

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
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CALIFORNIA



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Decision Date: **July 11, 2008**

Appeal Period Ends: **July 28, 2008**

Victoria Orozco (O)
14858 Chatsworth Street
Chatsworth, CA 91311

GM Engineering
Gregory Mazler/Katerina Galin
14550 Haynes Street, Suite 100
Van Nuys, CA 91411

Case: AA 2006-7918 PMLA
Related Case: None
Address: 13440 W. Wentworth Street
Community Plan: Mission Hills-Panorama
City-North Hills
Neighborhood Council: Arleta
Zone: RA-1 (T)R1-1
D.M.: 192B157
C. D.: 6
CEQA: ENV 2006-7919 CE
Legal Description: Tract 8513, Lot 10, Arb2

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency approved Parcel Map AA-2006-7918-PMLA, for a maximum new 3-parcel single-family development, as shown on map stamp-dated October 20,2006, and subject to the following conditions. This unit density is based on the (T)R1-1 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. 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 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 Wentworth Street adjoining the subdivision to complete a 32-foot wide half right-of-way dedication in accordance with Collector Street Standards.
2. That a 54-foot wide right-of-way be dedicated for proposed Crowley Street on an alignment satisfactory to the City Engineer.
3. That any existing 1-foot future street easement on Crowley Street adjoining the property be accepted by suitable Resolution.
4. That a 1-foot wide future street easement be dedicated along the northeasterly terminus of Crowley Street being provided and that said 1-foot future street on the map include a restriction against use of access until such time it is accepted for public use.
5. That the following improvements be either constructed prior to the recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Wentworth Street being dedicated and adjoining the subdivision by:
 1. Constructing an integral concrete curb and gutter, a 5-foot wide concrete sidewalk adjacent to the property line and planting trees and landscaping of the parkway area.
 2. Constructing suitable surfacing to join the existing pavement and to complete a 22-foot half roadway.
 3. Removing and reconstructing of the existing improvements as necessary.
 4. Constructing the necessary transitions to join the existing improvements all satisfactory to the City Engineer.
 - b. Improve Crowley Street being provided by the construction of the following:
 1. Constructing an integral concrete curb and gutter, a 4-foot wide concrete sidewalk adjacent to the property line and planting trees and landscaping of the parkway.
 2. Constructing suitable surfacing to join the existing pavement and to complete a 36-foot roadway.

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3. Removing and reconstructing of the existing improvements as necessary.
 4. Constructing the necessary transitions to join the existing improvement.
- c. Construct the necessary sewer mainline and sewer house connections to serve each parcel.

Department of Building and Safety-Zoning Division

Building and Safety approvals are conducted by appointment only- {contact John Pourhassan at (213)482-6880 or Del Reyes, at (213) 482-6882 or Eric Cabrera at (213) 482-0474} 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.

6. 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.

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:

7. A parking area and driveway plan shall be submitted to the Valley Programs Development Review Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Final DOT approval should be accomplished by submitting detailed site/driveway plans at a scale of 1"=40' to DOT's Valley Programs Development Review Section.
 - a. That the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

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

8. 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:

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- 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 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.
- d. No building or portion of a building shall be constructed more than 150 feet from the edge of 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. This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the City of Los Angeles Municipal Code 57.25.01.
- g. Mitigating measures shall be considered. These measures shall include, but not be limited to the following.
 - a. Boxed-in eaves.
 - b. Single pane, double thickness (minimum 1/8" thickness) or insulated windows.
 - c. Non-wood siding.
 - d. Exposed wooden members shall be two inches nominal thickness.
 - e. Noncombustible finishes.

BUREAU OF STREET LIGHTING

Street Lighting approvals are conducted by Bureau of Engineering if street improvements are required, or at 1149 S. Broadway, 1st Floor, Suite 160 if no street improvements are required.

9. One (1) street light is required on Crowley Street per BOE street widening conditions. Relocate and upgrade street lights; one (1) on Wentworth St. and one (1) on Crowley Street or to the satisfaction of the Bureau of Street Lighting.

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NOTES:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

DEPARTMENT OF RECREATION AND PARKS

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

10. That the Quimby fee be based on the R1-1 Zone. However, when there is an existing residential structure to remain, a covenant and agreement satisfactory to the Department of Recreation and Parks, shall be recorded that when the existing dwelling is demolished, the required Recreation and Park fees will be paid.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

Approvals conducted at 200 North Spring Street, Room 750, unless otherwise indicated.

11. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of 3 single-family lots.
 - b. That a minimum of two (2) covered parking spaces per dwelling unit shall be provided. All exterior parking area lighting shall be shielded and directed onto the site.
 - 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 for Parcel B, for Parcel C and for the complete rebuilding of the existing single family dwelling on Parcel A. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. **Failure to comply with this condition as written shall require the filing of a modification to this parcel map in order to clear the condition.**

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

Advisory Agency guaranteeing that:

- i. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of each housing unit.
 - ii. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
 - iii. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.
 - d. **Plans.** Prior to the issuance of building permits, detailed development plans, including a project design plan will be prepared consistent with the Community Plan.
 - e. **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 for a new single family dwelling for proposed Parcel B and for proposed Parcel C.
 - 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 filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.
12. That prior to the recordation of the final map, a copy of Zone Change Ordinance No. 32,399, a copy of Council Instructions to remove the Tentative Classification, and a copy of Case No.: DIR 2006-7333-ACI shall be submitted to the satisfaction of the Advisory Agency.
13. **A covenant and agreement shall be recorded satisfactory to the Advisory Agency stating as follows:**
- a. During construction, exposed earth surfaces shall be sprayed with water at least twice a day by the contractor to minimize dust generation.
 - b. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

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- c. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
- d. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- e. One flag person shall be required at the job site to assist the trucks in and out of the project area. Flag person and warning signs shall be in compliance with the 1996 Edition of "Work Area Traffic Control Handbook".
- f. All clearing, grading, 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.
- g. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- h. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- i. The project shall comply with the City of Los Angeles Noise Ordinances 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.
- j. Construction 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.
- k. Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- l. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- m. 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.

Short-Term Construction Mitigation

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.

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- CM-2 The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading 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, grading, 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.

Grading

- CM-12 Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.
- CM-13 Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be

incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These shall shield and bind the soil.

- CM-14 Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.

General Construction

- CM-15 Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.
- CM-16 Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These shall shield and bind the soil.
- CM-17 Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
- CM-18 Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- CM-19 Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- CM-20 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, on January 25, 2006, determined that the City of Los Angeles for the implementation of the California Environmental Quality Act of 1970 designates the subject project as categorically exempt under Article III, Section 3, Class 15, ENV-2006-0609-CE.

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-2006-7918 -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 Mission Hills-Panorama City-North Hills Community Plan designates the subject property for Low Residential density with corresponding zones of RE9, RS, R1, RU. The 0,57 net acre property is zoned RA-1 (T)R1-1. Per Ordinance No. 132,399 and an amendment to Council instructions (DIR 2006-7333-ACI) to remove the tentative classification by the recordation of a final Parcel Map in lieu of recording a Final Subdivision Tract Map, the zone of the subject site will change from RA-1(T)R1-1 to R1-1. The adopted Plan zone allows for the proposed subdivision and zone change. Therefore, as conditioned, the proposed parcel map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

The site is one of the few under improved properties in the vicinity. The development of this parcel is an infill of an otherwise single family neighborhood with the majority of the

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properties zoned R1-1. The remaining properties are zoned RA-1(T)R1-1. Development of the R1-1 zoned single family properties southerly of Wentworth Street generally between Ventura Canyon Avenue, Roscoe Boulevard, the Los Angeles Flood Control Channel and Canterbury Avenues has occurred as a result of Ordinance No. 132,399 effective June 25, 1966.

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 site is level and the project is the creation of 3 single-family zoned parcels with the existing single-family dwelling on proposed Parcel A to remain. The existing single family dwelling to remain was constructed in 1954.

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.

Furthermore, the project site, as well as the surrounding area is presently developed with single family residential 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, located at 200 N. Main Street Room 1255, regarding the cable television franchise holder for this area, or 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 North 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 **July 28, 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 Boulevard, 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.

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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.

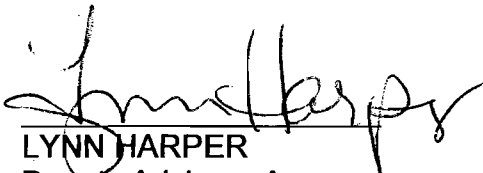
No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time has been requested in person before 5:00 p.m. on **July 10, 2011**.

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

If you have any questions, please call the Community Planning Bureau - North Valley staff at (818) 374-9941.

These findings shall apply to both the preliminary and final maps for Parcel Map AA-2006-7918-PMLA.

S. Gail Goldberg, AICP
Advisory Agency



LYNN HARPER
Deputy Advisory Agency

SGG:MSYY:LH:DS/ecf

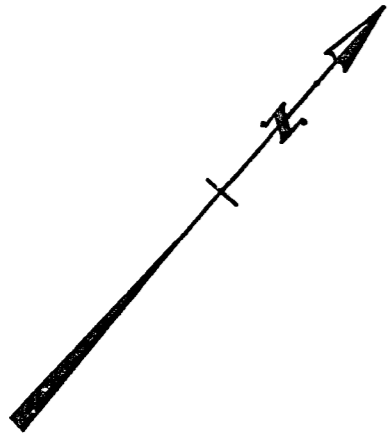
cc:

Bureau of Engineering - 4
Community Planning Bureau
Planning Office & 1 Map
D.M. 192B157
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 (03-01-01)

SCALE: 1"=20'



PRELIMINARY PARCEL MAP NO.

AA-2006-7918-PMLA

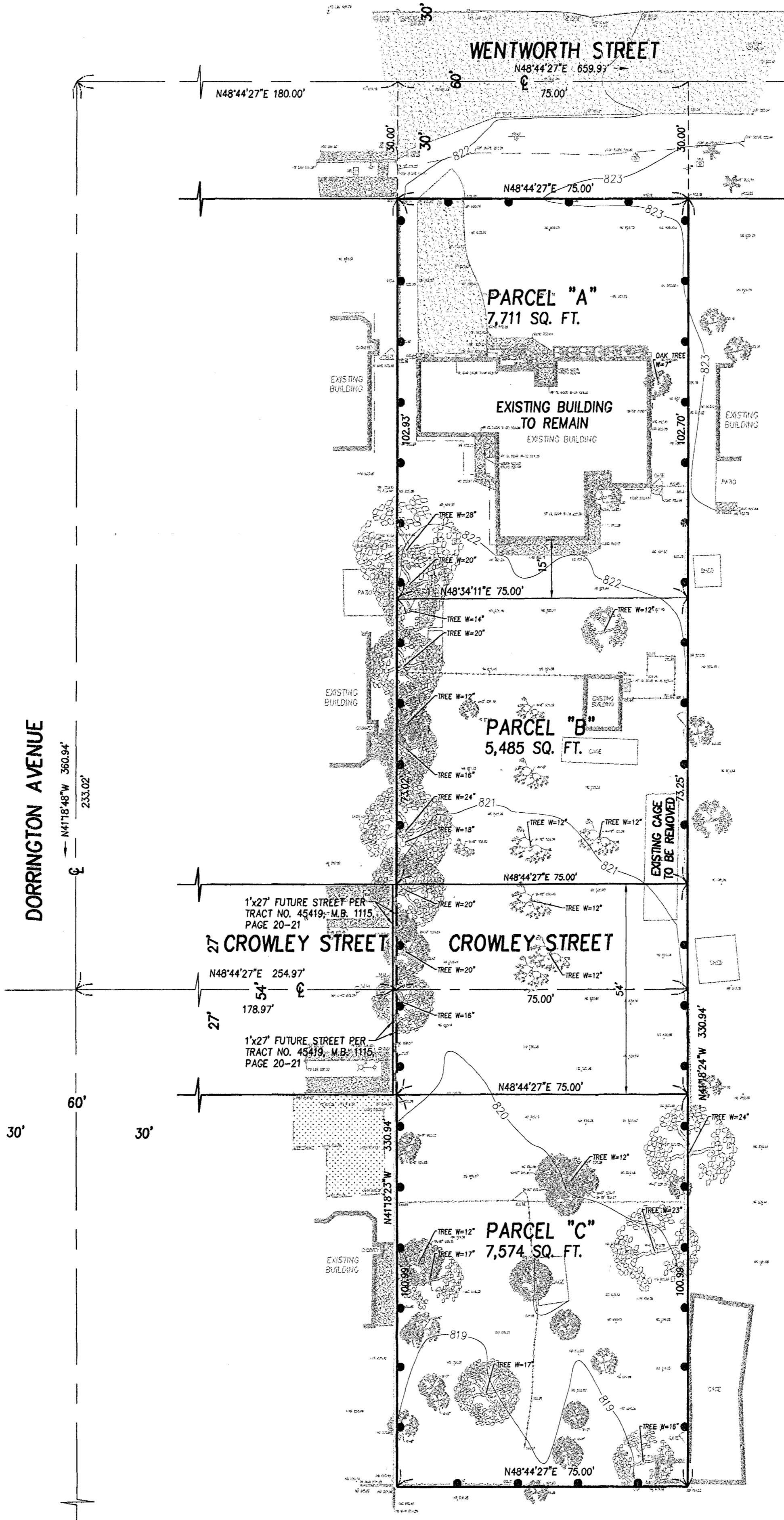
SHEET 1 OF 1

IN THE CITY OF LOS ANGELES
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
FOR SUBDIVISION PURPOSES

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

CASE NO. 2006-7918 PMLA

DATE: OCT 20 2006



LEGAL DESCRIPTION:

LAND DESCRIBED IN DEED RECORDED AS
INSTRUMENT NO. 04-0366446 OF O.R.
APN: 2627-027-002

INTENDED USE CLASSIFICATION:

PARCEL "A" - RESIDENTIAL
PARCEL "B" - RESIDENTIAL
PARCEL "C" - RESIDENTIAL

AREA:

PROPOSED PARCEL "A":
7,711 SQ. FT. - 0.18 A.C.
PROPOSED PARCEL "B":
5,485 SQ. FT. - 0.13 A.C.
PROPOSED PARCEL "C":
7,574 SQ. FT. - 0.17 A.C.

ZONING:

EXISTING ZONE = (T)R1-1
PROPOSED ZONE = R1-1

BENCHMARK:

FD. WIRE SPK IN NW CURB BRANFORD ST
10FT NE OF BC RET NE OF DORRINGTON AVENUE.
(ELEV. = 832.96) (YR. ADJ.=2000) (BM NO. 06-25050)

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED
ON THE BEARING N48°44'27"E OF
THE CENTERLINE OF WENTWORTH STREET
AS SHOWN ON THE MAP OF TRACT
NO. 45419, M.B. 1115, PAGE 21.

NOTES:

1. ALL EXISTING TREES WITHIN PROPOSED PARCEL "A" TO REMAIN.
2. ALL EXISTING TREES WITHIN PROPOSED PARCEL "B" AND "C", WITHIN PROPOSED DEDICATION FOR STREET PURPOSES TO BE REMOVED. EXCEPT EXISTING TREES ALONG THE SOUTHWESTERLY LINE OF PROPOSED PARCEL "B".
3. ALL EXISTING STRUCTURES AND FENCES, EXCEPT EXISTING BUILDING WITHIN PROPOSED PARCEL "A", TO BE REMOVED.

SITE ADDRESS:

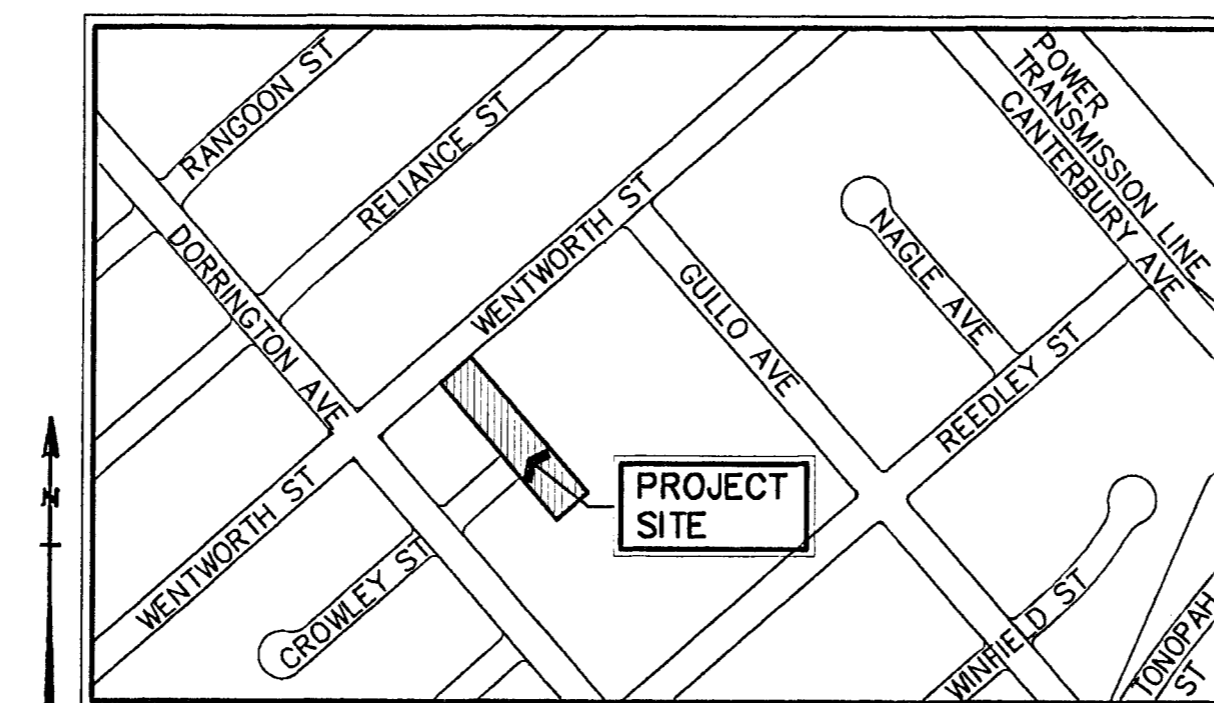
13440 W. WENTWORTH STREET
PACOIMA, CA 91402

OWNER:

MR. OMAR RANGEL
14858 CHATSWORTH ST.
MISSION HILLS, CA 91345

LEGEND

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
- PROPOSED STREET DEDICATION
- EXISTING OAK TREE
- EXISTING FRUIT TREE
- EXISTING TREE



VICINITY MAP
N.T.S.



PREPARED UNDER THE DIRECTION OF:

Ruvin Grutman 7/7/16
RUVIN GRUTMAN L.S. 5910