

**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

RENEE DAKE WILSON
PRESIDENT

DANA M. PERLMAN
VICE-PRESIDENT

ROBERT L. AHN
DAVID H. J. AMBROZ
MARIA CABILDO
CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
MARTA SEGURA

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

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
DIRECTOR

(213) 978-1271

ALAN BELL, AICP

DEPUTY DIRECTOR

(213) 978-1272

LISA M. WEBBER, AICP

DEPUTY DIRECTOR

(213) 978-1274

JAN ZATORSKI

DEPUTY DIRECTOR

(213) 978-1273

FAX: (213) 978-1275

INFORMATION

www.planning.lacity.org

September 19, 2014

Michael Johnson (A)
Overton Moore Properties
19300 Hamilton Avenue, #300
Gardena, CA 90248

Tract Map No.: 72312
Address: 20700-20848½ Nordhoff Street
8900 De Soto Avenue
Council District: 3

Charles Veley (O)
Pratt & Whitney Rocketdyne, Inc.
9 Farm Springs Road
Farmington CT 06034

Re: **LETTER OF CORRECTION**

Thienes Engineering, Inc. (E)
14349 Firestone Boulevard
La Mirada, CA 90638

On December 19, 2013, in accordance with the provisions of Section 17.03 of the Los Angeles Municipal Code, the Deputy Advisory Agency (DAA) conditionally approved Tentative Tract Map 72312 located at 20700-20848 ½ Nordhoff Street and 8900 De Soto Avenue for a five-lot subdivision consisting of a maximum of 17,200 square feet of commercial floor area, including 7,000 square feet for drive-thru uses, and a 112,478 square feet of industrial floor area.

Related Case No. CPC-2013-1953(ZC)(CU)(SPR) was processed concurrently by City Planning for a zone change and other entitlements. While there was no appeal of the DAA's action on Tentative Tract Map 72312, an appeal of City Planning Commission's action on the related case CPC-2013-1953(ZC)(CU)(SPR) was filed by the applicant.

As part of City Council's final action and resulting adoption of Ordinance No. 183,130, modifications were made to the conditions of approval as previously approved by City Planning Commission and that would eliminate certain right-of-way improvements for portions of Nordhoff Street and De Soto Avenue adjoining the project site. In following, a Letter of Correction dated June 20, 2014 was issued by the Deputy Advisory Agency to modify Condition No. S-3(i) of TT-72312 effectively removing the required right-of-way improvements.

However, to the extent that the subject right-of-way improvements have been identified under ENV-2013-1954-MND and Department of Transportation's Traffic Assessment dated September 18, 2013 as required mitigation to address potential adverse traffic impacts resulting from the proposed project, an alternative measure is identified herein. The alternative measure is in lieu of what was deleted in the prior DAA Letter of Correction dated June 20, 2014, and intended to similarly mitigate previously identified traffic impacts. Therefore, pursuant to LAMC Section 17.03-A, the following conditions of TT-72312 are hereby modified as follows:

Condition No. S-3 (i)

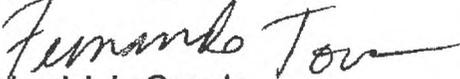
- (i.) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed.
- a. Improve Nordhoff Street and De Soto Avenue adjoining the tract by the reconstruction of the existing sidewalks with tree wells including any necessary removal and reconstruction of the existing improvements.

~~DELETE b. Improve the variable 2 to 7 foot wide strip of land being dedicated along Nordhoff Street adjoining the tract to complete a 52 foot wide half right of way in accordance with the Major Highway Standards including a 20 foot radius property line returns at the intersection with De Soto Avenue and Lurline Avenue.~~

- b. The Applicant/Owner shall post a letter of credit in the amount of \$50,000 to the beneficiary of The City of Los Angeles - Department of Transportation that will be automatically renewed annually for a total five (5) years. The Department of Transportation shall use the \$50,000 for any street improvements at the intersection of De Soto and Nordhoff. Any unused portion of the \$50,000 letter of credit after five years shall be returned to the Owner/Applicant.

~~DELETE c. Improve the variable 2 to 7 foot wide strip of land being dedicated along De Soto Avenue near the intersection requiring dual left turn lanes to have a 57 foot half right of way containing a 45 foot half roadway that transitions along a standard flare section to a 52 foot half right of way.~~

All other findings and conditions remain unchanged.


Michael J. LoGrande
ADVISORY AGENCY

Fernando Tovar
Deputy Advisory Agency

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

RENE CAKE WILSON, AIA

PRESIDENT

DANA PERLMAN

VICE-PRESIDENT

ROBERT L. AHN

DAVID H. AMBROZ

MARIA CABILDO

CAROLINE CHOE

RICHARD KATZ

JOHN W. MACK

MARTA SEGURA

JAMES WILLIAMS

COMMISSION EXECUTIVE ASSISTANT II

(213) 978-1300

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE

DIRECTOR

(213) 978-1271

ALAN BELL, AICP

DEPUTY DIRECTOR

(213) 978-1272

LISA M. WEBBER, AICP

DEPUTY DIRECTOR

(213) 978-1274

EVA YUAN-MCDANIEL

DEPUTY DIRECTOR

(213) 978-1273

FAX: (213) 978-1275

INFORMATION

www.planning.lacity.org

Decision Date: December 19, 2013

Appeal Period Ends: December 30, 2013

Michael Johnson (A)
Overton Moore Properties
19300 Hamilton Avenue, #300
Gardena, CA 90248

Charles Veley (O)
Pratt & Whitney Rocketdyne, Inc.
9 Farm Springs Road
Farmington CT 06034

Thienes Engineering, Inc. (E)
14349 Firestone Boulevard
La Mirada, CA 90638

RE: Tract Map No.: 72312
Address: 20700-20848½ Nordhoff Street
8900 De Soto Avenue
Community Plan: Chatsworth-Porter Ranch
Zone: MR2-1 and P1
Council District: 11
CEQA No.: ENV-2013-1954-MND

In accordance with provisions of Section 17.03 of the LAMC, the Advisory Agency approved Tentative Tract Map No. 72312 composed of five (5) lots, located at 20700-20848½ Nordhoff Street and 8900 De Soto Avenue for a maximum of 17,200 square feet of commercial floor area, including 7,000 square feet for drive-thru uses, and 112,478 square feet industrial floor area as shown on map stamp-dated June 27, 2013 in the Chatsworth-Porter Ranch Community Plan. (Verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Subdivision Counter call (213) 978-1362. The Advisory Agency's approval is subject to the following 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

1. That a variable 2- to 7-foot wide strip of land be dedicated along Nordhoff Street adjoining the tract to complete a 52-foot wide half right-of-way in accordance with the Major Highway Standards including a 20-foot radius property line returns at the intersection with De Soto Avenue and Lurline Avenue.
2. That a variable 2- to 7-foot wide strip of land be dedicated along De Soto avenue adjoining the tract to complete a 52-foot wide half right-of-way in accordance with the Major Highway Standards.
3. That all the proposed tract map boundary lines be properly established in accordance with Section 17.07.D of the Los Angeles Municipal Code prior to the recordation of the final map satisfactory to the City Engineer.
4. That any fee deficit under Work Order No. EXT00502 expediting this project be paid.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

5. 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

6. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. The submitted map boundary does not agree with ZIMAS. Provide a copy of the recorded Certificate of Compliance for the lot line adjustment to match the proposed boundary.
 - b. Provide a copy of City Planning case CPC-2013-1953(ZC)(CU)(SPR). Show compliance with all conditions/requirements of the case as applicable.
 - c. Show all street dedications(s) as required by the Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedications.
 - d. Record an easement agreement to provide and maintain a minimum 20-foot common access for driveway and egress/ingress purposes all the way to the public street for the parcel south of the tentative tract to allow it to access through Proposed Parcels 1 and 2.

Notes:

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

DEPARTMENT OF TRANSPORTATION

7. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. The parking layout plan shall include the adjacent roadway curbs and show all driveways as well as any structures or off-site driveway within 25 feet of a project driveway. Driveways should be designed pursuant to BOE Standard Plan S-440-3, with the vehicular accessible width "W" shown on the plan as 30 feet for two-way access or 16 feet for one-way access. Note that the "W" dimension is less than that of the total curb cut, as it excludes the side slopes.
 - b. A minimum of 50 feet of full-height curb shall be provided between driveways.
 - c. To avoid an influx of vehicles impinging on the public right-of-way, a minimum 20-foot queuing reservoir between the future property line and the first parking stall shall be required at all ingress driveways. This reservoir shall be increased to 40 feet at driveway serving 101 to 300 stalls, and 60 feet at driveways serving more than 300 stalls.
 - d. To provide internal circulation, all parking areas shall be contiguous and accessible from all other similarly designated parking areas without requiring the use of any public street.
 - e. DOT may call for turn restrictions prior to site plan approval, should conditions warrant them. Turn restrictions involve the posting of one or more signs in the public right-of-way by the applicant, and shall be completed prior to the issuance of any certificate of occupancy.

FIRE DEPARTMENT

8. 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. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.

- c. 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.
- d. The width of the 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 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.
- f. Submit plot plans indicating the access road and turning area for Fire Department approval.
- g. All parking restrictions for fire lanes shall be posted and/or painted prior to any temporary Certificate of Occupancy being issued.
- h. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- i. 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.
- j. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along the path of travel.
- k. Adequate public and private fire hydrant shall be required.
- l. Electric gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a certificate of Occupancy.
- m. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- n. Any require fire hydrant to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- o. That in order to provide assurance that the proposed common fire land and fire protection facilities, for the project, not maintained by the city, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and

agreement (Planning Department general Form CP-6770) to assure the following:

- 1) The establishment of a property owners association, which shall cause a yearly inspection to be made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.
 - 2) The future owners of the affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required herein above in writing after consultation with the Fire Department.
 - 3) In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.
 - 4) Prior to any building permits being issued, the applicant shall improve, to the satisfaction of Fire Department, all common fire lanes and install all private fire hydrants to be required.
 - 5) That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.
- p. Site plans shall include all overhead utility lines adjacent to site.
- q. Any roof elevation changes in excess of 3 feet may require the installation of ship ladders.

DEPARTMENT OF WATER AND POWER

9. 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

10. If new street light(s) are required, then 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

11. 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

12. 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 LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12th Floor, Los Angeles, CA 90012, (213) 922-8379.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

13. 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 subdivider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

14. 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 whereby:
 - a. **Lot 1** shall consist of 100,558 square feet of lot area with Building #1 consisting of 3,500 square feet of retail floor area (drive-thru), Building #2 consisting of 10,200 square feet of retail floor area and 1,800 square feet of outdoor patio area, Building #3 consisting of 3,500 square feet of retail floor area (drive-thru);
 - b. **Lot 2** shall consist of 53,124 square feet of lot area with Building #4

consisting of 25,848 square-feet of warehouse floor area, 2,000 square feet of office floor area, and 2,000 square feet of mezzanine floor area;

- c. **Lot 3** shall consist of 50,843 square feet of lot area with Building #5 consisting of 29,090 square feet of warehouse floor area, 2,000 square feet of office floor area, and 2,000 square feet of mezzanine floor area;
- d. **Lot 4** shall consist of 54,341 square feet of lot area with Building #6 consisting of 28,340 square feet of warehouse floor area, 2,500 square feet of office floor area, and 2,500 square feet of mezzanine floor area;
- e. **Lot 5** shall consist of 65,664 square feet of lot area with Building #7 consisting of 29,200 square feet of warehouse floor area, 2,500 square feet of office floor area, and 2,500 square feet of mezzanine floor area
- f. The applicant shall provide a minimum parking based on the following:

Lot 1	1 space per 500 square feet of retail floor area
Lots 2-5	1 space per 500 square feet of office floor area
	1 space per 500 square feet of warehouse, 1 st 10,000 sf.
	1 space per 5,000 square feet of warehouse over 10,000 sf.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the L.A.M.C., shall be submitted for review and approval by the Department of City Planning (200 North Spring Street, Room 750).

- g. The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 11 or better in order to reduce the effects of diminished air quality on the occupants of the project. (MM)
 - h. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - i. 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.
 - j. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. (MM)
15. 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.

16. That prior to the issuance of the building permit or the recordation of the final map, a copy of the AA-2013-0539-PMEX decision letter and proof of compliance with the conditions of approval shall be submitted to the satisfaction of the Advisory Agency. In the event that AA-2013-0539-PMEX is not approved, the subdivider shall submit a tract modification.
17. That prior to the issuance of the building permit, a copy of the approval of CPC-2013-1953(ZC)(CU)(SPR) shall be submitted to the satisfaction of the Advisory Agency. In the event that CPC-2013-1953(ZC)(CU)(SPR) is not approved, the subdivider shall submit a tract modification.
18. That prior to the recordation of the final map, a copy of the ordinance, resulting from the approval of CPC-2013-1953(ZC)(CU)(SPR), shall be submitted to the satisfaction of the Advisory Agency. In the event that CPC-2013-1953(ZC)(CU)(SPR) is not approved, the subdivider shall submit a tract modification.
19. **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.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

20. That prior to recordation of the final map the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department requiring the subdivider to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 14g, 14j, 21 and 22 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
21. 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:

- 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 and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.
- MM-2 Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
- MM-3 The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.
- MM-4 Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.
- MM-5 The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- MM-6 The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- MM-7 Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.
- MM-8 Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.
- MM-9 All commercial, industrial, institutional and multiple residential buildings covering over 50,000 square feet of lot area or with more than one level of basement shall be independently analyzed by a qualified engineer, as defined in Section 91.7102 of the Municipal Code, hired by the building owner.
- MM-10 The engineer shall investigate and recommend mitigation measures which will prevent or retard potential methane gas seepage into the building. In addition to the other items listed in this section, the owner shall implement the engineer's design recommendations subject to

Department of Building and Safety and Fire Department approval.

- MM-11 Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.
- MM-12 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.
- MM-13 All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains.
- MM-14 All major repairs shall be conducted off-site.
- MM-15 Drip pans or drop clothes shall be used to catch drips and spills.
- MM-16 Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- MM-17 The proposed facility shall incorporate noise-attenuating features (physical as well as operational) designed by a licensed acoustical sound engineer to assure that operational sounds shall be inaudible beyond the property line.
- MM-18 Any outdoor address or paging systems shall be designed by a qualified audio sound engineer with the following minimum specifications.
- MM-19 Only low-pressure type speakers shall be used which are designed to have a minimum coverage area of approximately 400 square feet each. Distance between speakers shall not exceed 40 feet. Amplified signals shall be inaudible beyond the boundaries of the subject property.
- MM-20 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-21 The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.
- MM-22 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-23 Implementing measures detailed in said Department of Transportation communication to the Planning Department dated September 18, 2013 and attached shall be complied with. Such report and mitigation measures are incorporated herein by reference.
- MM-24 The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g. use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season). In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following: Weather-based irrigation controller with rain shutoff Matched precipitation (flow) rates for sprinkler heads; Drip/microspray/subsurface irrigation where appropriate Minimum irrigation system distribution uniformity of 75 percent Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials Use of landscape contouring to minimize precipitation runoff.
- MM-25 A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape

areas totaling 5,000 sf. and greater.

- MM-26 If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- MM-27 Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- MM-28 Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- MM-29 A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)
- MM-30 All restroom faucets shall be of a self-closing design.
- MM-31 (Operational) Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
- MM-32 (Construction/Demolition) Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
- MM-33 (Construction/Demolition) To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

22. **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.**

- a. Locate the sign in a conspicuous place on the subject site or structure (if developed) so that the public can easily read it. The sign must be sturdily attached to a wooden post if it will be freestanding.
- b. 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.
- c. 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, which causes high noise levels.
- 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. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.
- CM-14. Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These will shield and bind the soil.
- CM-15. Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
- CM-16. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non-recyclable materials/wastes must be taken to an

appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

- CM-17. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-18. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- CM-19. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- CM-20. Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- CM-21. Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills.

DEPARTMENT OF CITY PLANNING - STANDARD COMMERCIAL CONDOMINIUM CONDITIONS

- CC-1. prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan prepared by a licensed landscape architect, shall be submitted to and approved by the Advisory Agency in accordance with CP-6730.

In the event the subdivider decides not to request a permit before the recordation of the final map, covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

- CC-2. In order to expedite the development, the applicant may apply for a building permit for a commercial/industrial building. However, prior to issuance of a building permit for a commercial/industrial building, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

If a building permit for a commercial/industrial building will not be requested, the

project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for a commercial/industrial building and intends to acquire a building permit for a condominium building(s). Such letter is sufficient to clear 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 LAMC Section 64.11.2.
- (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 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) No street lightings improvements required if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights: two (2) on De Soto Avenue, nine (9) on Nordhoff Street and two (2) on Lureline Avenue.

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

- (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 Nordhoff Street and De Soto Avenue adjoining the tract by the reconstruction of the existing sidewalks to complete the 12-foot wide concrete sidewalks with tree wells including any necessary removal and reconstruction of the existing improvements.
 - b. Improve the variable 2- to 7-foot wide strip of land being dedicated along Nordhoff Street adjoining the tract to complete a 52-foot wide half right-of-way in accordance with the Major Highway Standards including a 20-foot radius property line returns at the intersection with De Soto Avenue and Lurline Avenue.
 - c. Improve the variable 2- to 7-foot wide strip of land being dedicated along De Soto Avenue near the intersection requiring dual left-turn lanes to have a 57-foot half right-of-way containing a 45-foot half-roadway that transitions along a standard flare section to a 52-foot half right-of-way having a 40-foot half roadway.

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.

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 development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with LAMC Section 17.05-N.

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 Department of City Planning issued Mitigated Negative Declaration ENV-2013-1954-MND on 11/20/2013. The Committee found that potential negative impact could occur from the project's implementation due to:

- Aesthetics (visual character, light, shade/shadow);
- Air Quality (construction, operational);
- Biological Resources (tree removal);
- Geology and Soils (construction, seismic, liquefaction);
- Hazards and Hazardous Materials (liquefaction, methane, asbestos);
- Hydrology and Water Quality (stormwater);
- Land Use and Planning
- Noise (construction, operational);
- Public Services (fire, police, schools, street improvements); and
- Utilities (solid waste).

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2013-1954-MND reflects the independent judgment 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 Nos. 14g, 14j, 21 and 22 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, Stormwater 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 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 developed with structures and do not provide a natural habitat for either fish or wildlife.

In accordance with Section 21081.6 of the Public Resources Code (AB 3180), 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. 20.

Furthermore, the Advisory Agency hereby finds that modification(s) to and/or correction(s) of specific mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

The custodian of the documents or other material which constitute the record of proceedings upon which the Advisory Agency's decision is based are located with the City of Los Angeles, Planning Department, 200 North Spring Street, Room 750, Los Angeles, California 90012.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tentative Tract Map No. 72312, 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 CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Chatsworth-Porter Ranch Community Plan designates the subject property for Light Manufacturing land use with the corresponding zone(s) of MR2 and M2. The property contains approximately 7.386 net acres (321,741 net square feet after required dedication) and is presently zoned MR2-1 and P1-1.

The proposed tentative tract is being processed with a companion zone change application under related Case No. 2013-1953(ZC)(CU)(SPR), changing the zone from MR2-1 and P1-1 to M2-1. The proposal to merge and re-subdivide two vacant lots into five totaling 321,741 net square feet, for the construction, use and maintenance of three retail buildings totaling 17,200 square feet and four light industrial buildings totaling 112,478 square feet with 314 parking spaces is not allowable under the current adopted zone and the land use designation; however, the project would be permitted under the proposed M2-1 Zone and Light Manufacturing land use designation, when approved by the City Planning Commission. In the event that CPC-2013-1953(ZC)(CU)(SPR) is not approved, the subdivider would be required to submit a tract modification.

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.

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

Nordhoff Street is a Class II Major Highway dedicated currently to a 100-foot width at the project's street frontage and the Bureau of Engineering requires a 2- to 7-foot dedication to complete a 52-foot wide half street dedication in accordance with Class II Major Highway Street Standards. De Soto Avenue is a Class II Major Highway dedicated currently to a 100-foot width at the project's street frontage and the Bureau of Engineering requires a 2- to 7-foot dedication to complete a 52-foot wide half street dedication in accordance with Major Highway Street Standards. This project isn't subject to any Specific Plan requirements. The proposed project provides 314 parking spaces to comply with the L.A.M.C. and the Deputy Advisory Agency's parking policy for retail and warehouse uses in non-congested parking areas. As conditioned, the design and improvements of the proposed project are consistent with the applicable General and Specific Plans.

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

The site is currently undeveloped with the exception of a 20-foot wide asphalt paved driveway, sidewalks, curbs and gutters. The site is one of the few unimproved properties in the vicinity. The development of this tract is an infill of an otherwise light industrial area.

The site is level and is not located in a slope stability study area, high erosion

hazard area, or a fault-rupture study zone.

The Department of Building and Safety, Grading Division, has tentatively approved the tract map, subject to control of on-site drainage in a manner acceptable to that Department in accordance with the Grading Regulations, Section 91.3000 of the LAMC.

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 and required to comply with Condition No. 5.

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

Adjacent land uses are light industrial to the east in the MR2-1 Zone, light industrial to the south in the MR2-1 Zone, light industrial and commercial to the west in the MR2-1, (Q)C2-1 Zones and light industrial to the north in the MR2-1 Zone. The proposed project would provide an appropriate transitional development between the light industrial use to the north and the light industrial uses to the south. The site currently contains no structure and the proposed project would provide three retail buildings and four light industrial buildings. The proposed project will comply with all LAMC requirements for parking, yards, and open space. As conditioned, the proposed project site is physically suitable for the proposed density of the development.

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

The Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, risk of upset are concerned. However, measures required as part of this approval will mitigate the any mentioned impact(s) to a less than significant level. Furthermore, the project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife.

- (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)

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

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

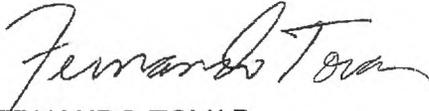
The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

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 Tentative Tract Map No. 72312.

MICHEAL J. LOGRANDE
Advisory Agency



FERNANDO TOVAR
Deputy Advisory Agency

FT:TLI:jq

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

Figueroa Plaza
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys 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 Subdivision staff at (213) 978-1362.