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July 14, 2014

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CASE NO. ZA 2013-1577(ZV)(ZAA)(CLQ)
ZONE VARIANCE, ZONING
ADMINISTRATOR'S ADJUSTMENT,
CLARIFICATION OF "Q" CONDITION
12361 and 12385 North San Fernando Road
Sylmar Planning Area
Zone : C2-1, (T)(Q)RAS3-1
D. M. : 219B149
C. D. : 7
CEQA : ENV-2006-10217-MND-REC2
Legal Description: Lots 11, 21 & 22, Ex
Mission De San Fernando Tract

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.27, I hereby APPROVE:

a Variance to allow construction of the small lots prior to recordation of the final tract map, from Section 12.21-G,2 to allow zero square feet of common open space for each dwelling unit in lieu of 175 square feet for dwelling having more than three habitable rooms;

Pursuant to LAMC Section 12.27, I hereby APPROVE:

a Variance from Sections 12.09.1-A and 12.21-C,5(h) to allow access from a less restrictive zone (C2-1 Zone) to a more restrictive zone (RAS3-1 Zone) permitting guest parking and common driveway access across the site;

Pursuant to Los Angeles Municipal Code Section 12.28, I hereby APPROVE:

an adjustment from Section 12.21-C,2(a) & (b) to allow a minimum separation between buildings and a minimum passageway of 6 feet in lieu of 12 feet; and,

Pursuant to Los Angeles Municipal Code Section 12.32-H, and consistent with the City Planning Commission Guidelines for "Q" (Qualified) Clarifications, as the designee of the Director of Planning, I hereby APPROVE:

Amendment of Condition Nos. 2, 3, 4, 5 and 15 to allow modification to an approved plot plan from a mixed-use development to 90 single-family small lots and deletion Condition Nos. 6, 7 and 8 with the modification of Ordinance No. 176,269;

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. 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. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.
6. Indemnification. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action or proceedings against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
7. Allow zero square feet of common open space for each dwelling unit.

8. Allow vehicle and pedestrian access from a less restrictive zone (C2-1 Zone) to a more restrictive zone (RAS3-1 Zone).
9. Allow a minimum separation between buildings and a minimum passageway of 6 feet in lieu of 12 feet.
10. No Certificate of Occupancy shall be issued until the final tract map (VTT-68157-SL-M1) has been recorded.
11. This approval is tied to Vesting Tentative Tract Map No. 68157-SL-M1 (ENV-2006-10217-MND-REC2), which was heard at a concurrent hearing on December 2, 2013. The applicant shall comply with all mitigation measures and conditions of approval identified in that case.
12. Amendment of **Condition Nos. 2, 3, 4, 5 and 15** to allow modification to an approved plot plan from a mixed-use development to 90 single-family small lots:
 2. Site Plan. The use and development of the subject property shall be in substantial conformance with the site plan (Exhibit C) including the following:
 - a. A 21-foot landscaped buffer adjacent the sidewalk along Berg Street **provided in fenced front yards with pedestrian gate**.
 - b. **No Vehicular access shall be permitted** for the project from Berg Street **or** El Dorado Avenue **through one two-way driveway**.
 3. Density. A maximum of ~~247-unit residential condominium~~ **90 single-family dwellings** shall be permitted ~~and a maximum of 8,400 square feet of office space and 9,000 square feet of retail space~~.
 4. Height and Floor Area. No building or structure located on the subject property shall exceed a height of ~~60-feet~~ **two-stories** as shown in the elevations (Exhibit C) and shall be limited to no more than one-and-one-half times the buildable area of the lot in conformance with Footnote No. 1 of the Sylmar Community Plan. ~~Furthermore, the project shall be redesigned to include transitional height for the C2 Zone portions of the lot within 45 feet of an R1 or RA Zone. Also, the first row of condominiums adjacent to Berg Street shall be stepped back in height, which includes two stories of units above the parking podium, as shown on the North Elevation (Exhibit C).~~
 5. Parking. For residential condominiums, a minimum of two covered off-street parking spaces per dwelling plus a minimum of 1/4 guest parking spaces per dwelling unit shall be provided. ~~Provide commercial parking in accordance with LAMC Section 12.21 A,4.~~

- a. Tandem parking spaces may be used only for the spaces, which are assigned and designated for each single residential unit and office units. Tandem parking shall not be used for ~~commercial retail and guest parking.~~
 - b. ~~Office and commercial employees shall not park on adjacent residential streets during the hours they are working at the subject facility.~~ **The site driveways shall be open and not gated.**
 - c. Guest parking sign(s) shall be clearly posted at building entrance(s). The sign(s) shall be in large, easy to read lettering and shall indicate the general location of guest parking. Sign wording shall be to the satisfaction of the Planning Department and shall indicate the number of reserved guest parking spaces.
 - d. ~~If any guest parking spaces are located behind security gates, the following shall apply:~~
 - (1) ~~If remote electronic gate opening system shall be installed so that the security gate can be opened from each residential unit served by the secured guest parking.~~
 - (2) ~~An electronic intercommunication system shall be installed. The system shall be readily accessible to the drivers of guest vehicles and to the units served by the secured guest parking.~~
 - (3) ~~If there is a security gate, then it shall be setback from the public right of way so as to provide a waiting area for guest vehicles and to prohibit blockage or interference with the public right of way by waiting guest vehicles.~~
 - (4) ~~Alternative to the provisions of this condition may be approved by the Planning Department provided that the intent of readily accessible guest parking facilities and no interference with the public right of way is assured.~~
15. Air Quality. RESIDENTIAL - The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project. ~~COMMERCIAL/INSTITUTIONAL - The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 11 or better in order to reduce the effects of diminished air quality on the occupants of the project.~~

13. Deletion **Condition Nos. 6, 7 and 8** which are conditions for balconies and commercial development. Neither are being proposed with the modification.
6. ~~**Balconies.** Balconies shall be permitted on all levels. For the four balconies (levels 3-4) fronting San Fernando Road on the northeast building, a minimum of 50% of the balcony walls shall be made of opaque or solid materials. The applicant shall indicate on the final elevation plans the height of the balcony wall and material(s) being used to the satisfaction of the Planning Department.~~
7. ~~**Loading.** Loading and unloading activities shall not interfere with traffic on any public street. Public sidewalks, alleys and/or other public ways shall not be used for the parking or loading or unloading of vehicles. The location of loading areas shall be clearly identified on the site plan to the satisfaction of the Department of City Planning.~~
8. ~~**Employee Transportation Plan.** To reduce or eliminate employees parking on adjacent streets, the property owner shall provide the following:~~
- a. ~~**Carpooling (Employee).** The business owner shall provide coordination for an employee carpooling program.~~
 - b. ~~**Employee Transit Subsidy.** The business owner shall:~~
 - (1) ~~Reimburse employees a minimum of 50 percent of the public transit fare used by the employees to travel to and from their work at the subject facility; and/or~~
 - (2) ~~Provide free public transit passes, tickets, tokens or other legal tender to employees who commute by public transit to work at the subject facility.~~
 - c. ~~Notice shall be provided in writing of the availability of these transit benefits to current and future employees (at the time they are hired) who work at the subject facility.~~
 - d. ~~A copy of the initial statement of these employee transit benefits shall be provided to the Planning Department.~~
14. San Fernando Road is a selected disaster route. No construction equipment or material shall be permitted to be stored within the public right-of-way along San Fernando Road.
15. If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in a disruption or interference with the peaceful enjoyment of the adjoining and

neighboring properties, the Zoning Administrator will have the right to require The Petitioner(s) to file for a plan approval application together with the associated fees, to hold a public hearing to review The Petitioner(s) compliance with and the effectiveness of the conditions of the grant. The Petitioner(s) shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained.

16. 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.
17. Within 30 days of the effective date 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 for CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. This 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 to the Department of City Planning for attachment to the subject case file.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES - TIME EXTENSION

All terms and Conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within two years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void. A Zoning Administrator may extend the termination date for one additional period not to exceed one year, if a written request on appropriate forms, accompanied by the applicable fee is filed therefore with a public Office of the Department of City Planning setting forth the reasons for said request and a Zoning Administrator determines that good and reasonable cause exists therefore.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial

approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code.”

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after **July 29, 2014**, unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are also available on-line at <http://cityplanning.lacity.org>**. Public offices are located at:

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

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

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits, which also affect your ability to seek judicial review.

NOTICE

The applicant is further advised that all subsequent contact with this office regarding this

determination must be with the Zoning Administrator who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report by the Department of City Planning Staff thereon, and the statements made at the public hearing on December 3, 2013, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the five requirements and prerequisites for granting a variance as enumerated in Section 562 of the City Charter and Section 12.27 of the Municipal Code, five requirements and prerequisites for granting an adjustment as enumerated in Section 12.28 of the Municipal Code, and three requirements and prerequisites for granting a clarification as enumerated in Section 12.32-H of the Municipal Code have been established by the following facts:

BACKGROUND

The site consists of three rectangular lots having a combined 360-foot frontage and depths between 559 feet (south property line) and 785 feet (north property line adjacent to Berg Street). To the north are single-family dwelling in the R1-1 Zone (Community Commercial land use designation) and an eight-unit apartment building in the C2-1 Zone, to the east is the Pacific Railroad Company's right-of-way, beyond the tracks are industrial and commercial uses in the [Q]M1-1 Zone, to the south is are commercial stores in the C2-1 and RA-1 Zones, and to the east is the Department of Water and Powers service station site which also includes the Mission Wells and Settling Basin (City of Los Angeles Monument No. 50) in the OS-1XL Zone.

Mountain View Condos Corporation (applicant) proposes to construct 90 new single-family homes on small individual lots, in lieu of the lieu of the approved mixed-use project (247-unit residential condos and 5 commercial condominiums), on a 5.27 net acre site approved on April 25, 2007 and by the City Council for the zone change on October 17, 2007.

The project site is located on the southwest side of San Fernando Road and the Pacific Railroad right-of-way, southeast of Beg Street, and northeast of the DWP facility site. The proposed 351,859 square foot project site is located in the Sylmar Community Plan area. The site is zoned C2-1 and RAS3-1. The site currently contains a vacant lot.

The adopted Sylmar Community Plan designates the subject property for Community Commercial land use corresponding to the C2, C4, CR, RAS3, P and PB Zones. The property contains approximately 5.27 net acres (229,742 net square feet) after the

required dedication. The proposed development of 90 residential lots is allowable under and the land use designation and contingent upon the zone approval for Case No. ZA 2013-1577-ZV-ZAA-CLQ. The project site is not located within any geographic specific area boundaries, but is located within the Mixed-Use Boulevard and a Transit Oriented District. These areas are called out in the "Special Boundary" on the Sylmar Community Plan and are proposed to remain as such under the Updated Community Plan which was approved by the City Planning Commission on April 25, 2013.

The applicant is proposing to provide 90 detached single-family homes which access from two driveways on San Fernando Road. The homes are proposed under one two-story floor plan with variation of the exterior façade design and coloring.

The Advisory Agency Parking Policy No. AA-2000-1 requires two parking spaces for each residential unit (180 parking spaces) and the Small Lot Design Guidelines recommend a ¼ guest parking space for each residential dwelling (23 guest parking spaces) for a total of 203 parking spaces. The applicant is proposing to provide 33 guest spaces.

Urban Design Studio:

The project was presented to the Urban Design Studio for comments which were directed to the applicant on September 11, 2013 and are as follows:

- Provide a playground area/common green space for residents –Preferred in a central location.
- Provide enhanced paving and trees at mail group mail boxes.
- Provide sidewalks at entries along private driveways.
- Enhanced facades along San Fernando Road and include landscaping and wrought iron fencing.
- Add trees along private drives
- Add trees in each private rear yard
- Show pedestrian paths from each home to San Fernando Road.
- Provide entry path to sidewalk along San Fernando Road.

The applicant provided an updated site plan (attached) dated September 19, 2013 showing the following modifications:

- A play area (tot lot) at the southwest corner of the property at the elbow of Berg Street and El Dorado Avenue.
- Provided one tree in each rear yard and one at each mailbox.
- Showed a 3-foot pedestrian strip to be painted on the asphalt private driveways.

On Friday, October 25, 2013, the applicant provided several staff members of a tour including two detached condominium project and one small lot project. The following were the comments from staff after the tour concluded:

- The developments with 2 or more building plans were preferred (althernating designs – small with front entry and some with side)
- An 8-foot building separation was preferable to the proposed 6 feet of the project.
- Stamped concrete or pavers in lieu of asphalt would cut down on the heat island effect and look more aesthetically pleasing.
- Guest parking space should have more shade –one tree per every 3 spaces (tree canopy).
- Trellises could be added over the garage and have the landscaping grow up and over the garage door. This would help shade the common driveways.
- The corner units along common driveways or facing the public right-of-way should have more façade articulation –more windows on second floor and more façade treatment on first floor.
- With a proposal this large, a couple of common open space areas should be incorporated.
- Lower walls along the street frontages so the building reads as the front yards from the public right-of-ways.
- Landscape around or create a façade to screen transformers.
- Trash cans should be picked up on-site and not along the public streets –too much cluster.
- Is there a ways to recess utility hardware in lieu of having in projecting out into the entry walkway.

San Fernando Road is a Major Highway Class II dedicated to 60- and 75-foot widths at the project's street frontage.

Berg Street is a Local Street dedicated to a 33-foot width.

The Bureau of Engineering is requiring that a 2-foot and 17-foot wide strips of land be dedicated along San Fernando Road adjoining the subdivision to complete a 52-foot wide half right-of-way dedication in accordance with Major Highway Standards. Furthermore, that a 4-foot wide and variable width right-of-way be dedicated along Berg Street to complete a 54-foot right of way including a 44-foot radius property line cul-de-sac at the terminus and an elbow section at the intersection with El Dorado Avenue.

Previous Cases, Affidavits, Permits, and Orders on the Applicant's Property:

Building and Safety Permit No. 14030-10000-01473 – Submitted March 18, 2014, for the site preparation for 90 single-family houses per Tentative Tract No. 68157. Cut for 12,000 cubic yards and fill 12,000 cubic yards and the removal and recompaction of 27,000 cubic yards of dirt.

Building and Safety Permit No. 13010-20000-03797 to -03887 – Plan submitted on December 17, 2013, for new single-family dwelling Lot Nos. 1-90.

Case No. VTT-68157-SL-M1: A concurrent Modification of the tract map was filed to permit a small lot subdivision pursuant to Ordinance No. 176,354 for the construction of 90 single-family dwellings with 180 resident parking spaces and 33 guest parking spaces, on a 54,962 net square-foot site after dedication, in the C2-1 and (T)(Q)RAS3-1 Zones, located at 12361-12385 N. San Fernando Road.

Case No. VTT-68157: On April 25, 2007 the vesting tentative tract map was approved by the Deputy Advisory Agency to permit a merger and resubdivision of three-lots into four-lots (one ground lot and three airspace lots) for 247 new residential condominium and a five-unit commercial condominiums as shown on the revised map stamp-dated April 23, 2007. The commercial portion of the project contained approximately 8,400 square feet of office space and approximately 9,000 square feet of retail space. A total of 610 parking spaces were proposed (494 residential spaces, 62 guest spaces, and 54 commercial spaces) on a 5.27 net acre site after the proposed dedication.

Case No. ZA 2008-817(ZV): On May 22, 2008, the Zoning Administrator approved a variance from LAMC Section 12.21.1 to permit an average floor area ratio of 1.51 over the C2 and RAS3 Zones for a unified development, and a variance from Ordinance No. 179,269 "Q" Condition No. A-4 to remove the transitional height requirement.

Case No. CPC-2006-10252-ZC-SPR: On July 2, 2007, the City Planning Commission adopted the site plan review and recommended the City Council adopt the zone change. On October 2, 2007, the City Council approved Ordinance No. 179,269 to rezone the rear portion of the lot fronting Berg Street from RA-1 (Suburban Zone) to (T)(Q)RAS3-1 (Residential/Accessory Services Zone).

Case No. CPC-2006-5569(CPU): On April 25, 2013 the City Planning Commission approved the Sylmar Community Plan Update and recommended that the City Council adopt the updated land use map and associated zone and height district changes.

Case No. ZA-1996-1047(CUZ): demolish existing open shed and construct an auto mechanic garage structure in the C2-1 and RA-1 Zones approved February 27, 1997.

Case No. ZA-1996-729(ZV): request the change of use; remodel the facilities, restaurant to remain, and future addition to building for roller/ice ring in the C2-1 Zone partially approved on December 11, 1996.

Previous Cases, Affidavits, Permits, and Orders on Surrounding Properties:

Case No. CPC-2009-815-ZC-DB-SPR: On November 12, 2010, the City Council adopt a Zone Change (Ordinance No. 181,426) from expired C2-1 and RA-1 to (T)(Q)C2-1 for a 150-unit apartment, a density bonus of restricting up to 39% of the dwelling units (42 units) for Low Income senior residents with a 3:1 Floor Area Ratio, waiver of transitional height, and a 3-foot setback along Astoria Street, and Site Plan Review for the property located at 12415 San Fernando Road.

Case No. ZA 2006-8124(ZV): On July 15, 2008 the Zoning Administrator terminated a zone variance request for the expansion of an automobile repair and auto body shop located at 12358 San Fernando Road.

Case No. APCNV-2006-6366-ZC: On June 26, 2007 the City Council approved a zone change (Ordinance No. 178,970) to (T)(Q)RAS3-1VL for a maximum 45-unit residential condominium and one commercial condominium unit (Case No. TT-67522) located at 12455-12557 San Fernando Road.

Case No. ZA 2002-6085 (CU)(ZV)(ZAA)(SPR): On April 2, 2003, the Zoning Administrator denied a Conditional Use Permit authorizing the construction of a 56-unit motel (with one manager's unit) within 500-feet of an R Zone; Variances from Section 12.21 -C,5(h) of the Code for transition from a less restrictive to a more restrictive zone (C2-1 to RS-1); from Section 12.1 4-C,2 for reduced rear yard of zero feet in lieu of the 15 feet required between the C2-1 and RS-1 zone line and when C2-1 zoned property is used for residential purposes, and from Section 12.07.07 of the Code for elimination of any yard requirements in the RS-1 Zone and the use of the RS-1 portion of the lot for a driveway and landscaping accessory to the proposed hotel; and Site Plan Review for the construction of a 56-unit motel (with one manager's unit), located at 12455 and 12457 San Fernando Road.

Case No. TT-69440-CN: On April 30, 2010, a tract case located at 12540 San Fernando Road, was terminated for a proposed new 36-unit condominium since no zone change was filed.

Case No. ZA 2003-8168(CU)(ZV): On April 19, 2004, the Zoning Administrator approved a conditional use to permit an auto repair/auto body and paint facility within 300 feet of R Zone, and variances from Sections 12.1 2.1-A and 12.21 -C,5 to allow the construction, use, and maintenance of auto repair/auto body shop and storage vehicle under repair in the P-1 Zone; and to allow the transition from a more restrictive to a less restrictive zone, located at 12354 San Fernando Road.

Case No. ZA 2003-141(CU)(ZV): On July 21, 2003, the Zoning Administrator approved a conditional use to permit automobile repair in the M1 Zone located within 300 feet of a residential zone, a variance from Section 12.12.1-A of the Code to permit auto body use in the P Zone as otherwise not allowed in that zone, and a variance from Section 12.21-C,5(h) of the Code to permit automobile circulation from a more restrictive zone to a less restrictive zone, located at 12336 San Fernando Road.

Case No. TT-67836: A 22-unit residential condominium conversion filed on September 13, 2006, located at 12405 San Fernando Road.

Case No. ZA 2000-2999(ZV): The installation of a kiosk in the P1-1 Zone approved September 28, 2000, located at 12431 San Fernando Road.

Case No. CPC-1997-280-ZC: On February 4, 1999, the City Council approved a zone change (Ordinance No. 171,916) from R1-1 and RD3-1 to (T)(Q)RD3-1 for a maximum 175 detached dwelling units located at 12430 Ralston Avenue. A subsequent yard variance (Case No. ZA 98-938(YV)) was approved by the Zoning Administrator on March 9, 1999 to allow reduced front, side and rear yards and reduced separation between buildings.

Case No. CPC-1990-596-GPC: The AB283 Program, plan amendment, zone change and height district changes throughout the City in order to implement the newly created open space (OS); Ordinance No. 169,758 subarea 240, located at 14900 Astoria Street.

Case No. CPC-1990-380-ZC: A zone change from R1-1 and RD3-1 to (T)(Q)RD3-1, incident to subdivision, in connection with Tentative Tract 49184 for 280-units, two stories in height, for a new condominium development adopted in City Council under Ordinance No. 167,458 effective January 18, 1992, located at 12430 Ralston Avenue, 23 acres between Sayre Street and Hubbard Avenue.

Case No. CPC-1990-287-ZC / TT-49728: A zone change incident to a subdivision from R1-1 to (T)(Q)RD3-1 adopted by City Council on June 3, 1994; Ordinance No. 169,868 effective July 17, 1994, located at 12451 Ralston Avenue.

Case No. CPC-1997-280-ZC: A zone change form R1-1, RD3-1 and (T)(Q)RD3-1 to (T)(Q)RD3-1 incident to Tentative Tract No. 49184 to construct single-family detached homes, adopted by City Council under Ordinance No. 171916 effective March 23, 1998, located at 12430 Ralston Avenue.

Public Hearing and Communication

The public hearing was conducted on Tuesday, December 3, 2013 at the Marvin Braude Constituent Service Building in Van Nuys. The public hearing was attended by the applicant, applicant's representative and a representative of the Council Office.

The following statements were made by the applicant:

- We have worked with the new Council Office and had meetings with Planning Staff.
- Also have had the pleasure to work with the community in this neighborhood.
- Met with the Neighbor Council and met with the Land Use Committee on January 24, 2013 and then the full board for their approval.
- The new homes will be Green –solar roofs are standard in all my developments for lease.
- We sell to the working middle class.
- Create many jobs; during the recession we were still building.
- We understand the concepts of the Sylmar Community Plan.
- To provide a tot lot, we would need a HOA which is not meant for small lot subdivisions.

- We are reducing the height from the previously approved 247-unit tract.
- Each dwelling will be 1,500 square feet, 2-stories in height with a 2 car garage.
- Each lot is over 2,100 square feet and each will have an individual backyard.
- A few changes in the staff report: (Condition No. 11) we have a Soil Approval Letter dated December 19, 2012 and (Condition No. 23c); We would like it to read a minimum 6-foot-high decorative vinyl, wood, or slumpstone/decorative masonry wall shall be constructed...; (Condition No. 29, MM-13) No haul route required as the site is already demolished; (Condition S-3,(i)d.(1)) we would like the landscaping adjacent to the site and 5 foot sidewalk next to the curb to match the remainder of the cul-de-sac.

The Council Office made the following statements:

- The applicant has been working with our office and staff.
- We would be in support of the material change for the fencing.
- A bit upset that there was no community in attendance as our office did hear from them.
- We are okay with staff's suggestion that access be granted off of Berg Street in lieu of Emergency Access only as the development is now for single-family residential.

Staff recommended:

- A revised tract map be provided incorporating ideas from the Urban Design Studio, Council Office, and planning staff from the tour.
- Provide elevations and floor plans for the ZA case file.
- Review the draft Small Lot Design Guidelines dated June 2013 and incorporate public realm enhancement goals.

Written Communication was received and summarized as follows:

A letter dated December 2, 2013, was received from the Los Angeles County Metropolitan Transportation Authority (LACMTA) asking the applicant to address the following concerns related to the project's proximity to the Railroad Right-of-Way (ROW) and Metro bus lines operating on San Fernando Boulevard:

1. The project sponsor is advised that rail service operates in both directions and that trains may operate, in and out of revenue service, 24 hours a day, seven days a week, in the ROW adjacent to the proposed project.
2. Considering the proximity of the proposed project to the railroad ROW, these trains produce noise, vibration and visual impacts. A recorded Noise Easement Deed in favor of LACMTA is required, a form of which is attached. The easement recorded in the Deed will extend to successors and tenants as well. In addition, any noise mitigation required for the project will be borne by the developers of the project and not the LACMTA or the operating railroads.

3. There is an at-grade pedestrian crossing located within the vicinity of this development. This crossing is regulated by the California Public Utilities Commission (CPUC). The CPUC may have additional comments regarding this development.
4. Metro Bus Operations Control Special Events Coordinator should be contacted at 213-922-4632 regarding construction activities that may impact Metro bus lines. Other municipal bus may also be impacted and should be included in construction outreach efforts.
5. LACMTA encourages inclusion of pedestrian and bicycle amenities that could enhance access to public transit nearby. The City and the project sponsor should work together towards the installation of such amenities as part of the development of the site.

Community Planning Staff received several phone calls regarding this project and others in this area regarding approved mixed-use projects coming in for modifications to get rid of the retail/commercial component. The comments were summarized in an email dated July 15, 2013 as follows:

"These folks are concerned that these changes are not following the vision of the existing and proposed community plan. It appears that the applicant for this one particular case went to the full NC board and not the LU committee, and members did not get a chance to review the site plan ahead of time. I asked these folks to submit something in writing so that I may forward their concerns to the appropriate project manager. One particular individual mentioned that the new Councilmember is in support of the vision along this corridor and that he would like to see mixed-use development take place along San Fernando Road. It might be a good idea to talk with his staff prior to making any decisions on the course of this project and/or waiving the public hearing."

An email was received dated July 13, 2013 from a stakeholder which is as follows:

"I am a thirty-three year resident of Sylmar. I attend the Land Use Committee and Sylmar Neighborhood Council meetings on a regular basis. At the June 20, 2013 Sylmar Neighborhood Council meeting I was shocked the Council passed, by an eight to four vote, to approve a small lot subdivision of ninety lots at 12361 and 12385 San Fernando Road. These houses are to be six feet apart. I couldn't even lay down between these residences. This project has not even come before the Land Use Committee and was poorly presented to the Board. Several issues were not addressed, such as additional traffic or parking. The surrounding Stakeholders were not notified in a timely manner. Why does this project want to be on a "fast track"? Is there something going on that the developer doesn't want anyone to look at too closely? The Land Use Committee is very important. Issues are examined and explained at these meetings

This project is not how I want to see Sylmar grow. I want to live in a community that I am proud of and want my grandchildren to grow up in.

This is a stakeholder very much against this project. I also have concerns this project is not being consistent with the New Master Plan. We really do need to retain our commercial space.”

A letter dated July 12, 2013 was received from the Sylmar Neighborhood Council stating that at their meeting on June 27, 2013 the Council voted to recommend granting the project for a 90 small lot subdivision located at 12361-12385 San Fernando Road. The email attached to the approval letter stated that some of the Council were not happy about the project due to the roadways having “choke points”.

Richard Alarcon sent a letter dated October 24, 2012 when still in office of the 7th District stating his support of the proposed 95 single family homes under the small lot subdivision as opposed to the 247 attached condominium units. The letter also stated that the project’s location is ideal for single-family homes due to its close proximity to a mass public transportation corridor where the community would benefit from quality housing as opposed to an otherwise dilapidated site.

VARIANCE FINDIING

In order for a variance to be granted, all five of the legally mandated findings delineated in City Charter Section 562 must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

- 1. The strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.**

The Community Commercial land use site is currently zoned C2-1 and (T)(Q)RAS3-1. The proposed 90 small lots are permitted within the commercial and residential accessory service zones. However, a variance is necessary to allow for zero square feet of common open space each dwelling unit in lieu of 175 square feet for dwelling having more than three habitable rooms.

The variance is considered for early start construction prior to the recordation of the final tract map. A concurrent modification to the subdivision was approved by the Deputy Advisory Agency on the same date, which included the 90 small single-family lots in conformance with the Small Lot Ordinance (No. 176,354). That ordinance does not require passageways, building separation, or common open space once the final map is recorded. As the applicant has requested early start construction prior to recordation of the final tract map, so the variance is needed from the open-space requirements. The project has been conditioned to not be

issued certificates of occupancies prior to the recordation of the final map. The variances are sought in order to remedy technical conflicts between the Small Lot Ordinance, the general provision of the Planning and Zoning Code and policy of the Department of Building and Safety relative to commencing construction prior to final map recordation. To deny the variances would result in practical difficulties inconsistent with the general purposed of the zoning regulations. The design of this project was carefully considered to complement the surrounding area while addressing the need for housing the City, and the "early start" variances are only necessary until the final map records.

2. **There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.**

The subject Community Commercial land use property is comprised of three parcels totaling 228,195 net square feet with a 360-foot frontage on San Fernando Road. Although there are other lots collectively similar in size and shape, the unique combination of a large lot with a large frontage provides enough space and sufficient access to accommodate a Small Lot subdivision. It is the intent and purpose of the Small Lot Ordinance to provide opportunities for the creative reuse of sites such as the subject to provide affordable single family housing in a multi-family and commercial zones.

Strict adherence of the open space requirements would be inconsistent with the spirit and intent of the Small-lot Ordinance No. 176,354. The ordinance allows for zero space and setback between buildings, has no passageway requirement, and exempts common open space requirements since each lot will only have one dwelling unit. To condition each requirement would in effect minimize the buildable floor area space for each dwelling. As stated, this variance for zero common open space is used only as a means to an "early start" prior to final map recordation.

The approved zoning would permit a much larger development including commercial uses and/or mixed up building as previously approved in 2007. However, the project was not built and the new applicant that purchased the project have submitted a revised map for a much less dense project. The project still provides adequate amounts of private open space located within the rear yards of each home and the driveways are open to the sky providing each dwelling will have sufficient direct open air and natural light as intended by the open space requirement (LAMC Section 12.21-G,1).

3. **The variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of the special circumstances and practical difficulties or unnecessary hardships, is denied the property in question.**

The open space variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other properties in the vicinity. The project was designed and proposed as a small-lot subdivision by utilizing Ordinance No. 176,354. The number of dwellings, the amount of parking and the site access all conform with the design criteria described in LAMC Section 12.22-C,27 and the Small Lot Subdivision Guidelines. Again, the relief of the open space only applies prior to the map recording. The zone variance would allow early construction prior to the final recorded map consistent with the Small Lot Ordinance.

As explained herein, the strict application of the common open space requirement would create practical difficulties and unnecessary hardships to the subject property because the proposed project is a Small Lot Subdivision consisting of 90 single-family homes on separate fee-simple lots. The Small Lot Subdivision Ordinance requires that common open space be provided if the building footprints of all structures exceed 80 percent of the total lot area (LAMC Section 12.22-C,27) and required no building separation or passageways. The total floor area of the proposed structures is conditioned not to exceed 80 percent; therefore no common open space would be required after the map is recorded. Strict adherence to the open space requirement, while maintaining a viable project, is impractical. The property rights generally possessed by property owners in the same zone or vicinity are denied to this property owner who must seek variances to allow the proposed project, which is consistent with the Small Lot Subdivision Ordinance to be constructed prior to recordation of the final map. Thus, such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by others in the same zone and vicinity but because of such special circumstances and practical difficulties or unnecessary hardship, are denied the property in question.

4. **The granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located.**

The proposed project is not materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity. The project exhibits design qualities and features that will make it desirable and beneficial to the neighborhood. The applicant has shown sensitivity to the neighboring properties and uses by designing a building that fits in with surrounding building massing and provides transitions that are sensitive to the surrounding uses. The proposed project would provide an appropriate transitional development between the abutting single-family, multi-family, and commercial. The proposed project will comply with all LAMC requirements for parking, yard and open space in accordance with the Small Lot Ordinance (No. 176,354).

The project will contribute to the public welfare by providing new housing. Rather than other typically attached, multi-residential developments in the immediate community, the project will feature 90 stand-alone small-lot single-family homes. This project will further inspire similar proposed developments in the community in hopes of addressing the lack of new single-family housing.

There are potential public health problems caused by the improvement of the proposed subdivision. However, all are being mitigated through the environmental document and further measures were added within the Conditions of Approval, which need to be satisfied prior to completion of the project. The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed development does not violate the existing California Water Code because the subdivision will be connected to the public sewer system. Therefore, the granting of the proposed adjustments is in conformance with the spirit and intent of the Planning and Zoning Code and will not be materially detrimental to the public welfare or injurious to others in the same zone or vicinity.

5. The granting of the variance will not adversely affect any element of the General Plan.

One of the key policies of the Framework Element is to "provide sufficient lands for the development of an adequate supply of housing units." With the 90 small lot development proposes, the project will be consistent with this provision of the Framework Element. The Framework Element includes the following objective:

Objective 3.3: Accommodate projected population and employment growth within the City and each community plan area, and plan for the provision of adequate supporting transportation and utility infrastructure and public services.

The Framework acknowledges that over time, the City's population will continue to grow. The need for housing this population is part of the City's Housing Element and RHNA figures. The Framework Element also states that the City "has insufficient vacant properties to accommodate forecast population increases. Consequently, the City's growth will require the reuse and intensification of existing developed properties." The project is part of the solution to meeting the City's housing need.

The purpose of the General Plan, in part, is to "promote an arrangement of land use, circulation and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community, within the larger framework of the City; guide the development, betterment, and change of the Community to meet existing and anticipated needs and conditions...reflect economic potentials and limits, land development and other

trends; and protect investment to the extent reasonable and feasible". The reduction of the common open space will not adversely affect the General Plan. The proposed project adheres to Small-lot Subdivision Ordinance No. 176,354 which contributes to the overall vibrancy and health of the community. The design of this project was carefully considered to complement the surrounding area while addressing the need for housing in the City of Los Angeles, and the variances are only necessary until the final map recordation process is complete.

Granting of variances to permit zero common open space will not adversely affect any element of the General Plan. The proposed development of 90 new small lots are allowable under the proposed zoning and current the land use designations. Small lots provide a more affordable single-family dwelling than traditional homes as the houses are more compact in design. Furthermore, after the tract map records, the project will conform to all other LAMC requirements, except access granted herewith, for the RD3 Zone including setbacks, parking, and lot area.

The Sylmar Community Plan "promote(s) greater individual choice in type, quality, and location of housing" (Objective 1-5) and "the development of townhomes and other similar condominium type housing units to increase home ownership options" (Policies 1-5.1). The proposed Small Lot Subdivision is consistent with these goals as outlined in the Community Plan.

The proposed project will contribute to the public welfare by providing safe and attractive new housing. Rather than another typically attached, multiple-family residential development in the immediate community, the project will feature 90 single-family fee simple lots. This project could inspire similar proposed developments in the surrounding community in the hope of promoting alternative quality single-family housing. For these reasons as well as the others described herewith the subject variance for no common open space will not adversely affect any element of the General Plan.

ADJUSTMENT FINDINGS

In order for an adjustment from the zoning regulations to be granted, all of the legally mandated findings delineated in Section 12.28 of the Los Angeles Municipal Code must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

6. **While site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.**

The Zoning Administrator's Adjustment allows the construction of residences with less than the required side yard setbacks and building separation in the C2 and RAS3 Zones portion of the project site prior to final map recordation. The site is complying with all perimeter setbacks as approved in Ordinance No. 179,269. The

proposed dwelling fronting Berg Street will be setback 21 feet. All other perimeter dwellings will be setback a minimum of 15 feet from property lines. The will also be a 6 feet between each dwelling in lieu of the 12 feet required of LAMC Section 12.21-C,2(a) & (b).

In the Residential Citywide Design Guidelines, Objective 1 stated that project should "consider neighborhood context and linkages in building and site design. In small lot subdivision where there is an existing average prevailing setback, that setback should be provided for continuity along the street edge". The site plan exhibits that the setbacks along San Fernando Road and Berg Street are consistence with this objective.

The Small Lot Ordinance allows, by-right, the variations from the standards of the Los Angeles Municipal Code as proposed by this project. The Small Lot Ordinance does not require that an applicant obtain any entitlement for adjustment or variance as requested herein for this project. The purpose of the Small Ordinance is to facilitate the creation of affordable housing units for fee-simple ownership in multi-family zones. It would be contrary to the intent and spirit of the zoning regulations to not permit the proposed entitlements, as the Small Lot Ordinance explicitly permits the proposed entitlements by rights, or with limited discretion under the subdivision determination. Therefore, the proposed site improvements relative to the compliance with the Zoning Code and the Small Lot Ordinance make strict application of the zoning regulation impractical an infeasible.

The Zoning Code regulates front, side and rear yards and separation of buildings to ensure uniformity and standardization of yards for residential properties located in the same zone and land use designation. This is to provide consistency of minimum yards and open space on properties located in the same zone. The proposed separation of six feet between each dwelling unit is being requested. These separations are internal to the project and will have no impact on the adjacent residential uses. The project will provide a 15-foot setbacks along the San Fernando Road street frontages, 21-foot setback from Berg Street, and 15-foot setbacks along the other boarding property lines which will provide adequate light and air on the project site. The standard yards and passageway requirements pursuant would require the applicant to delay construction until after the final map is recorded.

The Small Lot Ordinance explicitly permits the proposed entitlements and does not require that the applicant request adjustments, variances or other entitlements in granting an approval for a Small Lot Subdivision. It is matter of policy of the Department of Building and Safety that applicants, who wish to begin construction prior to the recordation of the Tract Map, obtain these entitlements. It was never the intent of the Small Lot Ordinance to require additional entitlement processes for those development standards explicitly addressed by said ordinance, outside of the discretion of the subdivision determination. This "early start" Zoning

Administrator's Adjustment is only necessary for the construction of dwelling units prior to final map recordation. The project will comply with the small lot subdivision setback standards once the final map is recorded.

The concurrent subdivision has been tentatively approved for these setback on the tentative map contingent upon the approval herewith. The tract map is a tentative map and revision can be afforded based on this approval. Therefore, the granting of the proposed adjustments is in conformance with the spirit and intent of the Planning and Zoning Code.

7. **In light of the project as a whole including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The site consists of three rectangular lots having a combined 360-foot frontage and depths between 559 feet (south property line) and 785 feet (north property line adjacent to Berg Street). To the north are single-family dwelling in the R1-1 Zone (Community Commercial land use designation) and an eight-unit apartment building in the C2-1 Zone, to the east is the Pacific Railroad Company's right-of-way, beyond the tracks are industrial and commercial uses in the [Q]M1-1 Zone, to the south are commercial stores in the C2-1 and RA-1 Zones, and to the east is the Department of Water and Powers service station site which also includes the Mission Wells and Settling Basin (City of Los Angeles Monument No. 50) in the OS-1XL Zone. The project is an infill development and as conditioned, will comply with any applicable LAMC requirements for height, density, and parking. Yard and open space are in conformance with the Small Lot Ordinance, but a variance is necessary for early start construction as apartments.

The area consists of a mix of urban development including commercial, multiple-family, and single-family uses. The proposed project would provide an appropriate transitional development between the single-family to the northwest, multiple-family to the north, and commercial to the southeast. The proposed project would provide for sale single-family homes on 90 small lots. The proposed small lot portion of the project will comply with all LAMC requirements for parking, yards, and open space in accordance with Small Lot Ordinance (No. 176,354).

The Small Lot Ordinance (No. 176,354 LAMC Section 12.22-C,27(e-f)) became effective January 31, 2005 and allows single family lots to be developed with no front, side or rear yard setbacks, and no passageways (space between buildings). However, the ordinance does require a 5-foot setback from neighboring properties not within the subdivision. The adjustment sought for reduction of building separation and passageways is to remedy technical conflicts between the Small Lot Ordinance, the general provision of the Planning and Zoning Code and policy

of the Department of Building and Safety relative to commencing construction prior to final map recordation.

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for fish. However, the site does contain several trees that may provide habitat for protected birds. The Department of Fish and Wildlife has recommended that mitigation measure regarding nesting native birds be conditioned with the approval of the tract. On December 2, 2013, the City Planning Department issued a reconsideration letter for the project description of Mitigated Negative Declaration No. ENV-2006-10217-MND-REC2. The previously issued Mitigated Negative Declaration (ENV-2006-10217-MND) still address all areas of potential environmental impact attributed to the project as initially proposed. Likewise, the modification of the vesting tentative tract map will be reviewed and conditioned by various City Agencies to meet the standards of the Subdivision Map Act. Since the project, which now includes a less dense project than previous approved and stated under ENV-2006-10217-MND-REC1, does not create any new impacts that were not addressed in the previous MND, the mitigation measures imposed still serve to mitigate the impacts of the project to less than significant levels as required by the California Environmental Quality Act (CEQA).

The consideration is whether or not the adjustments themselves would result in adverse impacts. The adjustments are required as the Department of Building and Safety will not issue permits for the construction prior to the recordation of the tract map; therefore, the adjustments are merely technical in nature. Once the tract map is recorded, no adjustment entitlement would be required for the project as designed. Therefore, all other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

8. **The project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The purpose of the General Plan, in part, is to "promote an arrangement of land use, circulation and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community, within the larger framework of the City; guide the development, betterment, and change of the Community to meet existing and anticipated needs and conditions...reflect economic potentials and limits, land development and other trends; and protect investment to the extent reasonable and feasible." The technical need for a front and rear yard setback Adjustment will not adversely affect the General Plan. On the contrary, this proposed project, adhering to Small Lot Subdivision Ordinance No. 176,354 is, in fact, contributing to the overall vibrancy and health of the community.

The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The applicable Sylmar Community Plan designates the subject property for Community Commercial land use corresponding to the C2, C4, CR, RAS3, P and PB Zones. The property contains approximately 5.24 net acres (228,195 net square feet) after the required dedication and is presently zoned C2-1 and RAS3-1. On October 2, 2007, the City Council approved Ordinance No. 179,269 to rezone the rear portion of the lot fronting Berg Street from RA-1 (Suburban Zone) to (T)(Q)RAS3-1 (Residential/Accessory Services Zone). The proposed development of 90 single-family small lots is an allowable use under the current land use designation and zone and permits an average lot size of roughly 2,500 square feet.

The proposed development, in accordance with the Small Lot Subdivision Ordinance, are allowable under the current the land use designation and proposed zone change herewith. The site is not located within any geographic specific plan area.

The Housing Element of the General Plan encourages the creation of new and affordable housing stock, as there remains a very strong demand for new affordable single family dwellings. With respect to the demand, the Small Lot Ordinance was created to facilitate the development of such housing by reducing the lot area, yard setback and open space requirements. The Community Plan (a component of the Land Use Element of the General Plan) "promote(s) greater individual choice in type, quality, and location of housing" (Objective 1-5). To further accommodate the needs and desires of the Community Plan, ordinances such as the Small Lot Ordinance were created to augment the number of housing choices for individuals. The Small Lot Ordinance provides opportunities to accommodate fee-simple ownership of homes in multi-family and commercial zones, whereby reducing lot area, open space and yard requirements would assist with accommodating the creation of smaller single family homes. The proposed project is designed consistent with said ordinance and would not be required to obtain the adjustments herein following the recordation of the tract map.

The adjustment for the reduced of space between dwellings will not physical alter any prevailing setbacks. Further the homes will be setback 21 feet from Berg Street property line giving sufficient buffer from the existing single-family homes located along the cul-de-sac. In consideration that the adjustment entitlements are technical in nature and would not be required after the map recordation, the granting of the adjustments is in conformance with the intent and provisions of the General Plan and Community Plan.

CLARIFICATION FINDINGS

Pursuant to Section 12.32-H of the Los Angeles Municipal Code and City Planning Commission Guidelines, I hereby find the following:

9. The request is consistent with the City Planning Commissions Guidelines.

The applicant is requesting to amend several "Q" Conditions of Ordinance 179,269 which were approved as project specific conditions of a 60-foot high, 247-unit residential condominium and a five-unit commercial condominium. As the project has been modified for a less dense development of 90 small lots all condition relating to commercial are to modified or deleted. The applicant has also requested through circulation access from one two-way driveway at the elbow of El Dorado Avenue and Berg Street.

Amendments to Council Instructions and Clarifications may be considered by the Director of Planning provided they conform to the guidelines that have been adopted by the City Planning Commission. The applicant is requesting the clarification based on guideline "g" which states "Clarification of any word or term used in a condition, when such term is not defined in the Municipal Code or the clarification of the intent of any condition that is ambiguous." Although technically there is nothing ambiguous about conditions for the number of residential units or amount of commercial development, the applicant has requested that the existing "Q" Conditions be clarified so that it does not restrict the type of use. In cases like this, the City Planning Commission imposed specific commercial conditions with regards vehicular access, height, guest parking, air quality, balconies, loading area, and employee transportation plan because at the time (in 2007) this was the development being proposed by the prior applicant. However, restricting the development to a larger mixed-use complex is overly onerous to the property owner when the underlying zone and plan designation allows for more units. This does not allow for changes in circumstance or new owners to proceed with a project that technically complies with the zone but is restricted on some matters because the zone change is tied to a previous project.

10. The amendment or clarification is necessary in order to carry out the intent of the City Council in adopting the "Q" Classification.

The subject "Q" Conditions were imposed when the zone change ordinance (179,269) from the RA-1 Zone to the (T)(Q)RAS3-1 Zone became effective on November 25, 2007. Based on the findings adopted for the zone change in 2007, under Case No. CPC-2006-10252-ZC-SPR, the 247-units, 8,400 square feet of office space and 9,000 square feet of retail space were approved as the project site is located within a Special Boundary of the Sylmar Community Plan for a Mixed-Use Boulevard. The condition was for a maximum development. The property was sold in 2012 to the current applicant which is now proposing a lessor development to include a two-story, 90 lot subdivision. For each Plan land use

category, the Plan permits all identified corresponding zones, as well as those zones which are more restrictive, as referenced in Section 12.23 of the Los Angeles Municipal Code (LAMC). Therefore the new proposal of 90 small lots is consistent with the zone as the development is more restrictive. The requested clarification will be consistent with the zone change on the adjacent parcel and allow the development of a single unified development over the entire site.

11. **The amendment or clarification would have only a minimal effect on adjacent property and would not result in a significant or substantial deprivation of the property rights of other property owners.**

The clarification of "Q" Conditions would not result in a significant or substantial deprivation of the property rights of other property owners. The subject site is located mid-block within a mixed use neighborhood and the majority of the development along this block comprises of multi-family residential and commercial fronting San Fernando Road. Most of the buildings are two- and three-stories in height and are built at densities below the maximum permitted by the corresponding zoning. The site also has frontage on the Berg Street cul-de-sac which is partially developed with seven one- and two-story single-family residences in the R1 Zone. The site is currently vacant, but was previously improved with an ice skating rink along the larger two parcel and small auto repair shop with a single-family dwelling to the rear on the small parcel. The proposed infill development is desirable by replacing an underutilized site with needed housing near jobs and transit. The clarification only seeks to allow the development of a smaller single-family project in lieu of the mixed-use residential/commercial project approved in 2007. The use would normally be allowed by the zone if it were not for the limitation of the existing "Q" condition adding commercial conditions to the project. Without the modification of the "Q" condition, the property owner would not be allowed to build the project as proposed.

ADDITIONAL MANDATORY FINDINGS

12. 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 Zone C, areas of minimal flooding.
13. On December 2, 2013, the Department of City Planning issued the second reconsideration letter of Mitigated Negative Declaration No. ENV-2006-10217-MND. The Mitigation Negative Declaration reflects the independent judgment of the lead agency and determined that this project would not have a significant

effect upon the environment provided the potential impacts are mitigated to a less than significant level. I hereby adopt that action.

For inquiries regarding this matter shall be directed to Sarah Hounsell, planning staff for the Expedite Unit.



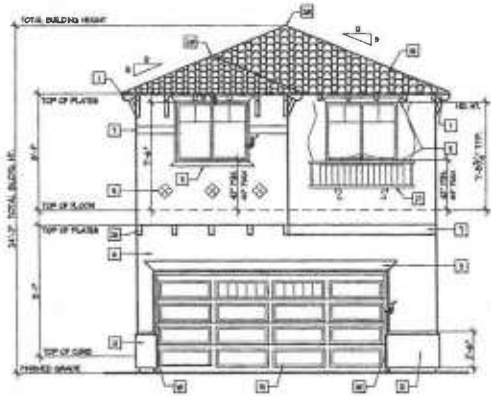
FERNANDO TOVAR
Associate Zoning Administrator

FT:SH:jjq

cc: Councilmember Felipe Fuentes
Seventh District
Adjacent Property Owners
Interested Parties

ELEVATION KEYNOTES:

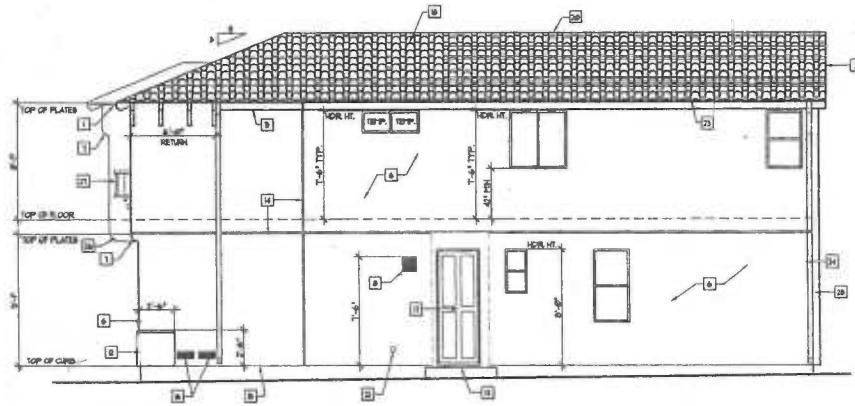
- 1 2x8 SHATTER TAIL • EXPOSED BAYE (24) (25)
- 2 2x8 BARGE BOARD • FLAKE WALL (24) (25)
- 3 2x8 PLANT-ON W/ STUCCO OVER (24) (25)
- 4 GABLE END VENT: 16" X 24" ALL SCREENED & LOUVERED
- 5 2x6 PARCIA BOARD • EXPOSED BAYE (24) (25)
- 6 EXTERIOR STUCCO OVER METAL LATH
- 7 1/2" QUARTER ROUND FOAM PLANT-ON W/ STUCCO OVER • CANTILEVERED FLOOR CONDITION
- 8 COMBUSTION AIR VENT: 12" X 12" ALL SCREENED & LOUVERED
- 9 2" x 2" CERAMIC TILE INSETS- APPLY OVER BRICK/COAT
- 10 GARAGE DOOR JAMB (25)
- 11 2x4 PLANT-ON W/ STUCCO OVER (24) (25)
- 12 1-1/2" FOAM PLANT-ON W/ STUCCO OVER (24) (25)
- 13 CONCRETE STUCCO 1/2" x 3/4" 1/2" VERTY BITE W/ FLR PLX
- 14 1/2" ALL EXPANSION SCREENS
- 15 ALL KEEL SCREENS- 1/2" MIN ABOVE GRADE (1/2" MIN ABOVE CONC)
- 16 12" W/ X 6" ALL SCREENED GARAGE EXHAUST VENTS ABOVE GARAGE CLRD WALL
- 17 ENTRY DOOR PER OWNER'S SELECTION
- 18 CLASS 18" RATED CONCRETE W/ TILE ROOFING 1/2" MIN BUT ON APPROVED SOAL
- 19 REGIONAL OVERHEAD GARAGE DOOR PER OWNER'S SELECTION
- 20 CONCRETE TILE CAP • RIDGE CONDITION (25)
- 21 2"-4"x4"-6" BOUTLIGHT- "ORBOSTITE" 1/2"OP ER-2409
- 22 DRYER VENT-ALL VENT CAP AS REQD.
- 23 ALUMINUM GUTTERS TYPICAL
- 24 BALL MOUNTED ALUMINUM DOWNPOUTS
- 25 1/2" x 6" WOOD FRAMED FUR-OUT BY EXTERIOR STUCCO OVER PROVIDE CHASE FOR AC CONDENSER LINE INSIDE
- 26 4 x 4 FORTY BELAYS W/STUCCO OVER (24) (25)
- 27 DECORATIVE WALL MOUNTED POT SHELF
- 28 FALSE SHUTTERS-WALL MOUNTED FOAM SHUTTERS-WACKY/IC FROTH (ENHANCED ELEV'S ONLY)



FRONT ELEVATION - C

PLAN #1490

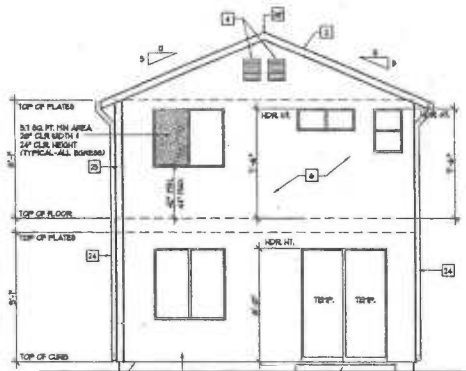
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION - C

PLAN #1490

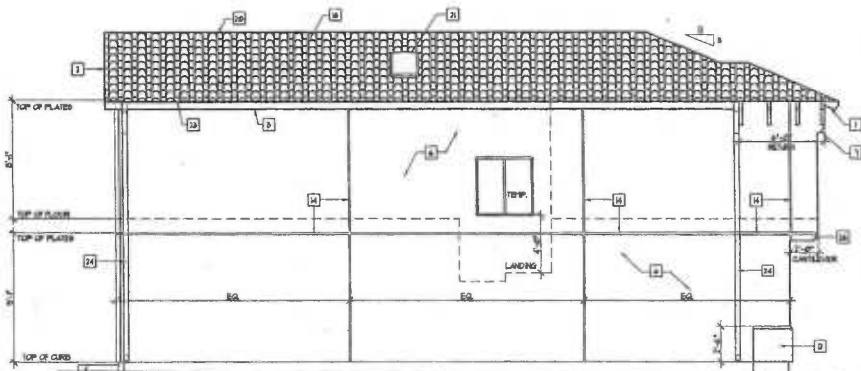
SCALE: 1/4" = 1'-0"



REAR ELEVATION - C

PLAN #1490

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



LEFT ELEVATION - C

PLAN #1490

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

9 9
2A-2013-1577(ZV)(ZAA)(CLQ)

PLAN # 1490
ELEV. "C"



PERMIT SET

DEVELOPER: CALIFORNIA HOME BUILDERS
2150 ROGGE BLVD., CANGA PARK, CA
(916) 955-9870 FAX: (916) 944-2449

PROJECT NAME: PLAN # 1490
DETACHED SINGLE FAMILY HOMES

PLAN #1490 / ELEVATION	REVISIONS:
DRAWN: RJC	DATE: 03/01/11
DATE: 08/19/09	BY: JCH
DATE: 08/19/09	BY: JCH
DATE: 08/19/09	BY: JCH
DATE: 08/19/09	BY: JCH

KEN STOCKTON
ARCHITECT
3400 H. ACCORBI ROAD, PIERCE VALLEY, CALIFORNIA, CA 94609
(916) 944-5443 FAX: (916) 944-5454

SHEET NO. A-8
PLAN #1490



ARCHITECTURAL SITE PLAN - 90 HOMES

SCALE : 1" = 30'-0"

- 31 GUEST STALLS PROVIDED [46] PLAN TYPE #1465
- 23 GUEST STALLS REQUIRED [0.25/U]. [44] PLAN TYPE #1480

EXHIBIT 'A'
 1 59
 ZA-2013-1577(ZV)(2AA)(CLQ)

DEVELOPER:
CALIFORNIA HOME BUILDERS
 21510 ROSCOE BLVD, CANOGA PARK, CA
 91308-8870 FAX 818-888-0335

PROJECT NAME:
SAN FERNANDO HOMES
 80 SMALL LOT HOMES
 12335 SAN FERNANDO ROAD, SYLMAR, CA
 TENTATIVE TRACT # 33333X

ARCHITECTURAL SITE PLAN	
DRAWN: K.E.S.	REVISIONS:
DATE: 01/28/13	08/20/12
PLAN CHK: 09/18/12	
PERMIT:	

KEN STOCKTON
 ARCHITECT, INC.
 2650 W. ADDORA ROAD, PHOENIX, AZ, CALADAGAS, CA 85001
 602 885-9440 FAX 602 885-9858

SHEET NO.
A-1



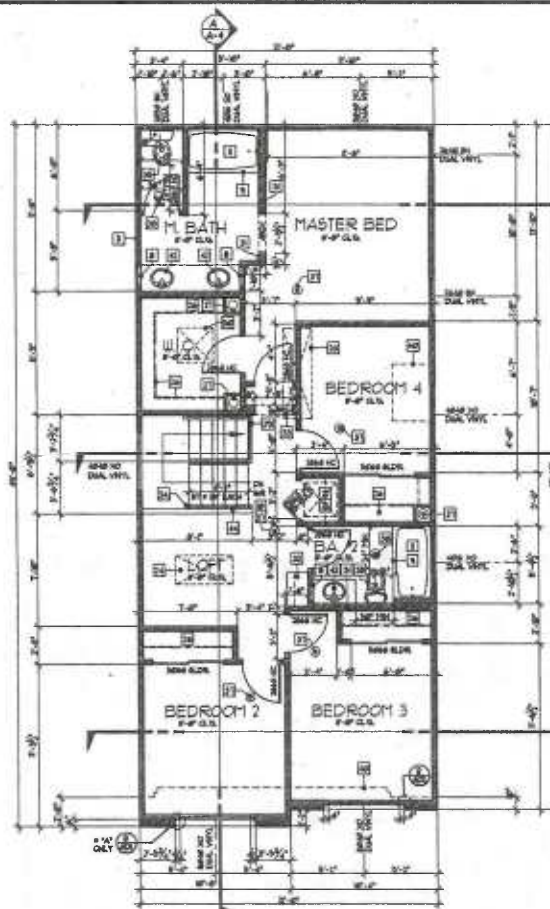
SCHEMATIC DRAWING

LEGEND:

INDICATES DROPPED CEILING
@ 8'-0" AFF.

FLOOR PLAN KEYNOTES:

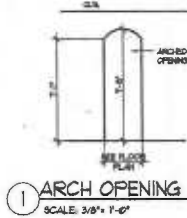
- 1 EXHAUST VENTS (2) 14" X 8" GL SCREENED 6" MAX ABOVE FLOOR
- 2 COMBUSTION AIR VENT, 2" X 2" GL SCREENED & LOUVERED
- 3 1/2" MPF TYPE 70" PRESS. URAP # 1 HOUR RATED WALL CONSTRUCTION
- 4 2x6 JAMB (TYP)
- 5 GAS WATER HEATER MOUNTED ON 1st PLATFORM - VERIFY EFFICIENCY BY TITLE 24- SEE SHT. 14 FOR MSD EFFICIENCY
- 6 UPPER CABINET
- 7 1/2" MPF TYPE 70" GYP. BD. TAPE AND STAGGER JOINTS
 - A. FIRST FLOOR TO ROOF HEATING AT ALL WALLS ADJACENT TO HOUSE
 - B. ALL WALLS SUPPORTING 2ND FLOOR OVER GARAGE
 - C. CEILING AND WALL OF FLOOR ABOVE CONT. TO ROOF HEATING
- 8 MEDICINE CABINET
- 9 SHATTER-RESISTANT BILCOONERS 4 TUB-SHOWER
- 10 CARBON MONOXIDE DETECTOR (W/CHARGED W/ BATTERY BACKUP AND LOW BATTERY SIGNAL)
- 11 TUB/SINK/UR + 2000 1-PIECE FENESTRATION OVAL WITH 1/2" BURNROUND
- 12 SHOWER 48" X 60" PAN (NOT NOTIFIED)
- 13 PROVIDE FOR FUTURE ELECTRIC VEHICLE CHARGING STATION INCLUDING AN ELECTRIC PANEL CAPACITY FOR A 200AMP, AS APP. GROUNDED AC OUTLET (ALIAS)
- 14 PANTRY - 8 SHELVES
- 15 DIMMER/SW (ENERGY STAR RATED)
- 16 DOUBLE BINK W/ GARAGE DISPOSAL - SEE SHT. 04 FOR MAX FUTURE FLOOR RATE
- 17 SLIDE IN RANGE/OVEN (2) UNDER ENERGY STAR, IF APPLICABLE
- 18 MICROHOOD COXIBO ABOVE OVEN/RANGE - ENERGY STAR, IF APPLICABLE
- 19 REFRIGERATOR SPACE (W/ RECESSED STND-CUT FOR ICE MAKER 20" TYPICAL CLEAR OPENING - ENERGY STAR, IF APPLICABLE)
- 20 20 PANEL RATED, 60% GLOSSING, SELF LATCHING, SOLID CORE DOOR # GARAGE ENTRANCE INTO MAIN HOUSE
- 21 NOT IN USE
- 22 STACKABLE WASH/DRYER SPACE - ENERGY STAR RATED, IF APPLICABLE
- 23 DRYER VENT
- 24 2'-0" X 4'-0" B/C LIGHTS BY "BIRCHOLITE" (2007) 120V-60W
- 25 1/2" MPF TYPE 70" GYP. BD. WALLS & CEILING AT USABLE SPACE UNDER STAIRS
- 26 SHELF & POLE
- 27 DUCT CHASE
- 28 RAIL IN ATTIC PROVIDE PLATFORM FLS LIGHT & BUTTOL VENT TO OUTSIDE AIR THRU ROOF AS REQUIRED
- 29 4" HIGH GUARDRAIL (2) 12" 120"
- 30 ATTIC ACCESS 36" X 36"
- 31 2x6 STUD WALL
- 32 LINEN - 0/PLT LINEN CABINET UNIT
- 33 GYP. BD. ANCH'D OPENING-SEE DETAIL # 1100 9/48BT
- 34 HANDRAIL AT STAIRS (2) 12" 120"
- 35 WATER CLOSET, ULTRA LOW FLUSH - SEE SHT. 04 FOR MAX FUTURE FLOOR RATE
- 36 4" HIGH BAR TOP COUNTER
- 37 SMOKE DETECTOR (W/48" ARMED WITH BATTERY BACKUP AND LOW BATTERY SIGNAL)
- 38 EXHAUST FAN (1) 14" X 8" AIR CHANGES PER HOUR (HUBER/AT CONTROLLED @ 200CFM/HR) (20 CFM HR) (COUPLERS EXHAUST SHALL BE 100 GTP/HR)
- 39 LINE DIMOTES EXTENTS OF FLOOR ABOVE
- 40 LINE DIMOTES EXTENTS OF FLOOR BELOW
- 41 6" GYP. @ 8'-0"
- 42 LAVATORY BINK SET IN LOWER CABINET (SEE SHT. 04 FOR MAX FUTURE FLOOR RATE)
- 43 FEDERAL BINK VERIFY STYLE W/ OWNER (SEE SHT. 04 FOR MAX FUTURE FLOOR RATE)
- 44 DRYWALL PORT WALL @ 4" ABOVE STAIR NOMINAL/JOINTS/FIL FILL
- 45 WALL MOUNTED BRIGHT 120V POT SHELFS
- 46 ASBESTOS (CONTAINED) PLATFORM - VERIFY EFFICIENCY BY TITLE 24
- 47 6" RAIN-OUT ABOVE-SEE ELEV. 10' ONLY
- 48 AUTOMATIC IRRIGATION SYSTEM CONTROLLER FOR LANDSCAPING WITH HUMIDITY-SENSING CAPABILITY AND OR WEATHER-DIAPED BY "WATER-X-CORE" OR AN APPROVED SIGNAL



SECOND FLOOR

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

SECOND FLOOR - 367 SF

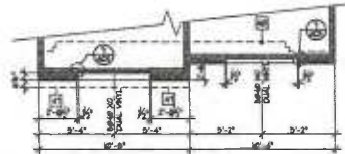


ARCH OPENING
SCALE: 3/8" = 1'-0"



SECOND FLOOR ELEV. "B"

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



SECOND FLOOR ELEV. "C"

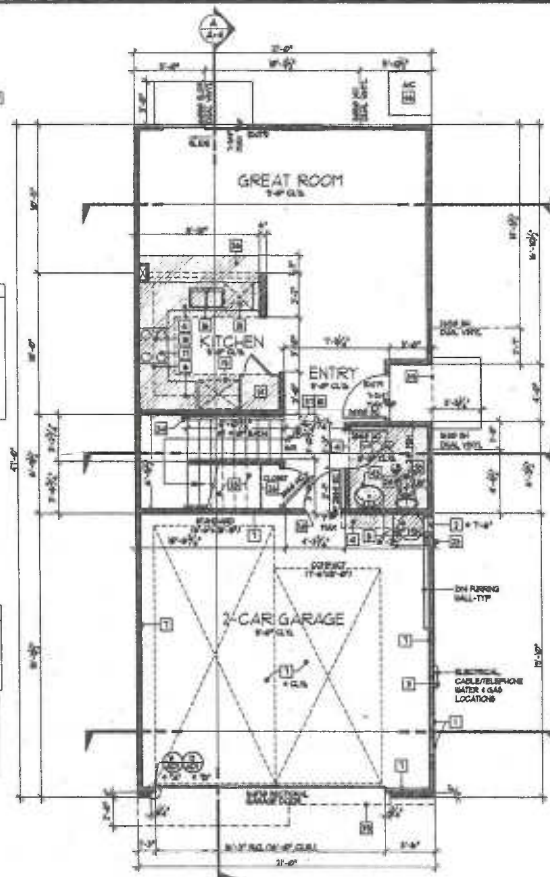
SCALE: 1/4"=1'-0"

EXTERIOR OPENING TABULATION

FRONT WALL AREA - 428 SQ. FT.	UNPROTECTED OPENING - 84 SQ. FT.	UNPROTECTED OPENING PERCENTAGE - 20%
REAR WALL AREA - 452 SQ. FT.	UNPROTECTED OPENING - 109 SQ. FT.	UNPROTECTED OPENING PERCENTAGE - 24%
LEFT WALL AREA - 452 SQ. FT.	UNPROTECTED OPENING - 8 SQ. FT.	UNPROTECTED OPENING PERCENTAGE - 2%
RIGHT WALL AREA - 452 SQ. FT.	UNPROTECTED OPENING - 8 SQ. FT.	UNPROTECTED OPENING PERCENTAGE - 2%

BUILDING DEPT. AREA SUMMARY

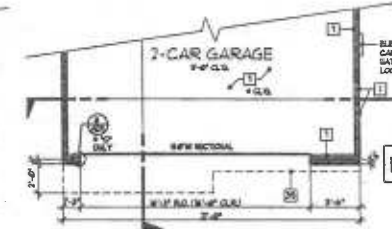
SECOND FLOOR AREA - 367 SQ. FT.
AREA EXT. WALLS - 48 SQ. FT.
STAIRS CODE AREA - 149 SQ. FT.
AREA OF STAIRWAY - 20 SQ. FT.
ZONING CODE AREA - 149 SQ. FT.
GROSS CONSTRUCTION AREA
FIRST FLOOR - 149 SQ. FT.
SECOND FLOOR - 367 SQ. FT.
TOTAL AREA - 518 SQ. FT.
TOTAL OPENING AREA - 199 SQ. FT.
BUILDING DEPT. - 311 SQ. FT.
TYP. OF CONSTRUCTION - 3-C-B
COEFFICIENT - 0.214



FIRST FLOOR

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

FIRST FLOOR - 523 SF
GARAGE - 318 SF



FIRST FLOOR ELEV. "C"

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

DEVELOPER:
CALIFORNIA HOME BUILDERS
2550 ROSCOE BLVD., CANOGA PARK, CA
(818) 709-8775 (SEE PERMIT)

PROJECT NAME:
PLAN # 1485
DETACHED SINGLE FAMILY HOMES

PLAN #1485 / FLOOR PLAN

DESIGNER:	8/25
DATE:	8/26/20
PLAN CHK:	12/16/20
PERMIT:	8/26/20

KEN STOCKTON
ARCHITECT
34800 S. AGORA ROAD, STE 204, CALAHEAS, CA 95924
(916) 366-3443 FAX: (916) 366-3624

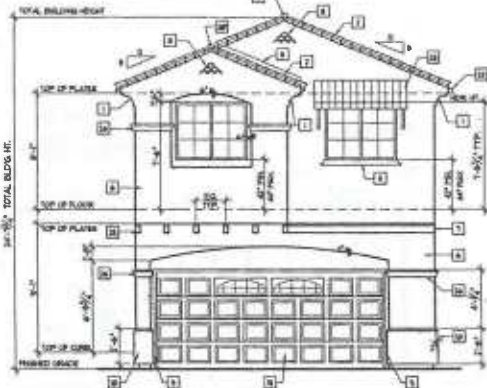
SHEET NO.
A-2
PLAN # 1485

PERMIT SET

29
ZA-2013-1577(ZV)(ZAA)(CLR)

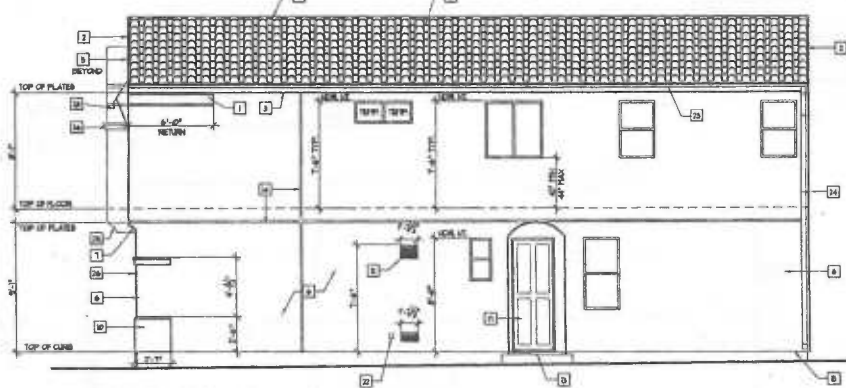
ELEVATION KEYNOTES:

- 1 2x6 STUCCO PAROLA W/ FOAM PLANT-ON + STUCCO EAVE (2/20)
- 2 RAKE TILE OVER RAKE WALL - FLUSH DARGE (1/10)
- 3 2x6 PAROLA W/ STUCCO OVER 1/2" STUCCO BONDED EAVE (1/10)
- 4 GABLE END VENT: 18"X24" GL SCREENED + LOWEDED
- 5 GL FINISHING AT ALL ROOF TO WALL INTERSECTION (2/10)
- 6 EXTERIOR STUCCO OVER METAL LATH (1/10)
- 7 8" X 8" FOAM PLANT-ON W/ STUCCO OVER + CARVE/VEINED FLOOR CONDITION (1/10)
- 8 DECORATIVE FOAM GABLE END TILE PROJECTION (6" MAX)
- 9 GARAGE DOOR JAMB (1/10)
- 10 1-1/2" FOAM FURF-OUT W/ STUCCO OVER (2/10)
- 11 2x4 FOAM PLANT-ON W/ STUCCO OVER (2/10)
- 12 COOPERATION AIR VENT: 8" X 8" GL SCREENED + LOWEDED
- 13 CONCRETE 8100CF/136756" FINU- VENTRY SIZE W/ FLR FIN
- 14 1/2" GL EXPANDED CORRUGO
- 15 GL VEEP SCREENED- 1/2" FIN ABOVE GRADE (1/2" FIN ABOVE CORN)
- 16 1/2" X 1/2" X 1/2" GL SCREENED GARAGE EXHAUST VENTS ABOVE GARAGE CURB WALL
- 17 ENTRY DOOR PER OWNER'S SELECTION
- 18 CLASS 1/4" FIN RATED CONCRETE 1/2" TILE ROOFING (2007 IBC-9041 OR APPROVED EQUAL)
- 19 SECTIONAL OVERHEAD GARAGE DOOR PER OWNER'S SELECTION
- 20 CONCRETE TILE CAP + HEDGE CONDITION (1/10)
- 21 7-1/2"X11"X1" SKYLIGHT- "BIRGITL LITE" (2007 IBC-1445)
- 22 DRYER VENT-GL VENT CAP AS REQ'D.
- 23 ALUMINUM GUTTERS TYPICAL
- 24 WALL MOUNTED ALUMINUM DOWNSPOUTS
- 25 4 X 8 FOAM CORBELLS W/ STUCCO OVER (1/10)
- 26 FOAM FIN W/ STUCCO OVER (1/10)
- 27 4" X 6" WOOD FRAMED FURF-OUT W/ BOTTOM STUCCO OVER PROVIDE CHAIR FOR AC CONDENSER LINES INSIDE
- 28 WALL MOUNTED CURTAIN BRACK
- 29 12" X 12" CERAMIC TILE MANTLE (12" X 12" TILES) APPLY OVER SCRATCH + FINISH COAT (ENHANCED ELEV'S ONLY)
- 30 1" X 1" GL FOAM PLANT-ON W/ GL GRILL (ENHANCED ELEV'S ONLY)



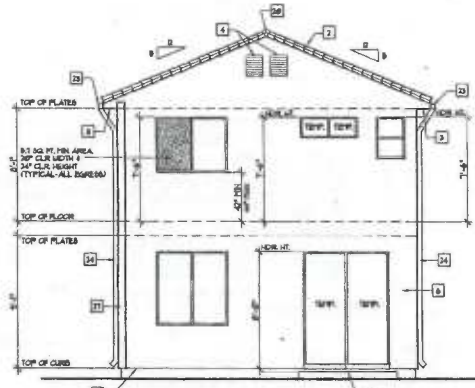
FRONT ELEVATION - A

PLAN #1485 SCALE: 1/4" = 1'-0"



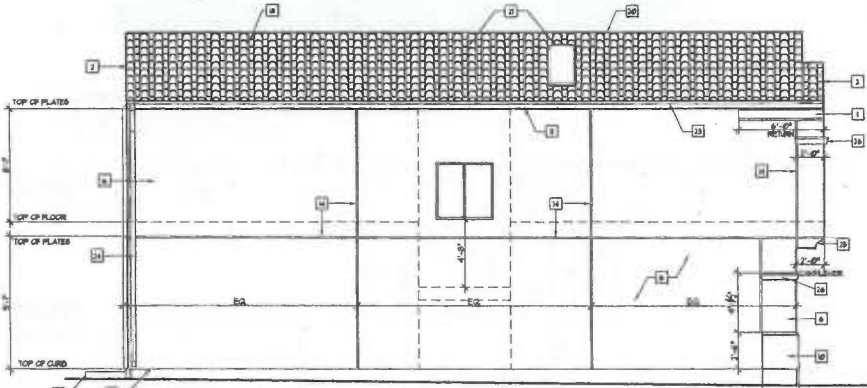
RIGHT ELEVATION - A

PLAN #1485 SCALE: 1/4" = 1'-0"



REAR ELEVATION - A

PLAN #1485 SCALE: 1/4" = 1'-0"



LEFT ELEVATION - A

PLAN #1485 SCALE: 1/4" = 1'-0"

3 9
 ZA-2013-1577(ZV)(2AA)(CLQ)

PLAN # 1485
 ELEV. "A"

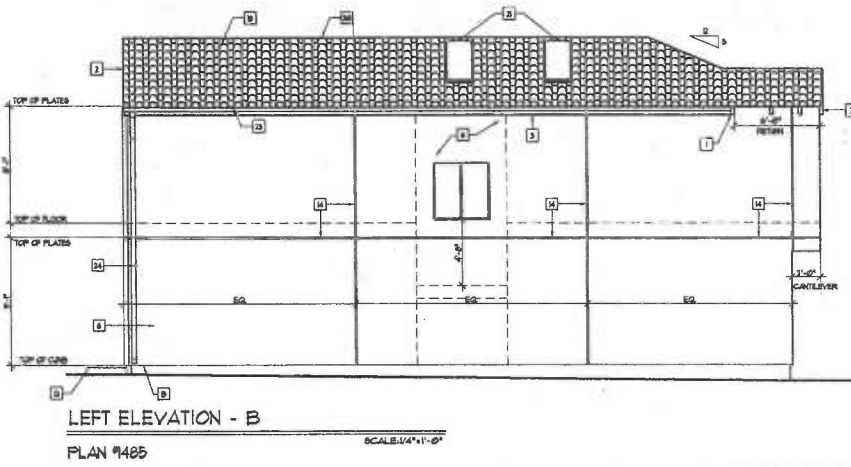
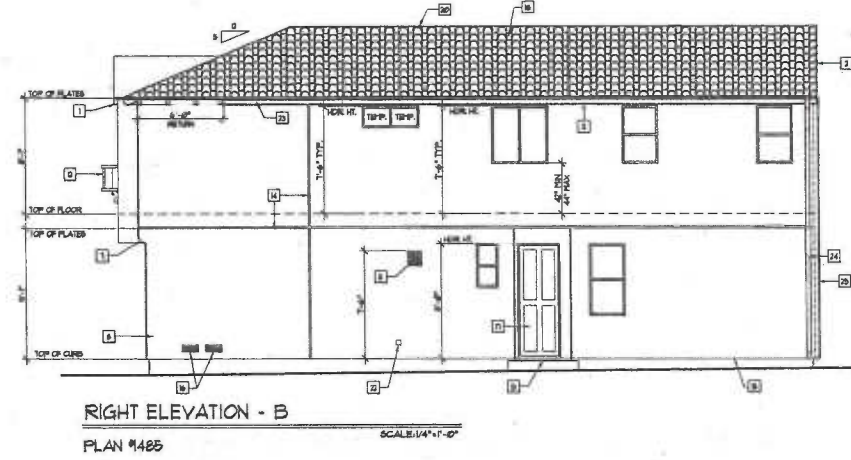
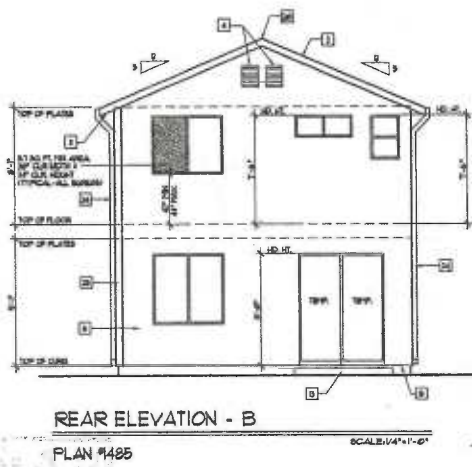
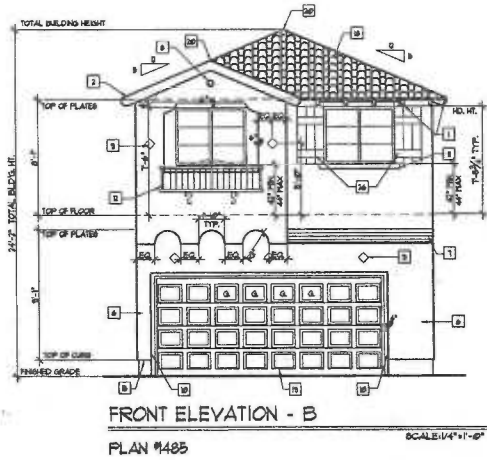


PERMIT SET

DEVELOPER: CALIFORNIA HOME BUILDERS
 21510 ROSCOE BLVD, CANOGA PARK, CA
 (818) 895-5575 FAX: (818) 895-5565
 PROJECT NAME: PLAN # 1485
 DETACHED SINGLE FAMILY HOMES
 PLAN #485 / ELEVATION
 REVISIONS:
 DRAWN: RKS
 DATE: 09/23/09
 PLAN CHK: 1/26/11
 PERMIT:
 KEN STOCKTON
 ARCHITECT
 24006 S AGORA ROAD, FRESNO, CALIFORNIA, CA 93720
 (509) 266-2443 FAX: (509) 660-3404
 SHEET NO.
 A-6
 PLAN #485

ELEVATION KEYNOTES:

- 1 3/8 RAFTER TAILS - EXPOSED GABLE
- 2 2x8 BARGE BOARD W/ TIGHT OVERHANG 4 3/4" KEY
- 3 2x8 MOOD FASCIA BOARD
- 4 GABLE END VENT 18" X 24" GL SCREENED & LOUVERED
- 5 CORONATION AIR VENT 18" X 24" GL SCREENED & LOUVERED
- 6 EXTERIOR STUCCO OVER METAL LATH
- 7 6" QUARTER ROUND ROUNT PLANT ON W/ STUCCO OVER & GUTTERED FLOOR CONDITION
- 8 DECORATIVE ROUNT GABLE END TILE PROJECTION (6" MAX)
- 9 6" SQ CERAMIC TILE INSERTS- APPLY OVER BRONCOAT
- 10 GARAGE DOOR LIFTED
- 11 2x4 PLANT-ON W/ STUCCO OVER
- 12 WALL MOUNTED BRIGHT IRON POT SHELF
- 13 CONCRETE STOOP 12x12x4" FIN- VERRY SIZE W/ FLR FIN
- 14 1/2" GL EXPANSION SCREWS
- 15 GL WEEP SCREED- 1/2" FIN ABOVE GRADE (6" FIN ABOVE CONC)
- 16 12 1/2" X 6" GL SCREENED GARAGE EXHAUST VENTS ABOVE GARAGE CURB WALL
- 17 ENTRY DOOR PER OWNER'S SELECTION
- 18 CLAM 1/4" BASED CONCRETE W/ TILE ROOFING 1200' 889-841 OR APPROVED EQUAL
- 19 SECTIONAL OVERHEAD GARAGE DOOR PER OWNER'S SELECTION
- 20 CONCRETE TILE CAP - RIDGE CONDITION
- 21 2'-6 1/2" x 4" SKYLIGHT- "MISTOLITE" 1200' 889-2448
- 22 DRYER VENT- GL VENT CAP AS REQD.
- 23 ALUMINUM GUTTERS TYPICAL
- 24 WALL MOUNTED ALUMINUM DOWNSPUTS
- 25 4" X 8" WOOD FRAMED FURSH-GL BY EXTERIOR STUCCO OVER PROVIDE CHASE FOR AC CONDENSER LEAS PIPES
- 26 PALM SHUTTERS- WALL MOUNTED ROUNT SHUTTERS BY ACRYLIC FINISH



4 of 9
 ZA-2013-15.77(2V)(ZAA)(CLQ)

PLAN # 1485
 ELEV. "B"



PERMIT SET

DEVELOPER:
CALIFORNIA HOME BUILDERS
 2510 ROSCOE BLVD, CANOGA PARK, CA
 (818) 899-1875 FAX: (818) 899-1840

PROJECT NAME:
PLAN # 1485
DETACHED SINGLE FAMILY HOMES

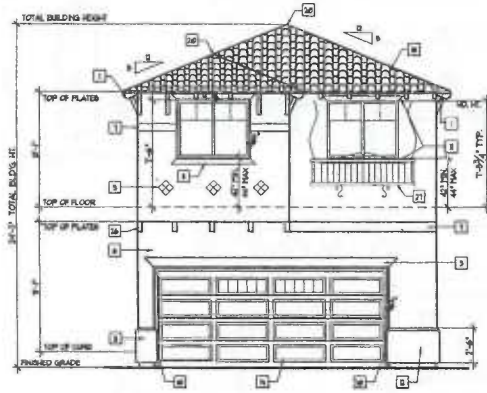
PLAN #485 / ELEVATION
 DRAWN: RICK
 DATE: 09/16/11
 PLAN CHK.
 PERMIT:

KEN STOCKTON
 ARCHITECT
 38400 E. AGORA ROAD, STE 204, CALIFORNIA, CA 94604
 (916) 899-5443 FAX: (916) 899-5444

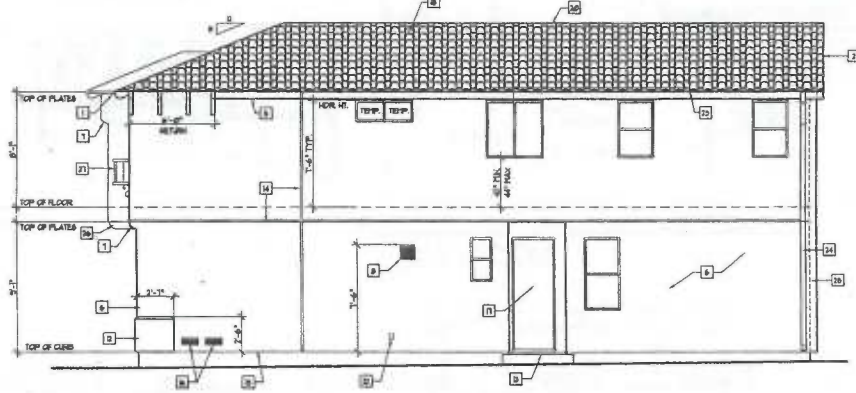
SHEET NO.
A-7
 PLAN #485

ELEVATION KEYNOTES:

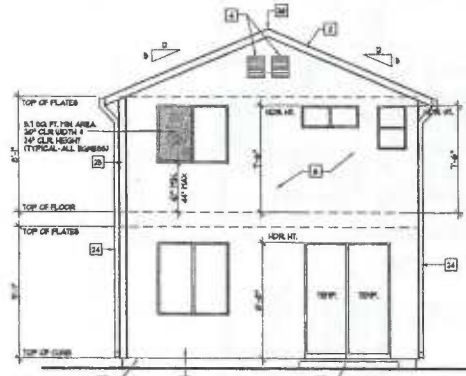
- 1 3/8" RAFTER TAIL & EXPOSED EAVE
W/ 3/8" EXPOSED SPACE AS SHOWN
- 2 3/8" BARGE BOARD & RAPE BALL
- 3 2x8 PLANT-ON W/ STUCCO OVER
- 4 GABLE END VENT: 8"X 24" GL SCREENED & LOWERED
- 5 2x8 FASCIA BOARD & EXPOSED EAVE
- 6 EXTERIOR STUCCO OVER METAL LATH
- 7 6" QUARTER ROUND POINT PLANT-ON W/ STUCCO OVER &
CANTILEVERED FLOOR CONDITION
- 8 COPERATION AIR VENT: 12" X 12" GL SCREENED & LOWERED
- 9 1" RG CERAMIC TILE INHERITS- APPLY OVER BRONCOAT
- 10 GARAGE DOOR JAMB
- 11 2x4 PLANT-ON W/ STUCCO OVER
- 12 1/2" POINT PLANT-ON W/ STUCCO OVER
- 13 CONCRETE STOOP (24"x36" FINISH- VERIFY SIZE W/ PLS PLAN
- 14 1/2" GL EXPANSION SCREEN
- 15 GL WEEP SCREEN- 8" FIN ABOVE GRADE (6" FIN ABOVE CONC)
- 16 12 1/2" X 6" GL SCREENED GARAGE EXHAUST
VENTS ABOVE GARAGE CURB WALL
- 17 ENTRY DOOR PER OWNER'S SELECTION
- 18 CLASS 1A1 RAISED CONCRETE 1/2" TILE ROOFING
(200# EMB-1/4" OR APPROVED EQUAL)
- 19 SECTIONAL OVERHEAD GARAGE DOOR PER OWNER'S SELECTION
- 20 CONCRETE TILE CAP & RIDGE CONDITION
- 21 7'-0"X4'-0" BRIGHT- "DISTOLUTED" 1200' ER-1463
- 22 DRYER VENT-GL VENT CAP AS REQD.
- 23 ALUMINUM GUTTERS TYPICAL
- 24 WALL MOUNTED ALUMINUM DOWNSPOUTS
- 25 4" X 6" MOOD TREATED FIBER-OUT W/
EXTERIOR STUCCO OVER PROVIDE CHAIR
FOR AC CONDENSER LINES INSIDE
- 26 4 X 8 POINT BEAMS W/STUCCO OVER
- 27 DECORATIVE WALL MOUNTED POT SHELF
- 28 PALM SHUTTERS-HALL MOUNTED POINT
SHUTTERS-WAGTIC FINISH
(FINISHED ELEV'S ONLY)



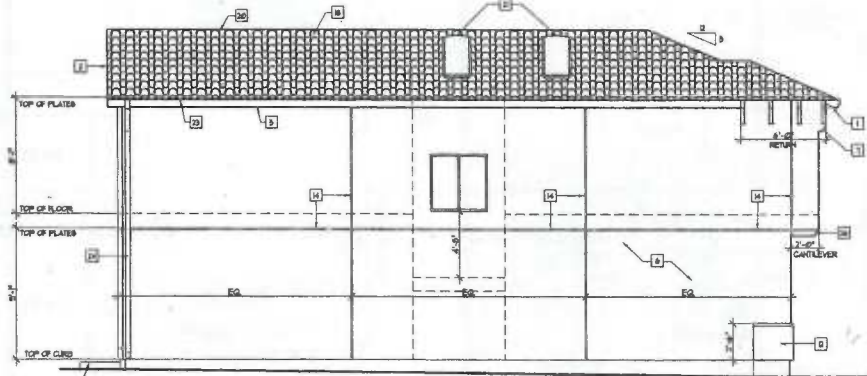
FRONT ELEVATION - C
PLAN #1485
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION - C
PLAN #1485
SCALE: 1/4" = 1'-0"



REAR ELEVATION - C
PLAN #1485
SCALE: 1/4" = 1'-0"



LEFT ELEVATION - C
PLAN #1485
SCALE: 1/4" = 1'-0"

5 9
ZA-2013-1577(ZV)(ZAA)(CLR)

PLAN # 1485
ELEV. "C"



PERMIT SET

DEVELOPER:
CALIFORNIA HOME BUILDERS
2510 ROSCOE BLVD., CANOGA PARK, CA
(818) 705-9975 FAX (818) 705-5442

PROJECT NAME:
PLAN # 1485
DETACHED SINGLE FAMILY HOMES

PLAN #1485 / ELEVATION	
DRAWN: RAS	REVISIONS:
DATE: 08/16/09	01/20/11
PLAN CHK:	01/09/11
PERMIT:	

KEN STOCKTON
ARCHITECT
14400 E. ALPINE ROAD, SUITE 100, CALIFORNIA, CA 90048
(818) 880-5442 FAX (818) 880-5844

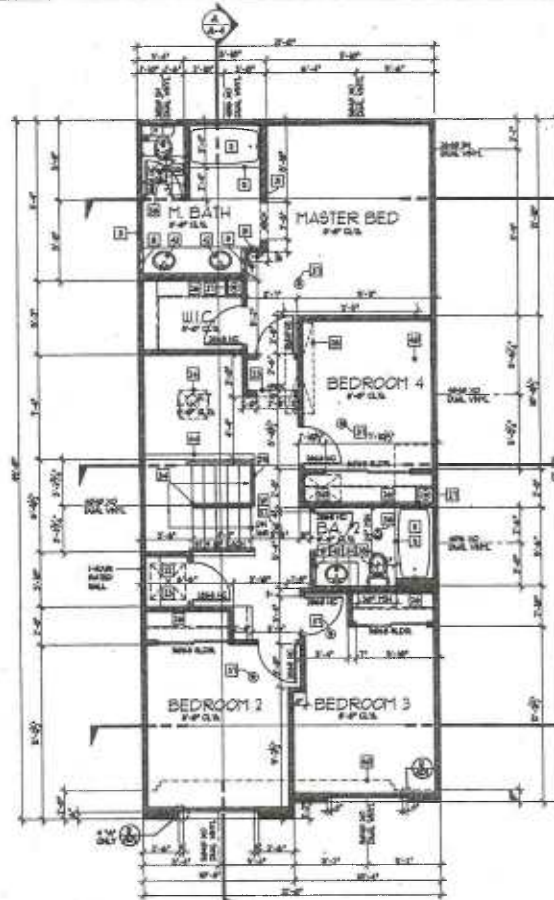
SHEET NO.
A-8
PLAN #1485

LEGEND:

INDICATES DROPPED CEILING
8'-0" AFF.

FLOOR PLAN KEYNOTES:

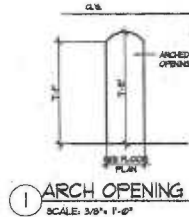
- 1 DOWNST VENT, 12" W X 8" GL SCREENED 4" MAX ABOVE FLOOR
- 2 COMBINATION AIR VENT, 8" X 8" GL SCREENED & LOWERED
- 3 8" W TYPE "C" PSELM WRAP + HOUR RATED WALL CONSTRUCTION
- 4 2x8 JAMB (TTP)
- 5 GAS WATER HEATER MOUNTED ON 1ST PLATFORM - VERIFY EFFICIENCY W/ TITLE 24- SEE BMT-1 FOR REGD EFFICIENCY
- 6 UPPER & LOWER CABINETS
- 7 8" W TYPE "C" GYP. BD. TAPE AND STAGGER JOINTS
 - A. FROM FLOOR TO ROOF BEARING AT ALL WALLS ADJACENT TO HOURS
 - B. ALL WALLS SUPPORTING 2ND FLOOR OVER GARAGE
 - C. CEILING AND WALL OF FLOOR ABOVE GAIT TO ROOF BEARING
- 8 MEDICINE CABINET
- 9 SHATTER-RESISTANT ENCLOSURE + TUB-ANCHOR
- 10 CARBON MONOXIDE DETECTOR HARDWIRED W/ BATTERY BACKUP AND LOW BATTERY SIGNAL
- 11 TUB-ANCHOR, 2x8x4 1/2" FIBERGLASS OVAL WITH 8"-6" BUREAU
- 12 SHOWER, 42" X 60" PAN (NOT NOTIFIED)
- 13 PROVIDE FOR "FUTURE" ELECTRIC VEHICLE CHARGING STATION INCLUDING AN ELECTRIC PANEL CAPACITY FOR A 200V/40V, 40 AMP, GROUNDING OUTLET (AB9.6)
- 14 PAINT- 3 SHELVES
- 15 DISHWASHER (ENERGY STAR RATED)
- 16 DOUBLE SINK W/ GARAGE DISPOSAL - SEE BMT, G4 FOR MAX FUTURE FLOW RATE
- 17 SLIDE IN RANGE/OVEN (50" WIDE) - ENERGY STAR, IF APPLICABLE
- 18 MICROHOOD COFFEE ABOVE OVERCOUNTER - ENERGY STAR, IF APPLICABLE
- 19 REFRIGERATOR SPACE W/ RECESSED STUDD-OUT FOR ICE MAKER 30" FRONT CLEAR OPENING - ENERGY STAR, IF APPLICABLE
- 20 40" FRONT RATED CLOSET DOOR WITH LATCHES, SOLID CORE DOOR
- 21 GARAGE ENTRANCE CLOTHES LOCKER
- 22 NOT IN USE
- 23 STACKABLE WASH/DRYER SPACE - ENERGY STAR RATED, IF APPLICABLE
- 24 DRYER VENT
- 25 2"-6" X 4'-6" SLOTLIGHTS BY "TRANSOLITE" DROP CEILING
- 26 1/2" TYPE "C" GYP. BD. WALLS & CEILING AT USABLE SPACE UNDER STAIRS
- 27 SHELF + POLE
- 28 DUCT CHANGE
- 29 FALL IN ATTIC, PROVIDE PLATFORMS FOR LIGHT & SERVICE VENT TO OUTSIDE AIR - THEN ROOF AS REQUIRED
- 30 42" HIGH GUARDRAIL
- 31 ATTIC ACCESS, MIN. 22" X 30"
- 32 2x8 STD WALL
- 33 LINEN - 60"LT LINEN CABINET UNIT
- 34 GYP. BD. ARCH'D OPENING-SEE DETAIL 1 THIS SHEET
- 35 HANDRAIL AT STAIRS
- 36 WATER CLOSET, ULTRA LOW FLUSH - SEE BMT, G4 FOR MAX FUTURE FLOW RATE
- 37 42" HIGH BAR TOP COUNTER
- 38 SMOKE DETECTOR HARDWIRED WITH BATTERY BACKUP AND LOW BATTERY SIGNAL
- 39 EXHAUST FAN 15"MIN 3"-AIR CHANGES PER HOUR - REVERSIBLE CONTROLLED + SHOWERS/TUBS (50 CFM MIN) (CONTINUOUS EXHAUST SHALL BE 60 CFM MIN)
- 40 LINE DENOTES EXTENTS OF FLOOR ABOVE
- 41 LINE DENOTES EXTENTS OF FLOOR BELOW
- 42 ROOFIT # 8'-0"
- 43 LAVATORY SINK SET IN LOWER CABINET (SEE BMT, G4 FOR MAX FUTURE FLOW RATE)
- 44 RECESSED SINK - VERIFY STYLE W/ OWNER (SEE BMT, G4 FOR MAX FUTURE FLOW RATE)
- 45 CROWN WALL PONY WALL + 42" ABOVE STAIR NOSE/LANDINGS/PN FLR
- 46 WALL MOUNTED BROUGHTR IRON POT SHELF
- 47 A/C UNIT (CONDENSER) + PLATFORM - VERIFY EFFICIENCY W/ BMT, G4
- 48 6" PANK-OUT ABOVE-SEE ELEV. "C" ONLY
- 49 AUTOMATIC IRRIGATION SYSTEM CONTROLLER FOR LANDSCAPING WITH FLOWING SHARED DRINKING CAPABILITIES AND OR IRRIGATOR BASED BY "MANTER" X-CORE OR AN APPROVED EQUAL



SECOND FLOOR

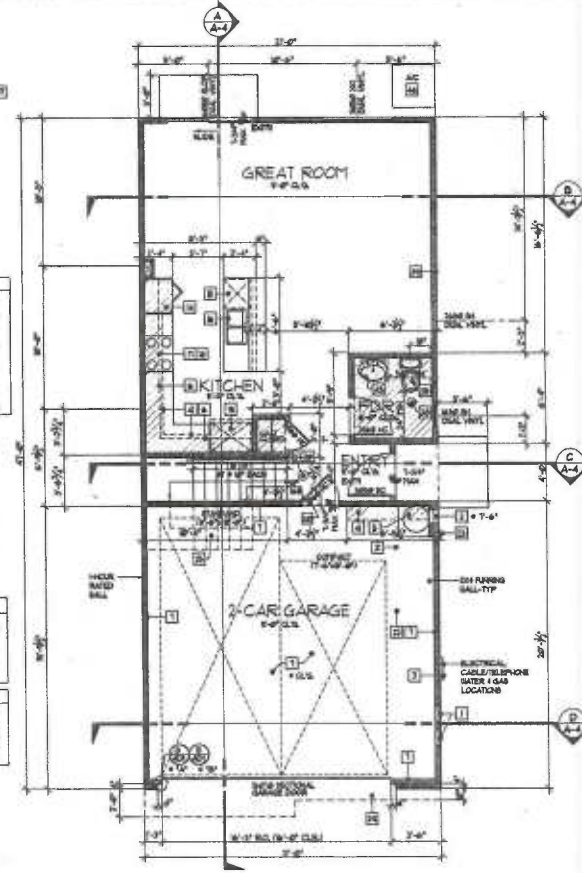
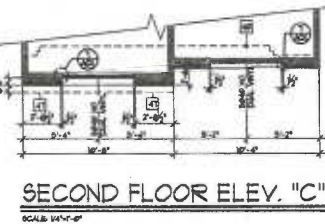
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SECOND FLOOR: 542 SF.



SECOND FLOOR ELEV. "B"

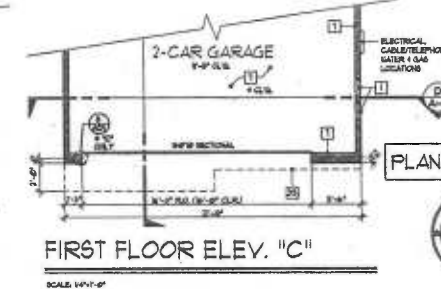
SCALE: 1/4" = 1'-0"



FIRST FLOOR

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

FIRST FLOOR: 1071 SF.



DEVELOPER:
CALIFORNIA HOME BUILDERS
2800 ROSCOE BLVD., CANOGA PARK, CA
(818) 708-9878 FAX: (818) 708-1340

PROJECT NAME:
PLAN # 1490
DETACHED SINGLE FAMILY HOMES

FLAN #1490 / FLOOR PLAN	DATE	REV	REVISIONS
DRAWN	05/08/09	05/07/09	
DATE	05/08/09	05/07/09	
FLAN CAC	05/08/09	05/07/09	
FKS:ITL		1/20/09	

ARCHITECT:
KEN STOCKTON
ARCHITECT
2800 W. GARDNER BLVD., FRESNO, CA, 93705
(509) 345-3445 FAX: (509) 345-3444

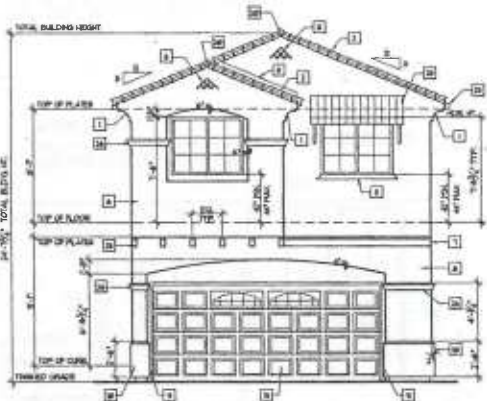
SHEET NO:
A-2
PLAN # 1490

PERMIT SET

6 9
ZA-2013-1577(ZV) (ZAA) (CLQ)

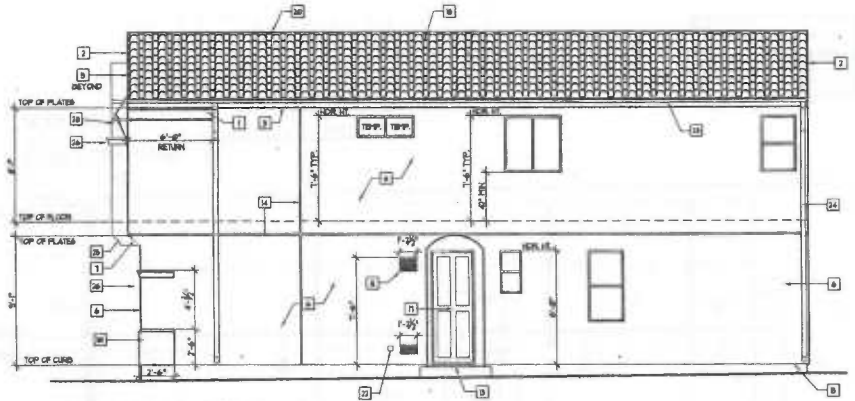
ELEVATION KEYNOTES:

- 1 2" STUCCO FINISH W/ POART PLANT-ON + STUCCO BAWE
- 2 RAKE TILE OVER RAKE BALL - FLUSH BARGE
- 3 2" STUCCO FINISH OVER STUCCO OVER + STUCCO BONDED GABLE
- 4 GABLE END VENT: 8" X 14" GL SCREENED + LAMINATED
- 5 GL FLASHING AT ALL ROOF TO WALL INTERSECTIONS
- 6 EXTERIOR STUCCO OVER METAL LATH
- 7 8" X 8" POART PLANT-ON W/ STUCCO OVER + CANTILEVERED FLOOR CONDITION
- 8 DECORATIVE POART GABLE END TILE PROJECTION (8" MIN)
- 9 GARAGE DOOR JAMB
- 10 1/2" POART TURN-OUT W/ STUCCO OVER
- 11 2" X 4" POART PLANT-ON W/ STUCCO OVER
- 12 COPPERATION AIR VENT: 8" X 12" GL SCREENED + LAMINATED
- 13 CONCRETE STUCCO (3/8" X 3/8" MIN - VENTRY SIZE W/ FLR PLN)
- 14 1/2" GL EXPANSION ANCHORS
- 15 GL SREED - 8" MIN ABOVE GRADE (8" MIN ABOVE CONC)
- 16 12" X 8" GL SREED GARAGE EDGEMT VENTRY ABOVE GARAGE CURB WALL
- 17 ENTRY DOOR FOR OWNERS SELECTION
- 18 CLAM 1/2" MIN RATED CONCRETE 1/2" TILE ROOFING (2007 588-10-1) OR APPROVED EQUAL
- 19 SECTIONAL OVERHEAD GARAGE DOOR PER OWNERS SELECTION
- 20 CONCRETE TILE CAP + RIDGE CONDITION
- 21 7'-0" W/ 4'-0" SCYLIGHT - "BRISTOL LITE" (2007 ER-1449)
- 22 DRYER VENT - GL VENT CAP AS REQD.
- 23 ALUMINUM GUTTERS TYPICAL
- 24 WALL MOUNTED ALUMINUM DOWNPOUTS
- 25 4" X 8" POART CORBELS W/ STUCCO OVER
- 26 POART TRIM W/ STUCCO OVER
- 27 4" X 8" WOOD FRAMED TURN-OUT W/ EXTERIOR STUCCO OVER PROVIDE CHASE FOR AC CONDENSER LINES INSIDE
- 28 WALL MOUNTED CANVAS AWNDS
- 29 3/4" GL CERAMIC TILE ROBERT (8" X 8" TILE) APPLY OVER SCHEDULE 40 BRONZE COAT (ENHANCED ELEV'S ONLY)
- 30 8" GL POART PLANT-ON W/ STUCCO OVER (ENHANCED ELEV'S ONLY)



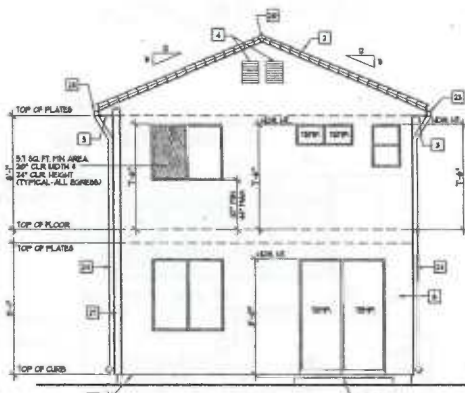
FRONT ELEVATION - A

PLAN #1490 SCALE: 1/4" = 1'-0"



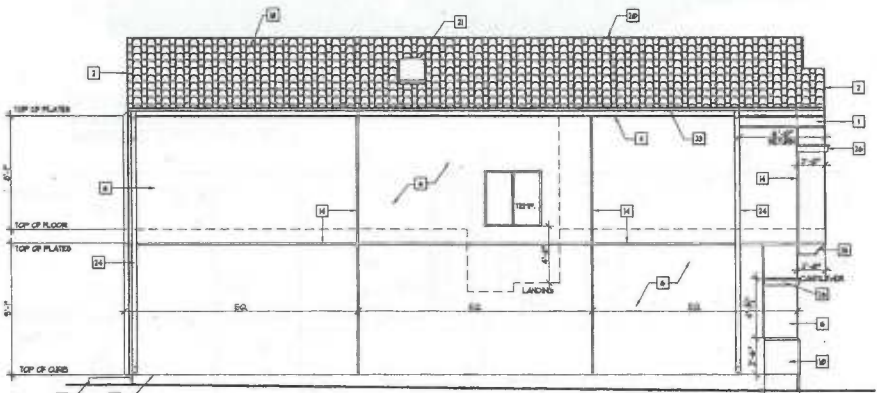
RIGHT ELEVATION - A

PLAN #1490 SCALE: 1/4" = 1'-0"



REAR ELEVATION - A

PLAN #1490 SCALE: 1/4" = 1'-0"



LEFT ELEVATION - A

PLAN #1490 SCALE: 1/4" = 1'-0"

7 9
2A-2013-1577(ZU)(2AA)(CLQ)

PLAN # 1490
ELEV. "A"



PERMIT SET

DEVELOPER:
CALIFORNIA HOME BUILDERS
2150 ROGEE BLVD., CANOGA PARK, CA
(818) 888-9878 FAX: (818) 888-3344

PROJECT NAME:
PLAN # 1490
DETACHED SINGLE FAMILY HOMES

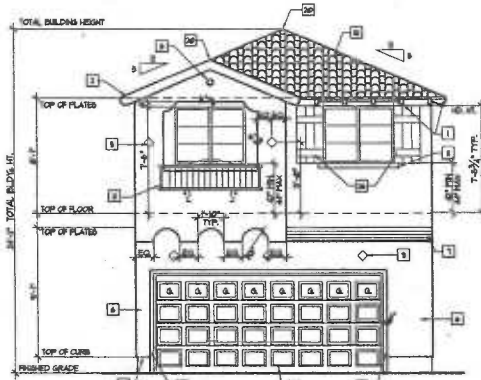
PLAN #490 / ELEVATION	REVISIONS
DRAWN: RGA	DATE: 09/23/09
DATE: 09/23/09	PLAN CHK: [Signature]
PERMIT:	DATE: [Signature]

KEN STOCKTON
ARCHITECT
3400 N. ALCORN ROAD, P.O. BOX 244, CALADANAS, CA 95007
(916) 888-5443 FAX: (916) 888-2424

SHEET NO.
A-6
PLAN #490

ELEVATION KEYNOTES:

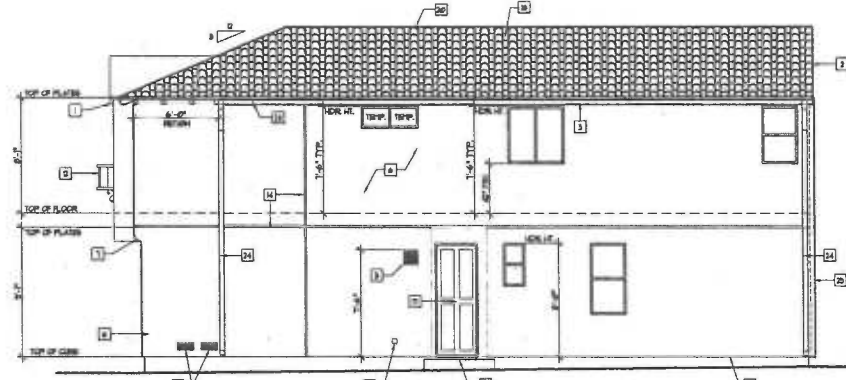
- 1 3/8 RAFTER TAILS - EXPOSED SAVE
- 2 3/8 BARGE BOARD BY TRIM OVERHANG 3/4" KEY
- 3 2x8 WOOD FASCIA BOARD
- 4 GABLE END VENT: 18" X 24" GL SCREENED & LOUVERED
- 5 COPULATION AIR VENT: 12" X 12" GL SCREENED & LOUVERED
- 6 EXTERIOR BRUGGO OVER METAL LATH
- 7 6" QUARTER ROUND FOAM PLANT ON 1/2" BRUGGO OVER 1/2" GATED/VERSED FLOOR CONDITION
- 8 DECORATIVE FOAM GABLE END TILE PROJECTION 1/2" MAX
- 9 6" 1/2" CERAMIC TILE INSERTS - APPLY OVER BRUGGO
- 10 GARAGE DOOR 14'6"
- 11 2x4 PLANT-ON 1/2" BRUGGO OVER
- 12 BALL MOUNTED UPGRADE POUL POT 6" H/2"
- 13 CONCRETE ROOF (24" X 24" 1/2") - VERIFY SIZE W/ FLR PLAN
- 14 1/2" GL EXPANSION SCREWS
- 15 GL KEEP SCREWS - 1/2" FIN ABOVE GRADE (1/2" FIN ABOVE CONG)
- 16 12" X 8" X 8" GL SCREENED GARAGE EXHAUST VENTS ABOVE GARAGE COND BALL
- 17 ENTRY DOOR PER OWNER'S SELECTION
- 18 CLAM 1/2" RATED CONCRETE 1/2" TILE ROOFING (200# BR-541) OR APPROVED EQUAL
- 19 SECTIONAL OVERHEAD GARAGE DOOR PER OWNER'S SELECTION
- 20 CONCRETE TILE CAP - RIDGE CONDITION
- 21 2" 6"x4"-6" BTLIGHT - "BRISTOLITE" (200# BR-144)
- 22 DRYER VENT - GL VENT CAP AS REQD.
- 23 ALUMINUM OUTTIPS TYPICAL
- 24 BALL MOUNTED ALUMINUM DOWNPOUTS
- 25 4" X 6" 1/2" BRUGGO FRAMED PANS-OUT BY EXTERIOR BRUGGO OVER PROVIDE CHASE FOR AC CONDENSER LINES INSIDE
- 26 FALSE SHUTTERS - BALL MOUNTED FOAM SHUTTERS W/ ACRYLIC FINISH



FRONT ELEVATION - B

PLAN #1490

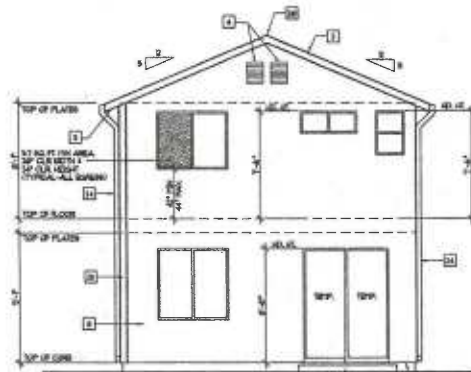
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION - B

PLAN #1490

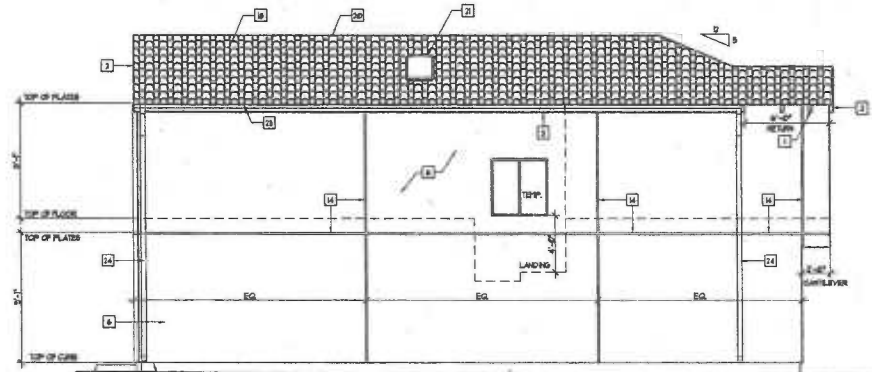
SCALE: 1/4" = 1'-0"



REAR ELEVATION - B

PLAN #1490

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



LEFT ELEVATION - B

PLAN #1490

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

8 9
ZA-2013-1577(ZU)(ZAA)(CLQ)

PLAN # 1490
ELEV. "B"



PERMIT SET

DEVELOPER
CALIFORNIA HOME BUILDERS
2510 ROSCOE BLVD, GARDENA PARK, CA
(800) 222-5275 FAX (714) 940-1046

PROJECT NAME:
PLAN # 1490
DETACHED SINGLE FAMILY HOMES

PLAN #1490 / ELEVATION	REVISIONS:
DRAWN: RGA	03/26/11
DATE: 08/09/03	
PLAN CHG:	
PERMIT:	03/26/11

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34000 E. ACORNIA ROAD, P.O. BOX 1444
GARDENA, CA 90249
(800) 222-5275 FAX (714) 940-1046

SHEET NO.
A-7
PLAN #1490

Abutting List

5
L A CITY
C/O REAL EST BUS GROUP - JUNE
PO BOX 51111
LOS ANGELES CA 90051-5700

88
PALAFOX LETICIA
ULLOA RAFAEL
14951 BERG ST
SYLMAR CA 91342-5091

91
USEDA SANDRA I & SONIA I
14929 BERG ST
SYLMAR CA 91342-5091

103
ITALIAN MARBLE & TILE CO INC
12426 SAN FERNANDO RD
SYLMAR CA 91342-5021

106
MULLER ERNST & GLAYDS
1420 RIVERVIEW AVE
PEEKSKILL NY 10566-4834

118
LACMTA
1 Gateway Plaza
Los Angeles, CA 90012

Dept. of Regional Planning
County of LA
320 W. Temple St., Room 1382
Los Angeles, CA 90012

Angeles Natl. Forest Hdqts.
701 N. Santa Anita Ave.
Arcadia, CA 91006

CLAUDIA RODRIGUEZ
COUNCIL DISTRICT 7
200 N. SPRING ST., 455
LA, CA 90012

1
MOUNTAIN VIEW CONDOS CORP
21510 ROSCOE BLVD
CANOGA PARK CA 91304-4144

12
GUDINO ARTURO M & MARIA G
12251 EL DORADO AVE
SYLMAR CA 91342-5093

89
GARCIA-ZAVALA SUSANA
GARCIA-ZAVALA NATANAEL
14943 BERG ST
SYLMAR CA 91342-5091

92
VALENCIA ANTONIO & ROSA M
14915 BERG ST
SYLMAR CA 91342-5091

104
FAZIO FAMILY LLC
12420 SAN FERNANDO RD
SYLMAR CA 91342-5021

107
AVILA HENRY G & ROSENTINA M
12364 SAN FERNANDO RD
SYLMAR CA 91342-5020

California Home Builders
C/O Jody Wood
21510 Roscoe Bl
Canoga Park, CA 91304

State of CA - Cal Trans/Dist. 7
Attn: Public Info.
100 S. Main St. #100
Los Angeles, CA 90012

Sylmar Neighborhood Council
13109 Borden Ave
Susan B Anthony Bldg
Sylmar, CA 91342

SHAWN EVENHAIM
CALIFORNIA HOME BUILDERS
21510 ROSCOE BLVD.
CANOGA PARK, CA 91304

2
MARTINEZ SALVADOR & MARLET
MARTINEZ FAMILY
14862 RYAN ST
SYLMAR CA 91342-3958

13
SOLIS RUDY & ANGELO
12777 SAN FERNANDO RD #9
SYLMAR CA 91342-3750

90
RUIZ GLORIA
14935 BERG ST
SYLMAR CA 91342-5091

93
ZEV & H INVESTMENTS LLC
S & V INVESTMENTS LLC
364 N MARTEL AVE
LOS ANGELES CA 90036-2516

105
SANCHEZ JORGE B
SZABADOS MARIA SZABADOS
3100 SCHWEITZER DR
TOPANGA CA 90290-4466

108
PALMA ANGEL & RITA
12354 SAN FERNANDO RD
SYLMAR CA 91342-5073

City of San Fernando
117 MacNeil St.
San Fernando, CA 91340-2993

LA Unified School Dist.
Facilities Serv. Div.
Master Planning & Demographics
355 S. Grand Ave., 10th Flr.
Los Angeles, CA 90071

BONNIE RODGER
13787 DE FOE AVENUE
SYLMAR, CA 91342

ROBERT KAMEOKA
5011 ACACIA STREET
SAN GABRIEL, CA 91776