

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

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April 6, 2017

Uzi Levy (O)
Core Fire Protection
7355 Balboa Blvd. #100
Lake Balboa, CA 91423

Varoosh Abedi (R)
GA Engineering Inc.
19562 Ventura Blvd. #230
Tarzana, CA 91356

RE: VTT-70057-SL
Related Case: APCSV-2007-5628-ZC
17236 W. Roscoe Boulevard
Community Plan: Reseda-West Van Nuys
Council District: 6
CEQA No: ENV-2008-1190-MND
Existing Zone: (T)(Q)RD3-1 and (T)(Q)RD5-1
DM: 192B133
Legal: TR 1000, Lot PT 589, Arb 11
Fish and Game: Exempt

EXTENSION OF TIME

On May 21, 2009, the Advisory Agency approved Vesting Tentative Tract No. 70057-SL composed of 6 lots for maximum of 6 units for a small lot subdivision. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and Section 17.07 or 17.56-A of the Los Angeles Municipal Code, the Deputy Advisory Agency hereby grants a 6 year extension from the decision date for the recording of the final map for VTT-70057-SL at 17236 W. Roscoe Blvd. in the Reseda – West Van Nuys Community Plan.

Pursuant to AB 208, all maps are automatically granted an additional two years as long as those maps were still valid on July 15, 2011 and will expire before January 1, 2014.

Therefore, the new expiration date for the subject map is **May 20, 2020** and no further extension of time to record a final map can be granted.

VINCENT P. BERTONI, AICP
Director of Planning

Kevin D. Jones
Deputy Advisory Agency
VPB:KDJ:AMV:shw
cc: Councilmember Nury Martinez
Sixth Council District

Case #: VTT-70057-SL

Approval Date: May 21, 2009

Related Case #: APCSV-2007-5628-ZC

17236 W. Roscoe Blvd.

Length of Time and Extensions for Tract & Preliminary Parcel Map

Authority	Year of approval	Y/N	Year	Time	Total Years
LAMC Section 17.07 A.1 & 17.56A.1	3 years for initial approval		2009	3	2012
LAMC Section 17.07 A.1 & 17.56A.1 (Chapter 1)	6 years inclusive of intial 3 years (by application) If received previous extension letter dated 2007 its 5 yrs.		2012	6	2018
SB1185 State Extension	1 yr. (if map is valid on 07/15/08 and expires before 01/01/11)	N			0
AB 333 State Extension	2 yrs. (if map is valid on 07/15/09 and expires before 01/01/12)	N			0
AB 208 State Extension	2 yrs. (if map is valid on 07/15/11 and expires before 01/01/14)	Y	2018	2	2020
AB 116 State Extension	2 yrs. (if map is approved after 01/01/2000 and has not expired on or before 07/11/13)	N			0
Total Time Extension				8	

TIME EXTENSION PER CHAPTER 1 OF LAMC

City of Los Angeles – Department of City Planning

1. TIME EXTENSION REQUEST

CASE #: VTT No 70057-SL PROJECT ADDRESS: 17236 ROSCOE BLVD.

DATE OF APPROVAL: MAY 21, 2009 EFFECTIVE DATE OF APPROVAL: JUNE 1, 2009

2. JUSTIFICATION/REASON FOR TIME EXTENSION

The applicant must set forth the reasons for requesting the extension and provide sufficient factual material to support a finding that the subject project could not have a valid permit from LADBS issued, and that construction could not have begun and carried on diligently without suspension or abandonment of work; or in the case of an approval that does not require permits, that operations of the use could not have commenced.

THERE WERE INSUFFICIENT FUNDS WHICH PREVENTED THE PROJECT TO MOVE FORWARD.

3. ADDITIONAL INFORMATION/REQUIREMENTS

- Time extensions for approvals determined by the Director of Planning, the Zoning Administrator, or the Area/City Planning Commission can only be granted for cases filed on or prior to May 19th, 2012 (effective date of Multiple Approvals Ordinance – Ord. 182,106).
- By-Right Time Extensions per Ordinance 182,106 are not granted via this form. See the form titled "By-Right Time Extensions per Ordinance 182,106" (CP-7746.1) to effectuate by-right extensions.
- Tract Maps, Parcel Maps, Private Streets, and other approvals determined by the Advisory Agency are allowed a 6 year extension pursuant to LAMC Section 17.07 A2. An additional 1 year extension may be granted for approvals that were *already* granted a 5 year time extension pursuant to LAMC Section 17.07 A2, *prior* to the effective date of Ordinance 180,647, effective 04/30/09 (which extended the time extension life from 5 years to 6 years).
- Time extension application must be filed with a copy of the *final* Letter of Determination. If an application was approved after an appeal to the APC, CPC, or City Council, a copy of the Letter of Determination approved by that body must be filed.

4. OWNER/APPLICANT INFORMATION

Applicant: UZI LEVY Company: DBA CORE FIRE PROTECTION
 Address: 7355 BALBOA BLVD #100 Telephone: (818) 758 0018
 Zip: 91406 E-mail: _____

Property Owner: _____ Company: _____
 Address: _____ Telephone: _____
 Zip: _____ E-mail: _____

Representative: VAROOSH ABEDI Company: CA ENGINEERING INC
 Address: 19562 VANDERA BLVD #230 Telephone: (818) 758 0018
 Zip: 91356 E-mail: qaengineeringinc@gmail.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: _____ Print: Uzi Levy

ALL-PURPOSE ACKNOWLEDGMENT

State of California
 County of _____, On _____ before me, _____
 (Insert Name of Notary Public and Title)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

detached notary (Seal)
 Signature

Planning Staff Use Only

Amount	Invoice No.	Reviewed and Accepted by	Date
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**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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VICE-PRESIDENT

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CINDY MONTAÑEZ
MICHAEL K. WOO

JAMES WILLIAMS
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DEPUTY DIRECTOR
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FAX: (213) 978-1275

INFORMATION
(213) 978-1270

www.planning.lacity.org

Decision Date: May 21, 2009

Appeal End Date: June 1, 2009

Uzi Levy (O)
17236 Roscoe Blvd.
Northridge, CA 91325

Hank Krastman (R)
24213 Vanowen Street
West Hills, CA 91307

RE: Vesting Tentative Tract No.: 70057-SL
Related Case: APCSV-2007-5628-ZC
Address: 17236 W. Roscoe Blvd.
Council District: 6
Community Plan: Reseda-West Van Nuys
Existing Zone: RA-1
ENV-2008-1190-MND

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency approved Vesting Tentative Tract No. 70057-SL, pursuant to the Small Lot Subdivision Ordinance No. 176,354, located at 17236 Roscoe Boulevard for a maximum **six single family residences** as shown on a revised map stamp-dated March 20, 2009. This unit density is based on the RD3 and RD5 Zone. (The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) 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 - SPECIFIC CONDITIONS

*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. Georgic Avanesian** by calling **(213) 977-6335**.*

1. That a 2-foot wide strip of land be dedicated along Roscoe Boulevard adjoining the subdivision to complete a 52-foot wide half right-of-way dedication in accordance with Major Highway Standards satisfactory to the City Engineer.
2. That a 20-foot wide strip of land be dedicated for future street purposes adjoining the southerly portion of the property substantially as indicated on the tentative tract map.
3. That If this tract map is approved as a **Small Lot Subdivision**", and if necessary for street address purposes then the common access to this subdivision be named on the final map satisfactory to the City Engineer.
4. That if this tract map is approved as small lot subdivision then the final map be labeled as "**Small Lot Subdivision per Ordinance No. 176354** " satisfactory to the City Engineer.
5. That any necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by Central Engineering District Office.
6. That the common access driveway be provided and shown on the final map for all the proposed lots satisfactory to the City Engineer.
7. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
8. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a) Improve Roscoe Boulevard being dedicated and adjoining the subdivision by the construction of a 12-foot full width concrete sidewalk with tree wells.
 - b) Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

9. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

*Building and Safety approvals are conducted by appointment only- **contact Laura Duong at (213) 482-0434** 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.*

10. 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. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
 - b. Approval of zone change is required prior to obtaining clearance from Zoning Section. Small lot subdivision is not permitted in RA Zone
 - c. Provide a copy of affidavit AFF-16571. Show compliance with all the conditions/requirements of the above affidavit(s) as applicable. Termination of above affidavit(s) may be required after map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
 - d. Provide a copy of case APCS-2007-5628-ZC. Show compliance with all the conditions/requirements of the APC case(s) as applicable.
 - e. Approval of private reciprocal easement is required prior to obtaining clearance from Zoning Section. Recorded covenant and agreement is required or private reciprocal easement has to be shown on the final map.
 - f. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication.
 - g. No openings allowed less than 5 feet from new property lines. Provide building plans to show compliance with current Los Angeles City Building Code concerning exterior wall/opening protection and exit requirements with respect to the new property lines.
 - h. If guest parking is required, show on the tentative map.
 - i. Provide a better readable map.
 - j. Show lot area for each lot.
 - k. Label each parcel by Lot number instead of Tract 1, 2... .

There is a 25 ft. Building Line Ordinance setback.

The existing or proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. Any vested approvals for parking layouts, open space, required yards or building height, shall be "to the satisfaction of the Department of Building and Safety at the time of Plan Check."

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the map.

DEPARTMENT OF TRANSPORTATION

*Transportation approvals are conducted at **6262 Van Nuys Boulevard, 3rd Floor, Room 320.** Please contact DOT at **(818) 374-4699** for any questions regarding the following.*

11. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property.
 - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
 - c. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 400, Station 3. For an appointment, call (213) 482-7024.

FIRE DEPARTMENT

*Fire Department approvals and review are conducted in **Room 1500, 221 North Figueroa Street.** The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call **(213) 482-6504.** You should advise any consultant representing you of this requirement as well.*

12. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submit plot plans for Fire Department approval and review prior to recordation of Tract Map Action.
 - b. In order to mitigate the inadequacy of fire protection in travel distance, sprinkler systems shall be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code, Section 57.09.07.
 - c. 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.
 - d. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
 - e. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

- f. Private streets shall be recorded as Private Streets, **AND** Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.
- g. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- h. 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.
- i. All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
- j. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
- k. The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6504. You should advise any consultant representing you of this requirement as well.

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 – SPECIFIC CONDITIONS

Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).

- 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 development 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. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the Los Angeles Municipal Code Section 17.05N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 N. Main Street, Room 1255, Los Angeles, CA 90012, (213) 473-9973.

DEPARTMENT OF RECREATION AND PARKS

17. That the Quimby fee be based on the RD3 and RD5 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. Checks should be made payable to the Department of Recreation and Parks and may be mailed to **221 N. Figueroa Street, Los Angeles, CA 90012, Telephone (213) 202-2678.**

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

*Approvals conducted at **6262 Van Nuys Boulevard, Room 351**, unless otherwise indicated.*

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. Limit the proposed development to a maximum of six lots.
 - b. Provide a minimum of two covered off-street parking spaces per dwelling unit and two guest parking spaces on-site, as requested by the Council office and indicated on the revised map dated March 20, 2009.
 - 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.**

In the event the subdivider decides not to request a permit before the recordation of the final map, the following statement 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. **Solar Report.** That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - f. **Energy Conservation.** That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - g. **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.
 - h. **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.
19. **Advisory Agency additional development requirements and/or limitations as follows:**

Prior to obtaining any permit, a Landscape Plan shall be submitted to and approved by the Advisory Agency showing the following:

- a. Design the new homes in such a way as to accommodate the roots and the branches of Tree #2 which is an existing Chinese Elm Tree as specified in the Arborist report dated March 6, 2009. This tree has a nice, full, healthy looking crown and would be an asset to the project.
- b. The California Pepper trees in the extreme south or rear end of the subject property are located in the set-back area and should not be impacted by the proposed project during construction.
- c. There are nine non-protected trees on the site. It appears that due to the size and scope of this project, those four trees (Tree #1, 3, 4 and 9 listed in the arborist report) will require removal. Since it is not possible to preserve these trees it is important to mitigate their loss by replacing them. Each tree removed needs to be replaced with two 36-inch box size trees.
- d. Provide a site plan showing the driveway to be stamped concrete as indicated on the revised map dated March 20, 2009.
- e. Provide elevations showing Lot 1 oriented towards Roscoe Boulevard. The front door shall be facing the main street (Roscoe Blvd.).

20. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

21. **Small Lot Subdivision -note to City Zoning Engineer and Plan Check.** Pursuant to Ordinance Number 176354 (Small Lot Subdivisions) and Section 17.53 J (Minor Deviations) of the Los Angeles Municipal Code, the Advisory Agency has approved the following variations from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site:

a.

Locations	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6
Frontyard	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"
Rearyard	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"
Sidyard #1	23'-0"	0'-0"	0'-0"	0'-0"	0'-0"	5'-0"
Sidyard #2	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"

- b. All structures on any one parcel shall occupy no more than 80% of the lot area for that parcel; and
- c. Vehicular access and off-site parking for Lots one through six shall be provided from Roscoe Boulevard.
- d. An affidavit or reciprocal parking easement shall be recorded showing off-site parking and vehicle access for lots one through six shall be provided. Alternatively, an affidavit or reciprocal vehicle and pedestrian access easement between lots one through six shall be recorded.
- e. A Maintenance Association shall be formed, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the association and shall be subject to a proportionate share of the maintenance. The Maintenance Association shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.
- f. That copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.

22. That prior to the issuance of the building permit or the recordation of the final map, a copy of the **APCSV-2007-5628-ZC** shall be submitted to the satisfaction of the Advisory Agency. In the event that APCSV-2007-5628-ZC is not approved, the subdivider shall submit a tract modification.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

23. 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 Mitigation Condition No(s). **24 & 25** of the Tract's 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.
24. Prior to the recordation of the final map, the subdivider will 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:
- 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 decision maker.
 - MM-2 Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.
 - MM-3 An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 12, to the satisfaction of the Department of Building and Safety.
 - MM-4 The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the decision maker. The genus or genera of the tree(s) shall provide a minimum crown of 30'- 50'. Please refer to City of Los Angeles Landscape Ordinance (Ord. No.170,978), Guidelines K - Vehicular Use Areas.

Note: Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: 213-485-5675.
 - MM-5 The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.

- MM-6 All multiple residential buildings shall have adequate ventilation as defined in Section 91.7102 of the Municipal Code of a gas-detection system installed in the basement or on the lowest floor level on grade, and within the underfloor space in buildings with raised foundations.
 - MM-7 Prior to the issuance of any 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.
 - MM-8 Prior to issuance of any permit for demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
 - MM-9 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.
 - MM-10 The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.
 - MM-11 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.
 - MM-12 The applicant shall pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.
 - MM-13 Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
25. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or 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:

- CM-1 That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**
- Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.
 - Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
 - If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres or portion thereof. Each sign must be posted in a prominent location.
- CM-2 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-3 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-4 All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-5 All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-6 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-7 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- CM-8 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-9 Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- CM-10 Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.
- CM-11 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-12 The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- CM-13 Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- CM-14 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 shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- CM-15 Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-16 Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- CM-17 Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.
- CM-18 Gravel approaches shall be used where truck traffic is frequent to reduce soil compaction and the tracking of sediment into streets shall be limited.
- CM-19 All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.

DEPARTMENT OF CITY PLANNING-STANDARD SINGLE-FAMILY CONDITIONS

- SF-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:
 - 1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.

2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

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 Municipal Code.
 - (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
 - (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
 - (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
 - (e) That drainage matters be taken care of satisfactory to the City Engineer.
 - (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
 - (g) That any required slope easements be dedicated by the final map.
 - (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
 - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.

- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of 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 are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - a. Construct one (1) new street light on Roscoe Boulevard.
- 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 condition S-3 (i), 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 Street Tree Division of the Bureau of Street

Maintenance. All street tree planting's shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division ((213) 847-3077) 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 are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units. This vesting map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

Any removal of the existing street trees shall require Board of Public Works approval.

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.

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA)

The Environmental Staff Advisory Committee issued Mitigated Negative Declaration ENV-2007-5378-MND. The Committee found that potential negative impact could occur from the project's implementation due to:

- additional demand on the City's sewer system.
- existing ambient air pollution levels.
- potential loss of significant trees.
- illumination from the parking area.
- noise from the site.
- potential seismic activity.
- design of the parking area and access driveway.
- need for landscaping.

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2007-5378-MND reflects the independent judgement of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition **No(s). 24 & 25** of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

The Initial Study prepared for the project identifies no potential adverse impacts on fish or wildlife resources as far as earth, air, water, plant life, risk of upset are concerned.

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 23.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract No. 70057-SL 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.

The companion zone change application makes a request to change the existing zone of RA-1 to RD3 and RD5 zones which will make the zoning of the lot consistent with the existing land use designations.

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

The adopted Reseda-West Van Nuys Community Plan designates the subject property for Low Medium I and Low Residential land uses with the corresponding zone(s) of R2, RD3, RD4, RZ3, RZ4, RU, RW1, RE9, RS, R1, RD6 and RD5. The property contains approximately 24, 123 square feet (gross area) and is presently zoned RA-1. The applicant is requesting a zone change from RA-1 to RD3 and RD5 to correspond to the existing land use designations of Low Medium I and Low Residential. The proposed zone change and the proposed six single family residences is consistent under the proposed zone and the

existing land use designations.

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

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

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

The development of this tract is an infill of an otherwise single-family and multiple-family residential neighborhood.

The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

(e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, risk of upset are concerned.

Furthermore, the project site, as well as the surrounding area are presently developed with residential structures and do not provide a natural habitat for either fish or wildlife.

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

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

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

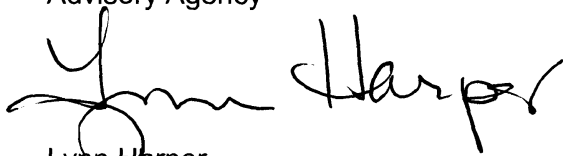
(g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

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

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)
- 1). In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.
 - 2). Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.
 - 3). The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.
 - 4). The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.
 - 5). In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract No. 70057-SL.

S. Gail Goldberg, AICP
Advisory Agency



Lynn Harper
Deputy Advisory Agency
LH:SM

Note: If you wish to file an appeal, it must be filed within **10 calendar days** from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Vesting Tentative Tract 70057-SL
17236 W. Roscoe Blvd.

Page 19

Figueroa Plaza
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
213.482.7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Bl., Room 251
Van Nuys, CA 91401
818.374.5050

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

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.

If you have any questions, please call Subdivision staff at (818) 374-5061.

n:tract_letters

VESTING TENTATIVE TRACT MAP FOR SMALL LOT PURPOSES. NO 70057

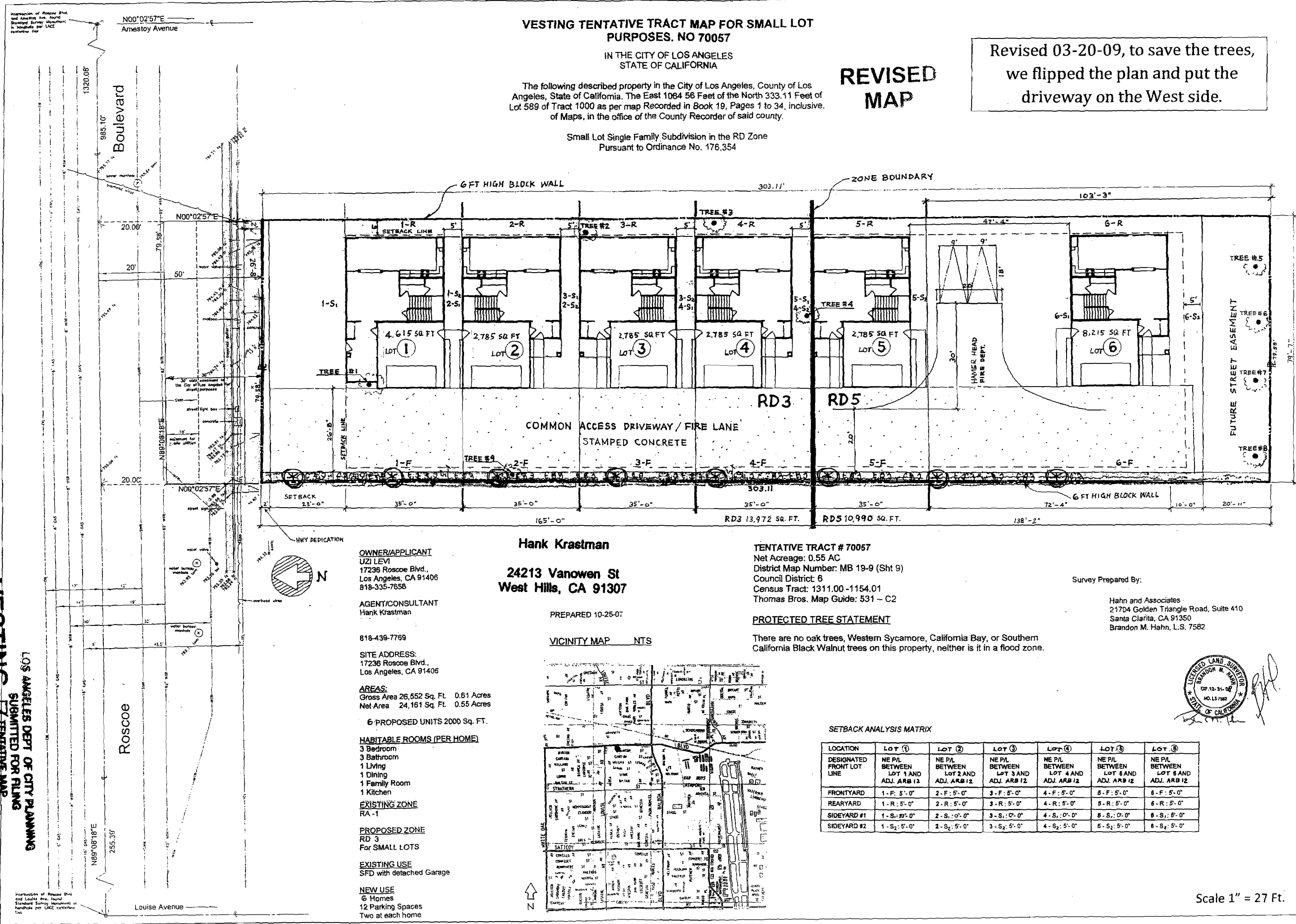
IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

The following described property in the City of Los Angeles, County of Los Angeles, State of California. The East 1064.56 Feet of the North 333.11 Feet of Lot 589 of Tract 1000 as per map Recorded in Book 19, Pages 1 to 34, inclusive, of Maps, in the office of the County Recorder of said county.

Small Lot Single Family Subdivision in the RD Zone
Pursuant to Ordinance No. 176,354

REVISED MAP

Revised 03-20-09, to save the trees, we flipped the plan and put the driveway on the West side.



Hank Krastman
24213 Vanowen St
West Hills, CA 91307

TENTATIVE TRACT # 70057
Net Acreage: 0.55 AC
District Map Number: MB 19-9 (Sht 9)
Council District: 6
Census Tract: 1311.00 - 1154.01
Thomas Bros. Map Guide: 531 - C2

Survey Prepared By:
Hahn and Associates
21704 Golden Triangle Road, Suite 410
Santa Clarita, CA 91350
Brandon M. Hahn, L.S. 7582

OWNER/APPLICANT
UZI LEVI
17236 Roscoe Blvd.,
Los Angeles, CA 91406
818-335-7658

AGENT/CONSULTANT
Hank Krastman

818-439-7769

SITE ADDRESS:
17236 Roscoe Blvd.,
Los Angeles, CA 91406

AREAS:
Gross Area 26,552 Sq. Ft. 0.61 Acres
Net Area 24,161 Sq. Ft. 0.55 Acres

6 PROPOSED UNITS 2000 Sq. FT.

HABITABLE ROOMS (PER HOME)
3 Bedroom
3 Bathroom
1 Living
1 Dining
1 Family Room
1 Kitchen

EXISTING ZONE
RA - 1

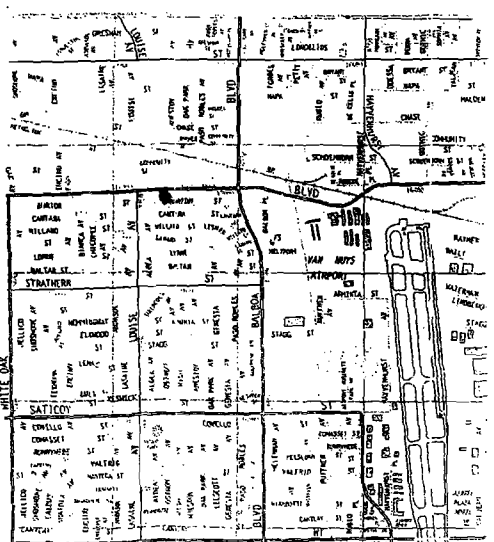
PROPOSED ZONE
RD 3
For SMALL LOTS

EXISTING USE
SFD with detached Garage

NEW USE
6 Homes
12 Parking Spaces
Two at each home

PREPARED 10-25-07

VICINITY MAP NTS



PROTECTED TREE STATEMENT

There are no oak trees, Western Sycamore, California Bay, or Southern California Black Walnut trees on this property, neither is it in a flood zone.

SETBACK ANALYSIS MATRIX

LOCATION	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
DESIGNATED FRONT LOT LINE	NE P/L BETWEEN LOT 1 AND ADJ. ARB 12	NE P/L BETWEEN LOT 2 AND ADJ. ARB 12	NE P/L BETWEEN LOT 3 AND ADJ. ARB 12	NE P/L BETWEEN LOT 4 AND ADJ. ARB 12	NE P/L BETWEEN LOT 5 AND ADJ. ARB 12	NE P/L BETWEEN LOT 6 AND ADJ. ARB 12
FRONTYARD	1-F: 5'-0"	2-F: 5'-0"	3-F: 5'-0"	4-F: 5'-0"	5-F: 5'-0"	6-F: 5'-0"
REARYARD	1-R: 5'-0"	2-R: 5'-0"	3-R: 5'-0"	4-R: 5'-0"	5-R: 5'-0"	6-R: 5'-0"
SIDEYARD #1	1-S1: 5'-0"	2-S1: 5'-0"	3-S1: 5'-0"	4-S1: 5'-0"	5-S1: 5'-0"	6-S1: 5'-0"
SIDEYARD #2	1-S2: 5'-0"	2-S2: 5'-0"	3-S2: 5'-0"	4-S2: 5'-0"	5-S2: 5'-0"	6-S2: 5'-0"



LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
MAY 14 2009

REVISOR MAP
FINAL MAP UNIT
TIME EXTENSION
SOUTH VALLEY OFFICE
DIVISION OF LAND

Scale 1" = 27 Ft.

Revised