



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: October 15, 2020
Time: after 8:30 a.m.
Place: Via Teleconference

Public Hearing: August 5, 2020
Appeal Status: General Plan Amendment is not appealable. Zone Change is appealable only by the applicant to City Council if disapproved in whole or in part.
Expiration Date: November 3, 2020
Multiple Approval: Yes

Case No.: CPC-2019-4791-GPA-ZC
CEQA No.: ENV-2019-4792-ND
Incidental Case: VTT-82210-SL
Council No.: 3 - Blumenfeld
Plan Area: Encino-Tarzana
Specific Plan: None
Certified NC: Tarzana
Current GPLU: Low Medium I Residential and Open Space
Proposed GPLU: Low Medium II Residential
Current Zone: RA-1 and OS-1XL
Proposed Zone: (T)(Q)RD1.5-1
Applicant: IML Properties LLC by Ilan Levy
Representative: Jerome Buckmelter, Jerome Buckmelter Associates, Inc.

PROJECT LOCATION: 5808 North Etiwanda Avenue

PROPOSED PROJECT: The proposed project includes the subdivision of one (1) lot into nine (9) small lots and associated nine (9) Small Lot Homes. Each home will be three (3) stories in height at 35 feet, with a two-car garage, totaling approximately 2,600 square feet. Two (2) guest parking spaces will be provided at grade. The project includes minimal grading and excavation necessary for the foundation of each dwelling.

REQUESTED ACTIONS: In accordance with Section 12.36 of the Los Angeles Municipal Code (Multiple Approval Ordinance), the following are requested:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in Negative Declaration, No. ENV-2019-4792-ND as adopted on September 24, 2020, ("Negative Declaration"), and no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. Pursuant to City Charter Sections 555, 556 and 558 and Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to amend the Encino-Tarzana Community Plan to re-designate the subject parcel from Low Medium I Residential and Open Space to Low Medium II Residential land use; and
3. Pursuant to LAMC Section 12.32-F, a Zone Change from RA-1 and OS-1XL to (T)(Q)RD1.5-1.

RECOMMENDED ACTIONS:

1. **Adopt** the findings;
2. **Find**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Negative Declaration, No. ENV-2019-4792-ND, adopted on September 24, 2020; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project;
3. **Recommend** that the City Council and the Mayor **approve** a General Plan Amendment to amend the Encino-Tarzana Community Plan to re-designate the subject parcel from Low Medium I Residential and Open Space to Low Medium II Residential land use;
4. **Recommend** that the City Council **adopt** a Zone Change from RA-1 and OS-1XL to (T)(Q)RD1.5-1; and
5. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) Filing.

VINCENT P. BERTONI, AICP
Director of Planning



Heather Bleemers, Senior City Planner



Oliver Netburn, City Planner

Alexander Truong

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ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 272 City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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PROJECT ANALYSIS

Project Summary

The proposed project includes the subdivision of one (1) lot into nine (9) small lots and associated nine (9) Small Lot Homes. Each home will be three (3) stories in height at 35 feet, with a two-car garage, totaling approximately 2,600 square feet. Two (2) guest parking spaces will be provided at grade. The project includes minimal grading and excavation necessary for the foundation of each dwelling.

The project design includes two (2) clusters of Small Lot Homes; four (4) along the northerly property line and five (5) along the southerly property line that are all accessed via a central common access driveway. There will be a pedestrian pathway parallel to the common access driveway that provides access to all units, open space areas, and guest parking. There will be 1,262 square feet of common open space areas provided primarily at the front and rear portions of the property as well as a total of 450 square feet private open space areas: 50 square feet for each unit. The front and rear portions of the property will also be the areas of the property that will provide the most landscaping including trees ranging between 12 to 40 feet in height. Two (2) guest parking spaces are proposed for the subdivision which will be located at the end of the common access driveway.

In order to develop the project, the applicant is requesting:

- 1) a General Plan Amendment from Low Medium I Residential and Open Space to Low Medium II Residential, and
- 2) a Zone Change from RA-1 and OS-1XL to (T)(Q)RD1.5-1.

The subject General Plan Amendment and Zone Change application is incidental to a Small Lot subdivision (Case No. VTT-82210-SL) for the subdivision of one (1) lot into nine (9) Small Lots. Case No. VTT-82210-SL, which was approved by the Advisory Agency on September 24, 2020. No appeals were filed.

Background

The subject project is a flat, irregular-shaped, 21,177 square-foot interior lot with a 90-foot frontage along Etiwanda Avenue. The site is currently vacant. The rear portion of the property contains a Los Angeles County Flood Control Channel (LAFCC), which was previously the Cabrillo Creek. There are 17 non-protected trees on-site, all of which will be removed as part of the project.

The site is located within the Encino-Tarzana Community Plan area, in the City of Los Angeles, which designates the front 17,991 square-foot portion of the property for Low Medium I Residential land uses, with corresponding zones of R2, RD3, RD4, RZ3, RZ4, RU, and RW1, and the rear 2,313 square-foot portion of the property for Open Space land uses, with corresponding zones of OS, and A1. The property zoned RA-1 and OS-1XL.

The property is located within 11.7km of the Hollywood Fault, and within a liquefaction zone. The property contains a watercourse (an LAFCC, which was previously the Cabrillo Creek).

Surrounding Properties

The surrounding properties consist of a mixture of single- and multi-family development. The properties to the north are zoned OS, R1, (Q)RD2 and (Q)RD3, and are developed with multi-

family uses, an easement for access to the LAFCC, and the LAFCC. The properties to the east are zoned OS, and R1, and are developed with single-family uses, and the LAFCC. The properties to the south are zoned OS, R1, (Q)RD1.5 and R3, and are developed with multi-family uses, an easement for access to the LAFCC, and the LAFCC. The properties to the west, across Etiwanda Avenue, are zoned (Q)RD1.5 and (Q)RD3, and are developed with multi-family uses.

Street and Circulation

Etiwanda Avenue is a Collector Street, dedicated to a variable width of between 60 and 62 feet and improved with asphalt, curb, gutter and sidewalk.

There is an alley across Etiwanda dedicated to a 30-foot width and improved with asphalt and gutter.

Site Related Cases and Permits

Case No. VTT-82210-SL - On September 24, 2020, the Advisory Agency approved a Vesting Tentative Tract Map for the subdivision of one lot into nine (9) Small Lots.

Surrounding Related Cases

Case No. CPC-2016-4117-GPA-VZC - On August 8, 2017, the City Council adopted a resolution amending the Encino-Tarzana Community Plan to re-designate the property located at 5701 North Etiwanda from Low Medium I Residential to Medium Residential land use and a Vesting Zone Change from RA-1 to (T)(Q)R3-1 for the same property.

Case No. APCSV-2016-2081-ZC - On February 27, 2017, the South Valley Area Planning Commission recommended approval of a Zone Change from RA-1 to (T)(Q)RD1.5-1 for the property located at 18367 West Hatteras Street.

Case No. CPC-2001-3210-ZC-PUB-GPA - On May 15, 2002, the City Council adopted a resolution amending the Encino-Tarzana Community Plan to re-designate the property located at 18245 Burbank Boulevard from Low Medium I to Medium Residential land use. On July 9, 2002, the City Council adopted a Zone Change from RA-1 to (T)(Q)R3-1 for the same property.

Case No. CPC-1989-591-ZC - On September 8, 1992, the City Council adopted a Zone Change from RA-1, (Q)RD2-1 and (Q)RD1.5-A to (T)(Q)RD3-1 for the property located at 5840 North Etiwanda Avenue. (Ordinance No. 168,242; effective October 18, 1992)

Public Hearing and Issues

Public Hearing

An initial Public Hearing was held jointly with the Hearing Officer for Case No. CPC-2019-4791-GPA-ZC and the Deputy Advisory Agency for Case No. VTT-82210-SL on August 5, 2020 at 10:00 a.m., telephonically via Zoom. The hearing was attended by the applicant, the applicant's representatives, and one member of the community. One (1) member of the public spoke and had a question regarding the project's location; no other comments were received. Three (3) letters have been submitted to the file, including one (1) letter in support of the proposed project from the Tarzana Neighborhood Council and one (1) letter in opposition from a neighbor.

General Plan Amendment

The subject property is located at the along Etiwanda Avenue and is currently vacant. With the exception of the Los Angeles Flood Control Channel (LAFCC) and properties to the east of it, surrounding properties are characterized by 2 to 4 story multi-family structures. (See Maps 3 and 5 for the existing land use designations and zoning of the surrounding properties.)

The properties to the north bounded by Etiwanda Avenue to the west, the LAFCC to the east and Oxnard Street to the north are generally designated for Low Medium I and Low Medium II Residential land uses and are generally zoned (Q)RD1.5-1, (Q)RD2-1, and (Q)RD3-1.

The properties to the east, across the LAFCC are designated for Low Medium I Residential land uses and are zoned R1-1.

The properties to the south, along and bounded by Etiwanda Avenue to the west, the LAFCC to the east and ending at an intersection with Collins Street are designated for Low Medium II Residential and Medium Residential land uses and are zoned (Q)RD1.5-1 and R3-1.

The properties to the west, across Etiwanda Avenue are designated for Low Medium II Residential land uses and are zoned (Q)RD1.5-1.

Surrounding properties with similar designations are observed along Etiwanda Avenue with the LAFCC acting as a physical boundary separating the development pattern of the neighborhood. Therefore, the subject property and the surrounding properties contain a significant physical identity as an area designated for Medium Residential land uses.

The Encino-Tarzana Community Plan is currently undergoing an update. The proposed project for a change in land use designation and zone change is consistent with the Community Plan's vision for this area.

Urban Design Studio

The proposed project was reviewed by the Department of City Planning's Urban Design Studio (UDS) on June 24, 2020. The following issues, concerns, and recommendations were discussed:

- Floor plans- orient all floor plans to match site plan orientation.
- Provide hardscape plan displaying how OS is programmed with seating/amenities for users.
- Consider varying design/treatment to distinguish each floor. This can be done by treating the second of the three floors differently.
- Provide colored elevations denoting materials/colors.
- Consider incorporating recessed windows that will be seen on western side into other areas/facades of project or for these areas that are within the interior or exterior, some architectural element around the windows.
- Particularly along the western facade, incorporate architectural features that provide for shade among all floors.

- Units that are closest to Etiwanda should express along this frontage that it is the primary façade; essentially be street-oriented.
- Similarly, design of units that face the eastern portion of the lot should consider its proximity to the open space and its arrangement of interior/outdoor spaces that would allow for enjoyment of and orientation towards such spaces.

The applicant has submitted revised drawings which provide greater detail regarding the proposed building materials as well as landscaping.

As such, Staff has recommended certain “Q” Conditions to address some of the comments discussed with UDS.

Conclusion

Based on the Public Hearing and information submitted to the record, Staff is recommending that the City Planning Commission find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Negative Declaration, No. ENV-2019-4792-ND, adopted on September 24, 2020; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project..

Staff also recommends that the City Planning Commission recommend that the City Council and the Mayor approve a General Plan Amendment to amend the Encino-Tarzana Community Plan to re-designate the subject parcel from Low Medium I Residential and Open Space to Low Medium II Residential land use, and that the City Council adopt the Zone Change from RA-1 and OS-1XL to (T)(Q)RD1.5-1.

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32-G of the Municipal Code, the (T) Tentative Classification shall be removed by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

Dedication(s) and Improvement(s). Prior to the issuance of any building permits, the following public improvements and dedications for streets and other rights of way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary):

Responsibilities/Guarantees.

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. **Bureau of Engineering.** Prior to issuance of sign offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.
 - a. Dedication Required –
 - i. That a 3-foot wide strip of land be dedicated along Etiwanda Avenue adjoining the tract to complete a 33-foot wide half public right-of-way in accordance with Collector Street standards of the LA Mobility Plan.
 - b. Improvements Required –
 - i. Improve Etiwanda Avenue adjoining the subdivision by the removal of the existing sidewalk and construction of a new 8.5-foot wide concrete sidewalk and landscaping of the parkway; or a new full width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.
 - ii. Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.
3. **Street Lighting.** No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street light; one (1) on Etiwanda Avenue.
4. **Urban Forestry Division.**
 - a. The applicant shall submit a tree report and a landscape plan prepared by a Tree Expert, as required by LAMC Ordinance No. 177,404, for approval by the City Planning

Department and the Urban Forestry Division, Bureau of Street Services. The Tree Report shall contain the Tree Expert's recommendations for the preservation of as many desirable (eight inches diameter or greater) trees as possible and shall provide species, health, and condition of all trees with tree locations plotted on a site survey. An on-site 1:1 tree replacement shall be required for the unavoidable loss of any desirable on-site trees.

Note: Removal of Protected trees requires the approval of the Board of Public Works. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information. CEQA document must address protected tree removals.

- b. 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. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction to expedite tree planting.

Note: Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: (213) 847-3077 for permit information. CEQA document must address parkway tree removals.

5. Department of Transportation.

- a. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of DOT.
- b. A two-way driveway width of $W=30$ feet is required for all driveways, or to the satisfaction of DOT.
- c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
- d. That the subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

(Q) QUALIFIED CLASSIFICATIONS

Pursuant to Section 12.32-G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification:

1. **Use.** The use and area regulations of the small lot development shall be developed for uses as permitted in the RD1.5-1 Zone as defined in LAMC Section 12.09.1, except as modified by the conditions herein or subsequent action.
2. **Development.** The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A" except as may be revised as a result of this action.
3. **Density.** A maximum of nine (9) dwelling units shall be permitted.
4. **Site Planning.** The easterly area of the lot shall be unpaved to the maximum extent possible with the exception of the area used to access the guest parking spaces. This area east of the guest parking spaces and the units closest to the Los Angeles Flood Control Channel (LAFCC) shall be landscaped and unpaved.
5. **Landscaping and Irrigation.**
 - a. The proposed areas of landscaping shall be in substantial conformance with the landscape plan marked Exhibit "A" which uses River Improvement Overlay and Los Angeles County Master Plan Plants. The back of the property shall include a variety of groundcover, shrubs and minimum of four (4) California Sycamores (*Platanus racemosa*).
 - b. The plants will have a drip irrigation system with a weather-based controller to meet and exceed the City and State Water Ordinances.
6. **Façade Articulation.** All visible facades shall be treated with an equal level of detail and articulation. Along the northerly and the southerly elevations of the project site, building levels 2 and 3 shall incorporate building articulation to avoid long spans of flat surfaces. This can include:
 - a. Change in exterior building materials to include at least two high quality building façade materials that accentuate or correspond to variations in building massing. Building materials may include, but are not limited to: wood, glass, brick, metal spandrel, cement board siding, or tile.
 - b. Porticos, awnings, terraces, balconies, eyebrows, or trellises of at least 6 inches in depth that provide variations in the building plane.
 - c. Window treatments that are extruded or recessed from the building façade a minimum of 3 inches. Windows or doors that are flush with the plane of the building (rather than extruded or recessed at least 3 inches) will not qualify as facade articulation.
 - d. A break in the façade plane of a minimum of 6 inches in depth that is applied to at least 10 vertical feet of the facade.
7. **Solar Panels.** Solar panels shall be installed on the project's rooftop space to be connected to the building's electrical system. A minimum 15% of the roof area shall be reserved for the

installation of a solar photovoltaic system, to be installed prior to the issuance of a certificate of occupancy, in substantial conformance with the plans stamped "Exhibit A".

8. **Electrical Vehicle Parking.** The project shall include a minimum of one (1) parking space per dwelling unit capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. A label stating "EVCAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.
9. **Vesting Tentative Tract Map.** Prior to the issuance of a Certificate of Occupancy, the applicant shall record the Final Map for VTT-82210-SL.
10. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building & Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building & Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building & Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
11. **Covenant.** Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.
12. **Notations on Plans.** Plans submitted to the Department of Building & Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
13. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
14. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
15. **Department of Building & Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building & Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building & Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
16. **Department of Water and Power.** Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Rules

Governing Water and Electric Service. Any corrections and/or modifications to plans made subsequent to this determination in order to accommodate changes to the project due to the under-grounding of utility lines, that are outside of substantial compliance or that affect any part of the exterior design or appearance of the project as approved by the Director, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

17. **Enforcement.** Compliance with and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
18. **Expedited Processing Section Fee.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
19. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement (b).
- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding in a reasonable time, or if the City fails to reasonably

cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the applicant otherwise created by this condition.

FINDINGS

General Plan/Charter Findings

1. General Plan.

- a. **General Plan Land Use Designation.** The subject property is located within the Encino - Tarzana Community Plan which was updated by the City Council on December 16, 1998. The Plan Map designates the front 17,991 square-foot portion of the property for Low Medium I Residential land uses, with corresponding zones of R2, RD3, RD4, RZ3, RZ4, RU, and RW1, and the rear 2,313 square-foot portion of the property for Open Space land uses, with corresponding zones of OS and A1. The property is zoned RA-1 and OS-1XL.

The subject property is located at the along Etiwanda Avenue and is currently vacant. The properties to the north bounded by Etiwanda Avenue to the west, the Los Angeles Flood Control Channel (LAFCC) to the east and Oxnard Street to the north are generally designated for Low Medium I and Low Medium II Residential land uses and are generally zoned (Q)RD1.5-1, (Q)RD2-1, and (Q)RD3-1.

The properties to the east, across the LAFCC are designated for Low Medium I Residential land uses and are zoned R1-1.

The properties to the south, along and bounded by Etiwanda Avenue to the west, the LAFCC to the east and ending at an intersection with Collins Street are designated for Low Medium II Residential and Medium Residential land uses and are zoned (Q)RD1.5-1 and R3-1.

The properties to the west, across Etiwanda Avenue are designated for Low Medium II Residential land uses and are zoned (Q)RD1.5-1.

Surrounding properties with similar designations are observed along Etiwanda Avenue with the LAFCC acting as a physical boundary separating the development pattern of the neighborhood. Therefore, the subject property and the surrounding properties contain a significant physical identity as an area designated for Low Medium II Residential land uses.

As such, the Zone Change to the (T)(Q)RD1.5-1 Zone for the subject property is consistent with the concurrent General Plan Amendment to Low Medium II Residential land uses and its corresponding zones.

Therefore, given that the existing land use designation and zoning are inconsistent with the development pattern of the area surrounding the project site, the proposed General Plan Amendment to re-designate the subject property from Low Medium I Residential and Open Space to Low Medium II Residential and the Zone Change from RA-1 and OS-1XL to the (T)(Q)RD1.5-1 Zone will result in a site that is consistent with surrounding parcels and is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Framework Element and Community Plan.

- b. **Land Use Element.**

Encino - Tarzana Community Plan. The Community Plan text includes the following relevant land use Goal, Objectives and Policies:

Goal 1: A safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the community.

Objective 1-1: To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.

Policy 1-1.1: Designate specific lands to provide for adequate multi-family residential development.

Policy 1-1.3: Protect existing stable single-family and low density residential neighborhoods from encroachment by higher density residential and other incompatible uses.

Objective 1-2: To locate new housing in a manner which reduces vehicular trips and makes it accessible to services and facilities.

Policy 1-2.1: Locate higher residential densities near commercial centers or transit stations and major bus routes where public services facilities, utilities and topography will accommodate this development.

Objective 1-4: To promote and ensure the provision of adequate housing for all persons regardless of income, age or ethnic background.

Policy 1-4.1: Promote greater individual choice in type, quality, price and location of housing.

Policy 1-4.3: Ensure that new housing opportunities minimize displacement of the residents.

Policy 1-4.4: Provide for development of townhouses and other similar condominium type of housing units to increase home ownership options.

Chapter V - Urban Design: Design Policies

Multiple Residential – Site Planning: All multiple residential project, of five or more units shall be designed around a landscaped focal point or courtyard to serve as an amenity for residents. Toward that goal the following policies are proposed:

1. Providing a pedestrian entrance at the front of each project.
2. Requiring useable open space for outdoor activities, especially for children.

Design: The design of buildings shall be of a quality and character that improves community appearance by avoiding excessive variety and monotonous repetition. This policy can be accomplished through:

1. Requiring the use of articulations recesses surface perforations and porticoes to break up long, flat building facades.

2. Utilizing of complementary building facades.
3. Incorporating varying designs to provide definitions for each floor.
4. Integrating building fixtures, awnings, security gates, etc. into design of the building.
5. Screening all rooftop equipment and building appurtenances from adjacent properties.
6. Require decorative, masonry walls to enclose trash.

The proposed General Plan Amendment to re-designate the subject property from Low Medium I Residential and Open Space to Low Medium II Residential land uses and the Zone Change from the from RA-1 and OS-1XL to (T)(Q)RD1.5-1 Zone would allow for an increase in the existing permitted density from one (1) dwelling unit (the RA Zone allows for one (1) dwelling unit per 17,500 of lot area) to nine (9) dwelling units. The proposed Low Medium II Residential land use designation and (T)(Q)RD1.5-1 Zone will result in a site that is consistent with surrounding parcels to the north, south and west which are zoned (Q)RD1.5-1, (Q)RD2-1, and (Q)RD3-1. Allowing the increased density for the subject property would enable the city to meet its housing needs while protecting existing single-family and low density residential neighborhoods from encroachment of higher density uses.

The subject property is located within 0.6 miles of the Orange Line Reseda Station which provides transit service from the West San Fernando Valley to North Hollywood (and the Metro Red Line Subway Station) along a dedicated bus route. The property is also located approximately 0.8 miles from the Tarzana commercial district which includes grocery stores, commercial retail shopping, dining and the Providence Cedars-Sinai Tarzana Medical Center.

The project is designed with common open space landscaped areas and pedestrian entrances along Etiwanda Avenue. The building facades along Etiwanda have been designed such that these elevations are the front elevations for the project and thus the primary focal point. Furthermore, although the building design of each unit is similar to one another, the use of articulations breaks up the long flat surfaces where units are lined up side-by-side along the northerly and southerly elevations. The use of building fixtures such as awnings, landings and light fixtures distinguish the first floor of each building.

The project will result in increased home ownership through sale of fee-simple properties of Small Lot homes and will provide greater individual choice in housing type, quality, price and location. As the existing property is currently vacant there will be no displacement of existing residents.

Therefore, the project is consistent with the Encino - Tarzana Community Plan in that the project will implement the abovementioned goals, objectives and policies of the Plan.

- c. The **Framework Element** of the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such

issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following Goals, Objectives and Policies relevant to the instant request:

Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more liveable city.

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.1.4: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram and Table 3-1.

Policy 3.1.5: Identify areas on the Long-Range Land Use Diagram and in the community plans sufficient for the development of a diversity of uses that serve the needs of existing and future residents (housing, employment, retail, entertainment, cultural/institutional, educational, health, services, recreation, and similar uses), provide job opportunities, and support visitors and tourism.

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

Policy 3.2.1: Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.

Objective 6.2: Maximize the use of the City's existing open space network and recreation facilities by enhancing those facilities and providing connections, particularly from targeted growth areas, to the existing regional and community open space system.

Policy 6.2.1: Establish, where feasible, the linear open space system represented in the Citywide Greenways Network map, to provide additional open space for active and passive recreational uses and to connect adjoining neighborhoods to one another and to regional open space resources (see Figure 6-1). This Citywide Greenways Network is

hierarchical and is composed of three levels: regional, community, and local/ neighborhood. While these levels are of equal importance, they vary in scale and the degree to which they impact the City at large. Additionally, while these levels overlap one another, they can still be differentiated and broken down as follows:

- a. The regional component of the network is composed of the beaches, the mountains, and the Los Angeles River system - the three most continuous natural features of the urban region and thus the primary elements of the network; river tributaries, arroyos and washes that take storm water to the ocean; rail lines and utility corridors, where feasible without compromising public safety or facility security, that may serve multiple purposes to become connectors to the beaches and the river and link adjacent districts to each other through the network; and all regional parks made accessible from the network. While considering open space improvements of the River and drainages, their primary purpose for flood control shall be considered.
- b. The community component is composed of parks and civic open spaces connected to the network, including elements such as community and neighborhood parks, connected by linear, non-motorized transportation linkages such as walking and hiking trails and local bike paths.
- c. The local/neighborhood components include pedestrian-supporting streets, open space associated with public facilities such as schools, small parks, and community gardens.

The eastern portion of the subject property is currently designated for Open Space land uses and is correspondingly zoned OS-1XL, and totals approximately of 2,313 square feet. Within the OS-zoned portion of the property is a Los Angeles County Flood Control Channel (LAFCC) which is historically known as the Cabrillo Creek, a tributary of the LA River that originates from and connects the Santa Monica Mountains to the river. The project has been designed and conditioned to maintain this area with natural landscaping, thereby supporting the City's long-term goal of restoring the LA River, its tributaries and their surrounding environments to a more natural, sustainable state to interconnect habitats, further species propagation and link recreational uses.

The proposed General Plan Amendment to re-designate the subject property from Low Medium I Residential and Open Space to Low Medium II Residential land uses and the Zone Change from the RA-1 and OS-1XL to the (T)(Q)RD1.5-1 Zone will allow for the development of an vacant site containing one (1) of the only remaining vacant properties located along Etiwanda Avenue with new home ownership opportunities in the form of nine (9) Small Lot homes (19 units per acre), thereby accommodating development that supports the needs of the City's existing and future residents in accordance with the density outlined in Table 3-1 of the General Plan Framework

Element, which ranges from 18 to 29 units per net acre for Low Medium II Residential land uses.

The subject property is located within 0.6 miles of the Orange Line Reseda Station which provides transit service from the West San Fernando Valley to North Hollywood (and the Metro Red Line Subway Station) along a dedicated bus route. The property is also located approximately 0.8 miles from the Tarzana commercial district which includes grocery stores, commercial retail shopping, dining and the Providence Cedars-Sinai Tarzana Medical Center.

Therefore, the General Plan Amendment and Zone Change are consistent with the Distribution of Land Use goals, objectives and policies of the General Plan Framework Element.

Goal 3C: Multi-family neighborhoods that enhance the quality of life for the City's existing and future residents.

Objective 3.7: Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved.

Policy 3.7.1: Accommodate the development of multi-family residential units in areas designated in the community plans in accordance with Table 3-1 and Zoning Ordinance densities indicated in Table 3-3, with the density permitted for each parcel to be identified in the community plans.

The proposed General Plan Amendment to re-designate the subject property from Low Medium I Residential and Open Space to Low Medium II Residential and the Zone Change from the RA-1 and OS-1XL to the (T)(Q)RD1.5-1 Zone will enhance the surrounding neighborhood and allow for growth where there is sufficient public infrastructure and services that will benefit the quality of life for residents. The subject property is proximate to transit services, commercial uses for shopping and dining, as well as medical services.

The General Plan Amendment is concurrent with a proposed Zone Change to the (T)(Q)RD1.5-1 Zone which is consistent with the Low Medium II Residential land use designation.

Therefore, the General Plan Amendment and Zone Change are consistent with the Multi-Family Residential goals, objectives and policies of the General Plan Framework Element.

- d. The **Housing Element** of the General Plan will be implemented by the recommended action herein. The Housing Element is the City's blueprint for meeting housing and growth challenges. It identifies the City's housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City has committed to implement to create sustainable, mixed-income neighborhoods across the City. The Housing Element includes the following Goal, Objectives and Policies relevant to the instant request:

Goal 1: A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs.

Objective 1.1: Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

Policy 1.1.3: Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households.

Objective 1.4: Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.

Policy 1.4.1: Streamline the land use entitlement, environmental review, and building permit processes, while maintaining incentives to create and preserve affordable housing.

Given that the existing land use designation and zoning are inconsistent with the development pattern of the area surrounding the project site, the proposed General Plan Amendment to re-designate the subject property from Low Medium I Residential and Open Space to Low Medium II Residential and the Zone Change from RA-1 and OS-1XL to the (T)(Q)RD1.5-1 Zone will result in a site that is consistent with surrounding parcels and will facilitate an increase in the supply of home ownership opportunities in order to meet current and projected needs, including single-family dwellings of a modest size, allowing for greater access to home ownership.

Furthermore, the General Plan Amendment and Zone Change, along with Case No. VTT-82210-SL, streamlines the land use entitlement, environmental review, and building permit process by enabling the construction of nine (9) Small Lot homes under one approval, as opposed to the project going through multiple individual entitlements that would otherwise be required with the site's existing RA-1 zoning.

Therefore, the General Plan Amendment and Zone Change are consistent with the Housing Element goals, objectives and policies of the General Plan.

- e. The **Air Quality Element** of the General Plan will be implemented by the recommended action herein. The Air Quality Element sets forth the goals, objectives and policies which will guide the City in the implementation of its air quality improvement programs and strategies. The Air Quality Element recognizes that air quality strategies must be integrated into land use decisions and represent the City's effort to achieve consistency with regional Air Quality, Growth Management, Mobility and Congestion Management Plans. The Air Quality Element includes the following Goal and Objective relevant to the instant request:

Goal 5: Energy efficiency through land use and transportation planning, the use of renewable resources and less polluting fuels, and the implementation of conservation measures including passive methods such as site orientation and tree planting.

Objective 5.1: It is the objective of the City of Los Angeles to increase energy efficiency of City facilities and private developments.

As conditioned, each of the small lot homes shall reserve a minimum 15% of the roof area for the installation of a solar photovoltaic system, to be installed prior to the issuance of a certificate of occupancy.

- f. The **Mobility Element** of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. Etiwanda Avenue, abutting the property to the west, is a designated Collector Street, dedicated to a variable width of between 60 and 62 feet and improved with asphalt, curb, gutter and sidewalk. As part of the (T) Tentative Classification conditions herein and the conditions required under Case No. VTT-82210-SL, a three-foot (3') dedication along both Etiwanda Avenue is required.

The project meets the following policy of Mobility Plan 2035:

Policy 5.4: Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.

As conditioned, a minimum of one (1) automobile parking space per dwelling unit will be provided as electronic vehicle-ready.

Therefore, the General Plan Amendment and Zone Change are consistent with Mobility Plan 2035 goals, objectives and policies of the General Plan.

- g. The **Sewerage Facilities Element** of the General Plan will not be affected by the recommended action. While the sewer system might be able to accommodate the total flows for the proposed project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

2. Charter Findings - City Charter Sections 555 and 558 (General Plan Amendment).

The subject property is located within the Encino - Tarzana Community Plan which designates subject property for Low Medium I Residential and Open Space land uses with corresponding zones of R2, RD3, RD4, RZ3, RZ4, RU, RW1, OS, and A1. The property is currently zoned RA-1 and OS-1XL and is vacant.

The proposed Plan Amendment complies with Charter Section 555 because the property involved and the surrounding properties contain a significant physical identity. The subject property is located along Etiwanda Avenue where the predominance of surrounding properties are designated for Medium Residential land uses.

The properties to the north bounded by Etiwanda Avenue to the west, the Los Angeles Flood Control Channel (LAFCC) to the east and Oxnard Street to the north are generally designated for Low Medium I and Low Medium II Residential land uses and are generally zoned (Q)RD1.5-1, (Q)RD2-1, and (Q)RD3-1.

The properties to the east, across the LAFCC are designated for Low Medium I Residential land uses and are zoned R1-1.

The properties to the south, along and bounded by Etiwanda Avenue to the west, the LAFCC to the east and ending at an intersection with Collins Street are designated for Low Medium II Residential and Medium Residential land uses and are zoned (Q)RD1.5-1 and R3-1.

The properties to the west, across Etiwanda Avenue are designated for Low Medium II Residential land uses and are zoned (Q)RD1.5-1.

Surrounding properties with similar designations are observed along Etiwanda Avenue with the LAFCC acting as a physical boundary separating the development pattern of the neighborhood. Therefore, the subject property and the surrounding properties contain a significant physical identity as an area designated for Medium Residential land uses.

The proposed Plan Amendment will be in conformance with Charter Section 558 because it will satisfy public necessity, convenience, general welfare and good zoning practice. As discussed in Findings Section 1, above, the Plan Amendment is good zoning practice because it will ensure a consistent zoning designation with immediately surrounding land designated for Medium Residential land uses to the north, south and west. The General Plan Amendment will also allow for the development of new dwelling units which will satisfy the need for additional housing, consistent with the density and development pattern within the surrounding community, on a vacant lot which is proximate to commercial and medical services, as well as public facilities.

Therefore, the General Plan Amendment from Low Medium I Residential and Open Space to Low Medium II Residential is consistent with City Charter Sections.

3. **Zone Change Findings and “T” and “Q” Classification Findings**

Pursuant to Section 12.32 of the Municipal Code, and based on these findings, the recommended the zone change action and classifications are deemed consistent with public necessity, convenience, general welfare, and good zoning practice.

- a. **Public Necessity**: On April 8, 2015, Mayor Eric Garcetti released the City’s first-ever Sustainable City pLAN. The pLAN is both a roadmap to achieve back to basics short-term results while setting the path to strengthen and transform our City in the decades to come. In it, the Mayor set forth a goal of creating 100,000 new housing units by 2021. Granting the Zone Change to the (T)(Q)RD1.5-1 Zone will increase the number of residential units that can be developed on the site with housing that is compatible with the existing surrounding residential development, thereby supporting the Mayor’s goal of 100,000 new housing units by 2021.
- b. **Convenience**: The project site is located in an area of the Tarzana community that is an established multi-family neighborhood. The proposed project would locate nine (9) new dwelling units within 1 mile of an LAUSD elementary school (Emelita Academy Charter), 1.4 miles of an LAUSD middle school (Gaspar de Portola Middle School) and 1.3 mile of an LAUSD high school (Reseda Senior High). The property is also located approximately 0.6 miles from the Orange Line Reseda Station and 0.8 miles the Tarzana commercial district which includes grocery stores, commercial retail shopping, dining and the Providence Saint Joseph Medical Center. Granting the Zone Change to the (T)(Q)RD1.5-1 Zone would allow future residents access to shopping, dining and medical services within the immediate neighborhood, as well as the opportunity to send their children to nearby schools.
- c. **General Welfare**: Granting the Zone Change to the (T)(Q)RD1.5-1 Zone would allow the development of an vacant lot within an established and stable multi-family community with

similar and comparable uses. As discussed above, the area is served by neighborhood-serving uses such as schools, a retail store, restaurants and medical services. The Zone Change to the (T)(Q)RD1.5-1 Zone will increase the city's housing stock, while minimizing any burden placed upon the existing infrastructure, including roads and utilities.

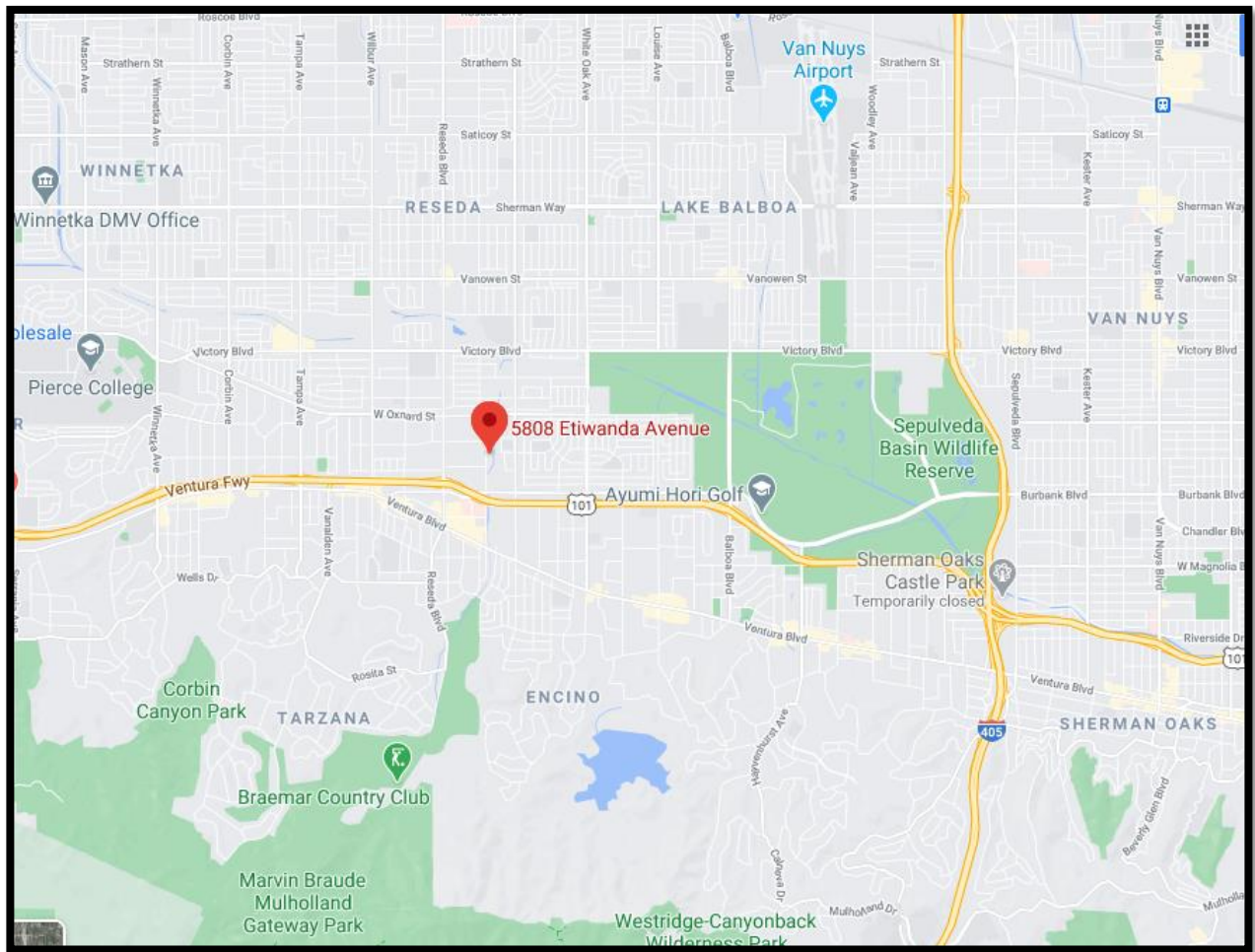
- d. Good Zoning Practices: Given that the existing zoning of RA-1 is inconsistent with other properties within the immediate area surrounding the project site, the (T)(Q)RD1.5-1 Zone would allow for the development of fee-simple homes at a density consistent with the existing development pattern within the surrounding community. As such, the (T)(Q)RD1.5-1 Zone would ensure that the density of the development would be compatible with the existing and future development surrounding the project site.
- e. "T" and "Q" Classification Findings: Per Section 12.32-G,1 and 2 of the Municipal Code, the current action, as recommended, has been made contingent upon compliance with new "T" and "Q" conditions of approval. Such limitations are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public's needs, convenience, and general welfare served by the required actions. The conditions that limit the scale, design and scope of future development on the site are also necessary to protect the best interests of and to assure a development more compatible with surrounding properties, the LAFCC, and the overall pattern of the existing multi-family residential development in the community, to secure an appropriate development in harmony with the General Plan as discussed in Findings Section 1, and to prevent or mitigate the potential adverse environmental effect of adding additional dwelling units to the established neighborhood.

Environmental Findings

4. **Environmental Findings.** A Negative Declaration (ND) was prepared for the proposed project in compliance with the California Environmental Quality Act (CEQA). The ND was adopted by the City's Advisory Agency on September 24, 2020 in connection with the City's action in Case No. VTT-82210-SL. The decision was not appealed. On the basis of the whole of the record before the lead agency including any comments received, and the action of the City Planning Commission, the lead agency finds in its independent judgment and analysis that this project was environmentally assessed in Case No. ENV-2019-4792-ND and that no subsequent EIR, negative declaration, or addendum is required for approval of the project.
5. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Flood Zone C, areas outside the flood zone.

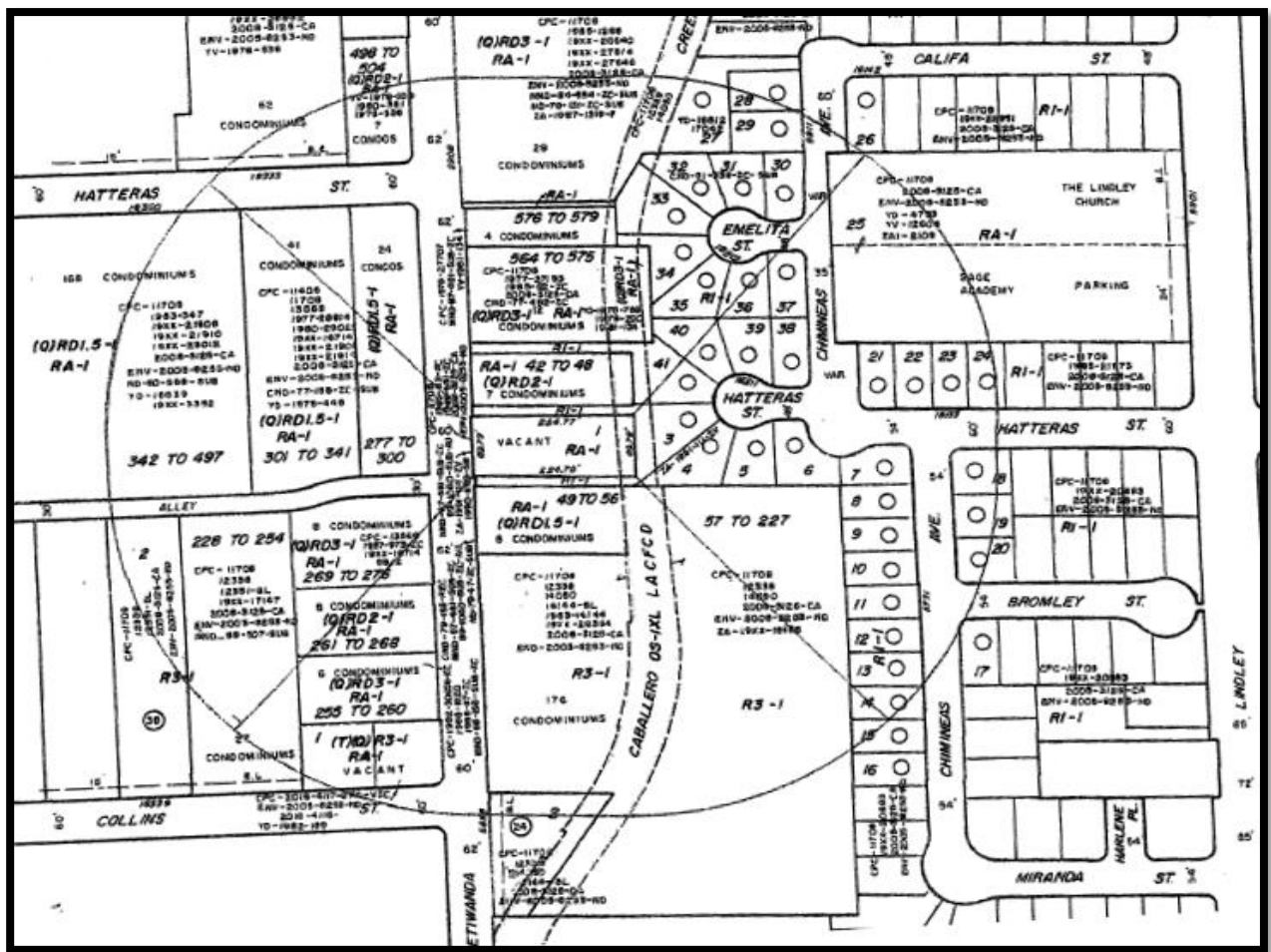
Map 1

Vicinity Map



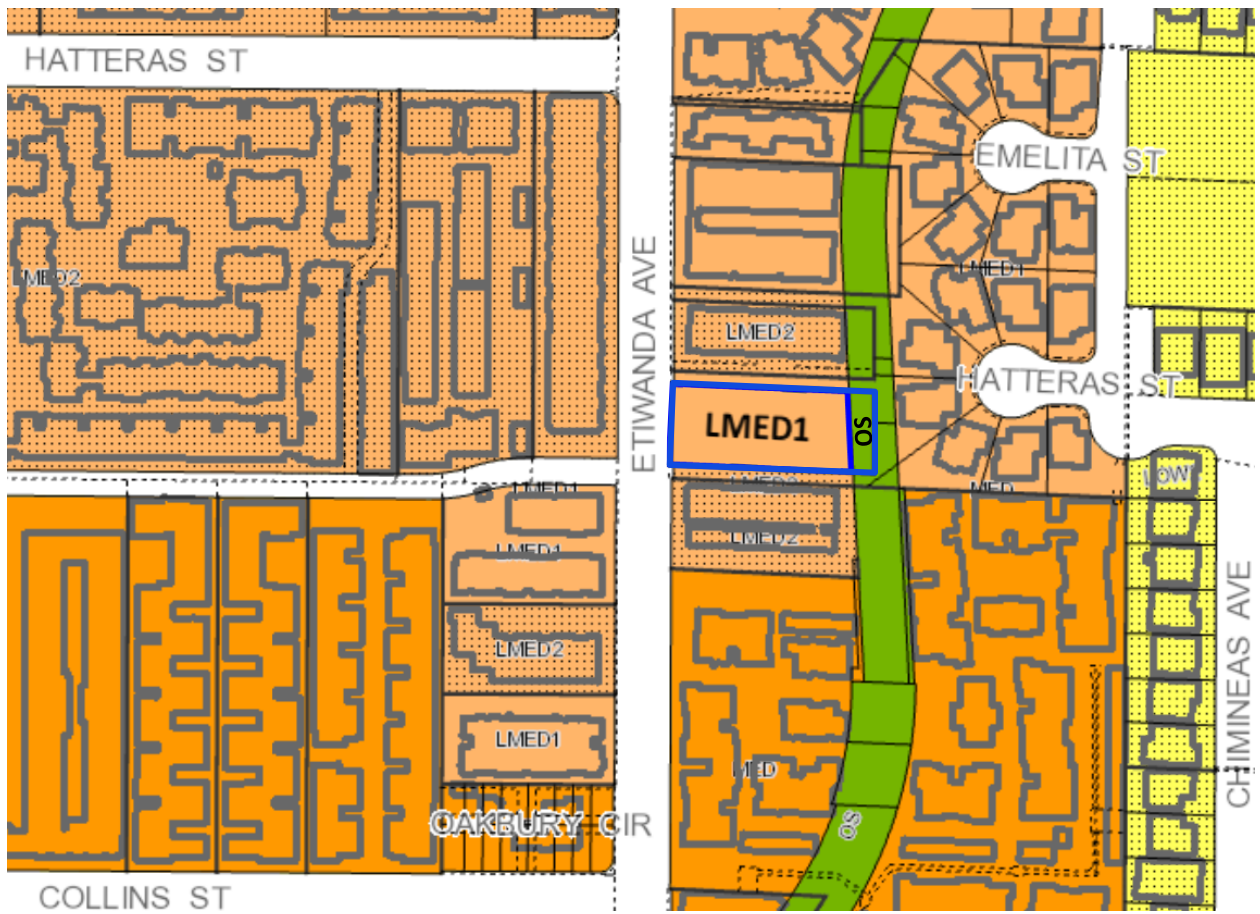
Map 2

Radius Map



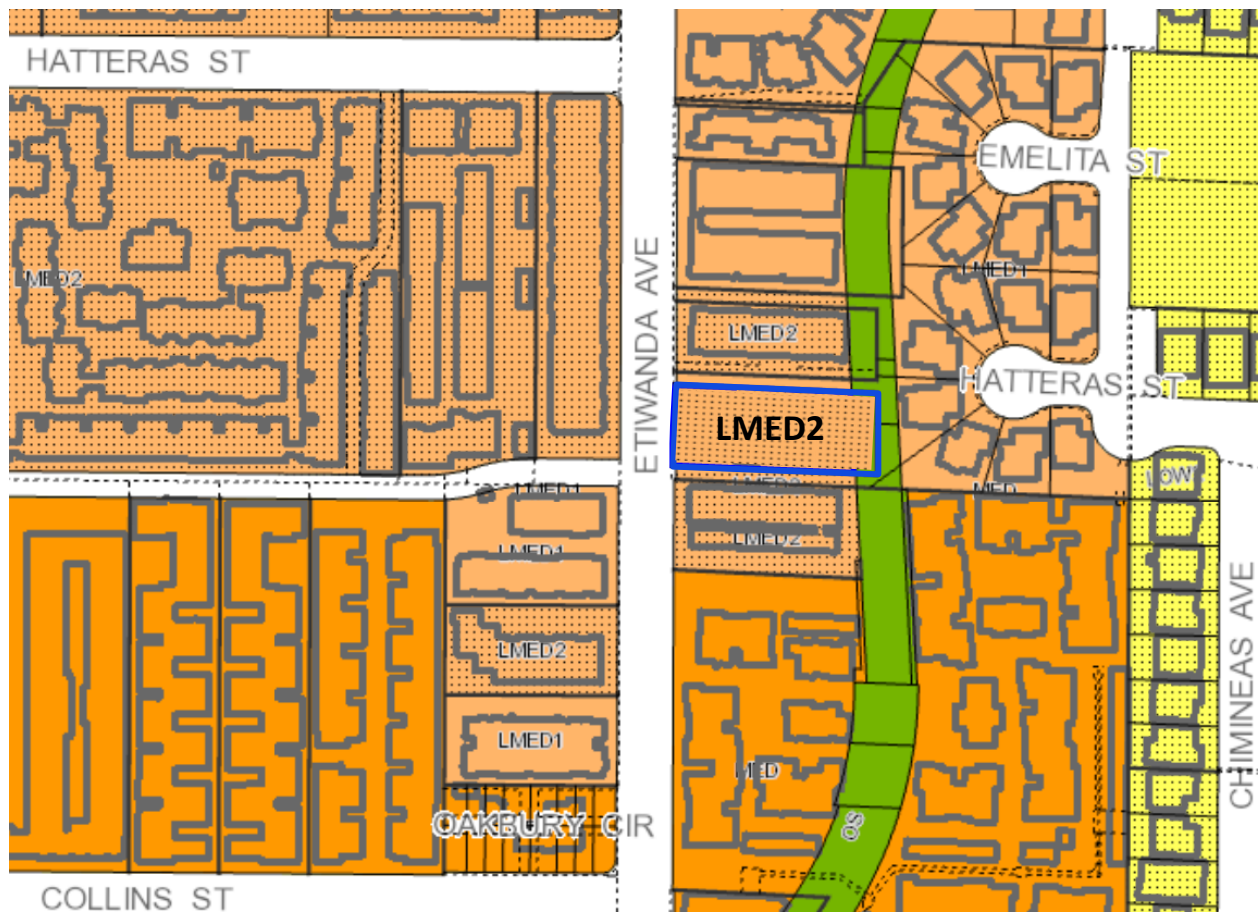
Map 3

Existing General Plan Map



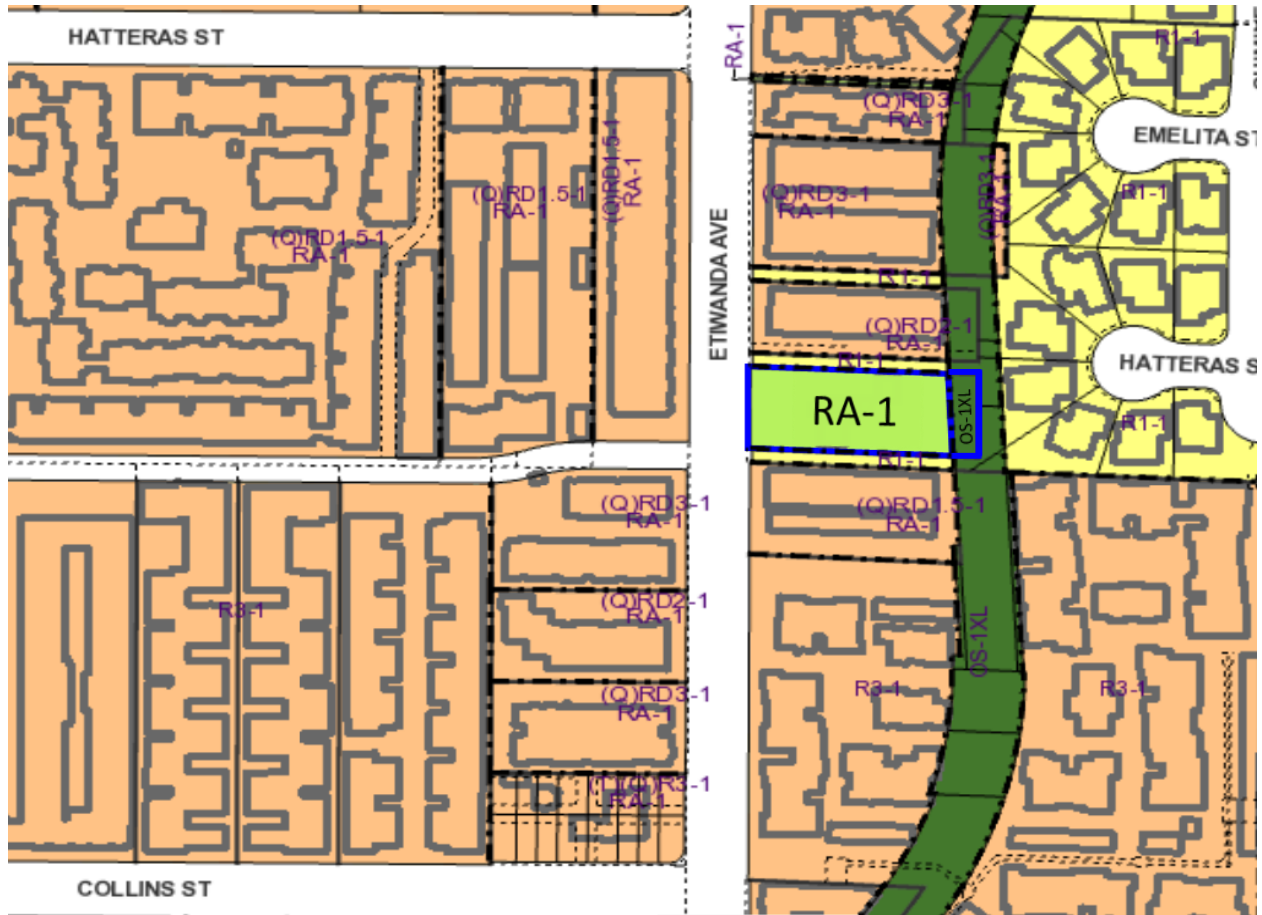
Map 4

Proposed General Plan Map



Map 5

Existing Zoning Map



Map 6

Proposed Zoning Map

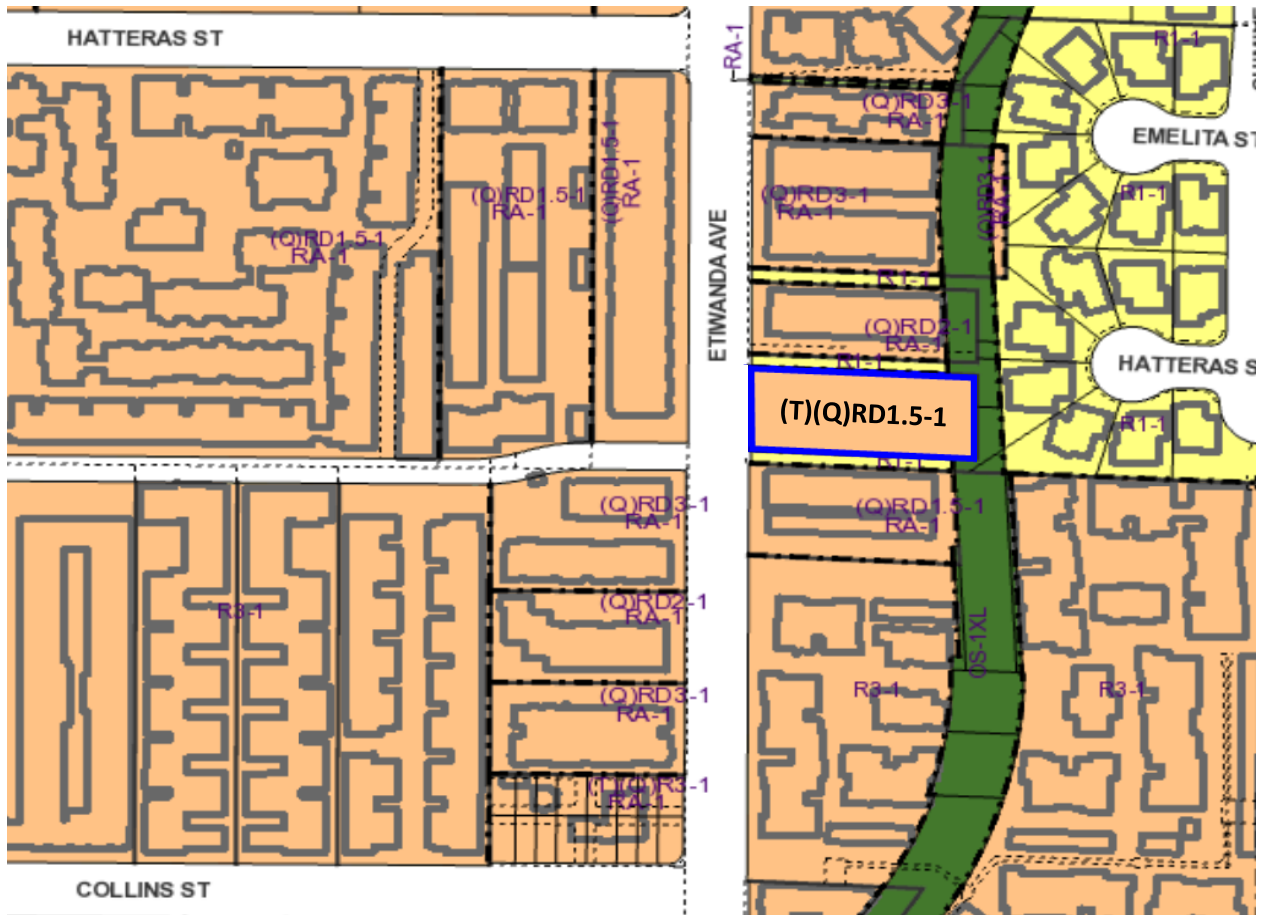


Exhibit A

**Site Plan, Floor Plans,
Elevations and
Landscape Plan**

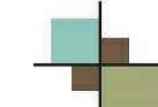
ETIWANDA VILLAGE

9 SMALL LOT HOMES

5808 - N. ETIWANDA AVE.

TARZANA, CA

KEN STOCKTON ARCHITECTS, INC.



DESIGN & PLANNING

www.STOCKTONARCHITECTS.com

Client

Kencor LLC.

Project

ETIWANDA 9
VTT-82210-SL

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Plan Check Set

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Date 09/30/20
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Checked By K.Stockton

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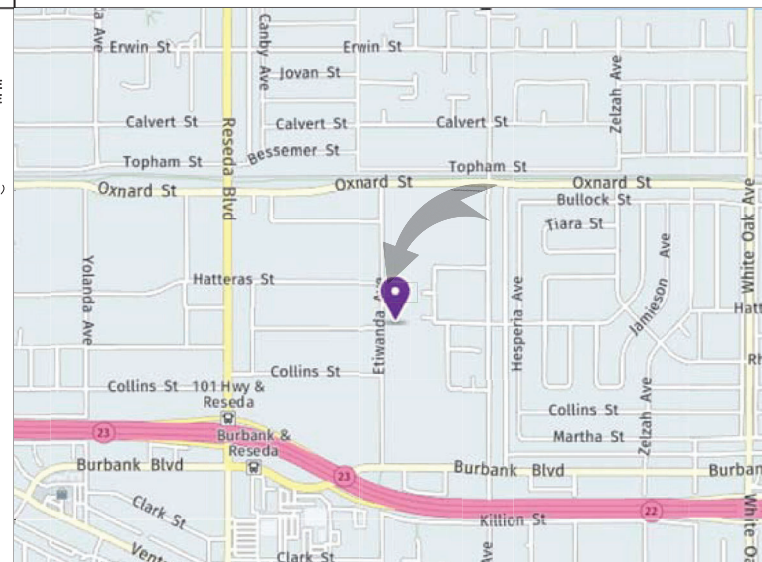
GENERAL NOTES

- The contractor shall verify all dimensions prior to starting construction. The architect shall be notified of any discrepancies or inconsistencies.
 - The structural drawing herein represents only the finished structure. The engineer shall not be responsible for how the actual work is performed, methods of performing work, phasing of the work, sequence of construction, timeliness of performance of the work, safety on or around the job site, and errors or omissions due to negligence of the general contractor or sub-contractors. The contractor shall provide all necessary measures to protect the building during construction. Such measures shall include, but not be limited to the following: Bracing, shoring for loads due to construction equipment and other loads etc. Contractor at his own expense shall engage properly qualified persons to determine field layout of all building elements. All work pertaining to structural assemblies and erection of the structural elements shall be executed by skilled workers.
 - The contractor shall be responsible for the shoring, bracing and support of all structural assemblies, components, wall and related framing during construction until the structure is completed and all material have been developed their ultimate design strength. The engineer shall not be responsible for the design and engineering of such temporary shoring, and bracing, nor shall the engineer be responsible for any structural failure due to any improperly braced or inadequately braced assemblies.
 - All work shall conform to the minimum standards of the applicable provisions of the governing building code, federal and state regulatory agencies, and local ordinance, as may apply. "Work" includes construction practices and materials. It shall be the responsibility of the general contractor to notify the engineer, for disposition, by the engineer, for any of the following Discrepancies or Conflicts between structural aspects of the project herein and the requirements of the above mentioned codes, regulations, and ordinance prior to commencing work.
 - The engineer shall not be responsible for any aspects of the project that are not specifically related to the structural design such as, but not limited to, the following:
 - Architectural design, new or existing
 - Finishes
 - Aesthetics
 - Non-structural architectural framing
 - Concealment of structural assemblies
 - The contractor shall review all elements of the structural design, construction drawing, and the specification as described herein for compatibility with the work of other disciplines on the project. All discrepancies, conflicts, errors and omissions shall be brought to the attention of the engineer prior to the fabrication of any component, procurement of material and/or the general commencement of the work. Elements of the project that require special attention shall include but not be limited to the following:
 - Conflicts between existing site and geological condition and the structural design.
 - Conflicts between civil, architectural and structural dimensions
 - Conflicts between structural, architectural and electrical, mechanical, architectural and electrical drawings
 - The contractor shall obtain written approval from the engineer of all proposed changes that may affect the structure, and of proposed alternate methods of construction that may deviate from the structural design prescribed by the construction drawings prior to commencement of the work, and be submitted to Building & Safety division of Los Angeles for review and approval.
 - Observation visits which may occur to the job by the engineer or his field representative shall be neither construed as an inspection or approval of the construction.
 - All material specifications indicated by ASTM designations shall be of the latest revision.
 - Continuous inspection shall mean inspection performed continuously by a registered deputy inspector currently licensed by the city, state or county of the job site, and approval by the engineer.
 - The contractor shall insure that all loads imposed on the structure during and after construction is completed are within the limits of the design loads.
 - Regarding the use of drawings:
 - All notes listed under general notes shall apply, unless amended or otherwise superseded elsewhere on the drawings. Notes indicated elsewhere or specifically keyed to particular tabulated notes that conflict with the general notes shall be brought to the attention of the engineer prior to proceeding with the instructions given in said notes or notes.
 - Contractor shall check and verify all dimensions. See the architectural drawings for dimensions not specifically shown on the structural drawing. Field conditions of any existing structural dimensions that differ from architectural or structural drawings shall be brought to the attention of the engineer and resolved prior to proceeding with the construction.
 - Connection and implied construction assemblies that are not specifically described or detailed in the drawing shall be constructed using standard accepted construction practices, in compliance with governing codes and ordinances.
 - When details labeled "typical" or "similar" are shown on the drawing, the contractor shall apply the intent of the detail to the specific condition.
 - Written information and dimension shall take precedence over graphic information. Do not scale drawing to determine this information. Information omitted from the drawing shall be brought to the attention of the engineer or architect.
 - Check and verify all dimensions and relationship to property lines and notify the architect of any discrepancies prior to beginning the work. All work shall be in compliance with the Standard Building Code, recognized industry standards, craftsmanship standards in the area manufacturer's recommendations of all products installed, and all applicable codes.
- Upon the use of these drawings, and in connection therewith, the Builder, his successors, and assigns, agrees to indemnify and hold harmless the Architect, of and from any and all liabilities, damages, losses, and expenses including attorney fees and costs arising from, or in any way connected with, the performance of the work performed by the architect in connection with these drawings without regard to any negligence or fault on the part of the Architect. These drawings, as instruments of service are and shall remain the property of the Architect. The Builder shall be permitted to retain copies of the drawings for information and reference in connection with his use on the building of this home on this specific site. These drawings shall not be used by anyone on any other project without written permission from the Architect.

CONSTRUCTION NOTES

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VALVES, PUMPS, VALVES, METERS, APPURTENANCES ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES- WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.158) (SEPARATE PLUMBING PERMIT IS REQUIRED.)
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
- KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
- PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED). (R306.6.3)
- WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3, LAPC)
- AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)
- SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY. UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (R1000). (R314.6.2)
- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (R1000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R309.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R309.1)
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE
- DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK (R307.3.1)
- DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE (R307.5.2)
- OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R309.1, ITEM 4 (R307.5.3)
- GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R309.1)
- THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA-101, (R313, 121A117.0)
- THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
- AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM 4 HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. (R314)
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)
- HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R309.3)
- GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):
 - A FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
 - BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
 - TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
 - GLAZING IN RAILINGS.
 - GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
 - GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE.
 - GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.
 - GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD.
- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (R401.3).
- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R311)
- MAXIMUM DRIVEWAY SLOPE SHALL NOT EXCEED 20%. GRADE DETAILS AND TRANSITION SLOPES REQUIRED WHERE SLOPE EXCEEDS 12%. MAXIMUM DRIVEWAY CROSS SLOPE IS 10%. MAXIMUM SLOPE WITHIN PARKING AREA IS 5%. 121A15(G), INFORMATION BULLETIN * P17C 2001-001.
- ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED (R303.7)
- PROVIDE 10' HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTERPROOF MATERIAL FOR SHOWER ENCLOSURE
- PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R311 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH ALFPA U FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF ALFPA U.
- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET
- VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION (R62.4)

VICINITY MAP



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STORM WATER

STORM WATER POLLUTION CONTROL FORM GRN 1

(2014 Los Angeles Green Building Code)

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure foundations (foundations). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical paint work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS040001 - Part 5: Definitions)

- Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
- Sedimentation and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
- Pavement, soils, sediments and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
- Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
- Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete wash on-site until it can be appropriately disposed of or recycled.
- Trash and construction-related solid waste must be deposited into a covered receptacle to prevent contamination of storm water and disposal by wind.
- Sediment and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
- Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
- Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

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SITE INFORMATION LOT INFORMATION

BUILDING DEPT. AREA SUMMARY	
(BUILDING CODE DEFINITION) PLAN "A" (RS) ONLY	GROSS AREA = 2,184.4 SQ. FT.
GARAGE (U) ONLY	GROSS AREA = 305.1 SQ. FT.
TOTAL AREA =	2,574.5 SQ. FT.

28'-0" MAX. BLD'G HEIGHT

BUILDING DEPT. AREA SUMMARY	
(BUILDING CODE DEFINITION) PLAN "A" (RS) ONLY	GROSS AREA = 2,205 SQ. FT.
GARAGE (U) ONLY	GROSS AREA = 305.1 SQ. FT.
TOTAL AREA =	2,510.1 SQ. FT.

34'-6" MAX. BLD'G HEIGHT

PARKING TABULATION	
REQUIRED PARKING -	
4 - UNITS	2 SPACES PER UNIT
GUEST PARKING	2 SPACES
TOTAL REQUIRED (2 X 4) + 2 =	20 SPACES
PROVIDED PARKING -	
STANDARD	4 SPACES / COVERED
COMPACT	4 SPACES / COVERED
COMPACT GUESTS	0 SPACES (NOT REQUIRED)
TOTAL PARKING	18 SPACES TOTAL

SCOPE OF WORK

APPLICABLE CODES:
2015 LOS ANGELES RESIDENTIAL CODE BASED UPON THE 2013 CALIFORNIA BUILDING CODE
2015 LOS ANGELES GREEN BUILDING STANDARDS BASED UPON THE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE

PROPOSED 2-STORY / 3-STORY SINGLE FAMILY DWELLINGS TYPE VB R-3 OCCUPANCY W/ A DETACHED 2-CAR GARAGE TYPE VB U OCCUPANCY (FULLY SPRINKLERED W/ NFPA-101)

NOTE:
DEFERRED SUBMITTALS SHALL BE REVIEWED BY ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTAL TO THE BUILDING OFFICIAL. THE FOLLOWING SHALL BE DEFERRED SUBMITTALS:
1) ROOF TRUSSES
2) FIRE SPRINKLERS

DENSITY TABULATION

EXISTING NET LOT AREA [PROPOSED (Y) (Q) RD1.5-1] 17,718 SQ. FT. BALANCE OF LOT IS ZONE "OS".

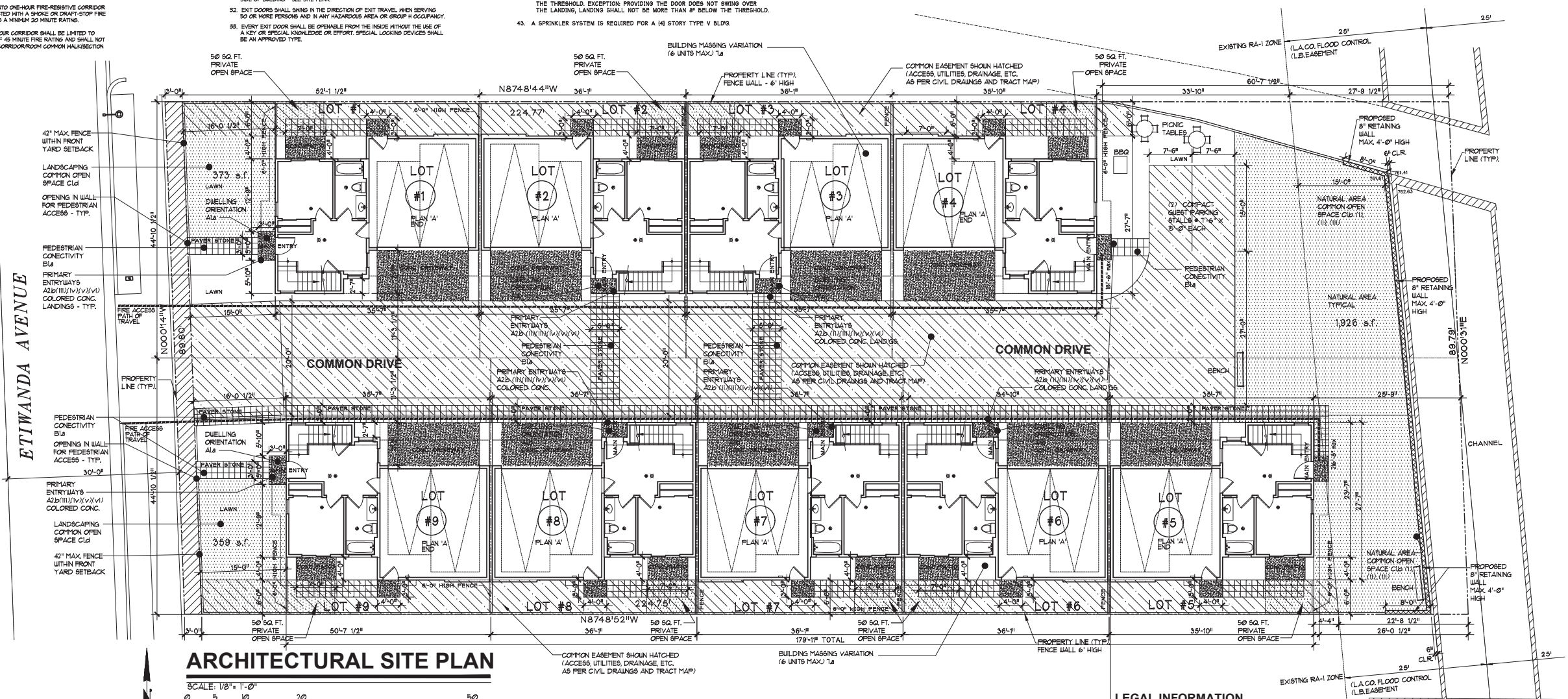
ALLOWABLE UNITS PER ZONE: 11.81 UNITS

DENSITY BONUS (55% MAX): NOT REQD. OR USED

PROPOSED DENSITY: 9 HOMES (SMALL LOT SUBDIVISION) 1 HOME PER 1,968.7 S.F. OF LOT AREA

FIRE DEPARTMENT NOTES

1. PROVIDE AN APPROVED FIRE ALARM SYSTEM (SEE COPIES OF SYSTEM TO FIRE DEPT. BEFORE INSTALLATION).
2. PROVIDE SMOKE DETECTOR IN THE COMMON STAIRWELLS SERVING TWO OR MORE TENANTS (HEALTH AND SAFETY CODE (HS&T) 130535). PROVIDE SINGLE STATION SMOKE DETECTOR WITHIN SLEEPING AREAS AND AREAS DIVING ACCESS TO SLEEPING AREAS, AND ON TOP CENTER OF STAIRS LEADING THERE TO (INDICATE LOCATION ON FLOOR PLANS).
3. RUBBER ROOM SHALL BE OF ONE-HOUR FIRE RESISTIVE CONSTRUCTION AND BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM (L.A.M.C. 912.01).
4. PROVIDE TELEVISION ANTENNA (SUN SCREENS, SOLAR PANELS, AND RAZOR RIBBON SHALL NOT PREVENT FIRE DEPARTMENT ACCESS OR EGRESS IN THE EVENT OF A FIRE (L.A.M.C. 912.01).
5. ROOF COVERING SHALL CONFORM WITH TABLE 909.0A.
6. FIRE DAMPERS SHALL BE PROVIDED WHERE DAMPERS PENETRATE FIRE RATED WALLS OR CEILING (TITLE 24, CHAPTER 32 U.B.C.).
7. PARKING SPACES SHALL NOT OBSTRUCT REQUIRED EXITS (L.A.M.C. 912.01).
8. CONSECUTIVELY MARK GAS SHUT-OFF VALVE (G.G.R. TITLE 4).
9. MEANS OF EGRESS MUST HAVE CONTINUOUS UNOBSTRUCTED AND UNIMPEDED PATH TO A PUBLIC WAY.
10. EXIT COURT: LESS THAN 10 FEET IN WIDTH, SHALL HAVE MINIMUM OF ONE-HOUR FIRE RESISTIVE CONSTRUCTION FOR A DISTANCE OF 10 FEET ABOVE THE COURT, AND OPENING SHALL BE PROTECTED WITH THREE-FOURTHS HOUR FIRE RESISTIVE CONSTRUCTION.
11. AN EXIT HALLWAY WITH A MINIMUM WIDTH OF 48" SHALL BE MAINTAINED CONTIGUOUSLY TO A PUBLIC WAY.
12. EXIT PATHS OR HALLWAYS TO PUBLIC WAYS SHALL BE CLEARLY DELINEATED BY PAINTED LINES, RAILING, BARRIER POSTS, WALLS, OR OTHER APPROVED METHODS.
13. BUILDING ACCESS SHALL BE PROVIDED AT OR NEAR THE ENTRANCE OF THE BUILDING IN ACCORDANCE TO L.A.M.C. 912.01.
14. FIRE DEPARTMENT ACCESS, FIRE HYDRANTS AND FIRE FLOW REQUIREMENTS ON THIS PROJECT SHALL BE REVIEWED BY THE CONSTRUCTION SERVICES UNIT HYDRANTS AND ACCESS BUREAU OF FIRE PREVENTION AND PUBLIC SAFETY, 200 N. MAIN ST., CITY HALL EAST, ROOM 820 - PHONE - 485-9844 (L.A.M.C. 912.01).
15. DOORS OPENING INTO ONE-HOUR FIRE RESISTIVE CORRIDOR SHALL BE PROTECTED WITH A SMOKE OR DRAFT STOP FIRE ASSEMBLY HAVING A MINIMUM 20 MINUTE RATING.
16. WINDOWS IN ONE-HOUR CORRIDOR SHALL BE LIMITED TO FIXED GLAZING OF 48 INCHES FIRE RATING AND SHALL NOT EXCEED 20% OF CORRIDOR COMMON WALL SECTION (904.5.4.5).
17. ELEVATOR DOORS SHALL NOT OPEN DIRECTLY INTO ONE-HOUR CORRIDORS, ELEVATOR LOBBIES SHALL BE OF ONE-HOUR CONSTRUCTION WITH 30-MINUTE DOORS (SECTION 904.3.4.5).
18. INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDORS, LOBBY, & EXIT ENCLOSURES SHALL NOT EXCEED A FLAME SPREAD CLASS II.
19. INTERIOR WALL AND CEILING FINISHES FOR ENGULFED STAIRWAY SHALL NOT EXCEED A FLAME SPREAD CLASS I.
20. PROVIDED EXIT SIGNS AND DIRECTIONAL EXIT SIGNS WITH MINIMUM 6" HIGH BY 24" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND SPACING BETWEEN SIGNS SHALL NOT EXCEED 100 FEET.
21. PROVIDE APPROVED LOW-LEVEL EXIT SIGNS IN ALL INTERIOR EXIT CORRIDORS.
22. WHENEVER THE BUILDING IS OCCUPIED EXIT SIGNS SHALL LIGHTED SO THAT THEY ARE CLEARLY VISIBLE.
23. PROVIDE STAIRWAY NUMBERING SYSTEM FOR BUILDINGS THREE OR MORE STORIES (L.A.M.C. 912.01).
24. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A:10:BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR ALSO DURING CONSTRUCTION.
25. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING NOT LESS THAN 2-A OR 2-A:10:BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR ALSO DURING CONSTRUCTION.
26. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY THE FIRE DEPARTMENT FIELD INSPECTOR.
27. PROVIDE AN AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT BUILDING. THE SPRINKLER SYSTEM SHALL BE PROVIDED BY PLUMBING DIV. PRIOR TO INSTALLATION.
28. ANY DECORATIONS SHALL BE NON-COMBUSTIBLE OR FLAME-RETARDANT TREATED IN AN APPROVED MANNER (CURTAINS, DRAPES, SHADES, HANGINGS, ETC.).
29. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE ADDRESS SIDE OF BUILDING - SEE SITE PLAN.
30. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREA OR GROUP OCCUPANCY.
31. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE AN APPROVED TYPE.
32. MEANS OF EGRESS SHALL BE ILLUMINATED AT A MINIMUM INTENSITY OF 1-FOOT CANDLE AT THE FLOOR LEVEL. THE MEANS OF EGRESS INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
33. MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED FROM AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS.
34. TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 300.7.
35. THE CONSTRUCTION SHALL NOT RESTRICT A 90° CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VALVES, PUMPS, METERS, APPLIANCES, ETC.) OR TO THE LOCATION OF THE HOOR UP THE CONDUIT. SHALL NOT BE WITHIN 10 FT. OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY LINE. FAILURE TO COMPLY MAY CAUSE CON. DELAYS &/OR ADDITIONAL EXPENSES.
36. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (50 I) FROM EITHER OF TWO ELECTRIC LAMPS. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT LUMINANCE AND BE LISTED FOR THE PURPOSE.
37. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET. AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 2702.
38. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES OF ELECTRICAL SUPPLY. IN THE EVENT OF ITS FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM FOR THE FOLLOWING AREAS:
 - a) AISLES & UNENCLOSED EGRESS STAIRWAYS IN ROOMS & SPACES THAT REQUIRE 2 OR MORE MEANS OF EGRESS.
 - b) CORRIDORS, EXIT ENCLOSURES & EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE 2 OR MORE EXITS.
39. HANDRAILS DOORS, WHEN FULLY OPENED, SHALL NOT REDUCE THE REQUIRED CORRIDOR WIDTH BY MORE THAN 7 INCHES. DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN ONE HALF. THE WIDTH SHALL NOT BE REDUCED BY NON-STRUCTURAL PROJECTION BY MORE THAN 1 1/2" ON EITHER SIDE.
40. THE EXIT DOOR MUST OPEN OVER A LANDING NOT MORE THAN 8' BELOW THE THRESHOLD. EXCEPTION PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING, LANDING SHALL NOT BE MORE THAN 8' BELOW THE THRESHOLD.
41. A SPRINKLER SYSTEM IS REQUIRED FOR A [4] STORY TYPE 2 BLDG.
42. PROVIDE AUTOMATIC SPRINKLER SYSTEM @ TOP OF RUBBISH & LINEN CHUTES & IN THEIR TERMINAL ROOM.
43. THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-10. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
44. PLANS FOR DIVISION 5 PERMIT FOR THE INSTALLATION OF CGSS SHALL BE SUBMITTED IN TRIPlicate FOR APPROVAL TO THE ENVIRONMENTAL UNIT ENGINEERING BUREAU OF FIRE PREVENTION & PUBLIC SAFETY, 501 N. FIGUEROA ST. #500, LOS ANGELES, CA. 90012 (213)482-6800.
45. PROVIDE FLOOR-LEVEL EXIT SIGNS IN ALL INTERIOR CORRIDORS OF GROUP A, E, I, R-1 & R-4 OCCUPANCIES.
46. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS & SECTION 912.01.
47. EXIT SIGNS SHALL BE ILLUMINATED @ ALL TIMES.
48. THE MEANS OF EGRESS ILLUMINATION SHOULD BE PROVIDED IN ACCORDANCE WITH SECTION 906, IN ADDITION TO ANY OTHER CODE REQUIREMENTS.
49. FIRE PARTITIONS & SMOKE BARRIERS SHALL BE CONTINUOUS TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING & PASSING THROUGH ANY CONCEALED SPACES OR ATTIC AREAS.



ARCHITECTURAL SITE PLAN
 SCALE: 1/8" = 1'-0"
 GRAPHIC SCALE:

UNIT TABULATION

CURRENT DEVELOPMENT (PROPOSED)
 PLAN TYPE 'A' and 4 BEDROOM, 3 1/2 BATHS - 4 UNITS
 PLAN TYPE 'A' / 4 BEDROOM, 3 1/2 BATHS - 5 UNITS
 TOTAL 9 UNITS
 EXISTING DEVELOPMENT: VACANT (1 SFD, DEMO'D)

LOT AREA CALCULATION:

LOT #	LOT AREA	THREAT	LOT #	LOT AREA	THREAT
LOT #1	2,300.64 SQ. FT.	56.4%	LOT #6	1,618.89 SQ. FT.	56.4%
BUILDING FOOTPRINT	933.33 SQ. FT.		BUILDING FOOTPRINT	933.33 SQ. FT.	
1,021.9 / 1,302.96			BUILDING FOOTPRINT	933.33 SQ. FT.	
LOT #2	1,618.89 SQ. FT.	56.4%	LOT #7	1,618.89 SQ. FT.	56.4%
BUILDING FOOTPRINT	933.33 SQ. FT.		BUILDING FOOTPRINT	933.33 SQ. FT.	
982.4 / 1,630.1			BUILDING FOOTPRINT	933.33 SQ. FT.	
LOT #3	1,618.89 SQ. FT.	56.4%	LOT #8	1,618.89 SQ. FT.	56.4%
BUILDING FOOTPRINT	933.33 SQ. FT.		BUILDING FOOTPRINT	933.33 SQ. FT.	
982.4 / 1,630.1			BUILDING FOOTPRINT	933.33 SQ. FT.	
LOT #4	4,410.65 SQ. FT.	56.4%	LOT #9	1,618.89 SQ. FT.	56.4%
BUILDING FOOTPRINT	933.33 SQ. FT.		BUILDING FOOTPRINT	933.33 SQ. FT.	
1,021.9 / 4,379.3			BUILDING FOOTPRINT	933.33 SQ. FT.	
LOT #5	2,162.16 SQ. FT.	56.4%	BUILDING FOOTPRINT	933.33 SQ. FT.	
BUILDING FOOTPRINT	933.33 SQ. FT.		BUILDING FOOTPRINT	933.33 SQ. FT.	
1,021.9 / 2,140.0			BUILDING FOOTPRINT	933.33 SQ. FT.	
			BUILDING FOOTPRINT	933.33 SQ. FT.	

PARKING TABULATION

REQUIRED PARKING -
 9 - UNITS 2 SPACES PER UNIT
 GUEST PARKING 0.25 PER UNIT
 TOTAL REQUIRED (2X9) + (2) 20 TOTAL SPACES

PROVIDED PARKING
 STANDARD 9 SPACES / COVERED
 COMPACT 9 SPACES / COVERED
 COMPACT GUESTS 2 SPACES / UNCOVERED
 TOTAL PARKING 20 SPACES TOTAL

DENSITY TABULATION

TOTAL SITE AREA: 21,116.6 SQ. FT.
 TOTAL AREA AFTER DEDICATION: 19,298.2 SQ. FT.
 EXISTING NET LOT AREA (PROPOSED) (17.0) RD15: 11,118 SQ. FT.
 BALANCE OF LOT IS ZONE 105: 3,800 SQ. FT.
 TOTAL PROVIDED: 3,003 SF

ALLOWABLE UNITS PER RD15 ZONE: 118 UNITS @ 0 TO 9 UNITS
 DENSITY BONUS (35% MAX): NOT REQUIRED OR USED
 PROPOSED DENSITY: 9 HOMES (9' HALL LOT SUBDIVISION)
 11 HOPE PER (366.1) SF. OF RD15 AREA
 ALLOWABLE BLD'G HEIGHT: 45'-0"
 PROPOSED BLD'G HEIGHT: 34'-6"

OPEN SPACE TABULATION:

OPEN SPACE REQUIRED: = 9 UNITS x 175 SF. = 1,575 SF.

OPEN SPACE PROVIDED:
 COMMON OPEN SPACE PROVIDED = 1262 SF. AS SHOWN
 PRIVATE OPEN SPACE PROVIDED = 480 SF. AS SHOWN
 TOTAL OPEN SPACE PROVIDED = 1,742 SF. AS SHOWN

○ DENOTES LOCATION OF OPEN SPACE (PRIVATE AND/OR COMMON)

HEAT ISLAND CALCULATION

TOTAL HARDSCAPE (NON-ROOF): 1,686 SF.
 25% OF ALL NON-ROOF HARDSCAPE SHALL BE HIGH ALBEDO SURFACE AND/OR PERMEABLE PAVING.
 1,686 SF x 0.25 = 421.5 SF. MINIMUM
 TOTAL PROVIDED: 3,003 SF

○ PERVIOUS CONCRETE
 ○ PAVING STONE
 ○ PERVIOUS CONCRETE AND/OR PAVING STONE
 TOTAL (3,003) SQ. FT.

AREA TABULATION

LOT AREA: 21,116.6 SQ. FT. (PRE-DEDICATION)
FLOOR AREA RATIO (F.A.R.)
 LOT AREA (GROSS): 21,116.6 SQ. FT.
 LOT AREA FOR F.A.R.: 19,298.2 SQ. FT.

FLOOR AREA RATIO TABULATION (FAR)

LOT #	LOT AREA	GROSS AREA (FLOOR AREA)	F.A.R.
1	2,300.64 SQ. FT.	2,184.4 SQ. FT.	0.949
2	1,618.89 SQ. FT.	2,203.5 SQ. FT.	1.361
3	1,618.89 SQ. FT.	2,203.5 SQ. FT.	1.361
4	4,410.65 SQ. FT.	2,203.5 SQ. FT.	0.5
5	2,162.16 SQ. FT.	2,203.5 SQ. FT.	1.02
6	1,618.89 SQ. FT.	2,203.5 SQ. FT.	1.361
7	1,618.89 SQ. FT.	2,203.5 SQ. FT.	1.361
8	1,618.89 SQ. FT.	2,203.5 SQ. FT.	1.361
9	2,300.64 SQ. FT.	2,184.4 SQ. FT.	0.949

LEGAL INFORMATION

Site Address: 5808 NETIWANDA AVE
 ZIP Code: 91356
 P/N Number: 1748125 89
 Lot/Parcel Area (Calculated): 19,298.2 (sq ft)
 Thomas Brothers Grid PAGE 56-0 - GRID J
 Assessor Parcel No. (APN): 251002025
 Tract: TR 4256
 Map Reference: M B 54-T10B
 Block: None
 Lot: FR 4
 Aerial (Lot Cut Reference): None
 Map Sheet: 1748125

ALL UNITS (HOMES) TO BE EQUIPPED WITH NFPA 13R SPRINKLER SYSTEMS.
 ALL UNITS (HOMES) TO HAVE SMOKE VENTS INSTALLED, AND SET TO ACTIVATE @ 165 DEGREES, AS PER LAPD REQUIREMENTS.

KEN STOCKTON ARCHITECTS, INC.

DESIGN & PLANNING
 www.STOCKTONARCHITECTS.com

Client
Kencor LLC.

Project
ETIWANDA 9 VTT-82210-SL
 5808 Etiwanda St.
 Tarzana, Ca.

Consultants

- Architect
 Ken Stockton
 26500 W. Agoura Road #663
 Calabasas, CA 91302
 (818)-888-9443
- Structural Engineer
 RCF Engineering
 595 W Lambert Rd. #104
 Brea, Ca. 92821
 (714) 256-2722
- Survey
 Larry Schmah
 11209 Howard St.,
 Whittier, Ca. 90606
- Consultant Name Address Address Phone

Date	Description	Issued to

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LICENSED REPRESENTATIVE

Plan Check Set

SITE PLAN

Date: 09/30/20
 Drawn By: KSA
 Checked By: K.Stockton

A1.0

Scale: NONE



Client

Kencor LLC.

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Plan Check Set

**FLOOR PLAN
TYPE "A" end**

Date 09/30/20
Drawn By KSA
Checked By K.Stockton

A1.1

Scale NONE

ROOF PLAN KEYNOTES:

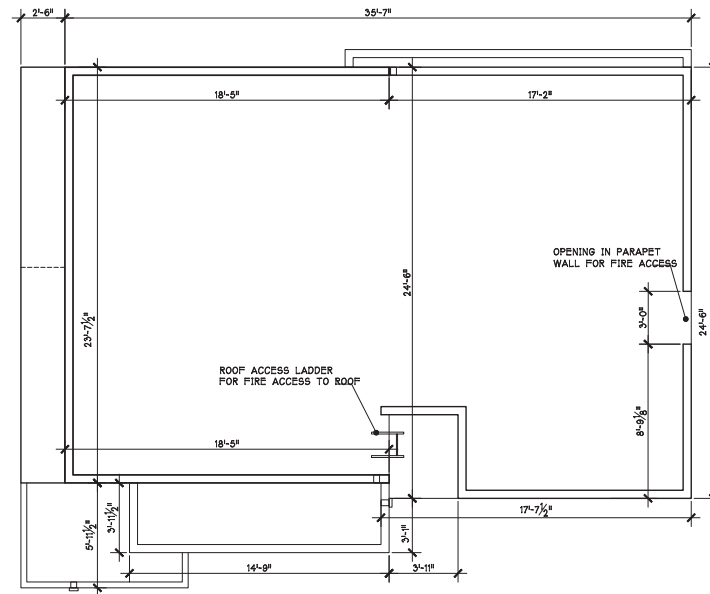
- 30" X 30" CURB MOUNTED SKYLITE BY BRISTOL FIBERLITE® OR EQ. RR# 23556
- G.I. SCUPPER AND OVERFLOW SCUPPER WITH WALL MOUNTED COLLECTOR HEAD AND DOWNSPOUT DOWN TO GRADE. CONNECT TO LID SYSTEM PER CIVIL.
- PARAPET WALL WITH G.I. CAP AS PER DETAIL (D-1)
- SINGLE PLY PVC ROOFING - COOL ROOF AS PER MANUFACTURER'S SPECIFICATION. GAF ROOFING - EVERGUARD PVC 60 OR EQUAL.
- G.I. ROOF JACK VENTS - 12" SQUARE FOR ATTIC VENTILATION.
- PLYWOOD CRICKETS FOR ROOF DRAINAGE TO SCUPPERS - (18a) (D-1)
- WALL MOUNTED SHIPS LADDER FOR FIRE DEPT. (9) (D-1)

FLOOR PLAN KEYNOTES:

- SMOKE DETECTOR HARDWIRED W/ BATTERY BACK-UP & LOW BATTERY SIGNAL
- WATER CLOSET - ULTRA LOW FLUSH OR DUAL FLUSH- SEE SHT GNI FOR MAX. FIXTURE FLOW RATE
- UPPER CABINETS ABOVE LOWER BASE CABINETS VERIFY COUNTERTOP MATERIAL
- FIREPLACE BY "M" GAS ONLY DIRECT-VENT FACTORY BUILT 36" METAL SENTINEL MODEL # DV356 (SEALED COMBUSTION) CLOSABLE METAL OR GLASS ICC-ES# ESR 2542 OR AN APPROVED EQUAL (UL LABELED AND APPROVED)
- TANKLESS "INSTANTANEOUS" WATER HEATER (WALL MTD) PROVIDE COMBUSTION AIR & VENT TO OUTSIDE AS REQD. (ENERGY STAR RATED)
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- MEDICINE CABINET-PROVIDE PRELIM. DRYWALL INSIDE RO. • ALL PARTY WALLS & BEARING WALLS
- SHATTER RESISTANT ENCLOSURE
- EXHAUST FAN - 50 CFM MINIMUM W/ HUMIDISTAT CONTROL (ENERGY STAR RATED) 100 CFM MIN FOR CONTINUOUS EXHAUST DUCTED TO TERMINATE OUTSIDE OF THE BUILDING
- TUB/SHOWER : 36"X60"X72" 1-PIECE FIBERGLASS - SEE GNI FOR MAXIMUM FIXTURE FLOW RATE
- 8'-0" SOFFIT • KITCHEN ABOVE UPPER CABINETS (5) (D1)
- 42" HIGH PONYWALL (12) (D5)
- 42" GUARDRAIL • BALCONY - HORIZ. TUBE STEEL (13) (D5)
- DRYER - (VENT THRU EXT WALL OR ROOF) -PROVIDE FLASHING & WATERPROOF ALL PENETRATIONS-
- WASHER SPACE - (ENERGY STAR RATED) W/ SMITTY PAN DRAIN
- DISHWASHER UNIT-24" MIN. CLEAR WIDTH (ENERGY STAR RATED)
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- 30" RANGE/OVEN W/ VENTLESS HOOD VENT & MICROWAVE UNIT ABOVE (CHARCOAL FILTER) (ENERGY STAR RATED, IF APPLICABLE)
- REFRIGERATOR SPACE, W/ RECESSED STUB-OUT FOR ICE MAKER- 39" MIN CLR. (ENERGY STAR RATED)
- BREAKFAST COUNTER • 42" HIGH
- LINEN - UPPER AND LOWER
- HANDRAIL AT STAIR (1) (D2)
- GUARDRAIL • STAIR (1) (D2)
- SHELF & POLE-1/3 SINGLE & 2/3 DOUBLE • ALL BEDROOM CLOSETS ONLY
- 5/8" TYPE "X" GYPSUM BOARD ON ALL WALLS, CEILINGS & DROPPED BEAMS (NOTE: (2) LAYERS 1/2" GYP. BD. REQUIRED IF T.J.'S ARE USED • FLOOR)
- 30" x30" CURB MOUNTED SKYLIGHT BY:
- F.A.U. UNIT: PROVIDE PLATFORM, P.S. LIGHT & SWITCH VENT TO OUTSIDE AIR THRU ROOF SEE DETAILS
- PROVIDE FOR "FUTURE" ELECTRIC VEHICLE CHARGING STATION INCLUDING AN ELECTRIC PANEL CAPACITY FOR A 208/240V, 40 AMP, GROUNDED AC OUTLET (4.106.6)
- AUTOMATIC IRRIGATION SYSTEM CONTROLLER FOR LANDSCAPING WITH MOISTURE-BASED SENSING CAPABILITIES
- CONCRETE STOOD (36"x36" MIN) 6" BELOW WEEP SCREED. COLORED CONC. LANDINGS • MAIN ENTRY TO DWELLINGS - TYPICAL
- A/C UNIT (CONDENSER) & PLATFORM - VERIFY EFFICIENCY W/ SHT. T-1 (A) (D2)
- DENOTES LINE OF FLOOR ABOVE
- DENOTES LINE OF FLOOR BELOW
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE W/ 1/2" GYPSUM BOARD - TYPICAL
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- DRYWALL CASER OPENING - PER PLAN
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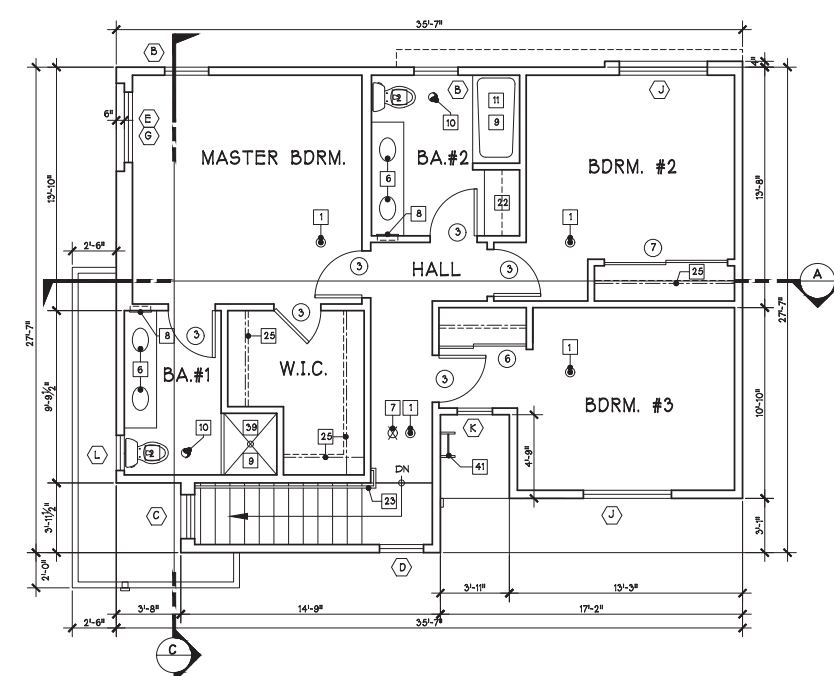
UNIT 'A' END ONLY AREA TABULATION:

UNIT 'A' END FIRST FLOOR	
GROSS (RS) AREA =	376 SQ. FT.
EXTERIOR WALLS =	38 SQ. FT.
ZONING CODE (RS) AREA =	338 SQ. FT.
GROSS GARAGE AREA =	388 SQ. FT.
EXTERIOR WALLS =	28 SQ. FT.
GARAGE AREA (NET) =	360 SQ. FT.
BUILDING CODE AREA (NET) =	698 SQ. FT.
PORCH/ COVERED PATIO =	15 SQ. FT.
UNIT 'A' END SECOND FLOOR	
GROSS (RS) AREA =	917 SQ. FT.
EXTERIOR WALLS =	59 SQ. FT.
BUILDING CODE AREA (NET) =	858 SQ. FT.
DECKS, BALCONIES =	37 SQ. FT.
UNIT 'A' END THIRD FLOOR	
GROSS (RS) AREA =	918 SQ. FT.
EXTERIOR WALLS =	59 SQ. FT.
BUILDING CODE AREA (NET) =	860 SQ. FT.
STAIRS =	50 SQ. FT.
ZONING CODE AREA (NET) =	810 SQ. FT.
DECKS, BALCONIES =	0 SQ. FT.
UNIT 'A' END TOTAL (ALL FLOORS)	
GROSS (RS) AREA =	2,211 SQ. FT.
EXTERIOR WALLS =	155 SQ. FT.
BUILDING CODE AREA (NET) =	2,056 SQ. FT.
STAIRS =	50 SQ. FT.
ZONING CODE (RS) AREA =	2,006 SQ. FT.



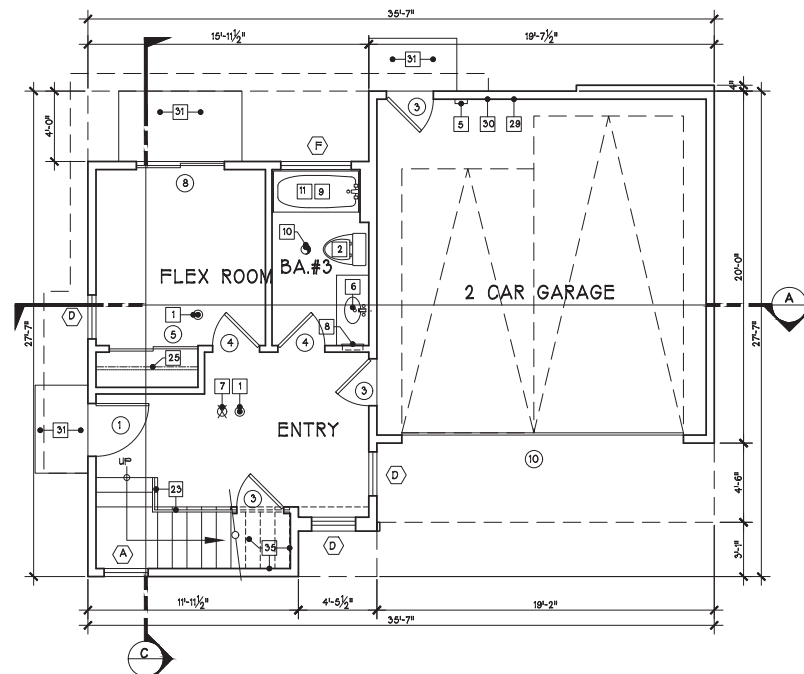
PLAN "A" END
ROOF PLAN (LOT#1)

SCALE: 1/4" = 1'-0"



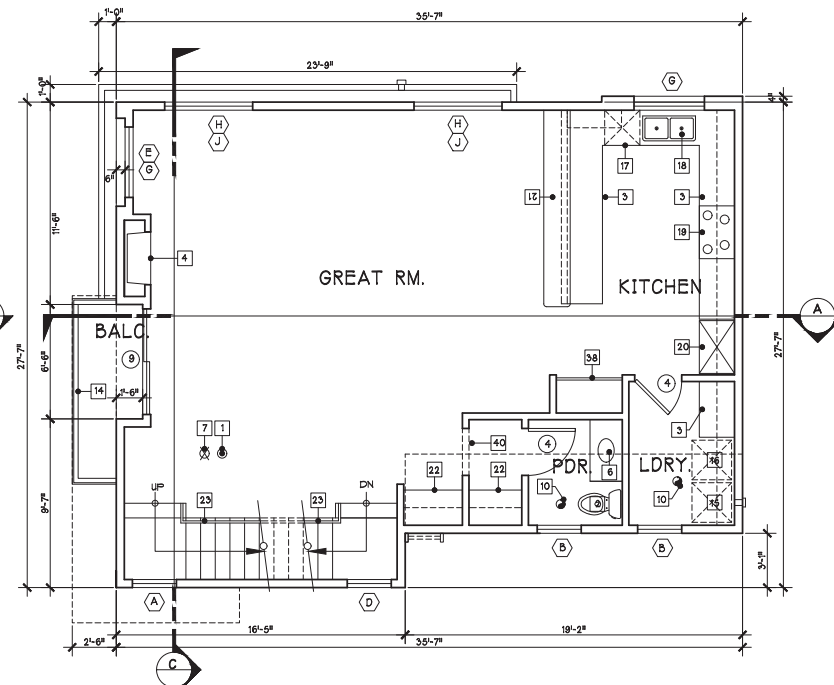
PLAN "A" END
THIRD FLOOR PLAN (LOT#1)

SCALE: 1/4" = 1'-0"



PLAN "A" END
FIRST FLOOR PLAN (LOT#1)

SCALE: 1/4" = 1'-0"



PLAN "A" END
SECOND FLOOR PLAN (LOT#1)

SCALE: 1/4" = 1'-0"



Client

Kencor LLC.

Project

**ETIWANDA 9
VTT-82210-SL**

5808 Etiwanda St.
Tarzana, Ca.

Consultants

Architect
Ken Stockton
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Consultant
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LICENSED REPRESENTATIVE



Plan Check Set

**FLOOR PLAN
TYPE "A" end**

Date 09/30/20
Drawn By KSA
Checked By K.Stockton

A1.1a

Scale NONE

ROOF PLAN KEYNOTES:

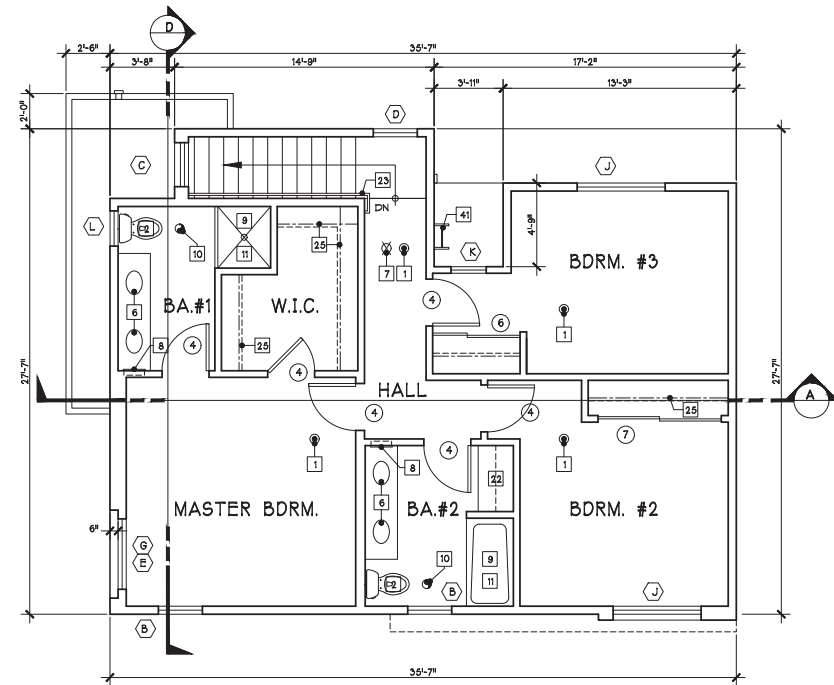
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FLOOR PLAN KEYNOTES:

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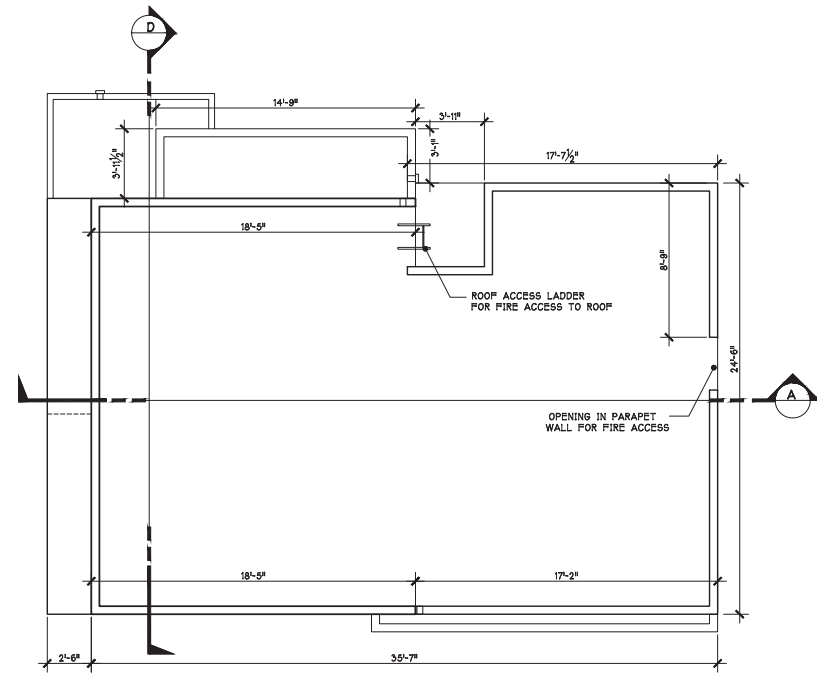
UNIT 'A' END ONLY AREA TABULATION:

UNIT 'A' END FIRST FLOOR	
GROSS (R3) AREA =	376 SQ. FT.
EXTERIOR WALLS =	38 SQ. FT.
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GROSS (R3) AREA =	917 SQ. FT.
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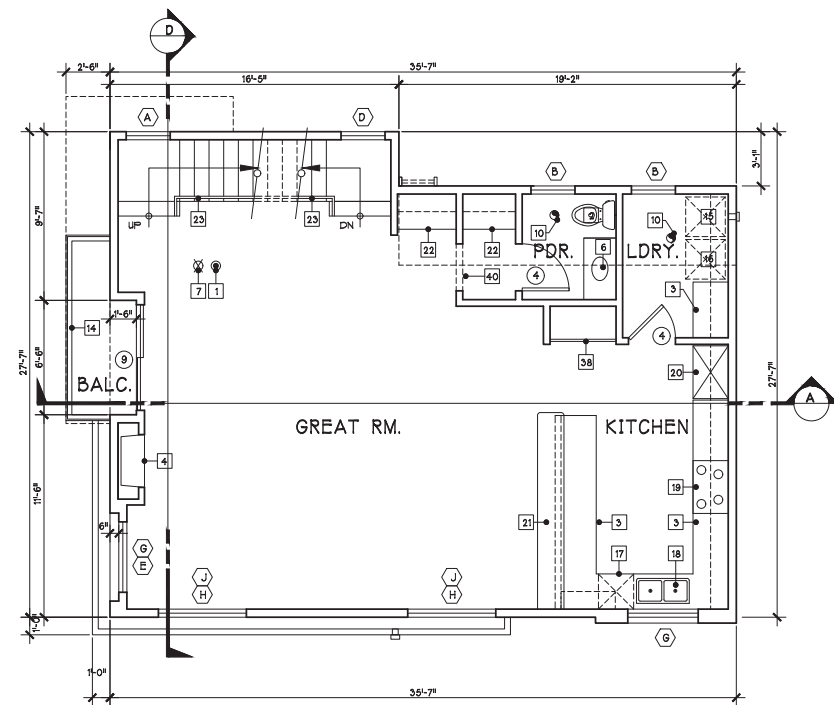
PLAN "A" END
THIRD FLOOR PLAN (LOT #9)

SCALE: 1/4" = 1'-0"



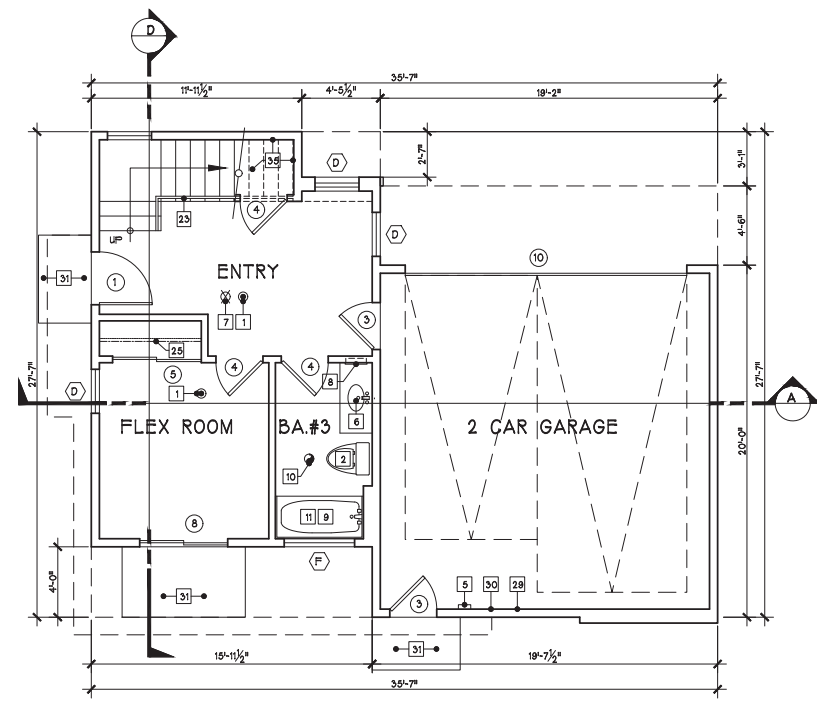
PLAN "A" END
ROOF PLAN (LOT #9)

SCALE: 1/4" = 1'-0"



PLAN "A" END
SECOND FLOOR PLAN (LOT #9)

SCALE: 1/4" = 1'-0"



PLAN "A" END
FIRST FLOOR PLAN (LOT #9)

SCALE: 1/4" = 1'-0"



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LICENSED REPRESENTATIVE



Plan Check Set

**FLOOR PLAN
TYPE "A" int.**

Date 09/30/20
Drawn By KSA
Checked By K.Stockton

A1.2

Scale NONE

ROOF PLAN KEYNOTES:

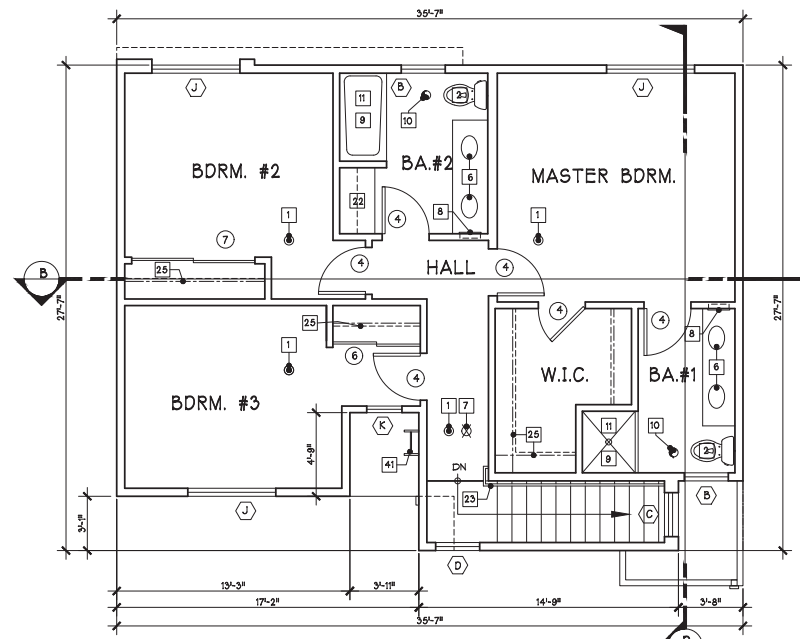
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- PARAPET WALL WITH G.I. CAP AS PER DETAIL (18) (D-1)
- SINGLE PLY PVC ROOFING - COOL ROOF AS PER MANUFACTURER'S SPECIFICATION. GAF ROOFING - EVERGUARD PVC 60 OR EQUAL.
- G.I. ROOF JACK VENTS - 12" SQUARE FOR ATTIC VENTILATION.
- PLYWOOD CRICKETS FOR ROOF DRAINAGE TO SCUPPERS - (19a) (D-1)
- WALL MOUNTED SHIPS LADDER FOR FIRE DEPT. (9) (D-1)

FLOOR PLAN KEYNOTES:

- SMOKE DETECTOR HARDWIRED W/ BATTERY BACK-UP & LOW BATTERY SIGNAL
- WATER CLOSET - ULTRA LOW FLUSH OR DUAL FLUSH- SEE SHT GNI FOR MAX. FIXTURE FLOW RATE
- UPPER CABINETS ABOVE LOWER BASE CABINETS VERIFY COUNTERTOP MATERIAL
- FIREPLACE BY #PMB GAS ONLY DIRECT-VENT FACTORY BUILT 36" METAL SENTINEL MODEL # DVFS6 (SEALED COMBUSTION) CLOSABLE METAL OR GLASS ICC-ES# ESR 2542 OR AN APPROVED EQUAL (UL LABELED AND APPROVED)
- TANKLESS "INSTANTANEOUS" WATER HEATER (WALL MTD) PROVIDE COMBUSTION AIR & VENT TO OUTSIDE AS REQD. (ENERGY STAR RATED)
- LAVATORY SINK, W/ REMOVABLE BASE CABINET- SEE SHT GNI FOR MAX. FIXTURE FLOW RATE
- CARBON MONOXIDE DETECTOR AND SMOKE DETECTOR COMBO (HARD-WIRED W/ BATTERY BACKUP)
- MEDICINE CABINET-PROVIDE PRELIM. DRYWALL INSIDE RO. • ALL PARTY WALLS & BEARING WALLS
- SHATTER RESISTANT ENCLOSURE
- EXHAUST FAN - 50 CFM MINIMUM W/ HUMIDISTAT CONTROL (ENERGY STAR RATED) 100 CFM MIN FOR CONTINUOUS EXHAUST DUCTED TO TERMINATE OUTSIDE OF THE BUILDING
- TUB/SHOWER : 36"x60"x72" 1-PIECE FIBERGLASS - SEE GNI FOR MAXIMUM FIXTURE FLOW RATE
- 8'-0" SOFFIT • KITCHEN ABOVE UPPER CABINETS (5) (D1)
- 42" HIGH PONYWALL (16) (D5)
- 42" GUARDRAIL • BALCONY - HORIZ. TUBE STEEL (13) (D5)
- DRYER - (VENT THRU EXT WALL OR ROOF) -PROVIDE FLASHING & WATERPROOF ALL PENETRATIONS-
- WASHER SPACE - (ENERGY STAR RATED) W/ SMITTY PAN DRAIN
- DISHWASHER UNIT-24" MIN. CLEAR WIDTH (ENERGY STAR RATED)
- DOUBLE SINK W/ GARBAGE DISPOSAL- FINISHED FLOOR BELOW UP TO BACK WALL -SEE SHT. GNI FOR FLOW RATE
- 30" RANGE/OVEN W/ VENTLESS HOOD VENT & MICROWAVE UNIT ABOVE (CHARCOAL FILTER) (ENERGY STAR RATED, IF APPLICABLE)
- REFRIGERATOR SPACE, W/ RECESSED STUB-OUT FOR ICE MAKER- 39" MIN CLR. (ENERGY STAR RATED)
- BREAKFAST COUNTER • 42" HIGH
- LINEN - UPPER AND LOWER
- HANDRAIL AT STAIR (1) (D2)
- GUARDRAIL • STAIR (1) (D2)
- SHELF & POLE-1/3 SINGLE & 2/3 DOUBLE • ALL BEDROOM CLOSETS ONLY
- 5/8" TYPE "X" GYPSUM BOARD ON ALL WALLS, CEILINGS & DROPPED BEAMS (NOTE: (2) LAYERS 1/2" GYP. BD. REQUIRED IF T.J.'S ARE USED • FLOOR)
- 30" x30" CURB MOUNTED SKYLIGHT BY:
- P.A.U. UNIT: PROVIDE PLATFORM, P.G. LIGHT & SWITCH VENT TO OUTSIDE AIR THRU ROOF SEE DETAILS
- PROVIDE FOR "FUTURE" ELECTRIC VEHICLE CHARGING STATION INCLUDING AN ELECTRIC PANEL CAPACITY FOR A 208/240V, 40 AMP, GROUNDED AC OUTLET (4106.6)
- AUTOMATIC IRRIGATION SYSTEM CONTROLLER FOR LANDSCAPING WITH MOISTURE-BASED SENSING CAPABILITIES
- CONCRETE STOOD (36"x36" MIN) 6" BELOW WEEP SCREED. COLORED CONC. LANDINGS • MAIN ENTRY TO DWELLINGS - TYPICAL
- A/C UNIT (CONDENSER) & PLATFORM - VERIFY EFFICIENCY W/ SHT. T-1 (1) (D2)
- DENOTES LINE OF FLOOR ABOVE
- DENOTES LINE OF FLOOR BELOW
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE W/ 1/2" GYPSUM BOARD - TYPICAL
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- FLOORING TRANSITION (TILE/WOOD-CARPET)
- PANTRY - W/ ADJUSTABLE SHELVES
- TILE SHOWER : VERIFY SIZE - HOT MOPPED 2 x 12 BLOCKING TILE SHOWER PAN/ (3)-2 x 4 PLATES FOR CURB (SEE SHT. GNI FOR MAX FIXTURE FLOW RATE)
- DRYWALL CASSED OPENING - PER PLAN
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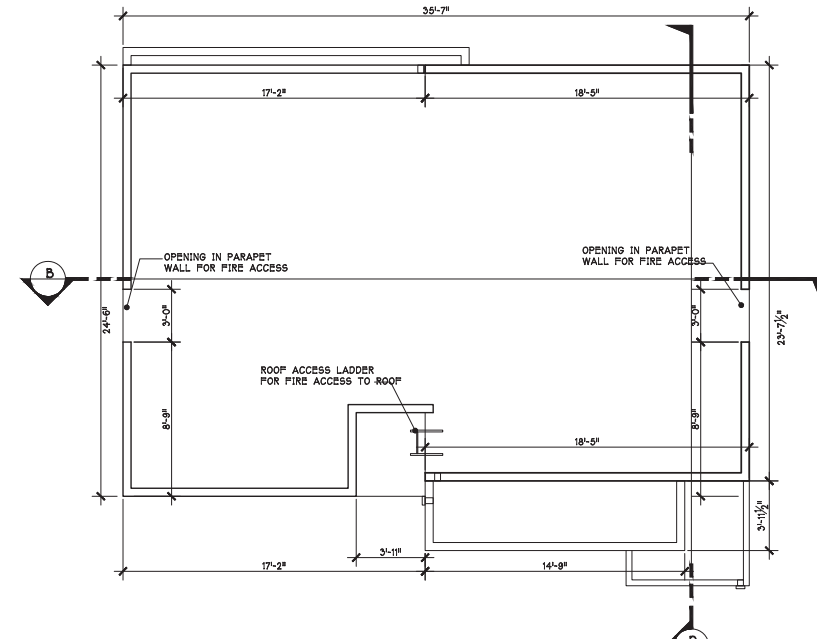
UNIT 'A' INT. ONLY AREA TABULATION:

UNIT 'A' INT FIRST FLOOR	
GROSS (RS) AREA *	376 SQ. FT.
EXTERIOR WALLS *	38 SQ. FT.
ZONING CODE (RS) AREA*	338 SQ. FT.
GROSS GARAGE AREA *	388 SQ. FT.
EXTERIOR WALLS *	28 SQ. FT.
GARAGE AREA (NET) *	360 SQ. FT.
BUILDING CODE AREA (NET)- PORCH/ COVERED PATIO.	688 SQ. FT.
	15 SQ. FT.
UNIT 'A' INT SECOND FLOOR	
GROSS (RS) AREA *	977 SQ. FT.
EXTERIOR WALLS *	59 SQ. FT.
BUILDING CODE AREA (NET) *	858 SQ. FT.
DECKS, BALCONIES *	57 SQ. FT.
UNIT 'A' INT THIRD FLOOR	
GROSS (RS) AREA *	918 SQ. FT.
EXTERIOR WALLS *	58 SQ. FT.
BUILDING CODE AREA (NET) *	860 SQ. FT.
STAIRS *	50 SQ. FT.
ZONING CODE AREA (NET)- DECKS, BALCONIES *	810 SQ. FT.
	0 SQ. FT.
UNIT 'A' INT TOTAL (ALL FLOORS)	
GROSS (RS) AREA *	2,211 SQ. FT.
EXTERIOR WALLS *	155 SQ. FT.
BUILDING CODE AREA (NET) *	2,056 SQ. FT.
STAIRS *	50 SQ. FT.
ZONING CODE (RS) AREA*	2,006 SQ. FT.



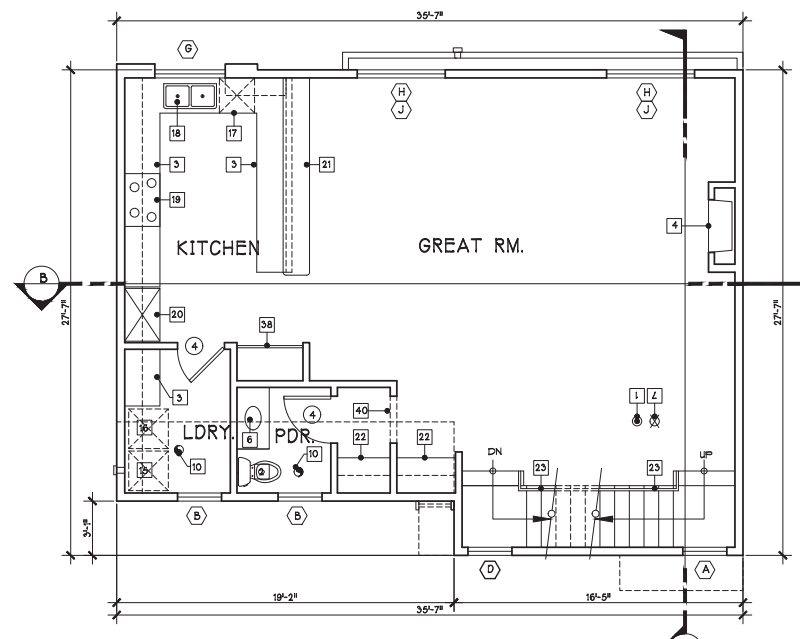
PLAN "A" INT.
THIRD FLOOR PLAN (LOT#2)

SCALE: 1/4" = 1'-0"



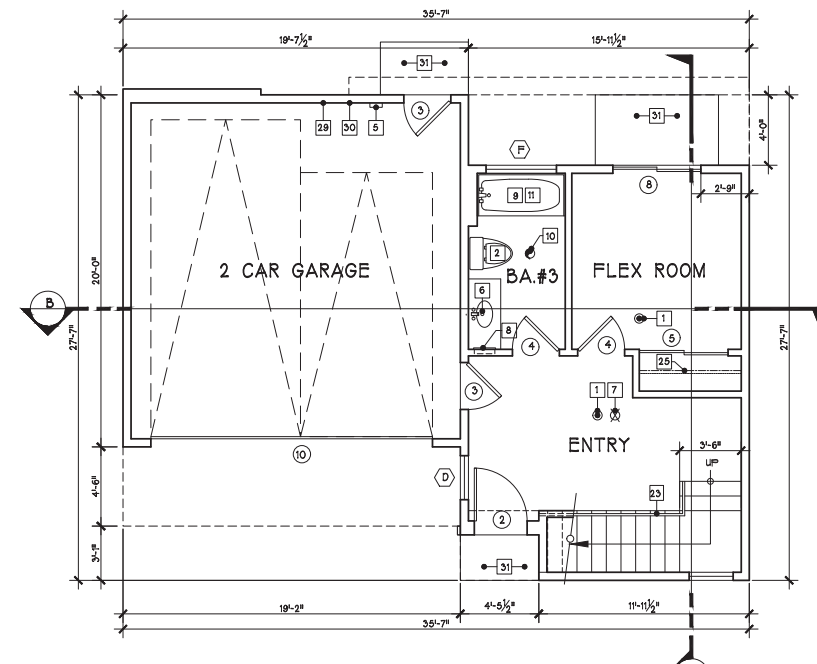
PLAN "A" INT.
ROOF PLAN (LOT #2)

SCALE: 1/4" = 1'-0"



PLAN "A" INT.
SECOND FLOOR PLAN (LOT #2)

SCALE: 1/4" = 1'-0"



PLAN "A" INT.
FIRST FLOOR PLAN (LOT#2)

SCALE: 1/4" = 1'-0"



Client

Kencor LLC.

Project

**ETIWANDA 9
VTT-82210-SL**

5808 Etiwanda St.
Tarzana, Ca.

Consultants

Architect
Ken Stockton
26500 W. Agoura Road #663
Calabasas, CA 91302
(818)-888-9443
Structural Engineer
RCF Engineering
595 W Lambert Rd. #104
Brea, Ca. 92821
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Survey
Larry Schmah
11209 Howard St.,
Whittier, Ca. 90606

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Consultant
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Consultant
Name
Address
Address
Phone

Date	Description	Issued to

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LICENSED REPRESENTATIVE



Plan Check Set

**FLOOR PLAN
TYPE "A" int.**

Date 09/30/20
Drawn By KSA
Checked By K.Stockton

A1.2a

Scale NONE

ROOF PLAN KEYNOTES:

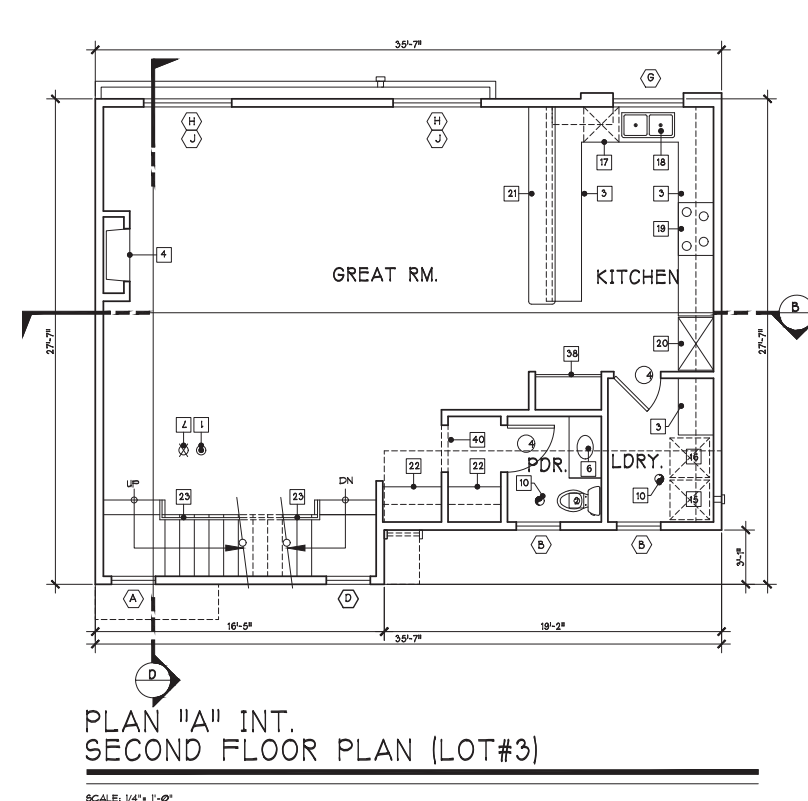
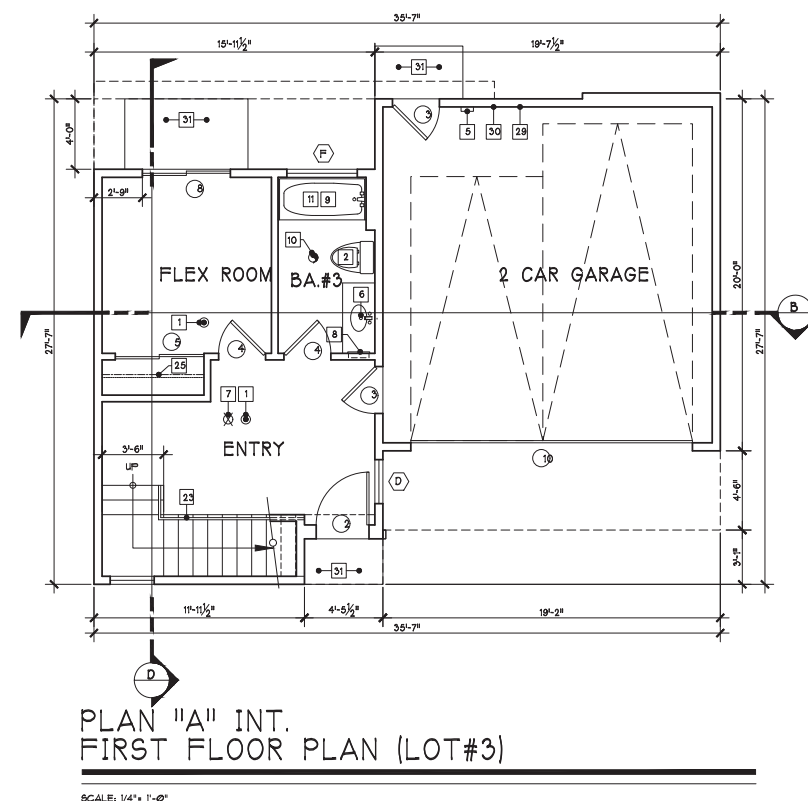
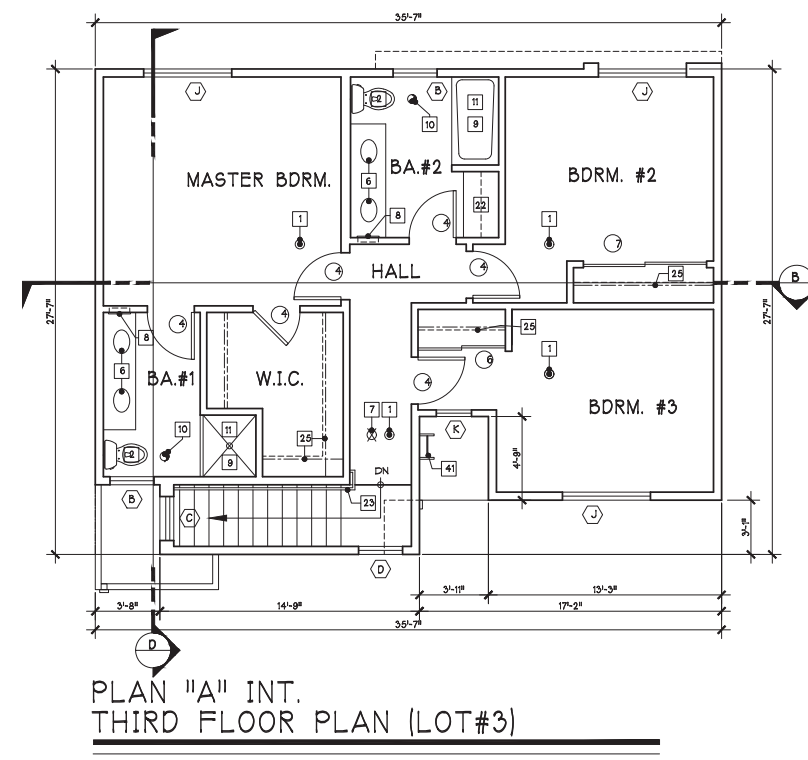
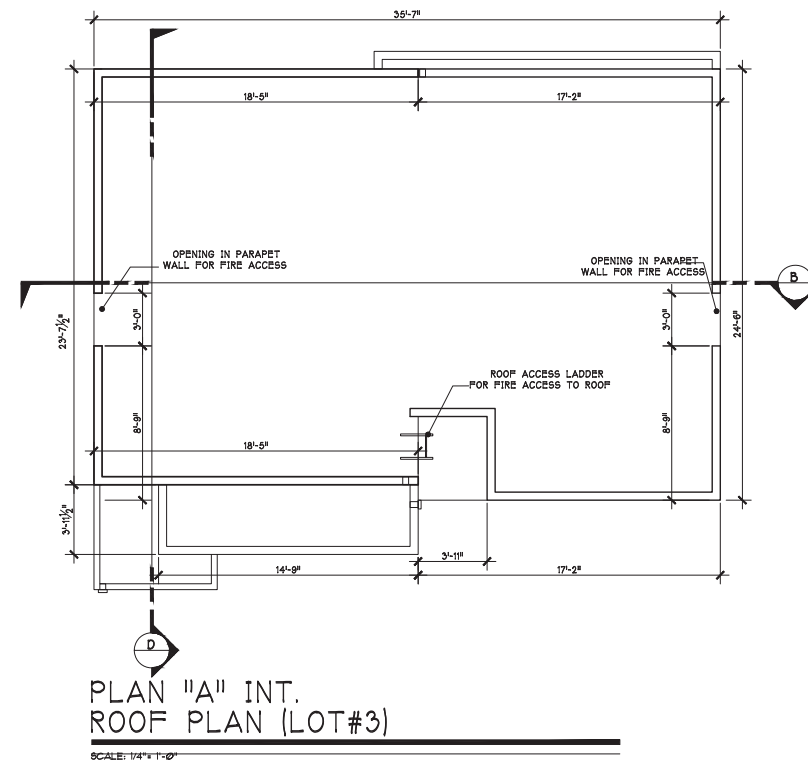
- 30" X 30" CURB MOUNTED SKYLITE BY BRISTOL FIBERLITE® OR EQ. RR# 23556
- G.I. SCUPPER AND OVERFLOW SCUPPER WITH WALL MOUNTED COLLECTOR HEAD AND DOWNSPOUT DOWN TO GRADE. CONNECT TO LID SYSTEM PER CIVIL.
- PARAPET WALL WITH G.I. CAP AS PER DETAIL (18) D-1
- SINGLE PLY PVC ROOFING - COOL ROOF AS PER MANUFACTURER'S SPECIFICATION. GAF ROOFING - EVERGUARD PVC 60 OR EQUAL.
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FLOOR PLAN KEYNOTES:

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- UPPER CABINETS ABOVE LOWER BASE CABINETS VERIFY COUNTERTOP MATERIAL
- FIREPLACE BY MPMS GAS ONLY DIRECT-VENT FACTORY BUILT 36" METAL SENTINEL MODEL # DVFS6 (SEALED COMBUSTION) CLOSABLE METAL OR GLASS ICC-ES# ESR 2542 OR AN APPROVED EQUAL (UL LABELED AND APPROVED)
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- BREAKFAST COUNTER • 42" HIGH
- LINEN - UPPER AND LOWER
- HANDRAIL AT STAIR (1) D2
- GUARDRAIL • STAIR (1) D2
- SHELF & POLE-1/3 SINGLE & 2/3 DOUBLE • ALL BEDROOM CLOSETS ONLY
- 5/8" TYPE IV GYPSUM BOARD ON ALL WALLS, CEILING & DROPPED BEAMS (NOTE: (2) LAYERS 1/2" GYP. BD. REQUIRED IF T.J.'S ARE USED • FLOOR)
- 30" X 30" CURB MOUNTED SKYLIGHT BY:
- F.A.U. UNIT: PROVIDE PLATFORM, P.S. LIGHT & SWITCH VENT TO OUTSIDE AIR THRU ROOF SEE DETAILS
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UNIT 'A' INT. ONLY AREA TABULATION:

UNIT 'A' INT FIRST FLOOR	
GROSS (RS) AREA =	376 SQ. FT.
EXTERIOR WALLS =	38 SQ. FT.
ZONING CODE (RS) AREA=	338 SQ. FT.
GROSS GARAGE AREA =	388 SQ. FT.
EXTERIOR WALLS =	28 SQ. FT.
GARAGE AREA (NET)=	360 SQ. FT.
BUILDING CODE AREA (NET)- PORCH/ COVERED PATIO=	698 SQ. FT.
	15 SQ. FT.
UNIT 'A' INT SECOND FLOOR	
GROSS (RS) AREA =	977 SQ. FT.
EXTERIOR WALLS =	58 SQ. FT.
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STAIRS =	50 SQ. FT.
ZONING CODE (RS) AREA=	2,006 SQ. FT.





Client

Kencor LLC.

Project

**ETIWANDA 9
VTT-82210-SL**

5808 Etiwanda St.
Tarzana, Ca.

Consultants

Architect
Ken Stockton
26500 W. Agoura Road #663
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(818)-888-9443

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Survey
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11209 Howard St.
Whittier, Ca. 90606

Consultant
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Consultant
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Date	Description	Issued to

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LICENSED REPRESENTATIVE



Plan Check Set

**FLOOR PLAN
TYPE "A" int.**

Date 09/30/20
Drawn By KSA
Checked By K.Stockton

A1.2b

Scale NONE

ROOF PLAN KEYNOTES:

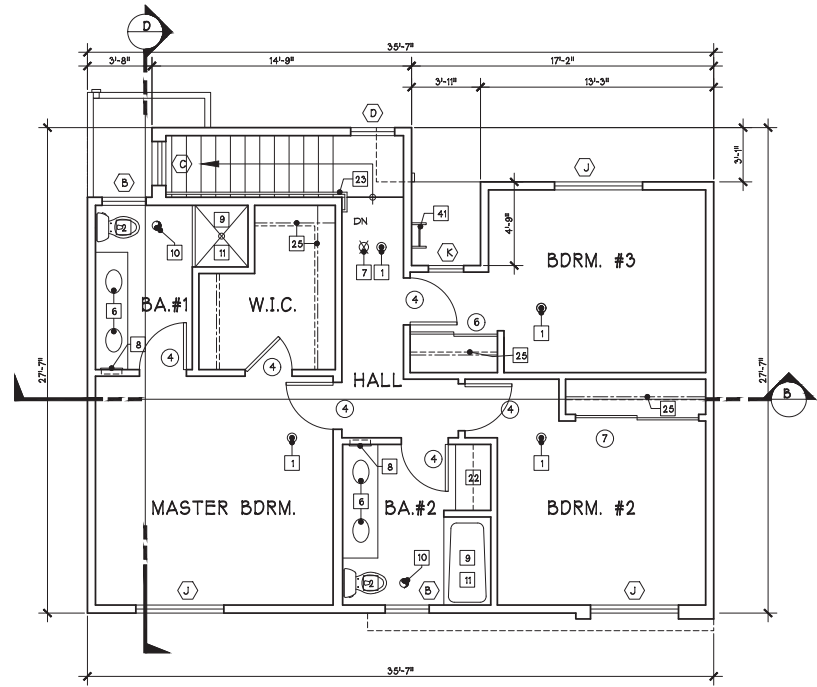
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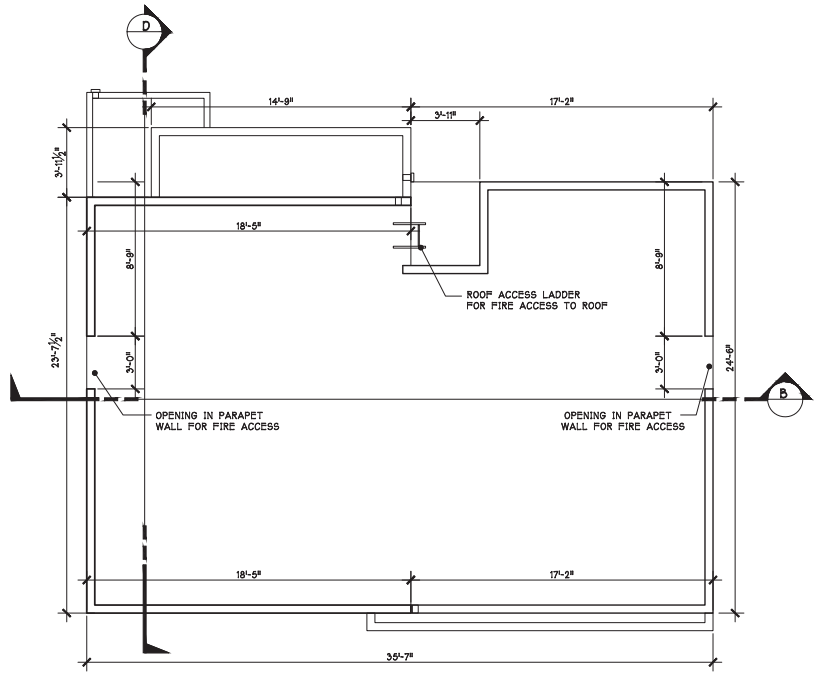
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EXTERIOR WALLS *	59 SQ. FT.
BUILDING CODE AREA (NET) *	858 SQ. FT.
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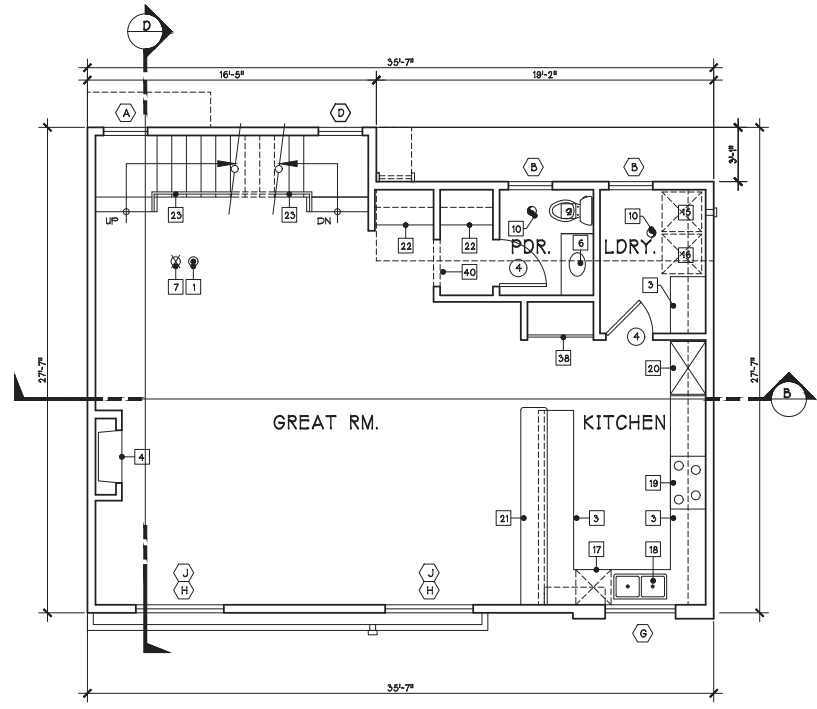
PLAN "A" INT.
THIRD FLOOR PLAN (LOT#6)

SCALE: 1/4" = 1'-0"



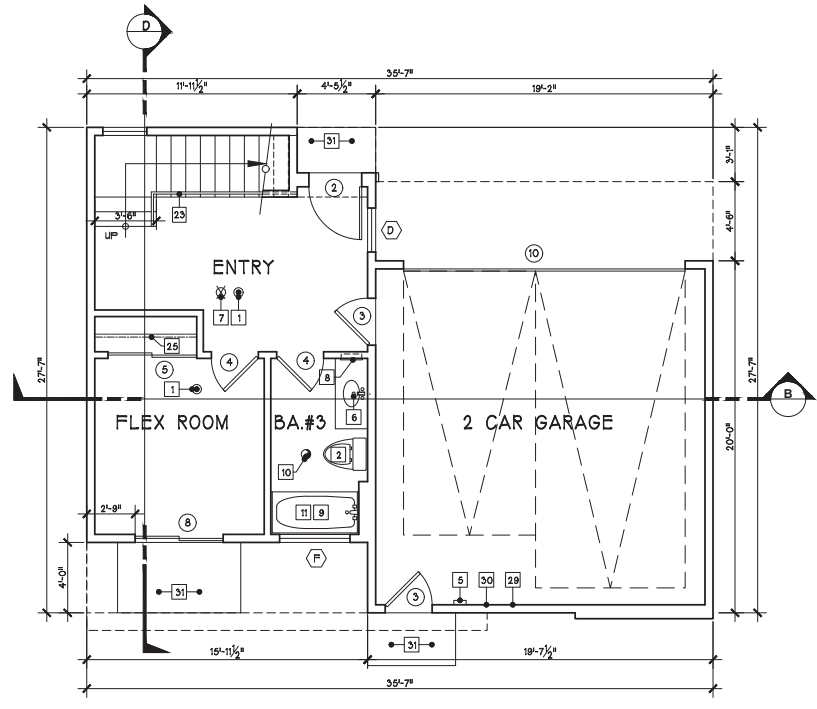
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ROOF PLAN (LOT #6)

SCALE: 1/4" = 1'-0"



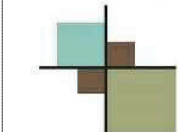
PLAN "A" INT.
SECOND FLOOR PLAN (LOT #6)

SCALE: 1/4" = 1'-0"



PLAN "A" INT.
FIRST FLOOR PLAN (LOT#6)

SCALE: 1/4" = 1'-0"



Client

Kencor LLC.

Project

ETIWANDA 9 VTT-82210-SL

5808 Etiwanda St. Tarzana, Ca.

Consultants

Architect
Ken Stockton
26500 W. Agoura Road #663
Calabasas, CA 91302
(818)-888-9443

Structural Engineer
RCF Engineering
595 W Lambert Rd. #104
Brea, Ca. 92821
(714) 256-2722

Survey
Larry Schmahl
11209 Howard St.
Whittier, Ca. 90606

Consultant Name Address Address Phone Consultant Name Address Address Phone

Date	Description	Issued to

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LICENSED REPRESENTATIVE



Plan Check Set

FLOOR PLAN TYPE "A" int.

Date 09/30/20
Drawn By KSA
Checked By K.Stockton

A1.2c
Scale NONE

ROOF PLAN KEYNOTES:

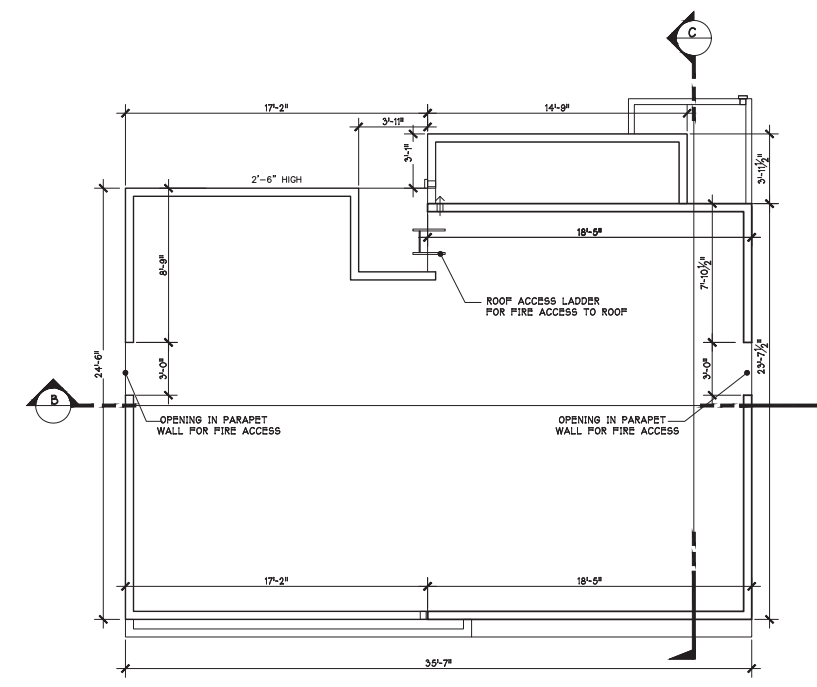
- 30" X 30" CURB MOUNTED SKYLITE BY BRISTOL FIBERLITE OR EQ. RR# 23556
- G.I. SCUPPER AND OVERFLOW SCUPPER WITH WALL MOUNTED COLLECTOR HEAD AND DOWNSPOUT DOWN TO GRADE. CONNECT TO LID SYSTEM PER CIVIL.
- PARAPET WALL WITH G.I. CAP AS PER DETAIL
- SINGLE PLY PVC ROOFING - COOL ROOF AS PER MANUFACTURER'S SPECIFICATION. GAF ROOFING - EVERGUARD PVC 60 OR EQUAL.
- G.I. ROOF JACK VENTS - 12" SQUARE FOR ATTIC VENTILATION.
- PLYWOOD CRICKETS FOR ROOF DRAINAGE TO SCUPPERS -
- WALL MOUNTED SHIPS LADDER FOR FIRE DEPT.

FLOOR PLAN KEYNOTES:

- SMOKE DETECTOR HARDWIRED W/ BATTERY BACK-UP & LOW BATTERY SIGNAL
- WATER CLOSET - ULTRA LOW FLUSH OR DUAL FLUSH- SEE SHT GNI FOR MAX. FIXTURE FLOW RATE
- UPPER CABINETS ABOVE LOWER BASE CABINETS VERIFY COUNTERTOP MATERIAL
- FIREPLACE BY "P" GAS ONLY DIRECT-VENT FACTORY BUILT 36" METAL SENTINEL MODEL # DVFS6 (SEALED COMBUSTION) CLOSABLE METAL OR GLASS ICC-ES# ESR 2542 OR AN APPROVED EQUAL (UL LABELED AND APPROVED)
- TANKLESS "INSTANTANEOUS" WATER HEATER (WALL MTD) PROVIDE COMBUSTION AIR & VENT TO OUTSIDE AS REQD. (ENERGY STAR RATED)
- LAVATORY SINK, W/ REMOVABLE BASE CABINET- SEE SHT GNI FOR MAX. FIXTURE FLOW RATE
- CARBON MONOXIDE DETECTOR AND SMOKE DETECTOR COMBO (HARD-WIRED W/ BATTERY BACKUP)
- MEDICINE CABINET-PROVIDE PRELIM. DRYWALL INSIDE RO. & ALL PARTY WALLS & BEARING WALLS
- SHATTER RESISTANT ENCLOSURE
- EXHAUST FAN - 50 CFM MINIMUM W/ HUMIDISTAT CONTROL (ENERGY STAR RATED) 100 CFM MIN FOR CONTINUOUS EXHAUST DUCTED TO TERMINATE OUTSIDE OF THE BUILDING
- TUB/SHOWER : 36"x60"x72" 1-PIECE FIBERGLASS - SEE GNI FOR MAXIMUM FIXTURE FLOW RATE
- 8'-0" SOFFIT @ KITCHEN ABOVE UPPER CABINETS
- 42" HIGH PONYWALL
- 42" GUARDRAIL @ BALCONY - HORIZ. TUBE STEEL
- DRYER - (VENT THRU EXT WALL OR ROOF) -PROVIDE FLASHING & WATERPROOF ALL PENETRATIONS-
- WASHER SPACE - (ENERGY STAR RATED) W/ SMITTY PAN DRAIN
- DISHWASHER UNIT-24" MIN. CLEAR WIDTH (ENERGY STAR RATED)
- DOUBLE SINK W/ GARBAGE DISPOSAL- FINISHED FLOOR BELOW UP TO BACK WALL -SEE SHT. GNI FOR FLOW RATE
- 30" RANGE/OVEN W/ VENTLESS HOOD VENT & MICROWAVE UNIT ABOVE (CHARCOAL FILTER) (ENERGY STAR RATED, IF APPLICABLE)
- REFRIGERATOR SPACE, W/ RECESSED STUB-OUT FOR ICE MAKER- 36" MIN CLR. (ENERGY STAR RATED)
- BREAKFAST COUNTER @ 42" HIGH
- LINEN - UPPER AND LOWER
- HANDRAIL AT STAIR
- GUARDRAIL @ STAIR
- SHELF & POLE-1/3 SINGLE & 2/3 DOUBLE @ ALL BEDROOM CLOSETS ONLY
- 5/8" TYPE "X" GYPSUM BOARD ON ALL WALLS, CEILINGS & DROPPED BEAMS (NOTE: (2) LAYERS 1/2" GYP. BD. REQUIRED IF T.J.'S ARE USED @ FLOOR)
- 30" x30" CURB MOUNTED SKYLIGHT BY:
- F.A.U. UNIT: PROVIDE PLATFORM, P.S. LIGHT & SWITCH VENT TO OUTSIDE AIR THRU ROOF SEE DETAILS
- PROVIDE FOR "FUTURE" ELECTRIC VEHICLE CHARGING STATION INCLUDING AN ELECTRIC PANEL CAPACITY FOR A 208/240V, 40 AMP, GROUNDED AC OUTLET (4.106.6)
- AUTOMATIC IRRIGATION SYSTEM CONTROLLER FOR LANDSCAPING WITH MOISTURE-BASED SENSING CAPABILITIES
- CONCRETE STOOD (6"x6" MIN) @ BELOW WEEP SCREED. COLORED CONC. LANDINGS @ MAIN ENTRY TO DWELLINGS - TYPICAL
- A/C UNIT (CONDENSER) & PLATFORM - VERIFY EFFICIENCY W/ SHT. T-1
- DENOTES LINE OF FLOOR ABOVE
- DENOTES LINE OF FLOOR BELOW
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE W/ 1/2" GYPSUM BOARD - TYPICAL
- ELECTRICAL PANEL
- FLOORING TRANSITION (TILE/WOOD-CARPET)
- PANTRY - W/ ADJUSTABLE SHELVES
- TILE SHOWER : VERIFY SIZE - HOT MOPPED 2 x 12 BLOCKING TILE SHOWER PAN/ (3)-2 x 4 PLATES FOR CURB (SEE SHT. GNI FOR MAX FIXTURE FLOW RATE)
- DRYWALL CASER OPENING - PER PLAN
- WALL MOUNTED LADDER FOR FIRE DEPT. ACCESS TO ROOF

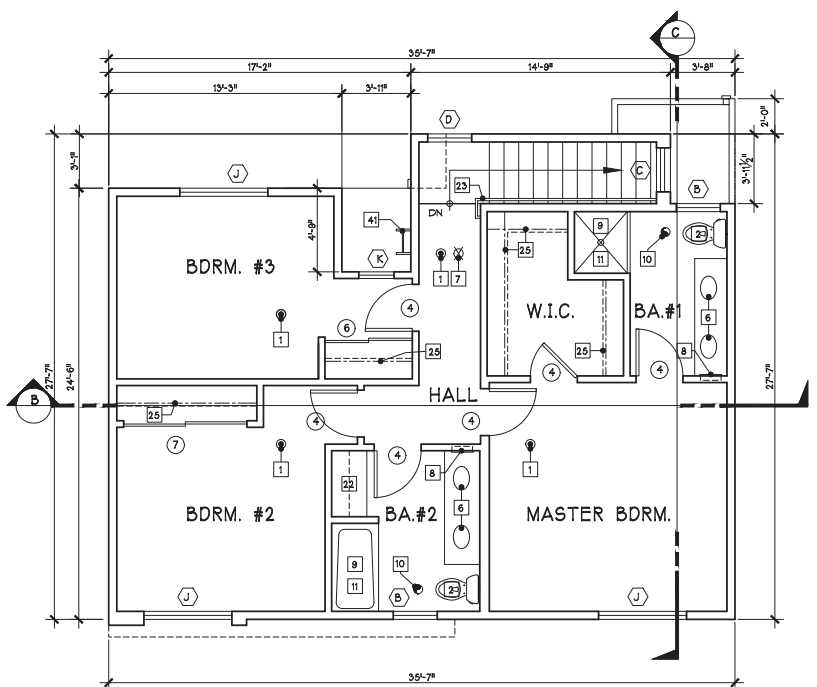
UNIT 'A' INT. ONLY AREA TABULATION:

UNIT 'A' INT FIRST FLOOR	AREA
GROSS (RS) AREA =	376 SQ. FT.
EXTERIOR WALLS =	38 SQ. FT.
ZONING CODE (RS) AREA=	338 SQ. FT.
GROSS GARAGE AREA =	388 SQ. FT.
EXTERIOR WALLS =	28 SQ. FT.
GARAGE AREA (NET) =	360 SQ. FT.
BUILDING CODE AREA (NET)-PORCH/ COVERED PATIO=	698 SQ. FT.
	15 SQ. FT.
UNIT 'A' INT SECOND FLOOR	
GROSS (RS) AREA =	917 SQ. FT.
EXTERIOR WALLS =	69 SQ. FT.
BUILDING CODE AREA (NET) =	858 SQ. FT.
DECKS, BALCONIES =	37 SQ. FT.
UNIT 'A' INT THIRD FLOOR	
GROSS (RS) AREA =	918 SQ. FT.
EXTERIOR WALLS =	58 SQ. FT.
BUILDING CODE AREA (NET) =	860 SQ. FT.
STAIRS =	50 SQ. FT.
ZONING CODE AREA (NET)-DECKS, BALCONIES =	0 SQ. FT.
UNIT 'A' INT TOTAL (ALL FLOORS)	
GROSS (RS) AREA =	2,211 SQ. FT.
EXTERIOR WALLS =	155 SQ. FT.
BUILDING CODE AREA (NET) =	2,056 SQ. FT.
STAIRS =	50 SQ. FT.
ZONING CODE (RS) AREA=	2,006 SQ. FT.



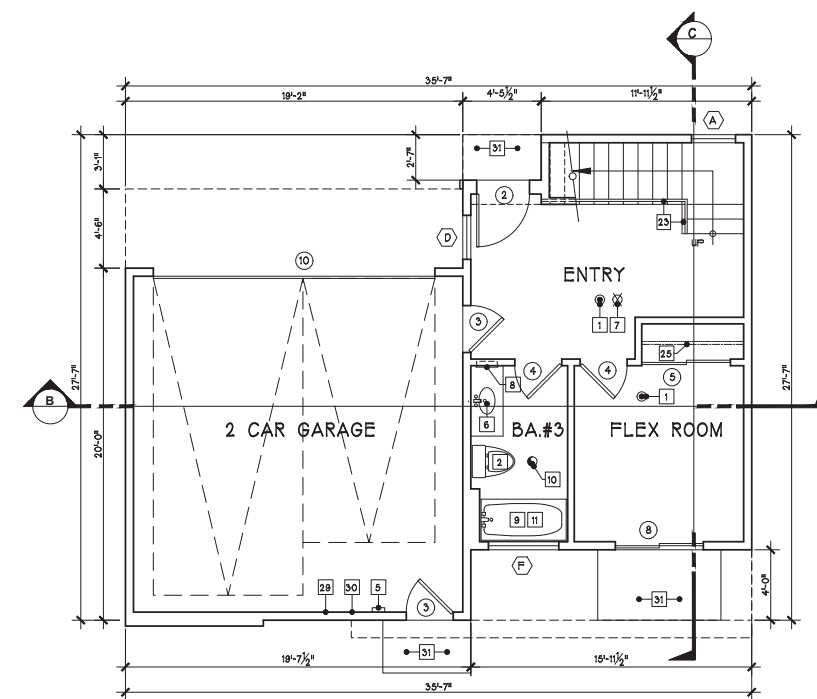
PLAN "A" INT. ROOF PLAN (LOT #7, & #8)

SCALE: 1/4" = 1'-0"



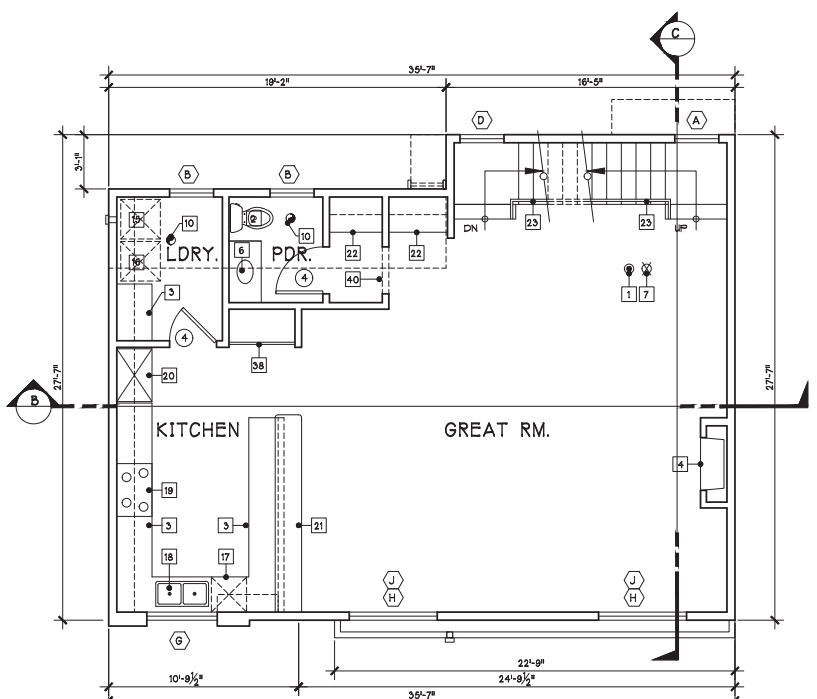
PLAN "A" INT. THIRD FLOOR PLAN (LOT #7, & #8)

SCALE: 1/4" = 1'-0"



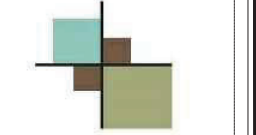
PLAN "A" INT. FIRST FLOOR PLAN (LOT #7, & #8)

SCALE: 1/4" = 1'-0"



PLAN "A" INT. SECOND FLOOR PLAN (LOT #7, & #8)

SCALE: 1/4" = 1'-0"



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VTT-82210-SL

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Plan Check Set

FLOOR PLAN
"A" end

Date 09/30/20

Drawn By KSA

Checked By K.Stockton

A1.3

Scale NONE

ROOF PLAN KEYNOTES:

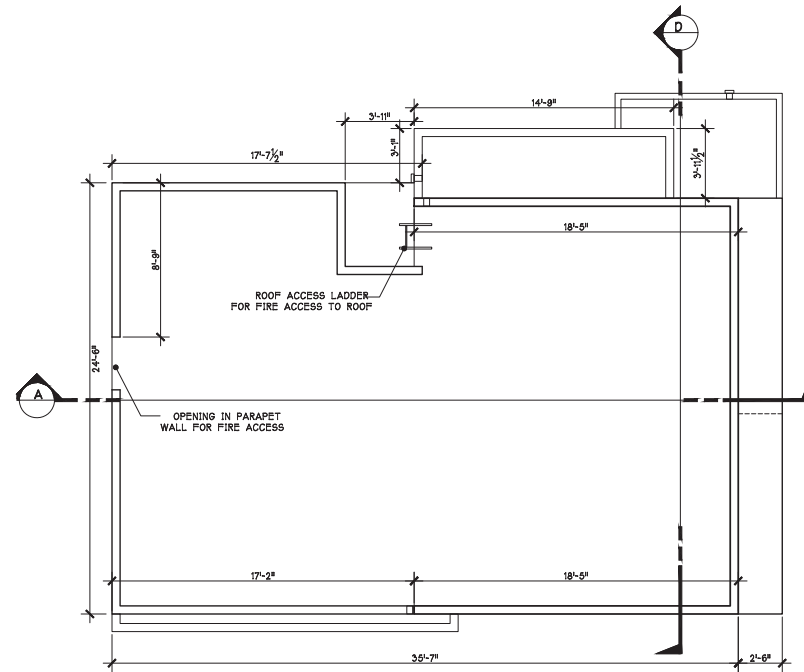
- 1 30" X 30" CURB MOUNTED SKYLITE BY BRISTOL FIBERLITE® OR EQ. RR# 23556
- 2 G.I. SCUPPER AND OVERFLOW SCUPPER WITH WALL MOUNTED COLLECTOR HEAD AND DOWNSPOUT DOWN TO GRADE. CONNECT TO LID SYSTEM PER CIVIL.
- 3 PARAPET WALL WITH G.I. CAP AS PER DETAIL (18) (D-1)
- 4 SINGLE PLY PVC ROOFING - COOL ROOF AS PER MANUFACTURER'S SPECIFICATION. GAF ROOFING - EVERGUARD PVC 60 OR EQUAL.
- 5 G.I. ROOF JACK VENTS - 12" SQUARE FOR ATTIC VENTILATION.
- 6 PLYWOOD CRICKETS FOR ROOF DRAINAGE TO SCUPPERS - (19a) (D-1)
- 7 WALL MOUNTED SHIPS LADDER FOR FIRE DEPT. (9) (D-1)

FLOOR PLAN KEYNOTES:

- 1 SMOKE DETECTOR HARDWIRED W/ BATTERY BACK-UP & LOW BATTERY SIGNAL
- 2 WATER CLOSET - ULTRA LOW FLUSH OR DUAL FLUSH- SEE SHT GNI FOR MAX. FIXTURE FLOW RATE
- 3 UPPER CABINETS ABOVE LOWER BASE CABINETS VERIFY COUNTERTOP MATERIAL
- 4 FIREPLACE BY FMPS GAS ONLY DIRECT-VENT FACTORY BUILT 36" METAL SENTINEL MODEL # DVFS6 (SEALED COMBUSTION) CLOSABLE METAL OR GLASS ICC-ES# ESR 2542 OR AN APPROVED EQUAL (UL LABELED AND APPROVED)
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- 7 CARBON MONOXIDE DETECTOR AND SMOKE DETECTOR COMBO (HARD-WIRED W/ BATTERY BACKUP)
- 8 MEDICINE CABINET-PROVIDE PRELIM. DRYWALL INSIDE RO. • ALL PARTY WALLS & BEARING WALLS
- 9 SHATTER RESISTANT ENCLOSURE
- 10 EXHAUST FAN - 50 CFM MINIMUM W/ HUMIDISTAT CONTROL (ENERGY STAR RATED) 100 CFM MIN FOR CONTINUOUS EXHAUST DUCTED TO TERMINATE OUTSIDE OF THE BUILDING
- 11 TUB/SHOWER : 36"x60"x72" 1-PIECE FIBERGLASS - SEE GNI FOR MAXIMUM FIXTURE FLOW RATE
- 12 8'-0" SOFFIT • KITCHEN ABOVE UPPER CABINETS (5) (D1)
- 13 42" HIGH PONYWALL (15) (D5)
- 14 42" GUARDRAIL • BALCONY - HORIZ. TUBE STEEL (13) (D5)
- 15 DRYER - (VENT THRU EXT WALL OR ROOF) -PROVIDE FLASHING & WATERPROOF ALL PENETRATIONS-
- 16 WASHER SPACE - (ENERGY STAR RATED) W/ SMITTY PAN DRAIN
- 17 DISHWASHER UNIT-24" MIN. CLEAR WIDTH (ENERGY STAR RATED)
- 18 DOUBLE SINK W/ GARBAGE DISPOSAL- FINISHED FLOOR BELOW UP TO BACK WALL -SEE SHT. GNI FOR FLOW RATE
- 19 30" RANGE/OVEN W/ VENTLESS HOOD VENT & MICROWAVE UNIT ABOVE (CHARCOAL FILTER) (ENERGY STAR RATED, IF APPLICABLE)
- 20 REFRIGERATOR SPACE, W/ RECESSED SUB-OUT FOR ICE MAKER- 39" MIN CLR. (ENERGY STAR RATED)
- 21 BREAKFAST COUNTER • 42" HIGH
- 22 LINEN - UPPER AND LOWER
- 23 HANDRAIL AT STAIR (1) (D2)
- 24 GUARDRAIL • STAIR (1) (D2)
- 25 SHELF & POLE-1/3 SINGLE & 2/3 DOUBLE • ALL BEDROOM CLOSETS ONLY
- 26 5/8" TYPE "X" GYPSUM BOARD ON ALL WALLS, CEILINGS & DROPPED BEAMS (NOTE: (2) LAYERS 1/2" GYP. BD. REQUIRED IF T.J.'S ARE USED • FLOOR)
- 27 30" x30" CURB MOUNTED SKYLIGHT BY:
- 28 F.A.U. UNIT: PROVIDE PLATFORM, P.S. LIGHT & SWITCH VENT TO OUTSIDE AIR THRU ROOF SEE DETAILS
- 29 PROVIDE FOR "FUTURE" ELECTRIC VEHICLE CHARGING STATION INCLUDING AN ELECTRIC PANEL CAPACITY FOR A 208/240V, 40 AMP, GROUNDED AC OUTLET (4.106.6)
- 30 AUTOMATIC IRRIGATION SYSTEM CONTROLLER FOR LANDSCAPING WITH MOISTURE-BASED SENSING CAPABILITIES
- 31 CONCRETE STOOP (36"x36" MIN) 6" BELOW WEEP SCREED. COLORED CONC. LANDINGS • MAIN ENTRY TO DWELLINGS - TYPICAL (4) (D2)
- 32 A/C UNIT (CONDENSER) & PLATFORM - VERIFY EFFICIENCY W/ SHT. T-1
- 33 DENOTES LINE OF FLOOR ABOVE
- 34 DENOTES LINE OF FLOOR BELOW
- 35 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE W/ 1/2" GYPSUM BOARD - TYPICAL
- 36 ELECTRICAL PANEL
- 37 FLOORING TRANSITION (TILE/WOOD-CARPET)
- 38 PANTRY - W/ ADJUSTABLE SHELVES
- 39 TILE SHOWER - VERIFY SIZE - HOT MAPPED 2 x 12 BLOCKING TILE SHOWER PAN/ (3)-2 x 4 PLATES FOR CURB (SEE SHT. GNI FOR MAX. FIXTURE FLOW RATE)
- 40 DRYWALL CASSED OPENING - PER PLAN
- 41 WALL MOUNTED LADDER FOR FIRE DEPT. ACCESS TO ROOF

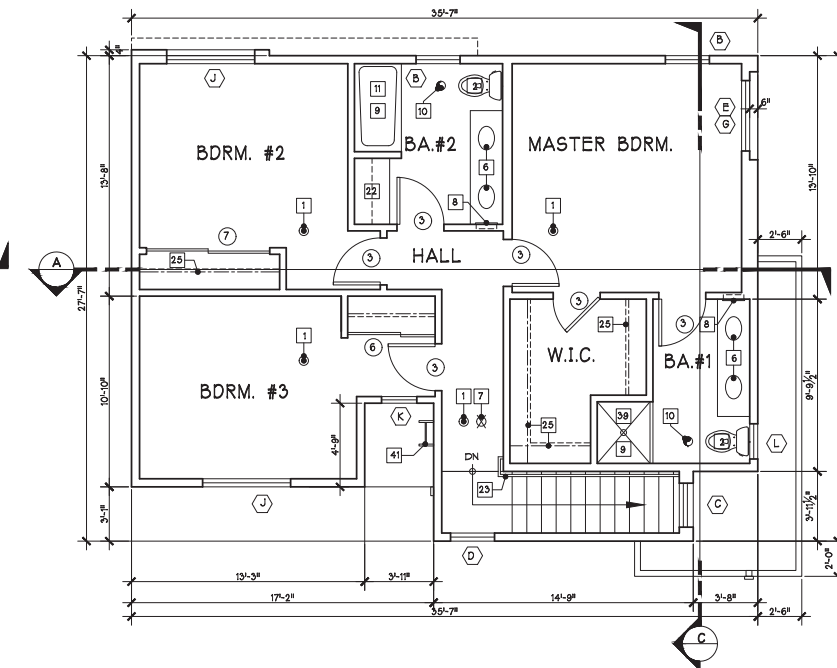
UNIT "A" "A" END UNIT AREA TABULATION:

UNIT "A" "A" END FIRST FLOOR	AREA
GROSS (RS) AREA +	376 SQ. FT.
EXTERIOR WALLS +	38 SQ. FT.
ZONING CODE (RS) AREA+	338 SQ. FT.
GROSS GARAGE AREA +	388 SQ. FT.
EXTERIOR WALLS +	28 SQ. FT.
GARAGE AREA (NET) +	360 SQ. FT.
BUILDING CODE AREA (NET)+	688 SQ. FT.
PORCH/ COVERED PATIO+	15 SQ. FT.
UNIT "A" "A" END SECOND FLOOR	AREA
GROSS (RS) AREA +	977 SQ. FT.
EXTERIOR WALLS +	59 SQ. FT.
BUILDING CODE AREA (NET) +	858 SQ. FT.
DECKS, BALCONIES +	37 SQ. FT.
UNIT "A" "A" END THIRD FLOOR	AREA
GROSS (RS) AREA +	918 SQ. FT.
EXTERIOR WALLS +	59 SQ. FT.
BUILDING CODE AREA (NET) +	860 SQ. FT.
STAIRS +	50 SQ. FT.
ZONING CODE AREA (NET)+	810 SQ. FT.
DECKS, BALCONIES +	0 SQ. FT.
UNIT "A" "A" END TOTAL (ALL FLOORS)	AREA
GROSS (RS) AREA +	2,211 SQ. FT.
EXTERIOR WALLS +	156 SQ. FT.
BUILDING CODE AREA (NET) +	2,056 SQ. FT.
STAIRS +	50 SQ. FT.
ZONING CODE (RS) AREA+	2,006 SQ. FT.



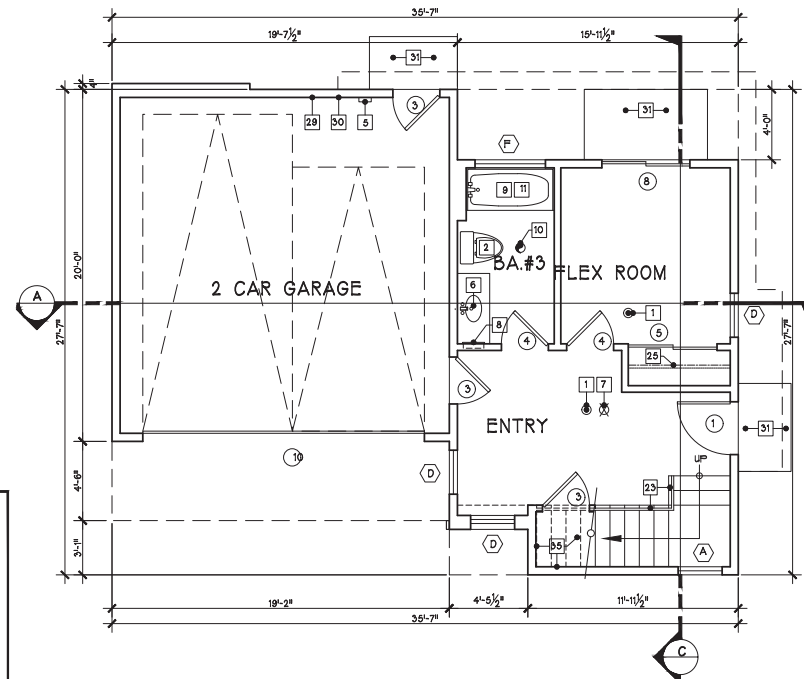
PLAN "A" END
ROOF PLAN (LOT #4)

SCALE: 1/4" = 1'-0"



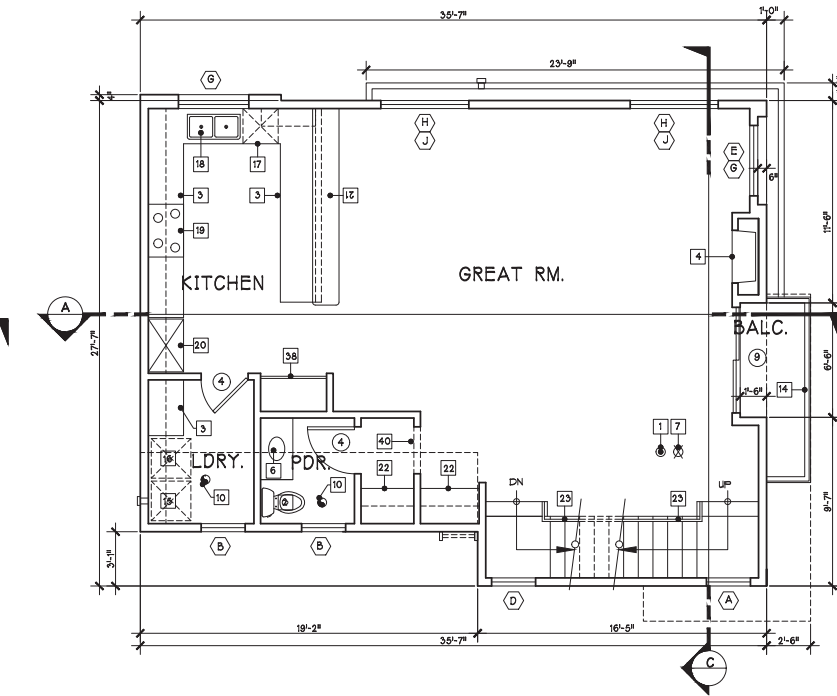
PLAN "A" END.
THIRD FLOOR PLAN (LOT #4)

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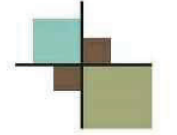
PLAN "A" END
FIRST FLOOR PLAN (LOT #4)

SCALE: 1/4" = 1'-0"



PLAN "A" END
SECOND FLOOR PLAN (LOT #4)

SCALE: 1/4" = 1'-0"



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VTT-82210-SL**

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Consultant
Name
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LICENSED REPRESENTATIVE



Plan Check Set

FLOOR PLAN "A" end

Date 09/30/20
Drawn By KSA
Checked By K.Stockton

A1.3a

Scale NONE

ROOF PLAN KEYNOTES:

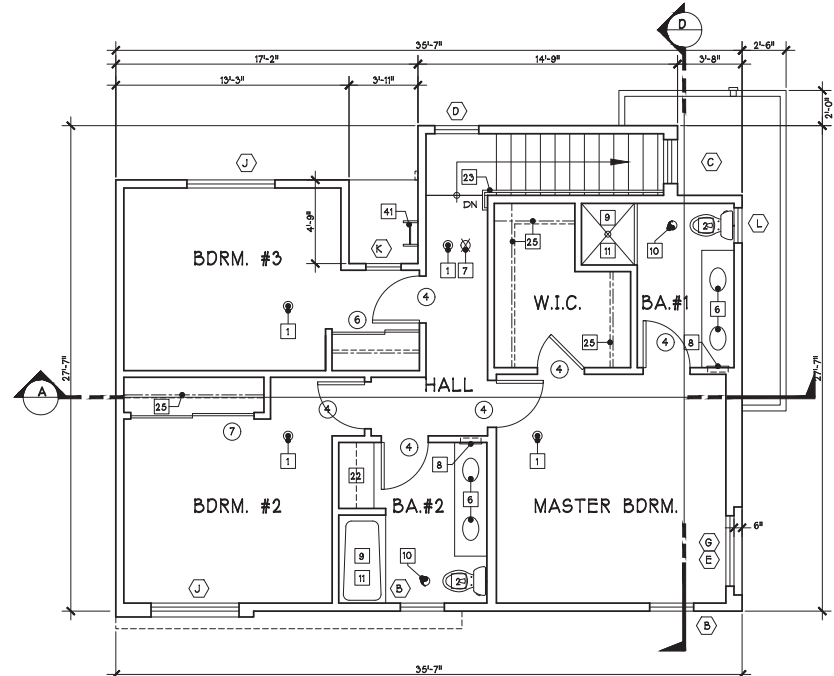
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- PANTRY - W/ ADJUSTABLE SHELVES
- TILE SHOWER : VERIFY SIZE - HOT MOPPED 2 x 12 BLOCKING
- TILE SHOWER PAN/ (3)-2 x 4 PLATES FOR CURB (SEE SHT. GNI FOR MAX FIXTURE FLOW RATE)
- DRYWALL CASD OPENING - PER PLAN
- WALL MOUNTED LADDER FOR FIRE DEPT. ACCESS TO ROOF

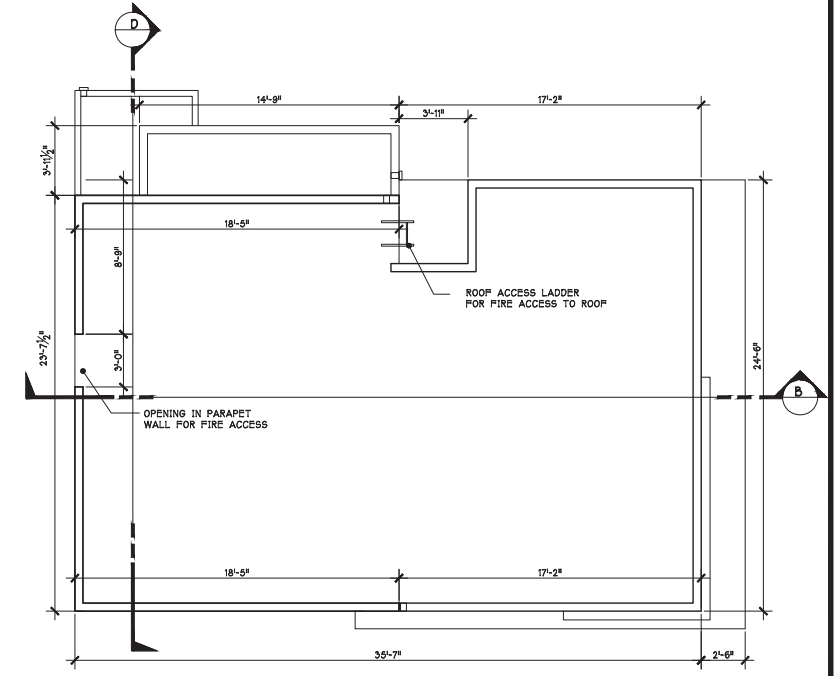
UNIT "A" alt" END UNIT AREA TABULATION:

UNIT "A" alt" END FIRST FLOOR	
GROSS (RS) AREA *	576 SQ. FT.
EXTERIOR WALLS *	38 SQ. FT.
ZONING CODE (RS) AREA*	338 SQ. FT.
GROSS GARAGE AREA *	388 SQ. FT.
EXTERIOR WALLS *	28 SQ. FT.
GARAGE AREA (NET) *	360 SQ. FT.
BUILDING CODE AREA (NET)- PORCH/ COVERED PATIO*	15 SQ. FT.
UNIT "A" alt" END SECOND FLOOR	
GROSS (RS) AREA *	977 SQ. FT.
EXTERIOR WALLS *	59 SQ. FT.
BUILDING CODE AREA (NET) *	858 SQ. FT.
DECKS, BALCONIES *	37 SQ. FT.
UNIT "A" alt" END THIRD FLOOR	
GROSS (RS) AREA *	918 SQ. FT.
EXTERIOR WALLS *	58 SQ. FT.
BUILDING CODE AREA (NET) *	860 SQ. FT.
STAIRS *	50 SQ. FT.
ZONING CODE AREA (NET)- DECKS, BALCONIES *	0 SQ. FT.
UNIT "A" alt" END TOTAL (ALL FLOORS)	
GROSS (RS) AREA *	2,211 SQ. FT.
EXTERIOR WALLS *	155 SQ. FT.
BUILDING CODE AREA (NET) *	2,056 SQ. FT.
STAIRS *	50 SQ. FT.
ZONING CODE (RS) AREA*	2,006 SQ. FT.



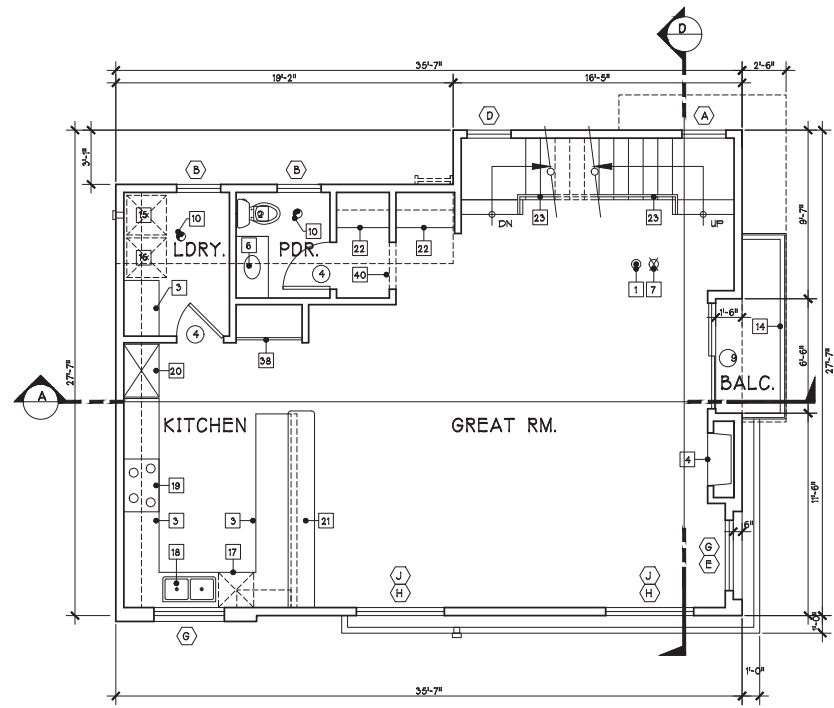
PLAN "A alt" END, THIRD FLOOR PLAN (LOT #5)

SCALE: 1/4" = 1'-0"



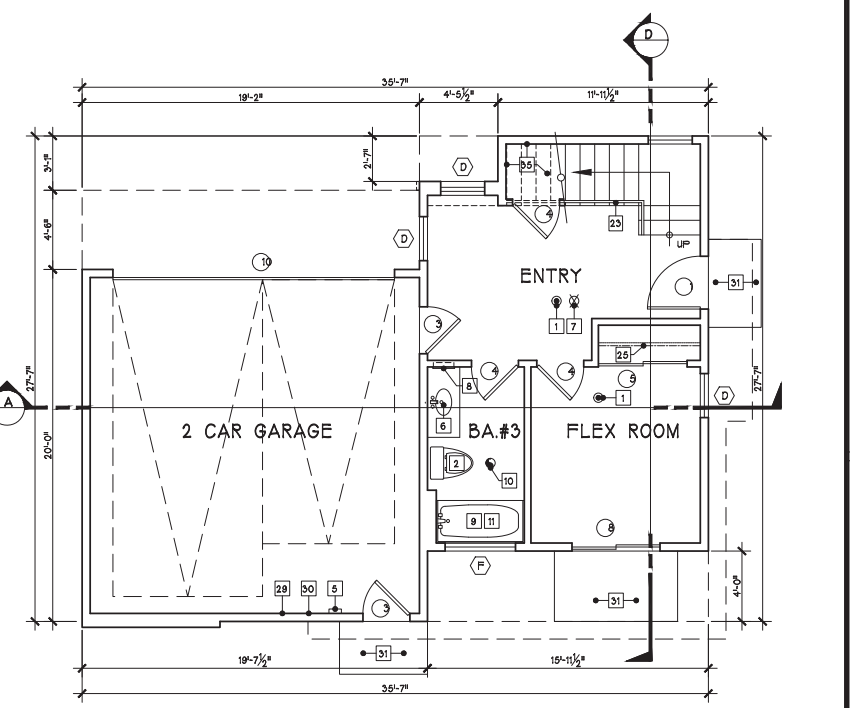
PLAN "A alt" END, ROOF PLAN (LOT #5)

SCALE: 1/4" = 1'-0"



PLAN "A alt" END, SECOND FLOOR PLAN (LOT #5)

SCALE: 1/4" = 1'-0"



PLAN "A alt" END, FIRST FLOOR PLAN (LOT #5)

SCALE: 1/4" = 1'-0"



Client

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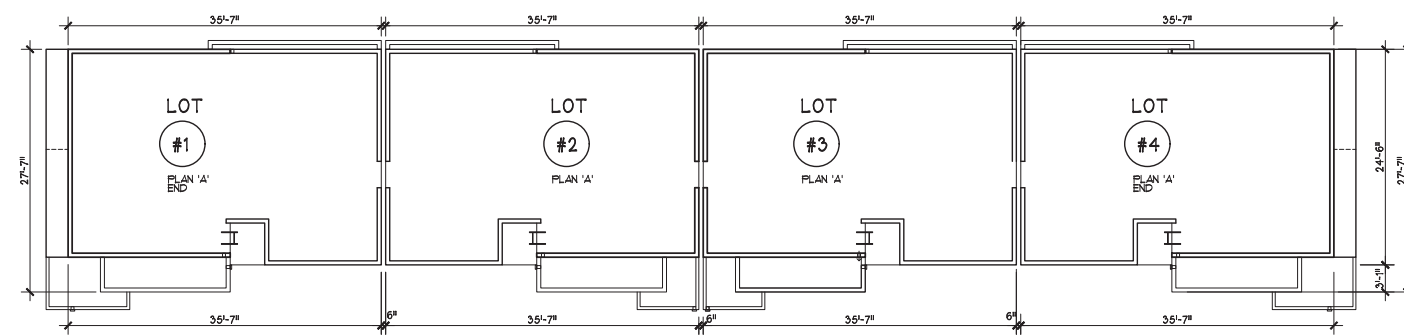
Plan Check Set

**Northern
Floor Plans**

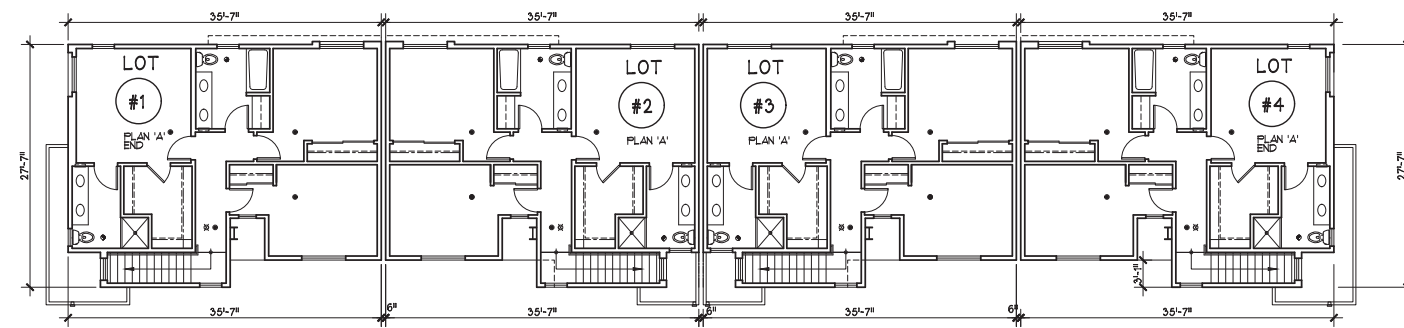
Date 09/30/20
Drawn By KSA
Checked By K.Stockton

A1.4

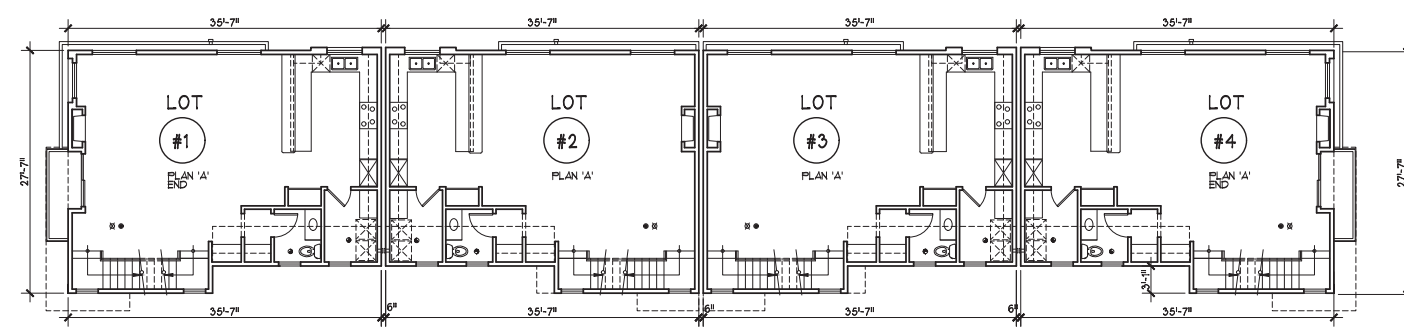
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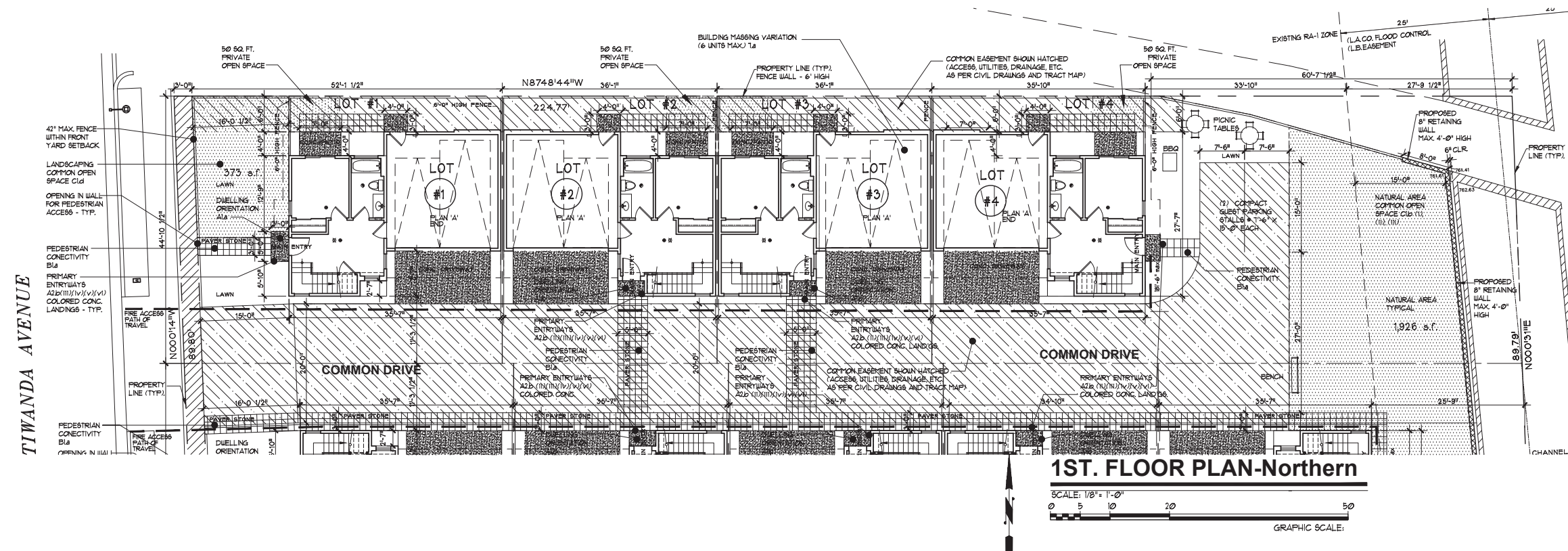
ROOF PLAN-Northern



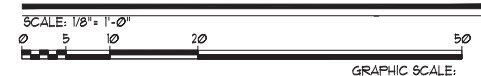
3RD. FLOOR PLAN-Northern



2ND. FLOOR PLAN-Northern



1ST. FLOOR PLAN-Northern



TIWANDA AVENUE



Client

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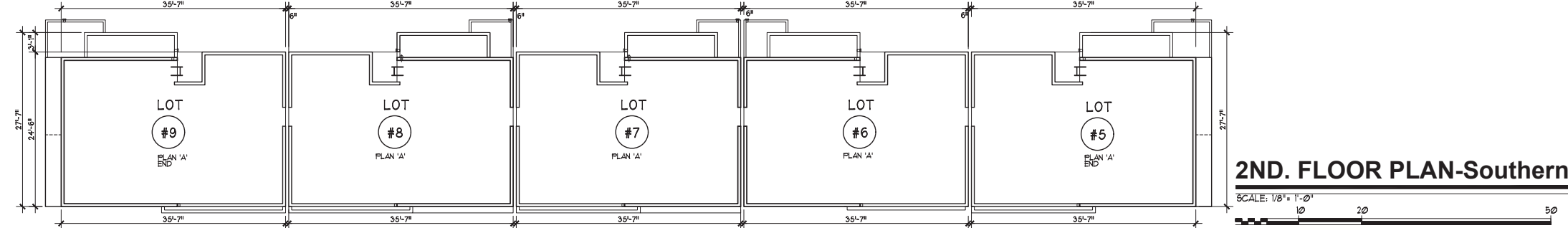
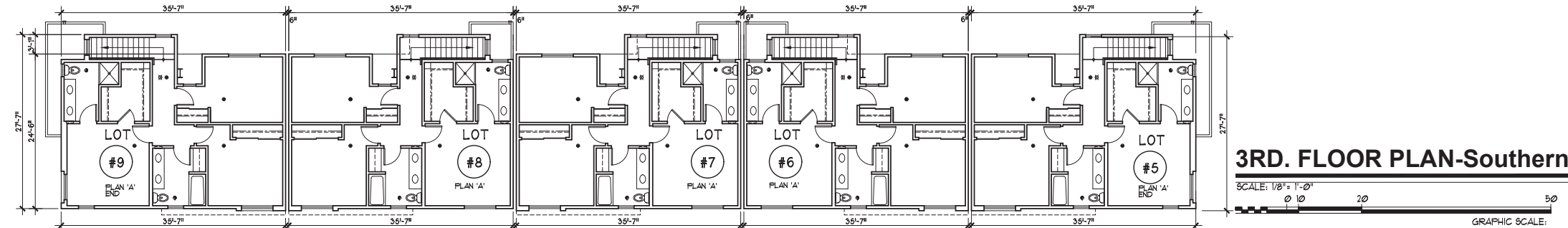
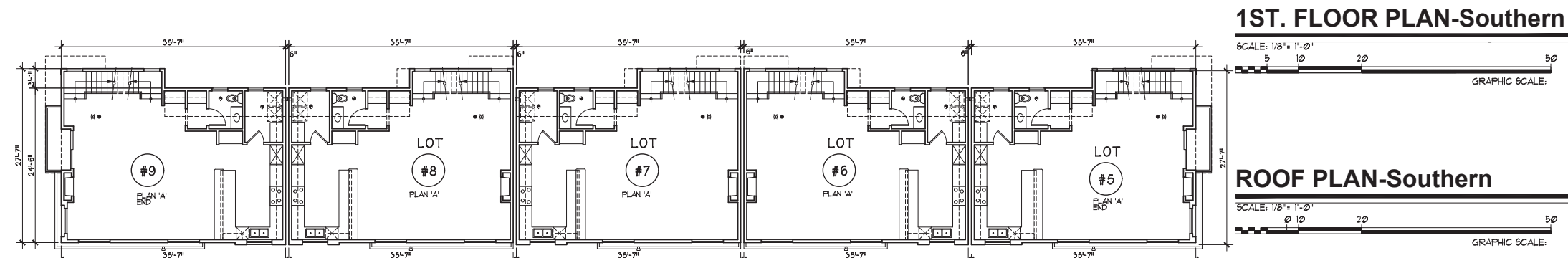
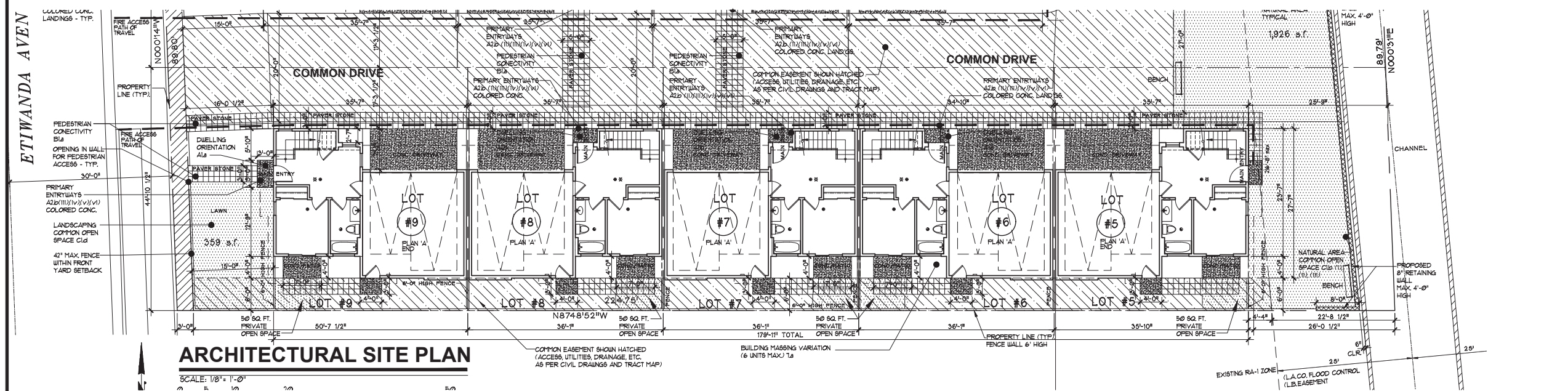
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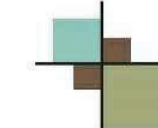
**Southern
Floor Plans**

Date 09/30/20
Drawn By KSA
Checked By K.Stockton

A1.4a

Scale NONE





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EXT. ELEV'S.
"A" UNITS

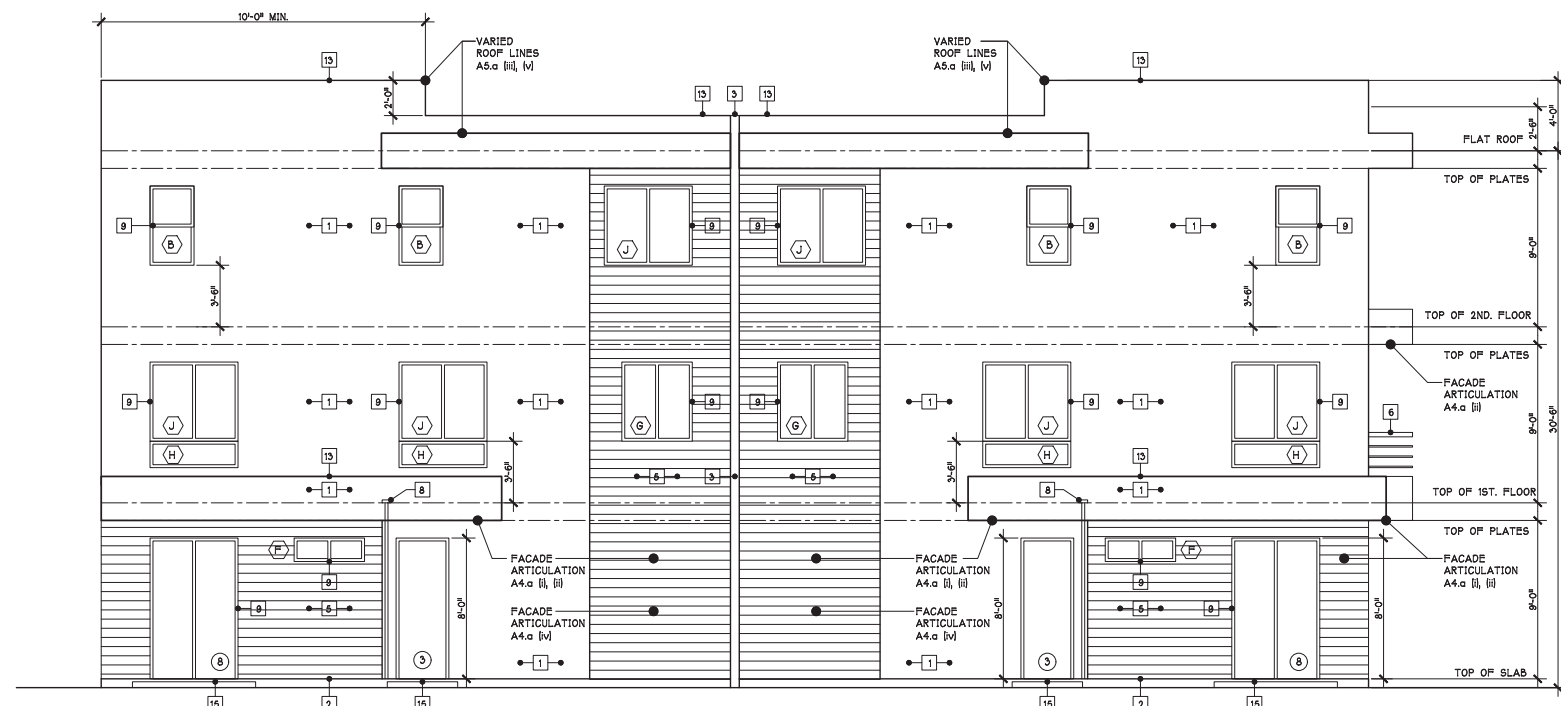
Date 09/30/20
Drawn By KSA
Checked By K.Stockton

A1.5

Scale NONE

ELEVATION KEYNOTES:

- 1 EXTERIOR STUCCO O/ APPROVED METAL LATH & (2) LAYERS OF BUILDING PAPER
- 2 G.I. WEEP SCREED - 4" MIN ABOVE GRADE (15)
- 3 FLASHING # AIR SPACE BETWEEN EXT. WALLS & PARAPET CAP (11, 12, 13, 14, 15)
- 4 STUCCO SCREEDS - VERTICAL & HORIZONTAL (16, 17, 18)
- 5 EXTERIOR HORIZONTAL SIDING (HARDPLANK OR APPROVED EQUAL) (8, 19)
- 6 42" HIGH WROUGHT IRON GUARDRAIL (13)
- 7 RAISED PLANTER - 6" WIDE CMU BLOCK WALL (42" HIGH UNO.)
- 8 SCUPPER/ OVERFLOW & DOWNSPOUTS (DIRECT TO INFILTRATION DEVICE)
- 9 WINDOW & DOOR FLASHING-TYPICAL (FLASH ALL OPENINGS IN STUCCO) (24, 25)
- 10 CONCRETE STEPS ON GRADE - 1" MAX RISER W/ 11" MIN TREAD (2)
- 11 SECTIONAL METAL OVERHEAD GARAGE DOOR WITH GLASS PANELS
- 12 ALUMINUM WALL MOUNTED DECORATIVE AWNING
- 13 FLASHING # PARAPET WALLS (18)
- 14 WALL MOUNTED SHIPS LADDER FOR FIRE DEPT. (11)
- 15 CONCRETE STUOP (3'-0" X 3'-0" MIN) - SEE PLAN COLORED CONC. LANDINGS # MAIN ENTRY TO DWELLINGS - TYPICAL
- 16 WALL MOUNTED METAL LADDER FOR FIRE DEPT. ACCESS TO ROOF

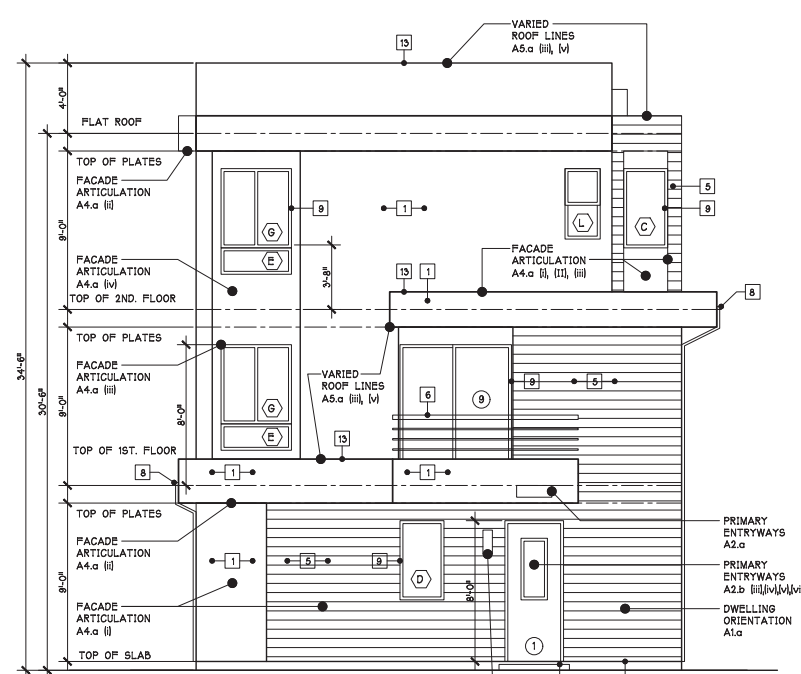


PLAN "A"
EXT. SIDE ELE. (LOT #2)

SCALE: 1/4" = 1'-0"

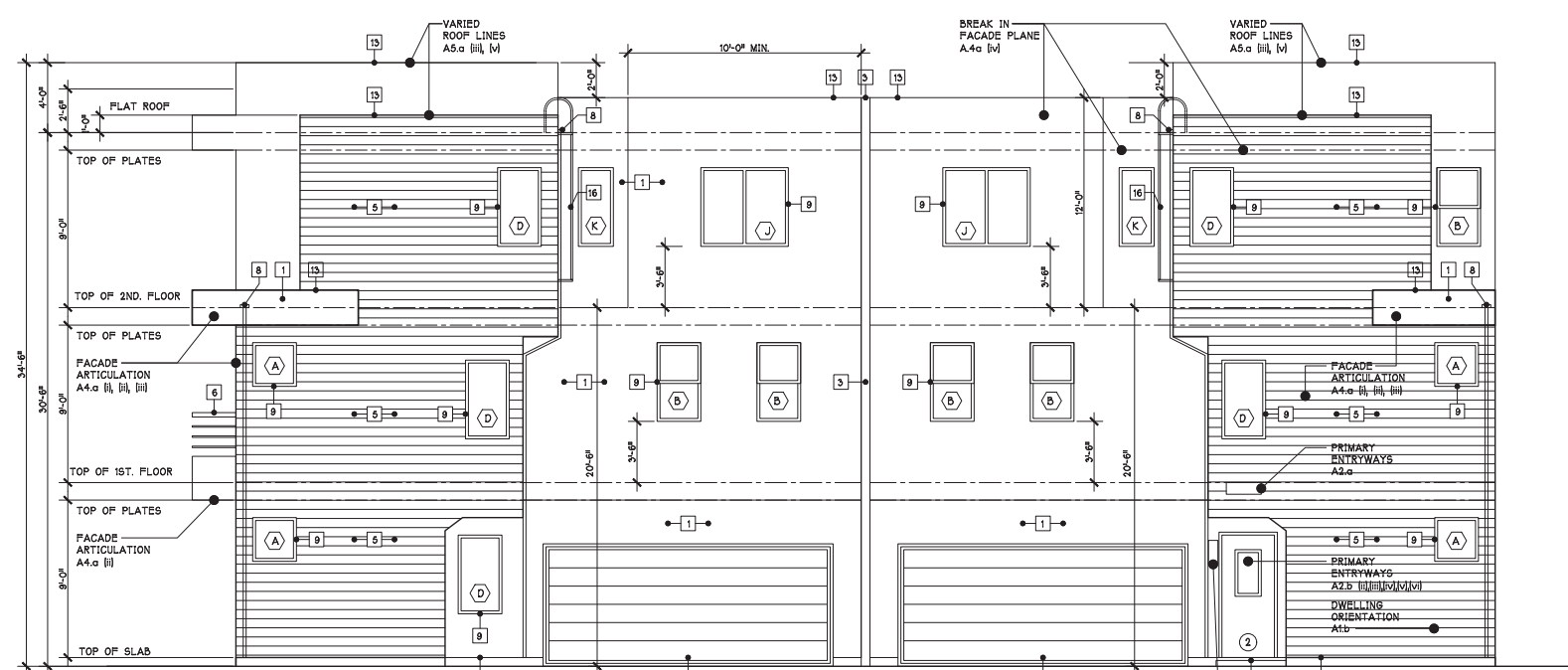
PLAN "A" END
EXT. SIDE ELEVATION (LOT #1)

SCALE: 1/4" = 1'-0"



PLAN "A" END
FRONT ELEVATION (LOT #1)

SCALE: 1/4" = 1'-0"

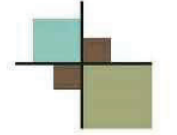


PLAN "A" END
INT. SIDE ELEVATION (LOT #1)

SCALE: 1/4" = 1'-0"

PLAN "A"
INT. SIDE ELEV. (LOTS #2 & #6)

SCALE: 1/4" = 1'-0"



Client

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Plan Check Set

**EXT. ELEV'S.
"A" UNITS**

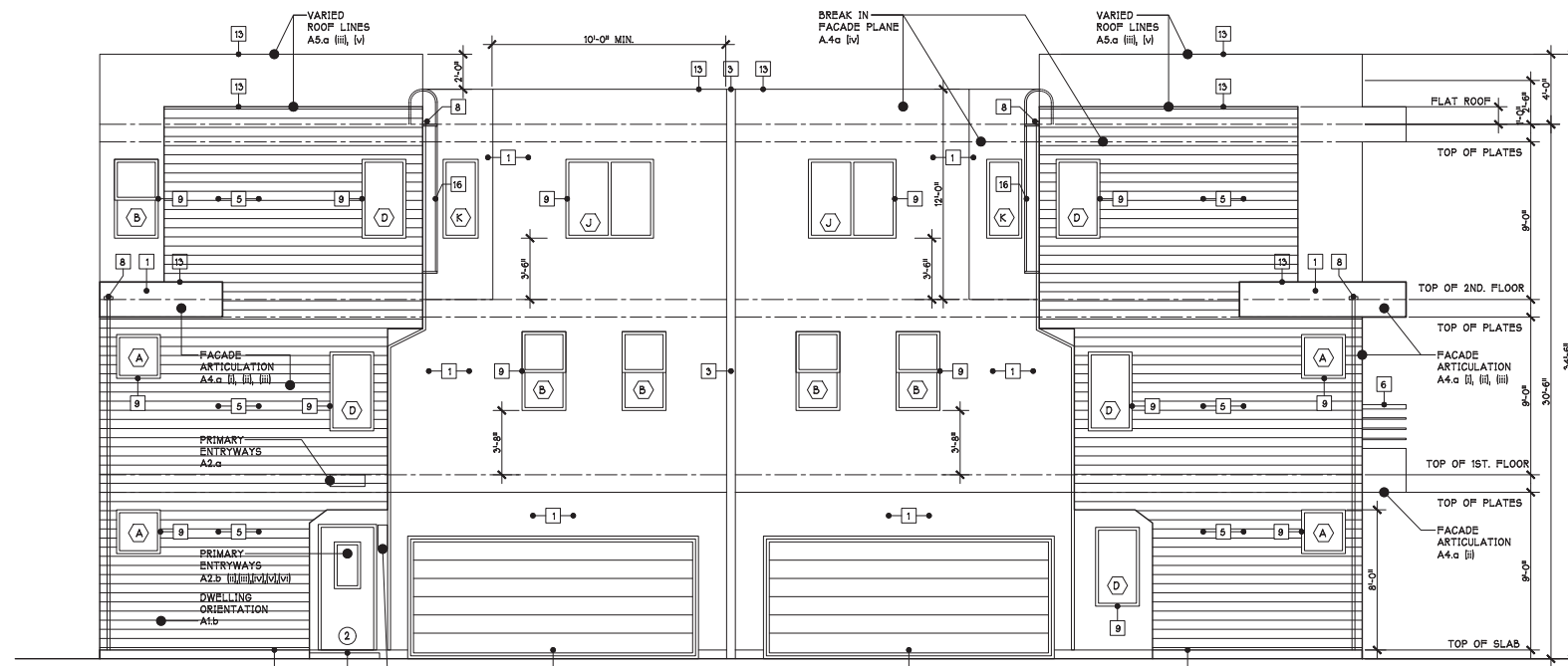
Date 09/30/20
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Checked By K.Stockton

A1.5a

Scale NONE

ELEVATION KEYNOTES:

- 1 EXTERIOR STUCCO (O) APPROVED METAL LATH & (7) LAYERS OF BUILDING PAPER
- 2 G.I. WEEP SCREED - 4" MIN ABOVE GRADE & (18) 2" MIN. ABOVE CONCRETE - TYPICAL
- 3 FLASHING & AIR SPACE BETWEEN EXT. WALLS & PARAPET CAP
- 4 STUCCO SCREEDS - VERTICAL & HORIZONTAL
- 5 EXTERIOR HORIZONTAL SIDING (HARDPLANK OR APPROVED EQUAL)
- 6 42" HIGH WROUGHT IRON GUARDRAIL
- 7 RAISED PLANTER - 6" WIDE CMU BLOCK WALL (42" HIGH UNO)
- 8 SCUPPER/ OVERFLOW & DOWNSPOUTS (DIRECT TO INFILTRATION DEVICE)
- 9 WINDOW & DOOR FLASHING-TYPICAL (FLASH ALL OPENINGS IN STUCCO)
- 10 CONCRETE STEPS ON GRADE - 1" MAX RISER W/ 11" MIN TREAD
- 11 SECTIONAL METAL OVERHEAD GARAGE DOOR WITH GLASS PANELS
- 12 ALUMINUM WALL MOUNTED DECORATIVE FINING
- 13 FLASHING & PARAPET WALLS
- 14 WALL MOUNTED SHIPS LADDER FOR FIRE DEPT.
- 15 CONCRETE STOOP (3'-0" X 3'-0" MIN) - SEE PLAN COLORED CONC. LANDINGS & MAIN ENTRY TO DWELLINGS - TYPICAL
- 16 WALL MOUNTED METAL LADDER FOR FIRE DEPT. ACCESS TO ROOF

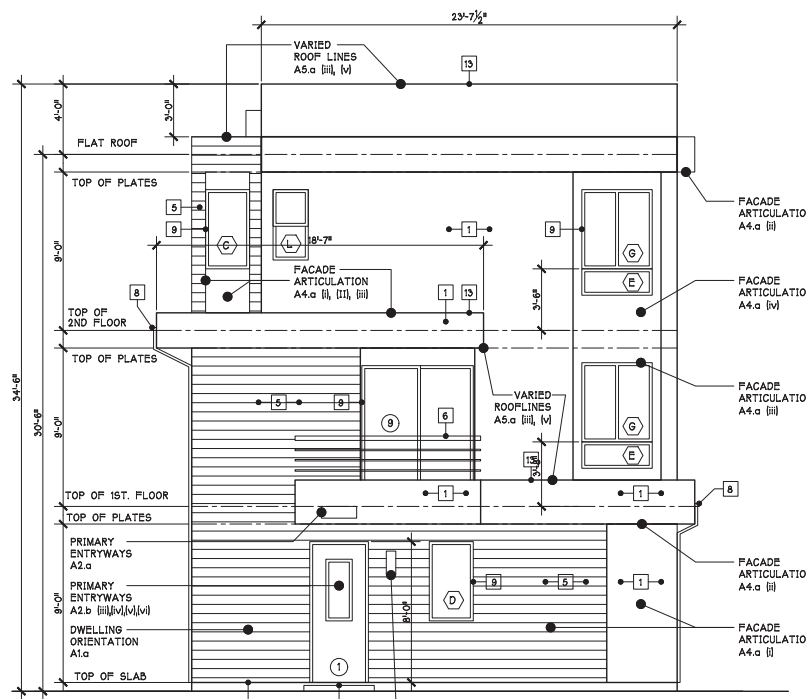


**PLAN "A"
INT. SIDE ELEV. (LOTS #3, #7, & #8)**

SCALE: 1/4" = 1'-0"

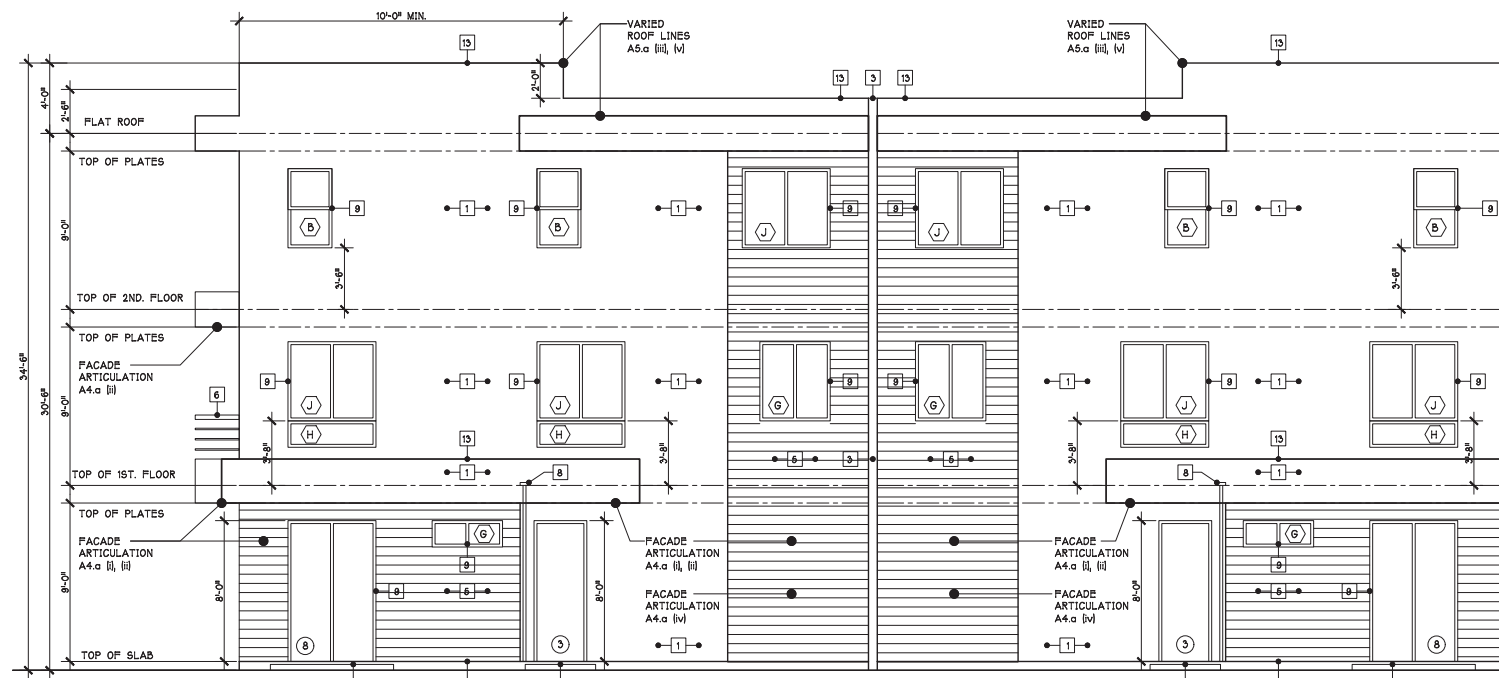
**PLAN "A" END
INT. SIDE ELEVATION (LOT #9)**

SCALE: 1/4" = 1'-0"



**PLAN "A" END
FRONT ELEVATION LOT #9**

SCALE: 1/4" = 1'-0"

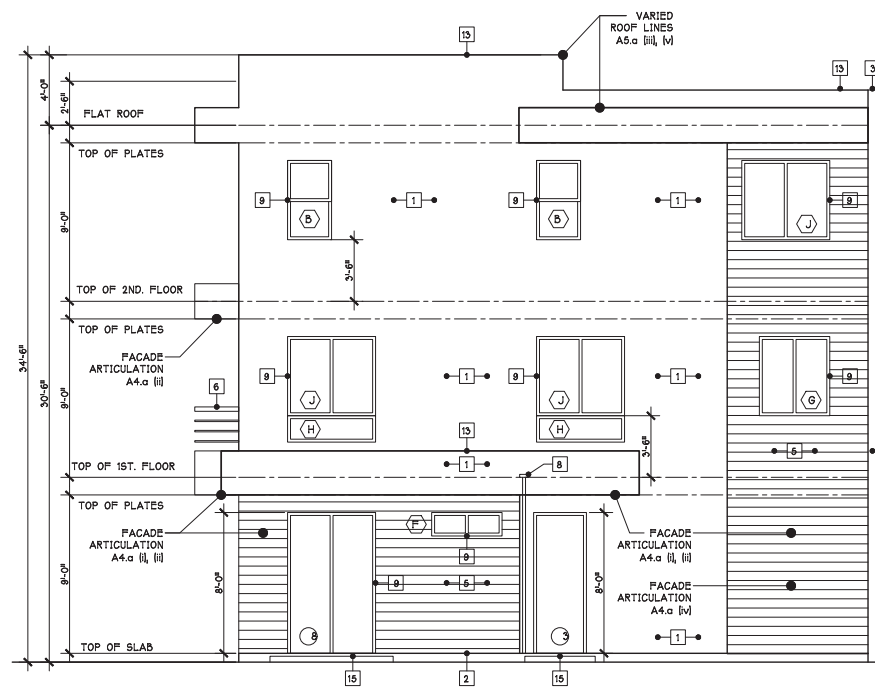


**PLAN "A" END
EXT. SIDE ELEVATION (LOT #9)**

SCALE: 1/4" = 1'-0"

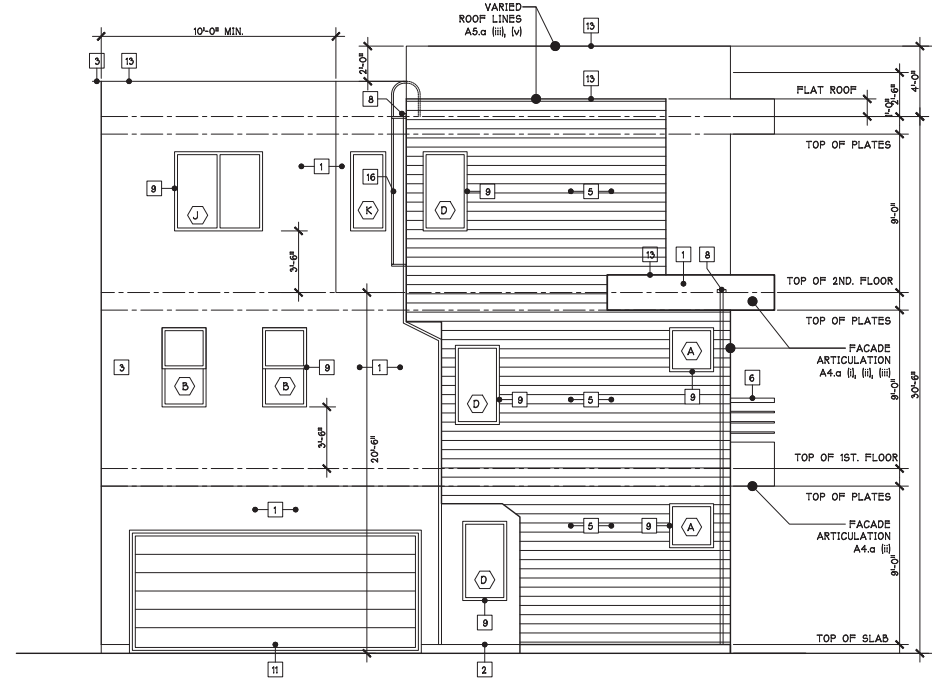
**PLAN "A"
EXT. SIDE ELEV. (LOTS #3, #7, & #8)**

SCALE: 1/4" = 1'-0"



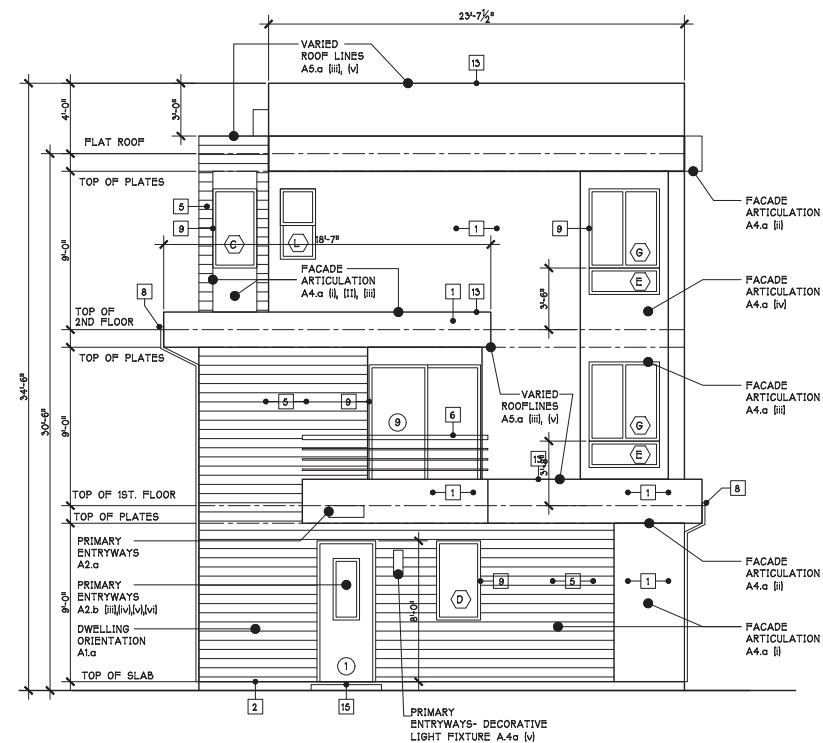
PLAN "A" END
EXT. SIDE ELEVATION (LOT #4)

SCALE: 1/4" = 1'-0"



PLAN "A" END
INT. SIDE ELEVATION (LOT#4)

SCALE: 1/4" = 1'-0"



PLAN "A" END
FRONT ELEVATION (LOT #4)

SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES:

- 1 EXTERIOR STUCCO O/ APPROVED METAL LATH & (2) LAYERS OF BUILDING PAPER
- 2 G.I. WEEP SCREED- 4" MIN ABOVE GRADE & 2" MIN. ABOVE CONCRETE - TYPICAL
- 3 FLASHING & AIR SPACE BETWEEN EXT. WALLS & PARAPET CAP
- 4 STUCCO SCREEDS - VERTICAL & HORIZONTAL
- 5 EXTERIOR HORIZONTAL SIDING (HARD PLANK OR APPROVED EQUAL)
- 6 42" HIGH WROUGHT IRON GUARDRAIL
- 7 RAISED PLANTER- 6" WIDE CMU BLOCK WALL (42" HIGH UNDO)
- 8 SCUPPER/ OVERFLOW & DOWNSPOUTS (DIRECT TO INFILTRATION DEVICE)
- 9 WINDOW & DOOR FLASHING-TYPICAL (FLASH ALL OPENINGS IN STUCCO)
- 10 CONCRETE STEPS ON GRADE- 1" MAX RISER W/ 11" MIN TREAD
- 11 SECTIONAL METAL OVER-HEAD GARAGE DOOR WITH GLASS PANELS
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- 14 WALL MOUNTED SHIPS LADDER FOR FIRE DEPT.
- 15 CONCRETE STOOP (3'-0" X 3'-0" MIN) - SEE PLAN COLORED CONC. LANDINGS & MAIN ENTRY TO DWELLINGS - TYPICAL
- 16 WALL MOUNTED METAL LADDER FOR FIRE DEPT. ACCESS TO ROOF

KEN STOCKTON ARCHITECTS, INC.



DESIGN & PLANNING

www.STOCKTONARCHITECTS.com

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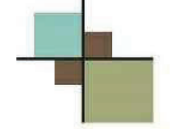
Plan Check Set

**EXT. ELEV'S.
LOT #4**

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A1.6a

Scale NONE



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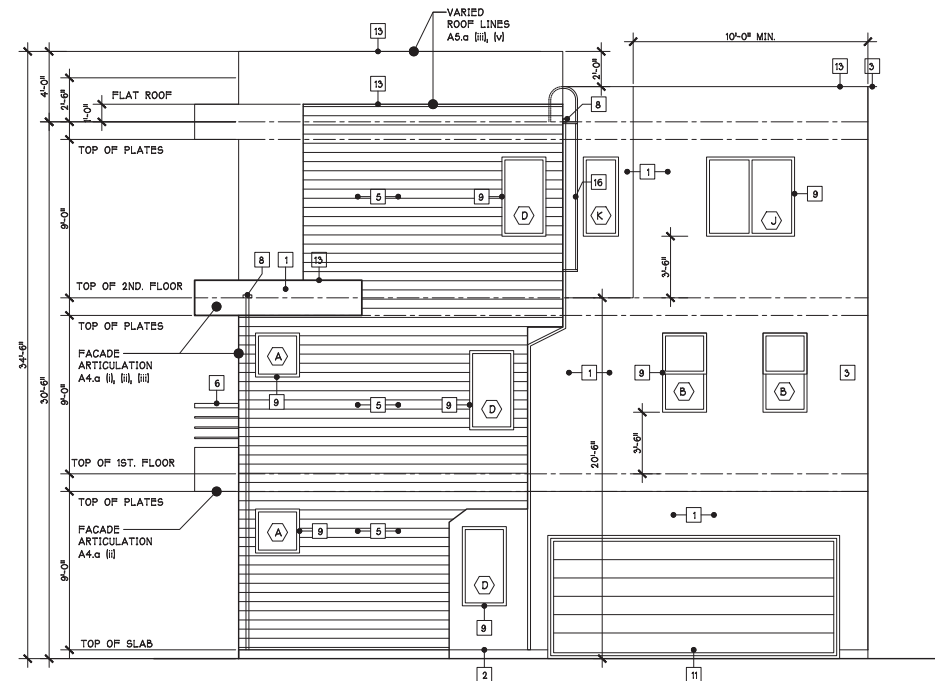
Plan Check Set

EXT. ELEV'S.
LOT #5

Date 09/30/20
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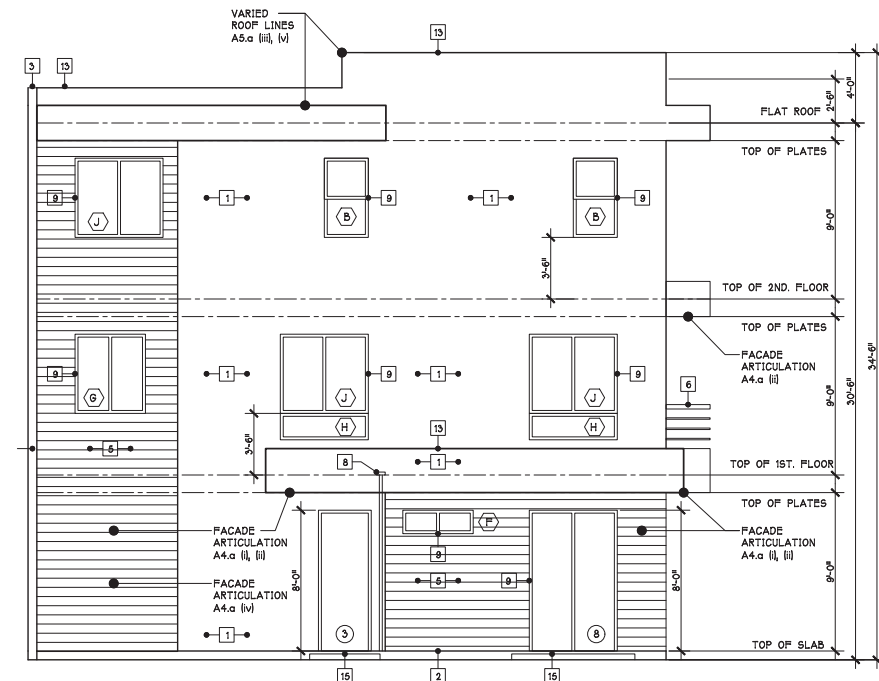
A1.6b

Scale NONE



PLAN "A" END
INT. SIDE ELEVATION (LOT#5)

SCALE: 1/4" = 1'-0"

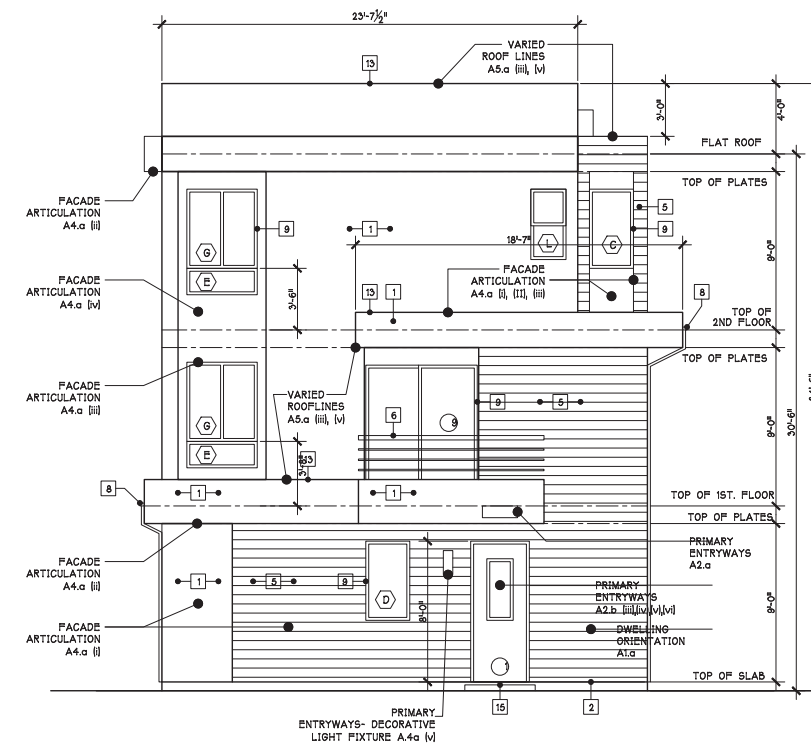


PLAN "A" END
EXT. SIDE ELEVATION (LOT #5)

SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES:

- 1 EXTERIOR STUCCO (1) APPROVED METAL LATH + (2) LAYERS OF BUILDING PAPER
- 2 3/4" WEEP SCREED - 4" MIN ABOVE GRADE + 2" MIN. ABOVE CONCRETE - TYPICAL
- 3 FLASHING + AIR SPACE BETWEEN EXT. WALLS + PARAPET CAP
- 4 STUCCO SCREEDS - VERTICAL + HORIZONTAL
- 5 EXTERIOR HORIZONTAL SIDING (HARDPLANK OR APPROVED EQUAL)
- 6 42" HIGH WROUGHT IRON GUARDRAIL
- 7 RAISED PLANTER - 6" WIDE CPU BLOCK WALL (42" HIGH WLD.)
- 8 SCUPPER/ OVERFLOW + DOWNSPOUTS (DIRECT TO INFILTRATION DEVICE)
- 9 WINDOW + DOOR FLASHING- TYPICAL (FLASH ALL OPENINGS IN STUCCO)
- 10 CONCRETE STEPS ON GRADE - 1" MAX RISER W/ 11" MIN TREAD
- 11 SECTIONAL METAL OVERHEAD GARAGE DOOR WITH GLASS PANELS
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- 14 WALL MOUNTED SHIPS LADDER FOR FIRE DEPT.
- 15 CONCRETE STOOP (3'-0" X 3'-0" MIN) - SEE PLAN COLORED CONC. LANDINGS + MAIN ENTRY TO DWELLINGS - TYPICAL
- 16 WALL MOUNTED METAL LADDER FOR FIRE DEPT. ACCESS TO ROOF



PLAN "A" END
FRONT ELEVATION (LOT #5)

SCALE: 1/4" = 1'-0"



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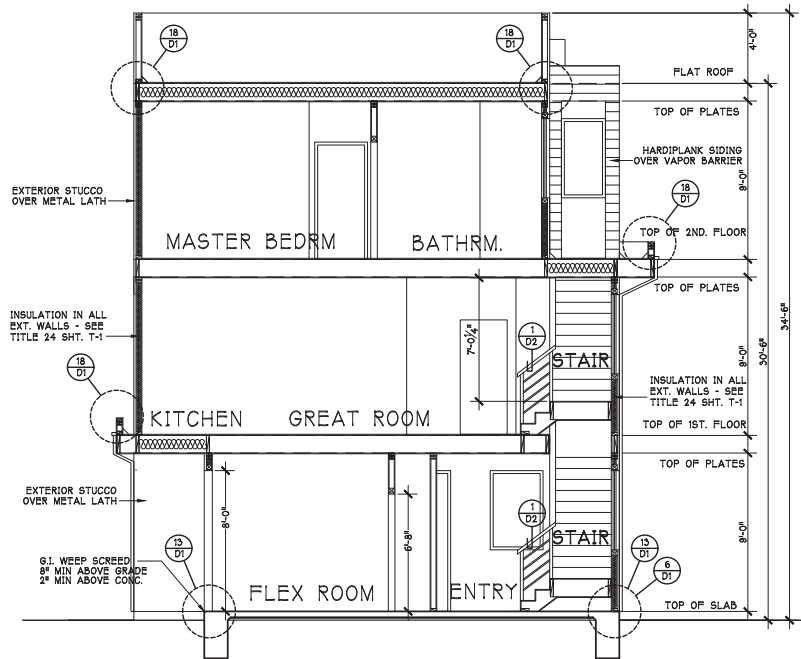
Plan Check Set

**SECTIONS
"A" UNITS**

Date 09/30/20
Drawn By KSA
Checked By K.Stockton

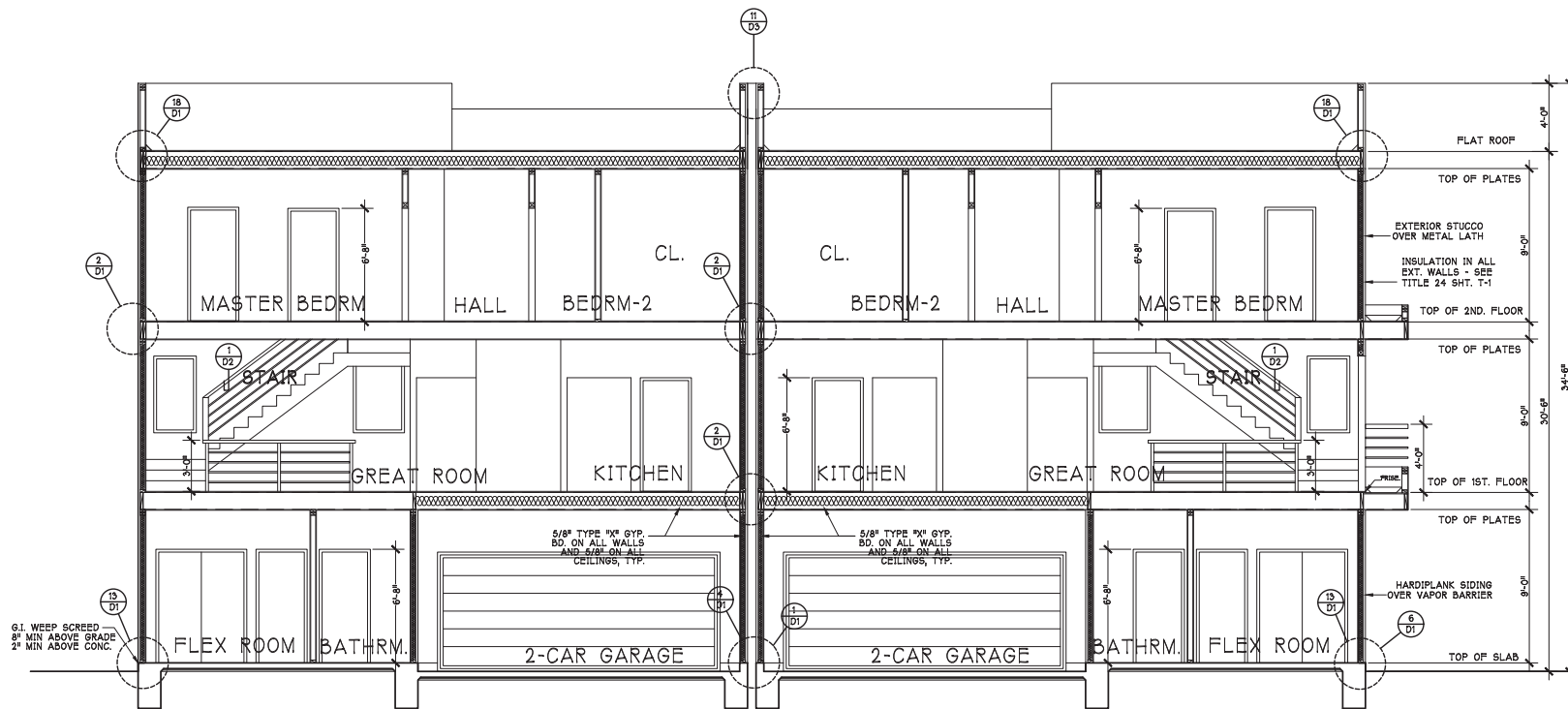
A1.7

Scale NONE



PLAN "A" END & PLAN "A"
SECTION "C" (LOT#1 & #5) AND (LOT#3 #7 & #8)

SCALE: 1/4" = 1'-0"

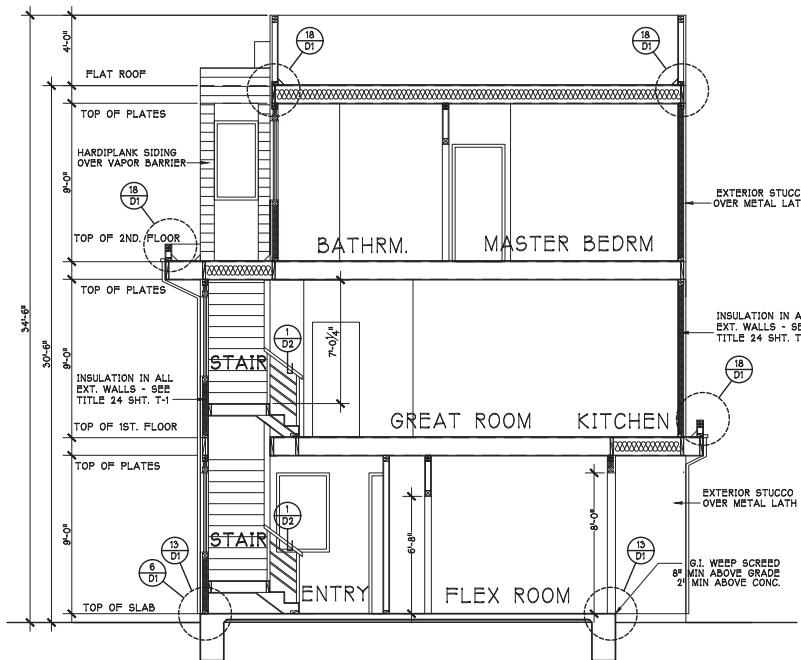


PLAN "A"
SECTION "B" (LOTS #3 #2 & #6)

SCALE: 1/4" = 1'-0"

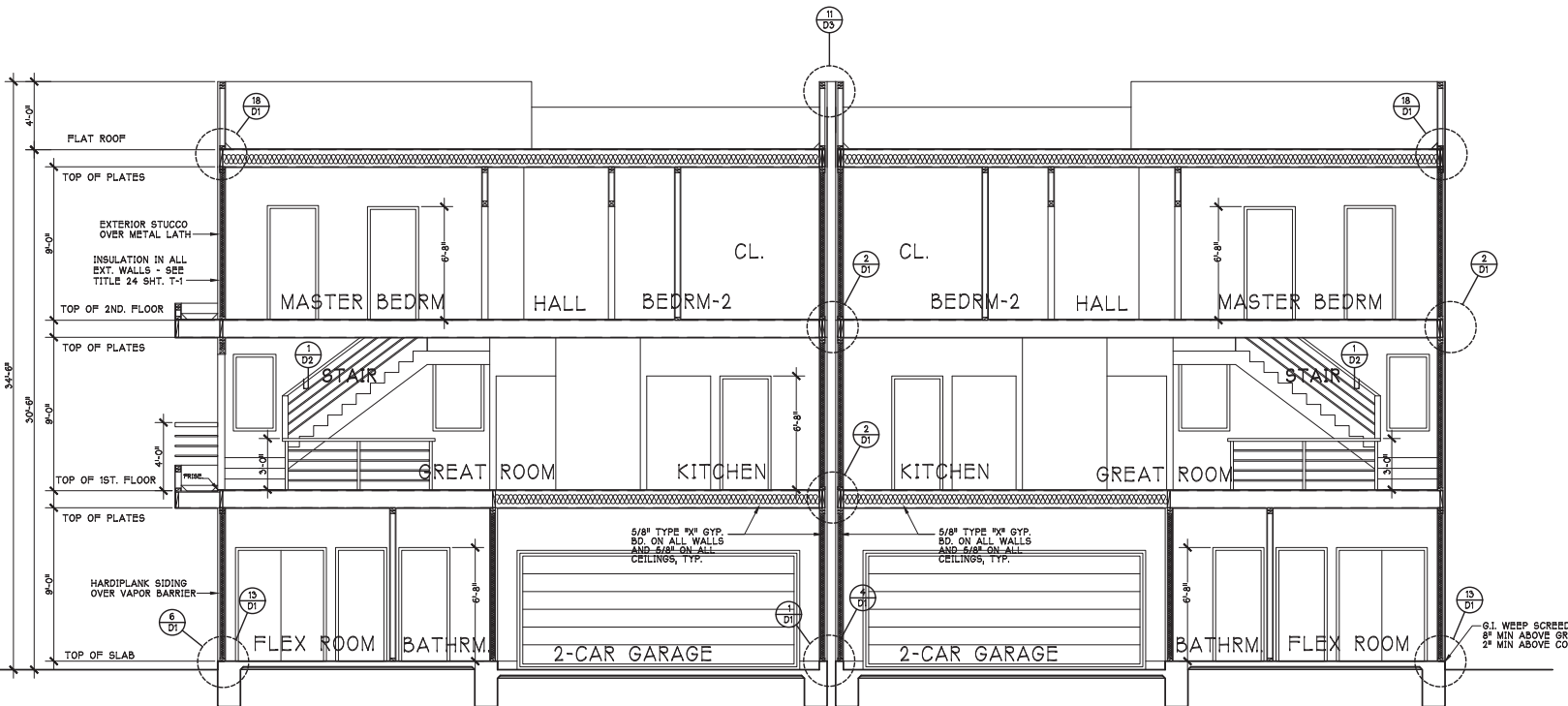
PLAN "A" END
SECTION "A" (LOTS #1 & #5)

SCALE: 1/4" = 1'-0"



PLAN "A" END & PLAN "A"
SECTION "D" (LOT#4 & #9) AND (LOT#2 & #6)

SCALE: 1/4" = 1'-0"

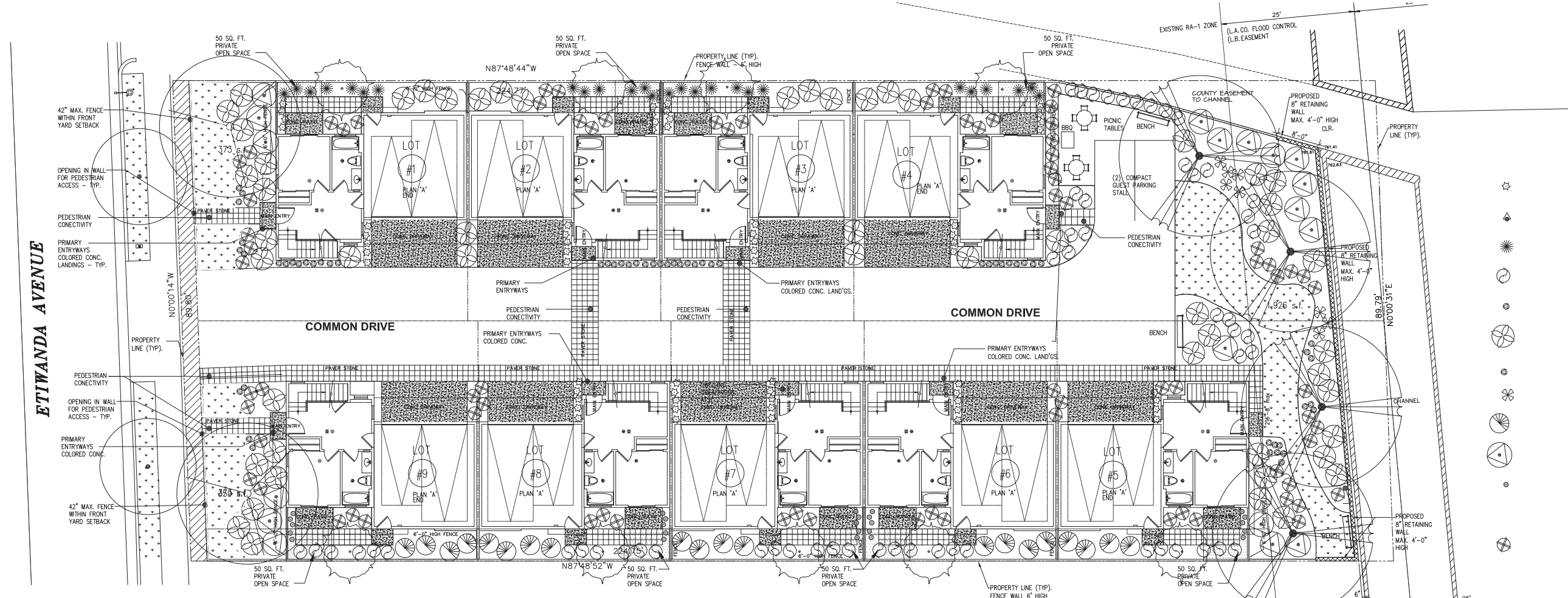


PLAN "A" END
SECTION "A" (LOTS #4 & #9)

SCALE: 1/4" = 1'-0"

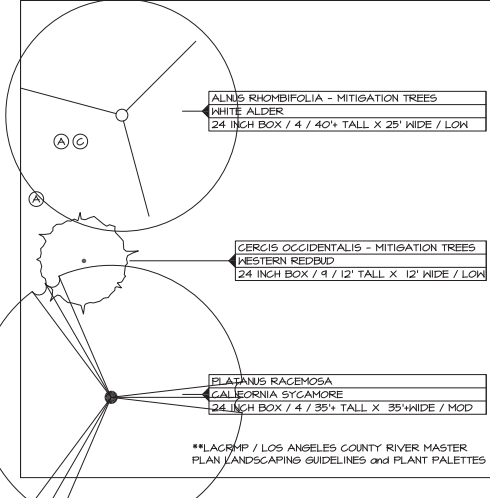
PLAN "A"
SECTION "B" (LOT#3 #7 & #8)

SCALE: 1/4" = 1'-0"



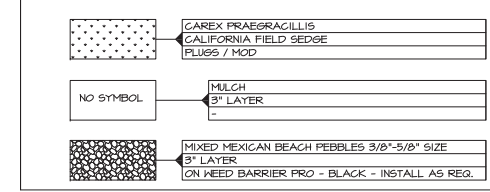
TREE LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME SIZE / QUANTITY / LOW
--------	--



GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME / MCOLS COMMON NAME SIZE / QUANTITY / MCOLS
--------	--



SHRUB LEGEND

SYMBOL	BOTANICAL NAME (COMMON NAME) *LACRMP SIZE @ TIME OF PLANTING and AT MATURITY SIZE / QUANTITY / MCOLS
--------	--

- ADIANTUM JORDANI / CALIFORNIA MAIDEN-HAIR FERN *LACRMP
SIZE @ PLANTING 6" T X 6" W / @ MATURITY 18" T X 18" W
1 GAL / 50 / MOD
- CLEMATIS LIGUSTICIFOLIA / VIRGIN'S BOYER *LACRMP
SIZE @ PLANTING 5" T X 2" W / @ MATURITY 2" T X 15" W
5 GAL / 25 / LOW
- DRYOPTERIS ARGUTA / HOOD FERN *LACRMP
SIZE @ PLANTING 6" T X 6" W / @ MATURITY 3" T X 3" W
1 GAL / 75 / LOW
- ENCELIA CALIFORNICA / CALIFORNIA ENCELIA *LACRMP
SIZE @ PLANTING 18" T X 18" W / @ MATURITY 4" T X 4" W
5 GAL / 50 / LOW
- ERIOPHYLLUM CONFERTIFLORUM / GOLDEN YARRAH *LACRMP
SIZE @ PLANTING 6" T X 6" W / @ MATURITY 18" T X 18" W
1 GAL / 30 / LOW
- KECKIELLA CORDIFOLIA / HEART LEAVED PENSTEMON *LACRMP
SIZE @ PLANTING 18" T X 18" W / @ MATURITY 3" T X 4" W
5 GAL / 25 / LOW
- MIMULUS CARDINALIS / SCARLET MONKEY FLOWER *LACRMP
SIZE @ PLANTING 6" T X 6" W / @ MATURITY 3" T X 3" W
1 GAL / 30 / LOW
- PENSTEMON SPECTABILIS / SHOWY PENSTEMON *LACRMP
SIZE @ PLANTING 6" T X 6" W / @ MATURITY 3" T X 3" W
1 GAL / 30 / LOW
- PRUNUS ILICIFOLIA / HOLLY LEAF CHERRY *LACRMP
SIZE @ PLANTING 18" T X 18" W / @ MATURITY 4" T X 8" W
5 GAL / 25 / LOW
- RHAMNUS C. ILICIFOLIA / HOLLYLEAF REDBERRY *LACRMP
SIZE @ PLANTING 18" T X 18" W / @ MATURITY 3" T X 5" W
5 GAL / 25 / LOW
- SISTRICHILUM BELLUM / BLUE-EYED GRASS *LACRMP
SIZE @ PLANTING 4" T X 4" W / @ MATURITY 12" T X 12" W
1 GAL / 40 / LOW
- VENEGASIA CARPESODES / CANYON SUNFLOWER *LACRMP
SIZE @ PLANTING 12" T X 12" W / @ MATURITY 3" T X 4" W
5 GAL / 45 / LOW

RIO LANDSCAPE

LANDSCAPE PROVIDED = 2500 SQ. FT. 100% OF PLANTING IS A COMBINATION OF NATIVE, WATER WISE AND LOS ANGELES COUNTY MASTER PLAN

WATER MANAGEMENT POINT SYSTEM

REFERENCE NO.	UNIT TYPE	POINTS	SG. FEET
N/A	ENTIRE SITE	200	17,891
TOTAL REQUIRED:		200	
PROVIDED			
N/A	AUTOMATIC CONTROLLERS	5	N/A
C	PLANTS ONCE ESTABLISHED THAT WILL REMAIN IN GOOD HEALTH WITH SUMMER WATER	840	N/A
TOTAL PROVIDED:		845	

LANDSCAPE POINT SYSTEM

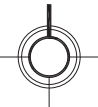
REFERENCE NO.	UNIT TYPE	POINTS	SG. FEET
N/A	ENTIRE SITE	20	17,891
TOTAL REQUIRED:		20	
PROVIDED			
A	4 TREE TAXON THAT DO NOT EXIST IN 1000 FT. RADIUS	10	N/A
B	500 L.F. OF VINES ON WALLS	20	N/A
C	100% CALIFORNIA NATIVE PLANTS THROUGHOUT PROJECT	10	N/A
TOTAL PROVIDED:		40	

LANDSCAPE INTENT

TO PROVIDE A NATIVE GARDEN USING RIO AND LOS ANGELES COUNTY MASTER PLAN PLANTS, CREATING A NATURAL INVITING GARDEN WITH A NO MOW GRASS OF NATIVE CAREX BINDING THROUGH THE BACK GARDEN WITH CALIFORNIA SYCAMORES AND A VARIETY OF NATIVE. CREATING A SHADY NATURAL GARDEN. THE FRONT YARD WILL ALSO HAVE THAT CAN BE MOVED OCCASIONALLY FOR A MORE NEIGHBORHOOD FEELING. THE PLANTS WILL HAVE A DRIP IRRIGATION SYSTEM WITH A HEATHER BASED CONTROLLER TO MEET AND EXCEED THE CITY & STATE WATER ORDINANCE.

PRELIMINARY LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"



Planning, Design, and Construction Services
 Susan E. McEowen, Landscape Architect
 License No. 2180
 19197 Golden Valley Road, #924
 Santa Clarita, CA 91387
 Office: (661) 212-3335
 Email: susan@landarch.us

Exhibit B

ENV-2019-4792-ND



5808 North Etiwanda Project

Case Number: ENV-2019-4792-ND

Project Location: 5808 North Etiwanda Avenue, Los Angeles, California, 91356

Community Plan Area: Encino-Tarzana

Council District: 3—Blumenfield

Project Description: The proposed project includes the subdivision of nine (9) small lots and associated nine (9) single-family dwellings. Each unit will be three (3) stories in height at 35 feet, with a two-car garage, totaling approximately 2,600 square feet. Two (2) guest parking spaces will be provided at grade. The project includes minimal grading and excavation necessary for the foundation of each dwelling.

The project will require approval of the following discretionary actions: 1) a General Plan Amendment from Low Medium I Residential and Open Space to Low Medium II Residential; 2) a Zone Change from RA-1 and OS-1XL to RD1.5-1; and 3) a Vesting Tentative Tract Map to allow for the subdivision of nine (9) small lots.

PREPARED BY:

The City of Los Angeles
Department of City Planning

PREPARED BY:

Alex Truong

APPLICANT:

IML Properties LLC by Ilan Levy

INITIAL STUDY

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3. Project Description	12
4. Environmental Checklist	14

INITIAL STUDY

1 INTRODUCTION

This Initial Study (IS) document evaluates potential environmental effects resulting from construction and operation of the proposed Project (“Project”). The proposed Project is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). Therefore, this document has been prepared in compliance with the relevant provisions of CEQA and the State CEQA Guidelines as implemented by the City of Los Angeles (City). Based on the analysis provided within this Initial Study, the City has concluded that the Project will not result in significant impacts on the environment. This Initial Study and Mitigated Negative Declaration are intended as informational documents, and are ultimately required to be adopted by the decision maker prior to project approval by the City.

1.1 PURPOSE OF AN INITIAL STUDY

The California Environmental Quality Act was enacted in 1970 with several basic purposes: (1) to inform governmental decision makers and the public about the potential significant environmental effects of proposed projects; (2) to identify ways that environmental damage can be avoided or significantly reduced; (3) to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of feasible alternatives or mitigation measures; and (4) to disclose to the public the reasons behind a project’s approval even if significant environmental effects are anticipated.

An application for the proposed project has been submitted to the City of Los Angeles Department of City Planning for discretionary review. The Department of City Planning, as Lead Agency, has determined that the project is subject to CEQA, and the preparation of an Initial Study is required.

An Initial Study is a preliminary analysis conducted by the Lead Agency, in consultation with other agencies (responsible or trustee agencies, as applicable), to determine whether there is substantial evidence that a project may have a significant effect on the environment. If the Initial Study concludes that the Project, with mitigation, may have a significant effect on the environment, an Environmental Impact Report should be prepared; otherwise the Lead Agency may adopt a Negative Declaration or a Mitigated Negative Declaration.

This Initial Study has been prepared in accordance with CEQA (Public Resources Code §21000 et seq.), the State CEQA Guidelines (Title 14, California Code of Regulations, §15000 et seq.), and the City of Los Angeles CEQA Guidelines (1981, amended 2006).

1.2. ORGANIZATION OF THE INITIAL STUDY

This Initial Study is organized into four sections as follows:

1 INTRODUCTION

Describes the purpose and content of the Initial Study, and provides an overview of the CEQA process.

2 EXECUTIVE SUMMARY

Provides Project information, identifies key areas of environmental concern, and includes a determination whether the project may have a significant effect on the environment.

3 PROJECT DESCRIPTION

Provides a description of the environmental setting and the Project, including project characteristics and a list of discretionary actions.

4 EVALUATION OF ENVIRONMENTAL IMPACTS

Contains the completed Initial Study Checklist and discussion of the environmental factors that would be potentially affected by the Project.

INITIAL STUDY

2 EXECUTIVE SUMMARY

PROJECT TITLE	5808 NORTH ETIWANDA AVENUE
ENVIRONMENTAL CASE NO.	ENV-2019-4792-MND
RELATED CASES	VTT-82210-SL and CPC-2019-4791-GPA-ZC

PROJECT LOCATION	5808 NORTH ETIWANDA AVENUE
COMMUNITY PLAN AREA	ENCINO-TARZANA
GENERAL PLAN DESIGNATION	LOW MEDIUM I RESIDENTIAL, OPEN SPACE
ZONING	RA-1, OS-1XL
COUNCIL DISTRICT	3

LEAD AGENCY	CITY OF LOS ANGELES
STAFF CONTACT	ALEX TRUONG
ADDRESS	200 NORTH SPRING STREET, ROOM 763
PHONE NUMBER	213-978-3308
EMAIL	ALEXANDER.TRUONG@LACITY.ORG

APPLICANT	IML PROPERTIES LLC BY ILAN LEVY
ADDRESS	16542 VENTURA BOULEVARD #308
PHONE NUMBER	818-385-0436

PROJECT DESCRIPTION

The proposed project includes the subdivision of nine (9) small lots and associated nine (9) single-family dwellings. Each unit will be three (3) stories in height at 35 feet, with a two-car garage, totaling approximately 2,600 square feet. Two (2) guest parking spaces will be provided at grade. The project includes minimal grading and excavation necessary for the foundation of each dwelling.

The project will require approval of the following discretionary actions: 1) A General Plan Amendment from Low Medium I Residential and Open Space to Low Medium II Residential; 2) A Zone Change from RA-1 to RD1.5-1; and 3) A Vesting Tentative Tract Map to allow for the subdivision of nine (9) small lots.

(For additional detail, see "Section 3. PROJECT DESCRIPTION").

ENVIRONMENTAL SETTING

The subject project is a flat, irregular-shaped, 21,177 square-foot interior lot with a 90-foot frontage along Etiwanda Avenue. The site is currently vacant. The rear portion of the property contains a Los Angeles County Flood Control Channel (LAFCC), which was previously the Cabrillo Creek. There are 17 non-protected trees on-site.

The site is located within the Encino-Tarzana Community Plan area, in the City of Los Angeles, which designates the front 17,991 square-foot portion of the property for Low Medium I Residential land uses, with corresponding zones of R2, RD3, RD4, RZ3, RZ4, RU, and RW1, and the rear 2,313 square-foot portion of the property for Open Space land uses, with corresponding zones of OS, and A1. The property zoned RA-1 and OS-1XL.

The property is located within an Airport Hazard area (350' Height Limit Above Elevation 790), Urban and Built-up Land, and the Urban Agriculture Incentive Zone. The property contains a watercourse (an LAFCC, which was previously the Cabrillo Creek).

The property is located within 11.7km of the Hollywood Fault, and within a liquefaction zone.

Etiwanda Avenue is a Collector Street, dedicated to a variable width of between 60 and 62 feet and improved with asphalt, curb, gutter and sidewalk.

There is an alley across Etiwanda dedicated to a 30-foot width and improved with asphalt and gutter.

The surrounding properties consist of a mixture of single- and multi-family development. The properties to the north are zoned OS, R1, (Q)RD2 and (Q)RD3, and are developed with multi-family uses, an easement for access to the LAFCC, and the LAFCC. The properties to the east are zoned OS, and R1, and are developed with single-family uses, and the LAFCC. The properties to the south are zoned OS, R1, (Q)RD1.5 and R3, and are developed with multi-family uses, an easement for access to the LAFCC, and the LAFCC. The properties to the west, across Etiwanda Avenue, are zoned (Q)RD1.5 and (Q)RD3, and are developed with multi-family uses.

(For additional detail, see “Section 3. PROJECT DESCRIPTION”).

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED

(e.g. permits, financing approval, or participation agreement)

Pursuant to various sections of the Los Angeles Municipal Code, the project will also require various ministerial administrative approvals and permits from the Los Angeles Department of Building and Safety and other municipal agencies for project construction actions, including but not limited to the following: demolition, grading, foundation, building and tenant improvements.

The project will require approvals and permits from Los Angeles County Public works for work within the LAFCC.

CALIFORNIA NATIVE AMERICAN CONSULTATION

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

One request was made by any of the California Native American tribes.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.


- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Alex Truong PRINTED NAME	City Planning Associate TITLE
SIGNATURE 	July 27, 2020 DATE

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross referenced).
- 5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
- 7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

INITIAL STUDY

3 PROJECT DESCRIPTION

3.1 PROJECT SUMMARY

The proposed project includes the subdivision of nine (9) small lots and associated nine (9) single-family dwellings. Each unit will be three (3) stories in height at 35 feet, with a two-car garage, totaling approximately 2,600 square feet. Two (2) guest parking spaces will be provided at grade. The project includes minimal grading and excavation necessary for the foundation of each dwelling.

The project will require approval of the following discretionary actions: 1) A General Plan Amendment from Low Medium I Residential and Open Space to Low Medium II Residential; 2) A Zone Change from RA-1 to RD1.5-1; and 3) A Vesting Tentative Tract Map to allow for the subdivision of nine (9) small lots.

3.2 ENVIRONMENTAL SETTING

The subject project is a flat, irregular-shaped, 21,177 square-foot interior lot with a 90-foot frontage along Etiwanda Avenue. The site is currently vacant. The rear portion of the property contains a Los Angeles County Flood Control Channel (LAFCC), which was previously the Cabrillo Creek. There are 17 non-protected trees on-site.

The site is located within the Encino-Tarzana Community Plan area, in the City of Los Angeles, which designates the front 17,991 square-foot portion of the property for Low Medium I Residential land uses, with corresponding zones of R2, RD3, RD4, RZ3, RZ4, RU, and RW1, and the rear 2,313 square-foot portion of the property for Open Space land uses, with corresponding zones of OS, and A1. The property zoned RA-1 and OS-1XL.

The property is located within an Airport Hazard area (350' Height Limit Above Elevation 790), Urban and Built-up Land, and the Urban Agriculture Incentive Zone. The property contains a watercourse (an LAFCC, which was previously the Cabrillo Creek).

The property is located within 11.7km of the Hollywood Fault, and within a liquefaction zone.

Etiwanda Avenue is a Collector Street, dedicated to a variable width of between 60 and 62 feet and improved with asphalt, curb, gutter and sidewalk.

There is an alley across Etiwanda dedicated to a 30-foot width and improved with asphalt and gutter.

The surrounding properties consist of a mixture of single- and multi-family development. The properties to the north are zoned OS, R1, (Q)RD2 and (Q)RD3, and are developed

with multi-family uses, an easement for access to the LAFCC, and the LAFCC. The properties to the east are zoned OS, and R1, and are developed with single-family uses, and the LAFCC. The properties to the south are zoned OS, R1, (Q)RD1.5 and R3, and are developed with multi-family uses, an easement for access to the LAFCC, and the LAFCC. The properties to the west, across Etiwanda Avenue, are zoned (Q)RD1.5 and (Q)RD3, and are developed with multi-family uses.

3.3 DESCRIPTION OF PROJECT

3.3.1 Project Overview

The site was improved with a single-family dwelling that has since been demolished. The site is currently vacant. The proposed project includes the subdivision of nine (9) small lots and associated nine single-family dwellings. Each unit will be three stories in height at 35 feet, with a two-car garage, totaling approximately 2,600 square feet. Two guest parking spaces will be provided at grade. The project includes minimal grading and excavation necessary for the foundation of each dwelling.

The project design includes two clusters of single-family dwellings; four (4) on the northerly side and five (5) on the southerly side that are all accessed via a common access driveway. There will be a pedestrian pathway parallel to the common access driveway that provides access to all units, open space areas, and guest parking. There will be 1,262 square feet of common open space areas provided primarily at the front and rear portions of the property as well as a total of 450 square feet private open space areas: 50 square feet for each unit. The front and rear portions of the property will also be the areas of the property that includes the most landscaping that includes trees ranging between 12 to 40 feet in height. Two guest parking spaces are proposed for the subdivision; to be located at the eastern portion of the property or at the end of the common access driveway. Lastly, the project includes 6-foot high perimeter fencing with the exception of the front yard area that includes 42-inch high walls.

3.4 REQUESTED PERMITS AND APPROVALS

The list below includes the anticipated requests for approval of the Project. The Negative Declaration will analyze impacts associated with the Project and will provide environmental review sufficient for all necessary entitlements and public agency actions associated with the Project. The discretionary entitlements, reviews, permits and approvals required to implement the Project include, but are not necessarily limited to, the following:

- Pursuant to LAMC Section 11.5.6, a General Plan Amendment from Low Medium I Residential and Open Space to Low Medium II Residential
- Pursuant to LAMC Section 12.32, a Zone Change from RA-1 and OS-1XL to (T)(Q)RD1.5-1
- Pursuant to LAMC Section 17.03 and 17.15, a Small Lot Subdivision for nine (9) small lots.

INITIAL STUDY

4 ENVIRONMENTAL IMPACT ANALYSIS

I. AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099 would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Have a substantial adverse effect on a scenic vista?

A significant impact would occur if the proposed project would have a substantial adverse effect on a scenic vista. A scenic vista refers to views of focal points or panoramic views of broader geographic areas that have visual interest. A focal point view would consist of a view of a notable object, building, or setting. Diminishment of a scenic vista would occur if the bulk or design of a building or development contrasts enough with a visually interesting view, so that the quality of the view is permanently affected. The project is not located on or near any scenic vista. No impact would occur.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a state scenic highway?

A significant impact would occur if the proposed project would substantially damage a scenic resource, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. The project is not located on or near any scenic resource. No impact would occur.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

The Project Site is located in an urbanized area. As such, this analysis focus on whether the Project would conflict with applicable zoning and other regulations governing scenic quality.

The Project request includes a General Plan Amendment from Low Medium I Residential and Open Space to Low Medium II Residential and Zone Change from RA-1 and OS-1XL to (T)(Q) RD1.5-1. This is partly to reclassify a portion of the Site that is zoned for open space to be rezoned to support the Project and provide a unified zone across the Site. The proposed height and scale of the buildings would be consistent with the surrounding buildings. Therefore, the Project would not conflict with applicable zoning or other regulations governing scenic quality and impacts would be less than significant.

There will be landscaping around the site both along Etiwanda Avenue and near the eastern portion of the site; adjacent to the Flood Control Channel. The height of the proposed buildings, design, massing, and scale will be compatible with the existing urban uses in the vicinity. Therefore, the Project would not conflict with applicable zoning or other regulations governing scenic quality and impacts would be less than significant.

d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?

A significant impact would occur if light and glare substantially altered the character of off-site areas surrounding the site or interfered with the performance of an off-site activity. Light impacts are typically associated with the use of artificial light during the evening and nighttime hours. Glare may be a daytime occurrence caused by the reflection of sunlight or artificial light from highly polished surfaces, such as window glass and reflective cladding materials, and may interfere with the safe operation of a motor vehicle on adjacent streets. Daytime glare is common in urban areas and is typically associated with mid- to high-rise buildings with exterior façades largely or entirely comprised of highly reflective glass or mirror-like materials. Nighttime glare is primarily associated with bright point-source lighting that contrasts with existing low ambient light conditions. Due to the urbanized nature of the area, a moderate

level of ambient nighttime light already exists. Nighttime lighting sources include street lights, vehicle headlights, and interior and exterior building illumination. The proposed project would include nighttime security lighting primarily along the perimeter of the project site. However, the security lighting would be night-friendly LEDs and would not substantially change existing ambient nighttime lighting conditions. The proposed project does not include any elements or features that would create substantial new sources of glare. Therefore, light and glare impacts would be less than significant.

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

A significant impact would occur if the proposed project would convert valued farmland to non-agricultural uses. The project site is developed with a single-family dwelling with detached garage. No Farmland, agricultural uses, or related operations are present within the project site or surrounding area. Due to its urban setting, the project site and surrounding area are not included in the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the proposed project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, and no impact would occur.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

A significant impact would occur if the proposed project conflicted with existing agricultural zoning or agricultural parcels enrolled under a Williamson Act Contract. The project site is not zoned for agricultural use or under a Williamson Act Contract. The project site is currently zoned RA-1 and OS-1XL. As the project site and surrounding area do not contain farmland of any type, the proposed project would not conflict with a Williamson Act Contract. Therefore, no impact would occur.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

A significant impact would occur if the proposed project conflicted with existing zoning for, or caused rezoning of forest land or timberland or result in the loss of forest land or in the conversion of forest land to non-forest use. The project site and the surrounding area are not zoned for forest land or timberland. As identified above, the project site is currently zoned RA-1 and OS-1XL. Accordingly, the proposed project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

A significant impact would occur if the proposed project conflicted with existing zoning for, or caused rezoning of forest land or timberland or result in the loss of forest land or in the conversion of forest land to non-forest use. The project site and the surrounding area are not zoned for forest land or timberland. As identified above, the project site is currently zoned RA-1 and OS-1XL. Accordingly, the proposed project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

A significant impact would occur if the proposed project caused the conversion of farmland to non-agricultural use or Forest Land to Non-Forest Use. The project site does not contain farmland, forestland, or timberland. Therefore, no impacts would occur.

III. AIR QUALITY

Where available, the significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Conflict with or obstruct implementation of the applicable air quality plan?

The South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for comprehensive air pollution control in the South Coast Air Basin (Basin) and reducing emissions from area and point stationary, mobile, and indirect sources. SCAQMD prepared the 2012 Air Quality Management Plan (AQMP) to meet federal and state ambient air quality standards. A significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan.

The proposed project with nine (9) residential units would not conflict with or obstruct the implementation of the AQMP and SCAQMD rules. The proposed project is also subject to the City's Green Building Program Ordinance (Ord. No. 179,890), which was adopted to reduce the use of natural resources, create healthier living environments, and minimize the negative impacts of development on local, regional and global ecosystems. Therefore, project impacts would be less than significant.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment under an applicable federal or state ambient air quality standard?

The project will produce fugitive dust and mobile source emissions as a result of construction activity. The proposed project and the entire Los Angeles metropolitan area are located within the South Coast Air Basin, which is characterized by relatively poor air quality. The Basin is currently classified as a federal and State non-attainment area for Ozone (O₃), Respirable Particulate Matter (PM₁₀ and PM_{2.5}), and lead (Pb) and a federal attainment/maintenance area for Carbon Monoxide (CO). It is classified as a State attainment area for CO, and it currently meets the federal and State standards for Nitrogen Dioxide (NO₂), Sulfur Oxides (SOX), and lead (Pb). Because the Basin is designated as a State and/or federal nonattainment air basin for O₃, PM₁₀, PM_{2.5}, and NO₂, there is an on-going regional cumulative impact associated with these pollutants. However, an individual project can emit these pollutants without significantly contributing to this cumulative impact depending on the magnitude of emissions. This magnitude is determined by the project-level significance thresholds established by the SCAQMD. The project would be subject to regulatory compliance measures, such as SCAQMD Rule 403, which reduce the impacts of operational and construction regional emissions. A project of this size (nine residential units) would not likely exceed the project-level SCAQMD localized significance thresholds for criteria air pollutants and the impact would be less than significant.

c) Expose sensitive receptors to substantial pollutant concentrations?

A significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities.

As described in Response (b) above, the construction and operation of the project would result in a less than significant impact for both regional and localized air pollution emissions. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations.

The California Air Resources Board (CARB) has published guidance for locating new sensitive receptors (e.g., residences) away from nearby sources of air pollution. Relevant recommendations include avoiding siting new sensitive land uses within 500 feet of a freeway or 300 feet of a large gas station (defined as a facility with an output of 3.6 million gallons per year or greater). The project site is located approximately 1,584 feet from the Ventura Freeway (US 101) and approximately 2,063 feet from the nearest gas stations (6039 Reseda Boulevard). The location of the proposed project would be consistent with the CARB recommendations for locating new sensitive receptors.

The proposed project would not include any land uses that would involve the use, storage, or processing of carcinogenic or non-carcinogenic toxic air contaminants and no toxic airborne emissions would typically result from the proposed project implementation. Therefore, the use itself will not result in new sources of pollutant concentrations exposing sensitive receptors and project impacts would be less than significant impact.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Potential sources that may emit odors during construction activities include equipment exhaust and architectural coatings. Odors from these sources would be localized and generally confined to the immediate area surrounding the project site. The proposed project would utilize typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. Construction of the proposed project would not cause an odor nuisance.

According to the SCAQMD CEQA Air Quality Handbook, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies and fiberglass molding. The proposed project does not include these land uses or industrial operations. Therefore, the proposed project will not create new objectionable odors during operation.

IV. BIOLOGICAL RESOURCES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the project:

- a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?
- c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

A significant impact would occur if the project resulted in the loss or destruction of individuals of a species or through the degradation of sensitive habitat. The subject property is located within an urbanized area and is currently vacant. No endangered and/or threatened species are located within the property, and no such species has been observed on the property. As such, the project would not adversely affect endangered and/or threatened species either directly or indirectly through habitat modification. No impact would occur.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

A significant impact would occur if any riparian habitat or natural community would be lost or destroyed as a result of urban development. The subject property does not contain any riparian habitat and does not contain any streams or water courses necessary to support riparian habitat. As such, the project would not have any effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Services (USFWS). No impact would occur.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

A significant impact would occur if federally protected wetlands would be modified or removed by a project. The subject property does not contain any federally protected wetlands, wetland resources, or other waters of the United States as defined by Section 404 of the Clean Water Act. The property is located in an urbanized area. As such, the project would not have any effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No impact would occur.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

A significant impact would occur if the project would interfere with, or remove access to, a migratory wildlife corridor or impede use of native wildlife nursery sites. Due to the urbanized nature of the subject property and surrounding area, the lack of a major water body, and the limited number of trees, the subject property does not support habitat for native resident or migratory species or contain native nurseries. Therefore, the project would not interfere with wildlife movement or impede the use of native wildlife nursery sites. No impact would occur.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

A significant impact would occur if the project would be inconsistent with local regulations pertaining to biological resources. The project would not conflict with any policies or ordinances protecting biological resources, such as the City of Los Angeles Protected Tree Ordinance (No. 177,404). The subject property does not contain locally-protected biological resources, such as oak trees, Southern California black walnut, western sycamore or California bay trees. The project would be required to comply with the provisions of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (CFGF). Both the MBTA and CFGF protects migratory birds that may use trees on or adjacent to the property for nesting and may be disturbed during construction of the project.

The rear portion of the property contains a Los Angeles County Flood Control Channel (LAFCC), which was previously the Cabrillo Creek. The project has been designed to maintain a buffer from the wash. This is part of an effort to interconnect habitats, further species propagation and link recreational uses. This will provide new opportunities for active and passive recreational uses. Therefore, the project would not conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands). No impact would occur.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

A significant impact would occur if the project conflicted with any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. The subject property and its vicinity are not part of any such area. Therefore, the proposed project would not conflict with the provisions of any adopted conservation plan. No impact would occur.

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Cause a substantial adverse change in the significance of a historical resource as pursuant to State CEQA Guidelines §15064.5?

A significant impact would occur if the proposed project would substantially alter the environmental context of, or removed identified historical resources. The property is currently vacant and no such resources exist. No impact would occur.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines §15064.5?

A significant impact would occur if a known or unknown archaeological resource would be removed, altered, or destroyed as a result of the proposed development. Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as resources that meet the criteria for historical resources or resources that constitute unique archaeological resources. A significant impact could occur if a project would significantly affect archaeological resources that fall under either of these categories.

Given the archaeological sensitivity of the general area, there is a possibility that unknown, subsurface archaeological resources may exist at the project site. Project-related excavation for any subterranean levels and/or building footings may have the potential to uncover archaeological resources. However, if archeological resources are found during excavation, the project will be required to follow procedures as detailed in the California Public Resources Code Section 21083.2. Therefore, project impacts would be less than significant.

c) Disturb any human remains, including those interred outside of formal cemeteries?

A significant impact would occur if excavation or construction activities associated with the project would disturb paleontological or unique geological features. The general area is known for high concentrations of paleontological resources and there is a possibility that unknown, subsurface archaeological resources may exist at the project site. Project-related excavation for any subterranean levels and/or building footings may have the potential to uncover paleontological resources. If paleontological resources are found during excavation, the project will be required to follow procedures as detailed in the California Public Resources Code Sections 5097.5 and 30244. Therefore, project impacts would be less than significant.

VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Federal Regulations

First established by the U.S. Congress in 1975, the Corporate Average Fuel Economy (CAFE) standards reduce energy consumption by increasing the fuel economy of cars and light trucks. The National Highway Traffic Safety Administration (NHTSA) and U.S. Environmental Protection Agency (USEPA) jointly administer the CAFE standards. The U.S. Congress has specified that CAFE standards must be set at the “maximum feasible level” with consideration given for: (1) technological feasibility; (2) economic practicality; (3) effect of other standards on fuel economy; and (4) need for the nation to conserve energy

State Building Energy Efficiency Standards

The Building Energy Efficiency Standards (Title 24 Part 6) were first adopted in 1976 and have been updated periodically since then as directed by statute. The Standards contain energy and water efficiency requirements (and indoor air quality requirements) for newly constructed buildings, additions to existing buildings, and alterations to existing buildings. Public Resources Code Sections 25402 subdivisions (a)-(b) and 25402.1 emphasize the importance of building design and construction flexibility by requiring the Energy Commission to establish performance standards, in the form of an “energy budget” in terms of the energy consumption per square foot of floor space. For this reason, the Standards include both a prescriptive option, allowing builders to comply by using methods known to be efficient, and a performance option, allowing builders complete freedom in their designs provided the building achieves the same overall efficiency as an equivalent building using the prescriptive option. Reference Appendices are adopted along with the Standards that contain data and other information that helps builders comply with the Standards.

The 2016 update to the Building Energy Efficiency Standards focuses on several key areas to improve the energy efficiency of newly constructed buildings and additions and alterations to existing buildings. The most significant efficiency improvements to the residential Standards include improvements for attics, walls, water heating, and lighting. The most significant efficiency improvements to the nonresidential Standards include alignment with the American Society of Heating, Refrigerating and Air-conditioning Engineers (ASHRAE) 90.1 2013 national standards. New efficiency requirements for elevators and direct digital controls are included in the nonresidential Standards. The 2016 Standards also include changes made throughout all of its sections to improve the clarity, consistency, and readability of the regulatory language. The building efficiency standards are enforced through the local building or individual agency permit and approval processes.

California Green Building Code

Part 11 of the Title 24 California Building Standards Code is referred to as the California Green Building Standards Code, or CalGreen. The purpose of the California Green Building Standards Code is to “improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a positive environmental impact and encouraging sustainable construction practices in the following categories: (1) Planning and design; (2) Energy efficiency; (3) Water efficiency and conservation; (4) Material conservation and resource efficiency; and (5) Environmental air quality.” As of January 1, 2011, the California Green Building Standards Code is mandatory for all new buildings constructed in the state. The California Green Building Standards Code establishes mandatory measures for new residential and non-residential buildings. Such mandatory measures include energy efficiency, water conservation, material conservation, planning and design and overall environmental quality. The California Green Building Standards Code was most recently updated in 2016 to include new mandatory measures for residential as well as nonresidential uses; the new measures took effect on January 1, 2017.

The project would not require the acquisition of additional electricity supplies beyond those that exist or anticipated by the LADWP. The Project would be in compliance with Title 24 of the CCR (CalGreen) requiring building energy efficiency standards, and would also be in compliance with the LA Green Building Code. Electrical service would be provided in accordance with the LADWP’s Rules Governing Water and Electric Service. It should also be noted that the Project’s estimated electricity consumption is based on usage rates that do not account for the Project’s energy conservation features or updates to the Los Angeles Building Code. This represents a conservative (worst-case scenario) approach. Therefore, actual electricity consumption from the Project would likely be lower than that forecasted. Based on the above analysis, no operational impacts associated with the consumption of electricity would occur.

The Project will implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project’s energy use. The Project will comply with City Ordinance No. 179,820 (Green Building Ordinance), which establishes a requirement to incorporate green building practices into projects that meet certain threshold criteria. The Project will comply with the lighting power requirements in the California Energy Code, California Code of Regulations (CCR), Title 24, Part 6.

Therefore, because of compliance with the Green Building Ordinance, adequate projected supply, and the obligation of SCG to service the Project Site, Project impacts related to natural gas would be less than significant.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

The Project would be designed to comply with all applicable state and local codes, including the City’s Green Building Ordinance and the California Green Building Standards Code. Design features that could be implemented would include, but not be limited to, use of efficient lighting technology; energy efficient heating, ventilation and cooling equipment; and Energy Star rated products and appliances. In addition, the Project would incorporate a variety of water conservation features required by the LAMC that would also promote energy conservation.

Overall, the Project would be designed and constructed in accordance with applicable state and local green building standards that would serve to reduce the energy demand of the Project. In addition, based on the above, the Project's energy demand would be within the existing and planned electricity and natural gas capacities of LADWP and SCG, respectively. Use of petroleum-based fuels during construction and operation would also be minimized. Therefore, the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Impacts would be less than significant, and no mitigation measures are required.

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

The project is not located within an Alquist-Priolo Earthquake Fault Zone. No impact would occur.

ii) Strong seismic ground shaking?

A significant impact would occur if the project would cause personal injury or death or resulted in property damage as a result of seismic ground shaking. The entire Southern California region is susceptible to strong ground shaking from severe earthquakes. Seismic activities are associated with a number of nearby faults (e.g., Hollywood, Raymond, Verdugo, Newport-Inglewood, Santa Monica, Sierra Madre, and San Andreas Faults), as well as blind thrust faults (e.g., Elysian Park, Puente Hills, and Compton). Consequently, construction of the proposed project could expose people and structures to strong seismic ground shaking. However, the proposed project would be designed and constructed in accordance with State and local building codes to reduce the potential for exposure of people or structures to seismic risks to the maximum extent possible. Compliance with such requirements would reduce seismic ground shaking impacts to the maximum extent practicable with current engineering practices. Therefore, project impacts would be less than significant.

iii) Seismic-related ground failure, including liquefaction?

A significant impact would occur if the project would cause personal injury, death or property damage as a result of liquefaction. Liquefaction is a form of earthquake-induced ground failure that occurs primarily in relatively shallow, loose, granular, water-saturated soils. Liquefaction usually results in horizontal and vertical movements from lateral spreading of liquefied materials.

According to the Zone Information and Map Access System (ZIMAS), the subject property is located within a Liquefiable Area. Nevertheless, the project would comply with the current seismic design provisions of the California Building Code (CBC) which incorporates the latest seismic design standards for structural loads and materials to mitigate losses from an earthquake and provide for the latest in earthquake safety. Additionally, the project would be required to adhere to the seismic safety requirements contained in the Los Angeles Building Code as well as the applicable recommendations provided in any geotechnical investigation. Therefore, project impacts would be less than significant.

iv) Landslides?

A significant impact would occur if the proposed project would be implemented on a site that would be located in a hillside area with unstable geological conditions or soil types that would be susceptible to failure when saturated. According to the Zone Information and Map Access System (ZIMAS), the subject property is not located within a Landslide Area. The project site and surrounding area are relatively flat. Therefore, the proposed project would not expose people or structures to potential effects resulting from landslides, and no impact would occur.

b) Result in substantial soil erosion or the loss of topsoil?

A significant impact would occur if construction activities or future uses would result in substantial soil erosion or loss of topsoil. Construction of proposed project would result in ground surface disturbance during site clearance, excavation, and grading, which could create the potential for soil erosion to occur. Nevertheless, construction activities would be performed in accordance with the requirements of the Los Angeles Building Code and the Los Angeles Regional Water Quality Control Board (LARWQBC) through the City's Stormwater Management Division. In addition, the project would be required to develop a Storm Water Pollution Prevention Plan (SWPPP) which would require implementation of an erosion control plan to reduce the potential for wind or waterborne erosion during the construction process. Furthermore, all onsite grading and site preparation would comply with applicable provisions of Chapter IX, Division 70 of the LAMC, and conditions imposed by the City of Los Angeles Department of Building and Safety. Therefore, project impacts would be less than significant.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

A significant impact would occur if any unstable geological conditions would result in any type of geological failure, including lateral spreading, off-site landslides, liquefaction, or collapse. The construction of the proposed project would have the potential to expose people and structures to seismic-related ground failure, including liquefaction and landslide. Subsidence and ground collapse generally occur in areas with active groundwater withdrawal or petroleum production. The extraction of groundwater or petroleum from sedimentary source rocks can cause the permanent collapse of the porous space previously occupied by the removed fluid. The subject property is not identified as being located in an oil field or within an oil drilling area. The project would be required to implement standard construction practices that would ensure that the integrity of the project site and the proposed structures is maintained. Construction will be required by the Department of Building and Safety to comply with the City of Los Angeles Uniform Building Code (UBC) which is designed to assure safe construction and includes building foundation requirements appropriate to site conditions. Furthermore, the project would be required to comply with applicable provisions of Chapter IX, Division 70 of the LAMC, and conditions imposed by the City of Los Angeles Department of Building and Safety. Therefore, project impacts would be less than significant.

d) Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

A significant impact would occur if the proposed project would be built on expansive soils without proper site preparation or design features to provide adequate foundations for project buildings, thus, posing a hazard to life and property. Expansive soils have relatively high clay mineral and expand with the addition of water and shrink when dried, which can cause damage to overlying structures. Soils on the project site may have the potential to shrink and swell resulting from changes in the moisture content. The project would be required to comply with the requirements of the UBC, LAMC, and other applicable building codes. Therefore, project impacts would be less than significant.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

A project would cause a significant impact if adequate wastewater disposal is not available. The project site is located in a highly urbanized area, where wastewater infrastructure is currently in place. The project would connect to existing sewer lines that serve the project site and would not use septic tanks or alternative wastewater disposal systems. Therefore, no impact would occur.

f) . Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The Project Site, located in an urbanized area, has been previously disturbed by past development activities and contains a single-family dwelling that has been demolished. The Project would require minimal excavation for utility and foundation work.

There is a potential for buried paleontological resources to be found within the Project Site. If paleontological resources are discovered during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety will be notified immediately, and all work will cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Therefore, impacts would be less than significant.

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Greenhouse gases (GHG) are those gaseous constituents of the atmosphere, both natural and anthropogenic (human generated), that absorb and emit radiation at specific wavelengths within the spectrum of terrestrial radiation emitted by the earth's surface, the atmosphere itself, and by clouds. The City has adopted the LA Green Plan to provide a citywide plan for achieving the City's GHG emissions targets, for both existing and future generation of GHG emissions. In order to implement the goal of improving energy conservation and efficiency, the Los Angeles City Council has adopted multiple ordinances and updates to establish the current Los Angeles Green Building Code (LAGBC) (Ordinance No. 179,890). The LAGBC requires projects to achieve a 20 percent reduction in potable water use and wastewater generation. As the LAGBC includes applicable provisions of the State's CALGreen Code, a new development project that can demonstrate compliance with the LAGBC is considered consistent with statewide GHG reduction goals and policies including AB32 (California Global Warming Solutions Act of 2006). Through required implementation of the LAGBC, the project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs. Therefore, project impacts would be less than significant.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The California legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, the SCS is contained in the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2012-2035 RTP/SCS focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas on existing main streets, in downtowns, and commercial corridors, resulting in an improved jobs-housing balance and more opportunity for transit-oriented development. In addition, SB 743, adopted September 27, 2013, encourages land use and transportation planning decisions and investments that reduce vehicle miles traveled that contribute to GHG emissions, as required by AB 32. The project would provide infill development proximate to a major transportation corridor (i.e., street name or transit line) and would not interfere with SCAG's ability to implement the regional strategies outlined in the 2012-2035 RTP/SCS.

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

A significant impact would occur if the proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Construction of the proposed project would involve the temporary use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. Operation of the project would involve the limited use and storage of common hazardous substances typical of those used in single-family residential developments, including lubricants, paints, solvents, custodial products (e.g., cleaning supplies), pesticides and other landscaping supplies. No industrial uses or activities are proposed that would result in the use or discharge of unregulated hazardous materials and/or substances, or create a public hazard through transport, use, or disposal. As a residential development, the proposed project would not involve large quantities of hazardous materials that would require routine transport, use, or disposal. With compliance with applicable standards and regulations and adherence to manufacturer's instructions related to the transport, use, or disposal of hazardous materials, the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Therefore, project impacts would be less than significant.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

A significant impact would occur if the proposed project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. There are no existing structures on-site and all construction-related activities would be done in conformance with applicable regulations. Therefore, no impact project would occur.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

A significant impact would occur if the proposed project would result in the release, emission, handling, and disposal of hazardous materials within one-quarter mile of an existing school. The subject property is not located with one-quarter mile of an existing school. Therefore, no impact would occur.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

A significant impact would occur if the project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would create a significant hazard to the public or the environment. The California Department of Toxic Substances Control (DTSC) maintains a database (EnviroStor) that provides access to detailed information on hazardous waste permitted sites and corrective action facilities, as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted, or have been completed under DTSC's oversight. A review of EnviroStor did not identify any records of hazardous waste facilities on the project site. Therefore, no impact would occur.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

A significant impact would occur if the project were located within an airport land use plan area, or within two miles of any public or public use airports, or private air strips and its location would have the potential to result in a safety hazard for people residing or working in the project area. The project is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. Therefore, no impact would occur.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

A significant impact would occur if the project impaired implementation of or physically interfered with an adopted emergency response plan or emergency evacuation plan. The project would not require the closure of any public or private streets during construction or operation and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). The closest disaster route is the Ventura Freeway; accessible via Reseda Boulevard. Therefore, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and no impact would occur.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

A significant impact would occur if the proposed project exposed people and structures to high risk of wildfire. The subject property is located in a highly urbanized area of the City. The area surrounding the project site is completely developed. Additionally, the property it is not located within a Very High Fire Hazard Severity Zone. The project would not expose people or structures to a risk of loss, injury, or death involving wildland fires. Therefore, no impact would occur.

X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Result in substantial erosion or siltation on- or off-site;				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				
iv. Impede or redirect flood flows?				
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

A significant impact would occur if the proposed project discharges water that does not meet the quality standards of agencies which regulate surface water quality and water discharge into storm water drainage systems, or does not comply with all applicable regulations as governed by the Los Angeles Regional Water Quality Control Board (LARWQCB). As is typical of most non-industrial urban development, stormwater runoff from the proposed project has the potential to introduce small amounts of pollutants into the stormwater system. Pollutants would be associated with runoff from landscaped areas (pesticides and fertilizers) and paved surfaces (ordinary household cleaners). Thus, the proposed project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) standards and the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) to ensure pollutant loads from the project site are minimized for downstream receiving waters. The Stormwater and Urban Runoff Pollution Control Ordinances contain requirements for construction activities and operation of development and redevelopment projects to integrate low impact development practices and standards for stormwater pollution mitigation, and maximize open, green and pervious space on all developments and redevelopments consistent with the City's landscape ordinance and other related requirements in the City's Development BMPs Handbook. Conformance would be ensured during the permitting process with the Department of Building & Safety. Therefore, the project would not violate water quality standards, waste discharge requirements, or stormwater NPDES permits or otherwise substantially degrade water quality, and project impacts would be less than significant.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

A significant impact would occur if the proposed project would substantially deplete groundwater or interferes with groundwater recharge. The proposed project would not require the use of groundwater at the project site. Potable water would be supplied by the Los Angeles Department of Water and Power (LADWP), which draws its water supplies from distant sources for which it conducts its own assessment and mitigation of potential environmental impacts. Therefore, the project would not require direct additions or withdrawals of groundwater. Excavation to accommodate subterranean levels is not proposed at a depth that would result in the interception of existing aquifers or penetration of the existing water table. In addition, the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) contain requirements for construction activities and operation of development and redevelopment projects to integrate low impact development practices and standards for stormwater and to maximize open, green and pervious space on all developments and redevelopments consistent with the City's landscape ordinance and other related requirements in the City's Development BMPs Handbook. Conformance would be ensured during the permitting process with the Department of Building & Safety. Therefore, the project would not impact groundwater supplies or groundwater recharge, and project impacts would be less than significant.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

- i. Result in substantial erosion or siltation on- or off-site;**

A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river so that erosion or siltation would result. There are no streams or rivers located in the project vicinity. Project construction would temporarily expose on-site soils to surface water runoff. However, compliance with construction-related BMPs and/or the Storm Water Pollution Prevention Plan (SWPPP) would control and minimize erosion and siltation. During project operation, storm water or any runoff irrigation waters would be directed into existing storm drains that are currently receiving surface water runoff under existing conditions. Therefore, alterations to existing drainage patterns within the project site and surrounding area such that it would cause significant on- or off-site erosion or siltation would not occur, and project impacts would be less than significant.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river such that flooding would result. As discussed above, there are no streams or rivers located in the project vicinity. During operation of the project, storm water or any runoff irrigation waters would be directed into existing storm drains that are currently receiving surface water runoff under existing conditions. Therefore, alterations to existing drainage patterns within the site and surrounding area such that it would cause significant on- or off-site flooding would not occur, and project impacts would be less than significant.

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

A significant impact would occur if runoff water would exceed the capacity of existing or planned storm drain systems serving the project site, or if the proposed project would substantially increase the probability that polluted runoff would reach the storm drain system. The City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) contain requirements for construction activities and operation of development and redevelopment projects to integrate low impact development practices and standards for stormwater and other related requirements in the City's Development BMPs Handbook. Such regulations and practices are designed in consideration of existing and planned stormwater drainage systems. Conformance would be ensured during the permitting process with the Department of Building & Safety. Therefore, water runoff during construction activities and operation of the project would not exceed the capacity of existing or planned drainage systems, and project impacts would be less than significant.

iv. Impede or redirect flood flows?

A significant impact would occur if the proposed project included housing and would be located within a 100-year or 500-year floodplain or would impede or redirect flood flows. According to the Federal Emergency Management Agency Flood Insurance Rate Map, the subject property is located within a Flood Zone; and according to the Safety Element of the City of Los Angeles General Plan Safety Element of the Los Angeles City General Plan, 100-Year & 500-Year Flood Plains, Exhibit F, the subject property is not located within a 100-year or 500-year flood plain. Therefore, while the project does include

housing, it is not located within a 100-year or 500-year flood plain, and no impact would occur.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

A significant impact would occur if the proposed project would be located within an area susceptible to inundation by seiche, tsunami, or mudflow. A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, or lake. A tsunami is a great sea wave produced by a significant undersea disturbance. Mudflows result from the down slope movement of soil and/or rock under the influence of gravity. According to the Safety Element of the City of Los Angeles General Plan, Inundation & Tsunami Hazard Areas, Exhibit G, the subject property is located within a Potential Inundation Area. Nevertheless, the project is subject to the City requirements regarding development within a Potential Inundation Area, include the Flood Hazard Management Specific Plan (FHMSPP)(Ordinance No. 172,081). Conformance with the FHMSPP would be ensured during the permitting process with the Department of Building & Safety. Therefore, while the project is susceptible to inundation by seiche, tsunami, or mudflow, project impacts would be less than significant.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Potential pollutants generated by the Project would be typical of residential land uses and may include sediment, nutrients, pesticides, pathogens, trash and debris, oil and grease, and metals. The implementation of BMPs required by the City's LID Ordinance would target these pollutants that could potentially be carried in stormwater runoff. Implementation of the LID measures on the Project Site would result in an improvement in surface water quality runoff as compared to existing conditions. As such, the Project would not conflict with or obstruct any water quality control plans. In addition, with implementation of the Project's proposed landscaping, impervious surfaces would marginally decrease. The decrease in impervious areas would improve the groundwater recharge capacity of the Project Site over existing conditions.

With compliance with existing regulatory requirements and implementation of LID BMPs, the Project would not conflict with or obstruct implementation of a water quality control plan or a sustainable groundwater management plan. Impacts would be less than significant.

XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Physically divide an established community?

A significant impact would occur if the proposed project would be sufficiently large or configured in such a way so as to create a physical barrier or isolated land uses that could interrupt the typical activities or change the land use conditions within an established community. A physical division of an established community is caused by an impediment to through travel or a physical barrier, such as a new freeway with limited access between neighborhoods on either side of the freeway, or major street closures. The proposed project would result in infill development of a vacant site, it would not create a physical barrier or limited access between neighborhoods. The project is a new single-family subdivision in an urbanized area and would not divide an established community. Therefore, project impacts would be less than significant.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

A significant impact would occur if a project is inconsistent with the General Plan or zoning designations currently applicable to the project site, and would cause adverse environmental effects, which the General Plan and zoning ordinance are designed to avoid or mitigate. The site is located within the Encino-Tarzana Community Plan Area. The site is zoned RA-1 and OS-1XL, with a General Plan land use designation of Low Medium I Residential and Open Space. Residential uses are permitted in RA-1 zoned lots with a development density of 17,500 square feet per dwelling unit. Thus, the project would allow for one dwelling unit. The proposed project would be comprised of nine (9) residential dwelling units. The project seeks approval for a zone change to (T)(Q)RD1.5-1 and a general plan amendment from Low Medium I Residential and Open Space to Low Medium II Residential. Residential uses are permitted within the RD1.5-1 zoned lots with a development density of 1,500 square feet per dwelling unit. Thus, based on a lot area (after dedication) of 19,898 square feet, the project would be permitted up to 13 dwelling units. If approved, the project would conform to the allowable land uses pursuant to the General Plan and Los Angeles Municipal Code and project impacts would be less than significant.

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The subject property is not classified by the City as containing significant mineral deposits. The property is currently designated for Low Medium I Residential and Open Space land uses and not as a mineral extraction land use. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. The proposed project would not result in the loss of availability of any known regionally- or locally-valuable mineral resource. Therefore, no impact would occur.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The subject property is not classified by the City as containing significant mineral deposits. The property is currently designated for Low Medium I Residential and Open Space land uses and not as a mineral extraction land use. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. The proposed project would not result in the loss of availability of any known regionally- or locally-valuable mineral resource. Therefore, no impact would occur.

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

A significant impact would occur if the project resulted in construction activities lasting more than one day that exceed existing ambient exterior noise levels by 10 dBA or more at a noise sensitive use; construction activities lasting more than 10 days in a three month period that exceed existing ambient exterior noise levels by 5 dBA or more at a noise sensitive use; or construction activities would exceed the ambient noise level by 5 dBA at a noise sensitive use between the hours of 9:00 p.m. and 7:00 a.m. Monday through Friday, before 8:00 a.m. or after 6:00 p.m. on Saturday, or at anytime on Sunday. Construction activity would result in temporary increases in ambient noise levels in the project area on an intermittent basis. Noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between the noise source and receptor, and presence or absence of noise attenuation barriers. Construction noise for the project will cause a temporary increase in the ambient noise levels, but will be subject to the LAMC Sections 112.05 (Maximum Noise Level of Powered Equipment or Powered Hand Tools) and 41.40 (Noise Due to Construction, Excavation Work – When Prohibited) regarding construction hours and construction equipment noise thresholds. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, which prohibit the emission of creation of noise beyond certain levels at adjacent uses unless technically infeasible. Therefore, project impacts would be less than significant.

b) Generation of, excessive groundborne vibration or groundborne noise levels?

The City of Los Angeles does not address vibration in the LAMC or in the Noise Element of the General Plan. According to the Federal Transit Administration (FTA), ground vibrations from construction activities very rarely reach the level capable of damaging structures. The construction activities that typically generate the most severe vibrations are blasting and impact pile driving. These types of activities are not proposed by the project. The FTA has published standard vibration velocities for various construction equipment operations. The estimated vibration velocity levels from most construction equipment would be well below the significance thresholds. Project impacts would be less than significant.

c) For a project located within the vicinity of a private airstrip or an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

A significant impact would occur if the project were located within an airport land use plan area, or within two miles of any public or public use airports, or private air strips and its location would have the potential to result in a safety hazard for people residing or working in the project area. The project is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. Therefore, no impact would occur.

XIV. POPULATION AND HOUSING

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

A significant impact would occur if the proposed project would induce substantial population growth that would not have otherwise occurred as rapidly or in as great a magnitude. The proposed project would result in the development of nine (9) residential units. The increase in the housing stock resulting from the project would not be considered substantial in consideration of anticipated growth. The Southern California Association of Governments' (SCAG) 2020 population projections for the City (2012-2035 Regional Transportation Plan) estimate that the City's residential population will grow to 3,991,700 residents in 2020, an increase of 87,043 residents over 2013 conditions. The project would meet a growing demand for housing near jobs and transportation centers, consistent with State, regional and local regulations designed to reduce trips and greenhouse gas emissions. Operation of the project would not induce substantial population growth in the project area, either directly or indirectly. Therefore, impacts would be less than significant.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

A significant impact would occur if the proposed project would displace a substantial quantity of housing units. The proposed project on a vacant site would not result in the displacement of any housing units. No impact would occur.

XV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Fire protection?

A significant impact would occur if the project requires the addition of a new fire station or the expansion, consolidation or relocation of an existing facility to maintain service. The LAFD generally considers fire protection services for a project adequate if a project is within the maximum response distance for the land use proposed. The subject property and the surrounding area is currently served by Fire Station 93, located at 19059 Ventura Boulevard which is 1.06 miles from the project site.

The proposed project would result in a net increase of nine (9) units, which may increase the number of emergency calls and demand for LAFD fire and emergency services. To maintain the level of fire protection and emergency services, the LAFD may require additional fire personnel and equipment. However, given the location of existing fire stations, it is not anticipated that there would be a need to build a new or expand an existing fire station to serve the proposed project and maintain acceptable service ratios, response times, or other performance objectives for fire protection. The project would neither create capacity or service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for fire protection. Therefore, the project impacts would be less than significant.

b) Police protection?

A significant impact would occur if the Los Angeles Police Department (LAPD) could not adequately serve the proposed project, necessitating a new or physically altered station. The proposed project would result in a net increase of nine (9) units and may increase demand for police service. The subject property and the surrounding area is currently served by LAPD's West Valley's Community Police Station, located at 19020 Vanowen Street which is 1.5 miles away. The Project would not create capacity/service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for police protection. Therefore, the proposed project would result in a less-than-significant impact related to police protection services.

c) Schools?

A significant impact would occur if the proposed project would include substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the school district. The project would add nine (9) residential units, which could increase enrollment at schools that service the area. However, development of the proposed project would be subject to California Government Code Section 65995, which would allow LAUSD to collect impact fees from developers of new residential and commercial space. Conformance to California Government Code Section 65995 is deemed to provide full and complete mitigation of impacts to school facilities. Therefore, project impacts would be less than significant.

d) Parks?

A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The proposed project would result in a net increase of nine (9) units, which could result in increased demand for parks and recreation facilities. The proposed project would include approximately 1,712 square feet of open space. These project features would reduce the demand for park space created by the proposed project. In addition, the payment of required impact fees by the proposed residential development within the City of Los Angeles per LAMC Sections 12.33 (and 17.12 and the City's Dwelling Unit Construction Tax) could offset some of the increased demand by helping fund new facilities, as well as the expansion of existing facilities. Therefore, the project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision or new or altered parks facilities, and project impacts would be less than significant.

e) Other public facilities?

A significant impact would occur if the proposed project would result in substantial employment or population growth that could generate a demand for other public facilities, including libraries, which exceed the capacity available to serve the project site, necessitating new or physically altered public facilities, the construction of which would cause significant environmental impacts. The proposed project would result in a net increase of nine (9) units, which could result in increased demand for other public facilities. While the increase in population as a result of the proposed project may create a demand for other public facilities, the project would not create substantial capacity or service level problems that would require the provision of new or physically altered public facilities in order to maintain an acceptable level of other government services. Therefore, project impacts would be less than significant.

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?

A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The proposed project would result in a net increase of nine (9) units, which could result in increased demand for parks and recreation facilities. The proposed project would include approximately 1,712 square feet of open space. These project features would reduce the demand for park space created by the proposed project. In addition, payment of required impact fees by the proposed mixed-use residential development within the City of Los Angeles per LAMC Sections 12.33 (and 17.12 and the City's Dwelling Unit Construction Tax) could offset some of the increased demand by helping fund new facilities, as well as the expansion of existing facilities. Therefore, the project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision or new or altered parks facilities, and project impacts would be less than significant.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

A significant impact would occur if the proposed project would necessitate construction of new recreational facilities, which would adversely impact the environment, or require the expansion or development of parks or other recreational facilities in order to maintain acceptable service ratios, or other performance objectives for parks. The project does not include or require the construction of any recreational facilities. No impact would occur.

XVII. TRANSPORTATION¹

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

The project will increase the number of daily trips for the site; however it does not reach a threshold that requires preliminary review by the Department of Transportation (LADOT) because the project despite involving a discretionary action, would not generate 250 or more daily vehicle trips. Therefore, it is not expected to contribute significantly to any traffic congestion or affect any congestion management program. Impacts will be less than significant.

¹ While the new VMT Transportation Thresholds have been adopted, this is in place as an option until July 1, 2020.

b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

A significant impact may occur if the adopted Los Angeles County Metropolitan Transportation authority (Metro) thresholds for a significant project impact would be exceeded. The Congestion Management Program (CMP) was adopted to regulate and monitor regional traffic growth and transportation improvement programs. The CMP designates a transportation network that includes all state highways and some arterials within the County of Los Angeles. The amount of trips the project would generate is below the threshold needed for further evaluation. The project will increase the number of daily trips for the site; however it does not reach a threshold of generating 250 or more daily vehicle trips that would require a traffic study. Therefore, it is not expected to contribute significantly to any traffic congestion or affect any congestion management program. Impacts will be less than significant.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

A significant impact would occur if the proposed project design features/physical configurations affect the visibility of pedestrians and bicyclists to drivers entering and exiting the site, and the visibility of cars to pedestrians and bicyclists or the physical conditions of the site and surrounding area, such as curves, slopes, walls, landscaping or other barriers, which could cause vehicle/pedestrian, vehicle/bicycle or vehicle/vehicle conflicts. The project's centrally located driveway provides vehicular access to all off-street parking and is not designed in such a way that would increase hazards due to a geometric design feature. Pedestrian access to the site is located along the northerly and southerly portions of the lot which would not require pedestrians and vehicles access the site in the same path. Therefore, project impacts would be less than significant.

d) Result in inadequate emergency access?

A significant impact would occur if the project impaired implementation of or physically interfered with an adopted emergency response plan or emergency evacuation plan. The project would not require the closure of any public or private streets during construction or operation and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). The closest disaster route is the Ventura Freeway; accessible via Reseda Boulevard. Therefore, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and project impacts would be less than significant.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

A significant impact would occur if a project would cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources.

The site is not listed in the California Register of Historical Resources, or in a local register of historical resources, and no evidence was found to indicate it may be eligible for such listing. The potential for discovery of unknown archaeological cultural resources beneath the ground surface is evaluated above in Section V, Cultural Resources.

As specified in AB 52, lead agencies must provide notice inviting consultation to California Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the Tribe has submitted a request in writing to be notified of proposed projects.

The Tribe must respond in writing within 30 days of the City's AB 52 notice. The City has provided such notice in conformance with the tribal consultation requirements of Assembly Bill (AB) 52 by letter, dated January 18, 2017. Should any Tribe request consultation regarding the project site, in accordance with AB 52 the City as Lead Agency would facilitate such consultation. To date, one of the Tribal Groups contacted has provided a response by letter that did not identify any known cultural or tribal resource sensitivity specific to the project site or the immediate vicinity. The Tribal Group responding to the notification letter did request that a Native American monitor observe ground disturbance activities in case unknown resources may be uncovered. Furthermore, as discussed above in Section V, the project site does not contain any known archaeological sites or archaeological survey areas.

As no evidence of known tribal resources have been identified either in archived records or in response from a Tribal Group that the Native American Heritage Commission (NAHC) has identified as potentially interested parties, the potential for the site to represent a tribal cultural resource would be considered low.

Therefore, the project would have a less than significant impact regarding potential substantial adverse changes in the cultural significance of a tribal cultural resource as defined in Public Resources Code section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources.

b) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Assembly Bill 52 (AB 52) established a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code §21074, as part of CEQA. As specified in AB 52, lead agencies must provide notice inviting consultation to California Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the Tribe has submitted a request in writing to be notified of proposed projects. The Tribe must respond in writing within 30 days of the City's AB 52 notice. The Native American Heritage Commission (NAHC) provided a list of Native American groups and individuals who might have knowledge of the religious and/or cultural significance of resources that may be in and near the project site. An informational letter was mailed to a total of 10 Tribes known to have resources in this area, on January 18, 2017, describing the project and requesting any information regarding resources that may exist on or near the project site. No responses were received.

XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

A significant impact would occur if the proposed project would increase surface water runoff, resulting in the need for expanded off-site storm water drainage facilities. As discussed above, the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) contain requirements for construction activities and operation of development and redevelopment projects to integrate low impact development practices and standards for stormwater and other related requirements in the City's Development BMPs Handbook. Such regulations and practices are designed in consideration of existing and planned stormwater drainage systems. Conformance would be ensured during the permitting process with the Department of Building & Safety. Therefore, surface water runoff during construction activities and operation of the project would not exceed the capacity of existing or planned drainage systems, and project impacts would be less than significant.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

A significant impact would occur if the proposed project would exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board. A significant impact would also occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. Wastewater from the subject property would enter into and be treated by the Hyperion Treatment Plant (HTP), which is a part of the Hyperion Treatment System, which includes the Tilman Water Reclamation Plant and the Los Angeles–Glendale Water Reclamation Plant. The wastewater generated by the project would be typical of residential uses. As the HTP is in compliance with the State's wastewater treatment requirements, the project would not exceed the wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). Furthermore, as a proportion of total average daily flow experienced by the HTP, the wastewater generation of the proposed project would account for a small percentage of average daily wastewater flow. This increase in wastewater flow would not jeopardize the HTP to operate within its established wastewater treatment requirements. Therefore, project impacts would be less than significant.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

A significant impact would occur if the proposed project would exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board. A significant impact would also occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. Wastewater from the subject property would enter into and be treated by the Hyperion Treatment Plant (HTP), which is a part of the Hyperion Treatment System, which includes the Tilman Water Reclamation Plant and the Los Angeles–Glendale Water Reclamation Plant. The wastewater generated by the project would be typical of residential uses. As the HTP is in compliance with the State’s wastewater treatment requirements, the project would not exceed the wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). Furthermore, as a proportion of total average daily flow experienced by the HTP, the wastewater generation of the proposed project would account for a small percentage of average daily wastewater flow. This increase in wastewater flow would not jeopardize the HTP to operate within its established wastewater treatment requirements. Therefore, project impacts would be less than significant.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

A significant impact would occur if the proposed project’s solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed project is anticipated to be collected by the BOS or private waste haulers. Solid waste collected from the proposed project is anticipated to be hauled to Sunshine Canyon Landfill. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the Sunshine Canyon Landfill. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, project impacts would be less than significant.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

A significant impact would occur if the proposed project’s solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed project is anticipated to be collected by the BOS or private waste haulers. Solid waste collected from the proposed project is anticipated to be hauled to Sunshine Canyon Landfill. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the Sunshine Canyon Landfill. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, project impacts would be less than significant.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				

As discussed above, in Response to Checklist Question IX.f, the project would not cause an impediment along the City's designated disaster routes or impair the implementation of the City's

emergency response plan. Impacts related to the implementation of the City's emergency response plan would be less than significant, and no mitigation measures are required. In addition, pursuant to PCR Section 21083.01(a), analysis of the impacts related to wildfire are related to the development of projects located on a site which is classified as state responsibility areas, as defined in Section 4102, and on very high fire hazard severity zones, as defined in subdivision (i) of Section 51177 of the Government Code. The project site is located within an urbanized area of the Wilshire Community Plan area and is not designated as state responsibility area as defined in Section 4102 or in a very high fire hazard severity zone² as defined in subdivision (i) of Section 51177 of the Government Code. The project is also not located within a City-designated fire buffer zone.³ Furthermore, as discussed in Response to Checklist Question VII.a.iv, the project site is not located in a landslide area as mapped by the state⁴ or the City of Los Angeles.^{5, 6} As such, the project would not substantially impair an emergency response plan or emergency evacuation plan, would not expose project occupants to pollutant concentrations from a wildfire or uncontrolled spread of a wildfire, would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk, or expose people or structure to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. No impacts would occur, and no mitigation measures are required.

² City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report, <http://zimas.lacity.org/>, accessed October 31, 2018. The Very High Fire Hazard Severity Zone was first established in the City of Los Angeles in 1999 and replaced the older "Mountain Fire District" and "Buffer Zone" shown on Exhibit D of the Los Angeles General Plan Safety Element.

³ City of Los Angeles, Safety Element of the Los Angeles City General Plan, November 26, 1996, Exhibit D, p. 53.

⁴ Los Angeles General Plan Safety Element, November 1996, Exhibit C, Landslide Inventory & Hillside Areas, p. 51.

⁵ Los Angeles General Plan Safety Element, November 1996, Exhibit C, Landslide Inventory & Hillside Areas, p. 51.

⁶ Los Angeles General Plan Safety Element, November 1996, Exhibit C, Landslide Inventory & Hillside Areas, p. 51.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Based on the analysis in this Initial Study, the proposed project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. However, during project construction, the proposed project may encounter unknown cultural resources, including archaeological and paleontological resources. Compliance with existing regulations would reduce impacts to less than significant levels.

b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

A significant impact may occur if the proposed project, in conjunction with the related projects, would result in impacts that are less than significant when viewed separately but significant when viewed together. Although projects may be constructed in the project vicinity, the cumulative impacts to which the proposed project would contribute would be less than significant. In addition, all potential impacts of the proposed project would be reduced to less-than-significant levels with implementation of the mitigation measures provided in the previous sections.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

A significant impact may occur if the proposed project has the potential to result in significant impacts, as discussed in the preceding sections. All potential impacts of the proposed project have been identified, and mitigation measures have been prescribed, where applicable, to reduce all potential impacts to less than significant levels. Upon implementation of mitigation measures identified, the proposed project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly.

5 PREPARERS AND PERSONS CONSULTED

6 REFERENCES, ACRONYMS AND ABBREVIATIONS

EXHIBIT C

Public Hearing and Communications



TARZANA NEIGHBORHOOD COUNCIL

**P.O. BOX 571016
TARZANA, CA 91357
(818) 921-4992
tnc@tarzananc.org**

October 3, 2019

Oliver Netburn
Los Angeles City Planning Department

Subject: CPC-2019-4791-GPA-ZC-ZV-ZAA

At its regular Brown Act public meeting on September 24, 2019 the Tarzana Neighborhood Council, Board of Directors passed the following motion:

Resolved: The TNC Board approves the Land Use Committee's recommendation to approve the 9 unit Small Lot Subdivision at 5808 Etiwanda Ave, with the condition that an appropriate space be allocated for trash pick by the Dept. of Sanitation on the areas regular pickup day.

Sincerely,

Leonard J. Shaffer
President, Tarzana Neighborhood Council



Alexander Truong <alexander.truong@lacity.org>

case # CPC-2019-4791-GPA-ZC and VTT-82210-SL

2 messages

Inna B <bellhart12@gmail.com>
To: alexander.truong@lacity.org

Mon, Jul 13, 2020 at 2:13 PM

I receive Notice of Public hearing for case # CPC-2019-4791-GPA-ZC and VTT-82210-SL regarding permission to built 9 units (9 townhomes) at [5808 Etiwanda Ave, Tarzana](#), I live next door at [5816 Etiwanda Ave](#) for over 16 years in the small complex with 7 units, most difficult problem here is parking, our existing project have each unit 3 parking car garages and its still NOT enough, street parking always busy after 6pm and on weekend, please come and see yourself, and it will be much more problems with additional 9 homes, they must have more guest parking or bigger garages, please re-consider this maybe for less units and more parking spaces.

Thanks a lot
[Alla 5816 Etiwanda Ave](#)

Alexander Truong <alexander.truong@lacity.org>
To: Inna B <bellhart12@gmail.com>

Mon, Jul 13, 2020 at 2:15 PM

Received, thank you.

[Quoted text hidden]

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LOS ANGELES
CITY PLANNING

Alexander Truong
City Planning Associate
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA. 90012
Planning4LA.org
T: (213) 978-3308





Alexander Truong <alexander.truong@lacity.org>

Notice of Public Hearing CPC-2019-4791-GPA-ZC & VTT-82210-SLENV-2019-4792MND

JBA <jba@buckmelter.com>

Tue, Aug 25, 2020 at 2:52 PM

To: Brennan Spillman <brennanspillman@gmail.com>

Cc: Alexander Truong <alexander.truong@lacity.org>, Ilan Levy <ilan@imlinvestments.com>

Hello, Mr. Spillman,

Mr. Truong of the Planning Department kindly forwarded your email to us.

Construction vehicles are not likely to speed up and down Hatteras Street, which is a local street. The subject property is situated on the east side of Etiwanda Avenue, a collector street, which is designed to facilitate an increased traffic flow. This collector street is about mid-distance between two highways: Burbank Boulevard (a major highway) and Oxnard Street (a secondary highway). It is likely that construction traffic would utilize the direct access of these highways and proceed along the collector street to the subject property, rather than take a circuitous route through neighborhood streets.

Also, please note that there is a fire hydrant across the street from the subject site, whereas the nearest hydrant on Hatteras (at the corner of Etiwanda) is approximately 345 feet away. More importantly, note that tapping into a fire hydrant is illegal. So, we would not be doing that for construction purposes or any other reason. You may want to call your local fire station if you see this happening in front of your home again.

Hope this helps.

Sincerely,

Jerome Buckmelter

President

JEROME BUCKMELTER ASSOCIATES, INC.

Planning & Zoning Consultants

[23534 Aetna Street](#)

[Woodland Hills, CA 91367](#)

Tel.: (818) 340-8386

Email: jba@buckmelter.com

From: Brennan Spillman <brennanspillman@gmail.com>
Date: Tuesday, August 25, 2020 at 12:48 PM
To: Alexander Truong <alexander.truong@lacity.org>
Cc: JBA <jba@buckmelter.com>
Subject: Re: Notice of Public Hearing CPC-2019-4791-GPA-ZC & VTT-82210-SLENV-2019-4792MND

No worries thank you for getting back to me!

Sincerely,

Brennan Spillman

On Tue, Aug 25, 2020 at 12:33 PM Alexander Truong <alexander.truong@lacity.org> wrote:

Apologies Brennan Spillman. I must have missed this email.

There was minimal discussion/comments from the public with the exception of one caller trying to identify the location of the site; no specific concerns related to the project.

I have cc'd the project representative here that can address your concerns related to construction activities associated with such a project.

On Mon, Aug 10, 2020 at 11:32 AM Brennan Spillman <brennanspillman@gmail.com> wrote:

Hi Alexander,

I wanted to get in touch because I unfortunately missed a Public Hearing and was wondering if there is a record where I would be able to review what was discussed.

Also I wanted to discuss a concern that you might be able to pass along. During this construction I have a concern that construction vehicles will spend the days speeding up and down Hatteras St. We already have a speeding problem (which we are trying to get speed bumps for) and don't need more heavy high profile vehicles speeding up and down the street. We also already have construction vehicles doing this from the Hospital Construction Site on Burbank. My condo faces Hatteras St. and my home office sits right next to a fire hydrant. I've seen a couple construction vehicles use the fire hydrant to clean off their trucks. I would most definitely not like this to become a regular occurrence as it is loud and disrupts my meetings.

Thank you for your time.

Sincerely,

Brennan Spillman

Unit Production Manager of Global Broadcast @ Blizzard Entertainment

Overwatch League 2020

M: +1.310.890.3327

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