

CITY OF LOS ANGELES
CALIFORNIA



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Decision Date: **February 29, 2008**

Appeal Period Ends: **March 17, 2008**

Litton Systems Inc. (O)
5500 Canoga Avenue
Woodland Hills. CA 91367

DCA
Karl Reimer (R)
17655 Crenshaw Boulevard, #300
Torrance, CA 90504

Case No. AA-2005-1466-PMLA
21240 West Burbank Boulevard
Canoga Park-West Hills-Winnetka-
Woodland Hills Planning Area
Neighborhood Council: Woodland Hills
Zone : WC/Warner Center CII-4511.0
D.M. : 171B105, 171B109, 174B105
174B109
C. D. : 3
CEQA: ENV-2005-1467-MND
Legal Description: TR 16606, Lot FR
LT 1, Arb 2

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency approved Parcel Map AA-2005-1466-PMLA for a maximum two-parcel commercial development as shown on revised map stamp-dated February 6, 2008 and subject to the following conditions. This unit density is based on the WC Zone and subject to the following conditions. 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 shall legally interpret the Zoning Code as it applies to this particular property.

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



Bureau of Engineering

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

1. That a 2-foot wide strip of land be dedicated along Burbank Boulevard adjoining a portion of the subdivision to complete a 45-foot wide half street dedication in accordance with Secondary Highway Standards in a manner satisfactory to the City Engineer.
2. That a 7-foot wide and variable-width strip of land be dedicated along Canoga Avenue adjoining the subdivision to complete a variable 52-foot to 57-foot wide half street dedication in accordance with Major Highway-Class II Standards and to provide sufficient right-of-way for dual left turn lanes.
3. That a 2-foot wide sidewalk easement be dedicated along Burbank Boulevard at driveway locations to comply with the requirements of the "American with Disabilities Act."
4. That any existing drainage and water easements within the subdivision be delineated of the final map satisfactory to the City Engineer.
5. That two copies of a parking area and driveway plan be submitted to the Valley District Office of the Bureau of Engineering for review and approval or that a Covenant and Agreement be recorded agreeing to do the same prior to the issuance of a building permit.
6. That arrangement be made with the State Department of Transportation prior to recordation of the final map for any necessary permits with respect to any construction within or adjacent to the Ventura Freeway right of way.
7. That the final map be approved by the State Department of Transportation with respect to the alignment of the Ventura Freeway. Four copies of the final map shall be submitted to the City Engineer's Office for the State's approval prior to recordation of the final map.
8. That a Covenant and Agreement be recorded advising all future owners and builders that prior to issuance of a building permit, a Notice of Acknowledgement of Easement be recorded, and an application to do work in any sanitary sewer and drainage easements and to construct over the existing sanitary sewer and drainage facilities shall be submitted to the City Engineer for approval.
9. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Relocate a public storm drain, catch basin on Canoga Avenue near intersection of Burbank Boulevard in conjunction with the street widening.

- b. Improve a portion of Burbank Boulevard being dedicated and adjoining the subdivision by constructing additional 2-foot concrete sidewalk to complete a 10-foot wide concrete sidewalk.
 - c. Improve Canoga Avenue being dedicated and adjoining the subdivision by:
 - (1) Constructing an integral concrete curb and gutter, and a 12-foot wide concrete sidewalk.
 - (2) Constructing suitable surfacing to join the existing pavement and to complete a 45-foot and variable-width half roadway.
 - (3) Removing and reconstructing the existing improvements as necessary.
 - (4) Constructing the necessary transitions to join the existing improvement.
 - d. Construct two concrete curb ramps at the northerly of the intersection of Canoga Avenue and Ventura Freeway ramp as required by the "Americans with Disabilities Act".
 - e. Construct the necessary sewer house connections to serve each parcel separately and construct a new house connection to serve the existing northeasterly property (Fire Station) all satisfactory to the City Engineer.
10. That any required street tree removal, replacement, new street tree planting, and tree well installation together with tree well covers along the property in Burbank Boulevard and Canoga Avenue be completed satisfactory to the City Engineer and the Street Tree Division of the Bureau of Street Services.
11. That the following street lighting facilities to serve the parcel map as required by the Bureau of Street lighting be either constructed prior to recordation of the final map or that the construction suitably guaranteed:

No street lighting improvements if no street widening on Burbank Boulevard and Canoga Avenue. Otherwise relocate and upgrade eight (8) lights on Burbank Boulevard and seven (7) lights on Canoga Avenue.

NOTES: The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection. Conditions set: 1) in compliance with a Specific Plan, 2) by LODOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions(s) above, requiring an improvement that will change the geometrics of the public roadway may require additional or the reconstruction of street lighting improvements as part of that condition.

Department of Building and Safety-Grading Division

Grading Division approvals are conducted at 201 N. Figueroa Street, 3rd Floor, Counter 24.

12. That prior to issuance of a grading or building permit or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated June 9, 2005, Log No. 48020 and attached to the case file for AA-2005-1466-PMLA.

Department of Building and Safety-Zoning Division

*Building and Safety approvals are conducted by appointment only- **contact John Pourhassan at (213)482-6880 to schedule an appointment.** Any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use. Unless filed concurrently and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.*

13. 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. Building No. 32 encroaches into the 60 ft. yard shown on over-sized building affidavit OB-12024. Provide a copy of the building permit and associated plot plan attachment for the building. If the encroachment is without a valid building permit, remove the encroachment or provide a final permit for the encroachment.
 - b. Re-record and terminate affidavit OB-12024. Obtain approval from the Department prior to recording.
 - c. Provide a Certified copy of entire affidavit 83-834586 from Los Angeles County Recorder's Office. Re-record and terminate the subject affidavit. Obtain approval from the Department prior to recording.
 - d. Structures are not permitted to straddle proposed property lines (see southerly portion of common lot line of proposed Parcel A and B).
 - e. A community driveway affidavit is required for access to easterly portion of building No. 35 on proposed Parcel A from proposed Parcel B. Obtain approval from the Department prior to recording.
 - f. Parking is not permitted to straddle proposed property lines. Provide a final permit to document the required and provided parking spaces and associated driveways on proposed Parcel A and to remove striping for non-required parking spaces on proposed Parcel B.

- g. Revise the Map to show dimensions from exterior building walls to the proposed Lot line. Provide approved building plans to show compliance with Los Angeles Building Code concerning exterior wall/opening protection with respect to the proposed Lot line. All noncompliance issues shall be corrected and the required permits shall be "final" prior to obtaining Zoning Section clearance.

Department of Transportation

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

14. A parking area and driveway plan shall be submitted to the Valley Development Review Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. In addition, the following items shall be satisfied:
 - a. A minimum of 60-foot and 40-foot reservoir spaces be provided between any ingress security gate(s) and the property line when driveway is serving more than 300 and 100 parking spaces respectively.
 - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.

Fire Department

Fire Department approvals and review are conducted in Room 1500, 221 North Figueroa Street.

15. Submit plot plans for Fire Department review and approval prior to recordation of this Parcel Map Action. Access for Fire Department apparatus and personnel to and into all structures shall be required. In addition, the following items shall be satisfied:
 - a. 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.
 - b. 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.
 - c. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan. Access for Fire Department apparatus and personnel to and into all structures shall be required.

- d. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- e. 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.
- f. That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the subdivider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:
 - (1) The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.
 - (2) The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.
 - (3) In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.
 - (4) Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.
- g. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.

Bureau of Street Lighting

Street Lighting approvals are conducted by the Bureau of Engineering if street improvements are required, or at 600 South Spring Street if no street improvements are required.

- 16. A Covenant and Agreement be recorded satisfactory to the Bureau of Street Lighting stating as follows:
 - a. The property within the boundary of the development shall be formed or annexed into a Street Lighting Maintenance Assessment District prior to the issuance of the certificate of occupancy or change of use permit.
 - b. The following street lighting facilities to serve the subject property shall be installed to the satisfaction of the Bureau of Street Lighting:
 - (1) Eight (8) lights shall be relocated or upgraded if Burbank Boulevard is widened; and,
 - (2) Seven (7) lights shall be relocated or upgrade on Canoga Avenue is widened.

Department of Recreation and Parks

Park fees are paid a 1200 West 7th Street, Suite 700, Los Angeles

- 17. A Covenant and Agreement be recorded satisfactory to the Advisory Agency stating as follows: per Section 17.12-F. 4 of the Los Angeles Municipal Code all current and future owners of the property shall never develop it for residential purposes unless the required land is dedicated for parks, or fees are paid in lieu, or be guaranteed to be paid in a manner satisfactory to the Department of Recreation and Parks, as provided by Section 17.12-A of the Los Angeles Municipal Code.

Department of City Planning-Site Specific Conditions

Approvals conducted at 200 North Spring Street, Room 750, unless otherwise indicated. For an appointment with the Advisory Agency or a City Planner submit an *email* request at DOLappt@planning.lacity.org. For an appointment with the Street Tree Division of the Bureau of Street Maintenance call (213) 485-5675.

- 18. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Use. Limit the proposed development to a maximum of Two (2) parcels.
 - b. Parking. Per Los Angeles Municipal Code, Section 12.12.1.
 - c. Landscape Plans. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in

accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Failure to comply with this condition as written shall require the filing of a modification to this parcel map in order to clear the condition.

- d. Plans. Prior to the issuance of building permits, detailed development plans, including a project design plans will be prepared consistent with the Canoga Park-Winnetka-Woodland Hills-West Hills.
 - e. Fence. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high wood, slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard. The wall shall be covered with clinging vines or screened by vegetation capable of spreading over the entire wall.
 - f. Solar Report. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - g. Energy Conservation. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - h. Air Filtration. The applicant shall install air filtration system capable of removing airborne contaminants in order to reduce the effects of diminished air quality on the occupants of the project.
19. That the subdivider shall record and execute a Covenant and Agreement to comply with the Warner Center Specific Plan prior to the issuance of a building permit, grading permit and the recordation of the final tract map.
20. That prior to recordation of the final map the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by Condition Nos. 21& 22 of the Parcel Map approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post construction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
21. Prior to recordation of the final map, a Covenant and Agreement be recorded satisfactory to the Advisory Agency, binding the subdivider and all successors to all the environmental mitigation measures stated in the related ENV 2005-1467-MND. The mitigation measures described below shall apply to future development of the project site:

Aesthetics (Landscaping)

MM-1 All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Planning Department.

Aesthetics (Surface Parking)

MM-2 A minimum of one 24-inch box tree (minimum trunk diameter of two inches and a height of eight feet at the time of planting) shall be planted for every four new surface parking spaces.

MM-3 The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by a minimum 6-inch high curb, and landscape. Automatic irrigation plan shall be approved by the City Planning Department.

Air Pollution (Stationary)

MM-4 The applicant shall install air filtration system(s) to reduce the diminished air quality effects on occupants of the project.

Liquefaction

MM-5 Compliance with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss which requires the preparation of a geotechnical report. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration.

MM-6 Building design considerations may include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

Explosion/Release (Asbestos Containing Materials)

MM-7 Prior to the issuance of the demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other state and federal rules and regulations.

Commercial & Industrial Development (Lot size 100,000 sf)

- MM-8 Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 314 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- MM-9 Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- MM-10 Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- MM-11 Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- MM-12 Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- MM-13 Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
- MM-14 Promote natural vegetation by using parking lot islands and other landscaped areas.
- MM-15 Preserve riparian areas and wetlands.
- MM-16 Cover loading dock areas or design drainage to minimize run-on and run-off of stormwater.
- MM-17 Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.
- MM-18 Repair/maintenance bays must be indoors or designed in such a way that doesn't allow storm water run-on or contact with storm water runoff.

- MM-19 Design repair/maintenance bay drainage system to capture all washwater, leaks and spills. Connect drains to a standard sump for collection and disposal. Direct connection of the repair/maintenance bays to the storm drain system is prohibited. If required, obtain an Industrial Waste Discharge Permit.
- MM-20 Vehicle/equipment wash areas must be self-contained and/or covered, equipped with a clarifier, or other pretreatment facility, and properly connected to the sanitary sewer.
- MM-21 Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- MM-22 The following activities are to be conducted under proper cover with drain routed to the sanitary sewer.
- MM-23 Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
- MM-24 Store above ground liquid storage tanks (drums and dumpsters) in areas with impervious surfaces in order to contain leaks and spills. Install a secondary containment system such as berms, dikes, liners, vaults, and double-wall tanks. Where used oil or dangerous waste is stored, a dead-end sump should be installed in the drain.
- MM-25 Toxic wastes must be discarded at a licensed regulated disposal site. Store trash dumpsters either under cover and with drains routed to the sanitary sewer or use non-leaking and water-tight dumpsters with lids. Use drip pans or absorbent materials whenever grease containers are emptied. Wash containers in an area with properly connected sanitary sewer.
- MM-26 Reduce and recycle wastes, including: paper; glass; aluminum; oil; and grease.
- MM-27 Reduce the use of hazardous materials and waste by: using detergent-based or water-based cleaning systems; and avoid chlorinated compounds, petroleum distillates, phenols, and formaldehyde.
- MM-28 Convey runoff safely from the tops of slopes and stabilize disturbed slopes.
- MM-29 Utilize natural drainage systems to the maximum extent practicable.
- MM-30 Control or reduce or eliminate flow to natural drainage systems to the maximum extent practicable.

- MM-31 Stabilize permanent channel crossings.
- MM-32 Protect slopes and channels and reduce run-off velocities by complying with Chapter IX, Division 70 of the Los Angeles Municipal Code and utilizing vegetation (grass, shrubs, vines, ground covers, and trees) to provide long-term stabilization of soil.
- MM-33 Cleaning of vehicles and equipment to be performed within designated covered or bermed wash area paved with Portland concrete, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to properly connected sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis (at least twice a year) to remove any solids; and the oil absorbent pads must be replaced regularly, once in fall just before the wet season, and in accordance with manufacturer' specifications.
- MM-34 All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as "NO DUMPING - DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.
- MM-35 Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- MM-36 Legibility of stencils and signs must be maintained.
- MM-37 Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- MM-38 The storage area must be paved and sufficiently impervious to contain leaks and spills.
- MM-39 The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- MM-40 Legibility of stencils and signs must be maintained
- MM-41 Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- MM-42 The storage area must be paved and sufficiently impervious to contain leaks and spills.

- MM-43 The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- MM-44 The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

Environmental Plans/Policies

- MM-45 All future development of the project site shall comply with the requirements of the Warner Center Specific Plan.

Public Services (Fire)

- MM-46 The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

Public Services (Police General)

- MM-47 Incorporate into the plans the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213) 485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.

Public Services (Street Improvements Not Required By DOT)

- MM-48 The project shall comply with the Bureau of Engineering's requirements for street dedications and improvements that will reduce traffic impacts in direct portion to those caused by the proposed project's implementation.

Utilities (Solid Waste)

MM-49 Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.

22. Short-Term Construction Mitigations**Air Quality**

CM-1 All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

CM-2 The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.

CM-3 All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

CM-4 All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

CM-5 All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.

CM-6 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

Noise

CM-7 The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

CM-8 Construction and demolition shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.

CM-9 Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

- CM-10 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-11 The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

General Construction

- CM-12 All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- CM-13 Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-14 Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- CM-15 Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- CM-16 Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- CM-17 Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills.

FINDINGS OF FACT

FINDINGS OF FACT (CEQA):

The Environmental Review Section of the Planning Department issued on July 1st, 2005, the proposed project Mitigated Negative Declaration No. ENV-2005-1467-MND. The Advisory Agency certifies that Mitigated Negative Declaration No. ENV-2005-1467-MND, reflects the independent judgment of the lead agency, and determined this project, when mitigated, would not have a significant effect upon the environment.

The Department found that potential impacts could result from:

- Aesthetics (landscaping, parking lot);
- Air Quality (construction, operational);
- Geology (Seismic, construction);
- Hazardous Materials (asbestos);

- Noise (construction);
- Public Services (fire, police);
- Hydrology/Water Quality;
- Land Use (Warner Center Specific Plan); and
- Utilities (solid waste).

The Advisory Agency, to mitigate the above impacts, required Condition Nos. 20, 21, and 22, as conditions of approval for the Parcel Map and determined the project would not have a significant impact upon the environment. Other identified potential impacts not mitigated by these conditions are subject to existing City ordinances (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) Which are specifically intended to mitigate such impacts on all projects.

Per Section 21081.6 of the Public Resources Code, the Advisory Agency has assured that the above identified mitigation measures shall be implemented by requiring reporting and monitoring as specified in Condition No. 20.

The National Flood Insurance Program rate maps, which are a part of the Specific Plan for the Management of Flood Hazards adopted by the City Council (see Section 5 of Ordinance 172,081), have been reviewed and it has been determined that this project is not located in a hazardous flood area.

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Parcel Map No. AA-2005-1466-PMLA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66411.1 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

THE REQUIRED IMPROVEMENTS ARE NECESSARY FOR REASONS OF PUBLIC HEALTH AND SAFETY AND ARE A NECESSARY PREREQUISITE TO THE ORDERLY DEVELOPMENT OF THE SURROUNDING AREA AND NEIGHBORHOOD.

The proposed division of land complies with such requirements as may have been established by the Subdivision Map Act (Government Code Sections 664109 *et seq.*) or Article 7, Section 17.50 of the Municipal Code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of the Subdivision Map Act or said Article.

PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Canoga Park-West Hills-Winnetka-Woodland Hills Community Plan designates the subject property for Limited Manufacturing density with corresponding zones of CM, MR1 & M1. The 59.17 acre property is zoned (WC)C/I-45/1.0. The adopted Plan zone allows for the proposed subdivision. Therefore, as conditioned, the proposed

parcel map is consistent with the intent and purpose of the applicable General and the Warner Center Specific Plan.

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

The Department of Building and Safety, Grading Division, has conditionally approved the parcel map with conditions. 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 DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources. Furthermore, the project site, as well as the surrounding area is presently developed with commercial/industrial structures and does not provide a natural habitat for either fish or wildlife.

THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS PARCEL MAP:

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

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau regarding the cable television franchise holder for this area, by calling (213) 922-8363.

The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the South Valley Area Planning Commission within 15 calendar days of the decision date. If you wish to appeal, a Master Appeal Form No. CP-7769, must be submitted, accepted as complete, and appeal fees paid by 5:00 PM on March 17, 2008* at one of the City Planning Department Public Counters, 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

*Please note the cashiers at the public counters close at 3:30 PM.
Appeal forms are available on-line at www.lacity.org/pln.

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

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

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time has been requested in person before 5:00 p.m. February 29, 2011.

No requests for time extensions or appeals received by mail shall be accepted.

S. Gail Goldberg
Advisory Agency



LYNN HARPER
Deputy Advisory Agency

SGG:MSYY:LH:SJP

cc: Bureau of Engineering - 4
Valley
Planning Office & 1 Map
D.M. 171B105
Bureau of Street Lighting
Street Tree Division & 1 Map

Dept. of Building & Safety, Zoning & 2 Maps
Department of Building & Safety, Grading
Department of Fire
Department of Recreation & Parks & 1 Map
Department of Transportation, CPC Section
Room 600, 221 N. Figueroa Street

CP-1809