



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number ZA 2016 2587-C4

Env. Case Number ENV 2016 2588

Application Type C4 for Commercial Corner + Drive Thru

Case Filed With (Print Name) Anna M. Vidal Date Filed 7/21/16

Application includes letter requesting:

Waived hearing       Concurrent hearing       Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number \_\_\_\_\_

Provide all information requested. Missing, incomplete or inconsistent information will cause delays. All terms in this document are applicable to the singular as well as the plural forms of such terms.

1. PROJECT LOCATION

Street Address<sup>1</sup> 9900 N BALBOA BLVD Unit/Space Number \_\_\_\_\_

Legal Description<sup>2</sup> (Lot, Block, Tract) B, 18, SUB NO 1 OF THE PROP OF THE PORTER LAND & WATER CO and

Assessor Parcel Number 2685-009-020 Total Lot Area 24,586 (sq ft) Tract PM 2400 Lot A

2. PROJECT DESCRIPTION

Present Use MEDICAL OFFICE

Proposed Use COFFEE SHOP

Project Name (if applicable) STARBUCKS

Describe in detail the characteristics, scope and/or operation of the proposed project A 2,240 sq. ft. restaurant with drive-through services and outdoor seating operating from 4:00 a.m. to 12:00 a.m. A new Starbucks pole sign will be constructed at the corner.

Additional information attached       YES       NO

Complete and check all that apply:

Existing Site Conditions

Site is undeveloped or unimproved (i.e. vacant)

Site has existing buildings (provide copies of building permits)

Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

Site is located within 500 feet of a freeway or railroad

Site is located within 500 feet of a sensitive use (e.g. school, park)

Site has special designation (e.g. National Historic Register, Survey LA)

<sup>1</sup> Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

<sup>2</sup> Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

**Proposed Project Information**

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- New construction: 2,240 SQ. FT. square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

**Housing Component Information**

Number of Residential Units: Existing \_\_\_\_\_ - Demolish(ed)<sup>3</sup> \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Number of Affordable Units<sup>4</sup> Existing \_\_\_\_\_ - Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Number of Market Rate Units Existing \_\_\_\_\_ - Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Mixed Use Projects, Amount of Non-Residential Floor Area: \_\_\_\_\_ square feet

**3. ACTION(S) REQUESTED**

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36?  YES  NO

Authorizing section 12.24-W,17, \_\_\_\_\_ Section from which relief is requested (if any): \_\_\_\_\_

Request: The construction, use, and maintenance of a proposed drive thru use, consisting of approximately 2,240 sq. ft. restaurant with drive-through services, indoor seating (53) and outdoor seating (12).

Authorizing section 12.24-W,27 \_\_\_\_\_ Section from which relief is requested (if any): 12.22-A,23(a)

Request: The construction use and maintenance of a proposed commercial corner development allowing the Hours of Operation to be from 4:00 A.M. to 12:00 A.M. (Midnight), seven days a week and the construction of a new pole sign at the corner.

Authorizing section \_\_\_\_\_ Section from which relief is requested (if any): \_\_\_\_\_

Request: \_\_\_\_\_

Additional Requests Attached  YES  NO

<sup>3</sup> Number of units to be demolished and/or which have been demolished within the last five (5) years.

<sup>4</sup> As determined by the Housing and Community Investment Department

**ZA 2016 2587**

**4. RELATED DEPARTMENT OF CITY PLANNING CASES**

Are there previous or pending cases/decisions/environmental clearances on the project site?  YES  NO

If YES, list all case number(s) \_\_\_\_\_

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. \_\_\_\_\_

Ordinance No.: \_\_\_\_\_

Condition compliance review

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project?  YES  NO

Have you filed, or is there intent to file, a Subdivision with this project?  YES  NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**5. OTHER AGENCY REFERRALS/REFERENCE**

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property?  YES (provide copy)  NO

Are there any recorded Covenants, affidavits or easements on this property?  YES (provide copy)  NO

Development Services Case Management Number \_\_\_\_\_

Building and Safety Plan Check Number \_\_\_\_\_

Bureau of Engineering Planning Referral (PCRF) \_\_\_\_\_

Bureau of Engineering Hillside Referral \_\_\_\_\_

Housing and Community Investment Department Application Number \_\_\_\_\_

Bureau of Engineering Revocable Permit Number \_\_\_\_\_

Other—specify \_\_\_\_\_

6. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant<sup>5</sup> name Kayman Wong  
Company/Firm Kaidence Group  
Address: 4340 E Indian School Rd. Unit/Space Number #21-266  
City Phoenix State AZ Zip Code: 85018  
Telephone (480) 269-1235 E-mail: \_\_\_\_\_  
Are you in escrow to purchase the subject property?  YES  NO

Property Owner of Record  Same as applicant  Different from applicant  
Name (if different from applicant) Allen I Mindlin  
Address 11766 Wilshire Blvd. Unit/Space Number 325  
City Los Angeles State CA Zip Code: 90025  
Telephone (310) 806-6060 E-mail: \_\_\_\_\_

Agent/Representative name KELLY HAYES  
Company/Firm KAIDENCE GROUP  
Address: 4340 E. INDIAN SCHOOL ROAD Unit/Space Number #21-266  
City PHOENIX State AZ Zip: 85018  
Telephone (602) 284-4736 E-mail: khayes@evgre.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) \_\_\_\_\_  
Name \_\_\_\_\_  
Company/Firm \_\_\_\_\_  
Address: \_\_\_\_\_ Unit/Space Number \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Telephone \_\_\_\_\_ E-mail: \_\_\_\_\_

Primary Contact for Project Information (select only one)  Owner  Applicant  
 Agent/Representative  Other \_\_\_\_\_

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

<sup>5</sup> An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

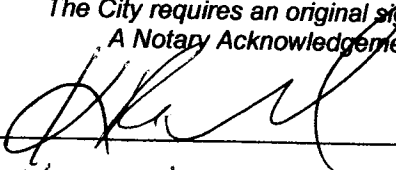
**PROPERTY OWNER**

9. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- A. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- B. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- C. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- D. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.  
The City requires an original signature from the property owner with the "wet" notary stamp.  
A Notary Acknowledgement is available for your convenience on following page.*

Signature 

Date 7-20-2016

Print Name ~~Kenny Wong~~ Kayman Wong

Signature \_\_\_\_\_

Date \_\_\_\_\_

Print Name \_\_\_\_\_

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~California~~ <sup>Arizona</sup>

County of Maricopa

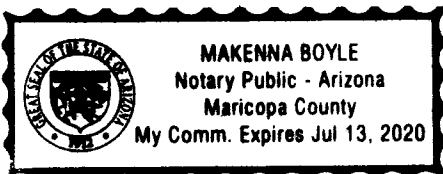
On July 20, 2016 before me, Makenna Boyle, Development Associate  
(Insert Name of Notary Public and Title)

personally appeared Kayman Wong, 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.

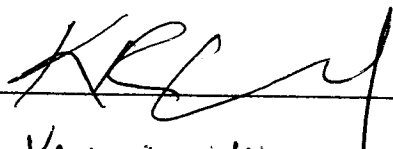
Makenna Boyle (Seal)  
Signature



**APPLICANT**

10. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- A. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
  - B. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
  - C. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
  - D. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
  - E. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
  - F. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
  - G. I understand that if this application is denied, there is no refund of fees paid.
  - H. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
  - I. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

*The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.*

Signature: 

Date: 7.20.2016

Print Name: Kayman Wong

**OPTIONAL  
NEIGHBORHOOD CONTACT SHEET**

**SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

**REVIEW** of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

We have contacted the President of the North Hills West Neighborhood Council to request a date to present the project to the Council. We have not received a response to our request but will continue to follow up until we secure a date.



July 12, 2016

**STARBUCKS**

**CONDITIONAL USE: JUSTIFICATIONS**

Subject site: 9900 N. Balboa Blvd.,  
North Hills, CA 91325

**REQUEST**

Pursuant to Los Angeles Municipal Code Sections 12.24-W,17 and 12.24-W,27:

A Conditional Use Permit, for the construction, use and maintenance of a proposed Commercial Corner Development, consisting of an approximately 2,240 square-foot restaurant with drive-through services and outdoor seating, along with specific deviations from the requirements of Section 12.22-A,23(a), allowing the hours of operation from 4:00a.m.to 12a.m.(midnight), 7 days a week and a pole sign at the corner of the property (12.22-A,23(a)6).

**FINDINGS OF FACT**

**BACKGROUND**

The property is located in the Granada Hills - Knollwood Community Plan. The Plan Map designates the property for Community Commercial land uses.

The subject property is a level, rectangular shaped, 24,586 square-foot, corner lot zoned C2-1VL with approximately 232-feet of frontage on the north side of Lassen Street and 125-feet of frontage on the east side of Balboa Blvd. and is developed with a medical clinic.

The property to the north is developed as a Public Storage facility and is also zoned C2-1VL.

The property to the east is zoned [T]RS-1 being developed with a KinderCare Daycare.

Properties to the south are zoned C2-1VL & RS-1 and developed with and In-N-Out single family homes, respectively.

Properties to the southwest are zoned C2-1VL and are developed with a McDonald's and Taco Bell.

The property to the west is zoned C2-1VL and is developed as a Mobil gas station

Both Balboa Blvd. is a Boulevard II designation and dedicated in width of 110 feet as well as improved with asphalt paved roadway, concrete curb, gutter, sidewalk, street trees, and utility poles. Lassen Street is a Avenue II designation and dedicated in width of 86 feet as well as improved with asphalt paved roadway, concrete curb, gutter, sidewalk, street trees, and utility poles.

Presently, the 24,586 square-foot property is improved with a two one-story buildings at 1,801 square-feet and 6,027 square feet operating as a medical office as well as two billboards. There are two existing driveway entry points that accommodate vehicular access to the site, one on Balboa Blvd and one on Lassen Street. The asphalt parking area also is improved on the east side of the site.

The one-story 1,801 square-feet and 6,027 square feet medical office building will be demolished and replaced with a new one-story 2,240 square-foot building that will be occupied by a coffee shop (Starbucks) use along with a drive-through and a pole sign at the corner of the property. The new coffee shop and drive-through services will have a drive-up window, along with both indoor and outdoor seating areas accommodating 58 seats, (38 indoor and 20 outdoor). There will be 23 on-site parking spaces that will serve the 22 required total parking for this site.

Vehicular ingress/egress to and from the site will be along Balboa Blvd and Lassen Street via two of the existing driveways. The project site will include five feet of street dedication Balboa Blvd and one foot of street dedication on Lassen Street, the construction of new sidewalk areas and curb as necessary.

Other proposed improvements include enclosures for trash/recycle bins, menu canopy and speaker, outdoor patio seating with shade umbrellas along with landscaping including trees and shrubs.

## **FINDINGS**

Following is a delineation of the findings and the application of the relevant facts to same:

- 1. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The 1,801 square-foot and 6,027 square foot medical office building will be demolished and replaced with a new one-story 2,240 square-foot building that will be occupied by a coffee shop (Starbucks) use along with a drive-through, hours of operation from 4:00a.m.to 12a.m.(mid-night) 7 days a week.

The new coffee shop and drive-through services will have a drive-up window, along with both indoor and outdoor seating areas accommodating 58 seats, (38 indoor and 20 outdoor). There will be 23 on-site parking spaces that will serve the 22 required total parking for this site. A pole sign will be constructed at the corner of the property.

This proposed project replaces an existing medical office. The new restaurant along with the drive-thru facility, redevelop the site into a service that will be beneficial to the local community, bring a desired use, along with the improvement of the immediate area and its appearance at this intersection.

Therefore, it can be said the proposed new coffee shop and drive-through services will enhance the built environment in the surrounding neighborhood while performing a function and providing a service that is beneficial to the community.

- 2. The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The proposed project is consistent with the existing commercial uses in the surrounding area. This location is primarily developed with community serving commercial uses. The closest neighboring uses to the northeast are not directly adjacent to the site (property lines are not parallel). Directly to the east is a KinderCare daycare with the parking lot for that use separating the building from the site. The other surrounding uses are across the adjoining streets and thus also being separated by that increased distance.

The property to the north is developed as a Public Storage facility.

The property to the east is developed with a KinderCare Daycare.

Properties to the south are developed with and In-N-Out single family homes, respectively.

Properties to the southwest are developed with a McDonald's and Taco Bell.

The property to the west is developed as a Mobil gas station

The noise that is anticipated to be generated by the amplified speakers will be reduced by the concrete masonry wall that will be along the northerly property line. Additionally, the speakers will be equipped with an automatic volume control feature that will reduce the outbound sound based on ambient noise. However, the noise generated by idling vehicles in a queue, may carry beyond the wall and landscaping, however the large distances that surround the use will not impose a disturbance.

Therefore, it can be said that the proposed project will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

- 3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The Granada Hills - Knollwood Community Plan designates the property for Community Commercial land uses.

The site is located at an established commercial intersection. These commercial areas should contain professional offices, department stores, restaurants and entertainment facilities. Therefore, the proposed project complies with the Community Plans purpose and intent

4. **Based on data provided by the Department of Transportation or a licensed traffic engineer, that ingress to, and egress from the project will not create a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.**

After preliminary review by a licensed traffic engineer, the average cueing related to a drive-through would be seven vehicles and based upon the plot plan, the proposed design will be adequate to accommodate the anticipated volume. Further analysis will be reviewed by the Department of Transportation and an appropriate formal report and any necessary mitigations will be included into the case file at a later date.

5. **Project approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project.**

The proposed restaurant and drive-thru is replacing an existing medical office within an existing commercial corner development. There is no proposal to construct a new multi-tenant shopping center or substantially increase commercial square footages leading to a detrimental concentration of such developments.

6. **Residential uses in the vicinity of a proposed drive-through fast-food establishment will be adequately protected from any significant noise resulting from outdoor speakers, autos, or other sources of noise associated with the lot.**

One residential use is located northeast of the property and not directly adjacent to the site. Other residential uses to the south are located across Lassen Street and is more than 150ft. away from the proposed drive thru establishment. The noise that is anticipated to be generated by the amplified speakers will be reduced by the great distance residences and the concrete masonry wall along the north property line. Additionally, the speakers will be equipped with an automatic volume control feature that will reduce the outbound sound based on ambient noise.

Any noise that might be generated by idling vehicles in a queue, would not be any more than the current use or by the existing vehicles within the neighboring intersections.

Therefore, the residential uses is said to be adequately protected from any significant noise resulting from outdoor speakers, autos, or other sources of noise associated with the use of lot.

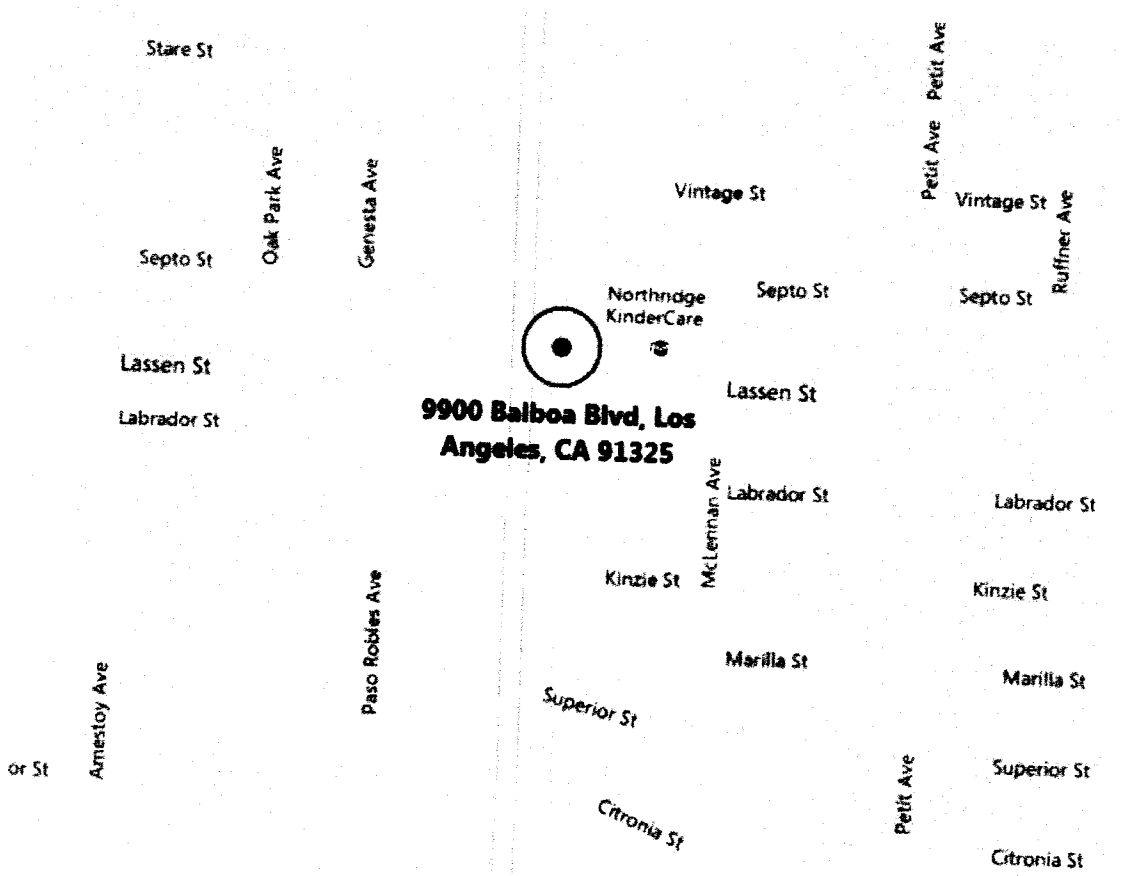
7. **All stationary light generated on the lot is screened to avoid any significant adverse impact on nearby residential uses.**

All lighting will be screened and directed to limit ambient light from residential uses to the northeast of the site. Lighting will be a combination of site lighting poles and wall sconces mounted to the building.

8. **Trash storage, trash pickup hours, driveways, parking locations, screening walls, trees and landscaping are provided for and located so as to minimize disturbance to the occupants of nearby residential uses, and to enhance the privacy of those uses.**

The proposed trash storage is located at the east end of the lot on the south side of the building, and enclosed within a 6-foot CMU enclosure. Landscaping will be added to the area surrounding the enclosure.

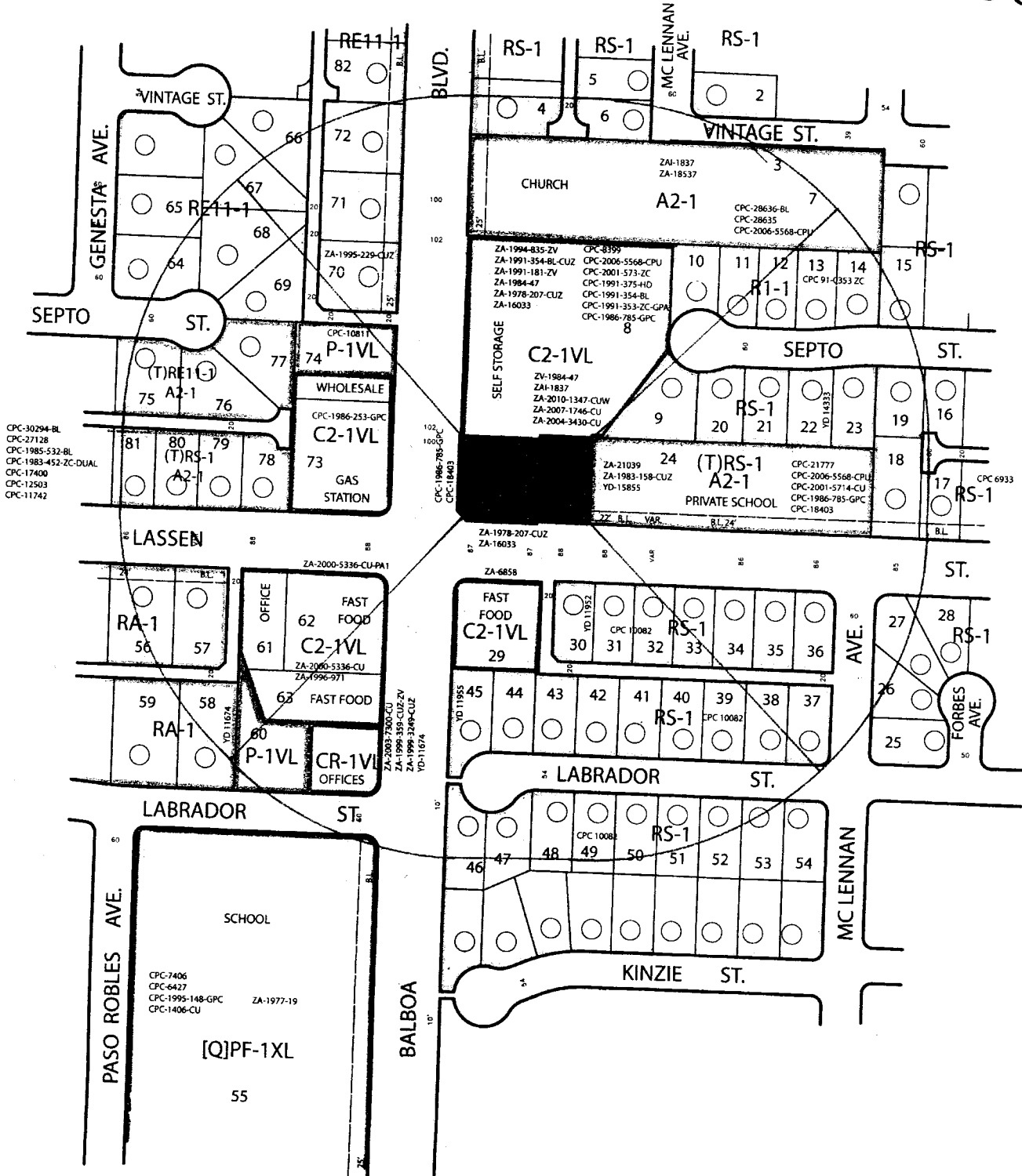
# Vicinity Map



Address: 9900 N. BALBOA BLVD., NORTHRIDGE



# ZA 2016 2587



CPC-30294-BL  
CPC-27128  
CPC-1985-532-BL  
CPC-1983-452-ZC-DUAL  
CPC-17400  
CPC-12503  
CPC-11742

CPC 6933

## CONDITIONAL USE

**QMS** Quality Mapping Service  
14540 Archwood St. Suite 301  
Van Nuys, California 91405  
Phone (818) 997-7949 - Fax (818) 997-0351  
qmapping@qmsqms.com

**THOMAS BROTHERS**  
Page: 501 Grid: D-5  
**LEGAL**  
LOT: A  
TRACT: PARCEL MAP 2400 BK 39-67  
LOT: POR 16 BLK: 18  
TRACT: SUBDIVISION NO.1 OF THE  
PROPERTY OF THE PORTER  
LAND & WATER COMPANY  
M.R. 31-3-6 "SEE APPS"

ASSESSOR PARCEL NUMBER:  
2685-009-(020,022,024)  
SITE ADDRESS: 9900 N. BALBOA BLVD.  
CD: 12  
CT: 1114.00  
PA: 219-GRANADA HILLS  
USES: FIELD  
CASE NO:  
SCALE: 1"= 100'  
D.M.: 2018133,204B133  
CONTACT: KAIDENCE GROUP  
PHONE: 480-269-1235

DATE: 07-12-16  
Update: \_\_\_\_\_  
\_\_\_\_\_



DRAWN BY:

NET AC. 0.59

QMS: 16-250