

**DEPARTMENT OF
CITY PLANNING**

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(213) 978-1300

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**CITY OF LOS ANGELES
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DEPUTY DIRECTOR

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

September 9, 2022

Owner

Los Angeles Unified School District
333 South Beaudry Avenue #800
Los Angeles CA 90017

Applicant

Nicholas W. Norvilas
Porter Ranch Development Company
11280 Corbin Avenue
Porter Ranch, CA 91326

RE: Parcel Map No. AA-2014-1367-PMLA

Address: 12450 Mason Avenue
Community Plan: Chatsworth – Porter Ranch
Council District: 12 - Lee
Zone: RE-1
CEQA: ENV-2014-1368-CE

EXTENSION OF TIME

On December 2, 2014, the Deputy Advisory Agency conditionally approved Parcel Map No. AA-2014-1367-PMLA for a one-parcel, subdivision for an existing elementary school, as shown on map stamp dated April 17, 2014 in the RE-1 Zone, located at 12450 Mason Avenue within the Chatsworth – Porter Ranch Community Plan.

Pursuant to LAMC Section 17.56 A.1, the final map must be recorded within three years of the approval. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and LAMC Section 17.56 A.2, the Deputy Advisory Agency is authorized to grant a six-year extension for the recording of the final Parcel Map No. AA-2014-1367-PMLA.

Therefore, the new expiration date for the subject map is **December 2, 2023**, with no further time extensions to be granted.

VINCENT P. BERTONI, AICP
Director of Planning

Nelson Rodriguez
Deputy Advisory Agency
VPB:NR:DQN
cc: Councilmember John Lee

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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FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

Decision Date: December 2, 2014

Appeal End Date: December 16, 2014

Aaron Bridgewater (A)
Los Angeles Unified School District (O)
333 South Beaudry Avenue #800
Los Angeles, CA 90017

Tom Stemnock (R)
Planning Associates, Inc.
4040 Vineland Avenue, Suite 108
Studio City, CA 91604

Case No. AA-2014-1367-PMLA
Related Case: None
Address: 12450 Mason Avenue
Plan Area: Chatsworth-Porter Ranch
Zone : RE-1
D.M. : 216-B-109
C.D. : 12
CEQA: ENV-2014-1368-CE
Legal Description: Lot PT SEC 5 T2NR16W,
Tract Ex Mission de San Fernando

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency **adopted Categorical Exemption ENV-2014-1368-CE as the environmental clearance and approved Parcel Map AA-2014-1367-PMLA for a one-parcel, subdivision for an existing elementary school**, as shown on map stamp dated April 17, 2014, and subject to the following conditions.

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

Bureau of Engineering

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

1. That a 2-foot wide strip of land be dedicated along Mason Avenue adjoining the subdivision to complete a 52 foot wide half right-of-way dedication in accordance with Major Highway Class-II standards, including a 20-foot radius property line return at the intersection with Sesnon Boulevard.
2. That a 2-foot wide strip of land be dedicated along Sesnon Boulevard adjoining the Subdivision to complete a 52 foot wide half right-of-way dedication in accordance with Major Highway Class-II standards.
3. That any hillside surcharge fee in conjunction with the Very High Fire Hazard Severity Zone be paid.
4. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Mason Avenue adjoining the subdivision by the construction of an additional 2-foot wide concrete sidewalk to complete a 10-foot wide concrete sidewalk.
 - b. Improve Sesnon Boulevard adjoining the subdivision by the construction an additional 2-foot wide concrete sidewalk to complete a 10-foot wide concrete sidewalk.
 - c. Extend the necessary house connection sewer to serve Parcel "A".
5. 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.

Department of Building and Safety-Zoning Division

6. *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 (LAMC) 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.

- a. Provide a copy of affidavits AFF-48598-CC and AF-02-1060907. Show compliance with all the conditions/requirements of the above affidavits as applicable.
- b. Provide a copy of Private Street Case PS-772. Show compliance with all the conditions/requirements of the above case as applicable.
- c. Provide a copy of the applicable [T] condition. Show compliance with the [T] requirement as applicable
- d. 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.

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.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact John Pourhassan at (213) 482-0087 to schedule an appointment.

Department of Transportation

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

Fire Department

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

8. Submit plot plans for Fire Department review and approval prior to recordation of this Parcel Map Action. Access for Fire Department apparatus and personnel to and into all structures shall be required. In addition, the following items shall be satisfied:

Bureau of Street Lighting

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 3

9. 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

Department of City Planning-Site Specific Conditions

Approvals conducted at 6262 Van Nuys Boulevard, Room 251, unless otherwise indicated.

- 10.. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. **Use.** Limit the proposed development to a public school.
 - b. **Energy Conservation.** That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - c. **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.

FINDINGS OF FACT

FINDINGS OF FACT (CEQA):

The Environmental Review Section of the Planning Department, on April 17, 2014, determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 designates the subject project as categorically exempt under Article III, Section 3, Class 15, ENV-2014-1368-CE, since the request is for a parcel map to establish a simple legal description instead of a metes and bounds description for an existing elementary school, in conformance with the General Plan and zoning. No variances or exceptions are required, all services and access to the proposed parcel to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two (2) years, and the parcel does not have an average slope greater than 20 percent.

In light of the above, the project qualifies for the De Minimis Exception for Fish and Game fees (AB 3158).

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

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Parcel Map No. AA-2014-1367-PMLA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66411.1 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

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

PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Chatsworth-Porter Ranch Community Plan designates the property Very Low II Residential with corresponding zones of RE15 and RE11. The 10.34 acre school property is zoned RE-1. The adopted Plan allows for the proposed parcel map. The subject site is located in the Chatsworth-Porter Ranch Specific Plan area. Therefore, as

conditioned, the proposed parcel map is consistent with the intent and purpose of the applicable General Plan.

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

The existing site is a mostly rectangular shaped parcel totaling 450,529 square feet at the southeast corner of Sesnon Boulevard and Mason Avenue in Porter Ranch.

The lot is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone. The subject site is located in the Porter Ranch Specific Plan area. The new design and improvement of the proposed subdivision are consistent with the intent and purpose of the applicable General Plan.

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.

CATEGORICAL EXEMPTION: The project was exempt from environmental review, since it is a division of land with four or fewer parcels and is not requesting any other entitlements. The project has identified no protected trees on Parcel A. Therefore, no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, or risk of upset are anticipated as part of the project.

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

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

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

Figueroa Plaza
201 North Figueroa Street
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

***Please note the cashiers at the public counters close at 3:30 PM.**

Appeal forms are available on-line at www.planning.lacity.org.

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

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

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must be recorded within 36 months of the date of approval, unless an extension of time has been requested in person before then.

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

MICHAEL J. LOGRANDE
Director of Planning


MARC WOERSCHING
Deputy Advisory Agency

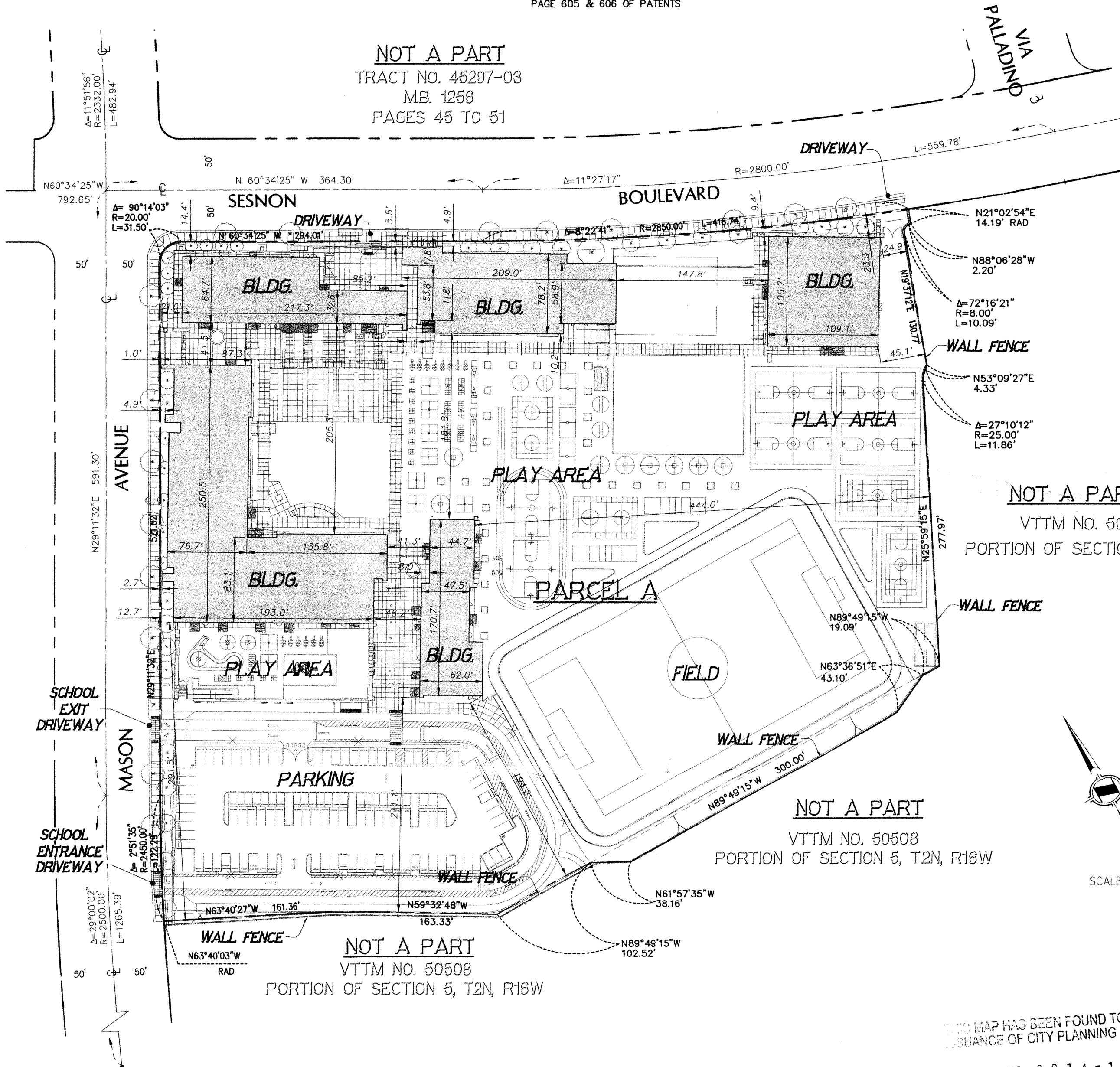
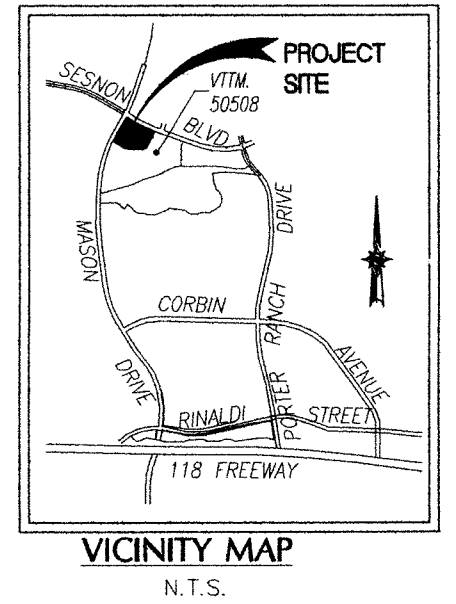
MJL:JF:MW:NR:mkc

PRELIMINARY PARCEL MAP NO. AA 2014-1367

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR SUBDIVISION PURPOSE

PORTION OF SECTION 5, T2N, R16W,
RANCHO EX-MISSION DE SAN FERNANDO, BOOK 1,
PAGE 605 & 606 OF PATENTS

NOT A PART
TRACT NO. 45297-03
M.B. 1258
PAGES 45 TO 51



NOTES:

1. THERE ARE NO PROTECTED OR SIGNIFICANT NON-PROTECTED TREES ON THE SITE.
2. THERE ARE NO HAZARDOUS CONDITIONS EXISTING ON THE SITE.
3. ENVIRONMENTAL CLEARANCE, CATEGORICAL EXEMPTION.
4. PROPERTY IS DEVELOPED WITH A NEW K-8 PUBLIC SCHOOL WHICH OPENED ON AUGUST 14, 2012.

EASEMENT NOTES:

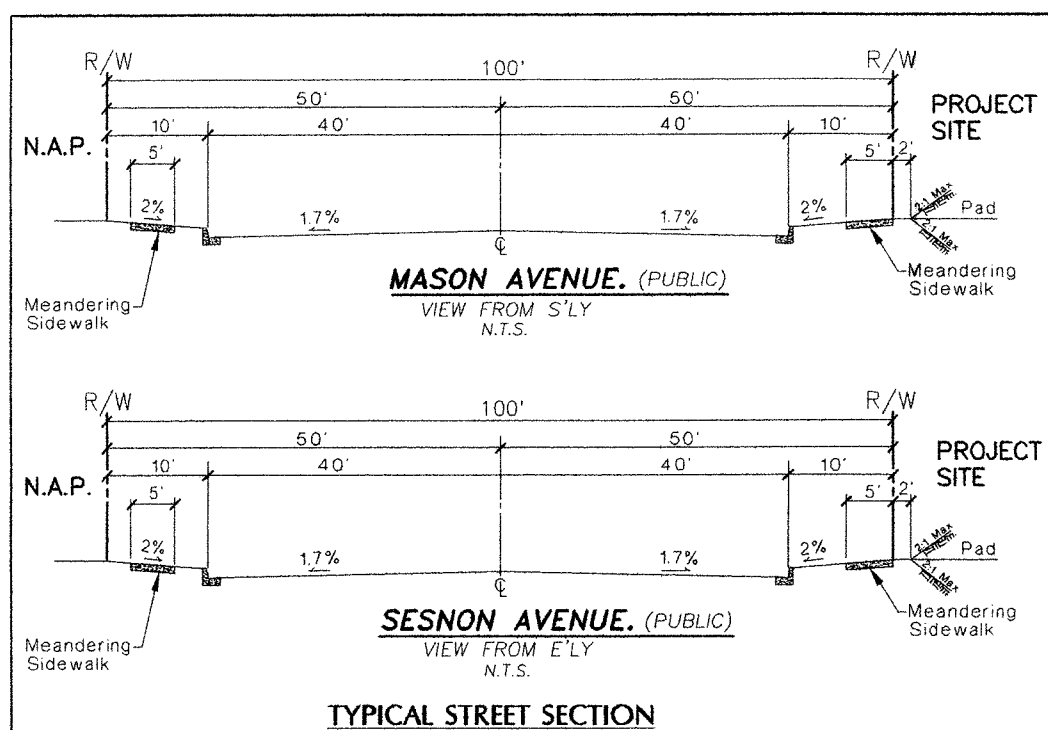
LEGAL DESCRIPTION:

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT CERTAIN PARCEL DESCRIBED IN THE GRANT DEED RECORDED JULY 23, 2009 AS INSTRUMENT NO. 20091115078 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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

CASE NO. 2014-1367-PMLA

DATE: 4-17-2014



OWNER/SUBDIVIDER:
LOS ANGELES UNIFIED SCHOOL DISTRICT
FACILITY SERVICE DIVISION
333 SOUTH BEAUDRY AVE,
LOS ANGELES, CA 90017
(213) 241-4811

CIVIL ENGINEER:
HUNSAKER & ASSOCIATES
3 HUGHES,
IRVINE, CA 92618
(949) 583-1010

SOIL ENGINEER:
GEOSOLS CONSULTANTS, INC
6634 VALJEAN AVENUE,
VAN NUYS, CA 91406
(818) 785 2158

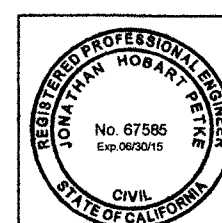
PROJECT ADDRESS:
12450 N MASON AVE,
PORTER RANCH, CA 91326

THOMAS GUIDE:
PAGE 480-C6

ZONING
[T]RE-1

GENERAL PLAN
CHATSWORTH-
PORTER RANCH: VERY LOW II RESIDENTIAL
SPECIFIC PLAN
PORTER RANCH- K-8 SCHOOL SITE

PROJECT AREA
450,529 SQ. FT.- 10.34 AC. (GROSS)



PREPARED UNDER THE DIRECTION OF:

Jonathan H. Petke 3/26/14
JONATHAN H. PETKE, RCE 67585 DATE