditions do not apply to an Unit Map, the subdivider shall submit all evidences or documentation to prove so. All above required items shall be submitted to the satisfactory of the Advisory Agency.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

MODIFY CONDITION NO. D.1. to read:

- D.1. Pursuant to its memorandum to the Advisory Agency dated May 15, 2003, attached to the file, the Department of Building and Safety has reviewed the subdivision map date stamped April 17, 2003 and finds that there are no Building and Zoning Code violations existing on the subject map and has informed the Advisory Agency that no further Zoning Division clearance is required.

DEPARTMENT OF TRANSPORTATION

MODIFY CONDITION NO. E.1. first paragraph to read:

- E.1. That there shall be compliance pursuant to all the requirements and conditions of the Department of Transportation pursuant to its memorandum to the Advisory Agency dated August 14, 2002 , attached to the tract file, as shall be satisfactory to the Department of Transportation and also the following:

REVISE ADVISORY AGENCY FINDINGS:

MODIFY AND CORRECT FINDINGS (only those findings specified) to read:

FINDING OF FACT (SUBDIVISION MAP ACT)

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

The Chatsworth-Porter Ranch Community Plan which was adopted by the City Council on July 14, 1993, and last amended on November 21, 2000, designates the subject property for Community Commercial with corresponding zones of CR, C2, C4, P and PB. The property contains 89.2 net acres or 3,885,500 net square feet and is presently zoned [T]C4-2D. The proposed development of 6 lots with 307 multiple family dwelling units on Lot No. 1 is allowable under the corresponding adopted Plan zone.

On March 28, 2001, the City Council amended the Porter Ranch Land Use/Transportation Specific Plan for this portion of Porter Ranch.

"Porter Ranch Specific Plan. The amended Porter Ranch Specific Plan, Ordinance No. 173,872 established a comprehensive set of development regulations for the Plan area which was guided by an Environmental Impact Report (State Clearinghouse No. 88-050420) and its Addendum dated April 2001. The Specific Plan regulations and Development Agreement were consistent with and serve as implementing tools of the Plan.

The existing [T]C4-2D zoning and the existing Community Commercial Specific Plan Commercial designation for Subarea 4 and Subarea 8 are in conformance with the designation of the currently adopted Chatsworth-Porter Ranch Community Plan and as noted above, allow the proposed project.

Several provisions of the Specific Plan dealing with the subdivision of property under Section 6 and 8 relate to the Advisory Agency Approval. These are detailed in the following section of these findings.

The Specific Plan requires that proposed subdivisions within the Specific Plan area be referred to the Porter Ranch Design Review Board for its recommendations on the layout and design. The Board transmitted its recommendations on July 25, 2002, and the Director has granted a conditional approval on July 29, 2002.

The site is not located in the Flood Plain Management Specific Plan area (special/flood hazard area/hillside area/mud prone area).

The project conforms with both the specific provisions and the intent of the Flood Plain Management Specific Plan (Section 5.B.4 of Ordinance 154,405)

Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

The Department of Building and Safety, Grading Division, has conditionally approved the tract map subject to control of on-site drainage in a manner acceptable to that Department.

The soils and geology reports for the proposed subdivision were found to be adequate by the Grading Division of the Department of Building and Safety.

The tract is being approved with 6 lots and permitting the construction of 307 units of multiple family detached condominium on Lot No. 1. The project will be developed with walkways, lawns and open areas.

Adjoining and off-site street improvements and infrastructure improvements have been required appropriate to accommodate this level of density of development.

- (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.

That existing 60-foot by 50-foot rectangular shaped excess street dedications along Porter Ranch Drive and adjoining the tract be permitted to be merged with the remainder of the subdivision pursuant to Section 66499.20 1/2 of the State Government Code, and in addition, that consents to the street being merged and waivers of any damages 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 and be administered by the City Engineer..

The Advisory Agency hereby finds that the public street to be merged is unnecessary for present or prospective public purposes and all owners of interest in the real property within the subdivision have or will have consented to the merger prior to recordation of the final map.

No other 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.

FINDING OF FACT (Porter Ranch Specific Plan)

IN CONNECTION WITH THE APPROVAL OF VESTING TENTATIVE TRACT NO. 53783, THE ADVISORY AGENCY OF THE CITY OF LOS ANGELES, PURSUANT TO THE PORTER RANCH SPECIFIC PLAN ORDINANCE NO. 173,872 MAKES THE PRESCRIBED FINDINGS AS FOLLOWS:

The adopted Porter Ranch Specific Plan, Ordinance No. 166,068, designates the subject property as Subarea II of the Regional Center, which consists of approximately 89.2 acres. The proposed development of 6 lot subdivision with 307-unit of detached condominiums on Lot No. 1, and 5 additional lots for future commercial or residential purposes, is consistent with the Regulations set forth in Section 6 and Section 8 of the Specific Plan.

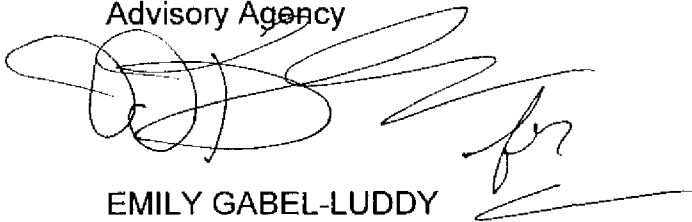
SECTION 6 A MAXIMUM OF 920 BASE PERMITTED DWELLING UNITS SHALL BE PERMITTED IN SUBAREA 1, AT AN AVERAGE DENSITY NO GREATER THAN 40 DWELLING UNITS PER GROSS ACRE.

The remainder of Subarea 1 may be developed or is being developed with additional residential units, and a remainder of said Subarea remains vacant. The subject project

for 307 dwelling units in Lot No. 1 has a density of only approximately 10.9 dwelling units per net acres over the entire Lot No. 1.

All other conditions and findings of Vesting Tentative Tract No. 53783 shall remain as originally written and/or as previously clarified or corrected.

Con Howe
Advisory Agency



EMILY GABEL-LUDDY
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.

If you have any questions, please call Subdivision staff at (213) 978-1330.

EGL:DLK:JC:JH

N:tract_letter

CITY OF LOS ANGELES
CALIFORNIA



JAMES K. HAHN
MAYOR

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

MITCHELL B. MENZER
PRESIDENT

JOSEPH KLEIN
VICE-PRESIDENT

RICHARD BROWN

MABEL CHANG

DORFNE DOMINGUEZ

JAVIER D. LOPLZ

PASTOR CLERARD MCCALLUM II
TOM SCHIFF

GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1247

EXECUTIVE OFFICES
5TH FLOOR

CON HOWE
DIRECTOR
(213) 978-1271

FRANKLIN P. EBERHARD
DEPUTY DIRECTOR
(213) 978-1273

GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 978-1272

ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 978-1274

FAX: (213) 978-1275
INFORMATION
(213) 978-1270

Date: February 26, 2003

Porter Ranch Development Company
8383 Wilshire Boulevard, #700
Beverly Hills, CA 90211

Planning Associates, Inc.
4040 Vineland Avenue, Ste. 108
Studio City, CA 91604

Re: Tract No. 53783
Council District No. 12

LETTER OF CORRECTION

On November 12, 2002, in accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency conditionally approved Vesting Tract No. 53783 located at 11601 Porter Ranch Drive.

It has been determined that Condition No. Y. **PLANT LIFE** of the subject approval did not include the required condition to allow the removal of oak trees and the required mitigation of oak tree removals as provided in the Advisory Agency certified environmental clearance for the project under the City Council adopted Environment Impact Report No. EIR 88-0026. The subject environmental clearance under "Plant Life" stated, inter alia, that approximately 72 oak trees of varying condition would be removed by permit and replaced on at least a 2:1 basis. Therefore, a correction is hereby made adding a new Condition No. Y.2 as follows:

Correct Condition No. Y. **PLANT LIFE** by adding new Condition No.Y.2 to read:

Y.2 That the oak tree(s) No.(s) 8-15 and 17-20 as shown on the vesting tentative tract map stamp-dated October 28, 2002 and the oak tree report prepared by John K. Innes dated May 20, 2002 be replaced on at least a 2:1 basis with minimum 24-inch box native oaks (as defined by Section 17.02 of the Municipal Code) with a minimum 10-foot tree height as measured from the base of the tree at the time of planting, prior to obtaining a certificate of occupancy.



All other conditions remain unchanged.

Con Howe
Advisory Agency

A large, stylized handwritten signature in black ink, appearing to read 'CON HOWE'.

EMILY GABEL-LUDDY
Deputy Advisory Agency

A handwritten signature in black ink, appearing to read 'EMILY'.

EGL:DLK:

n:\...LtrCorrection&Clarification(cp-6606)(03/18/02DLK)

3280-54

CITY OF LOS ANGELES
CALIFORNIA



JAMES K. HAHN
MAYOR

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
CITY PLANNING COMMISSION
—
MITCHELL B. MENZER
PRESIDENT
JOSEPH KLEIN
VICE-PRESIDENT
RICHARD BROWN
MABEL CHANG
DORENE DOMINGUEZ
JAVIER O. LOPEZ
PASTOR GERARD MCCALLUM II
TOM SCHIFF
—
GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1247

EXECUTIVE OFFICES
5TH FLOOR

CON HOWE
DIRECTOR
(213) 978-1271
FRANKLIN P. EBERHARD
DEPUTY DIRECTOR
(213) 978-1273
GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 978-1272
ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 978-1274
FAX: (213) 978-1275
INFORMATION
(213) 978-1270

Date: February 25, 2003

Porter Ranch Development Company
8383 Wilshire Boulevard, #700
Beverly Hills, CA 90211

Planning Associates, Inc.
4040 Vineland Avenue, Ste. 108
Studio City, CA 91604

Re: Tract No. 53783
Council District No. 12

LETTER OF CORRECTION

On November 12, 2002, in accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency conditionally approved Vesting Tract No. 53783 located at 11601 Porter Ranch Drive.

It has been determined that Condition No. Y. **PLANT LIFE** of the subject approval did not include the required condition to allow the removal of oak trees and the required mitigation of oak tree removals as provided in the Advisory Agency certified environmental clearance for the project under the City Council adopted Environment Impact Report No. EIR 88-0026. The subject environmental clearance under "Plant Life" stated, inter alia, that approximately 72 oak trees of varying condition would be removed by permit and replaced on at least a 2:1 basis. Therefore, a correction is hereby made adding a new Condition No. Y.2 as follows:

Correct Condition No. Y. **PLANT LIFE** by adding new Condition No. Y.2 to read:

Y.2 That the oak tree(s) No.(s) 8-15 and 17-20 as shown on the vesting tentative tract map stamp-dated October 28, 2002 and the oak tree report prepared by John K. Innes dated May 20, 2002 be replaced on at least a 2:1 basis with minimum 24-inch box native oaks (as defined by Section 17.02 of the Municipal Code) with a minimum 10-foot tree height as measured from the base of the tree at the time of planting, prior to obtaining a certificate of occupancy.



All other conditions remain unchanged.

Con Howe
Advisory Agency

A large, stylized handwritten signature in black ink, appearing to read 'DSJ22' followed by a long horizontal stroke.

EMILY GABEL-LUDDY
Deputy Advisory Agency

A small, handwritten signature in black ink, possibly reading 'fn'.

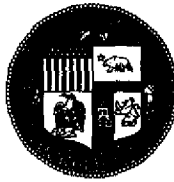
EGL:DLK:

n:....LtrCorrection&Clarification(cp-6606)(03/18/02DLK)

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

MITCHELL B. MENZER
PRESIDENT
JOSEPH KLEIN
VICE-PRESIDENT
RICHARD BROWN
MABEL CHANG
DORENE DOMINGUEZ
JAVIER O. LOPEZ
PASTOR GERARD MCCALLUM II
ROBERT L. SCOTT
PETER M. WEIL
GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1247

CITY OF LOS ANGELES
CALIFORNIA



JAMES K. HAHN
MAYOR

EXECUTIVE OFFICES
5TH FLOOR

CON HOWE
DIRECTOR
(213) 978-1271
FRANKLIN P. EBERHARD
DEPUTY DIRECTOR
(213) 978-1273
GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 978-1272
ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 978-1274
FAX: (213) 978-1275
INFORMATION
(213) 978-1270

Decision Date: November 12, 2002

Appeal Period Ends: November 22, 2002

Porter Ranch Development Company
8383 Wilshire Boulevard, #700
Beverly Hills, CA 90211

Planning Associates, Inc
4040 Vineland Avenue, Suite 108
Studio City, CA 91604-3350

Let's do this
Re: Tract Map No.: 53783
Council District: 12
Existing Zone: [T]C4-2D
Community Plan: Chatsworth-Porter
Ranch
EIR No.: 88-0026 (SP)(ZC)(PA)
Fish and Game: Not Exempt

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency approved Vesting Tentative Tract No. 53783 located at 11601 Porter Ranch Drive, for a 4-lot subdivision with 312-unit detached single-family condominium project with 2 private streets, and for merger purposes, as shown on a map stamp-dated October 28, 2002. 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. Conditions identified with a "#" may only be cleared by the Advisory Agency or a City Planner. For an appointment call (213) 978-1326. 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.



A. LAND USE - DEPARTMENT OF CITY PLANNING

1. The proposed project subdivider / applicant shall obtain all necessary permits and adjustment from the City of Los Angeles and shall ensure compliance with all identified conditions of approval.
2. That prior the issuance of the building permit or the recordation of the final map, the subdivider shall submit an approved copy of the ZA-2002-3120-ZAA-SPP-DRB determination regarding the 6-foot passageway to the satisfactory of the Advisory Agency.
3. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:
 - a. 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.
 - b. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

B. BUREAU OF ENGINEERING

1. That the portion of the existing 50-foot wide future street dedication along Rinaldi Street adjoining the tract be accepted by a resolution transmitted to the City Council with the final map.
2. That an additional 2-foot wide strip of land be dedicated along Rinaldi Street adjoining the tract to complete a 52-foot wide half street dedication in accordance with Major Highway Standards including a 20-foot radius property line return at the intersection with Porter Ranch Drive all satisfactory to the City Engineer.
3. That a 52-foot wide strip of land be dedicated along northwesterly tract boundary for Corbin Avenue adjoining the subdivision to complete a 52-foot wide half street dedication in accordance with Major Highway Standards including a 20-foot radius

property line return at the intersection with Porter Ranch Drive all satisfactory to the City Engineer. This dedication may be waived if this street easement is dedicated by other project in this area prior to the recordation of the final map.

4. That a Covenant and Agreement be recorded restricting Lots 1, 2 and 3 of the subdivision against direct vehicular access to and from Corbin Avenue, Rinaldi Street and Porter Ranch Drive, except through approved private street.
5. That an 86-foot to 62-foot variable width private street easement be provided for private street "A" including a 46-foot radius easement line cul-de-sac and 20-foot radius easement line returns at the intersection with Corbin Avenue all on an alignment satisfactory to the City Engineer.
6. That a 74-foot to 60-foot variable width private street easement be provided for "B" Street, including a 40-foot radius easement line cul-de-sac and 20-foot radius property easement line returns at the intersection with Porter Ranch Drive.
7. That sanitary sewer easements be dedicated full-width of the of the proposed private streets.
8. 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 areas upon the sale of the respective lots and they will maintain the private streets, and keep the private streets free and clear of obstructions and in a safe condition for vehicular use at all times.
9. That a Covenant and Agreement be recorded stating that the private street will be posted in a manner prescribed in Section 18.07 of the Los Angeles Municipal Code (Private Street Regulations).
10. That the developer be advised that if detached condominium developments are proposed within the tract areas then following:
 - a. Naming of the private driveway on the final map for identification purposes.
 - b. Submit suitable building plans to assist the sewer house connection permit issuance.
11. That a Covenant and Agreement be recorded advising the subdivider and the future owners that in conjunction with any development on Lots 2, 3 and 4, off-site sewer construction may be required if additional sewerage capacity is necessary as determined by the City Engineer. In addition, in the event an off-site sewer is

required, the provisions of L.A.M.C. Section 64.11.2(a) to (f) are not applicable and Sewerage Facilities Charge deposit will be required.

12. That existing 60-foot by 50-foot rectangular shaped excess street dedications along Porter Ranch Drive and adjoining the tract be permitted to be merged with the remainder of the subdivision pursuant to Section 66499.20 ½ of the State Government Code, and in addition, the following be done and be administered by the City Engineer:
 - a. That consents to the street being merged and waivers of any damages 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 satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the areas being merged.

Note: The Advisory Agency hereby finds that the dedications to be merged are unnecessary for present or prospective public purposes and all owners of interest in the real property within the subdivision have or will have consented to the merger prior to recordation of the final map.

C. GRADING - DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION.
Per Department report dated August 5, 2002.

1. Prior to issuance of any permits, the consultants shall submit detailed soils/geology reports based on 40 scale grading plans containing exploration, slope stability analysis, buttress locations and design recommendations.
2. Satisfactory arrangements shall be made with the Department of Building and Safety with respect to grading in conformance with the Grading Ordinance of the Los Angeles Building Code prior to the recordation of the final map.
3. Prior to placement of compacted fill, all old fill, topsoil, slopewash, colluvium and alluvium within the area of proposed fill placement shall be removed and replaced with certified compacted fill, as recommended.
4. Prior to fill placement, the exposed bottom and any sub-drains shall be observed and approved by the project geotechnical engineer.
5. All grading guidelines contained in Appendix B of the subject report shall be implemented, as recommended.

6. All footings shall be founded entirely in either certified compacted fill or competent bedrock, as recommended.
7. Post-tensioned slab foundations and/or mat foundations shall be used to minimize the potential effect of seismic activity, expansive soils, secondary settlement and hydroconsolidation or hydrocompression, as recommended.
8. All new graded slopes shall be no steeper than 2:1.
9. All adversely-oriented bedding daylighted on slopes shall be supported by designed buttresses, as recommended.
10. Footings adjacent to a descending slope steeper than 3:1 in gradient shall be located a distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the face of the slope; for in-ground pools the footing setback shall be one-sixth the slope height to a maximum of 20 feet.
11. Buildings adjacent to ascending slopes shall be set back from the toe of the slope a level distance equal to one half the vertical height of the slope, but need not exceed 15 feet in accordance with Code Section 91.1806.5.2.
12. All proposed swimming pools and spas shall be designed utilizing the recommendations contained on pages 18, 19, and 20 of the subject Geology and Soils Report.
13. Any proposed ponds shall be lined with an impermeable liner approved by the consultant as recommended.
14. Pools adjacent to ascending slopes shall be set back from the toe of the slope a level distance equal to one-fourth the vertical height of the slope, but need not exceed 7.5 feet.
15. The portion of all un-surcharged temporary vertical excavations greater than 5 feet shall either be sloped back to a 1:1 horizontal to vertical slope gradient, or shored as determined by the soil engineer, as recommended.
16. The geologist and soil engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading.

17. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety.
18. Retaining walls shall be designed for a minimum equivalent fluid pressure as recommended on pages 15, 16, and 17 of the report dated 05/17/2002 prepared by Geosoils Consultants.
19. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device.
20. The recommended equivalent fluid pressure (EFP) for the proposed retaining wall shall apply from the top of the freeboard to the bottom of the wall footing.
21. Prior to issuance of the building permit, the design of the subdrainage system required to prevent possible hydrostatic pressure behind retaining walls shall be approved by the soils engineer and accepted by the Department. Installation of the subdrainage system shall be inspected and approved by the soils engineer and by the City Grading inspector.
22. Suitable arrangements shall be made with the Department of Public Works for the proposed removal of support and / or retaining of slopes adjoining the public way.
23. A grading permit shall be obtained.
24. For grading involving import or export of more than 1000 cubic yards of earth materials within the *grading hillside area*, approval is required by the Board of Building and Safety. Application for approval of the haul route must be filed with the Grading Section. Processing time for application is approximately 8 weeks to hearing plus 10-day appeal period.
25. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Department and the Department of Public Works, for any grading work in excess of 200 cubic yards.
26. All roof and pad drainage shall be conducted to the street in an acceptable manner.
27. A copy of the subject and appropriate referenced reports and this approval letter

shall be attached to the District office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.

28. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557; or 95 percent where less than 15 percent fines passes 0.005mm.
29. Prior to the placing of compacted fill, a representative of the consulting Soils Engineer shall inspect and approve the bottom excavations. He shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the City Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be filed with the Department upon completion of the work. The fill shall be placed under the inspection and approval of the Foundation Engineer. A compaction report shall be submitted to the Department upon completion of the compaction.
30. Prior to the pouring of concrete, a representative of the consulting Soil Engineer shall inspect and approve the footing excavations. He shall pose a notice on the job site for the City Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Department upon completion of the work.
31. The LABC Soil Type Underlying the Site is Sc.

D. ZONING - DEPARTMENT OF BUILDING AND SAFETY, ZONING SECTION.

1. That prior to recordation, the Department of Building and Safety shall certify that there is no Building or Zoning Code Violation.

E. DEPARTMENT OF TRANSPORTATION

1. The applicant must comply with the conditions as stated in the August 14, 2002, DOT letter to Emily J. Gabel- Luddy, Deputy Advisory Agency. Department of City Planning as follows:
 - a. Rinaldi Street and Porter Ranch Drive - Improve this intersection to provide the following : dual left-tern lanes, two through lanes and one right-turn lane in the westbound, eastbound and northbound directions; and dual left-turn

lanes, one through lane and one through/right-shared lane in the southbound direction. Modify signal phasing at this location.

- b. Rinaldi Street and Corbin Avenue - Improve this intersection to provide one left-turn lane, two through lanes and one right-turn lane in the westbound direction and dual left-turn lanes, one through lane and one through/right-shared lane in the northbound and southbound directions. Modify signal phasing at this location.
 - c. Mason Avenue and Chatsworth Street - Install a traffic Signal and restripe the intersection to accommodate the traffic signal.
 - d. Rinaldi Street and Tampa Avenue - Restrict parking and restripe the north leg to provide dual left-turn lanes in the southbound direction while retaining the bicycle lanes on this leg.
 - e. Corbin Avenue and Porter Ranch Drive - Construct the west leg of this intersection and improve this intersection to provide one left-turn lane, one through lane and one right-turn lane in the eastbound and westbound directions and one left-turn lane, two through lanes and one right-turn lane in the northbound and southbound directions. Install traffic signal at this intersection. This improvement would be needed for occupancy of any of the units within Tentative Tract 53783.
 - f. Rinaldi Street and Mason Avenue - Widen and restripe Rinaldi Street to provide one left-turn lane, one through lane and one through/right-shared lane in the westbound and eastbound approaches. Install a traffic signal at this intersection.
 - g. SR-118 Eastbound Ramps and Porter Ranch Drive - Restripe the southbound approach to provide one left-turn lane and one left/through-shared lane. Install a traffic signal at this intersection.
2. All physical transportation improvements must be guaranteed before the recordation of the final map through the B-Permit process of the Bureau of Engineering, Department of Public works, and must be complete before the issuance of any certificate of occupancy to the satisfaction of DOT and the Bureau of Engineering. Prior to setting the bond amount for the B-Permit, the Bureau of Engineering shall require that the developer's engineer or contractor contract DOT's B-Permit Coordinator at (213) 580-5322 to arrange a pre-design meeting to finalize the design for the required transportation improvements.

F. FIRE DEPARTMENT

1. That prior to the recordation of the final tract map, a suitable arrangement satisfactory to the Fire Department with the respect to the following:
 - a. Submit plot plans for Fire Department approval and review prior to recordation of Tract Map Action.
 - b. Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.
 - c. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
 - d. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
 - e. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
 - f. Adequate public and private fire hydrants shall be required.
 - g. This project is located in the Mountain fire District and shall comply with requirements set forth in the City of Los Angeles Municipal Code 57.25.01.
 - h. Mitigating measures shall be considered. These measures shall include, but not be limited to the following:
 - (1) Boxed-in eaves.
 - (2) Single pane, double thickness (minimum 1/8" thickness) or insulated windows.
 - (3) Non-wood siding.
 - (4) Exposed wooden members shall be two inches nominal thickness.

- (5) Noncombustible finishes.

G. BUREAU OF STREET LIGHTING

1. That street lighting facilities to serve the subject property be installed as required by the Bureau of Street Lighting. Number of the street lights and the location of the street lights are to be determined by and to the satisfaction of the Bureau of Street Lighting during the plan check process.

H. INFORMATION TECHNOLOGY AGENCY

1. That 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, 120 S. San Pedro Street, Room 600, Los Angeles, CA 90012, (213) 485-7969.

I. DEPARTMENT OF PARKS AND RECREATION

1. That the Quimby fee be based on the RD zone.

J. EARTH

1. That the following requirements in connection with grading and construction be complied with, in a manner satisfactory to the Department of Building and Safety, Grading Division, prior to recordation:
 - a. All grading shall conform to applicable provisions of the Los Angeles Municipal Code. MM
 - b. Any encroachment onto State right of way, such as curb cutting, landscaping, drainage onto the highway, grading within the State right of way, etc., shall require a permit from the State.
 - c. Buttress fill shall be incorporated for any cut slope exposing unstable bedrock formations and daylight bedding planes, and shall be designed by the engineering geologist and soil engineer. MM
 - d. Immediate planting of natural vegetation to cover any grading cut and fill, or scars on which improvements are not to be constructed shall take place.

Vegetation should be coordinated with the Fire Department's and the Department of Building and Safety's approved list of plants. MM

- e. Erosion control and drainage devices in hillside areas, including storm drains and desilting basins should be utilized as described in Division 30 of the City Building Code. Permanent drainage facilities should be constructed to the satisfaction of the City Engineer. MM
- f. All grading should be observed, inspected, and approved by a qualified soils engineer/ engineering geologist to assure compliance with all applicable provisions of the Municipal Code. MM
- g. Soils of poor gradation, expansion potential, or strength and soils derived from benching operations should be placed in areas designated by the geotechnical consultant or mixed with other soils to serve as satisfactory fill material. MM
- h. Soils steeper than 5:1 on which fills are placed should be benched. In fill-over-cut situations, the lowest bench should be 15 feet with a two-foot minimum depth key. MM
- i. Sidehill fills should have an equipment-width key at their toe excavated into competent material. As the fill is elevated, it should be benched through surficial soil and slopewash and into competent bedrock or other material deemed suitable by the soils engineer. MM
- j. Oversize rock material unsuitable for fills should be removed and placed in designated disposal areas off-site. MM
- k. Oversize rock material should not be placed within 20 horizontal feet from the face of any fill slope or within the range of future utilities or underground construction, unless specifically approved by the geotechnical engineer. MM
- l. Approved fill materials should be placed in nearly horizontal layers not exceeding six inches in compacted thickness in areas designated to receive fill. MM
- m. All cut pad areas should be over-excavated 36 inches and rebuilt to grade with compacted fill. MM
- n. Prior to placement of compacted fill, all unstable soil materials should be removed and recompacted. MM

- o. Subdrains should be installed behind buttress fills within stabilization fills and canyons receiving compacted fills. The geologist should evaluate the need for placement of additional drains during grading, and all subdrainage systems should be observed by the geologist and soils engineer prior to cover with compacted fill. MM
 - p. A stability analysis should be required for all slopes steeper than 2:1. MM
- 2. Prior to recordation, or prior to the issuance of any grading or building permit, whichever occurs first, the applicant shall submit and record as a Covenant and Agreement a Mitigation Monitoring and Reporting Program satisfactory to the Advisory Agency that incorporates all (applicable) mitigation measures required by the Addendum to- and the Supplemental EIR No. 88-0026-(SP)(ZC)(PA), taking into consideration any modified and additional mitigation measures required by the Planning Commission and/or City Council. The program shall require the subdivider to identify (a) mitigation monitor(s) who shall provide annual status reports for a period of ten years, beginning immediately after completion of construction of each phase of the development, to implement mitigation items required above. 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.

K. SLOPE STABILITY

- 1. Landslide and unstable soil should be removed or locked in place with compacted fill. Cut slopes should be inspected, and loose slopes should be supported with buttress fill. MM

M. GEOTECHNICAL HAZARDS, SEISMICITY

- 1. Buildout within the Specific Plan area shall conform to applicable provisions of the Los Angeles Municipal Code, including Division 23 of the Building Code. MM.
- 2. Buildout within the Specific Plan area shall conform to the adopted Seismic Safety Plan. MM
- 3. Slopes and/ or structures on site should be designed with the potential for moderate to high intensity ground shaking taken into account. MM
- 4. Seismic factors must be taken into consideration in the detailed preliminary soil engineering studies required for the grading permit. MM

L. AIR QUALITY Mobile/Construction Phase

(Short Term Mitigation Measures)

1. To minimize the short-term impacts of fugitive dust generation during the construction and grading phases of development, a well-planned watering program shall be implemented. MM
2. The construction site should be seeded and watered in order to further reduce fugitive dust emissions. MM
3. Trucks utilized during grading and construction operations should be washed off before leaving the construction area. MM
4. The street sweeping of roads adjacent to the construction site should be performed to further reduce emissions of fugitive dust generated by traffic adjacent to the construction site. MM
5. Soil binders should be spread on graded areas until such time as landscaping, building, or paving commences. MM
6. A maintenance program designed to keep the engines of heavy-duty construction and grading equipment operating in an efficient manner shall be implemented. MM
7. Low sulfur fuel (0.05 percent by weight) should be used for operation of construction and grading equipment. MM
8. To minimize ozone impacts, development should be phased and/ or otherwise scheduled to minimize construction activity during high ozone episodes and/ or by discontinuing construction activities during second stage smog alerts. MM
9. Any construction affecting roadways should be performed during non-peak hours and at least one travel lane in each direction should remain open under the supervision of a flag person to ensure motorist safety. MM

N. METEOROLOGY

1. Paved surfaces should be kept to a minimum throughout the Specific Plan Area. MM
2. Whenever applicable, materials and paints used should be lighter shades to reduce heat radiation and augment natural light. MM

O. SURFACE WATER RUNOFF/HYDROLOGY

1. Construction of on-site storm drain systems and outlets so as not to exceed the design capacity of downstream capacity systems. MM
2. Erosion control and drainage devices should conform to division 30 of the Building Code. Permanent drainage facilities should be constructed to the satisfaction of the City Engineer. MM
3. Graded cut and fill slopes or scars not to be covered by improvements should be replanted. MM
4. On-site storm drains shall be designed and constructed to the satisfaction of the Department of Public Works. MM
5. Compliance with applicable provisions of the Flood hazard Management Specific Plan Ordinance and requirements of the Bureau of Engineering. MM
6. Landscaping of all graded slopes and installation of an irrigation system in conformance with Section 91.3007 of the Building Code. MM
7. Establishment of a property owners association to provide assurance that commonly-held slopes and drainage devices are properly maintained. MM
8. Use of open greenbelt swales where feasible. MM
9. An interim drainage plan satisfactory to the City Engineer shall be created to control drainage runoff. Construction of permanent drainage facilities, as recommended by the project's geotechnical consultants, to control surface runoff and potential medflies to the satisfaction of the City engineer and the Superintendent of Building. MM
10. All residential streets should be swept regularly. MM

P. NOISE

1. Construction of noisiest construction away from residential areas where feasible. MM
2. Utilizing temporary noise barriers around noisiest operations. MM

3. Requirement of the use of quietest equipment available for construction activities in contractor specification. MM
4. Limit of construction activities to hours permitted by the City for residential areas. MM
5. Incorporation of proper setback of residences from major arteries and freeways, and perimeter wall between major arteries and residences. MM

Q LIGHT

1. Submission of street lighting plans to Bureau of Engineering, Street Lighting Division for approval prior to issuance of building permits. MM
2. All exterior lamp fixtures should be shielded to minimize illumination. MM

R. TRAFFIC & ACCESS

1. Corbin Avenue and Porter Ranch - Construct the west leg of this intersection to provide dual left-turn only lanes, two through lanes and one right-turn lane in the northbound, southbound, eastbound and westbound directions. Modify signal phasing and implement ATSAC plus ATCS at this location. MM
2. Off street parking should be provided for all construction related employee auto use generated by development of the Specific Plan area. No employees or sub-contractors should be allowed to park on the surrounding residential streets for the duration of all construction activities. MM
3. The applicant must comply with the conditions as stated in the August 14, 2002, DOT letter to Emily J. Gabel- Luddy, Deputy Advisory Agency. Department of City Planning as follows:
 - a. Rinaldi Street and Porter Ranch Drive - Improve this intersection to provide the following : dual left-tern lanes, two through lanes and one right-turn lane in the westbound, eastbound and northbound directions; and dual left-turn lanes, one through lane and one through/right-shared lane in the southbound direction. Modify signal phasing at this location.
 - b. Rinaldi Street and Corbin Avenue - Improve this intersection to provide one left-turn lane, two through lanes and one right-turn lane in the westbound

direction and dual left-turn lanes, one through lane and one through/right-shared lane in the northbound and southbound directions. Modify signal phasing at this location.

- c. Mason Avenue and Chatsworth Street - Install a traffic signal and restripe the intersection to accommodate the traffic signal.
 - d. Rinaldi Street and Tampa Avenue - Restrict parking and restripe the north leg to provide dual left-turn lanes in the southbound direction while retaining the bicycle lanes on this leg.
 - e. Corbin Avenue and Porter Ranch Drive - Construct the west leg of this intersection and improve this intersection to provide one left-turn lane, one through lane and one right-turn lane in the eastbound and westbound directions and one left-turn lane, two through lanes and one right-turn lane in the northbound and southbound directions. Install traffic signal at this intersection. This improvement would be needed for occupancy of any of the units within Tentative Tract 53783.
 - f. Rinaldi Street and Mason Avenue - Widen and restripe Rinaldi Street to provide one left-turn lane, one through lane and one through/right-shared lane in the westbound and eastbound approaches. Install a traffic signal at this intersection.
 - g. SR-118 Eastbound Ramps and Porter Ranch Drive - Restripe the southbound approach to provide one left-turn lane and one left/through-shared lane. Install a traffic signal at this intersection.
2. All physical transportation improvements must be guaranteed before the recordation of the final map through the B-Permit process of the Bureau of Engineering, Department of Public works, and must be complete before the issuance of any certificate of occupancy to the satisfaction of DOT and the Bureau of Engineering. Prior to setting the bond amount for the B-Permit, the Bureau of Engineering shall require that the developer's engineer or contractor contract DOT's B-Permit Coordinator at (213) 580-5322 to arrange a pre-design meeting to finalize the design for the required transportation improvements.

S. FIRE PROTECTION

1. Compliance with all applicable codes and ordinances and the guidelines found in the fire Protection and Fire Prevention Plan and the Safety Plan. mm

2. Submit plot plans for Fire Department approval and review prior to recordation of Tract Map Action.. MM
3. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required. MM
4. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width. MM
5. Additional fire hydrants will be required and located as determined by the Fire Department. MM
6. At least two different ingress-egress roads for each area should be required. MM
7. Definite plans and specifications shall be submitted to the Fire Department prior to the construction of any portion of the project. MM
8. All roadways should be constructed to meet Fire Department and Board of public Works criteria. MM
9. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane. MM
10. All residential structures should incorporate non-wood roofs, single pane double thick or insulated windows, non-wood siding, boxed-in eaves, exposed wooden members shall be two inches nominal thickness, and noncombustible finishes. MM
11. This project is located in the Mountain Fire District and shall comply with requirements set forth in the City of Los Angeles Municipal Code 57.25.01.

T. POLICE PROTECTION

1. The developer should contact the Los Angeles Police Department's Crime Prevention Bureau for compliance with recommendations. MM
2. Upon completion of development, the Devonshire Area Commanding Officer should be provided a diagram showing access, unit numbers, and other pertinent information. MM
3. Compliance with the Municipal Code regarding minimum locking standards. MM

4. All exterior sliding doors and windows should be equipped with factory installed secondary locking devices, and entrances from garages should have solid-core doors with deadbolt locks. All garages with interior access should be equipped with electronic garage door openers. MM
5. Provision of additional police personnel by the City based upon additional tax revenues generated by the development. MM

U. SCHOOLS

1. Compliance with the Agreement between the developer and the LAUSD to provide capacity within the School district to accommodate future enrollment growth in the area. MM

V. PARKS

1. Development of the area shall proceed in conformity with all requirements of the Quimby Ordinance No. 171,422. MM

W. ENERGY CONSERVATION

1. Consultations with the Department of Water and Power and the Southern California Gas Company to determine feasible energy conservation features that could be incorporated into the proposed development. MM
2. Compliance with Title 24 measures (insulation, caulking, weather stripping, windows). MM
3. Use of thermal insulation which meets or exceeds standards established by the Department of Building and Safety. MM
4. Large fast-growing deciduous trees should be planted throughout the Specific Plan Area to reduce the use of summer air conditioning and winter heating. MM

X. WATER CONSERVATION

1. Buildout of the Specific Plan area should incorporate water-saving devices and techniques in the design of the project in order to mitigate the water requirements of the development. MM
2. Automatic sprinkler systems should be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. MM

3. Selection of xerophytic plant varieties should be used to reduce irrigation, water consumption. MM
4. Plants of similar water use should be grouped to reduce over-irrigation of xerophytic plants. MM
5. Mulch should be used extensively in landscaped areas. MM
6. Water - conserving models of washers should be used. MM
7. Plumbing fixtures should be selected which reduce potential water loss from leakage due to excessive wear of washers. MM
8. Information should be provided to all residents regarding the benefits of low-water using landscaping and sources of additional assistance. MM
9. Slopes should be graded so that the runoff of surface water is minimized. MM
10. Compliance with City Ordinance Nos. 163093, 164136, and 165004 shall be required. MM

Y. PLANT LIFE

1. Open space areas, particularly those adjacent to off-site open space, should be left undeveloped to the extent possible. Natural open space should be buffered by the use of native vegetation, fencing, and signing. MM

Z. AESTHETICS AND VIEWS

1. Slope planting with ground cover and landscaping should begin immediately upon completion of grading. MM
2. All common open areas should be landscaped in accordance with a landscape plan prepared by a licensed landscape architect. All such areas should be equipped with automatic sprinklers. MM
3. Landscaped buffer areas should be planted along highways. MM

AA. ARCHAEOLOGICAL RESOURCES

1. If any archaeological materials are encountered during the course of the proposed development, the project should be halted in the area of concern. The subdivider

should employ either a staff archaeologist of the Center for Public Archaeology, Cal State University at Northridge; a qualified member of the Society of Professional Archaeologists (SOPA); or a SOPA-qualified archaeologist, to assess the resources and evaluate the Impact. Copies of archaeological surveys, studies, or reports prepared by said archaeologists shall be submitted to the UCLA Archaeological Information Center.

2. The applicant must comply with the provisions of interim or future ordinances regarding sewer capacity allotment in the City of Los Angeles. MM

BUREAU OF ENGINEERING 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 for 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 acceptancy be transmitted to the City Council with the final map.
- (k) That no public street grade exceed 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 the recording of the map or that such 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.
- (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. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division (485-5675) 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:
 - a. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, drainage facilities will be include the construction of the following satisfactory to the City Engineer:
 - (1) Debris basin.
 - (2) Retention basin.
 - (3) Public and private storm drain system.
 - b. Improve Rinaldi Street being dedicated and adjoining the subdivision by the construction of the following:
 - (1) A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway.

- (2) Suitable surfacing to join the existing pavement and to complete a 40-foot half roadway (82-foot roadway).
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvements all satisfactory to the City Engineer.
- c. Improve Corbin Avenue being dedicated and adjoining the subdivision by the construction of the following:
 - (1) A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway.
 - (2) Suitable surfacing to join the existing pavement and to complete a 40-foot half roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvement.
- d. Improve the private street "A" being provided by the construction of the following:
 - (1) Concrete curbs, concrete gutters, and 5-foot minimum concrete sidewalks.
 - (2) Suitable surfacing to provide a 40-foot minimum roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvements all satisfactory to the City Engineer.
 - (5) Suitable improvements of the 35-foot curb radius cul-de-sac turning area satisfactory to the City Engineer.
- e. Improve the private street "B" being provided by the construction of the following:

- (1) Concrete curbs, concrete gutters, and 5-foot minimum concrete sidewalks.
 - (2) Suitable surfacing to provide a 40-foot minimum roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvements all satisfactory to the City Engineer.
 - (5) Suitable improvements of the 35-foot curb radius cul-de-sac turning area satisfactory to the City Engineer.
- f. Construct any necessary mainline sewers including a dry sewer in private street "A" all satisfactory to the City Engineer.

NOTES:

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.

That Conditions of existing or pending zone of [T]C4-2D shall still be complied with.

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 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)

In making the decision to approve Tentative Tract No. 53783 the Advisory Agency of the City of Los Angeles certifies that EIR No. 88-0026-(SP)(ZC)(PA), including supplemental and addendum reports has been completed in conformance with CEQA and the State and City CEQA guidelines, that EIR No. 88-0026 reflects the independent judgment of the lead agency and that it has reviewed and considered the information contained in the EIR together with all written communications and oral testimony regarding this subdivision. Pursuant to Public Resources Code Section 21081, the Advisory Agency hereby adopts the CEQA findings, mitigation monitoring program, and the statement of overriding considerations (summarized below). The Environmental Impact Report was adopted by the City Council on November 21, 2000 and on March 28, 2001 in Council File No. 99-0892-S3, in connection with its approval of amendments to the Chatsworth-Porter Ranch Community Plan and the Porter Ranch Land Use/Transportation Specific Plan Program, respectively.

The Deputy Advisory Agency concurs with the determination made by Department of City Planning's Environmental Review Section in April 2000 that EIR No. 88-0026 and its addendum is adequate to be used as the environmental clearance for the development activities proposed under the Specific Plan. Environmental impacts from Tract 53783 are within the scope of the project covered by EIR No. 88-0026 and pursuant to Section 15162 of the State CEQA Guidelines, no new effects would occur. The project intensity and the circumstances under which the project is being undertaken will not create any new significant environmental effects or substantially increase the severity of previously identified effects. No new information of substantial importance has been presented which shows that the project will have significant effects not discussed in the EIR, that significant effects previously examined will be substantially more severe than shown in the EIR, that previously determined infeasible mitigation measures or alternatives would in fact be feasible and would substantially reduce one or more significant effects of the project, or that mitigation measures or alternatives which are considerably different from those analyzed in the EIR would substantially reduce one or more significant effects on the environment.

EIR No. 88-0026 analyzed potential adverse impacts resulting from implementation of the project in the following areas: Earth (Seismicity, Slope Stability, and Grading); Air Quality (Mobile and Meteorology); Water (Surface Water Runoff/ Hydrology/ Flood Hazard); Plant Life; Animal Life; Noise; Light (Artificial); Land Use - General Plan Elements (Equestrian and Biking Trails); Natural Resources; Risk of Upset; Housing/Population/ Employment; Transportation and Circulation (Traffic); Transportation and Circulation (Parking); Transportation and Circulation (Pedestrian Right-of-Way and Access); Public Services (Fire Protection); Public Services (Police Protection); Public Services (Schools); Public Services

(Parks); Public Services (Libraries); Energy Conservation; Utilities (Water); Utilities (Sanitary Sewers); Utilities (Solid Waste and Disposal); Safety/Aesthetics/View; and Cultural Resources (Archaeological) (Social)(Paleontological)(Historical). Potential impacts which could occur from the project's implementation and recommended mitigation measures were identified as follows:

Earth (Seismicity) The Specific Plan area will be subject to potential ground-shaking in the event of a major earthquake, however, no direct ground rupture from fault displacement is anticipated. Compliance with applicable Building and Municipal Code provisions and the Seismic Safety Plan and conformance with recommendations set forth in the geology and soils

engineering report prepared specifically for the subdivision will reduce the potential risk to a less than significant level.

Earth (Slope Stability) The Specific Plan area will be subject to possible landslides and unstable soils. A detailed list of slope stability measures have been incorporated into the tract conditions. In general, the site is suitable for the proposed development. All grading and development plans will be reviewed by a soil engineer and engineering geologist. Potential impacts from landslides and unstable soil will be avoided by removing unstable material or locking the material in place with compacted fill. Potential impacts resulting from unfavorable geologic or loose materials in proposed cut slopes will be avoided with properly designed buttress fills. With all grading conforming to specific recommendations made by the tract geologist and soil engineer and to the grading regulations of the Municipal Code, significant impacts regarding landslides and unstable soils will be avoided.

Earth (Grading) Development of the total Specific Plan area is expected to involve grading of approximately 40 million cubic yards of earth, of which a minimum of 12 million cubic yards would be required for grading of public facilities and infrastructure. The Regional Center involved approximately 6 million cubic yards of grading. Grading would be adjusted as each phase is developed to achieve a balanced cut and fill. Grading for this tract will be approximately 54,000 cubic yards. A variety of grading requirements to reduce the adverse effects of grading have been identified and where applicable, incorporated into the tract conditions of approval. In addition, all grading shall conform to applicable provisions of the Municipal Code. Thus, impacts from grading shall be less than significant.

Air Quality - Mobile/Stationary Full development of the Specific Plan area to maximum allowable levels would result in a significant increase in short and long-term mobile pollutant emissions and incrementally increase indirect stationary emissions resulting from the production of electrical energy and natural gas usage. Mitigation measures, required by the tract conditions, will be implemented in regards to earth moving operations,

construction activities, energy efficient appliances, energy saving devices, project design, earthen materials hauling, and compliance with City ordinances and SCAQMD Regulations. Construction emissions are expected to be significant only during the grading phase while long-term emissions are expected to have a significant impact on regional air quality. Mitigation measures will reduce impacts, however, these adverse impacts are significant and unmitigatable.

The E.I.R. sets forth several long-term mitigation measures, which should be provided to minimize long-term impacts from mobile emissions. These measures include access to transit stops, bikeways, bicycle storage facilities, bus shelters and benches, multiple access to parking facilities, and avoidance of transportation and/or delivery during peak commute hours.

Such mitigation measures have been included within those required with the approval of the Commercial Center under Tract 52154 (Condition 14c of that tract approval).

Although the subject Tract 53783, is also within the Community Center area, as shown on the adopted Specific Plan, it is being developed for residential use, making these particular mitigation measures inappropriate for a non-commercial project.

Air Quality - Meteorology The wind speed of the ambient air flow in the general area would not be increased by the proposed development. With low rise buildings and implementation of the mitigation measures, potentially significant impacts of the project through increases in wind velocity are not anticipated to be less than significant.

Water (Surface Water Runoff/Hydrology/Flood Hazard) Full development allowed by the Specific Plan would increase the overall area-generated runoff during a 50-year frequency storm and could contribute incrementally to system-wide storm drain water quality problems. Storm drain systems designed in accordance with the standards of the City of Los Angeles Department of Public Works would control the increased run off associated with the build-out of the Specific Plan area. The 50-year frequency storm hydrology does not exceed the design capacity of the existing downstream drain systems. Erosion and runoff will be controlled by drainage which conforms to the Building Code and the City Engineer's requirements and by complying with applicable provisions of the Flood Hazard Management Specific Plan Ordinance; and by regular sweeping of all commercial parking lots. Such measures will reduce impacts, however, adverse impacts remain significant and unmitigatable.

Plant Life Full development of the Specific Plan area represents a significant loss of open space and vegetative habitat. However, the major riparian woodland area would remain intact. Approximately 9 acres of native grassland in the commercial portion of the Regional Center have been converted. Approximately 72 oak trees of varying condition would be

removed by permit and replaced on at least a 2:1 basis within the Specific Plan area. Revegetation shall occur on all graded and cut-fill slopes. Thus, plant life impacts from this phase of development is less than significant.

Animal Life Full development of the Specific Plan area will result in loss of animal habitat, reduce species diversity on the site, degrade natural habitat areas bordering all built or modified areas and night lighting may disrupt area wildlife. Human recreation, domestic pets, night lighting, invasion of undesirable exotic species, and restriction of wildlife movement to and from preserved areas would diminish the value of the habitat to wildlife. Construction activity would disturb all wildlife in the vicinity forcing many species to move to adjacent areas, such as the existing wildlife movement corridor through the Santa Susana Mountains adjacent to the Plan area as well as the areas both east and west of the northern Plan area boundary, which contain variable terrain and habitat values. Mitigation measures such as restricting night lighting in open space areas; consulting with the Department of Animal Regulation regarding practical means and methods for relocating large mammals; and compliance with Section 1603 agreement requirements and Section 404 of the Clean Water Act requirements, as applicable. Thus, animal life impact from this phase of development is less than significant.

Noise Short-term increases in noise levels attributed to construction, grading activities and long-term noise increases from traffic are expected. Construction noise impacts would be substantially lessened by using the best available (quietest) equipment, keeping the amount of equipment on-site at a minimum, erecting temporary noise control barriers if necessary, and limiting construction activities to hours permitted by the City for residential areas. Separation of commercial uses from residential areas within the Plan area have been found to mitigate any potential adverse effects from noise generated by activities within the commercial area. Thus, no significant noise impacts are anticipated.

Light - Artificial Development of the Specific Plan area would produce new sources of night lighting contributing to the overall "glow" of the area which could impact animal habitats located in the immediate vicinity. Nighttime lighting within the Regional Center will be visible at greater distances to more people. Mitigation measures designed to reduce nighttime lighting impacts within the Specific Plan area include requiring street lighting plans to be submitted to the Bureau of Engineering, Street Lighting Division for approval prior to the issuance of building permits; shielding all exterior lamp fixtures to minimize illumination of adjacent properties within the Regional Center; and extinguishing exterior lighting within the Regional Center at the end of the business day except for the purpose of safety, security, and the illumination of signs. These mitigation measures have been imposed in Tract 52154 for the regional center. Within the subject project, a requirement for walls and low-level security lighting has been imposed. Thus, no significant artificial light impacts from this phase of development are anticipated.

Land Use General Plan Elements (Equestrian and Biking Trails) - A system of bicycle lanes will be developed in substantial conformity with the District Plan and Bicycle Plan. The bicycle routes would connect with the larger regional system in the Plan area vicinity. Bicycle lanes would be developed along the streets and would not exist as a separate and unique network. The bicycle-way routes should comply with City standards to the satisfaction of the Advisory Agency, Department of Transportation, and the City Engineer. With implementation of the bicycle-way, no land use impacts will occur.

Housing/Population/Employment The addition of housing units, population, and employment opportunities resulting from Specific Plan development would produce impacts on air quality, noise, transportation, public services, energy conservation, and utilities. Specific Plan area development would move the San Fernando Valley subregional jobs/housing ratio slightly further in the direction of "job richness" than is forecasted to occur without development within the Specific Plan area. The proposed development will provide new employment opportunities in close proximity to a subregional area (the northwest San Fernando Valley) which is housing rich. Locating housing and employment opportunities close to each other may reduce the necessity for auto travel and increase the use of alternative travel modes. The proposed Specific Plan would either improve or have a neutral effect on the area's jobs/housing balance ratio, a policy developed by the South Coast Air Quality Management District (SCAQMD) and the Southern California Association of Governments (SCAG). Thus, this phase of development will not result in any significant housing/population/ employment impacts.

Transportation and Circulation - Traffic Traffic generated by full development of the Specific Plan area is expected to generate a total of 150,602 daily vehicular trips. With roadway links added and assuming construction of the Aliso Canyon Bridge on Sesnon Boulevard and widening of the Simi Valley Freeway to five lanes in each direction, those trips would adversely impact 47 of 50 manual analysis study area intersections in the AM peak hour and 48 in the PM peak hour.

The EIR's mitigation program includes major improvements at existing freeway ramps, construction of new roadways and freeway ramps, improvements to the traffic signal system, installation of new signals, and numerous other improvements at critical intersections.

The traffic mitigation measures referenced in the Specific Plan provide for the construction/extension of new and existing roadways in the study area beyond the Specific Plan system including Rinaldi Street from the Simi Valley Freeway to De Soto Avenue, Corbin Avenue from north of Devonshire Street to the southerly Specific Plan area boundary, a new east/west internal commercial street extension from Mason Avenue to De

Soto Avenue, and participation in the funding of the construction of the Sesnon Boulevard bridge over Aliso Canyon, which is currently discontinuous between Balboa and Reseda Boulevards.

The Specific Plan also requires implementation of a Traffic Demand Management (TDM) program to reduce peak hour traffic by specific percentages. The TDM program will include a Transportation Management Organization (TMO) which will include key provisions such as mandatory membership in the TMO for all employers within the Specific Plan area included in recorded covenants, conditions, and restrictions for all commercial and retail development. Funding for the TMO and its associated programs will be generated by an assessment mechanism to be imposed on all land use within the Specific Plan area. The TMO will monitor members' ride-sharing and TDM programs, monitor overall performance of the Regional Center, survey members' employees, and prepare detailed Average Vehicle Ridership (AVR) and monitoring reports annually.

A parking management plan will be implemented to support the TDM program and to serve as an incentive for the use of high occupancy vehicles (HOVs). The mitigation measures require the TDM program to make every effort to incorporate Air Quality Management Plan (AQMP) actions relating to the use of clean fuels for fleet vehicles and stationary combustion sources. Other Specific Plan provisions designed to alleviate traffic congestion, include participation in a computer hub for an Automated Traffic Surveillance and Control (ATSAC) system, including 46 intersections in the study area and 12 outside of it.

Even with implementation of the mitigation measures, traffic impacts of full development of the Specific Plan will be unavoidable.

Transportation and Circulation - Parking Off-street parking will be provided for all construction-related employee use and no employees or subcontractors should be allowed to park on surrounding residential streets for the duration of all construction activities. Parking for the tract development is proposed in excess of the Specific Plan and the LAMC, consequently no adverse impacts are anticipated.

Transportation and Circulation (Pedestrian Right-of-Way/Access) The tract design includes typical neighborhood walkways and paths linking the homes to the recreation center. With implementation of streets and walkways in accordance with City standards, no significant impacts on pedestrian right-of-way/access will occur.

Public Services (Fire Protection) Build-out of the Specific Plan would increase the need for fire protection and emergency services in the area. A new fire station within the Specific Plan area has been built to satisfy any potential needs for adequate fire protection and emergency services. In addition, mitigation measures recommended by the Fire

Department have been included in tract conditions regarding compliance with all applicable codes, ordinances, and plans. As a result, no significant impact to fire protection is anticipated.

Public Services (Police Protection) Full development of the Specific Plan area will increase the need for police protection in the area but does not require the development of a police station. The Police Department projects a need for 3.0 police officers/1,000 people to provide the proper officer/citizen ratio and maintain adequate reserves. Build-out within the Specific Plan is anticipated to increase the population of the Devonshire Division by 9,325 people which would require an additional 28 police officers to maintain adequate reserves. However the normal demand for police services will be reduced, since the Single Family areas, including the tract will utilize their own protective measures as private, gated communities and additional security and protective measures can be expected to reduce the demand for police services. Although these mitigation measures will lessen police protection impacts, impacts have been identified which cannot feasibly be mitigated.

Public Services (Schools) The EIR determined that maximum build-out under the residential densities allowed by the Specific Plan is anticipated to increase the student population of the Porter Ranch area by a total of 443 elementary, 222 junior high, and 222 senior high school students which would create a shortage of approximately 4.6 classrooms at Germain Street Elementary School. Assuming that current busing from other parts of the District remains constant, shortages of approximately 9.3 classrooms at Germain Street Elementary and 1.7 classrooms at Lawrence Junior High Schools may occur. The subdivision, however, is limited to compliance with the provisions of Assembly Bill (AB) 2926 to finance the construction of new schools to mitigate environmental impacts. With payment of fees in compliance with AB 2926, impacts to schools will be reduced to less than significant levels.

Public Services (Parks) Development of the Specific Plan area would create a new system of parks, recreation and open space areas. An exchange of parkland between the Department of Recreation and Parks and a developer of the Specific Plan area has occurred. Park and open space areas proposed by the Specific Plan are not located in close proximity to the tract area.

However, recreational facilities and pocket parks for the residents of the tract will be developed. With the development of the park facilities, impacts to parks will be reduced to less than significant levels.

Public Services (Libraries) Full development of the Specific Plan area is expected to create additional need for public library facilities. With completion of Tampa Avenue Branch Library, impacts have been reduced to less than significant.

Energy Conservation Full development and operation of the Specific Plan area facilities

would increase the use of local and regional energy sources. Short-term energy consumption would result from grading, site preparation, and construction activities. Long-term energy consumption would result from heating, cooling, lighting, food preparation, and other energy-dependent activities associated with residential and commercial uses. The lighting of public facilities and streets within the Plan area would require additional energy use. Maximum build-out under the Specific Plan would increase electrical energy usage, natural gas consumption, and vehicular fuel consumption. Energy conservation measures such as consultation with the Los Angeles Department of Water and Power and the Southern California Gas Co. and completion of a solar access report have been incorporated into tract conditions. Other measures, such as compliance with Code requirements are required by law. Although significant impact to energy from this phase of development would be less than significant, cumulative impacts from the development of the whole Specific Plan are significant and unmitigatable.

Utilities (Water Conservation) Full development of the Specific Plan area would require approximately 2.83 million gallons of water for daily consumption. Construction of the Susana Tank has been completed and will serve Plan areas lower than 1,625 feet above sea level, such as the tract area. The project will comply with all applicable city and state water conservation regulations. Thus, impact to water conservation from this phase of development is less than significant.

Utilities (Sanitary Sewers) Full build-out of the Specific Plan area is estimated to generate approximately 3.34 cubic feet per second (cfs) or 2.15 million gallons per day (mgd) of sewage. This increase represents an increase of approximately 0.5 percent in the Hyperion Treatment System's current daily sewage flows and constitutes 5.6% of the remaining system capacity. Further extension of existing sewer lines could be required to provide adequate capacity for project-generated sewage. Should any such extensions be required, they would be designed in accordance with applicable provisions of the Municipal Code to the satisfaction of the City Engineer. All new sewage lines shall be constructed in accordance with all requirements and to the satisfaction of the Bureau of Engineering. Sewage discharged from the Specific Plan area public sewers shall be disposed of in accordance with the applicable State Water Quality Control Standards. Payment of sewage facilities fees to offset the cost of projects to increase Hyperion Treatment Plant capacity has been required in the conditions. Although significant impact to sanitary sewers from this phase of development would be less than significant, cumulative impacts from the development of the whole Specific Plan are significant and unmitigatable.

Utilities (Solid Waste and Disposal) Build-out of the Plan would produce approximately 34.3 tons of solid waste per day, which would incrementally contribute to the ultimate exhaustion of existing local landfills. In addition, construction activities would produce approximately 0.9 tons of solid waste per day. Compliance with the Citywide compost and refuse separation and recycling programs will apply. Although significant impact to solid

waste and disposal from this phase of development would be less than significant, cumulative impacts from the development of the whole Specific Plan are significant and unmitigatable

Aesthetics/View Full development of the Specific Plan area will permanently alter the visual character of the site from surrounding areas. Views of existing undeveloped rolling hills would be changed to views of residential and commercial development and landscaping with some open space remaining. Several directives are set forth in the Specific Plan to reduce potential adverse visual impacts and add visual variety. With Advisory Agency conditions on monitoring grading techniques and site of layout and design, aesthetic compatibility with surrounding development will occur and impacts to aesthetic and view will be reduced to less than significant levels.

Cultural Resources (Archaeology) Development of the Specific Plan area would require excavation and grading of a majority of the property. Since prehistoric artifacts have been identified on and in the proximity of the Specific Plan area, the possibility exists that significant cultural resources could be recovered from the area during grading and construction activities. A surface survey of the Specific Plan area revealed no significant archaeological deposits. Designated archaeological locations within the Plan area were either not able to be found, due to drainage work which had occurred, or revealed only surface scatter, unaccompanied by a significant deposit. To avoid possible impacts from the discovery of significant resources during construction, a condition has been imposed that if any archaeological materials are encountered during the course of the proposed development, the project will be halted in the area of concern, the subdivider will employ an archaeologist to assess the resources and evaluate the impact. With implementation of these measures, impacts to cultural resources will be reduced to less than significant levels.

ALTERNATIVES

No Project Alternative. According to the Final EIR, the No Project alternative was the environmentally superior alternative because it would retain the Specific Plan area as undeveloped, privately owned open space and avoid all short-term and long-term impacts associated with development. However, this alternative would not implement in any way the District Plan's and Specific Plan's designation of the area for commercial land uses, nor would it implement the circulation system planned for the area.

Change in Intensity of Development - Reduced Density 50% Reduction Across Entire Site Alternative Also identified in the EIR, as an environmentally superior alternative was the alternative of reducing the residential density and square footage of commercial space by 50 percent. This alternative would reduce the number of single family residences to approximately 1,098 units, the number of multiple family residences to approximately 600

units, and the Regional Center square footage to approximately 3.16 million square feet of commercial, retail and public/quasi-public development. The design of this alternative would be similar to that of the Specific Plan, with the residential development spread out over the Specific Plan area, by requiring larger lots and by reducing the heights or number of commercial buildings in the Regional Center. The EIR recognized that under this alternative, many of the impacts related to development of the 1,300 acres would be lessened due to the construction of fewer residences and smaller or fewer commercial structures. However, many of the Project's other impacts would remain the same or increase under this alternative.

Change in Intensity of Development - Increased Density - 10% Increase in Regional Center Square Footage, Reduction in Multi-Family Units Alternative This alternative would increase the commercial, public, and quasi-public floor area in the Regional Center to 6.95 million square feet (by expanding the hotel facilities, regional shopping center, and/or commercial office structures) and decrease the multiple family dwelling units therein to 288, with the remainder of the Specific Plan area remaining the same. Under this alternative a few of the Project's impacts would be lessened while other impacts would be substantially increased or remain the same.

Chatsworth - Porter Ranch District Plan Designated Land Use - Primarily Residential Alternative This alternative described in the EIR would have implemented the land use policies guiding area development as those policies were set forth in the District Plan, adopted in 1974, which was designed to accommodate growth to the year 1990. However, the 1974 District Plan was amended at the time that the Specific Plan was adopted specifically to allow the land uses and development levels set forth in the Specific Plan.

RD4 Zoning in Regional Center Area; Freeway Corridor in Open Space; and District Plan Designated Uses Over the Remainder of the Site Alternative This alternative is a variation on the preceding District Plan alternative which implements an alternative land use designation set forth in the text of the 1974 District Plan. The District Plan's text called for the Regional Center area to be developed with multiple family dwellings and the dedication of a park along the 118 Freeway corridor between Rinaldi Street on the west and Corbin Ave. on the east. The remainder of the site would be developed in accordance with the designated land uses established by the 1974 District Plan's land use map.

Alternative Site The alternative site considered in the EIR generally discussed areas immediately to the west and north of the Specific Plan area, outside the City limits in the County of Los Angeles, where large tracts of vacant land exist, and noted numerous problems with the feasibility of such an alternative.

STATEMENT OF OVERRIDING CONSIDERATIONS

The final EIR identifies unmitigated adverse impacts in the following areas: Air Quality (Mobile and Stationary), Water (Surface Water Runoff/ Hydrology/ Flood Hazard), Transportation and Circulation (Traffic), Public Services (Police Protection), Energy Conservation, Utilities (Water), Utilities (Sanitary Sewers), and Utilities (Solid Waste and Disposal). However, many of these impacts are problems of fiscal policy and of a regional nature for which practical mitigation measures are not available to the developer of any individual project.

The Advisory Agency concurs with the City Council's findings regarding the beneficial impacts and other considerations which justify approval of this development within the Specific Plan, including the tract area, despite its environmental cost. These considerations include the following:

- The Project will provide opportunities for temporary employment during construction. Residential development will create new housing in the San Fernando Valley, proximate to convenience shopping.
- The Project will continue implementation of the City's General Plan for development.
- The Project will improve the jobs/housing balance in the region.
- The Project will yield economic benefit to the city by expanding the City's tax base.
- The Project will yield economic benefit to the Los Angeles Unified School District for school improvements by providing developer fees and property taxes.

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. 12.

Fish and Game:

The Initial Study prepared for the project identifies potential adverse impact on fish and wildlife resources. Therefore, the project does not qualify for the *de minimis* finding for exemption.

The lead agency as part of certifying the EIR now finds that such EIR reflects the independent judgement of the lead agency.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract No. 53783, 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.
- (b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The Chatsworth-Porter Ranch Community Plan which was adopted by the City Council on July 14, 1993, and last amended on November 21, 2000, designates the subject property for Community Commercial with corresponding zones of CR, C2, C4, P and PB, and Low Medium II with corresponding zones of RD2 and RD1.5. The property contains 89.2 net acres or 3,885,500 net square feet and is presently zoned [T]C4-2D and [T]RD2-2D. The proposed development of 4 lots with 312 multiple family dwelling units on Lot No. 1 is allowable under the corresponding adopted Plan zone.

On March 28, 2001, the City Council amended the Porter Ranch Land Use/Transportation Specific Plan for this portion of Porter Ranch.

"Porter Ranch Specific Plan. The amended Porter Ranch Specific Plan, Ordinance No. 173,872 established a comprehensive set of development regulations for the Plan area which was guided by an Environmental Impact Report (State Clearinghouse No. 88-050420) and its Addendum dated April 2001. The Specific Plan regulations and Development Agreement were consistent with and serve as implementing tools of the Plan.

The existing [T]RD2-2D zoning and the existing Low Medium II Residential Specific Plan designation for Subarea 1 are in conformance with the Multiple - Family Residential designation of the currently adopted Chatsworth-Porter Ranch Community Plan and as noted above, allow the proposed project.

The existing [T]C4-2D zoning and the existing Community Commercial Specific Plan Commercial designation for Subarea 4 and Subarea 8 are in conformance with the designation of the currently adopted Chatsworth-Porter Ranch Community Plan and as noted above, allow the proposed project.

Several provisions of the Specific Plan dealing with the subdivision of property under Section 6 and 8 relate to the Advisory Agency Approval. These are detailed in the following section of these findings.

The Specific Plan requires that proposed subdivisions within the Specific Plan area be referred to the Porter Ranch Design Review Board for its recommendations on the layout and design. The Board transmitted its recommendations on July 25, 2002, and the Director has granted a conditional approval on July 29, 2002.

The site is not located in the Flood Plain Management Specific Plan area (special/flood hazard area/hillside area/mud prone area).

The project conforms with both the specific provisions and the intent of the Flood Plain Management Specific Plan (Section 5.B.4 of Ordinance 154,405)

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

The Department of Building and Safety, Grading Division, has conditionally approved the tract map subject to control of on-site drainage in a manner acceptable to that Department.

The soils and geology reports for the proposed subdivision were found to be adequate by the Grading Division of the Department of Building and Safety.

The tract is being approved with 4 lots and permitting the construction of 312 units of multiple family detached condominium on Lot No. 1. The project will be developed with walkways, lawns and open areas.

Adjoining and off-site street improvements and infrastructure improvements have been required appropriate to accommodate this level of density of 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 potential adverse impact of fish or wildlife resources as far as earth, air water, plant life, animal life, and risk of upset are concerned.

However, this particular project will be developed on already graded land.

In light of the above, the project qualifies for the De Minimis Exemption for Fish and Game fees (AB 3158).

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

There appear to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which is currently being 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.

The existing right-of-way for temporary Winnetka Avenue within the tract boundaries, is being merged with the remainder of the subdivision pursuant to Section 66499.20-1/2 of the State Government Code, and Winnetka Avenue, now known as Porter Ranch Drive has been dedicated on its permanent alignment.

That existing 60-foot by 50-foot rectangular shaped excess street dedications along Porter Ranch Drive and adjoining the tract be permitted to be merged with the remainder of the subdivision pursuant to Section 66499.20 1/2 of the State Government Code, and in addition, that consents to the street being merged and waivers of any damages 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 and be administered by the City Engineer..

The Advisory Agency hereby finds that the public street to be merged is unnecessary for present or prospective public purposes and all owners of interest in the real property within the subdivision have or will have consented to the merger prior to recordation of the final map.

No other 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)
- a. 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.
 - b. 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.
 - c. The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.
 - d. The topography of the site has been considered in the maximization of passive heating or cooling opportunities
 - e. In addition, prior to obtaining a building permit, the subdivider considered 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.

FINDINGS OF FACT (PORTER RANCH SPECIFIC PLAN)

IN CONNECTION WITH THE APPROVAL OF TENTATIVE TRACT NO. 53156, THE ADVISORY AGENCY OF THE CITY OF LOS ANGELES, PURSUANT TO THE PORTER RANCH SPECIFIC PLAN ORDINANCE NO. 173,872 MAKES THE PRESCRIBED FINDINGS AS FOLLOWS:

The Adopted Porter Ranch specific Plan, Ordinance No. 166,068, designates the subject property Subarea 1, 4, and, 8 of the Regional Center and Multiple Family Areas, which consists of approximately 89.2 acres. The proposed development of 4-lot subdivision with 312-unit of detached condominiums on Lot No. 1, and 3 additional lots for future commercial and residential purposes, is consistent with the Regulations set forth in Section 6 and Section 8 of the Specific Plan.

SECTION 6 A MAXIMUM OF 920 BASE PERMITTED DWELLING UNITS SHALL BE PERMITTED IN SUBAREA 1, AT AN AVERAGE DENSITY NO GREATER THAN 40 DWELLING UNITS PER GROSS ACRE.

The remainder of Subarea 1 may be developed or being developed with additional residential units, and the said Subarea is remained vacant. The subject project for 312 dwelling units in Lot No. 1 has a density of only approximately 10.6 dwelling units per 29.3 net acre over the complete Lot No. 1.

SECTION 8C GENERAL SINGLE-FAMILY SUBDIVISION LAYOUT AND GRADING.

Upon Advisory Agency's discretion, grading requirement shall be applied to multiple family development with the same standard as the single family development. Potentially adverse impacts of grading in hillside areas have been reduced so as to control erosion, reduce potential visual impacts and recreate a natural looking terrain.

SECTION 8F1 PUBLIC FACILITIES : UTILITIES.

All utilities to be installed will be place underground where physically feasible

SECTION 8F2 PARKS AND OPEN SPACE.

All open space areas, with the exception of real property owned, or subsequently acquired by, or dedicated to and accepted by the City of Los Angeles, will be maintained by a property owners' association or homeowners' association which will have ownership or a maintenance easement

SECTION 8.H.1(b) SIDEWALKS THAT THE APPLICANT WILL PAVE SIDEWALKS WITHIN THE COMMUNITY CENTER AREA TO CREATE A DISTINCTIVE VISUAL CHARACTER, EMPHASIZE KEY LOCATIONS, CONTINUE THE USE OF SELECTED SIDEWALK MATERIALS AND DESIGN IN CROSSWALKS SUBJECT TO THE APPROVAL OF THE DIRECTOR OF PLANNING, THE CITY ENGINEER AND THE DEPARTMENT OF TRANSPORTATION.

Meandering sidewalks have been provided consistent with the Specific Plan adjoining Porter Ranch Drive. The site plan submitted with the application indicates an interior walkway system with special texture and medians at the entry points. Also, pedestrian walks are shown throughout.

SECTION 8.H.2 MEDIANS THAT THE APPLICANT WILL DEVELOP LANDSCAPED MEDIANS IN THE REGIONAL CENTER ON ALL THE MAJOR AND SECONDARY HIGHWAYS.

The tract map shows medians being provided for Porter Ranch Drive and on Corbin Avenue.

SECTION 8.H.3(b) BIKE LANES THAT THE APPLICANT HAS SUITABLY GUARANTEED THE COMPLETION OF BICYCLE LANES ALONG BOTH SIDES OF CORBIN AVENUE ADJOINING THE TRACT.

The conditions of approval of the tract require that five-foot wide bike lanes be stripped immediately adjacent to the curbs on Corbin Avenue, and that curb parking be prohibited.

SECTION 8.H.4 EQUESTRIAN AND HIKING TRAILS THAT THE APPLICANT HAS PROVIDED OR SUITABLY GUARANTEED EQUESTRIAN AND HIKING TRAILS GENERALLY AS SHOWN ON THE CHATSWORTH-PORTER RANCH DISTRICT PLAN.

The Chatsworth-Porter Ranch District Plan does not designate any equestrian or hiking trails within or adjoining the subject property.

SECTION 8.J COMPOST PROGRAM THAT THE APPLICANT HAS AGREED TO PARTICIPATE IN A COMPOSTING PROGRAM ESTABLISHED BY THE CITY TO COLLECT AND PROCESS YARD WASTE AND OTHER SUITABLE ORGANIC WASTE FROM LANDSCAPED AREAS WITHIN THE SPECIFIC PLAN AREA.

The conditions of approval require that the applicant participate in any City established Compost Program.

These findings shall apply to both the tentative and final maps for Vesting Tract No. 53783.

Con Howe
Advisory Agency

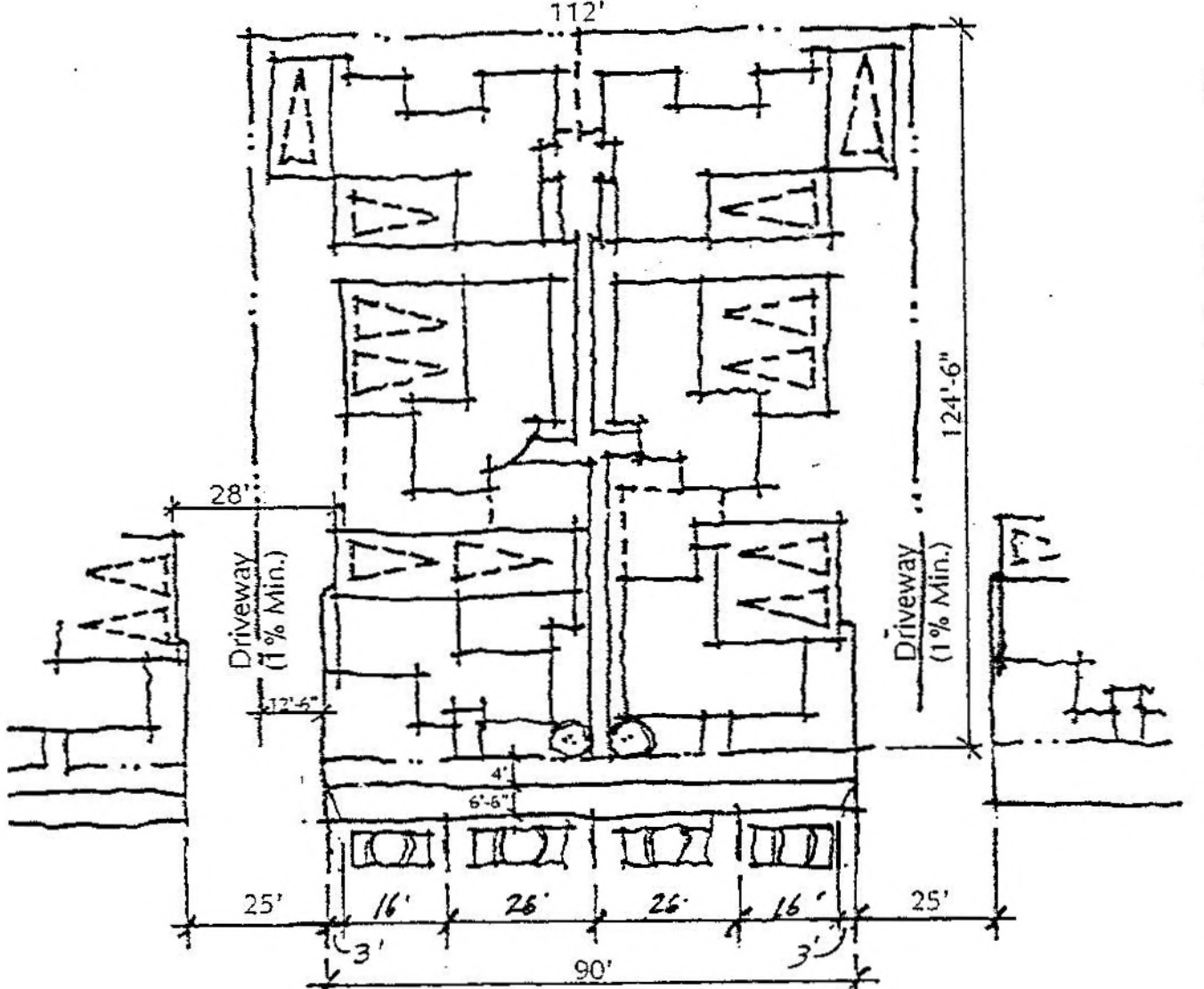


EMILY GABEL-LUDDY
Deputy Advisory Agency

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 Area Planning Commission, it must be accept as complete by the City Planning Department and appeal fees paid in Room 300, Counter 17 &18, 201 North Figueroa Street prior to the expiration of the above 10-day time limit. Such appeal must be submitted in triplicate on Form CP-7769

If you have questions, please call Subdivision staff at (213) 978-1326.

EGL:DK:JC
N:tract_letter



TYPICAL BUILDING CLUSTER DIAGRAM
Scale: 1" = 30'

VESTING
TENTATIVE TRACT NO. 53783
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES
FOR MERGER AND RE-SUBDIVISION AND CONDOMINIUM
PURPOSES FOR LOT 1.

OWNER/SUBMITTER:
PORTER RANCH DEVELOPMENT CO.
3383 WILSHIRE BLVD., SUITE 700,
BEVERLY HILLS, CA 90211
(310) 655-7330

CIVIL ENGINEER:
PLANNING ASSOCIATES, INC.
4040 WILSHIRE AVENUE, SUITE 108, STUDIO CITY,
CALIFORNIA 91604
(818) 487-6767

SOILS ENGINEER:
GEOSOLS INC.
8634 VALDEAN AVE.
VAN NUYS, CA 91406
(818) 785-2158

ZONING:
EXISTING: [T] RD2-2D; [T]C4-2D
PROPOSED: RD2-2D & C4-2D

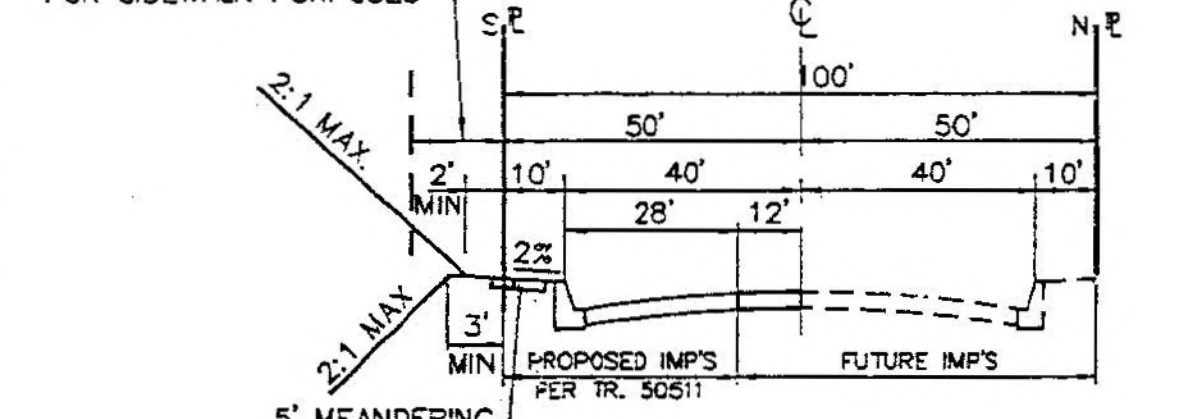
PROJECT AREA:
GROSS TO C - 32.3 AC
NET - 31.0 AC

PROJECT ADDRESS: 11501 PORTER RANCH DRIVE

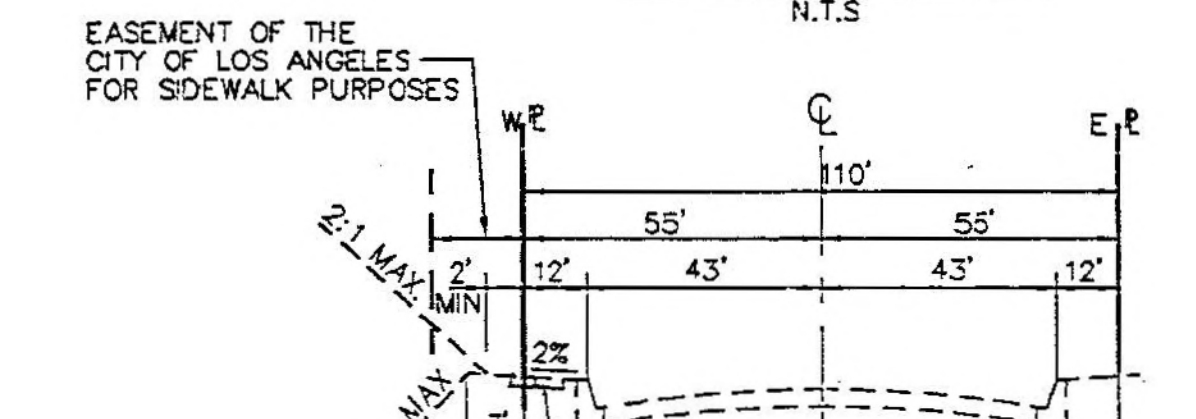
- NOTES:
- PROPERTY IS VACANT.
 - PROJECT IS IN A HILLSIDE GRADING AREA.
 - EARTH QUANTITIES:
BORROW W/ FILL SITE - CUT = 1,000,000 cu yd
FILL = 1,000,000 cu yd
 - PROJECT TO CONNECT TO PUBLIC SEWERS.
 - EIR NO. 88-0025 (SP) (20) (PA)
ADDENDUM APRIL 2000
 - 12 EXISTING OAK TREES ON SITE TO BE REMOVED.
SEE ATTACHED OAK TREE REPORT.

- PROJECT DESCRIPTION:
- LOT 1 - PROPOSED 1/2 DETACHED CONDOMINIUM UNITS WITH 2 PARKING SPACES EACH.
 - LOT 3 - FUTURE RESIDENTIAL
 - LOT 4 - FUTURE COMMERCIAL OR RESIDENTIAL

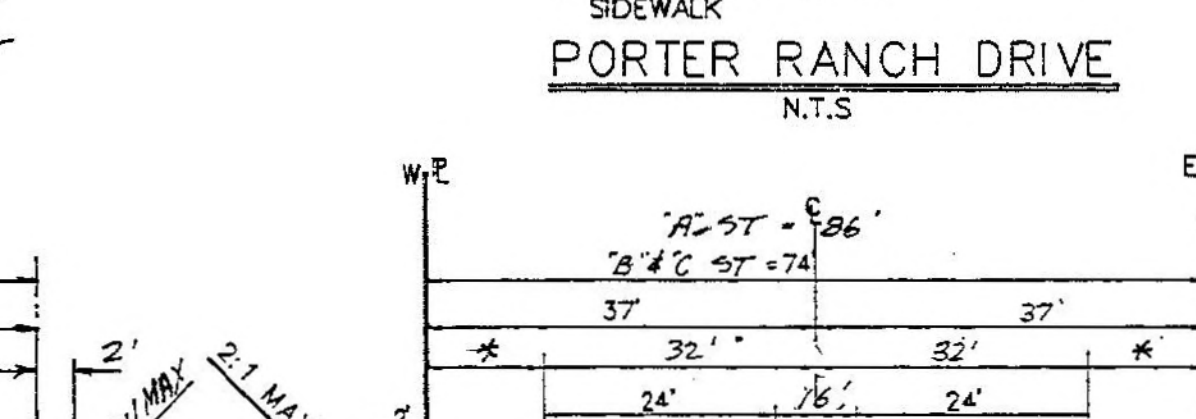
EASEMENT TO THE CITY OF LOS ANGELES FOR SIDEWALK PURPOSES



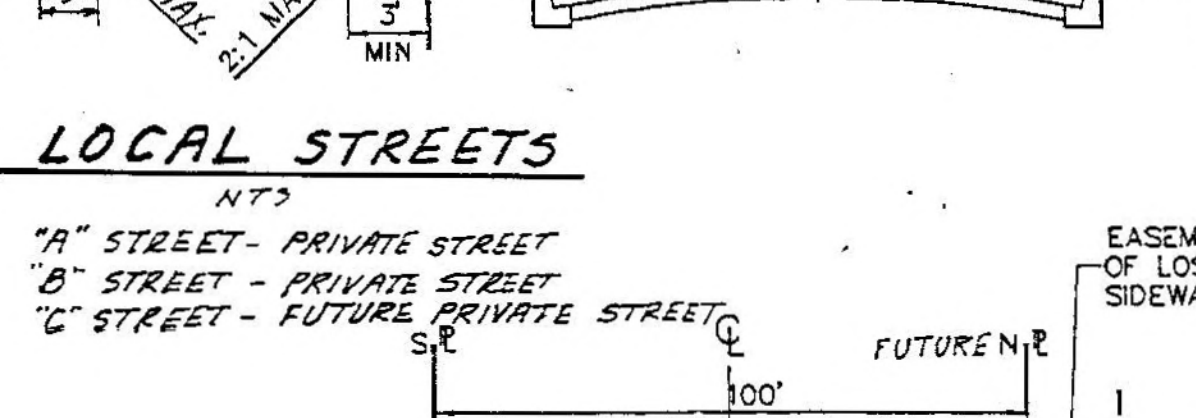
CORBIN AVENUE
N.T.S.



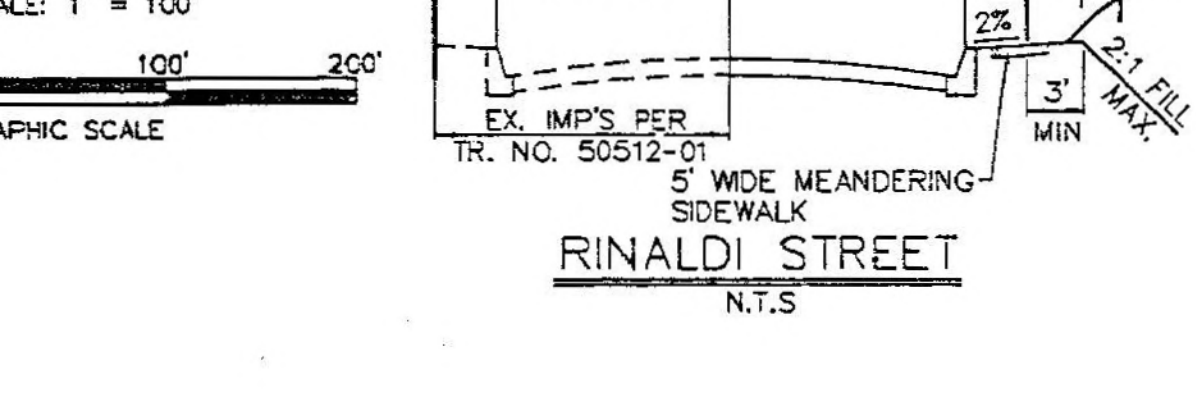
PORTER RANCH DRIVE
N.T.S.



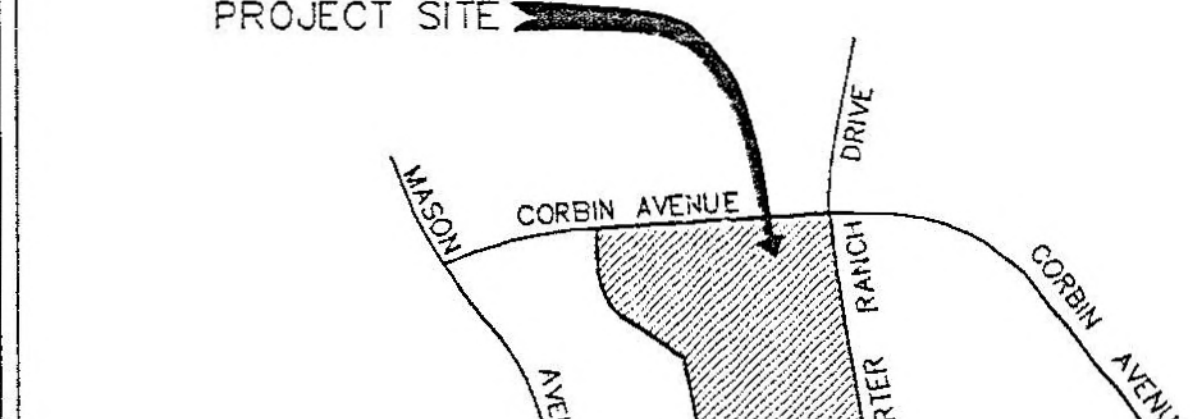
LOCAL STREETS
N.T.S.



RINALDI STREET
N.T.S.



VICINITY MAP
N.T.S.



VICINITY MAP
N.T.S.



VICINITY MAP
N.T.S.

PREPARED UNDER THE DIRECTION OF:
Tom Stennock 10/17/02
DATE
R.C.E. 18662

W.O. #3280-540

VESTING
TENTATIVE TRACT NO. 53783
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES
FOR SUBDIVISION AND CONDOMINIUM PURPOSES FOR LOT 1

BEING A PROPOSED SUBDIVISION OF A PORTION OF SEC. 8,
T2N. 15E.W. RANCHO EX MISSION DE SAN FERNANDO, RECORDED
IN BOOK 1, PAGES 608 & 609 OF PATENTS, RECORDS OF SAID COUNTY

OWNER/SUBDIVIDER:
PORTER RANCH DEVELOPMENT CO.
8383 WILSHIRE BLVD. SUITE 700,
BEVERLY HILLS, CA 90211
(310) 655-7330

CIVIL ENGINEER:
PLANNING ASSOCIATES, INC.
6401 VINLAND AVENUE, SUITE 108, STUDIO CITY,
CALIFORNIA 91604
(818) 457-8767

SOILS ENGINEER:
GEOLOGICS INC.
6834 VALERIAN AVE.
VAN NUYS, CA 91406
(818) 785-2156

ZONING:
EXISTING: [T] R2-2D; [T] C4-2D
PROPOSED: R2-2D & C4-2D

PROJECT AREA:
GROSS TO R - 15.9 AC
NET - 9.0 AC

PROJECT ADDRESS:
11601 PORTER RANCH DRIVE

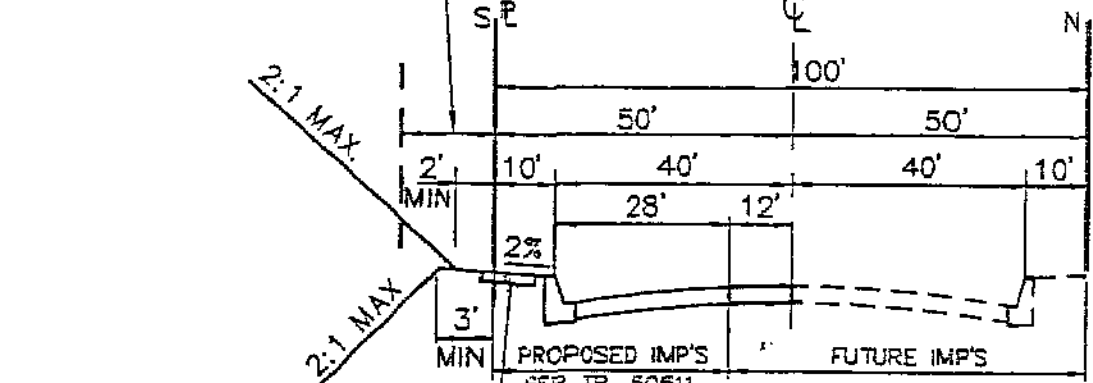
NOTES:

1. PROPERTY IS VACANT.
2. PROJECT IS IN A HILLSIDE GRADING AREA
3. EARTH QUANTITIES:
BORROW W/ FILL SITE - CUT = 1,000,000 C.Y.
FILL = 1,000,000 C.Y.
4. PROJECT TO CONNECT TO PUBLIC SEWERS.
5. EIR NO. 88-0026 (SP) (2C) (PA)
"ADDENDUM APRIL 2000"
6. IF EXISTING OAK TREES ON SITE TO BE REMOVED,
SEE ATTACHED OAK TREE REPORT.
7. REQUEST APPROVAL OF
FINAL MAP UNITS.
8. MODEL RANGES AND SLOPES
OUTLINE APPROVAL: REQUESTED.
9. NO POTENTIALLY HAZARDOUS
AREAS EXIST WITHIN THE
PROJECT SITE.
10. THE FOLLOWING PUBLIC
UTILITIES WILL BE A
PART OF THIS PROJECT:
SANITARY SEWER, WATER,
PUBLIC UTILITIES DIVISION,
SUBDIVISION STREET LIGHTS,
STREET TREES AND
DRAINAGES.

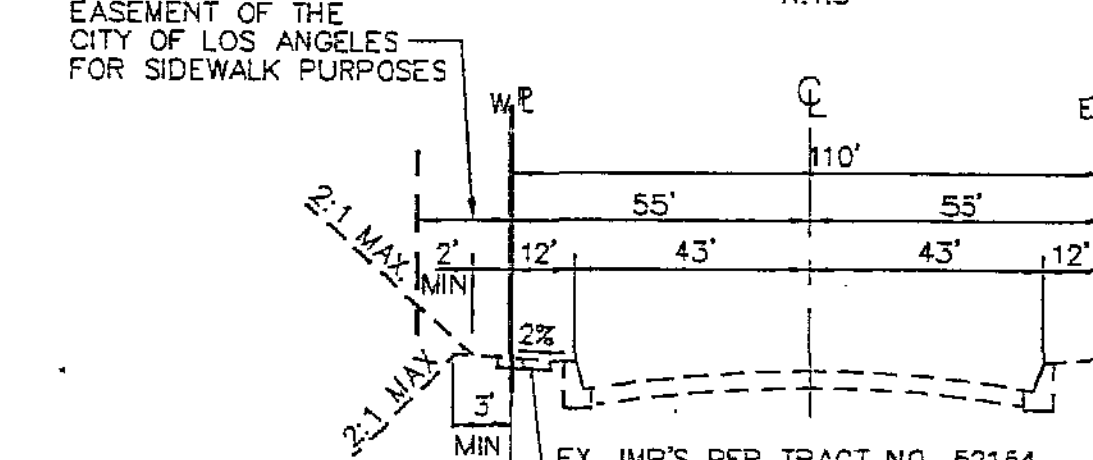
PROJECT DESCRIPTION:

1. LOT 1 - PROPOSED 512 DETACHED CONDOMINIUM UNITS WITH
2 PARKING SPACES EACH.
2. LOT 3 - FUTURE RESIDENTIAL
3. LOT 4 - FUTURE COMMERCIAL OR RESIDENTIAL

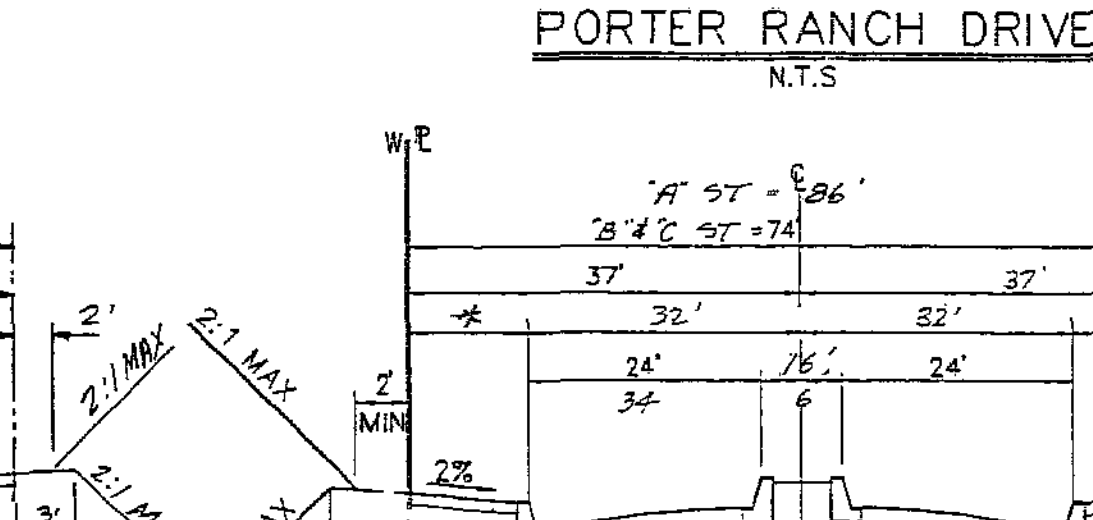
EASEMENT TO THE
CITY OF LOS ANGELES
FOR SIDEWALK PURPOSES



EASEMENT OF THE
CITY OF LOS ANGELES
FOR SIDEWALK PURPOSES

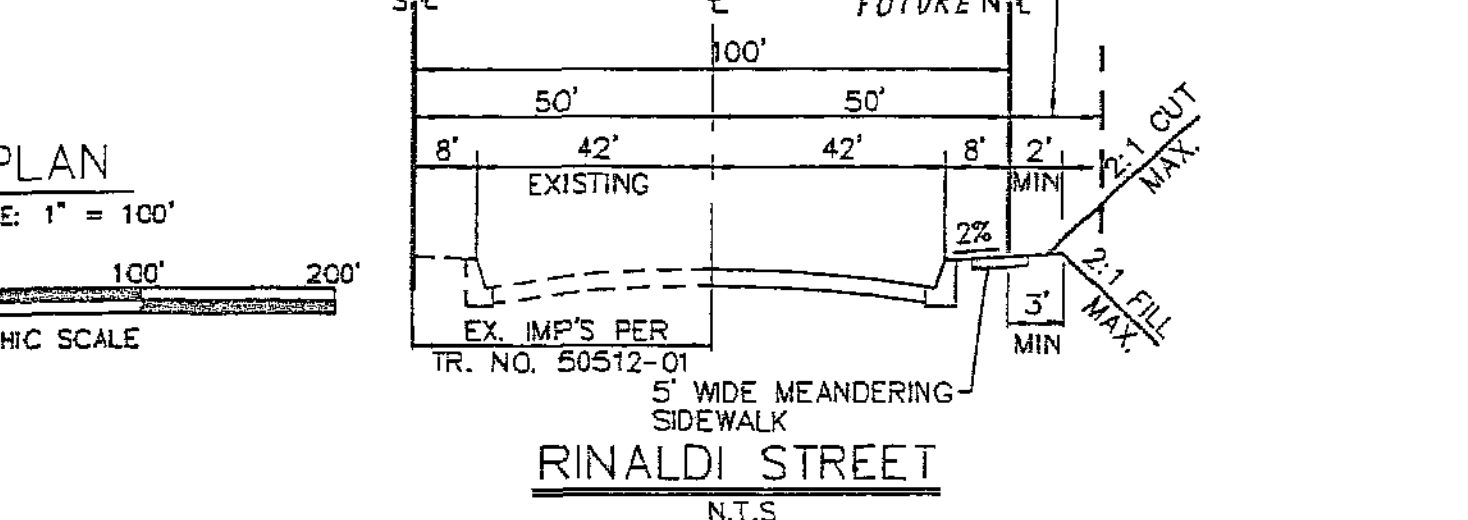


EASEMENT TO THE
CITY OF LOS ANGELES
FOR SIDEWALK PURPOSES

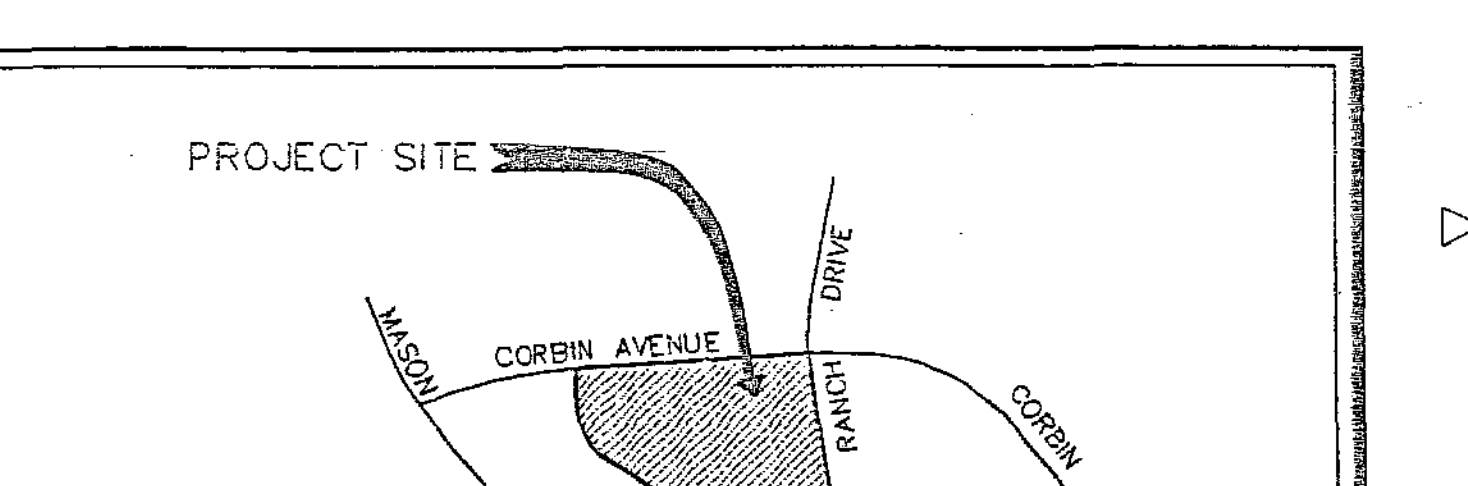


LOCAL STREETS

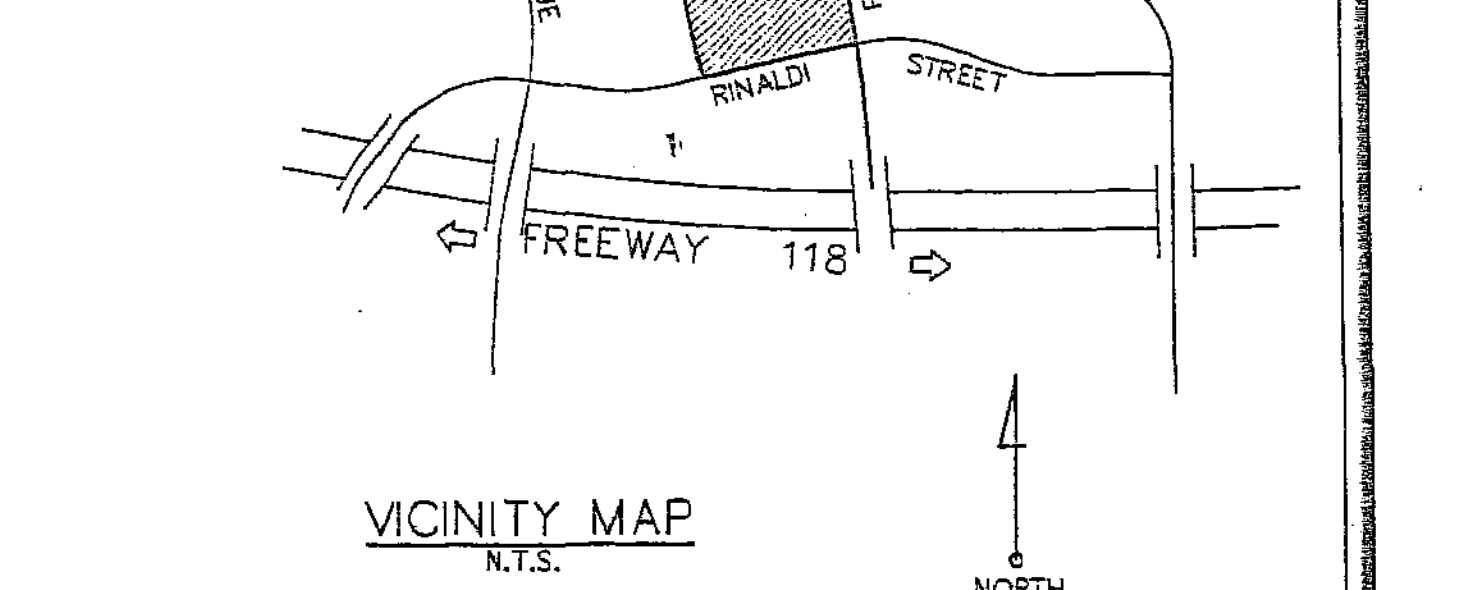
"A" STREET - PRIVATE STREET
"B" STREET - PRIVATE STREET
"C" STREET - FUTURE PRIVATE STREET



EASEMENT TO THE
CITY OF LOS ANGELES
FOR SIDEWALK PURPOSES



EASEMENT TO THE
CITY OF LOS ANGELES
FOR SIDEWALK PURPOSES



EASEMENT TO THE
CITY OF LOS ANGELES
FOR SIDEWALK PURPOSES

EASEMENT TO THE
CITY OF LOS ANGELES
FOR SIDEWALK PURPOSES

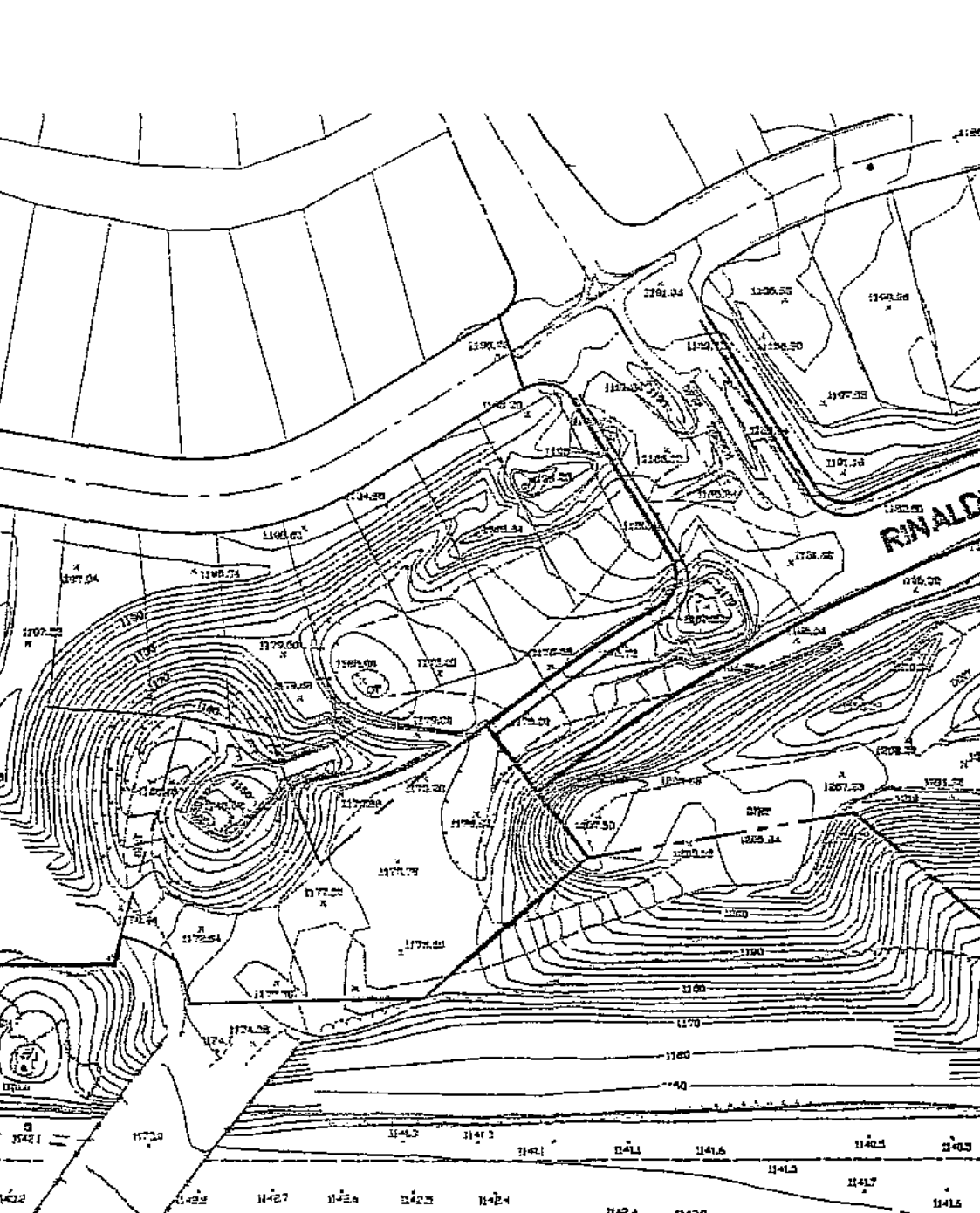
EASEMENT TO THE
CITY OF LOS ANGELES
FOR SIDEWALK PURPOSES

EASEMENT TO THE
CITY OF LOS ANGELES
FOR SIDEWALK PURPOSES

EASEMENT TO THE
CITY OF LOS ANGELES
FOR SIDEWALK PURPOSES

EASEMENT TO THE
CITY OF LOS ANGELES
FOR SIDEWALK PURPOSES

TYPICAL BUILDING CLUSTER DIAGRAM
Scale: 1" = 30'



PREPARED UNDER THE DIRECTION OF:
TOM STENROCK
R.C.E. 18662

DATE
7/9/02

W.O. #3280-540

PAI
PLANNING ASSOCIATES, INC.
LAND PLANNING
ENGINEERING
ENVIRONMENTAL STUDIES

PAI

PAI

PAI

PAI

PAI

PAI

PAI

PAI

PAI

PAI

PAI

PAI

PAI

PAI

PAI

