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Decision Date: April 18, 2017

Appeal Period Ends: April 28, 2017

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Vesting Tentative Tract Map No. 73682
Address: 6001 North Van Nuys Boulevard
Van Nuys-North Sherman Oaks
Community Plan
Zone : CM-1VL
C. D. : 6 – Martinez
CEQA: ENV-2017-220-CE, Class 2,
Category 4

In accordance with provisions of Los Angeles Municipal Code (LAMC) Section 17.03 and 17.15, the Advisory Agency approved a Vesting Tentative Tract Map for the merger and resubdivision of six lots and Aetna Street, from Van Nuys Boulevard to the east to Vesper Avenue to the west, into a single ground lot to facilitate the relocation and undergrounding of existing overhead utility lines currently lining Aetna Street, from the east side of Van Nuys Boulevard to Vesper Avenue, and the incorporation of the portion of Aetna Street abutting the project site, into a project site located at 6001 North Van Nuys Boulevard as shown on map stamp-dated January 19, 2017. The Advisory Agency's approval is subject to the following conditions:

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

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3484.

1. That a three-foot (3') wide strip of land be dedicated along Vesper Avenue adjoining the subdivision to complete a 33-foot wide half public street right-of-way in accordance with Collector Street Standard of Mobility Plan 2035, including a 20-foot radius property line return be dedicated at intersection with Oxnard Street.
2. That a 20-foot radius property line return be dedicated at intersection of Van Nuys Boulevard with Oxnard Street adjoining the tract.
3. That Department of the City Planning also determined that the proposed merger area (Aetna Street within the tract boundary) is consistent with all applicable General Plan Elements of Highway and Circulation Elements for Mobility Plan 2035.
4. That the City Department of Transportation in a letter to City Engineer shall determine that the merger area (Aetna Street within the tract boundary) is not necessary for future Public Street.
5. In the event that Planning Department and Department of Transportation has no objection to the street merger, then the portion of Aetna Street within the tract boundary as shown on the revised vesting tentative tract map stamp dated January 19, 2017 be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:
 - a. That consents to the street and easement 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.
6. That any surcharge fee in conjunction with the street merger request be paid.
7. That the subdivider make a request to the Valley District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
8. That the existing public sewer main line within Aetna Street being merged be abandoned and /or relocated and or guaranteed as such prior to the recordation of the final map satisfactory to the Valley District Engineering Office.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

9. 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.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Eric Wong at (213) 482-6876 to schedule an appointment.

10. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Provide a copy of affidavit AFF-25345, AFF-40115, AFF-40760, AFF-41600, OB-11666, and OB-11726-C. Show compliance with all the conditions/requirements of the above affidavit(s) as applicable. Termination of above affidavit(s) may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
 - b. Provide a copy of Case No. CPC-2001-2362-CDO-ZC-MSA.
 - c. Obtain Bureau of Engineering approval for the proposed street merger.

Notes:

This property is located in a Liquefaction Zone. The existing or proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use. If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

DEPARTMENT OF TRANSPORTATION

Please contact this section at (818) 374-4699 for any questions regarding the above. Transportation approvals are conducted at 6262 Van Nuys Boulevard, Room 320.

11. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure the following:
 - a. A parking and driveway plan should be submitted to the Citywide Planning Coordination Section of the DOT for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. If no building project is planned before the recordation of this map, the applicant shall submit a covenant and agreement to clear this condition.
 - b. That the condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 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.

FIRE DEPARTMENT

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 (818) 374-4351. You should advise any consultant representing you of this requirement as well.

12. 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. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b. 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.
 - 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. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
 - e. 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.
 - f. Submit plot plans indicating access road and turning area for Fire Department approval.
 - g. 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.
 - h. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
 - i. 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.
 - j. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

DEPARTMENT OF WATER AND POWER

13. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF STREET LIGHTING

14. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the site into a Street Lighting Maintenance Assessment District.

BUREAU OF SANITATION

15. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

16. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three (3) people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

17. The Department of Recreation and Parks has reviewed the proposed project and has no recommendations regarding the project given that there will be no anticipated recreation and parks impacts.

BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION

Contact Urban Forestry Division at: 213-847-3077

18. Plant 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. When the City has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting. Note: All protected tree removals must be approved by the Board of Public Works.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

19. 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 all of the terms and conditions established herein.
20. The project shall be limited to the merger and resubdivision of six lots and the portion of Aetna Street from Van Nuys Boulevard to Vesper Avenue, into a single ground lot.

21. 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.
22. 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, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
 - b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
 - c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (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.

BUREAU OF ENGINEERING - STANDARD 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 LAMC.
- (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 complies with the width and area requirements of the Zoning Ordinance.
- (i) That one-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting un subdivided property. The one-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any one-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15 percent.

- (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 Transportation 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 recordation of the final map or that the 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) Construct new street lights: one (1) on Vesper Avenue. Remove street lights: four (4) on Aetna Street. If street widening is required, relocate and upgrade the street lights: four (4) on Van Nuys Boulevard, three (3) on Oxnard Street, and two (2) on Vesper 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 LADOT, 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.
 - (d) Plant 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 Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213-485-5675) 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. Improve Van Nuys Boulevard adjoining the subdivision by the removal and reconstruction of any off-grade or broken portions of the existing sidewalk to provide new full width concrete sidewalk with tree wells from the existing curb to the existing property line; close the intersection of Van Nuys Boulevard with Aetna Street being merged by constructing a new concrete curb, a concrete cutter and full-width concrete sidewalk.
 - b. Improve Oxnard Street adjoining the subdivision by the removal and reconstruction of the existing sidewalk as existing variable width layout and parkway.
 - c. Improve Vesper Avenue being dedicated and adjoining the subdivision by the removal and reconstruction of the existing sidewalk to provide new 15-foot full width concrete sidewalk with tree wells from the existing curb to the proposed property line; close the intersection of Vesper Avenue with Aetna Street being merged by constructing a new concrete curb, a concrete cutter and full-width concrete sidewalk; including any necessary removal and reconstruction of existing improvement.

NOTES:

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division. 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 subdivision. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with LAMC Section 17.05N. 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.

FINDINGS OF FACT (CEQA)

On February 27, 2017, the Department of City Planning issued ENV-2017-220-CE and determined that the City of Los Angeles Guidelines for the Implementation of the California Environmental Quality Act designates the subject project as categorically exempt under Article III, Section 1, Class 2, Category 4.

The Class 2, Category 4 Categorical Exemption is intended for projects consisting of the replacement or reconstruction of existing structures and facilities where the new structure will be

located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced including and the conversion of overhead electric utility distribution system facilities to underground including connection to existing overhead electric utility distribution lines where the surface is restored to the condition existing prior to the undergrounding.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tentative Tract Map No. 73682, 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 WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

Section 66411 of the Subdivision Map Act (Map Act) establishes that local agencies regulate and control the design of subdivisions. Chapter 2, Article I, of the Map Act establishes the general provisions for tentative, final and parcel maps. The Vesting Tentative Tract Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code ("LAMC").

The requested Vesting Tentative Tract Map has been filed for the purposes of merging the subject site and resubdivision of six lots and Aetna Street, from Van Nuys Boulevard to the east to Vesper Avenue to the west, into a single ground lot to facilitate the relocation and undergrounding of existing overhead utility lines currently lining Aetna Street, from the east side of Van Nuys Boulevard to Vesper Avenue, and the incorporation of Aetna Street into the project site. The requested subdivision does not include the construction of new buildings.

The Van Nuys-North Sherman Oaks Community Plan designates the parcel for Commercial Manufacturing land uses corresponding to the CM Zone. The project site is zoned CM-1VL, consistent with the range of zones as listed in the site's corresponding land use designation. The property is not located within a Specific Plan. Future development on the project site would be required to comply with the LAMC or would be required to obtain any necessary approvals. Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with Sections 17.01 and 17.05(C) of the Los Angeles Municipal Code.

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

Section 66418 of the Subdivision Map Act defines the term "design" as follows: "Design" means: (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) such other specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of the general plan or any applicable specific plan.

Section 17.05-C of the Los Angeles Municipal Code enumerates design standards for Subdivisions and requires that each Tentative Map be designed in conformance with the Street Design Standards and in conformance to the General Plan. Additionally, the Section establishes that density calculations include the areas for residential use and area designated for public uses, except for land set aside for street purposes. The proposed project improvements, which include the relocation of the overhead utility lines from Aetna Street, including all lines crossing Van Nuys Boulevard, and the undergrounding of those utilities on the subject site, will enhance the aesthetic appearance of the streetscape along Van Nuys Boulevard to the east and along the subject property. No residential uses are proposed as part of the subdivision. The proposed map provides the required components of a tentative tract map.

The design and layout of the map is consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (Department of Building and Safety, Bureau of Engineering, Department of Water and Power, and Department of Transportation) have reviewed the map and found the subdivision design satisfactory and have imposed improvement requirements and/or conditions of approval. Sewers are available and deemed adequate in accommodating the proposed project's sewerage needs.

The subdivision will be required to comply with all regulations pertaining to grading, building permits, and street improvement permit requirements. Conditions of Approval for the design and improvement of the subdivision are required to be performed prior to the recordation of the tentative map, building permit, grading permit, or certificate of occupancy. Therefore, as conditioned, the design and improvement of the proposed subdivision is consistent with the intent and purpose of the applicable General Plan.

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

The project site is a property of level topography that is currently improved with a car dealership, service facility, and associated car storage. The subject site has approximately 350 feet of linear frontage on Van Nuys Boulevard to the east and on Vesper Avenue to the west, and approximately 564 feet of frontage along Oxnard Street to the south. The proposed project includes the relocation of the overhead utility lines from Aetna Street, including all lines crossing Van Nuys Boulevard, and the undergrounding of those utilities on the subject site. The site is not located in a slope stability study area, high erosion hazard area, hazardous zone, or a fault-rupture study zone. The tract has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. The subdivision will not result in the construction of any new buildings.

The site is not subject to the Specific Plan for Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard, and flood-related erosion hazard areas). The Department of Building and Safety, Grading Division, reported that geology/soils reports are not required prior to approval of the map as the property is located outside of a City of Los Angeles Hillside Area; is exempt or located outside of a State of California liquefaction, earthquake induced landslide, or fault-rupture hazard zone; and does not require any grading or construction of an engineered retaining structure to remove potential geological hazards.

The proposed map does not include the construction of any new buildings. The scope of proposed physical improvements will be limited to the undergrounding of the overhead

utility lines currently located along Aetna Street. The proposed merger and re-subdivision of the subject site will allow for the consolidation of the northern and southern portions of the subject site which are under the same ownership. There will not be any rehabilitation or development of the existing buildings on the project site as a part of the instant application, and the existing development and uses are to remain.

Given the nature and location of the subject site, the uses surrounding the subject site, and the limited scope of the proposed project, the subject site is physically suitable for the proposed subdivision and type of improvements. Additionally, 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). Therefore, the project site is physically suitable for the proposed type of development.

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

The adopted Van Nuys-North Sherman Oaks Community Plan designates the project site for Commercial Manufacturing land uses corresponding to the CM Zone. The project site is zoned CM-1VL, consistent with the range of zones as listed in the site's corresponding land use designation. While the CM zone allows for certain residential uses, the project's scope of physical improvements is limited to the relocation and undergrounding of the existing overhead utility lines on Aetna Street to the subject site, and the merger and vacation of the portion of Aetna Street abutting the subject property and does not include the development of any residential units. As such, the subdivision is physically suitable for the proposed undergrounding of the overhead utility lines.

(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 Department of City Planning reviewed the request and the surrounding area and established that the physical characteristics of the site and surrounding area is generally consistent with existing development and urban character of the surrounding community. The project site is developed with a car dealership, service facility, and car storage parking. Additionally, 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 project would not result in substantial impacts to fish or wildlife or their habitat.

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

The proposed subdivision and subsequent improvements are subject to the provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements as mandated by law would apply where applicable to ensure the public health and welfare (e.g., asbestos/lead abatement, seismic safety, flood hazard management).

The project is not located over a hazardous materials site or flood hazard area and is not located on unsuitable soil conditions. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous material or substances.

The proposed improvements within the map include the relocation and undergrounding of utilities from Aetna Street to the subject site, with a 12-foot easement along the northern property line for portions of the underground utilities, and the closure of Aetna Street where it bisects the subject site. The design of the proposed subdivision and type of improvements will not likely cause serious public health problems due to its limited scope of improvements. The proposed undergrounding of the current above-grade utilities that are currently lining Aetna Street beginning at, and currently crossing, Van Nuys Boulevard to the east to Vesper Avenue to the west, and also including power lines on the south side of Aetna Street from approximately 526 feet east of Van Nuys Boulevard to approximately 309 feet west of Vesper Avenue will improve the public utility infrastructure at this location.

Due to its limited scope of physical improvements the project will not likely cause serious public health problems. 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, where collected sewage is directed to sewer treatment plants, which have been upgraded to meet Statewide Ocean Discharge Standards. No adverse impacts to the public health or safety would occur as a result of the design and improvement of the site. Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

- (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 submitted vesting tentative tract map identified four existing easements that are listed on the site's preliminary title report. One identified easement provides access to the City of Los Angeles for sewer, storm drain, street light and fire hydrant purposes. In conjunction with the proposed subdivision, this identified easement has been requested to be abandoned. In the conditions submitted by the Bureau of Engineering it states that in the event that satisfactory arrangements have been made regarding the abandonment and or privatizing of the existing sewer and storm drain system then the existing public sewer and storm drain easement within the tract area be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code. The Bureau of Engineering has further conditioned that the applicant be required to consent to easements being merged and waiver 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. In addition, the applicant will be required to make satisfactory arrangements with all public utility agencies maintaining existing facilities within the area being merged.

Therefore once the map is recorded, there would not be any recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The project site contains legally recorded lots identified by the Assessor Parcel Record. The site is surrounded by private and public properties that adjoin public streets and sidewalks designed and improved for the specific purpose of providing public access through the area. The project site does not adjoin or provide access to a public resource, natural habitat, Public Park or any officially recognized public recreation area. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

- (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)

The request will not result in any changes to the existing buildings at the project site as the project consists of the relocation and undergrounding of utilities line along Aetna Street. As such, the subdivision does not propose new passive or natural heating or cooling facilities at this time.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 73682.

Vincent P. Bertoni, AICP
Advisory Agency



EV
HENRY CHU
Deputy Advisory Agency

HC:HB

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 Department of City Planning 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 <http://cityplanning.lacity.org/>

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

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

TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREON IS PER THE PRELIMINARY REPORT FILE NO. 0801233, DATED MAY 28, 2015, AS PREPARED BY COMMERCIAL LAND TITLE COMPANY, NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID COMMITMENT IS ASSUMED BY THIS MAP OF THE SURVEYOR.

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: LOTS 1 TO 5 INCLUSIVE, IN BLOCK 35 OF TRACT NO. 1200, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGE 35 OF THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: LOT 1 OF TRACT NO. 27724, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 709, PAGE 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTIONS

A. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2015-2016

B. PENDING ASSESSMENT FOR THE DISTRICT SHOWN BELOW:

DISTRICT: VAN NUYS BOULEVARD AND VICTORY BOULEVARD (AND OTHER STREETS) SIDEWALK MAINTENANCE DISTRICT W.O. 71822

DISCLOSED BY: NOTICE OF ASSESSMENT

RECORDING DATE: NOVEMBER 6, 1991

RECORDING NO. AS INSTRUMENT NO. 91-1761029, OFFICIAL RECORDS

WHEN THE NOTICE OF ASSESSMENT IS RECORDED IN THE PUBLIC RECORDS, THE ASSESSMENT SHALL BECOME A LIEN ON SAID LAND.

C. PENDING ASSESSMENT FOR THE DISTRICT SHOWN BELOW:

DISTRICT: VAN NUYS BLVD & VICTORY BLVD (OTHER STREETS) MNTC. DISTRICT W.O. 71822

DISCLOSED BY: NOTICE OF ASSESSMENT

RECORDING DATE: NOVEMBER 12, 1992

RECORDING NO. AS INSTRUMENT NO. 92-2102179, OFFICIAL RECORDS

WHEN THE NOTICE OF ASSESSMENT IS RECORDED IN THE PUBLIC RECORDS, THE ASSESSMENT SHALL BECOME A LIEN ON SAID LAND.

D. PENDING ASSESSMENT FOR THE DISTRICT SHOWN BELOW:

DISTRICT: VAN NUYS BOULEVARD AND VICTORY BOULEVARD (AND OTHER STREETS) W.O. 71822

DISCLOSED BY: NOTICE OF ASSESSMENT

RECORDING DATE: NOVEMBER 11, 1993

RECORDING NO. AS INSTRUMENT NO. 95-43895, OFFICIAL RECORDS

WHEN THE NOTICE OF ASSESSMENT IS RECORDED IN THE PUBLIC RECORDS, THE ASSESSMENT SHALL BECOME A LIEN ON SAID LAND.

E. PENDING ASSESSMENT FOR THE DISTRICT SHOWN BELOW:

DISTRICT: VAN NUYS BOULEVARD AND VICTORY BOULEVARD (AND OTHER STREETS) SIDEWALK MAINTENANCE

DISCLOSED BY: NOTICE OF ASSESSMENT

RECORDING DATE: APRIL 14, 1997

RECORDING NO. AS INSTRUMENT NO. 97-559701, OFFICIAL RECORDS

WHEN THE NOTICE OF ASSESSMENT IS RECORDED IN THE PUBLIC RECORDS, THE ASSESSMENT SHALL BECOME A LIEN ON SAID LAND.

F. PENDING ASSESSMENT FOR THE DISTRICT SHOWN BELOW:

DISTRICT: VAN NUYS BOULEVARD AND VICTORY BOULEVARD (AND OTHER STREETS) SIDEWALK MAINTENANCE

DISCLOSED BY: NOTICE OF ASSESSMENT

RECORDING DATE: FEBRUARY 20, 2004

RECORDING NO. AS INSTRUMENT NO. 04-0388250, OFFICIAL RECORDS

WHEN THE NOTICE OF ASSESSMENT IS RECORDED IN THE PUBLIC RECORDS, THE ASSESSMENT SHALL BECOME A LIEN ON SAID LAND.

G. PENDING ASSESSMENT FOR THE DISTRICT SHOWN BELOW:

DISTRICT: VAN NUYS BOULEVARD AND VICTORY BOULEVARD (AND OTHER STREETS) SIDEWALK MAINTENANCE

DISCLOSED BY: NOTICE OF ASSESSMENT

RECORDING DATE: APRIL 14, 1997

RECORDING NO. AS INSTRUMENT NO. 97-559708, OFFICIAL RECORDS

WHEN THE NOTICE OF ASSESSMENT IS RECORDED IN THE PUBLIC RECORDS, THE ASSESSMENT SHALL BECOME A LIEN ON SAID LAND.

H. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE INCOME AND TAXATION CODE OF THE STATE OF CALIFORNIA, THE FOLLOWING MATTER AFFECTS PARCEL 1:

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS:

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: UTILITIES

RECORDING NO. IN BOOK 1431, PAGE 41, OFFICIAL RECORDS

AFFECTS: OVER THE REAR 2 FEET OF SAID LAND

3. A RIGHT OF WAY OVER ALL WAYS, ROADS, STREETS, ALLEYS AND INCIDENTAL THAT ARE NOW PUBLIC HIGHWAYS OR MAY BE HEREAFTER DEDICATED AS SUCH, BY THE PARTIES TO THIS SUBDIVISION OF SAID TOWNSHIP, TOGETHER WITH RIGHTS OF WAY FOR RAILROAD NOW CONSTRUCTED FOR ANY RAILROAD OR ELECTRIC LINES, GAS OR WATER MAINS OR CONDUITS FOR TELEGRAPH OR TELEPHONE LINES OR SEMERS TO BE HEREAFTER CONSTRUCTED IN ANY, STREET, ROAD, ALLEY OR BOULEVARD OR RESERVATION IF SAID TOWNSHIP, AS RESERVED IN THE ABOVE MENTIONED DEED.

4. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAWS, AS SET FORTH IN THE DOCUMENT REFERRED TO IN THE NUMBERED ITEM LAST ABOVE SHOWN.

5. COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY; SAID COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS.

RECORDING DATE: APRIL 16, 1959

RECORDING NO. AS INSTRUMENT NO. 3665, OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

6. COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY; SAID COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS.

RECORDING DATE: MAY 18, 1959

RECORDING NO. AS INSTRUMENT NO. 4665, OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

7. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT

EXECUTED BY: THE SALVATION ARMY, A CALIFORNIA CORPORATION

IN FAVOR OF: CITY OF LOS ANGELES

RECORDING DATE: JANUARY 31, 1962

RECORDING NO. AS INSTRUMENT NO. 3238, OFFICIAL RECORDS

WHICH AMONG OTHER THINGS PROVIDES: MAINTENANCE OF YARDS FOR AN OVER-SIZE BUILDING.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

8. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT

EXECUTED BY: THE SALVATION ARMY, A CALIFORNIA CORPORATION

IN FAVOR OF: CITY OF LOS ANGELES

RECORDING DATE: JULY 17, 1973

RECORDING NO. AS INSTRUMENT NO. 3264, OFFICIAL RECORDS

WHICH AMONG OTHER THINGS PROVIDES: PARKING ATTENDANT

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

9. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT

EXECUTED BY: THE SALVATION ARMY, A CALIFORNIA CORPORATION

IN FAVOR OF: CITY OF LOS ANGELES

RECORDING DATE: FEBRUARY 10, 1976

RECORDING NO. AS INSTRUMENT NO. 2491, OFFICIAL RECORDS

WHICH AMONG OTHER THINGS PROVIDES: MAINTENANCE OF BUILDING

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

10. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT

EXECUTED BY: THE SALVATION ARMY, A CALIFORNIA CORPORATION

IN FAVOR OF: CITY OF LOS ANGELES

RECORDING DATE: JANUARY 12, 1977

RECORDING NO. AS INSTRUMENT NO. 78-631452, OFFICIAL RECORDS

WHICH AMONG OTHER THINGS PROVIDES: MAINTENANCE OF YARDS FOR AN OVERSIZE BUILDING.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

THE FOLLOWING MATTER AFFECTS PARCEL 2:

11. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAWS, AS SET FORTH IN THE DOCUMENT.

RECORDING NO. IN BOOK 7030, PAGE 183, OF DEEDS

SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

DRAWN TO: SOUTHERN CALIFORNIA TELEPHONE COMPANY

PURPOSE: POLE LINES AND CONDUITS

RECORDING NO. IN BOOK 16260, PAGE 394, OFFICIAL RECORDS

AFFECTS: THAT PORTION OF SAID LAND LYING WITHIN THE REAR 2 FEET OF LOTS 6 AND 7 IN BLOCK 71 OF TRACT NO. 1200, WHICH IS A PORTION OF THE UNDERLYING DESCRIPTION OF SAID LAND.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

NOT PLOTTED: NO LONGER AFFECTS PROPERTY

13. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT

EXECUTED BY: ERNEST P. RODRIGUES

IN FAVOR OF: CITY OF LOS ANGELES

RECORDING DATE: MAY 20, 1982

RECORDING NO. AS INSTRUMENT NO. 82-519697, OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

14. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT

ENTITLED: MEMORANDUM OF LEASE

LESSOR: ERNEST P. RODRIGUES, AS TRUSTEE OF THE RODRIGUES FAMILY TRUST U/A/D DATED OCTOBER 27, 1970

LESSEE: DAEWOO MOTOR AMERICA (WEST), INC.

RECORDING DATE: OCTOBER 14, 1987

RECORDING NO. AS INSTRUMENT NO. 97-1584748, OFFICIAL RECORDS

THE PRESENT OWNERSHIP OF THE LEASHHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

AFFECTS: PARCEL 2

15. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT

ENTITLED: MEMORANDUM OF LEASE

LESSOR: ERNEST P. RODRIGUES, AS TRUSTEE OF THE RODRIGUES FAMILY TRUST DATED OCTOBER 27, 1970

LESSEE: ARONAU HOLDINGS, INC., A DELAWARE CORPORATION

RECORDING DATE: JANUARY 22, 2003

RECORDING NO. AS INSTRUMENT NO. 03-0184497, OFFICIAL RECORDS

THE PRESENT OWNERSHIP OF THE LEASHHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

AFFECTS: PARCEL 2

16. A NOTICE OF SUBSTANDARD PROPERTY AS DISCLOSED BY A DOCUMENT

RECORDING DATE: MAY 3, 2010

RECORDING NO. AS INSTRUMENT NO. 2010058845, OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

AFFECTS: PARCEL 1

17. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

18. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

19. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.

20. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ACSM LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

21. PLEASE BE ADVISED THAT OUR SEARCH DOES NOT DISCLOSE ANY OPEN DEEDS OR TRUST OF RECORD, IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.

GENERAL NOTES

OWNER/SUBDIVIDER: RODRIGUES HOLDINGS, LLC

201 S. FERRERA STREET, SUITE 220

LOS ANGELES, CA 90015

CONTACT: GARY RODRIGUES

CONTACT: MARK WARBHAM

PHONE: (213) 684-4332

FAX: (213) 451-0474

CIVIL ENGINEER: DAVID EVANS AND ASSOCIATES

201 S. FERRERA STREET, SUITE 220

LOS ANGELES, CA 90015

CONTACT: JOSEPH W. WIDEMAN

CONTACT: ALEX MOORE

PHONE: (213) 375-3948

FAX: (661) 284-7401

PROJECT ADDRESS: 6001-6015 VAN NUYS BLVD. 14500-14552 AETNA STREET, 14514-14533 OXNARD STREET, 4091-4099 VAN NUYS BLVD., 14531 AETNA STREET, 14541 AETNA STREET, 4054 VESPER AVENUE, LOS ANGELES, CA 91411

PROPOSED USE: MERGER OF SIX (6) EXISTING LOTS AND AETNA STREET TO A SINGLE GROUND LOT TO FACILITATE THE RELOCATION AND UNDERGROUNDING OF OVERHEAD UTILITY LINES CURRENTLY ALONG AETNA STREET THROUGH THE SUBJECT PROPERTY. AETNA STREET TO BE CLOSED AND INCORPORATED INTO INTERNAL CIRCULATION AND PARKING FOR THE EXISTING DEALERSHIP.

EXISTING PARKING: 203 SPACES

CURRENT ZONING: CM-VL

VESTING TENTATIVE TRACT MAP NO. 73682 ROADWAY AND LOT MERGER FOR 1 GROUND LOT

GENERAL NOTES (CONTINUED)

COMMUNITY PLAN: VAN NUYS NORTH SHERMAN OAKS

CURRENT PLAN DESIGNATION: COMMERCIAL MANUFACTURING

CURRENT ZONE: CM-VL

PARKING DISTRICT: NONE

DISTRICT MAP: 1704161

TBG: 532-A-7

COUNCIL DISTRICT: 6

APN: 2241-027-001 AND 2241-027-004

LOS ANGELES STATE ENTERPRISE ZONE YES (22-2374)

LIQUEFACTION ZONE: YES

METHANE ZONE: NONE

TREES: NO KNOWN OAK, SYCAMORE, BAY OR BLACK WALNUT TREES ON SITE

PRE-DEDICATION: EXISTING PARCEL 1: 56,549 S.F. (1.288 ACRES)

EXISTING PARCEL 2: 117,564 S.F. (2.699 ACRES)

AREA OF AETNA TO BE MERGED: 22,753 S.F. (0.520 ACRES)

EXISTING PARCEL 1: 56,249 S.F. (1.281 ACRES)

EXISTING PARCEL 2: 116,800 S.F. (2.686 ACRES)

PROPOSED LOT 1 (INCLUDING AETNA STREET TO BE MERGED): PRE-DEDICATION: 194,866 S.F. (4.458 ACRES) WITHOUT DEDICATION POST-DEDICATION: 195,822 S.F. (4.495 ACRES) PER MOBILITY PLAN

GENERAL NOTES (CONTINUED)

EASEMENT: 12 FOOT EASEMENT IN FAVOR OF LADWP POWER TO BE CONVEYED VIA THE RECORDING OF THE FINAL MAP OR CONVEYED BY A SEPARATE INSTRUMENT RECORDED PRIOR TO THE RECORDING OF THE FINAL MAP.

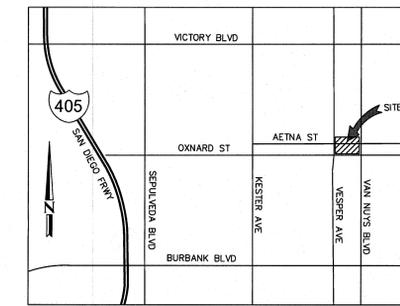


SYMBOLS

- CHAIN LINK FENCE
WREIGHT BRONZE FENCE
EXISTING STRUCTURE
PARKING METER
FIRE HYDRANT
STREET LIGHT
TRAFFIC SIGNAL
TREE - DIAMETER
E/C EASEMENT PLOTTED HEREON
SEWER LINE
GAS LINE
UNDERGROUND TELEPHONE LINE
STORM DRAIN LINE
WATER LINE
UNDERGROUND ELECTRIC LINE

ABBREVIATIONS

- AC/PMT ASPHALT CONCRETE PAVEMENT
B/CB BUILDING
C/B CONCRETE
C/PV CONC PAVEMENT
D/A DRIVEWAY APRON
D/MI STORM DRAIN MANHOLE
D/WPS LA DWP POWER SYSTEM
EP ELEC. PULL BOX
EVL ELEC. VALVE
EVLT ELEC. VALVE
G/M GAS METER
G/V GAS VALVE
G/WRE BRIGADON PULL BOX
H/B MANHOLE
H/P PACIFIC BELL
H/S MANHOLE
H/WRE BRIGADON PULL BOX
M/P POWER POLE
P/PSN PARKING SIGN
P/PTA PACIFIC TELEPHONE & TELEGRAPH
R/CPC REINFORCED CONCRETE PIPE
S/CAL SOCIAL GAS COMPANY
S/SDM STORM DRAIN MANHOLE
S/SON SIGN
S/STP STOP SIGN
S/STAN STANDARD SURVEY MONUMENT
S/SMH SANITARY SEWER MANHOLE
S/STL STREET LIGHT
S/STL STREET LIGHT PULL BOX
S/TSB TRAFFIC SIGNAL PULL BOX
S/TLB TRAFFIC LIGHT PULL BOX
S/UTLH UTILITY MANHOLE
S/UTLV UTILITY VALVE
S/WC WHEEL CHAIR RAMP
S/WV WATER VALVE



VICINITY MAP

N.T.S.

LOS ANGELES DEPT. OF CITY PLANNING

SUBMITTED FOR FILING

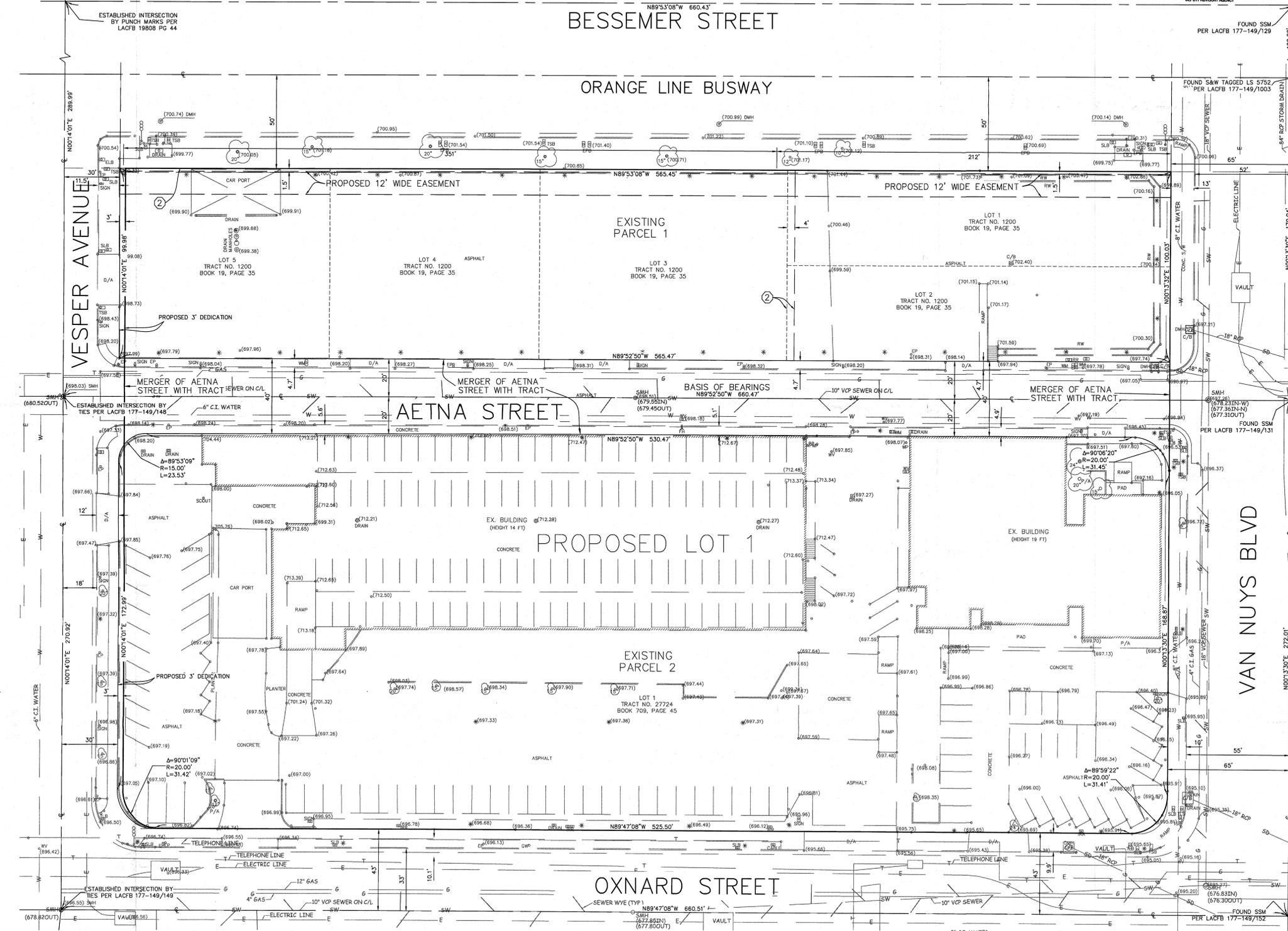
TENTATIVE MAP

JAN 19 2017

REVISED MAP EXTENSION OF TIME

FINAL MAP UNIT C/RECORDED

DEPT. RECORDS AGENCY



BASIS OF BEARINGS

THE BEARINGS HEREON ARE BASED ON THE CENTERLINE OF AETNA STREET, SHOWN HEREON AS NORTH 89°52'00" WEST AS SHOWN BETWEEN FOUND MONUMENTS PER RECORD OF SURVEY BOOK 186, PAGES 36-46.

BENCHMARK

CITY OF LOS ANGELES BENCH MARK 08-20611

ELEVATION: 696.577 FEET

YEAR OF ADJUSTMENT: 2000

DATE: NOV 1988

DESCRIPTION: SPIKE IN CURB OXNARD STREET, 2 FEET EAST OF BCR, EAST OF VESPER AVENUE

JOSEPH W. WIDEMAN, PLS 8973

DATE: 01-17-17



Table with columns: NO., DESCRIPTION, DATE, BY, REVISIONS.

DAVID EVANS AND ASSOCIATES INC. 25152 SPRINGFIELD COURT, SUITE 350 SANTA CLARITA, CA 91355 PHONE: 661-284-7400

CITY OF LOS ANGELES VAN NUYS AND OXNARD ATTN: GARY RODRIGUES RODRIGUES HOLDINGS, LLC 303 N. GLENDALES BLVD., SUITE M180 BURBANK, CA 91502 (213) 542-4322

SCALE: 1"=20' DATE: 01/17/17 SHEET NO: 01