



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: October 27, 2016
Time: After 8:30 A.M.*
Place: Van Nuys City Hall
Council Chambers, 2nd Floor
14410 Sylvan Street
Van Nuys, California 91401

Public Hearing: August 16, 2016
Appeal Status: General Plan Amendment is not appealable. Zone Change and Building Line Removal is appealable only by the applicant to City Council if disapproved in whole or in part.
Expiration Date: October 31, 2016
Multiple Approval: Yes

Case No.: CPC-2016-1168-GPA-ZC-BL
CEQA No.: ENV-2016-1169-MND
Incidental Cases: VTT-71232-SL
Related Cases: N/A
Council No.: 6
Plan Area: Mission Hills – Panorama City – North Hills
Specific Plan: N/A
Certified NC: Panorama City
Existing Zone: RA-1
Applicant: AG Plummer, LLC
Representative: Ronal Cargill / Cargill Planning & Pre-development Services

PROJECT LOCATION: 14701-14719 West Plummer Street

PROPOSED PROJECT: The demolition of existing structures and the construction, use, and maintenance of 28 small lot homes in conjunction with a small lot subdivision. Each of the small lot homes will be two-stories, with a maximum height of approximately 23 feet, and will have two covered parking spaces. A total of 56 residential parking spaces and nine guest parking spaces will be provided on site.

REQUESTED ACTION:

- 1) Pursuant to Section 21082.1(c)(3) of the California Public Resources Code and Section 15162 of the CEQA Guidelines, consider the environmental analysis in Case No. ENV-2016-1169-MND;
- 2) Pursuant to Charter Section 555 and Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to amend the Mission Hills – Panorama City – North Hills Community Plan to re-designate the Project Site from Low Residential to Low Medium Residential land use;
- 3) Pursuant to LAMC Section 12.32-F, a Zone Change from RA-1 to (T)(Q)RD3-1;
- 4) Pursuant to LAMC Section 12.32-R, the removal of a 24-foot building line along the northern side of Plummer Street established pursuant to Ordinance No. 99,739;

RECOMMENDED ACTIONS:

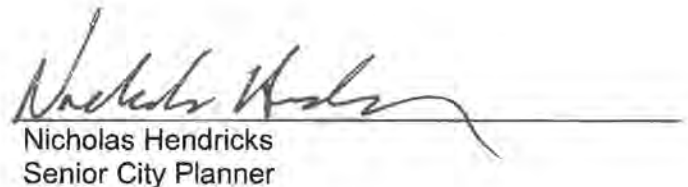
- 1) **Find**, based on its independent judgement, after consideration of the entire administrative record, that the project was environmentally assessed under Case No. ENV-2016-1169-MND adopted on August 30, 2016; and pursuant to CEQA Guidelines, Section 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project;

- 2) **Approve and Recommend** that the City Council adopt a **General Plan Amendment** to amend the Mission Hills – Panorama City – North Hills Community Plan to re-designate the Project Site from Low Residential to Low Medium I Residential land uses;
- 3) **Approve and Recommend** that the City Council adopt a **Zone Change** from RA-1 to (T)(Q)RD3-1;
- 4) **Approve and Recommend** that the City Council adopt a **Building Line Removal** of a 24-foot building line along the northern side of Plummer Street established pursuant to Ordinance No. 99,739;
- 5) **Adopt** the attached Findings;
- 6) **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring; and
- 7) **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

VINCENT P. BERTONI
Director of Planning



Charles J. Rausch
Associate Zoning Administrator



Nicholas Hendricks
Senior City Planner



May Sirinopwongsagon, Hearing Officer
(213)978-1372

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 532, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1295.

TABLE OF CONTENTS

Project Analysis	A-1
Project Summary	
Background	
Issues	
Conclusion	
(T) Conditions	T-1
(Q) Conditions	Q-1
Findings	F-1
General Plan/Charter Findings	
Entitlement Findings	
CEQA Findings	
Public Hearing and Communications	P-1
Exhibits:	
Exhibit A – Architectural Plans	
Exhibit B – Maps (Vicinity and Radius Map)	
Exhibit C – Land Use and Zoning Maps	
Exhibit D – VTT-71232-SL Determination Letter and Tract Map	
Exhibit E – Environmental: ENV-2016-1169-MND and Mitigation Monitoring Program	
Exhibit F – Department Letters	
Exhibit G – Public Comments	

PROJECT ANALYSIS

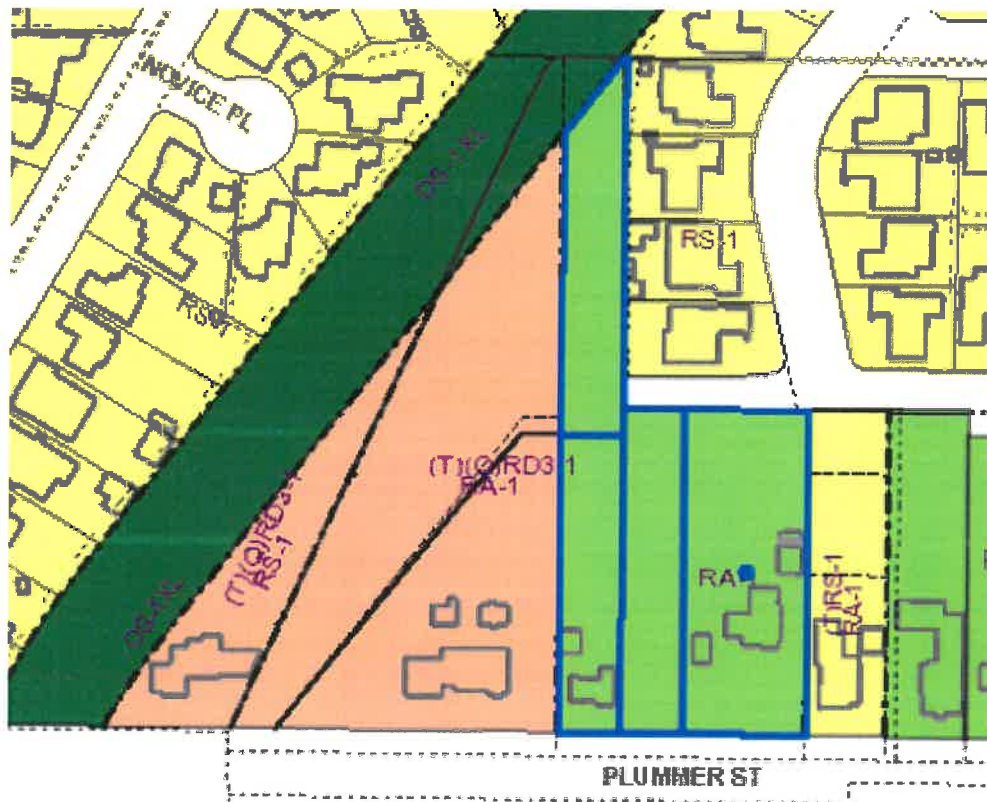
Project Summary

The demolition of existing structures and the construction, use, and maintenance of 28 small lot homes in conjunction with a small lot subdivision. Each of the small lot homes will be two-stories, with a maximum height of approximately 23 feet, and will have two covered parking spaces. A total of 56 residential parking spaces and nine guest parking spaces will be provided on site.

Presently, there are a total of 27 trees on-site, four of which have been identified as protected trees (Southern California Black Walnut), which will either be maintained, relocated, or replaced with the approval of the Board of Public Works.

Background

The project site is an irregularly shaped site, comprised of four parcels, consisting of approximately 86,366 square feet of lot area. The site has approximately 230 feet of frontage along the northern side of Plummer Street, and is located approximately 0.08 miles from the Pacoima Wash. To the north, the site has approximately 200 feet of frontage, in a slight L-shape along the southern side of Novice Street. The northern most portion of the site is bounded by the Pacoima Wash.



The project site is located within the Mission Hills – Panorama City – North Hills Community Plan, with a land use designation of Low Residential, which lists the RE9, RS, R1, and RU zones as corresponding zones. The site is presently zoned RA-1, which is consistent with the land use designation as it is a more restrictive zone than the corresponding zones.

The project site is developed with two single family dwellings and 27 trees, including four protected native trees (Southern California Black Walnut). The project would remove the existing structures, as well as 25 of the trees. Presently, the project proposes to maintain two of the protected trees and replace the other two protected trees with the approval of the Board of Public Works. The project would subdivide the project site into 28 small lots to construct 28 small lot homes, which are proposed as two-story small lot homes with a maximum height of approximately 23 feet.

On August 30, 2016, the Advisory Agency approved Vesting Tentative Tract Map No. 71232-SL for the subdivision of a maximum of 28 small lots and conditioned the project to provide two covered parking spaces per dwelling and nine guest parking spaces. Additionally, the approval of the subdivision has been conditioned to require the approval and adoption of the General Plan Amendment and Zone Change as small lot subdivisions are only permitted within multi-family zones. The proposed General Plan Amendment would amend the Community Plan Land Use Designation from Low Residential to Low Medium I Residential and the Zone Change would change the zone from RA-1 to (T)(Q)RD3-1.

Surrounding Properties

The project site has approximately 200 feet of frontage along the northern side of Plummer Street and is located approximately 0.19 miles to the west of Van Nuys Boulevard. The properties to the east, on either side of Plummer Street, of the project site have been designated for the following land uses: Very Low Residential, Low Residential, Low Medium I Residential, and General Commercial. The properties are zoned either: RA-1, (T)RS-1, RS-1, (Q)RD3-1, QR3-1, [Q]C2-1VL. Properties to the south, across Plummer Street have a land use designation of Very Low Residential and are zoned RA-1.

The project site is located approximately 0.08 miles from the Pacoima Wash to the west. The site immediately adjacent to the west, between the project site and the Pacoima Wash, has a land use designation of Low Medium I Residential and is zoned (T)(Q)RD3-1. In 2004, the City Planning Commission approved and recommended the plan amendment to Low Medium I Residential and the zone change from RS-1 and RA-1 to (T)(Q)RD3-1 for the construction of a maximum of 36 dwelling units. Properties further west, beyond the Pacoima Wash, have the following land use designations: Very Low Residential, Low Residential, and Low Medium I Residential. Similar to the properties to the east, the surrounding properties are zoned either RA-1, RS-1, or (T)(Q)RD3-1. The northern "pole" of the project site is bounded by the Pacoima Wash to the north, and properties which have a land use designation of Low Residential and are zoned RS-1.

With the exception of a fire station located on the southern side of Plummer Street, the surrounding properties are developed with single- and multi-family dwellings. Additionally, a portion of the commercially zoned properties along Van Nuys Boulevard are developed entirely of multi-family development.

Streets and Circulation

Plummer Street is a designated Avenue II, dedicated to a width of 86 feet and is improved with curb, gutter, and sidewalk.

Novice Street is a designated Local Street – Standard, dedicated to a width of 30 feet and is unimproved at the project site's frontage.

Cedros Avenue, a designated Local Street – Standard, which is a north-south street which terminates at Novice Street at the northeast corner of the project site. Cedros Avenue is dedicated to a width of 60 feet and is improved with curb, gutter, sidewalk, and landscaping.

Relevant Cases

Case No. VTT-71232-SL: On August 30, 2016, the Advisory Agency approved Vesting Tentative Tract Map No. 71232-SL for a small lot subdivision on the subject site with a maximum of 28 small lots for the purposes of constructing 28 small lot homes.

Ordinance No. 99,739: Effective on April 4, 1952, established a 24-foot building line along the northern side of Plummer Street.

Surrounding Properties:

Case No. CPC 2004-5209-GPA-ZC-ZV-ZAD: On June 28, 2006, the City Planning Commission approved and recommended the adoption of a General Plan Amendment to the Mission Hills-Panorama City-North Hills Community Plan from Low Residential to Low Medium I Residential, a Zone Change from RA-1 and RS-1 to (T)(Q)RD3-1 for the construction of a maximum of 36 residential dwelling units for a property located at 14727 West Plummer Street.

Case No. 2003-1021-GPA: On September 22, 2003, the City Planning Commission approved and recommended that the City Council adopt the General Plan Amendment from Low Medium II Residential to Medium Residential to reflect the existing zoning of R3 and the level of development that currently exists over the majority of the parcels.

Case No. CPC 1990-37-ZC and CPC 1990-61-BL: On June 27, 1990, the City Council adopted the City Planning Commission's recommendation for a Zone Change from (T)(Q)RZ3-1 to (T)(Q)RD3-1 and the removal of a 24-foot building line along the northern side of Plummer Street for the construction of 12 apartment dwelling units for a site located at 14653-14671 West Plummer Street.

Public Hearing

A joint public hearing on this matter with the Deputy Advisory Agency and Hearing Officer was held at the Marvin Braude San Fernando Valley Constituent Services Center on Tuesday, August 16, 2016 (see Public Hearing and Communications, Page P-1).

Issues

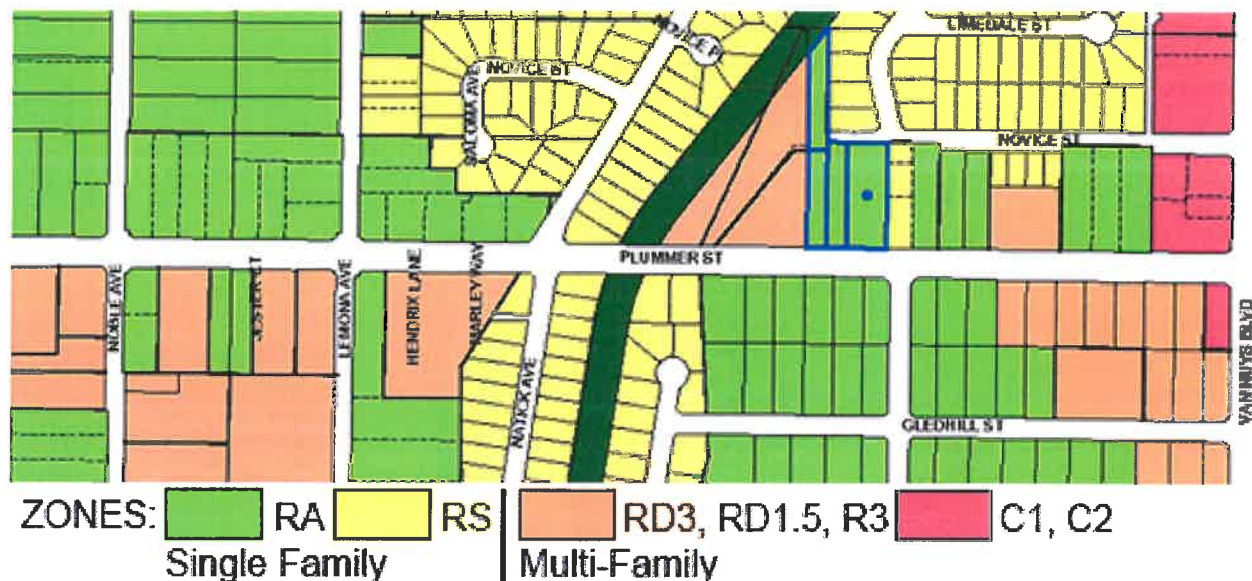
General Plan Land Use Designation and Zoning

The project site is located within the Mission Hills – Panorama City – North Hills Community Plan. The site is located on the northern side of Plummer Street, 0.08 miles east of the Pacoima Wash and 0.19 miles west of Van Nuys Boulevard. The Community Plan designates the project site and surrounding properties for Very Low and Low Residential land uses. The Very Low Residential land use designation lists the following corresponding zones: RS20, RA, RE15, RE11. The Low Residential land use designation lists the following corresponding zones: RE9, RS, R1, and RU. The project site itself is designated for Low Residential and is zoned RA-1, which is a more restrictive zone, than those which correspond to the land use designation. Surrounding properties which are zoned for single family development are either zoned RA-1 (one dwelling per 17,500 square feet of lot area) or RS-1 (one dwelling per 7,500 square feet of lot area). Although the Community Plan designated the area for Very Low and Low Residential

land uses for the development of single family dwellings, the area has been developed and maintained with multi-family dwellings.

In the early 1990s, a zone change was adopted for a property located at 14653 – 14671 West Plummer Street, which is located approximately 0.1 miles to the east of the project site on the northern side of Plummer Street. The site was developed and has been maintained as detached condominium townhomes. In 2005, the City Planning Commission approved and recommended the adoption of a General Plan Amendment to Low Medium Density Residential and a Zone Change from RA-1 to (T)(Q)RD3-1 for a property located approximately 0.18 miles to the west (previously 14930 West Plummer Street), on the southern side of Plummer Street. A similar action was made by the City Planning Commission in 2006 for the adjacent property, 14727 West Plummer Street, to the west. The project which was approved for the adjacent property was for a maximum of 36 detached condominium townhomes. As proposed, the project would develop the project site with 28 small lot homes, which are detached dwelling units. The primary difference will be that the small lot homes may be sold as fee-simple dwellings. As proposed, the project would be consistent with the existing and approved developments along Plummer Street.

In 2006, the North Valley Area Planning Commission approved and recommended the adoption of a zone change to RD1.5 for the property on the southern side of Plummer Street, located at 14630 West Plummer Street. The RD1.5 Zone would have permitted a maximum density of one dwelling per 1,500 square feet of lot area. Although the zone change was adopted by the City Council, the site was eventually developed with a fire station.



Zone changes to the RD3 zone were similarly adopted for properties located further west, within 0.5 miles of the project site, for properties located on Plummer Street, as well as for properties located south of Plummer Street. While the number of units in each development varies depending on the lot size, the density is consistent with the requested RD3 zone for the project site. The zone would permit a maximum of one dwelling per 3,000 square feet of lot area.

The existing multi-family developments in the area have been developed primarily with detached apartment or condominium townhomes. The detached dwelling units are usually two-stories with attached two-car garages. Although they are developed at higher densities, the developments are compatible with the surrounding single-family dwellings. As proposed, the project would develop the site with 28 small lot homes, which will be two-stories and will each

have a two-car attached garage. The project would be consistent with the existing physical identity of the area.

The amendment and zone change to permit the development of the site with a small lot subdivision would introduce a new housing typology within a neighborhood with limited fee-simple homeownership opportunities. Opportunities to own a fee-simple house in the area are limited to single family dwellings on lots which are 7,500 square feet or larger. Other housing opportunities are limited to condominiums or apartments. Small lot homes would allow for a transitional homeownership opportunity in the area that is consistent with the social and economic identity of the area.

Professional Volunteer Program

The proposed project was reviewed by the Department of City Planning's Urban Design Studio – Professional Volunteer Program (PVP) on August 9, 2016. The following concerns were discussed:

- Consideration for the pedestrian experience, pathways located at same grade as vehicles
- Project focused on creating articulation for one building and not looking at the larger site and articulation within the site.
- Better use of community space, space located at the center of the site may not be well utilized, space in the rear should be for the community

Due to the depth of the project and the location of the small lot homes, the Fire Department would require that a fire lane, turnaround, and hydrant be provided as part of the project. To accommodate these requirements, the driveway/fire lane is required to be 28 feet, which incorporates the pedestrian pathways at the same grade. As designed, the pedestrian pathway will be delineated with different paving materials from the main 20 foot driveway. To create further articulation between the small lot homes, additional materials and colors were incorporated into the design to allow for additional variation between the different dwellings.

In regards to the community space, which is presently located towards the center of the development, members of PVP suggested that the space should be moved to a more open location. It was suggested that the present location may not be as open and inviting and would be underutilized. Additional comments were made about the open space provided towards the rear of the project site on Lot 12 and that the space should be usable for the community. The architect indicated that the community space located on Lots 16 and 17 was designed to comply with LID requirements and will also serve as a LID filtration system with underground storage tanks. The project originally considered creating a community open space at the rear on Lot 12; however, the plans were revised out of consideration to the adjacent single family homes to the east.

Traffic, Access, and Off-Site Improvements

At the public hearing, a resident submitted signed letters and spoke of concerns regarding the increase in traffic and safety issues within the surrounding community. The resident indicated concerns for existing safety hazards when exiting out of the rear of the project site from Novice Street. Additional concerns which were raised by the resident, and within the signed letters, pertained to existing traffic conditions located off site in the general area of Van Nuys Boulevard and Vesper Avenue and impacts that the project would cause.

As the project site is bounded by Novice Street to the north, the resident was concerned about improving Novice Street and the increase in vehicular traffic to exit the project site. At the public

hearing, Planning Staff clarified that vehicular access would only be from Plummer Street and that the project did not propose to provide vehicular or pedestrian access from Novice Street. Additionally, the project proposes to construct a perimeter fence around the project site. With the clarification, the resident indicated that any concerns submitted in regards to the use of Novice Street would no longer be applicable. The Department of Transportation reviewed a technical traffic evaluation, prepared by The Rifkin Transportation Group dated June 2016, and determined that the project would not significantly impact the traffic in the surrounding area.

Conclusion

Based on the public hearing and information submitted to the record, staff recommends that the City Planning Commission approve and recommend adoption of the General Plan Amendment, to re-designate the project site from Low Residential to Low Medium I Residential and a Zone Change from RA-1 to (T)(Q)RD3-1, and the building line removal for the subdivision and development of 28 small lot homes. Additionally, staff recommends that the City Planning Commission find, based on its independent judgement, after consideration of the entire administrative record, that the project was environmentally assessed under ENV-2016-1169-MND for the above referenced project.

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

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

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

Responsibilities/Guarantees.

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. Bureau of Engineering. Prior to the issuance of sign-offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to the project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.

a. Street Dedications:

Novice Avenue and Cedros Avenue – Partial future elbow section be dedicated at the intersection of Novice Avenue and Cedros Avenue on an alignment satisfactory to the Valley District Engineering Office.

b. Street Improvements:

- i. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map for proper drainage patterns construction of private or public storm drain system and capacity study for the existing drainage system in Novice Avenue may be necessary to drain the proposed public street to an outlet satisfactory to the City Engineer.
- ii. Improve Plummer Street adjoining the tract by the reconstruction of the existing concrete sidewalk to complete a full-width concrete sidewalk with tree wells and including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.
- iii. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

c. Urban Forestry:

- i. The applicant shall submit a tree report and a landscape plan prepared by a protected Tree Expert as designated by LAMC Ordinance No. 177,404, for approval by the City Planning Department and Urban Forestry Division, Bureau of Street Services. The Tree Report shall provide species, health, and condition of all trees with tree locations on a site survey. The plan shall contain the Tree Expert's recommendations for the preservation of as many desirable (eight inches diameter or greater) trees as possible. An on-site 1:1 replacement shall be required for the unavoidable loss of any desirable on-site trees
- ii. Plant street trees and remove an existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

Note: Removal of parkway trees or Protected Trees requires the Board of Public Works' approval. Contact Urban Forestry Division at 213-847-3077 for tree removal permit information

3. Bureau of Street Lighting: Construct new street light: one (1) on Cedros Ave. If street widening per BOE improvement conditions, relocate and upgrade street lights; two (2) on Plummer St.
4. Department of Transportation.
 - a. That the applicant completes the traffic study process and be subject to all the requirements contained in the subsequent DOT Traffic Assessment for the project.
 - b. A minimum of 20-foot reservoir space is required between any security gate and the property line, to the satisfaction of the DOT.
 - c. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
 - d. That the condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.
5. Fire Department. Prior to the issuance of building permit, a plot plan shall be submitted to the Fire Department for approval.

Notice: If conditions dictate, connections to the public sewer system may be postponed until adequate capacity is available.

Notice: Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.) as required herein, are completed to the satisfaction of the City Engineer.

(Q) QUALIFIED CONDITIONS

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

A. Development Conditions:

1. **Development.** The use and development of the property shall be in substantial conformance with the illustrative site plan, elevations, and renderings labeled Exhibit "A", dated October 12, 2016, except as may be revised as a result of this action.
2. **Density.** A maximum of twenty-eight (28) dwelling units shall be permitted.
3. **Height.** Buildings and structures shall not exceed a height of twenty-five (25) feet and two (2) stories.

B. Environmental Conditions:

1. **Aesthetics (Light).** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.
2. **Tree Removal (Locally Protected Trees).**
 - a. All protected tree removals require approval from the Board of Public Works.
 - b. A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for review and approval (213-847-3077), prior to implementation of the Report's recommended measures.
 - c. The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.
 - d. Bonding (Tree Survival):
 - i. The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new oak tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's oak tree bond may be exonerated.
 - ii. The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the oak trees

were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.

- e. A minimum of four trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.

3. Tree Removal (Public Right-of-Way).

- a. Removal of trees in the public right-of-way requires approval by the Board of Public Works.
- b. The required Tree Report shall include the location, size, type, and condition of all existing trees in the adjacent public right-of-way and shall be submitted for review and approval by the Urban Forestry Division of the Bureau of Street Services, Department of Public Works (213-847-3077).
- c. The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) trees in the public right-of-way.
- d. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

- 4. **Cultural/Historic Resources.** Prior to any ground disturbance and/or grading activities, a Native American Monitor shall be secured through the Fernandeno Tatviam Band of Mission Indians in order to determine the presence of, and proper treatment of Native American resources potentially occurring on the project site. The Native American Monitor shall be present during all ground disturbance and/or grading activities. Should the project involve more than one grading unit occurring simultaneously, an additional monitor per grading unit shall be required.

- 5. **Public Services (Police – Demolition/Construction Sites).** Temporary construction fences shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area. Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

C. Administrative Conditions

- 1. **Approvals, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc, as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.

2. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.
3. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
4. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
5. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
6. **Building Plans.** 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 Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
7. **Corrective Conditions.** 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 City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
8. **Expedited Processing Section.** 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.
9. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees,

costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

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

For purposes of this condition, the following definitions apply:

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

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

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

FINDINGS

General Plan/Charter Findings

1. General Plan Land Use Designation.

The project site is located within the Mission Hills – Panorama City – North Hills Community Plan, which was adopted by the City Council on June 9, 1999. The project site is an irregularly shaped site, which is comprised of four parcels consisting of approximately 86,366 square feet of lot area. The Community Plan designates the site with a land use designation of Low Residential, with the following corresponding zones: RE9, RS, R1, and RU. The project site is presently zoned RA-1, which is not a corresponding zone of the land use designation, but is consistent with the land use designation as it is a more restrictive zone.

As proposed, the amendment would re-designate the project site from Low Residential to Low Medium I Residential, which lists the following corresponding zones: R2, RD3, RD4, RD5, RD6, RZ3, RZ4, RU, and RW1. The requested zone change to (T)(Q)RD3-1 for the project site would be consistent with the adoption of the recommended plan amendment and would be in substantial conformance with the purpose, intent, and provisions of the General Plan as it is reflected within the Mission Hills – Panorama City – North Hills Community Plan.

2. General Plan Text. The Mission Hills – Panorama City – North Hills Community Plan text includes the following relevant provision:

Objective 1-5: To promote and insure the provision of adequate housing for all persons regardless of income, age, or ethnic background.

Policy 1-5.1: Promote greater individual choice in type, quality, price, and location of housing.

Policy 1-5.4: Provide for development of townhouses and other similar condominium type housing units to increase home ownership options.

In conjunction with the proposed plan amendment and zone change, the approved subdivision would allow for the development of 28 small lot homes. As proposed, the project would develop the underutilized and underdeveloped site with additional housing and would introduce a new housing typology to the area. The project site is located within the northern portions of Panorama City, which is developed with either traditional single family dwellings or multi-family residential dwellings. Along Plummer Street, the multi-family development has been developed primarily as detached apartments or condominium townhomes. The project, consistent with Policy 1-5.4, would introduce fee-simple homeownership opportunities that would provide and allow for transitional homeownership opportunities from apartments or condominiums to the traditional single family development.

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

space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following provisions, objectives and policies relevant to the instant request:

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

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

The proposed project would develop the project site with 28 small lot homes in an area of Panorama City which is developed primarily with single- and multi-family development. The project site is located along Plummer Street, west of Van Nuys Boulevard and east of the Pacoima Wash. While properties were designated and zoned for single family development along Plummer Street, the development patterns have been to develop the properties with multi-family development, whether apartments or condominiums. The developments along Plummer Street have primarily been detached townhomes, as opposed to the traditional apartment or condominium building, which is consistent with the remaining single family development along Plummer Street. As proposed, the project would provide a new housing development that would be consistent with the existing development patterns, by developing detached dwelling units, and would provide fee-simple homeownership opportunities while providing housing at a higher density.

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

Goal 1: Housing Production and Preservation.

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

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

The project site is located in an area which is developed with both single- and multi-family development. Along Van Nuys Boulevard, located to the east of the project site, properties are designated and zoned for commercial development. However, many of the properties have been developed and maintained as multi-family residential development throughout the years. Additionally, development patterns along Plummer Street, which the project site is located on, have indicated the need for additional housing opportunities. Maintaining the existing land use designation of Low Residential would allow for a maximum of 17 traditional single family dwellings if the site was to be re-zoned to the R1 zone (one dwelling per 5,000 square feet) and subdivided. As proposed, the project would develop the site with 28 small lot homes. The small lot development would allow for the development of an underutilized site with multi-family density that would be compatible with the surrounding development and introduce a new opportunity for fee-simple homeownership.

5. **The Mobility Element.** The Mobility Element (Mobility Plan 2035) of the General Plan is not likely to be affected by the recommended action herein. The project proposes to subdivide the project site into twenty-eight small lots for the construction of twenty-eight small homes. In conjunction with the approved subdivision, the proposed zone change would be required to comply with dedication and improvement requirements along Plummer, Novice, and Cedros Street, which are consistent with the Mobility Element. The project would be required to comply with the requirements of the Bureau of Engineering, Department of Transportation, and the Bureau of Street Lighting.
6. **The Sewerage Facilities Element** of the General Plan will not be affected by the recommended action. While the sewer system might be able to accommodate the total flows for the proposed project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.
7. **Charter Finding – City Charter Finding 555.** The General Plan may be amended in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has significant social, economic or physical identity.

The project site is generally bounded by Plummer Street to the south and the Pacoima Wash and Novice Street to the north within the Mission Hills – Panorama City – North Hills Community Plan. The site is located in an area which has been designated for single- and multi-family residential land uses, with a portion of the properties located along Van Nuys Boulevard designated for commercial uses. Although the properties along Van Nuys Boulevard are zoned for commercial uses, the lots have been developed and maintained primarily as multi-family residential developments. Along Plummer Street, a number of sites have been maintained as single family homes on the larger lots. However, over the years, a number of properties have been changed from the RA-1 and RS-1 zones to the RD3 zone, or other multi-family zones. The properties have been developed primarily with detached apartment or condominium townhomes. So while the development patterns of Plummer Street has moved towards higher density development, the design has largely been maintained as detached dwelling units. The amendment from Low Residential to Low Medium I Residential, along with the incidental zone change and subdivision would allow for the development of fee-simple housing in the form of small lot homes. As proposed, the proposed small lot development would maintain and improve the existing, social, economic, or physical identity of the site and surrounding area.

8. **Charter Finding – City Charter Finding 556.** When approving any matter listed in Section 558, such as a legislative action amending a specific plan, the City Planning Commission and the Council shall make findings showing that the action is in substantial conformance with the purposes, intent and provisions of the General Plan. If the Council does not adopt the City Planning Commission's findings and recommendations, the Council shall make its own findings.

The project site is located within the Mission Hills – Panorama City – North Hills Community Plan, which is one of 35 community plans that the Land Use Element of the General Plan is comprised of. The Community Plan designates the project site with the Low Residential land use designation, which lists the following corresponding zones: RE9, RS, R1, and RU. As requested, the plan amendment would re-designate the site to Low Medium I Residential, which lists the following corresponding zones: RS, RD3, RD4, RD5,

RD6, RZ3, RZ4, RU, and RW1. In conjunction with the proposed amendment, the applicant has requested a zone change from RA-1 to (T)(Q)RD3-1.

The Community Plan sets forth goals in relation to residential development to maintain the community's individuality by "preserving and enhancing the positive characteristics of existing residential neighborhoods while providing a variety of housing opportunities with compatible new housing opportunities." The project site is located within an area that has been developed with a mixture of single- and multi-family residential development. The development patterns along Plummer Street has largely seen the redevelopment of single family dwellings into multi-family development, consisting largely of detached apartment or condominium townhomes. Although the properties were re-designated and re-zoned for multi-family development, the development provided a variety of housing opportunities that were constructed to be compatible with the traditional single family dwellings. The proposed project would maintain the existing character of the neighborhood by developing the site with detached dwelling units, while introducing an additional housing typology to the area. As indicated by the Community Plan, although sites were designated for single-family development, "the Plan has a land use capacity greater than the projected development likely to occur during the Plan period." As such, the proposed amendment would be consistent with the existing development patterns in the area and the purpose and intent of the Community Plan to provide for and accommodate additional housing.

- 9. Charter Finding – City Charter Finding 558.** The proposed Amendment to the Mission Hills – Panorama City – North Hills Community Plan will be in conformance with public necessity, convenience, general welfare and good zoning practice.

The proposed amendment to the Mission Hills – Panorama City – North Hills Community Plan would re-designate the project site from Low Residential to Low Medium I Residential. The amendment, in conjunction with the requested zone change and approved subdivision, would allow for a small lot development which would introduce 28 dwellings to the area. Additionally, the small lot subdivision would create a new homeownership opportunity for the area. Fee-simple homeownership opportunities in the area were limited to single family dwellings located on larger lots. The small lot subdivision would allow for additional housing to be developed in an area which has seen development patterns which indicate a necessity for additional housing and would allow for new fee-simple homeownership opportunities. It would allow existing residents who seek alternative housing opportunities to remain in the area, and would provide an alternative for new residents to relocate to the area.

The project site is located along the northern side of Plummer Street, where a number of properties have been redeveloped with multi-family developments. The adjacent property to the west was re-designated from Low Residential to Low Medium I Residential and re-zoned from RS-1 and RA-1 to (T)(Q)RD3-1. The proposed amendment would be consistent with the existing land use patterns in the area, and would allow for a new housing development which would be compatible and provide a transition to the existing single-family development in the area. As proposed, the amendment would be in conformance with the public necessity, convenience, general welfare and good zoning practice.

Entitlement Findings

10. Zone Change Findings.

- a. Pursuant to Section 12.32-C of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

Public Necessity, Convenience, and General Welfare. The project site is located within the Mission Hills – Panorama City – North Hills Community Plan; more specifically, the site is located within the northern portion of Panorama City. To the west of the project site is the Pacoima Wash and to the east is Van Nuys Boulevard. The area has been designated by the Community Plan for a variety of land uses and is zoned for either single- or multi-family development. Along Van Nuys Boulevard, there are properties which are commercially zoned, but have been developed and maintained as multi-family developments. Along Plummer Street, properties are primarily zoned RS-1 or RA-1. However, amendments and zone changes to re-designate and re-zone the sites for multi-family development have been adopted throughout the years. The requested zone change to (T)(Q)RD3-1 would allow the project site to be developed with very low multi-family densities that is consistent with the development patterns in the surrounding area and would be consistent with the public necessity, convenience and general welfare of the surrounding community.

Good Zoning Practice. The project site's main street frontage is located to the south, along Plummer Street. While the site has frontage along Novice Street to the north, the street is not improved and physical vehicular access to the site would not be possible. Due to the site's configuration, maintaining the land use designation and zoning for single family development would limit the ability to develop the site with additional single-family housing due to requirements for frontage and access from a public or private street.

The project site has a land use designation of Low Residential and is zoned RA-1. While the existing zone is considered to be consistent with the land use designation, the site is underutilized and underdeveloped given the existing designation and development patterns of the area. The area surrounding the site has been designated by the Community Plan for, and has been developed with, a mixture of single- and multi-family development. Properties located generally to the north are zoned RS-1 and are developed with single-family dwellings. Along Plummer Street and Van Nuys Boulevard, properties are zoned either RA-1, RS-1, RD3-1, or C2-1. The properties which are zoned RD3 were changed from the RA or RS zone and have primarily been developed with detached multi-family housing. Although properties along Van Nuys Boulevard are zoned for commercial uses, a majority of the properties were developed and have been maintained as multi-family housing. As such, the zone change, in conjunction with the general plan amendment, would be consistent with good zoning practices and development patterns in the immediate area.

- b. The current action, as recommended, has been made contingent upon compliance with new "T" and "Q" conditions of approval imposed herein for the proposed project. The "T" Conditions are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public's needs, convenience, and general welfare served by the actions required. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site. The "Q" conditions that limits the scale and scope of future development on the site are also necessary to protect the best interests of and to assure a development more compatible with surrounding properties and the overall pattern of development in the community, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

11. Building Line Removal Findings.

- a. Pursuant to Section 12.32-R of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

The requested building line removal is in conformance with the public necessity, convenience, general welfare and good zoning practice in that its retention on the subject property is no longer necessary for the purpose of reserving a portion of the property for future dedication and improvement. In addition, building lines are no longer utilized as a mechanism to establish a minimum, uniform alignment and setback along the street.

Ordinance 99,739, effective in 1952, established a 24-foot building line along the northern portion of Plummer Street. The building line has largely been maintained along both sides of Plummer Street where properties have not been re-developed. Portions of the building line have been removed on properties which have been re-developed. The RD3 Zone would permit a minimum front yard setback of 15 feet from the front lot line. However, as proposed, the project would provide a varying front yard setback of 20 feet 4 inches and 24 feet, to accommodate projections such as balconies. As proposed, the project would provide a setback along Plummer Street which is consistent with the existing building line and the required front yard setback of the surrounding properties per the zoning. Removal of the building line would bring the subject site to current planning practices.

- b. The building line removal or change is in connection with a proposed zone change and is necessary to give proper effect to the zoning proposed in the proceeding; or to provide for the systematic execution of the General Plan; or to obtain a minimum uniform alignment from the street at which buildings, structures or improvements may be built or maintained; or to preserve the commonly accepted characteristics of residential districts; or to protect and implement the "Mobility Element of the General Plan"; or to provide sufficient open spaces for public and private transportation; to facilitate adequate street improvements; or to prevent the spread of major fires and to facilitate the fighting of fires; or to promote the public peace, health, safety, comfort, convenience, interest and general welfare.

In 1952, Ordinance 99,739 established a 24-foot building line along Plummer Street. At that time, building lines were utilized as a mechanism to establish a minimum, uniform alignment and setback along the street. Additionally, it insured adequate area was reserved for the future dedication and improvement of the public right-of-way for compliance with the General Plan. With the adoption of specific yard requirements for each zone, the 24-foot building line would exceed the yard requirements of the existing RA zone and the requested RD3 zone. Additionally, the Mobility Element of the General Plan does not require any future dedication or improvements along Plummer Street. The removal of the building line would permit the proposed project to observe a 20-foot setback from the front lot line, which would be consistent with the front yard requirements of the surrounding properties which are presently zoned RA. Therefore, the building line removal in connection with a proposed zone change is necessary to give proper effect to the proposed zoning and execution of the General Plan.

Environmental Findings

- 12. Environmental Finding.** A Mitigated Negative Declaration (ENV-2016-1169-MND), along with mitigation measures and a Mitigation Monitoring Program, was prepared for the

proposed project. The MND, mitigation measures, and Mitigation Monitoring Program were adopted by the City's Advisory Agency on August 30, 2016 in conjunction with the City's action in Case No. VTT-71232-SL. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds in its independent judgement and analysis that this project was environmentally assessed in Case No. ENV-2016-1169-MND; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.

- 13. Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.

PUBLIC HEARING AND COMMUNICATIONS

A joint public hearing on this matter with the Deputy Advisory Agency and Hearing Officer was held at the Marvin Braude San Fernando Valley Constituent Services Center on Tuesday, August 16, 2016.

1. Attendees

The hearing was attended by the applicant, the applicant's representative, the project architect, and four members of the public.

2. Testimony

a. Mr. Ronald Cargill, the applicant's representative gave an overview of the project, stating the following:

- The project and entitlement requests are consistent with the surrounding areas
- The project was designed with consideration and sensitivity to the neighbors and was originally proposed as 36 condominium units
- Project was revised after meeting with the Council Office and community
- Access will be from Plummer Street and traffic impacts were reviewed by DOT and determined that there were no impacts
- Providing a 10 foot setback along the perimeter of the site
- Open space at the rear was revised out of sensitivity to the rear yards of the adjacent single family dwellings.

b. Mr. Victor Honda, a member of the public, submitted signed letters from residents in the area and spoke in opposition to the project out of concern for the additional traffic along Novice Street and existing traffic conditions located along Van Nuys Boulevard.

Planning Staff clarified that all vehicular access would be from Plummer Street and that there was no access proposed at the rear of the site to Novice Street. With the clarification, Mr. Honda stated that would eliminate those concerns mentioned in the letters.

At the public hearing, the Advisory Agency approved incidental case Vesting Tentative Tract Map No. 71232-SL.

28 SMALL LOTS SUBDIVISION

14709 PLUMMER ST. VAN NUYS, CA. 91402

CONTRACTOR NOTES:

- IN CASE OF DISCREPANCY CONCERNING DIMENSIONS QUANTITIES AND LOCATIONS, THE CONTRACTOR SHALL, IN WRITING, NOTIFY THE ARCHITECT ANY DISCREPANCIES BETWEEN SPECIFICATIONS, PLANS, DETAILS, OR SCHEDULES, THE ARCHITECT WILL THEN INFORM THE CONTRACTOR, IN WRITING, WHICH DOCUMENT TAKES PRECEDENT. THERE SHALL BE NO ADJUSTMENT TO THE COST OF THE WORK RESULTING FOR SUCH CLARIFICATION OF DISCREPANCIES
- FAILURE TO REPORT A CONFLICT IN THE CONTRACT DOCUMENTS SHALL BE DEEMED EVIDENCE THAT THE CONTRACTOR HAS ELECTED TO PROCEED IN THE MORE EXPENSIVE MANNER.
- THE CONTRACTOR SHALL INVESTIGATE, VERIFY, AND BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT ABOUT CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH WORK.
- DIMENSIONS
 - IT SHALL BE THE CONTRACTOR RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND TO CROSSCHECK DETAILS AND DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE STRUCTURAL, MECHANICAL ELECTRICAL AND/OR PLUMBING DRAWINGS, NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
 - USE DIMENSIONS SHOWN RATHER THAN SCALING DRAWINGS
 - ALL DIMENSIONS ARE FINISHED WALL UNLESS CENTER LINE AS SHOWN
 - CEILING HEIGHT DIMENSIONS ARE FROM FINISHED CONCRETE FLOOR TO FINISHED FACE OF CEILING.
 - ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK.
- PROVIDE ALL NECESSARY ANCHORAGE BLOCKING, BACKING AND FRAMING REQUIRED FOR THE WORK NOT NECESSARILY LIMITED TO THE INSTALLATION OF LIGHT FIXTURE, FIRE EXTINGUISHER, TOILET ACCESSORIES BRACKETS, HANDICAP EQUIPMENT, AND TOILET PARTITIONS.
- ALL DOORS NOT LOCATED BY DIMENSION ON PLAN OR DETAIL, SHALL BE 5" (FIVE INCHES) FROM FACE OF OF NEAREST DOOR BUCK, OR CENTERED OR CENTERED ON ROOM.
- DOOR SIZES INDICATED ON DRAWINGS ARE OPENING DIMENSIONS, ALLOWANCES FOR THRESHOLDS, ETC.
- DETAILS MARKED TYPICAL (TYP) SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE SHALL BE TAKEN FOR NET DOOR SIZES, TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECTS
- WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR
- CONTRACTOR SHOULD TAKE EXTRA PRECAUTION WHEN WORKING @ DEMOLITION PHASE; DO NOT REMOVE BEARING WALLS NOR SHEARWALLS WITHOUT THE APPROVAL OF ENGINEER OF RECORD.

INTERIOR ENVIRONMENT

- UNDER-FLOOR VENTILATION SHALL BE NOT LESS THAN 1/50 OF UNDER FLOOR AREA. (R408.1)
- PROVIDE UNDER FLOOR ACCESS OPENING. IT SHALL BE A MINIMUM 16"x24" WHEN THE OPENING IS THROUGH A PERIMETER WALL OR A MINIMUM 18"x24" WHEN THE OPENINGS IS THROUGH A FLOOR. (R408.4)
- ATTIC VENTILATION OF 1/50 OF THE AREA OF VENTILATED SPACE (APPROXIMATELY 10 SQ. IN. FOR EACH 10 SF. OF ATTIC AREA) IS REQUIRED. (R206.2)
- ATTIC AREA HAVING CLEAR HEADROOM OF 30" MUST HAVE AN ACCESS OPENING 22"x30" MINIMUM. ACCESS SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. IT IS NOT ALLOWED WITHIN A SMALL CLOSET SPACE. (R207.1)
- PROVIDE 15" MINIMUM BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL. (CALIF. PLUMB. CODE 401.6)
- BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3)
- HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE (R303.8)

BUILDING ENVELOPE:

- GLAZING IN FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):
 - FIXED AND OPERABLE PANELS OF SKININGS, SLIDING AND BIFOLD DOOR ASSEMBLIES.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET
 - BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR
 - TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR
 - ONE OR MORE WALKING SURFACE WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING
 - GLAZING IN RAILING

- GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE.
- GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE.
- GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
- GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.

- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R314.1)
- PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH ANPMA II FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF ANPMA II.
- PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 4 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY OWNER TO CONSENT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN T-DAYS OF THE GRAFFITI BEING APPLIED. (6306)

GENERAL REQUIREMENTS

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSE
- AN APPROVED SEISMIC GAS SHUTOFF VALVE SHALL BE INSTALLED ON FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER ORDINANCE 110158) (SEPARATE PLUMBING PERMIT IS REQUIRED)
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM. (R306.3)
- KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY. (R306.4.)
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (R301.2)
- PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION
- UNIT SKYLIGHT SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED). (R308.6.4)
- WATER HEATER MUST BE PROTECTED TO WALL. (SEC. 5013, LAPC)
- FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6104 OF LABC)
- FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL, (AB) NO. 2111, (3162B)
- AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325 (R301.4)
- SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1000). (R314.6.2)
- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R318.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

LEGAL DESCRIPTION

LOTS..... FR 26
ASSESSOR PARCEL #..... 2650-025-008
TRACT..... 1584
MAP REFERENCE:..... M B 22-174/175
BLOCK..... NONE
PARCEL ID NUMBER:..... 198B149 11
ARB (LOT CUT REFERENCE).... 5
MAP SHEET:..... 198B149 201B149

PLANNING AND ZONING

ZONING..... RA-1
PROPOSED ZONED..... RD3
ZONING INFORMATION (ZI)..... ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
ZI-2459 EQUINE KEEPING IN THE CITY LOS ANGELES
GENERAL PLAN LAND USE: LOW RESIDENTIAL
GENERAL PLAN FOOTNOTE(S):..... YES
HILLSIDE AREA..... NO
BUILDING LINE:..... 24

ABBREVIATIONS

ACOUS.	Acoustical	H.C.	Hollow core
AGGR.	Aggregate	H.M.	Hollow metal
AL.	Aluminum	HORIZ.	Horizontal
ARCH.	Architectural	H.R.	Hour
ASPH.	Asphalt	HGT	Height
BLDG.	Building	INSUL.	Insulation
BLK.	Black	INT.	Interior
BLKG.	Blocking	JAN	Janitor
BOT.	Bottom	JT.	Joint
CAB.	Cabinet	LAM	Laminare
C.G.	Ceiling	LAV.	Lavatory
CLKG.	Clalking	LT.	Light
CLC.	Clear	MAX.	Maximum
CONC.	Concrete	MEMB.	Membrane
CONT.	Continuous	MFR	Manufacturer
CTR.	Center	MIN.	Minimum
DBL.	Double	O.C.	On Center
DF	Drinking fountain	OFF	Office
DET.	Detail	OPNG	Opening
DIA.	Diameter	PL	Plate
DIM.	Dimension	PLAS	Plaster
DN	Down	PLYND	Plywood
D.S.	Downspout	PTN	Partition
EA	Each	R	Raiser
EL.	Elevation	RAD	Radius
EQ.	Equal	R.D.	Roof Drain
EXST.	Existing	REF	Reference
EXPO	Exposed	RESIL.	Resilient
EXT.	Exterior	RM.	Room
F.E.	Fire Extingisher	SCHED.	Schedule
FIN.	Finish	SECT	Section
FL.	Floor	SHT	Sheet
FLASH	Flashing	SHML	Similar
F.O.C	Face of concrete	T.W.	Top of wall
F.O.S	Face of stud	U.N.O.	Unless otherwise
FURR	Furring	WD.	Wood
F.E.	Fire Extingisher	F.A.	Fire Alarm
GA	Gauge	F.D.	Floor drain
GALV	Galvanized	N.C.	Not in contract
GL	Glass	NO.	Number
GYP.	Gypsum	N.T.S	Not to scale

ARCHITECTURE

- A-01 COVER SHEET & GENERAL NOTES
A-10 SITE PLAN
A-11 SITE PLAN SECTION - 1
A-12 SITE PLAN SECTION - 2
A-13 SITE PLAN ELEVATIONS
A-14 SITE PLAN PLUMMER AVE. ELEVATIONS
A-21 TYPICAL FLOOR PLAN - TYPE "A"
A-21J TYPICAL FLOOR PLAN - TYPE "A-2"
A-22 TYPICAL FLOOR PLAN - TYPE "B"
A-23 TYPICAL FLOOR PLAN - TYPE "C"
A-24 TYPICAL FLOOR PLAN - TYPE "D"
A-26 TYPICAL FLOOR PLAN - TYPE "H"

- A-31 ELEVATIONS UNIT TYPE "A"
A-31J ELEVATIONS UNIT TYPE "A-2"
A-32 ELEVATIONS UNIT TYPE "B"
A-33 ELEVATIONS UNIT TYPE "C"
A-34 ELEVATIONS UNIT TYPE "D"
A-35 ELEVATIONS UNIT TYPE "H"

- A-41 SECTIONS UNIT TYPE "A"
A-41J SECTIONS UNIT TYPE "A-2"
A-42 SECTIONS UNIT TYPE "B"
A-43 SECTIONS UNIT TYPE "C"
A-44 SECTIONS UNIT TYPE "D"
A-45 SECTIONS UNIT TYPE "H"

- A-51 INTERIOR ELEVATIONS, TYPICAL A & A-2
A-52 INTERIOR ELEVATIONS, TYPICAL B
A-53 INTERIOR ELEVATIONS, TYPICAL C

ACCESSIBILITY DETAILS

- A-10 DETAILS
A-11 DETAILS
A-12 DETAILS

SURVEYOR

- C-1 VESTING TENTATIVE TRACK MAP No. T1232
C-2 VESTING TENTATIVE TRACK MAP No. T1232

ENERGY CALCULATIONS

- EN-1
EN-2
EN-3

LANDSCAPE

- P-L-1 PRELIMINARY LANDSCAPE PLAN
P-L-2 PLANTING PLAN

CIVIL

- C-1 STREET IMPROVEMENT PLAN
C-2 STREET IMPROVEMENT PLAN

STRUCTURAL

- S-1
S-21
S-22
S-23
S-24
S-25
S-3A
S-3B
S-4A
S-4B

CODE COMPLIANCE

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES:

2013 - CALIFORNIA BUILDING CODE	(CBC)	TITLE 24 PART (2) VOL. 1 & VOL.2
2013 - CALIFORNIA RESIDENTIAL CODE	(CBC)	TITLE 24 PART 2.5
2013 - CALIFORNIA ELECTRICAL CODE	(CEC)	TITLE 24 PART 3
2013 - CALIFORNIA MECHANICAL CODE	(CMC)	TITLE 24 PART 4
2013 - CALIFORNIA PLUMBING CODE	(CPC)	TITLE 24 PART 5
2013 - CALIFORNIA FIRE CODE	(CFC)	TITLE 24 PART 6
2008 - CALIFORNIA ENERGY CODE		(2013 AFTER JULY 1st 2014)
2013 - CALIFORNIA GREEN BUILDING CODE	(CAL GREEN)	TITLE 24 PART II

PROPERTY ADDRESS

14709 PLUMMER ST.
VAN NUYS CA. 91405

PROJECT SUMMARY

OCCUPANCY:..... R-3 / S-3
SPRINKLERED:..... NO
No STORIES:..... 2 STORY
CONST.TYPE:..... B
LOT SIZE:..... IRREGULAR
LOT AREA:..... 46,234 S.F. OR 2.21 ACRES
NET AREA:..... 46,366.14 S.F. OR 1.48 ACRES
PROPOSED NO OF UNITS:..... 46,366.14 / 3,000=28.78 = 28 UNITS

OPEN SPACE REQUIRED:

UNIT < 3 HABITABLE ROOMS..... 100 SQ.FT.
UNIT W/ 3 HABITABLE ROOMS..... 125 SQ.FT.
UNIT > 3 HABITABLE ROOMS..... 175 SQ.FT.

UNITS > 3 HABITABLE ROOMS (28 UNITS)
OPEN SPACE REQUIRED..... 28 x 175 = 4,900 SQ.FT.

AREAS AND LOT COVERED

HOUSE TYPE	COVERED AREA P/H	NUMBERS OF HOUSES	TOTAL PER TYPE	LOT COVERED AREA %
"A"	940 SQ. FT.	5	4,700	LOT AREA = 46,366 SQ. FT. 100 %
"A-2"	948 SQ. FT.	3	2,944	COVERED AREA = 46,366 SQ. FT. = 100 %
"B"	1,040 SQ. FT.	4	4,360	24,218 SQ. FT. = X %
"C"	1,302 SQ. FT.	1	1,302	24,218 x 100 = 33.84= 34 %
"D"	1,021 SQ. FT.	4	4,084	
"H"	1,048 SQ. FT.	11	11,528	
TOTAL GENERAL		28	24,218	

BUILDING AREAS BY UNITS					
TYPE "A"	LIVABLE AREA	COVERED PORCH	COVERED PATIO	COVERED BALCONIES	NUMBER OF BEDROOMS
FIRST FLOOR	948 SQ FT	14 SQ FT	54 SQ FT		5
SECOND FLOOR	430 SQ FT			121 SQ FT	3
TOTAL	1525 SQ FT	14 SQ FT	54 SQ FT	121 SQ FT	3
TOTAL LIVABLE AREA (5 UNITS)= 7,625 SQ.FT. (UNITS #5,#6,#24,#25,#28)					

TYPE "A-2"	LIVABLE AREA	COVERED PORCH	COVERED PATIO	COVERED BALCONIES	NUMBER OF BEDROOMS
FIRST FLOOR	948 SQ FT	146.6 SQ FT	0.00 SQ FT		5
SECOND FLOOR	432 SQ FT			66.1 SQ FT	3
TOTAL	1521 SQ FT				3
TOTAL LIVABLE AREA (3 UNITS)= 4,581 SQ.FT. (UNITS #1,#13,#20)					

TYPE "B"	LIVABLE AREA	COVERED PORCH	COVERED PATIO	COVERED BALCONIES	NUMBER OF BEDROOMS
FIRST FLOOR	111 SQ FT	20.00 SQ FT			5
SECOND FLOOR	1,010 SQ FT			20.00 SQ FT	3
TOTAL	1,181 SQ FT				3
TOTAL LIVABLE AREA (4 UNITS)= 1,141 SQ.FT. (UNITS #9,#10,#11,#14)					

TYPE "C"	LIVABLE AREA	COVERED PORCH	COVERED PATIO	COVERED BALCONIES	NUMBER OF BEDROOMS
FIRST FLOOR	825 SQ FT	24 SQ FT			1
SECOND FLOOR	1,172 SQ FT			130 SQ FT	3
TOTAL	1,997 SQ FT	24 SQ FT		130 SQ FT	4
TOTAL LIVABLE AREA (1 UNITS)= 1,997 SQ.FT. (UNIT#12)					

TYPE "D"	LIVABLE AREA	COVERED PORCH	COVERED PATIO	COVERED BALCONIES	NUMBER OF BEDROOMS
FIRST FLOOR	575 SQ FT	14 SQ FT	54 SQ FT		5
SECOND FLOOR	431 SQ FT			40 SQ FT	3
TOTAL	1,506 SQ FT	14 SQ FT	54 SQ FT		3
TOTAL LIVABLE AREA (4 UNITS)= 6,024 SQ.FT. (UNIT #15, #16, #17, #18)					

TYPE "H"	LIVABLE AREA	COVERED PORCH	COVERED PATIO	COVERED BALCONIES	NUMBER OF BEDROOMS
FIRST FLOOR	572 SQ FT	28 SQ FT	66 SQ. FT.		5
SECOND FLOOR	471 SQ FT			71 SQ FT	3
TOTAL	1,543 SQ FT	28 SQ FT	66 SQ. FT.		3
TOTAL LIVABLE AREA (11 UNITS)= 16,913 SQ.FT. (UNIT #2, #3, #4, #7, #8, #14, #21, # 22, # 23, #26, # 27)					

SECURITY REQUIREMENTS NOTES

- ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL. (6106)
- SCREEN, BARRICADES, OR FENCE MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR SIMILAR STRUCTURES. (6107)
- WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. 9161091 - DOOR STOP OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBIT TO THE JAMB. (6104.4)
- EVERY DOOR IN SECURITY OPENING FOR AN APARTMENT HOUSE SHALL PROVIDED WITH LIGHT BULB (60 WATT MIN) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR. (6108)
- ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIAZ STEEL JAMB STUD WITH 1/4" PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG (6104.5, 6104.7)
- PROVIDE DEAD BOLTS WITH HARDENED INSERT, DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, AND S OCCUPANCIES). (6104.2)
- STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8". AND A HOOK-SPACED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM OF 3/4". (6104.2)

- WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 7/16" THICK WITH SHAPED PORTIONS NOT LESS THAN 1/4" THICK AND INDIVIDUAL PANELS MUST BE NO MORE THAN 500 SQ. IN. AREA. MILLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MILLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES, STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES AND 3 INCHES IN WIDTH. (9161041 ITEM 2)
- SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL FROM TRACK WHILE IN THE CLOSED POSITION. (6101)
- SLIDING GLASS DOORS PANELS SHALL BE CLOSED AND LOCKED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6111J
- METAL OR WOODEN OVERHEAD OR SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 4/32" DIAMETER HARDENED STEEL SHACKLE AND BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED. (6111)
- PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. (6112)
- IN GROUP B, F, M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE

- DIMENSION GREATER THAN 5" BUT LESS THAN 48", SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY-RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES.(6114)
- GLAZED OPENINGS WITHIN 40" OF THE REQUIRED LOCKING DEVICE OF THE DOOR, WHEN THE DOOR IS CLOSED AND LOCKED POSITION AND WHEN THE DOOR IS OPERABLE FROM THE INSIDE WITHOUT USE OF KEY, SHALL BE FULLY TEMPERED GLASS PER SECTION 2406, OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING MAXIMUM OPENINGS OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO SLIDE GLASS DOORS WHICH CONFORM TO THE PROVISIONS OF SECTION 6110 OR TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. (6113)
 - LOWERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLS WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. (6115.3)
 - OTHER OPERABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN GROUP B, F, M, AND S, OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 4/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS. (6115.2)
 - SLIDING WINDOWS SHALL BE PROVIDED WITH LOCKING DEVICES. A DEVICE SHALL BE INSTALLED IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN CLOSED OR PARTIALLY OPEN POSITION. 6115.1
 - SLIDING GLASS WINDOWS SASH SHALL BE CLOSED AND LOCKED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6111.2
 - ANY RELEASE FOR METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSET OPENING THROUGH SUCH METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION (6115.4)
 - ALL OTHER OPENINGS OTHER THAN DOORS OR GLAZED OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6 INCHES IN ONE DIMENSION. (6116.6)

PROJECT ASSOCIATES

ARCHITECT

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BURBANK, CA. 91505
PH 818-861-7112
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GRADING SURVEY

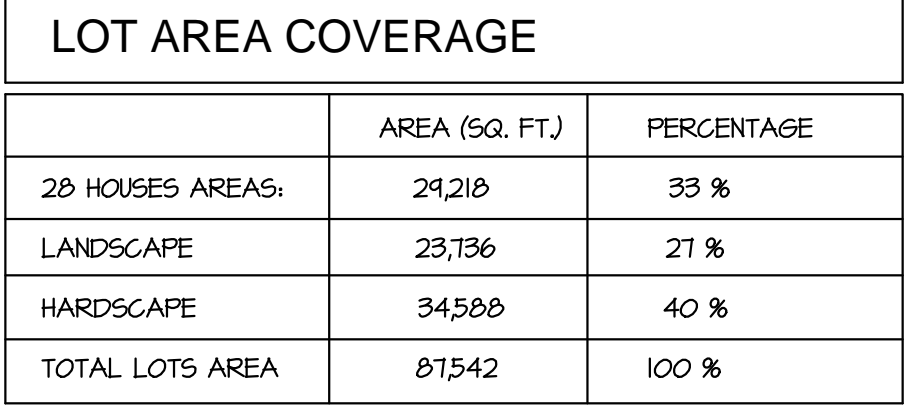
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LANDSCAPE ARCHITECT

SUSAN E. MCEOWEN LANDSCAPE ARCH. 2180
322



WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. NOTICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND ANY ADDITIONAL ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF J.M. KIVOTOS ARCHITECTS, INC. AND NO PART THEREOF SHALL BE LOANED, COPIED, REPRODUCED OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY UNAUTHORIZED CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

CONSULTANT:

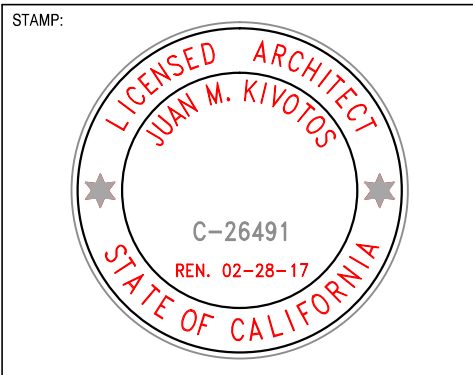


PROJECT DESCRIPTION
**28 SMALL LOTS
SUBDIVISION**

PROJECT NAME
PLUMMER ESTATES

OWNER'S NAME
AG PLUMMER LLC

JOB ADDRESS
14709 PLUMMER STREET
VAN NUYS, CA. 91402



DRAWN BY **W.T.** DATE **09-13-16**

DESIGN BY **J.K./ W.T.** DATE **09-13-16**

SCALE : $1/32" = 1'-0"$

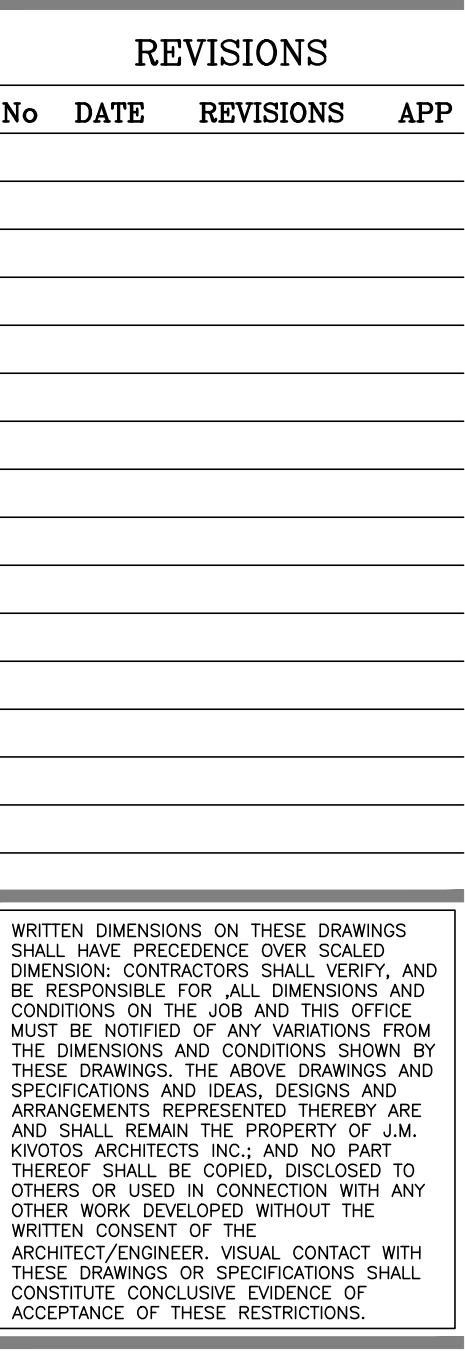
JOB NUMBER _____

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-1.0



DEVELOPER:

CONSULTANT:

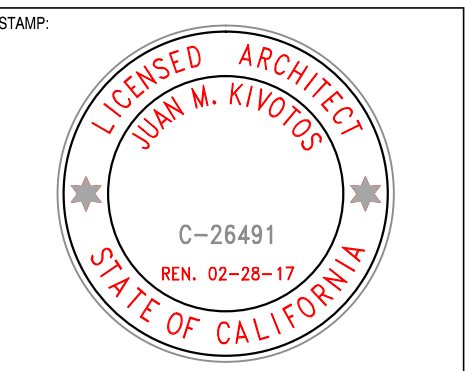


1023 N. HOLLYWOOD WAY. SUITE 200
BURBANK, CA. 91505
PH #: 818-861-7712
E-MAIL: juan@jkmpae.com

PROJECT DESCRIPTION
**88 SMALL LOTS
SUBDIVISION**

PROJECT NAME
PLUMMER ESTATES

OWNER'S NAME
AG PLUMMER LLC

DRAWN BY **W.T.** DATE **09-13-16**DESIGN BY **J.K./ W.T.** DATE **09-13-16**

SCALE : **1/16"=1'-0"**

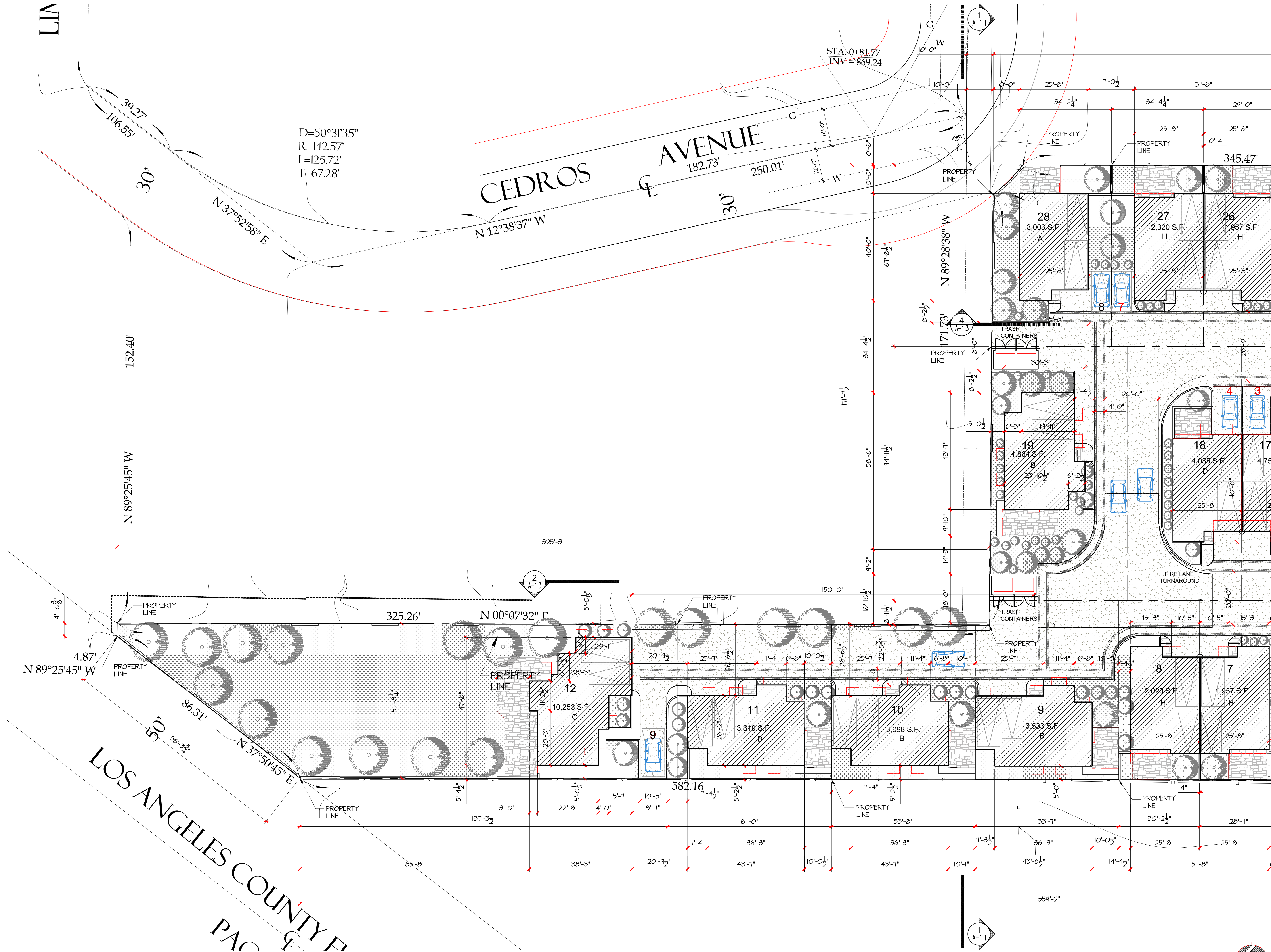
JOB NUMBER _____

SHEET TITLE

SITE PLAN
SECTION - 1

SHEET NUMBER

A-1.1



REVISIONS			
No	DATE	REVISIONS	APP

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF J.M. KIVOTOS ARCHITECTS INC.; AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

DEVELOPER:

CONSULTANT:

**J.M. KIVOTOS
ARCHITECTS INC.**

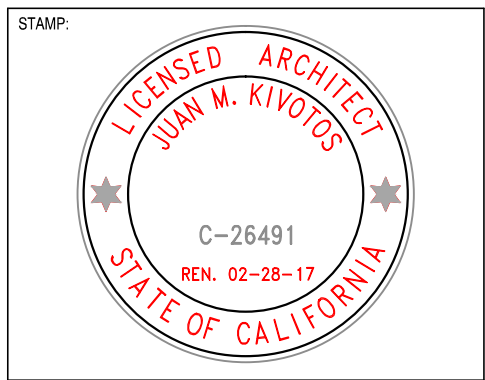
1023 N. HOLLYWOOD WAY, SUITE 200
BURBANK, CA. 91505
PH #: 818-861-7712
E-MAIL: juan@jkmprae.com

PROJECT DESCRIPTION
**28 SMALL LOTS
SUBDIVISION**

PROJECT NAME
PLUMMER ESTATES

OWNERS NAME
AG PLUMMER LLC

JOB ADDRESS
**14709 PLUMMER STREET
VAN NUYS, CA. 91402**



DRAWN BY **W.T.** DATE **09-13-16**

DESIGN BY **J.K./W.T.** DATE **09-13-16**

SCALE : **1/16"=1'-0"**

JOB NUMBER
40-14035

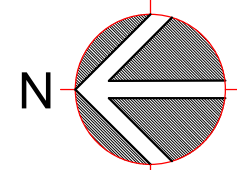
SHEET TITLE
**SITE PLAN
SECTION - 2**

SHEET NUMBER

SITE PLAN - 2

SCALE: 1/16"=1'-0"

1
A-1.2



A-1.2

REVISIONS			
No	DATE	REVISIONS	APP

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DEVELOPER:

CONSULTANT:



1023 N. HOLLYWOOD WAY, SUITE 200
BURBANK, CA 91505
PH #: 818-861-7712
E-MAIL: juan@jkmprae.com

PROJECT DESCRIPTION:

28 SMALL LOTS

SUBDIVISION

PROJECT NAME:

PLUMMER ESTATES

OWNER'S NAME:

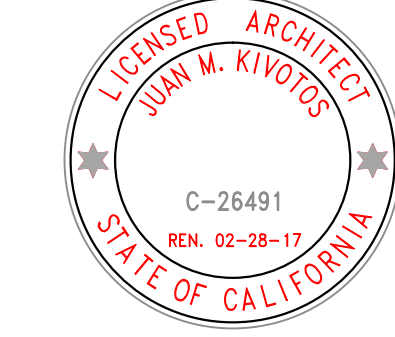
AG PLUMMER LLC

JOB ADDRESS:

14709 PLUMMER STREET

VAN NUYS, CA. 91402

STAMP:



DRAWN BY: W.T. DATE: 09-13-16

DESIGN BY: J.K./W.T. DATE: 09-13-16

SCALE: 1/16"=1'-0"

JOB NUMBER:

40-14035

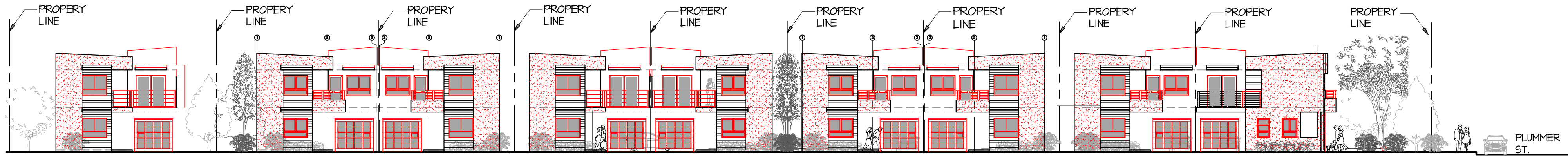
SHEET TITLE:

SITE PLAN

ELEVATIONS

SHEET NUMBER:

A-1.3

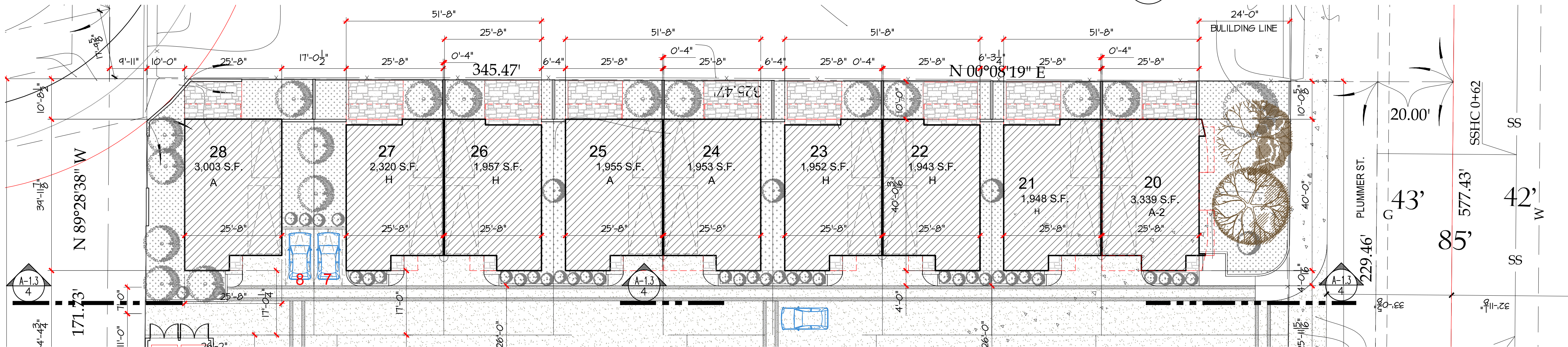


SITE ELEVATION - 2

4

A-1.3

SCALE: 1/16" = 1'-0"

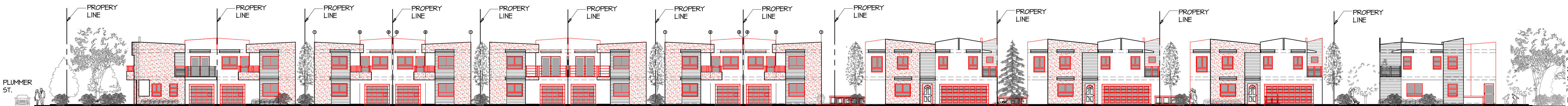


SITE PLAN - 2

3

A-1.3

SCALE: 1/16" = 1'-0"

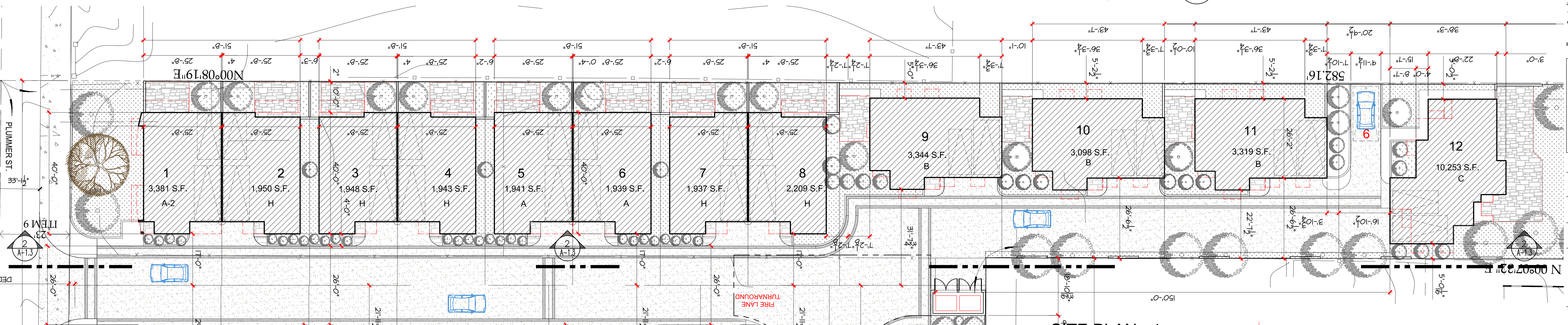


SITE ELEVATION - 1

2

A-1.3

SCALE: 1/16" = 1'-0"

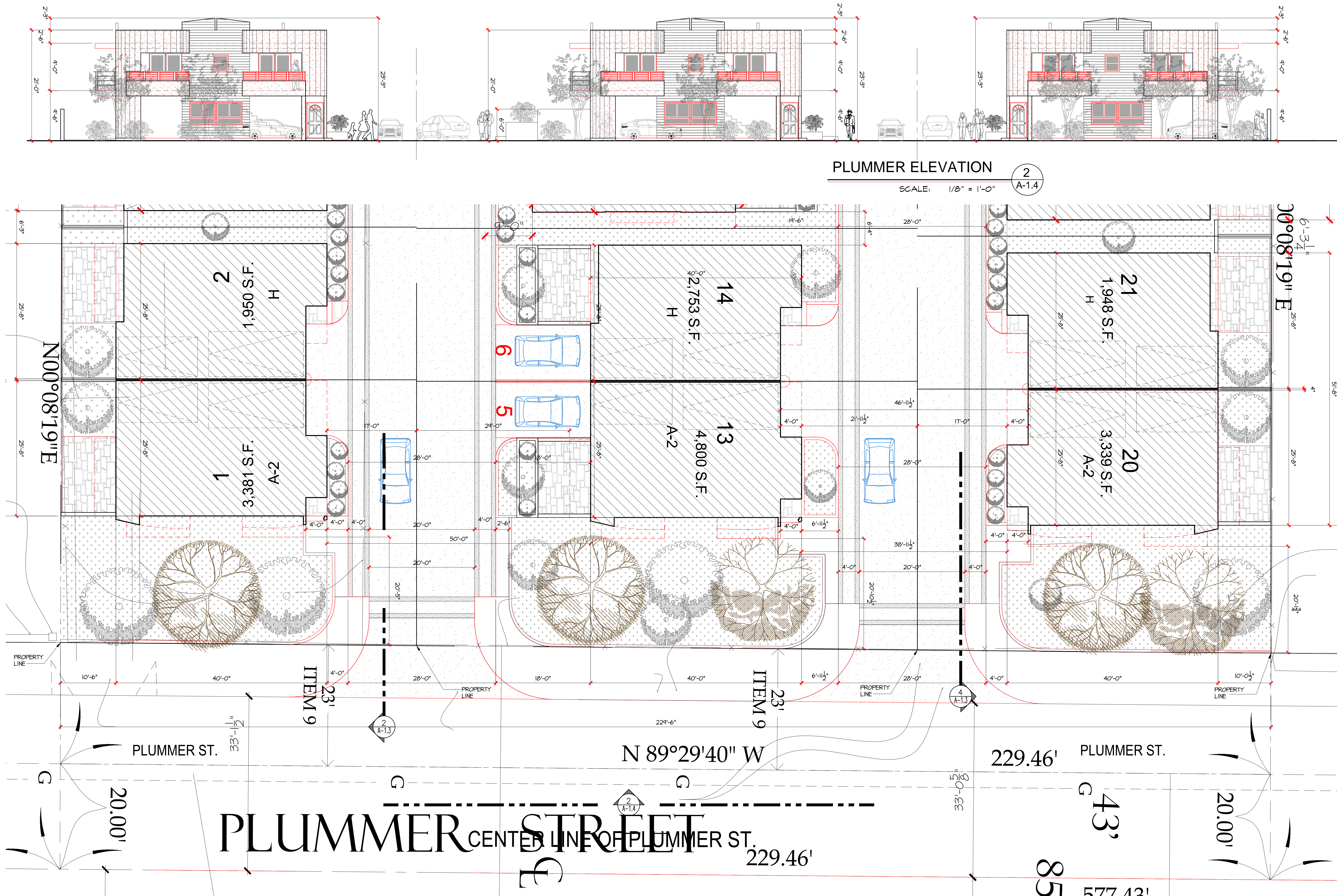


SITE PLAN - 1

1

A-1.3

SCALE: 1/16" = 1'-0"



REVISIONS

No DATE REVISIONS APP

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF J.M. KIVOTOS ARCHITECTS INC. AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

DEVELOPER:

CONSULTANT:



1023 N. HOLLYWOOD WAY, SUITE 200
BURBANK, CA. 91505
PH #: 818-861-7712
E-MAIL: juan@jkmpace.com

PROJECT DESCRIPTION

28 SMALL LOTS

SUBDIVISION

PROJECT NAME

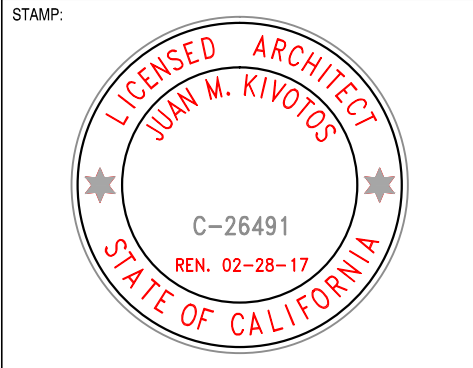
PLUMMER ESTATES

OWNERS NAME

AG PLUMMER LLC

JOB ADDRESS

14709 PLUMMER STREET
VAN NUYS, CA. 91402



DRAWN BY W.T. DATE 09-13-16

DESIGN BY J.K./W.T. DATE 09-13-16

SCALE: 1/16"=1'-0"

JOB NUMBER

40-14035

SHEET TITLE

SITE PLAN - 2

ELEVATIONS

PLUMMER VIEW

SHEET NUMBER

A-1.4

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL NOT BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND DECISIONS AND COMMENTS THEREON ARE AND SHALL REMAIN THE PROPERTY OF J.M. KIVOTIS ARCHITECTS INC.; AND NO PART THEREOF SHALL BE REPRODUCED, COPIED, OR OTHERS USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

CONSULTANT



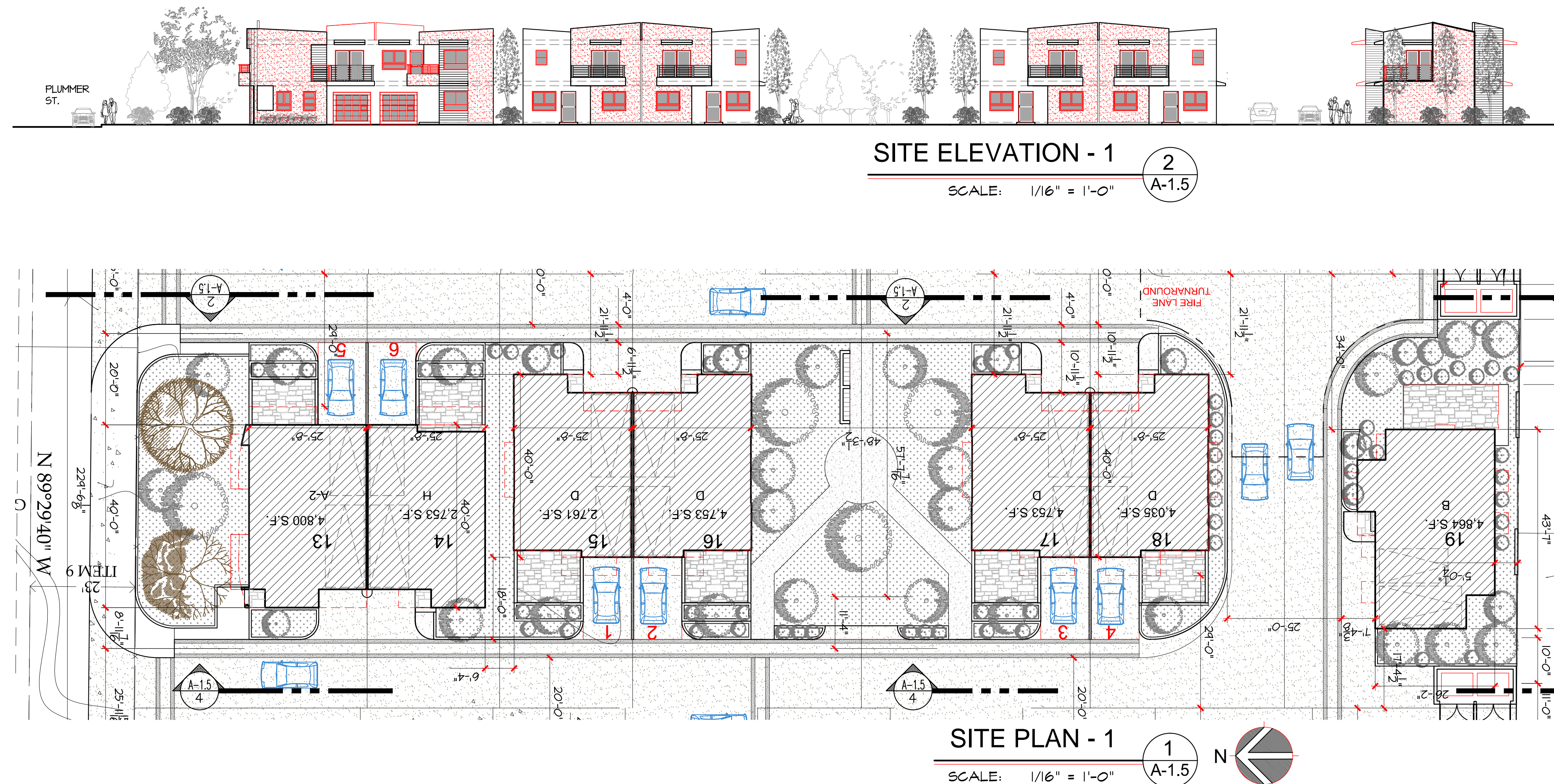
OWNER'S NAME
AG PLUMMER LLC

DESIGN BY **J.K./ W.T.** DATE **09-13-16**

JOB NUMBER
40-14035

SITE PLAN
ELEVATIONS

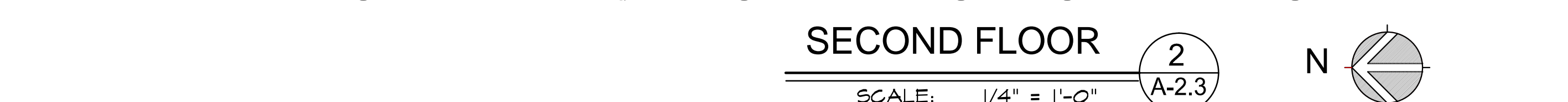
A-1.5



NOTE:
WALL AND CEILING MATERIALS SHALL NOT EXCEED THE
FLAME SPREAD CLASSIFICATION IN CBC TABLE 803.

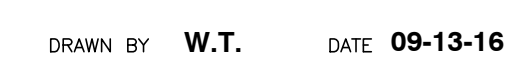
NOTE: G-2 = WINDOW WITH FROSTED GLASS

DEVELOPER:



1023 N. HOLLYWOOD WAY. SUITE 200
BURBANK, CA. 91505
PH #: 818-861-7712
E-MAIL: juan@jkmpae.com

OWNER'S NAME
AG PLUMMER LLC



DESIGN BY **J.K./ W.T.** DATE **09-13-16**

JOB NUMBER
40-14035

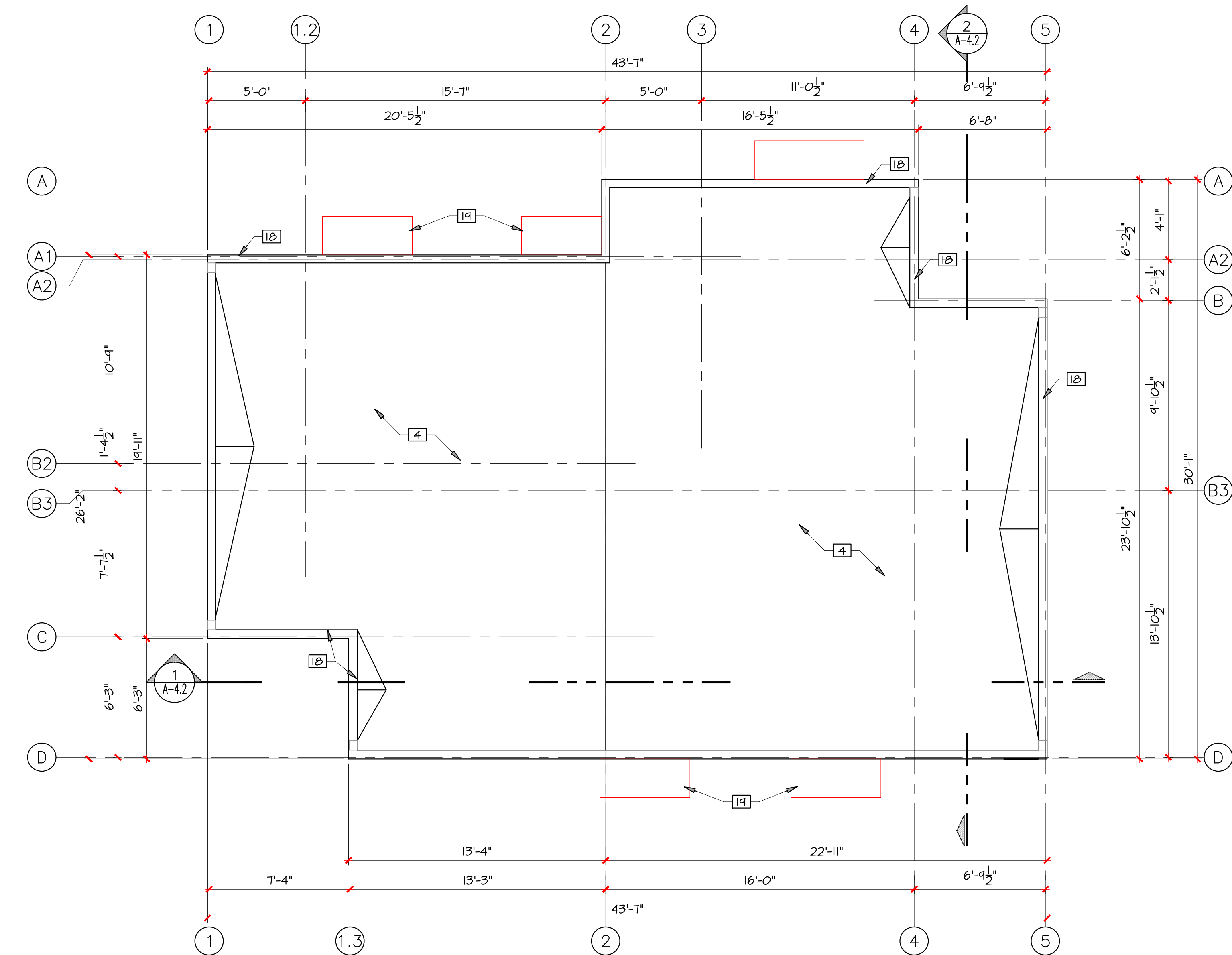
FIRST & SECOND FLOOR PLAN

SHEET NUMBER

A 22

A-2.3

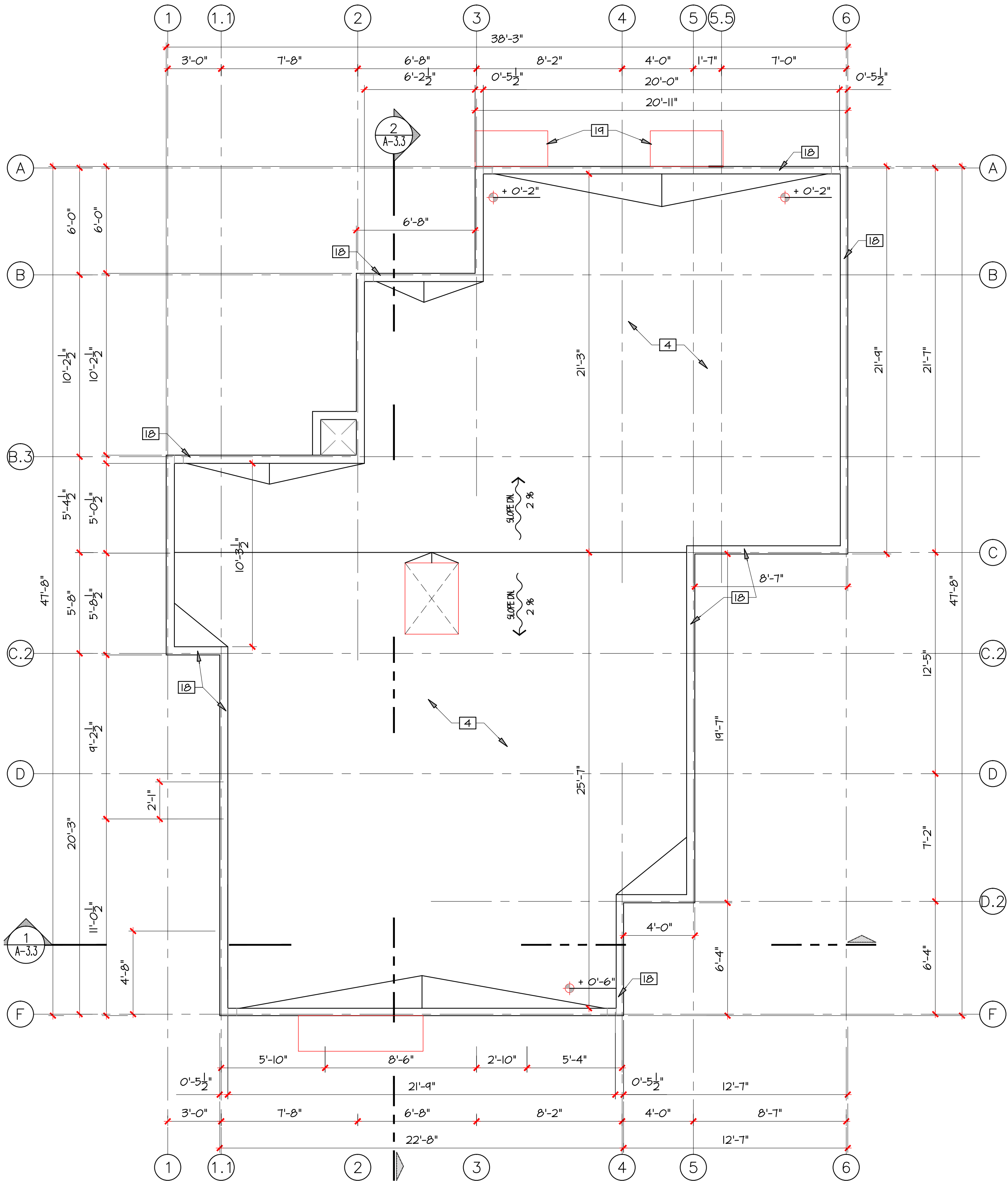
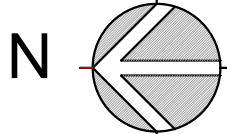
N°	EXTERIOR MATERIAL	NOTE: ANTI GRAFFITI PROTECTION TO 10' HIGH ON WALLS.
1	(N) 2x4 WOOD STUD EXTERIOR WALL, W/ R-15 BATT, INSULATION, W/ 1/8" SMOOTH STUCCO FINISH OVER 2 #15 PAPER FELT, TYP.	15 WOOD PAINTED FRAMES DOOR W/ 1" INSULATED SHING DOUBLE AND TEMPERATE GLASS, - SILVER COLOR TO MATCH MILGARD COLOR.
2	(N) 2x4 WOOD STUD, @ 16" O.C. INTERIOR WALL, W/ 5/8" GYP. BD.	16 WOOD PAINTED FRAMES DOOR W/ 1" INSULATED SLIDING DOUBLE AND TEMPERATE GLASS, - SILVER COLOR TO MATCH MILGARD COLOR.
3	VINYL HORIZONTAL DOUBLE SLIDING AND SINGLE HUNG WINDOWS. SILVER COLOR, TUSCANY SERIES, BY MILGARD.	17 42" HIGH METAL GUARDRAIL 5/8" RODS @ 4" ESPACING, WITH 2"x2" STANCHIONS @ 4" SEPARATIONS W/ DUSTBLU COLOR PAINT OR SIMILAR GRAY COLOR, OVER 4" WOOD FRAME PARAPET BALCONY
4	NEW BUILT-UP ROOF, OVER 2# 5 FELT, OVER 1/2" PLYWOOD, SLOPE DOWN 2%	18 NEW WD. FRMG. PARAPET W/ METAL FLASHING
5	PROJECTION LINE OF CONCRETE SLAB	19 CANOPY - FOR COLOR AND FINISH, SEE NOTE # 28, OR # 21
6	(N) 4" CONC. SLAB, W/ 4" SAND, W/ 10 MIL. MOISTURE MEMBR. @ MIDPOINT, TYP.	20 PAINT FINISHED SMOOTH STUCCO PLASTER-EXTERIOR WALL 1. COLOR: MILD BLUE (SW 6533) # 186-C1, BY SHERWIN WILLIAMS
7	NEW FLOOR JOIST WITH 1/2" PLYWOOD, & R-19 INSUL., SEE STRUCT. DWGS.	21 42" HIGH METAL GUARDRAIL 5/8" RODS @ 4" ESPACING, WITH 2"x2" STANCHIONS @ 4" SEPARATIONS W/ DUSTBLU COLOR PAINT OR SIMILAR GRAY COLOR
8	35.75"x19" ARCHITECTURAL FIBERGLASS ENTRY DOOR W/ 1" INSULATED DOUBLE GLASS, - PAINTED - SEARCHING BLUE (SW-6536) # 186-C5, BY SHERWIN WILLIAMS	22 OPAQUE GLASS DECORATIVE @ GARAGE DOOR WITH FRAME FINISHED COLOR: DUSTBLU (SW-9161) # 234-C4, BY SHERWIN WILLIAMS
9	(N) FOUNDATION, SEE STRUCT. DWGS.	23 METAL FLASHING - WITH SAME WALL COLOR ATTACHED, TYP.
10	(N) CONC. STEPS STAIR, SEE STRUCT. DWGS.	24 PAINT DANISH FINISHED STUCCO 1/8". EXTERIOR WALL 2. COLOR: SEARCHING BLUE (SW-6536) # 186-C5, BY SHERWIN WILLIAMS
11	NEW ROOF RAFTERS, SEE STRUCT.	25 FIBER CEMENT SIDING AND TRIM- COLORPLUS TECHNOLOGY, HORIZONTAL AND PAINTED, COLOR: DUSTBLU (SW-9161) # 234-C4, BY SHERWIN WILLIAMS
12	(N) ROOF RAFTERS W/ CEILING INSULATION R-30, SEE STRUCT. DWGS.	26 DANISH FINISHED STUCCO AND PAINTED, COLOR: ALABASTER SW-1008 - # 255-C2
13	FINISH CEILING PROJECTION LINE	27 EXTRUDED ALUM. TRIM _ XTREME-TRIM_VERTICAL BOARD REVEAL (RHB6)-COLOR: SEARCHING BLUE (SW-6536) # 186-C5, BY SHERWIN WILLIAMS
14	FINISH FLOOR PROJECTION LINE	28 EXTRUDED ALUM. TRIM _ XTREME-TRIM_VERTICAL BOARD REVEAL (RHB6)-COLOR: DUSTBLU (SW-9161) # 234-C4, BY SHERWIN WILLIAMS



ROOF PLAN TYPE "B" HOUSE

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

2
A-2.7



ROOF PLAN TYPE "C" HOUSE

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

1
A-2.7



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DEVELOPER:

CONSULTANT:



1023 N. HOLLYWOOD WAY, SUITE 200
BURBANK, CA 91505
PH #: 818-861-7712
E-MAIL: juan@jkmpace.com

PROJECT DESCRIPTION:

28 SMALL LOTS
SUBDIVISION

PROJECT NAME:

PLUMMER ESTATES

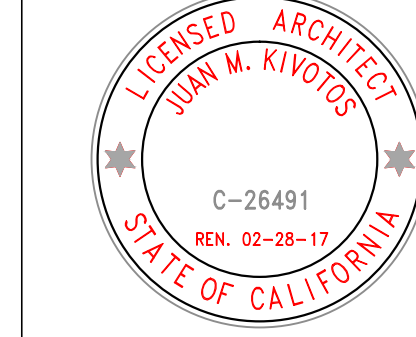
OWNER'S NAME:

AG PLUMMER LLC

JOB ADDRESS:

14709 PLUMMER STREET
VAN NUYS, CA. 91402

STAMP:



DRAWN BY: W.T. DATE: 09-13-16

DESIGN BY: J.K./W.T. DATE: 09-13-16

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

JOB NUMBER

40-14035

SHEET TITLE

ROOF PLANS

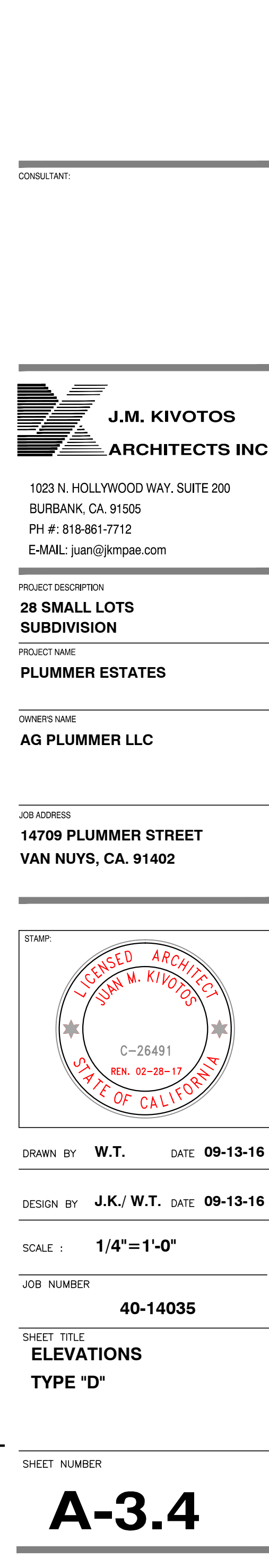
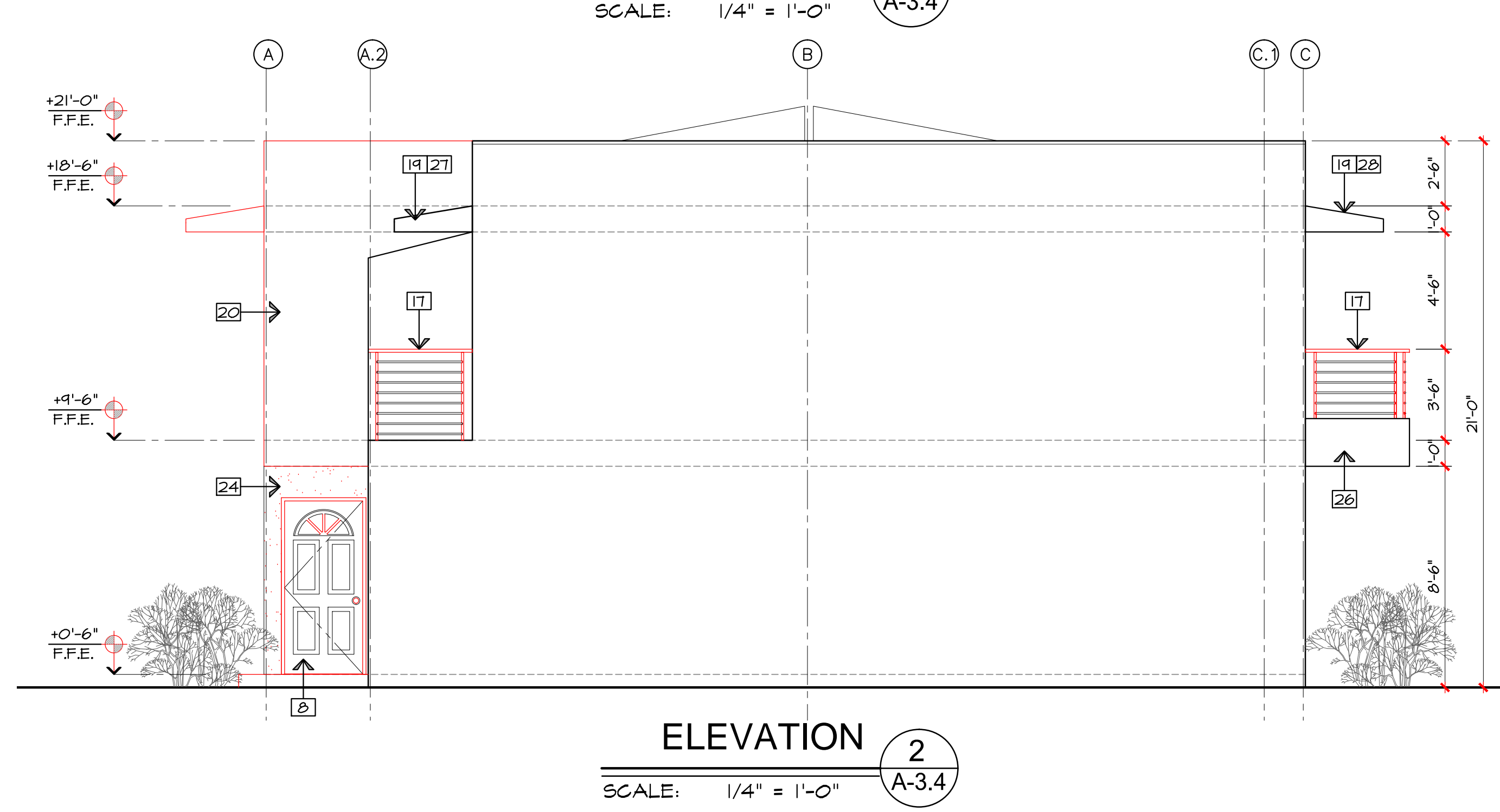
HOUSES TYPE

"B" & "C"

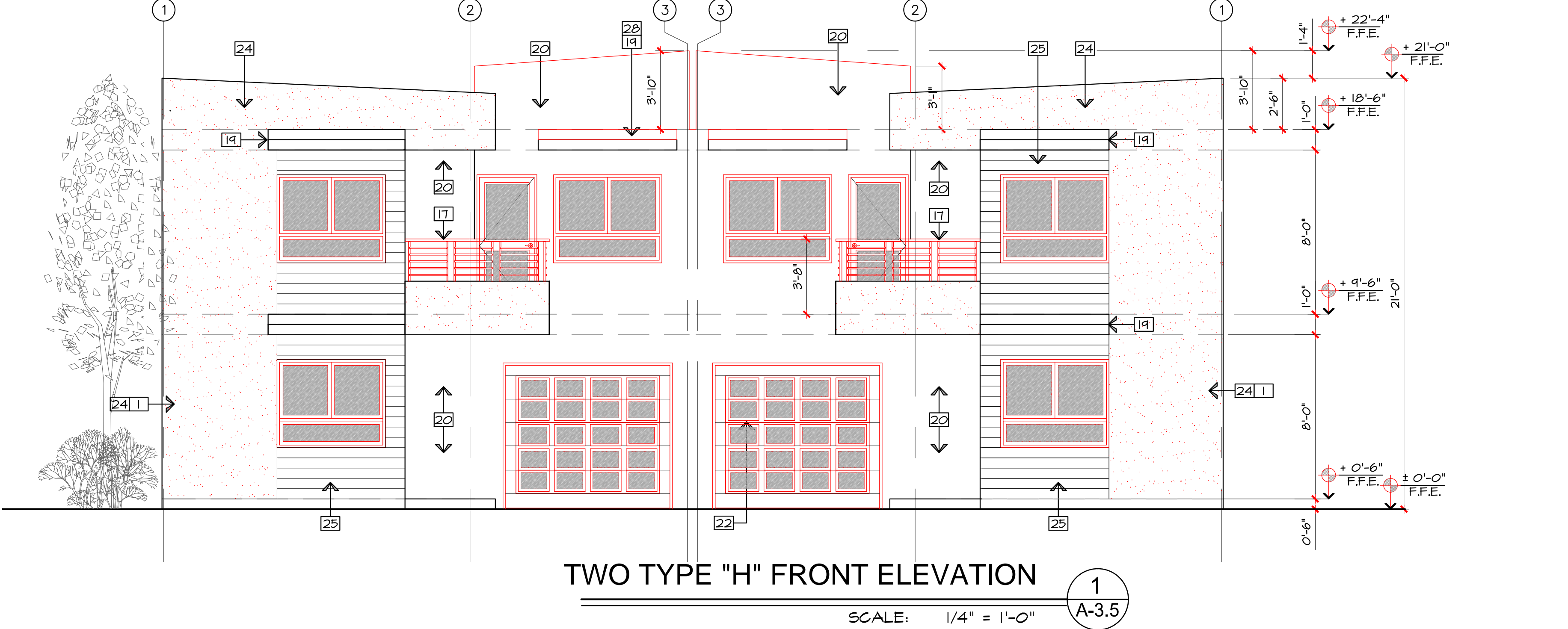
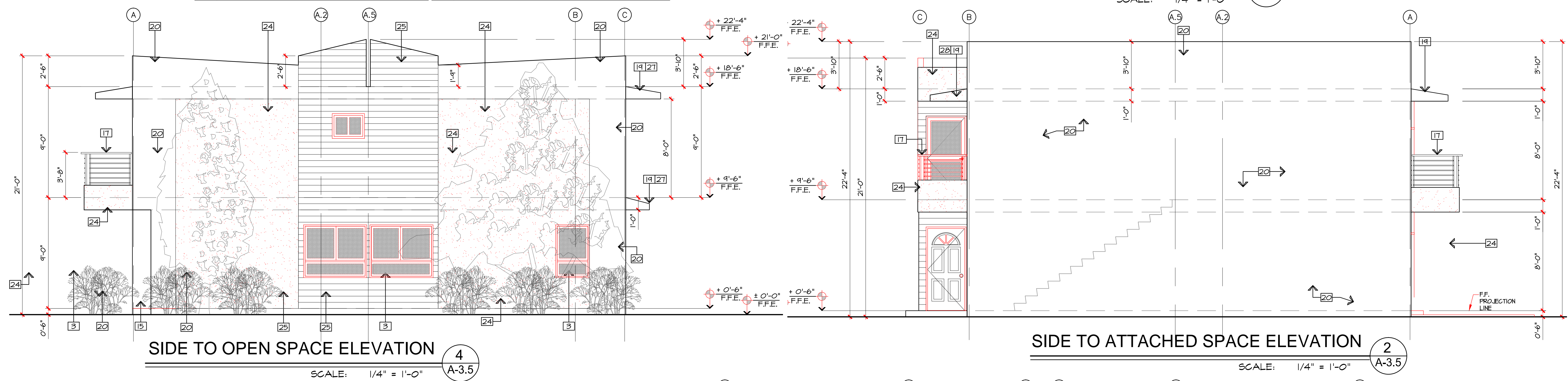
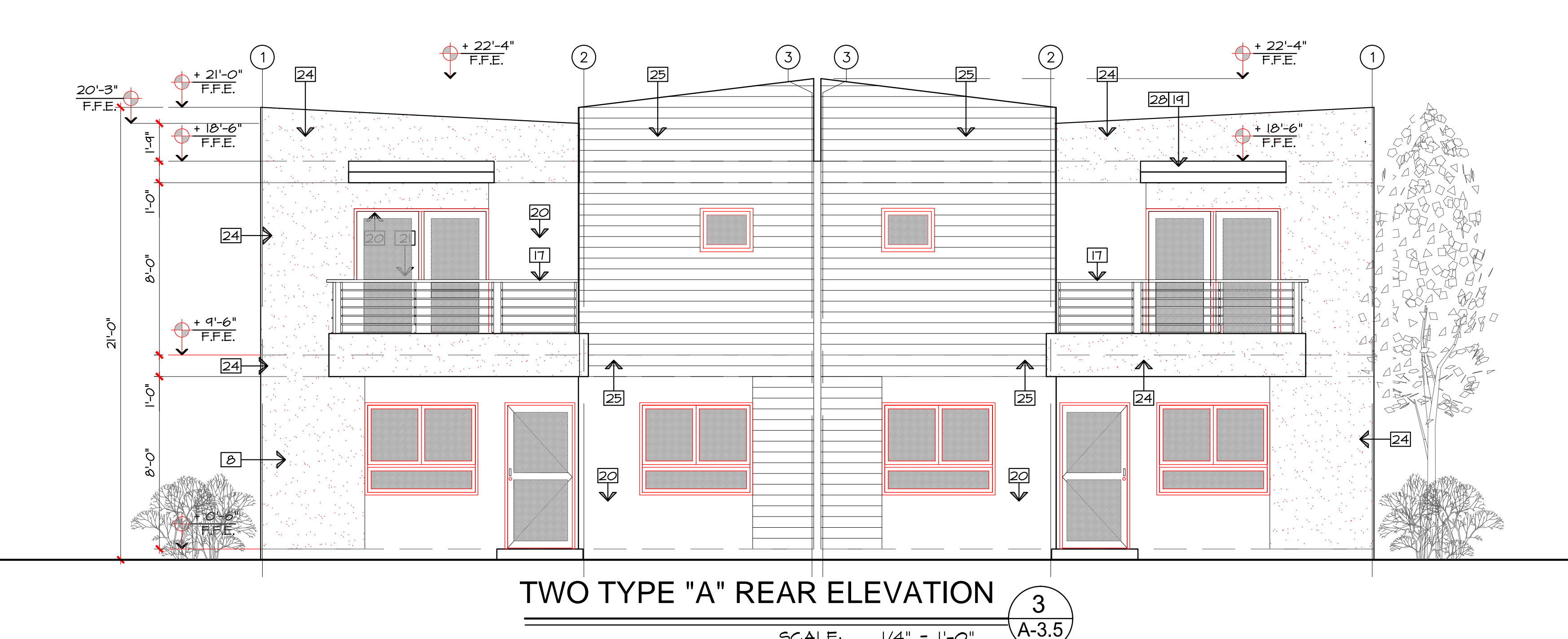
SHEET NUMBER

A-2.7

Architectural elevation drawing of the rear facade of a two-story house, labeled "ELEVATION 3". The drawing shows a symmetrical design with a central gabled roof section. The left side features a large tree and a small bush. The right side features a large tree and a small bush. The facade includes multiple windows of various sizes, a central door, and a balcony. Dimensions are provided for heights and widths. The drawing is oriented horizontally, with the house's front facing left.



N°	EXTERIOR MATERIAL	NOTE: ANTI GRAFFITI PROTECTION TO 10' HIGH ON WALLS.
1	(N) 2x4 WOOD STUD EXTERIOR WALL, W/ R-15 BATT. INSULATION, W/ 7/8" SMOOTH STUCCO FINISH OVER 2 #15 PAPER FELT, TYP.	15 WOOD PAINTED FRAMES DOOR W/ 1" INSULATED SHING DOUBLE AND TEMPERATE GLASS, - THEED COLOR TO MATCH MILGARD COLOR
2	(N) 2x4 WOOD STUD, @ 16" O.C., INTERIOR WALL, W/ 5/8" GYP. BD.	16 WOOD PAINTED FRAMES DOOR W/ 1" INSULATED SLIDING DOUBLE AND TEMPERATE GLASS, - THEED COLOR TO MATCH MILGARD COLOR
3	THERMALLY IMPROVED ALUMINUM BROKEN BRONZE ANODIZED WINDOW, THEED COLOR BY MILGARD.	17 42" HIGH METAL GUARDRAIL, 5/8" RODS @ 4" ESPACING, WITH 2"x2" STANCHIONS @ 4" SEPARATIONS W/ ANTIQUITY COLOR, METAL PAINT OR SIMILAR COLOR TO MATCH.
4	NEW BUILT-UP ROOF, OVER 2" 5 FELT, OVER 1/2" PLYWOOD, SLOPE DOWN 2%	18 NEW MD. FRMG. PARAPET W/ METAL FLASHING
5	PROJECTION LINE OF CONCRETE SLAB	19 CANOPY -FOR COLOR AND FINISH, SEE NOTE # 28
6	(N) 4" CONG. SLAB, W/ 4" SAND, W/ 10 MIL. MOISTURE MEMBR. @ MIDPOINT, TYP.	20 PAINT FINISHED SMOOTH STUCCO PLASTER-EXTERIOR WALL 1, COLOR: MILD BLUE (SW-6533) # 106-C1, BY SHERWIN WILLIAMS
7	NEW FLOOR JOIST WITH 1/2" PLYWOOD, # R-19 INSUL., SEE STRUCT. DWGS.	21 42" HIGH STAINLESS STEEL GLASS GUARDRAIL, AND 36" HIGH HANDRAIL, ROUND FACIA MOUNT STAIR POST, POST @ 1-5/8", GLASS CLAMP FOR GLASS THICKNESS OF 1/2" OR 3/8", WELDED BASE, SATIN/BRUSHED FINISH, AISI 316.
8	35.75"x14" ARCHITECTURAL FIBERGLASS ENTRY DOOR W/ 1" INSULATED DOUBLE GLASS, - PAINTED - ANTIQUITY (SW-6402) # 143-C4, BY SHERWIN WILLIAMS	22 OPAQUE GLASS DECORATIVE @ GARAGE DOOR WITH FRAME FINISHED COLOR: DUSTBLU (SW-9161) # 234-C4, BY SHERWIN WILLIAMS
9	(N) FOUNDATION, SEE STRUCT. DWGS.	23 CHARCOAL / BROWN METAL FLASHING - TYP
10	(N) CONG. STEPS STAIR, SEE STRUCT. DWGS.	24 PAINT DANISH FINISHED STUCCO 7/8" EXTERIOR WALL 2, COLOR: SEARCHING BLUE (SW-6536) # 106-C5, BY SHERWIN WILLIAMS
11	NEW ROOF RAFTERS, SEE STRUCT.	25 FIBER CEMENT SIDING AND TRIM - COLOR PLUS TECHNOLOGY, HORIZONTAL AND PAINTED, HARDIEPLANK, ESR-2240, COLOR: QUINOA (SW-9102) # 203-C2 BY SHERWIN WILLIAMS OR SIMILAR TO MATCH
12	(N) ROOF RAFTERS W/ CEILING INSULATION R-30, SEE STRUCT. DWGS.	26 DANISH FINISHED STUCCO AND PAINTED, COLOR: ALABASTER SW-1008 - # 255-C2
13	FINISH CEILING PROJECTION LINE	27 EXTRUDED ALUM. TRIM - XTREME-TRIM_VERTICAL BOARD REVEAL (RHB6)-COLOR: SEARCHING BLUE (SW-6536) # 106-C5, BY SHERWIN WILLIAMS
14	FINISH FLOOR PROJECTION LINE	28 EXTRUDED ALUM. TRIM - XTREME-TRIM_VERTICAL BOARD REVEAL (RHB6)-COLOR: DUSTBLU (SW-9161) # 234-C4, BY SHERWIN WILLIAMS



REVISIONS

No	DATE	REVISIONS	APP

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DEVELOPER:

CONSULTANT:

J.M. KIVOTOS
ARCHITECTS INC.

1023 N. HOLLYWOOD WAY, SUITE 200
BURBANK, CA. 91505
PH #: 818-861-7712
E-MAIL: juan@jkmprae.com

PROJECT DESCRIPTION

28 SMALL LOTS
SUBDIVISION

PROJECT NAME

PLUMMER ESTATES

OWNERS NAME

AG PLUMMER LLC

JOB ADDRESS

14709 PLUMMER STREET
VAN NUYS, CA. 91402

STAMP

LICENSED ARCHITECT
JUAN M. KIVOTOS
C-26491
REN. 02-28-17
STATE OF CALIFORNIA

DRAWN BY

W.T.

DATE

09-13-16

DESIGN BY

J.K./W.T.

DATE

09-13-16

SCALE :

AS SHOWN

JOB NUMBER

40-14035

SHEET TITLE

ELEVATIONS
TYPE "H"

SHEET NUMBER

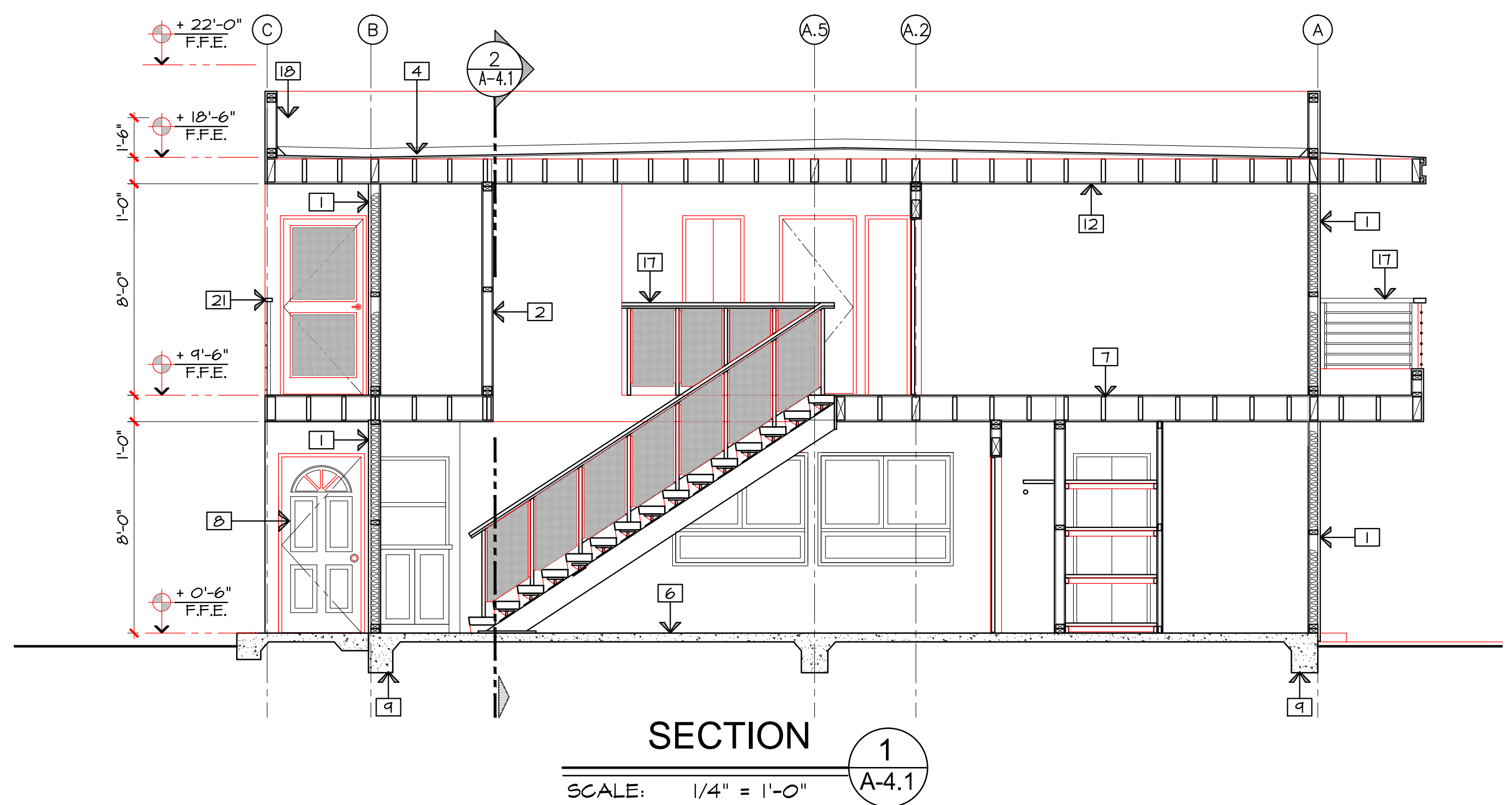
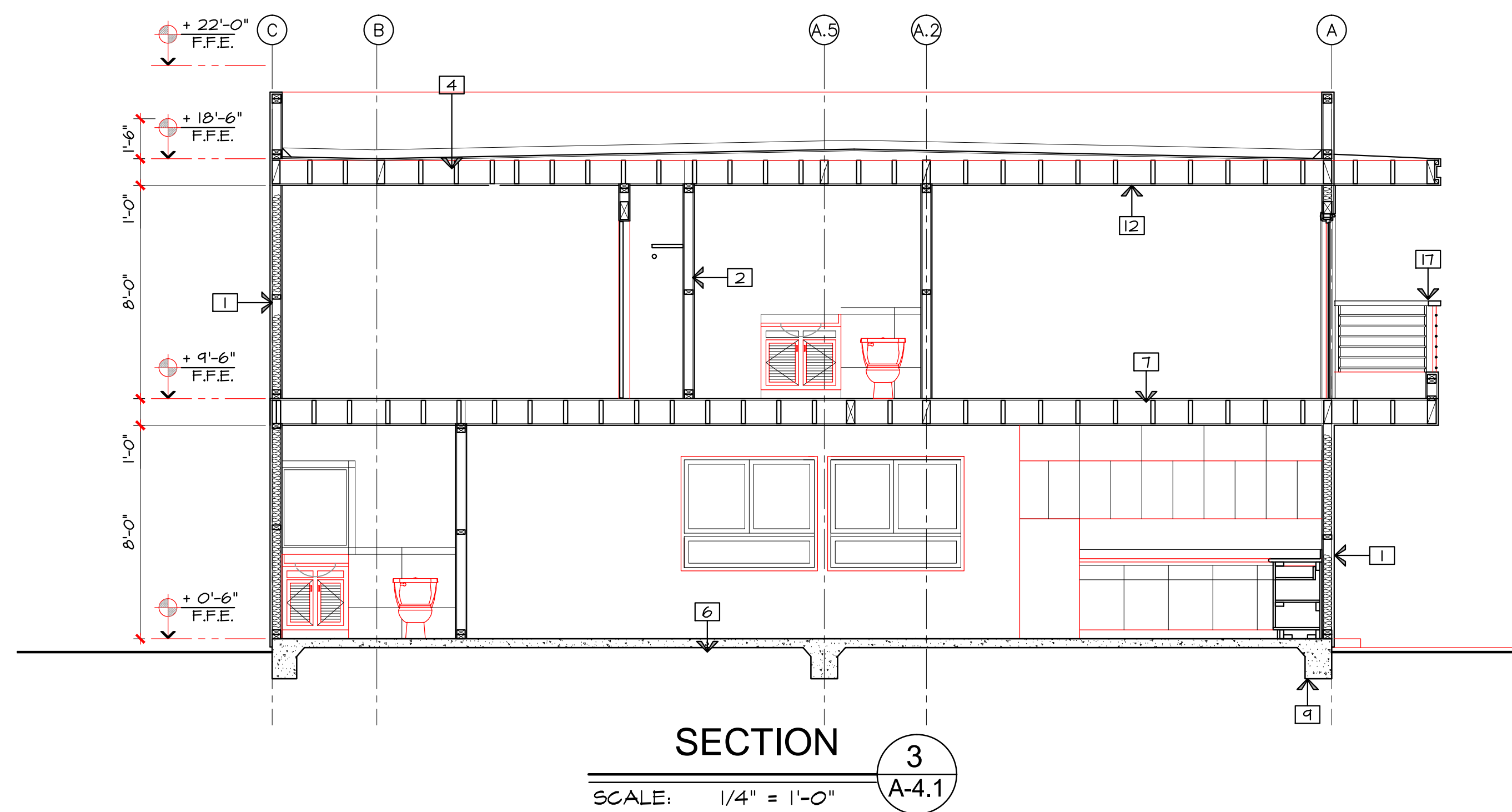
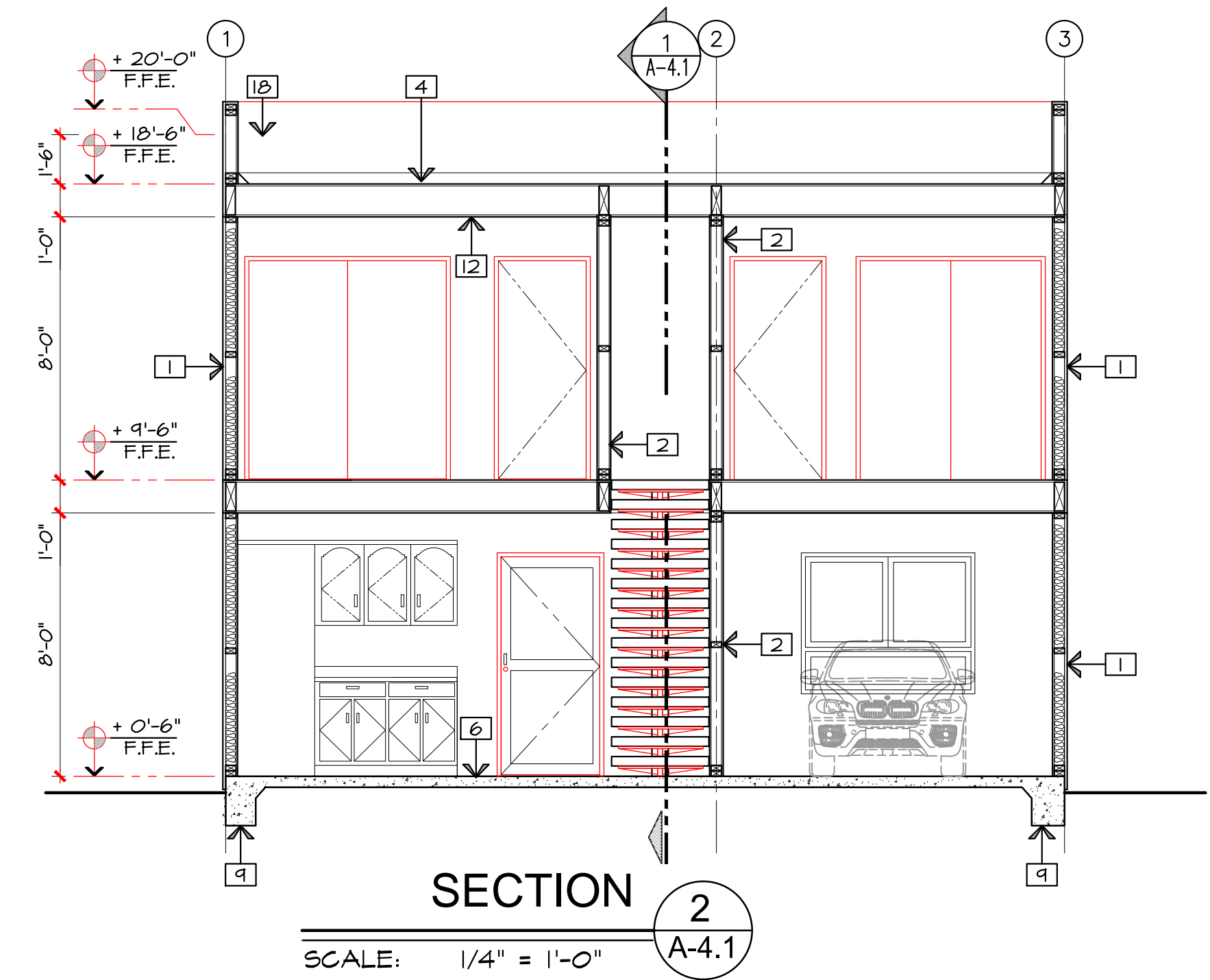
A-3.5

SETBACK SUMMARY

FRONT STREET: PLUMMER ST.

LOT 1	FRONT STREET	PLUMMER ST.	LOT 7	FRONT STREET	PLUMMER ST.	LOT 13	FRONT STREET	PLUMMER ST.	LOT 19	FRONT STREET	PLUMMER ST.
	FRONT YARD	20'-4"		FRONT YARD	3'-1 "		FRONT YARD	20'-8"		FRONT YARD	15'-11"
	EAST SIDE YARD	17'-0"		EAST SIDE YARD	17'-0"		EAST SIDE YARD	21'-11"		EAST SIDE YARD	17'-5"
	WEST SIDE YARD	6'-5"		WEST SIDE YARD	6'-0"		WEST SIDE YARD	29'-0"		WEST SIDE YARD	34'-0"
	REAR YARD	0'-0"		REAR YARD	0'-0"		REAR YARD	0'-0"		REAR YARD	5'-0"
LOT 2	FRONT STREET	PLUMMER ST.	LOT 8	FRONT STREET	PLUMMER ST.	LOT 14	FRONT STREET	PLUMMER ST.	LOT 20	FRONT STREET	PLUMMER ST.
	FRONT YARD	0'-0"		FRONT YARD	0'-0"		FRONT YARD	0'-0"		FRONT YARD	20'-0"
	EAST SIDE YARD	17'-0"		EAST SIDE YARD	17'-0"		EAST SIDE YARD	21'-11"		EAST SIDE YARD	6'-1"
	WEST SIDE YARD	6'-4"		WEST SIDE YARD	5'-11"		WEST SIDE YARD	29'-0"		WEST SIDE YARD	17'-0"
	REAR YARD	3'-1"		REAR YARD	4'-4"		REAR YARD	3'-2 "		REAR YARD	0'-0"
LOT 3	FRONT STREET	PLUMMER ST.	LOT 9	FRONT STREET	PLUMMER ST.	LOT 15	FRONT STREET	PLUMMER ST.	LOT 21 LOT 23 LOT 25	FRONT STREET	PLUMMER ST.
	FRONT YARD	3'-1"		FRONT YARD	10'-0"		FRONT YARD	3'-2"		FRONT YARD	0'-0"
	EAST SIDE YARD	17'-0"		EAST SIDE YARD	31'-8"		EAST SIDE YARD	29'-0"		EAST SIDE YARD	6'-2"
	WEST SIDE YARD	6'-3"		WEST SIDE YARD	5'-1"		WEST SIDE YARD	21'-11"		WEST SIDE YARD	17'-0"
	REAR YARD	0'-0"		REAR YARD	0'-0"		REAR YARD	0'-0"		REAR YARD	3'-2"
LOT 4	FRONT STREET	PLUMMER ST.	LOT 10	FRONT STREET	PLUMMER ST.	LOT 16	FRONT STREET	PLUMMER ST.	LOT 22 LOT 24 LOT 26	FRONT STREET	PLUMMER ST.
	FRONT YARD	0'-0"		FRONT YARD	10'-0"		FRONT YARD	0'-0"		FRONT YARD	3'-2"
	EAST SIDE YARD	17'-0"		EAST SIDE YARD	22'-6"		EAST SIDE YARD	29'-0"		EAST SIDE YARD	6'-2"
	WEST SIDE YARD	6'-2"		WEST SIDE YARD	5'-2"		WEST SIDE YARD	21'-11"		WEST SIDE YARD	17'-0"
	REAR YARD	3'-1 "		REAR YARD	0'-0"		REAR YARD	24'-2"		REAR YARD	0'-0"
LOT 5	FRONT STREET	PLUMMER ST.	LOT 11	FRONT STREET	PLUMMER ST.	LOT 17	FRONT STREET	PLUMMER ST.	LOT 27	FRONT STREET	PLUMMER ST.
	FRONT YARD	3'-1 "		FRONT YARD	10'-0"		FRONT YARD	24'-2"		FRONT YARD	0'-0"
	EAST SIDE YARD	17'-0"		EAST SIDE YARD	22'-7"		EAST SIDE YARD	29'-0"		EAST SIDE YARD	6'-7"
	WEST SIDE YARD	6'-2"		WEST SIDE YARD	5'-3"		WEST SIDE YARD	21'-11"		WEST SIDE YARD	17'-0"
	REAR YARD	0'-0"		REAR YARD	3'-11"		REAR YARD	0'-0"		REAR YARD	8'-6"
LOT 6	FRONT STREET	PLUMMER ST.	LOT 12	FRONT STREET	PLUMMER ST.	LOT 18	FRONT STREET	PLUMMER ST.	LOT 28	FRONT STREET	PLUMMER ST.
	FRONT YARD	0'-0"		FRONT YARD	16'-11"		FRONT YARD	0'-0"		FRONT YARD	8'-6"
	EAST SIDE YARD	17'-0"		EAST SIDE YARD	5'-0"		EAST SIDE YARD	29'-0"		EAST SIDE YARD	6'-8"
	WEST SIDE YARD	6'-1"		WEST SIDE YARD	5'-0"		WEST SIDE YARD	21'-11"		WEST SIDE YARD	17'-0"
	REAR YARD	3'-1 "		REAR YARD	MAX.=153'-9" MIN.=88'-8"		REAR YARD	16'-8"		REAR YARD	10'-4"

EXTERIOR MATERIAL		NOTE: ANTI GRAFFITI PROTECTION TO 10' HIGH ON WALLS.
1	(N) 2x4 WOOD STUD EXTERIOR WALL, W/ R-15 BATT. INSULATION, W/ 7/8" SMOOTH STUCCO FINISH OVER 2 #15 PAPER FELT, TYP.	15 WOOD PAINTED FRAMES DOOR W/ 1" INSULATED SLIDING DOUBLE AND TEMPERATE GLASS, - SILVER COLOR TO MATCH MILGARD COLOR.
2	(N) 2x4 WOOD STUD, @ 16" O.C. INTERIOR WALL, W/ 5/8" GYP. BD.	16 WOOD PAINTED FRAMES DOOR W/ 1" INSULATED SLIDING DOUBLE AND TEMPERATE GLASS, - SILVER COLOR TO MATCH MILGARD COLOR.
3	VINYL HORIZONTAL DOUBLE SLIDING AND SINGLE HUNG WINDOWS. SILVER COLOR, TUSCANY SERIES, BY MILGARD.	17 42" HIGH METAL GUARDRAIL 5/8" RODS @ 4" ESPACING, WITH 2"x2" STANCHIONS @ 4" SEPARATIONS W/ ANTIQUITY COLOR, METAL PAINT OR SIMILAR COLOR TO MATCH.
4	NEW BUILT-UP ROOF, OVER 2" 5 FELT, OVER 1/2" PLYWOOD, SLOPE DOWN 2%	18 NEW IND. FRMS. PARAPET W/ METAL FLASHING
5	PROJECTION LINE OF CONCRETE SLAB	19 CANOPY - FOR COLOR AND FINISH, SEE NOTE # 28, OR # 21
6	(N) 4" CONC. SLAB, W/ 4" SAND, W/ 10 MIL. MOISTURE MEMBRN. @ MIDPOINT, TYP.	20 PAINT FINISHED SMOOTH STUCCO PLASTER-EXTERIOR WALL 1. COLOR: MILD BLUE (SW 6533) # 186-C1, BY SHERWIN WILLIAMS
7	NEW FLOOR JOIST WITH 1/2" PLYWOOD, @ R-19 INSUL., SEE STRUCT. DMS.	21 42" HIGH STAINLESS STEEL GLASS GUARDRAIL, AND 36" HIGH HANDRAIL, ROUND FACIA MOUNT STAIR POST, POST @ 1-5/8", GLASS CLAMP FOR GLASS THICKNESS OF 1/2" OR 3/4", WELDED BASE, SATINBUSHED FINISH, AISI 316.
8	35.75"x19" ARCHITECTURAL FIBERGLASS ENTRY DOOR W/ 1" INSULATED DOUBLE GLASS, - PAINTED - SEARCHING BLUE (SW-6536) # 186-C5, BY SHERWIN WILLIAMS	22 OPAQUE GLASS DECORATIVE @ GARAGE DOOR WITH FRAME FINISHED COLOR: DUSTBLU (SW-4161) # 234-C4, BY SHERWIN WILLIAMS
9	(N) FOUNDATION, SEE STRUCT. DMS.	23 METAL FLASHING - WITH SAME WALL COLOR ATTACHED, TYP.
10	(N) CONC. STEPS STAIR, SEE STRUCT. DMS.	24 PAINT DANISH FINISHED STUCCO 7/8" EXTERIOR WALL 2. COLOR: SEARCHING BLUE (SW-6536) # 186-C5, BY SHERWIN WILLIAMS
11	NEW ROOF RAFTERS, SEE STRUCT.	25 FIBER CEMENT SIDING AND TRIM- COLOR PLUS TECHNOLOGY, HORIZONTAL AND PAINTED, HARDIER, LANK. ESSR-220. COLOR: DUSTBLU (SW-4161) # 234-C4, BY SHERWIN WILLIAMS OR SIMILAR
12	(N) ROOF RAFTERS W/ CEILINGS INSULATION R-30, SEE STRUCT. DMS.	26 DANISH FINISHED STUCCO AND PAINTED, COLOR: ALABASTER SW-1008 - # 235-C2
13	FINISH CEILING PROJECTION LINE	27 EXTRUDED ALUM. TRIM _ XTREME-TRIM_VERTICAL BOARD REVEAL (RHBG)-COLOR: SEARCHING BLUE (SW-6536) # 186-C5, BY SHERWIN WILLIAMS
14	FINISH FLOOR PROJECTION LINE	28 EXTRUDED ALUM. TRIM _ XTREME-TRIM_VERTICAL BOARD REVEAL (RHBG)-COLOR: DUSTBLU (SW-4161) # 234-C4, BY SHERWIN WILLIAMS

[illegible]

CONSULTANT:



1023 N. HOLLYWOOD WAY. SUITE 200
BURBANK, CA. 91505
PH #: 818-861-7712
E-MAIL: juan@jkmpr.com

PROJECT DESCRIPTION

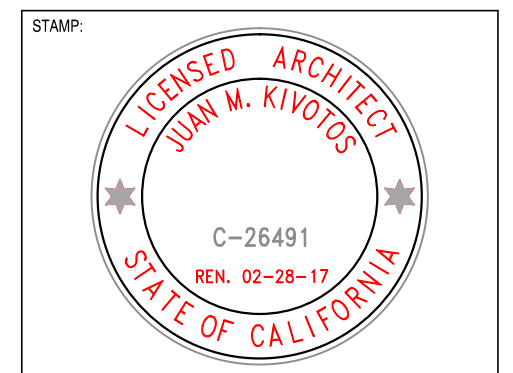
**28 SMALL LOTS
SUBDIVISION**

PROJECT NAME

PLUMMER ESTATES

OWNER'S NAME
AG PLUMMER LLC

JOB ADDRESS
14709 PLUMMER STREET
VAN NUYS, CA. 91402



DRAWN BY **W.T.** DATE **09-13-16**

DESIGN BY **J.K./ W.T.** DATE **09-13-16**

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

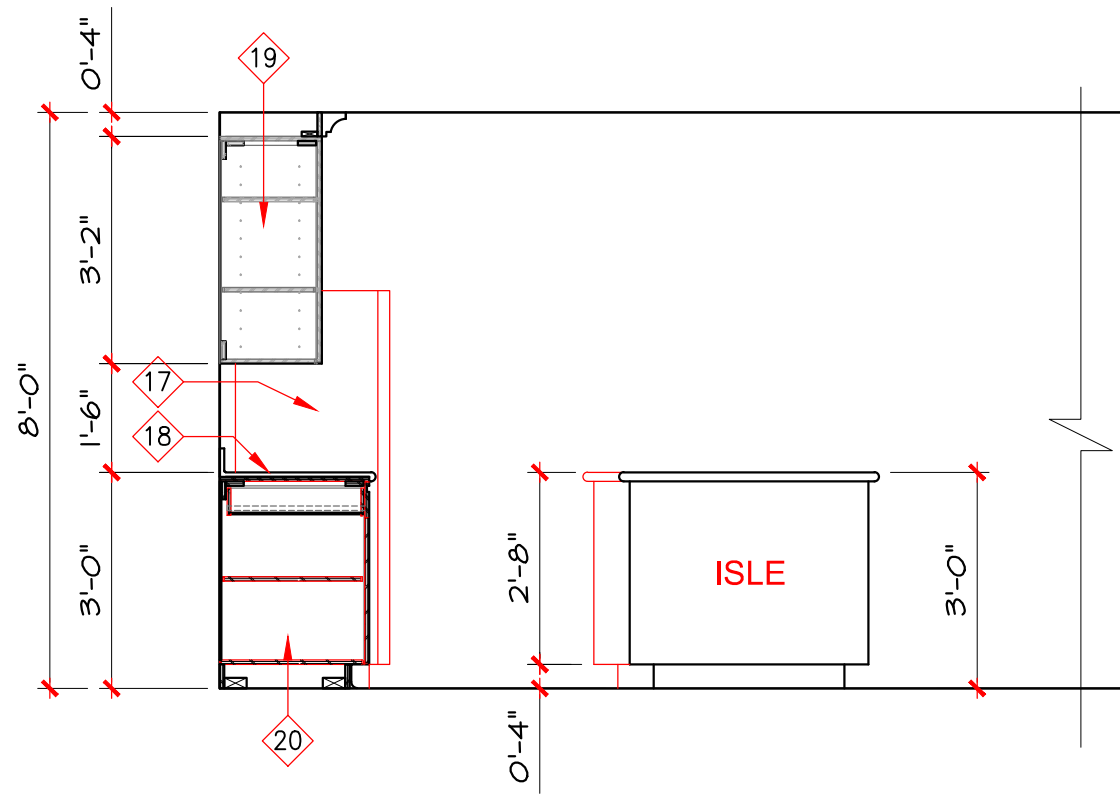
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40-14035

SHEET TITLE

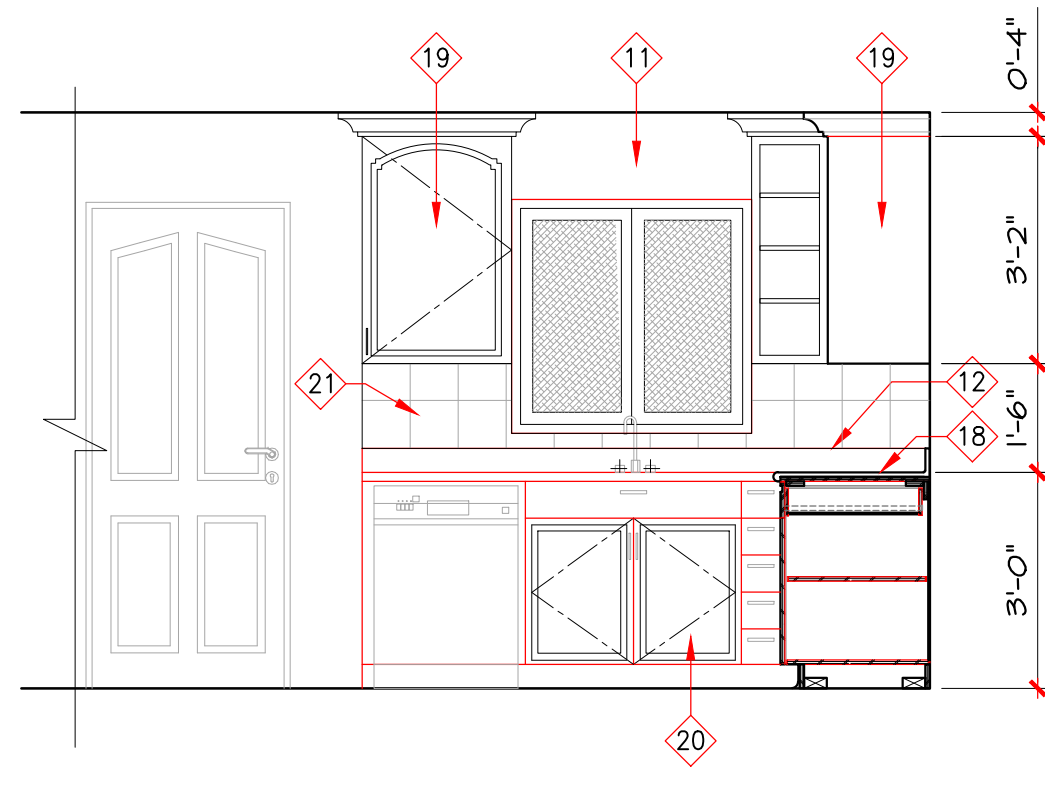
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KITCHEN KEY NOTES

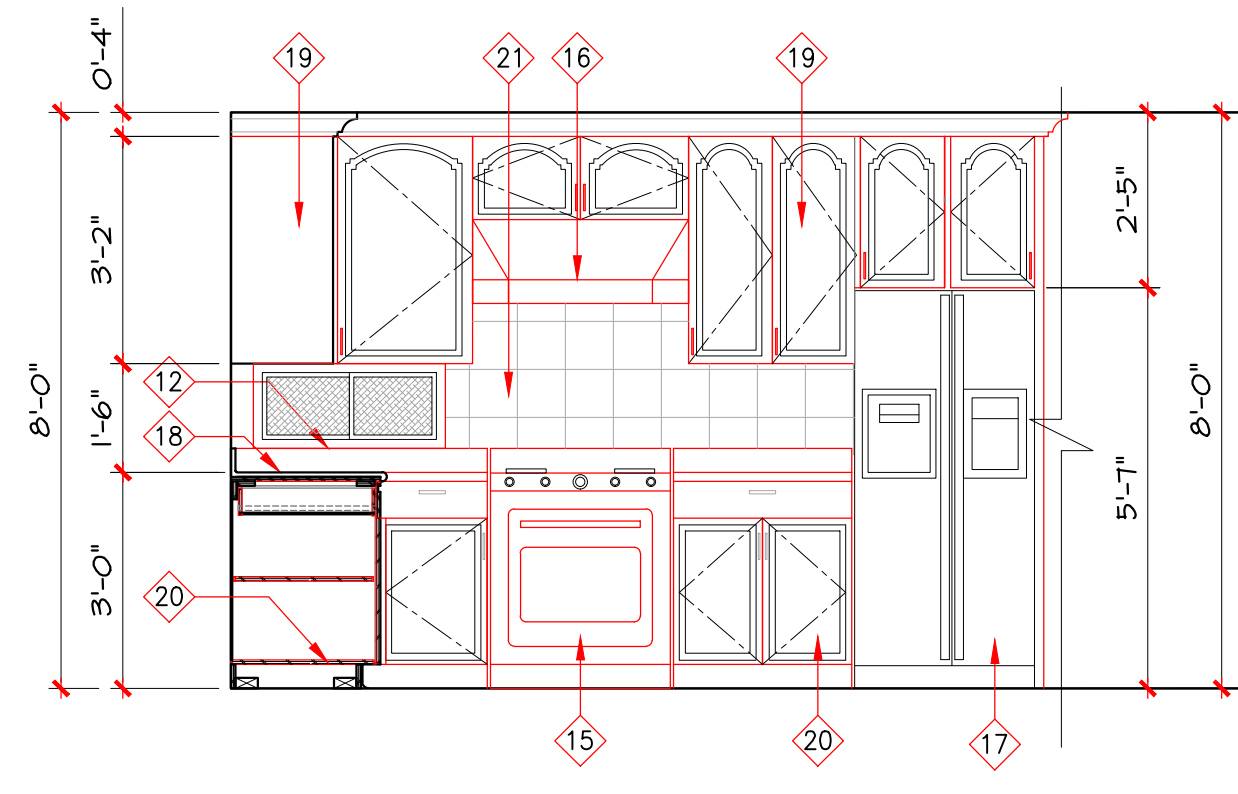
- 11 PAINT FINISH WALL
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- 13 30" SINK
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- 19 UPPER CABINETS
- 20 BASE CABINETS
- 21 CERAMIC TILE 8"x8"
- 22 WASHER
- 23 DRYER



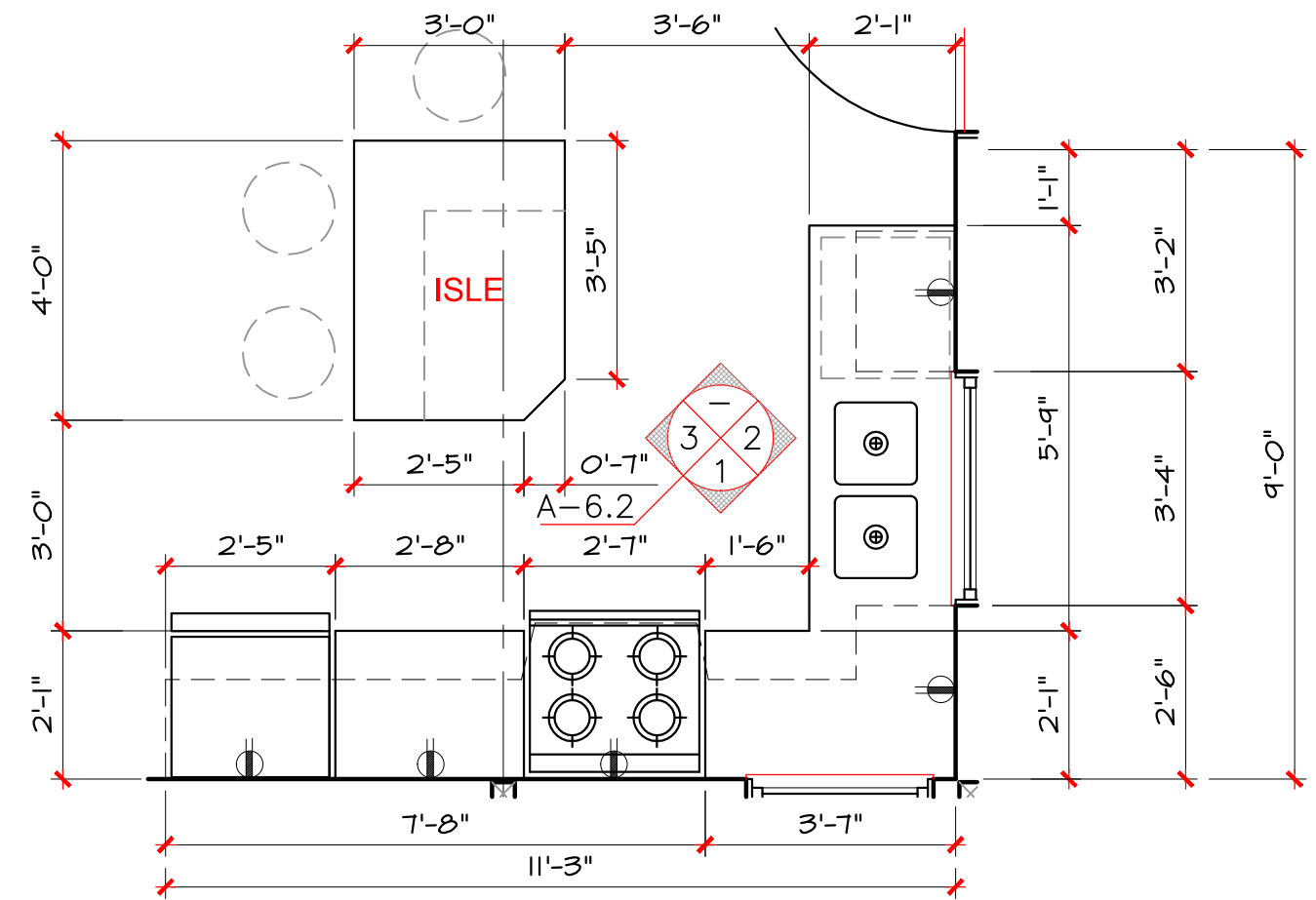
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ELEVATION # 2



ELEVATION # 1

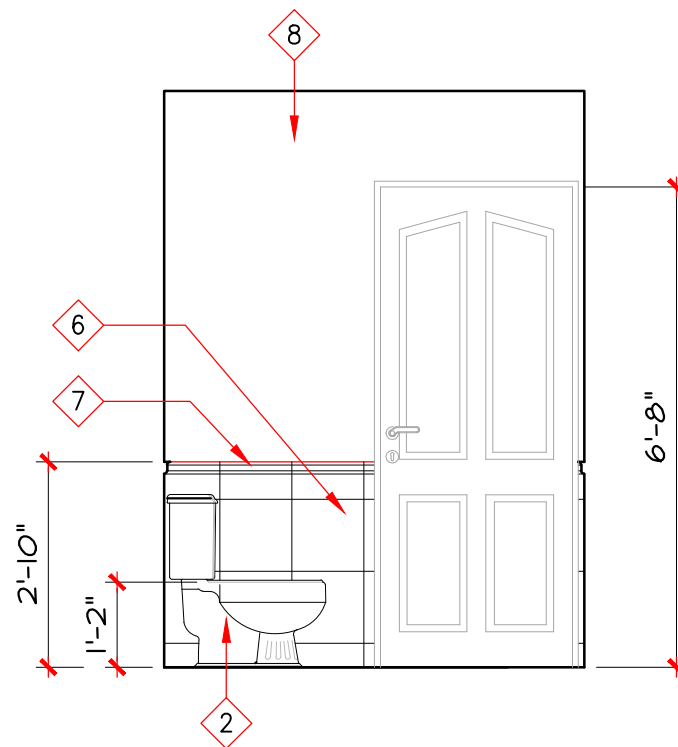


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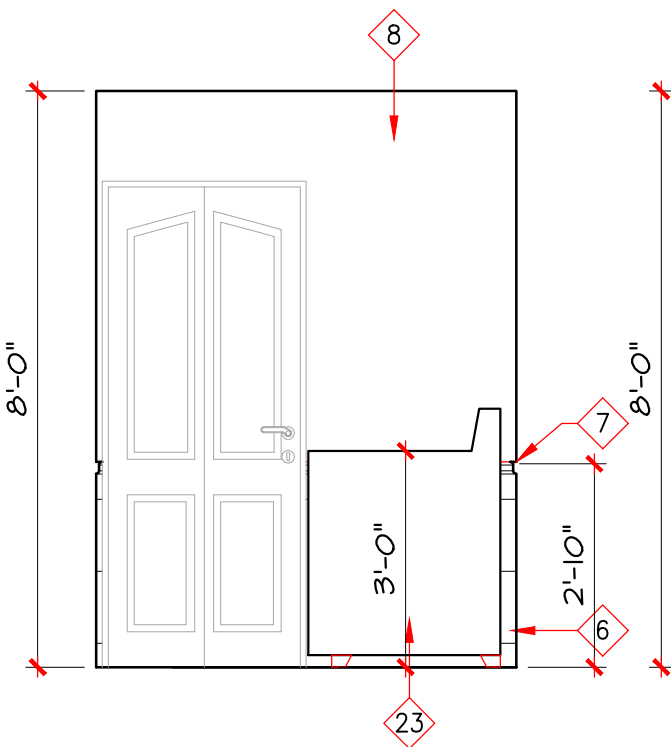
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BATHROOM KEY NOTES

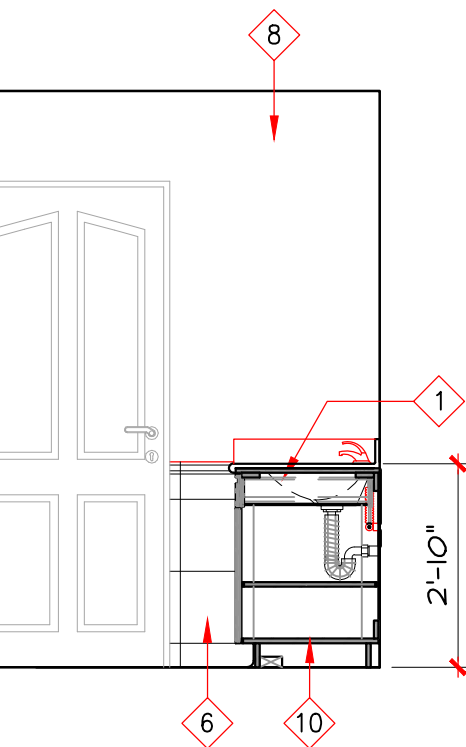
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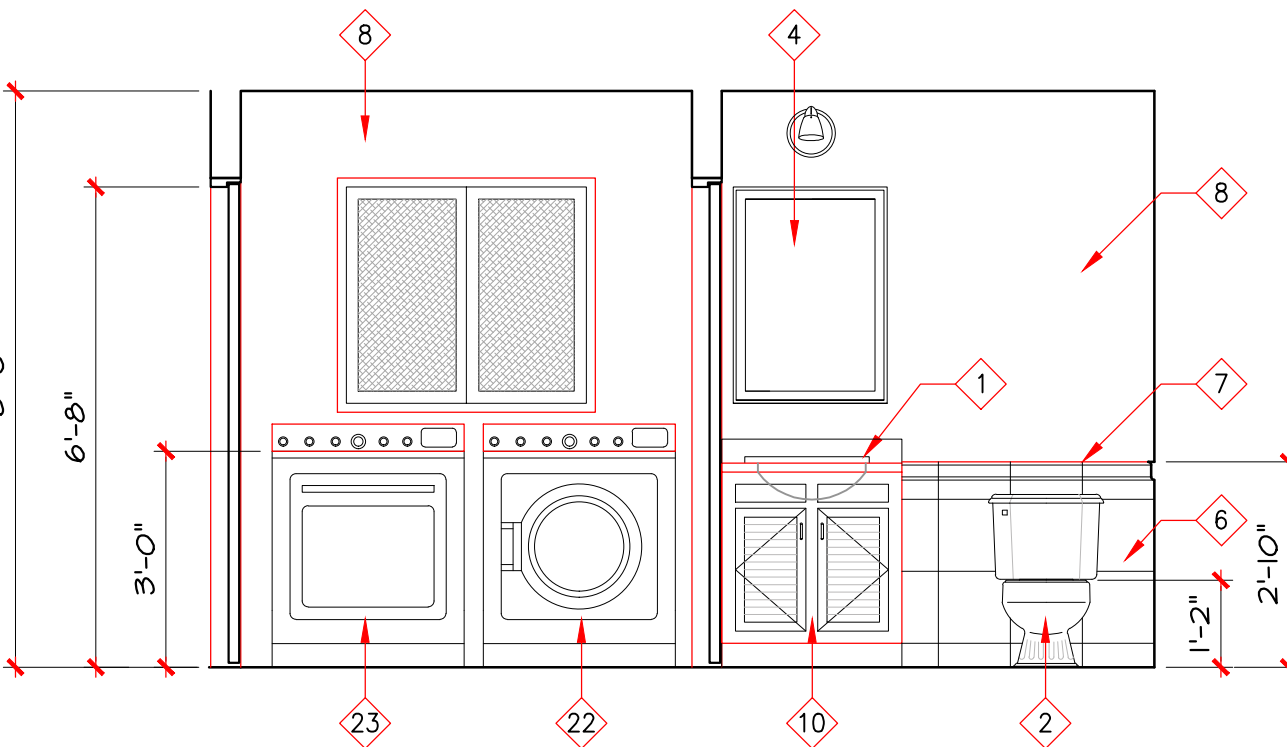
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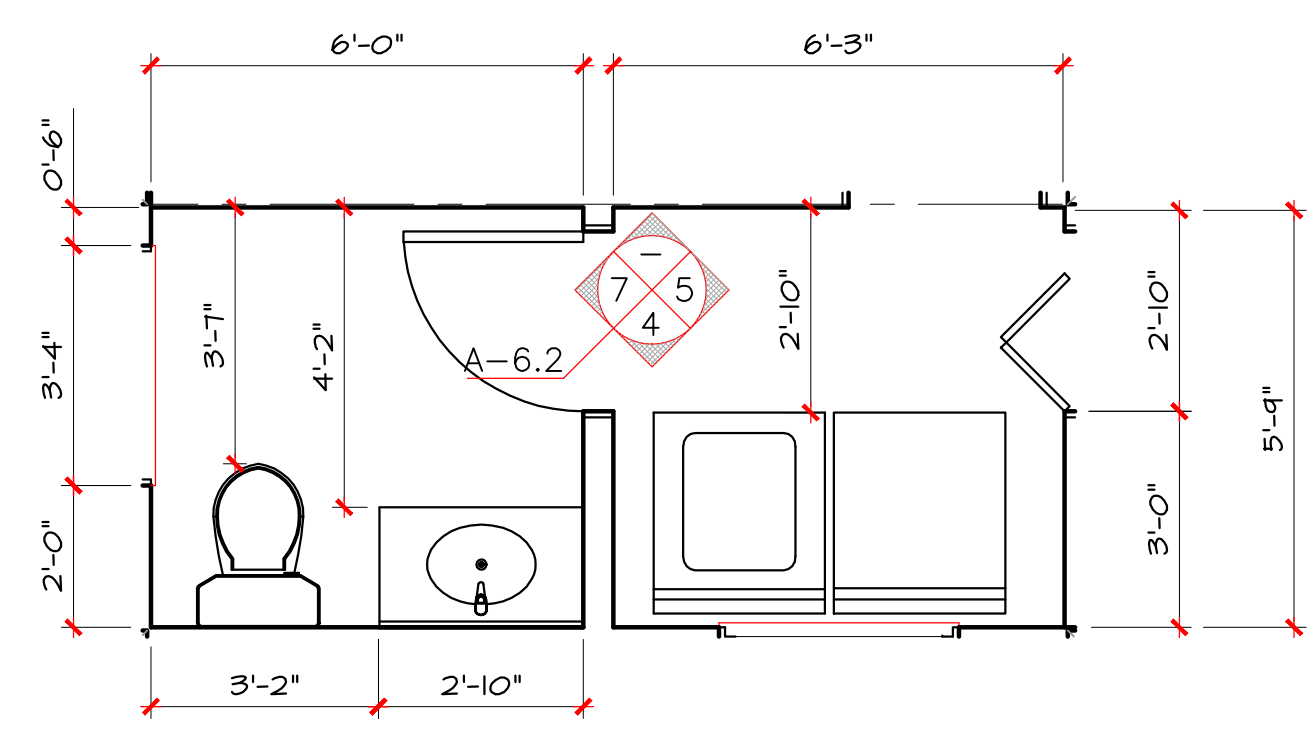
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ELEVATION # 5-A

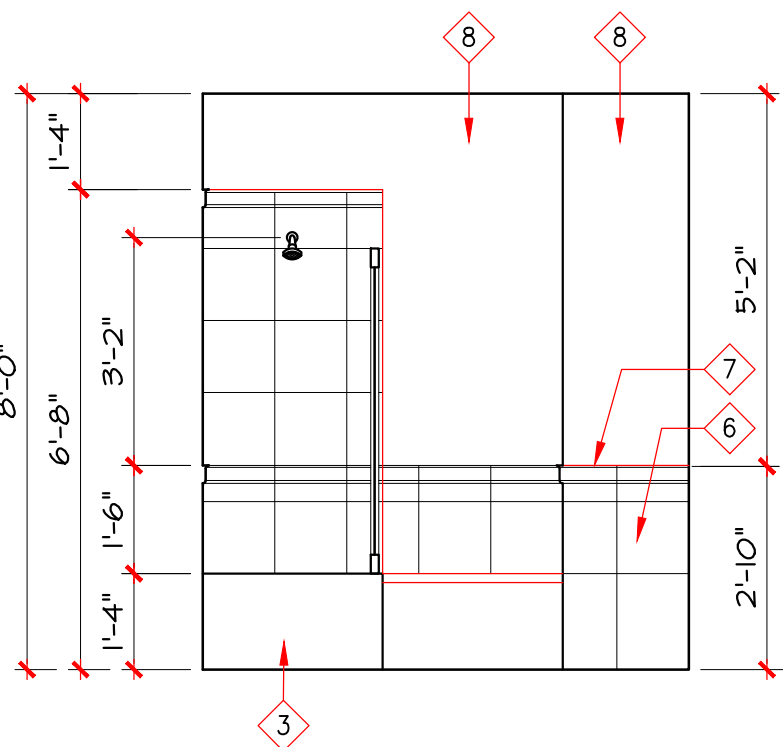


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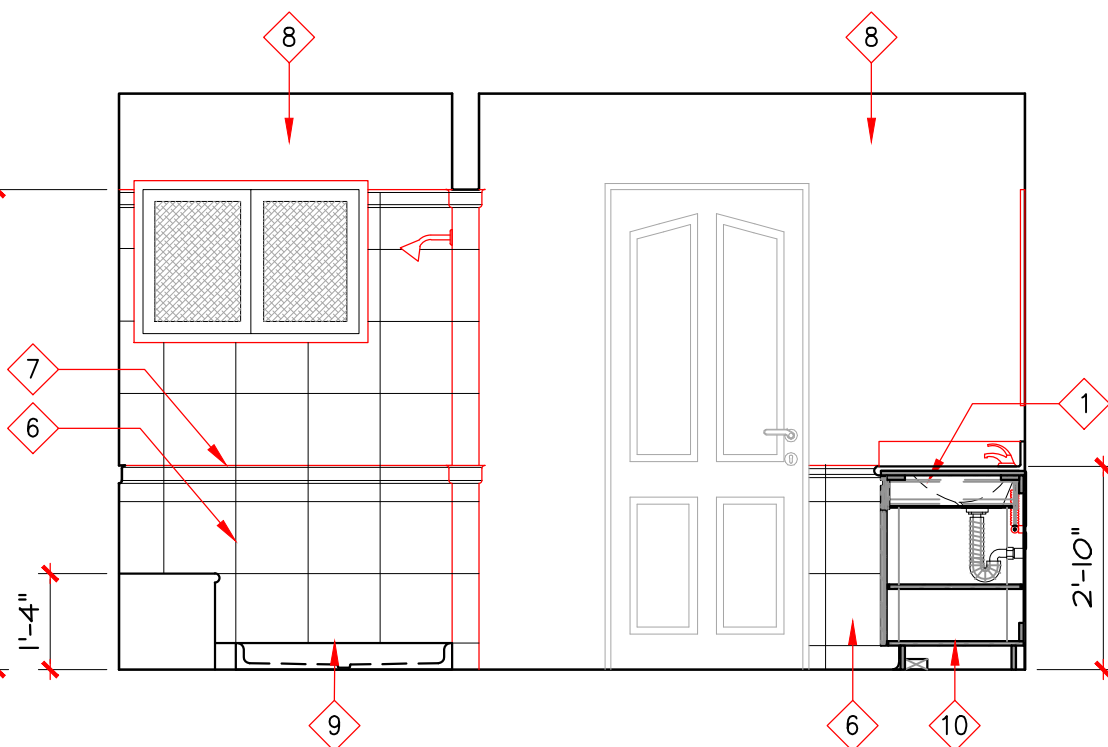


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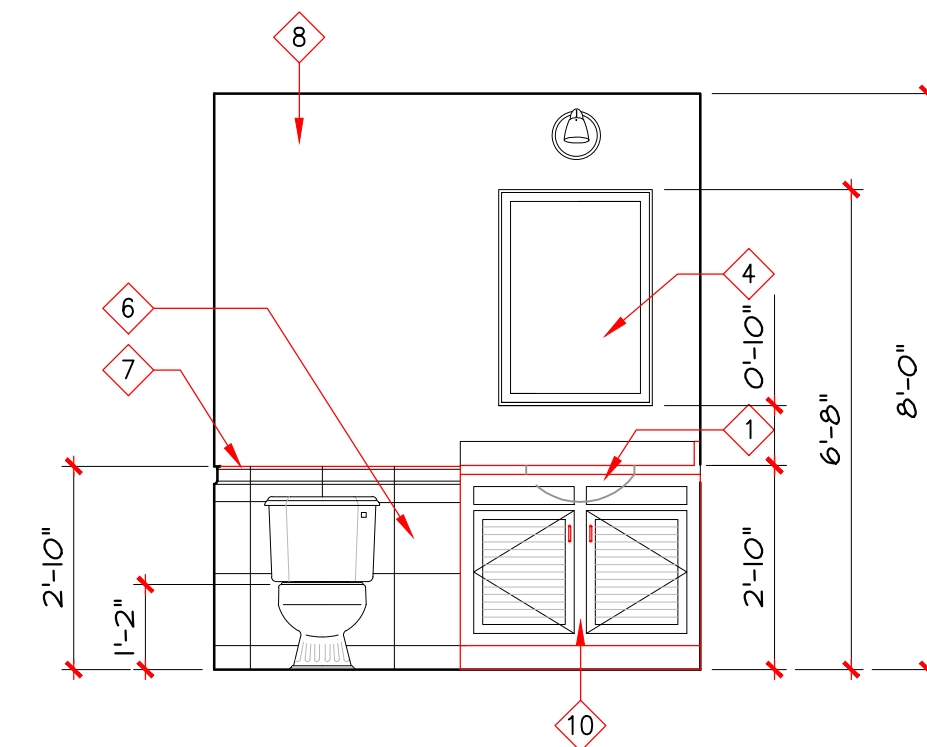
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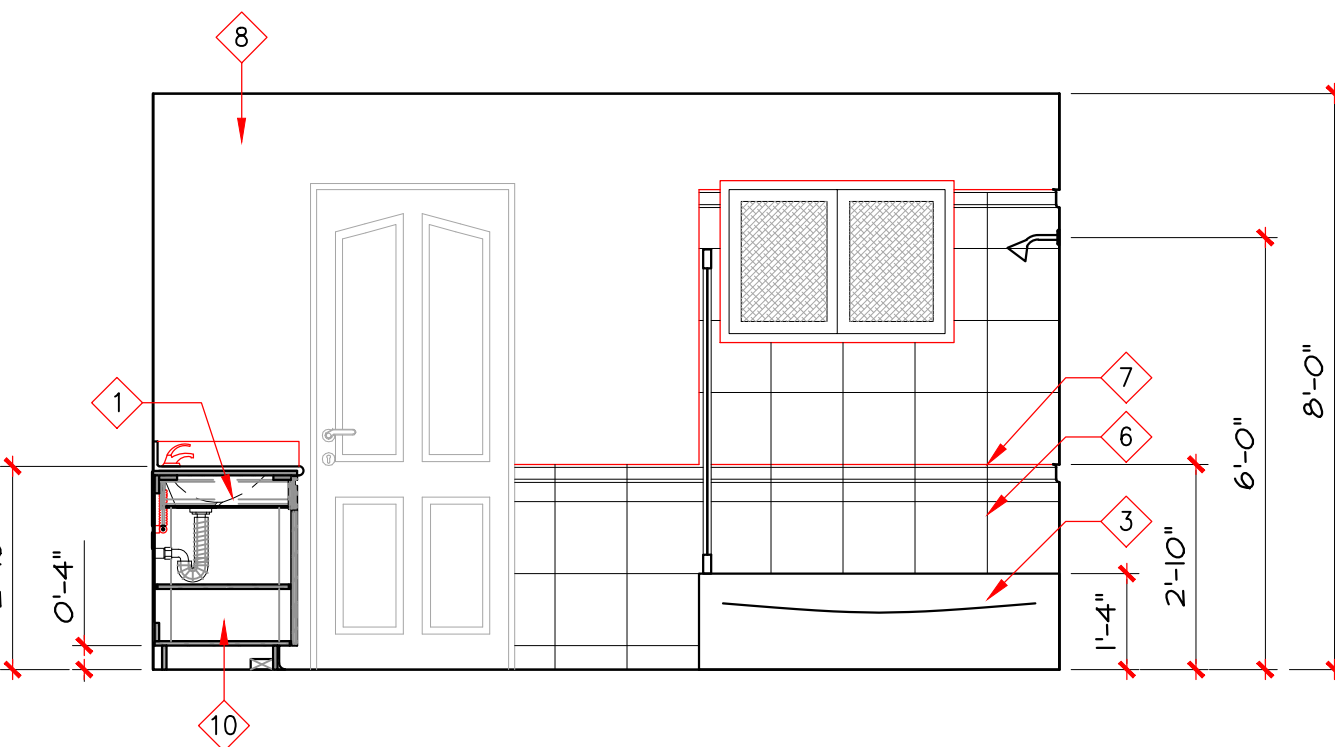
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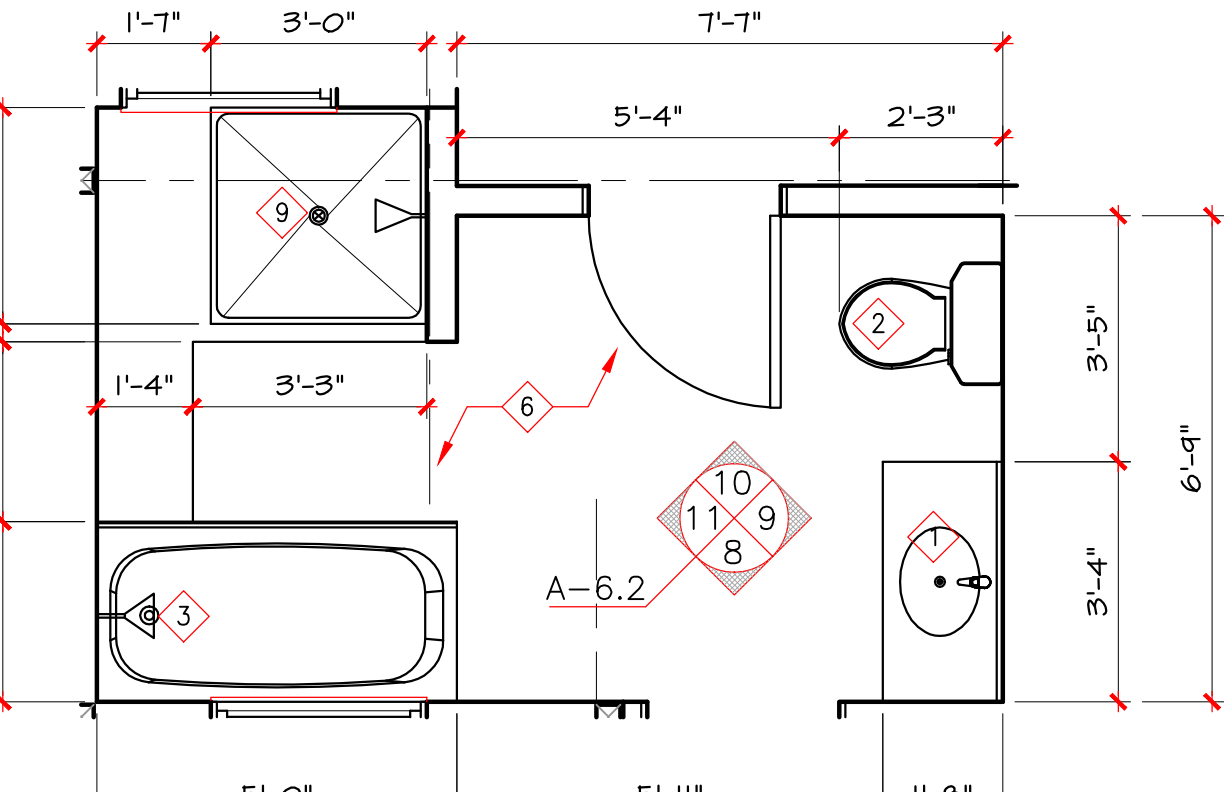
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ELEVATION # 9



ELEVATION # 8

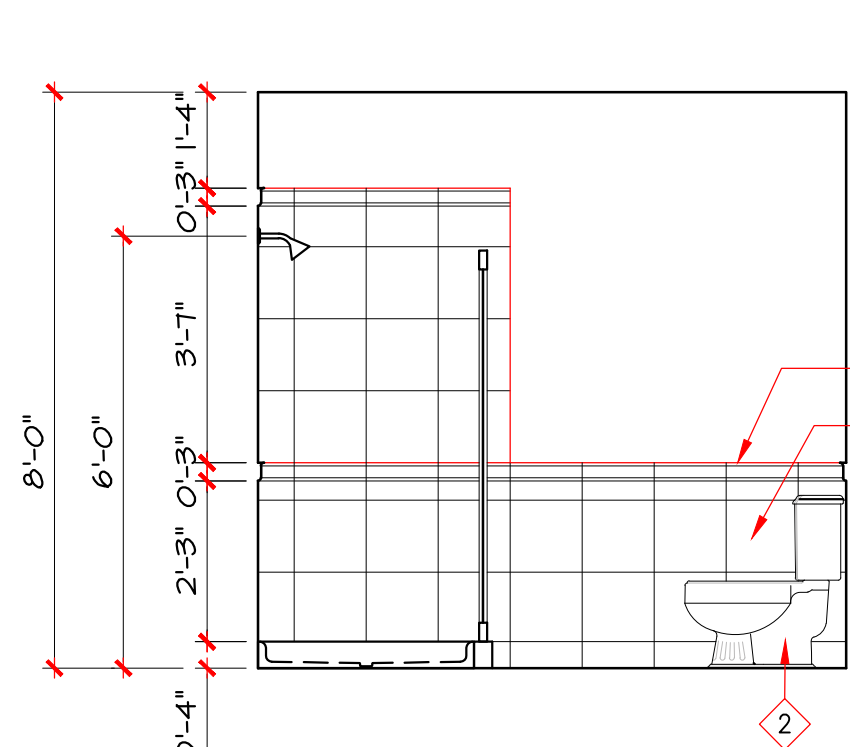


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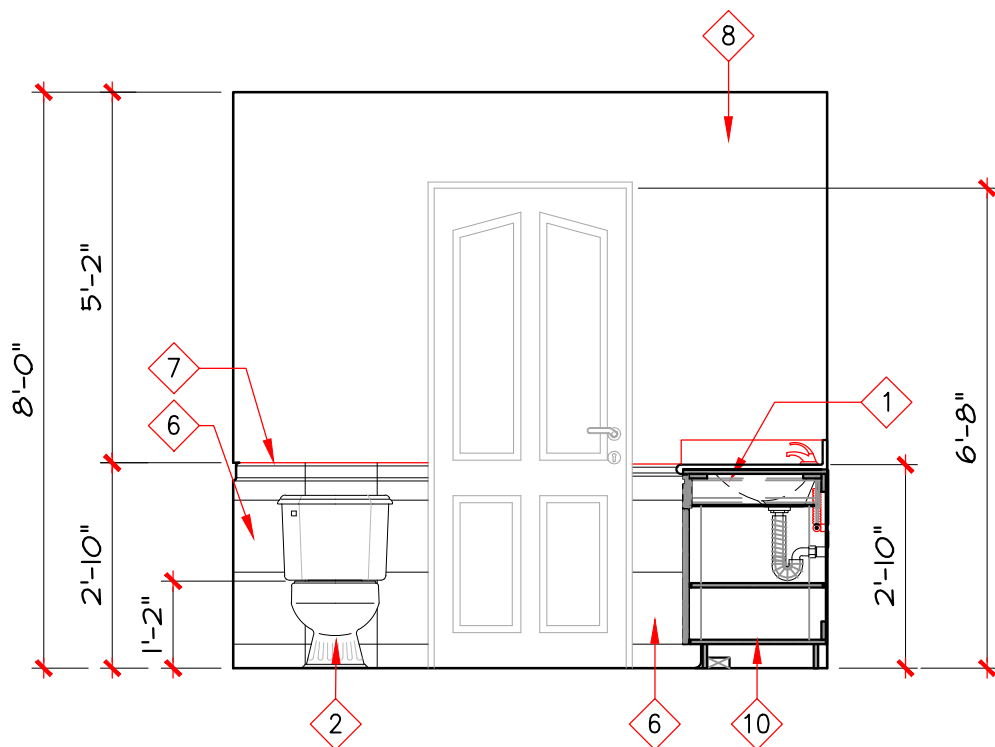
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BATHROOM KEY NOTES

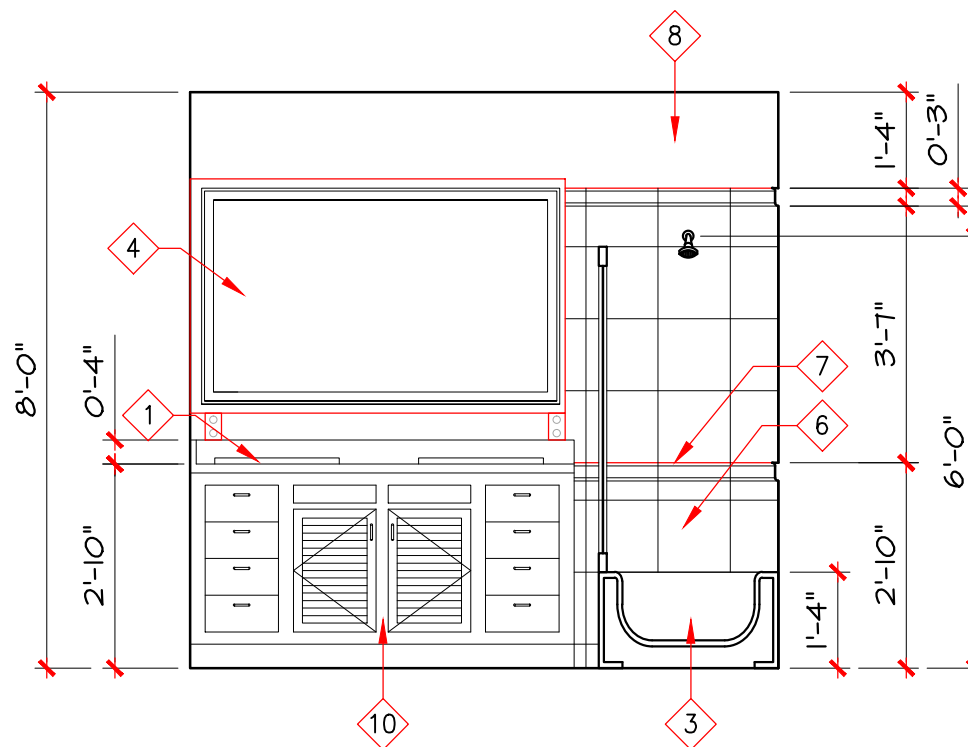
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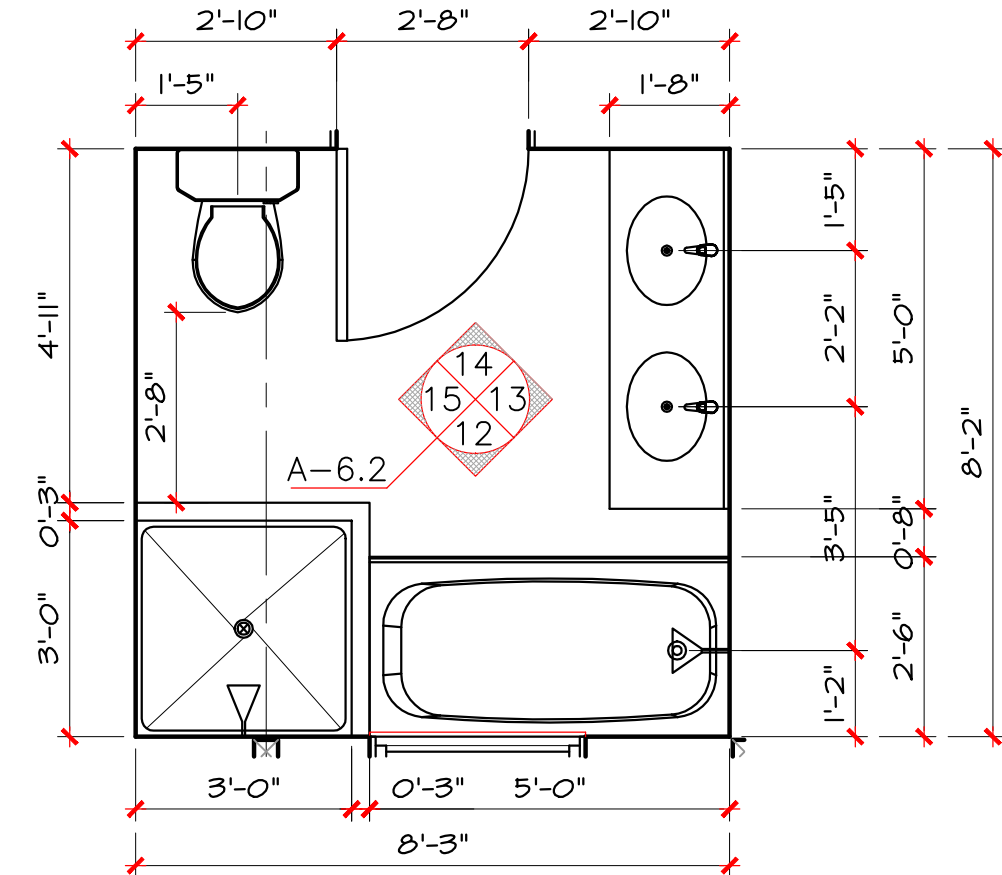
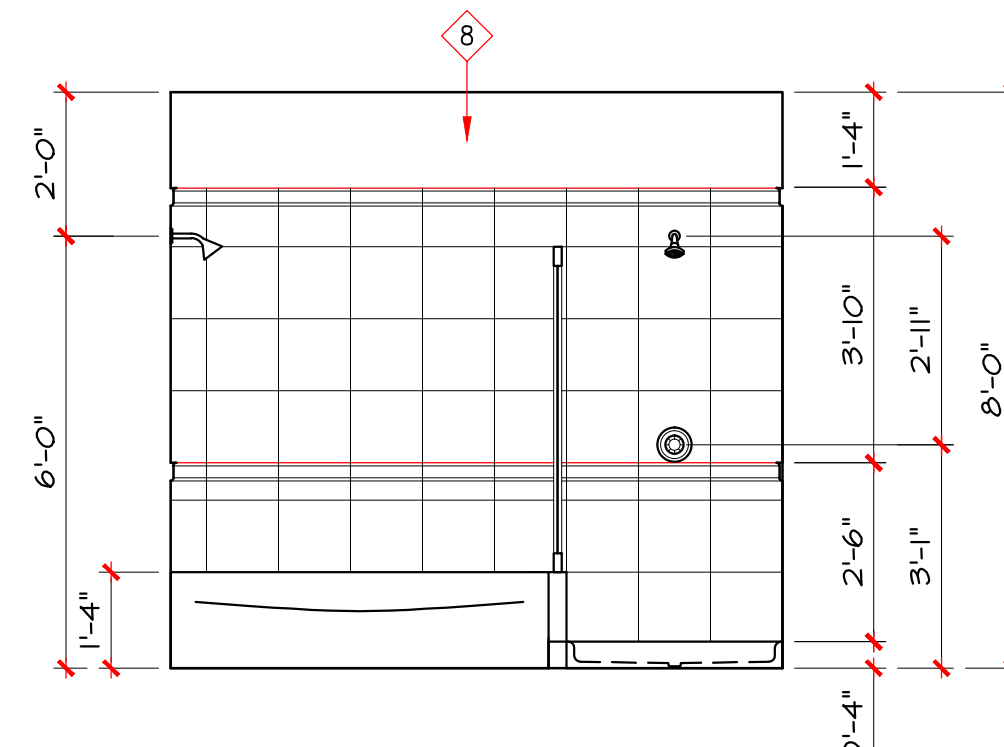
ELEVATION # 14



ELEVATION # 13



ELEVATION # 12



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

1

KITCHEN & LAUNDRY

POWDER ROOM & LAUNDRY

MASTER BATHROOM

BATHROOM # 1

REVISIONS

No	DATE	REVISIONS	APP

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE. MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF J.M. KIVOTOS ARCHITECTS INC. AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

DEVELOPER:

CONSULTANT:

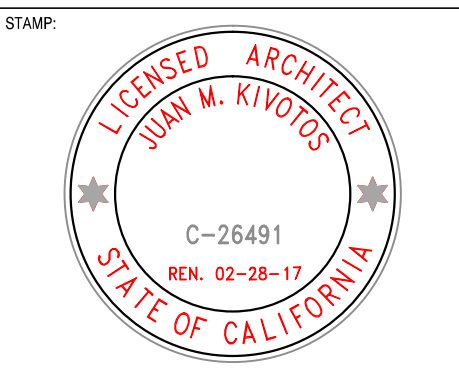


1023 N. HOLLYWOOD WAY, SUITE 200
BURBANK, CA. 91505
PH #: 818-861-7712
E-MAIL: juan@jmpae.com

PROJECT DESCRIPTION
28 SMALL LOTS
SUBDIVISION
PROJECT NAME
PLUMMER ESTATES

OWNERS NAME
AG PLUMMER LLC

JOB ADDRESS
14709 PLUMMER STREET
VAN NUYS, CA. 91402



DRAWN BY **W.T.** DATE **09-13-16**

DESIGN BY **J.K./W.T.** DATE **09-13-16**

SCALE: **AS SHOWN**

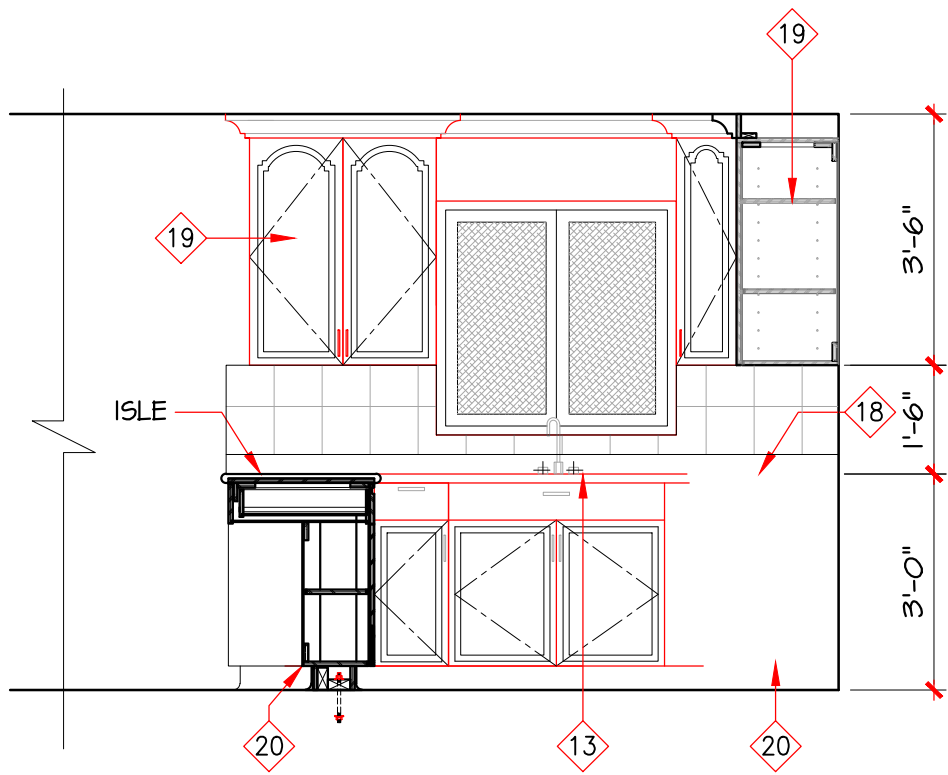
JOB NUMBER
40-14035

SHEET TITLE
INTERIOR
ELEVATIONS
TYPE "B"

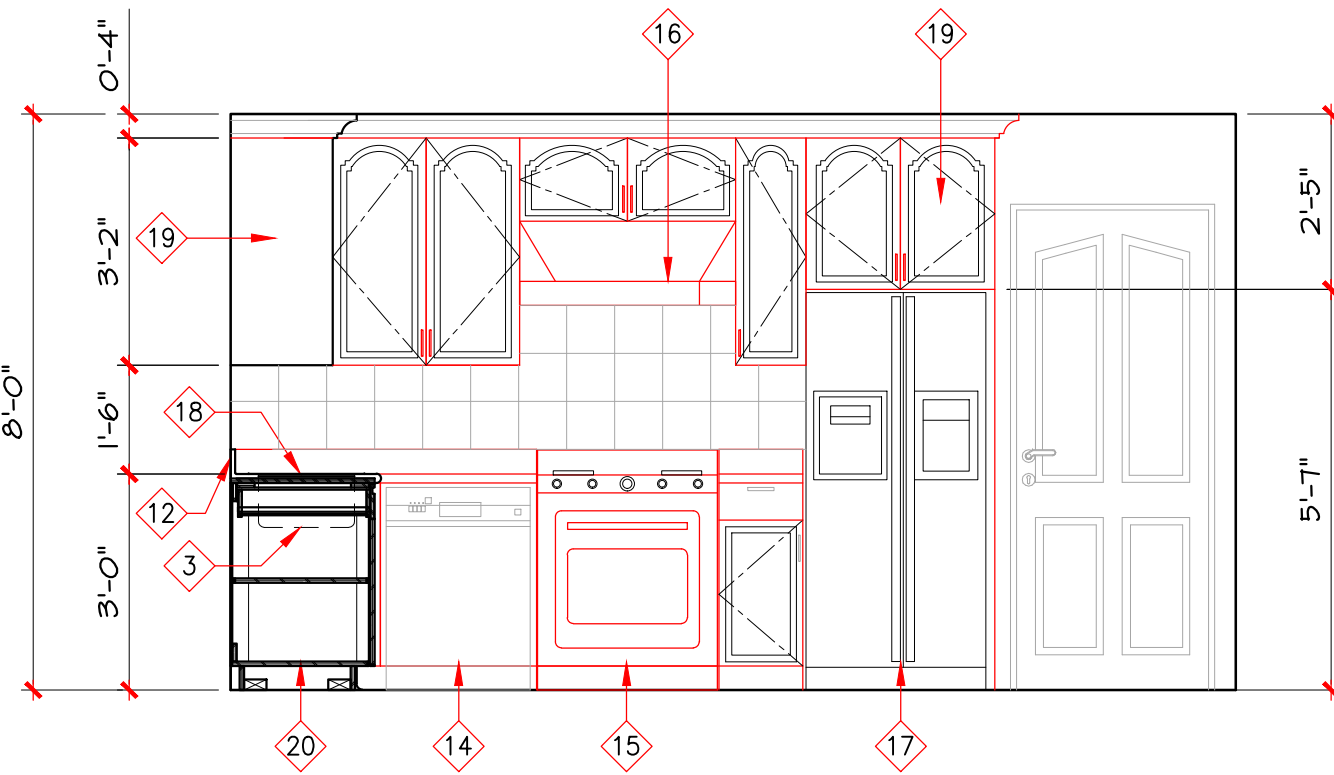
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KITCHEN KEY NOTES

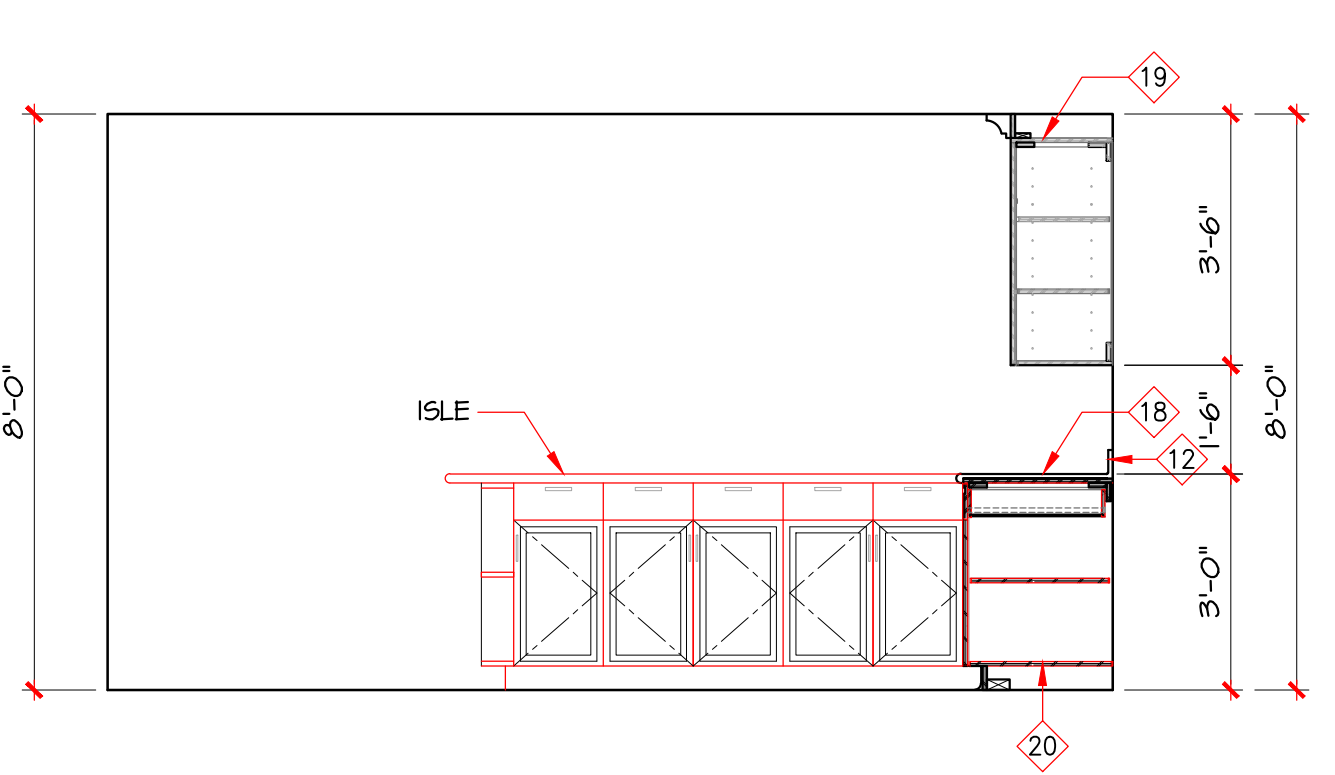
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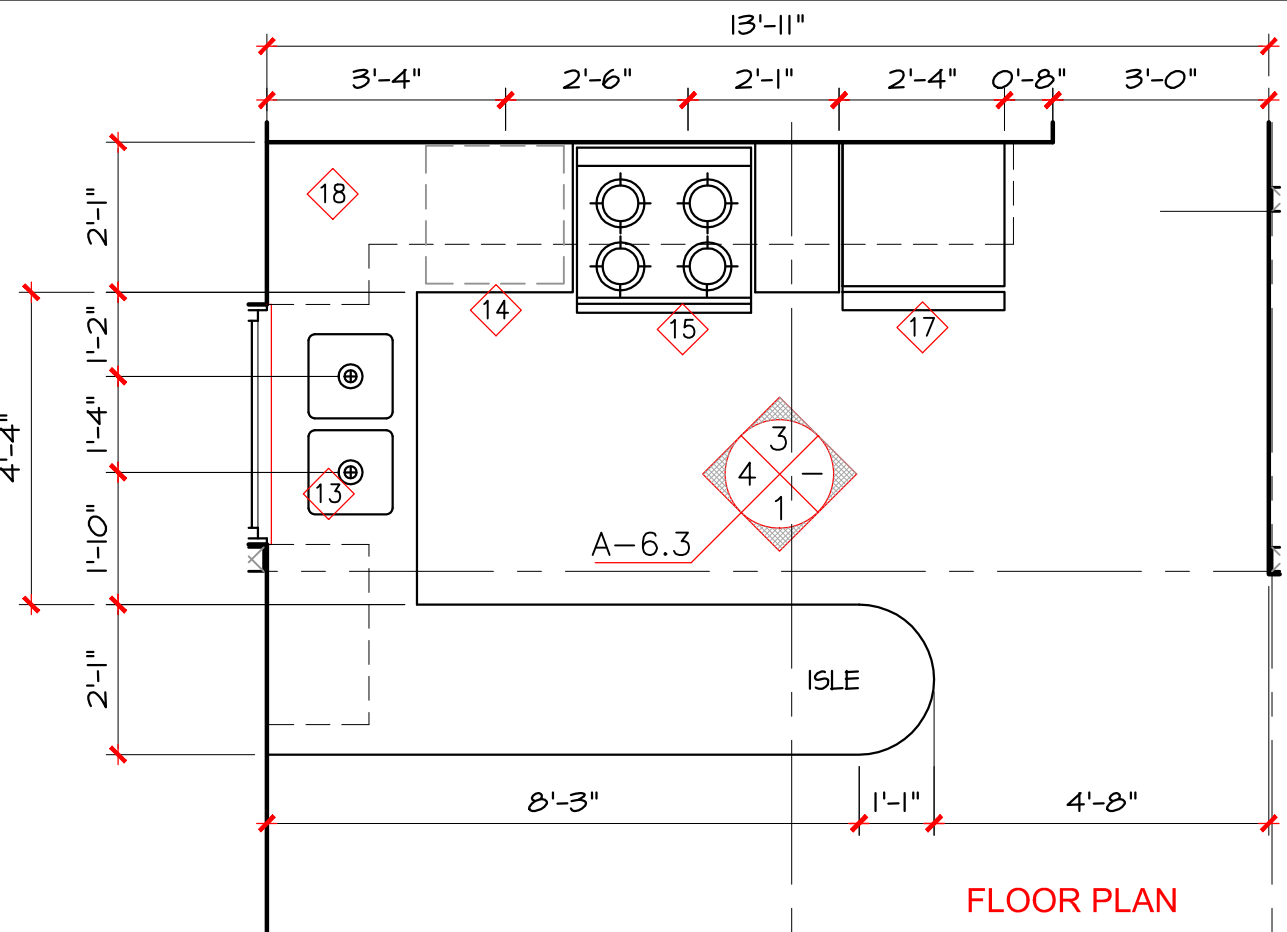
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ELEVATION #3



ELEVATION #1

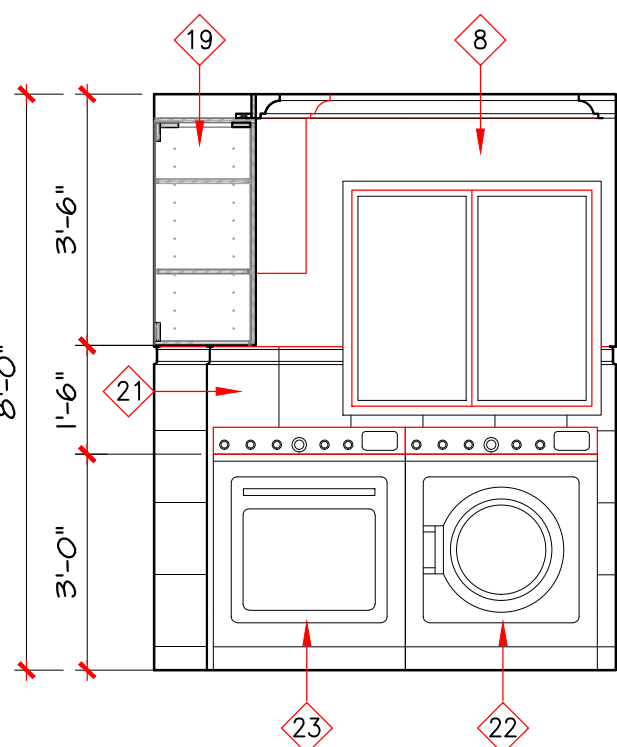


FLOOR PLAN

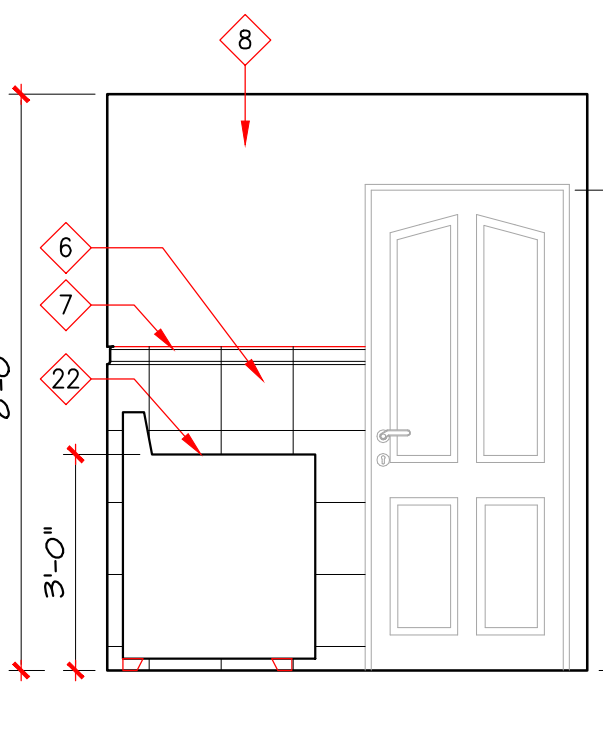
KITCHEN

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

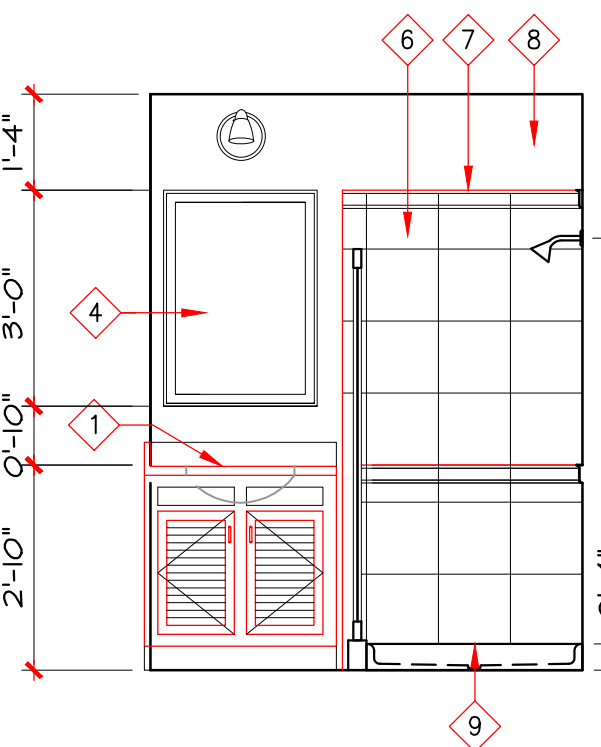
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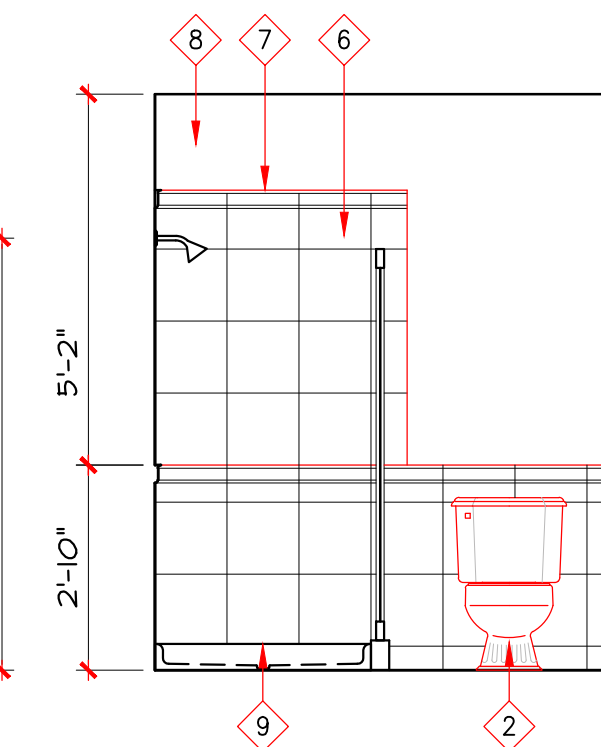
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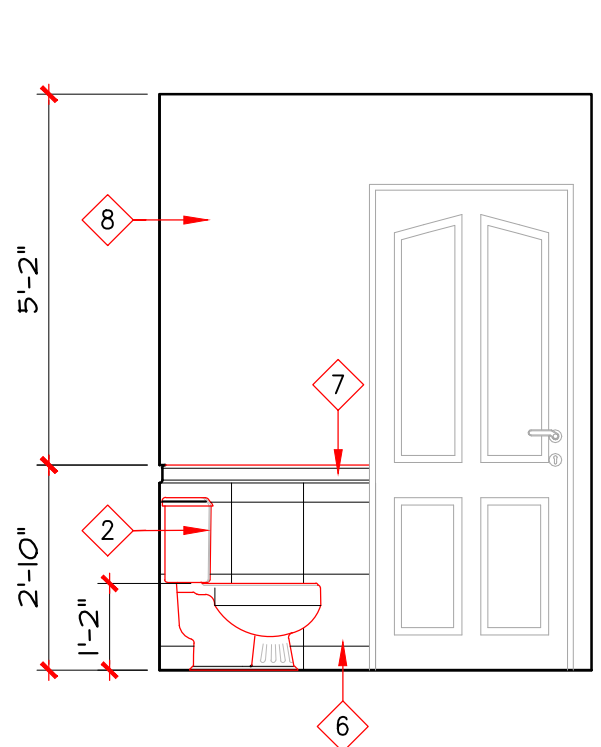
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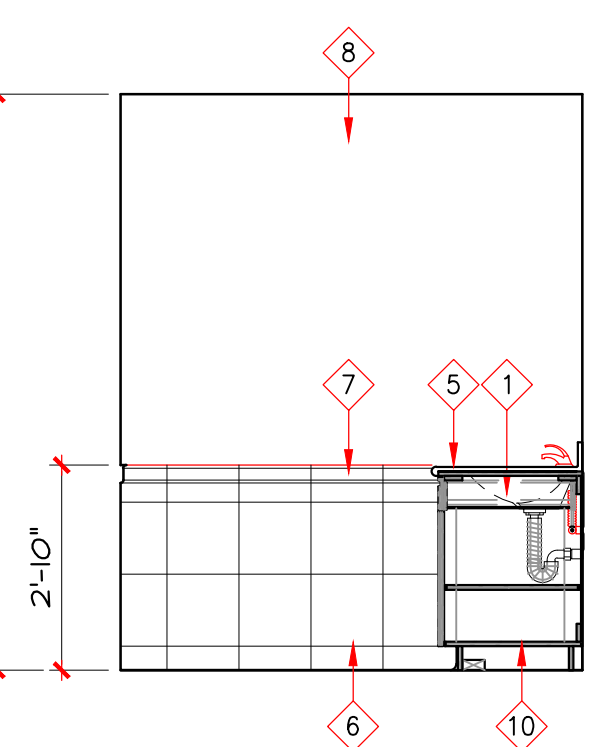
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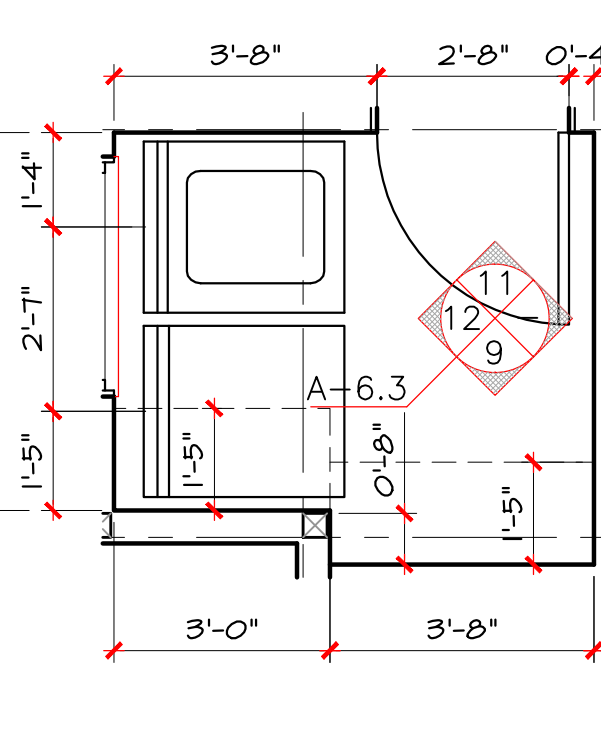
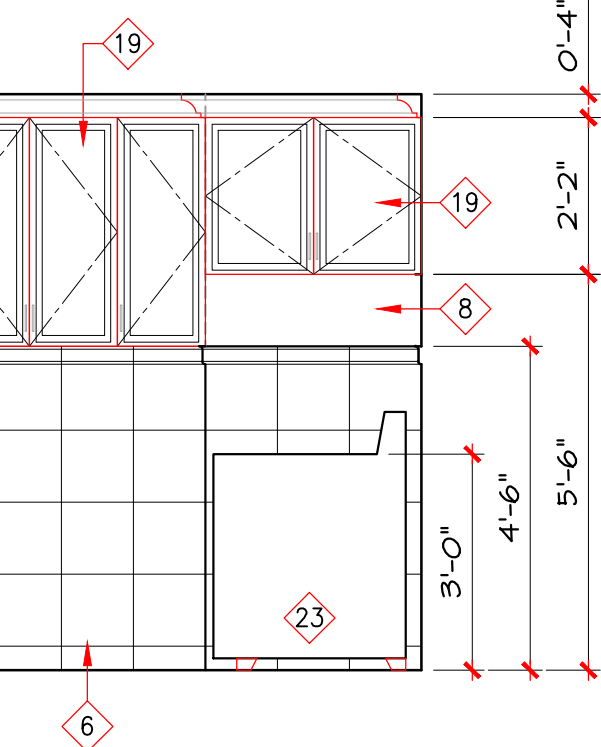
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ELEVATION #6



ELEVATION #9 & 5



FLOOR PLAN

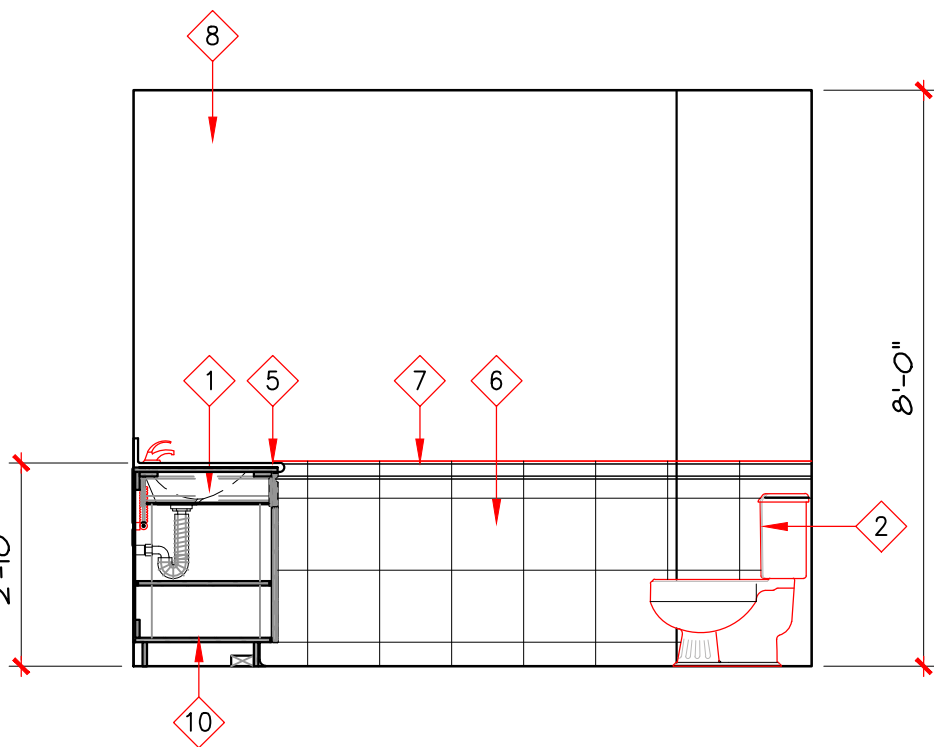
BATHROOM # 1 & LAUNDRY

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

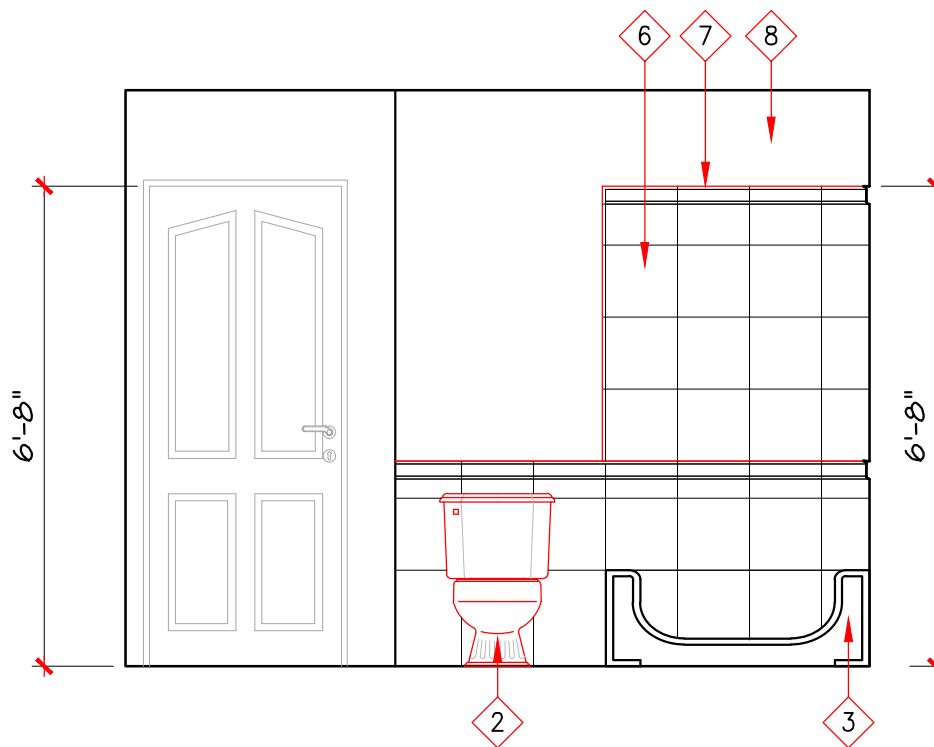
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BATHROOM KEY NOTES

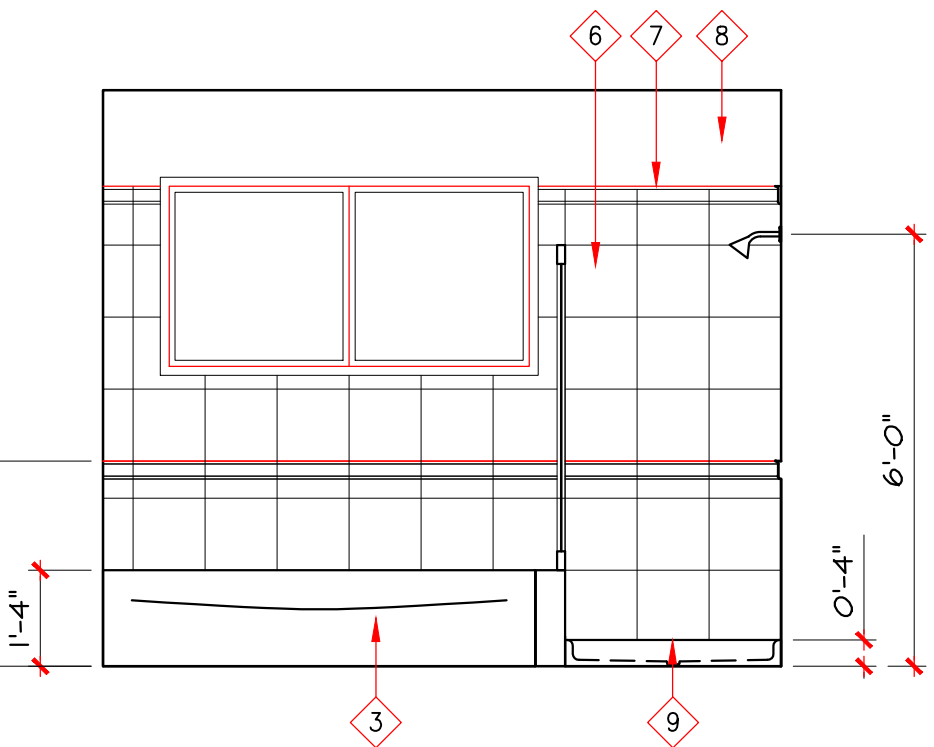
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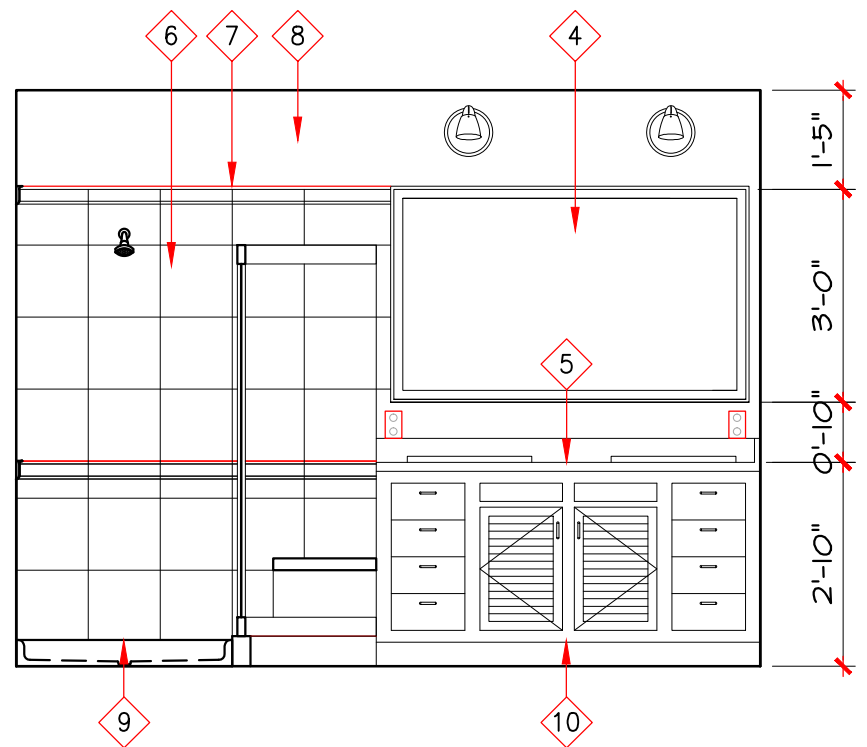
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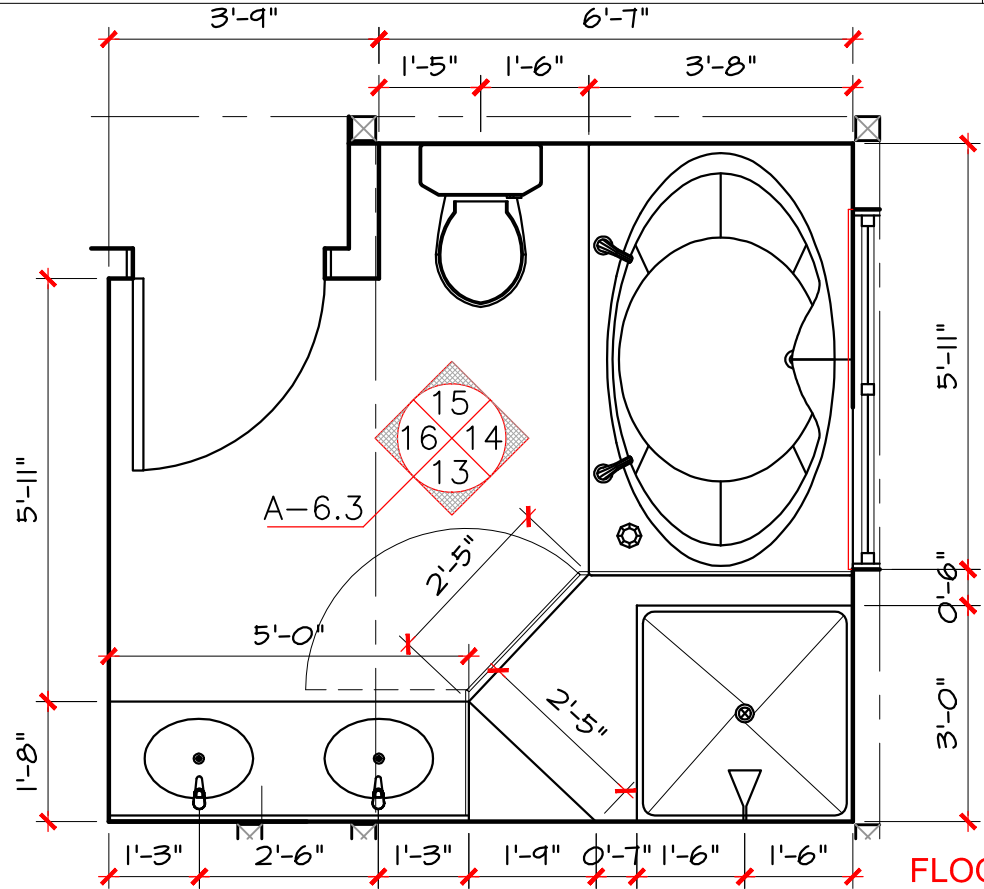
ELEVATION #15



ELEVATION #14



ELEVATION #13



FLOOR PLAN

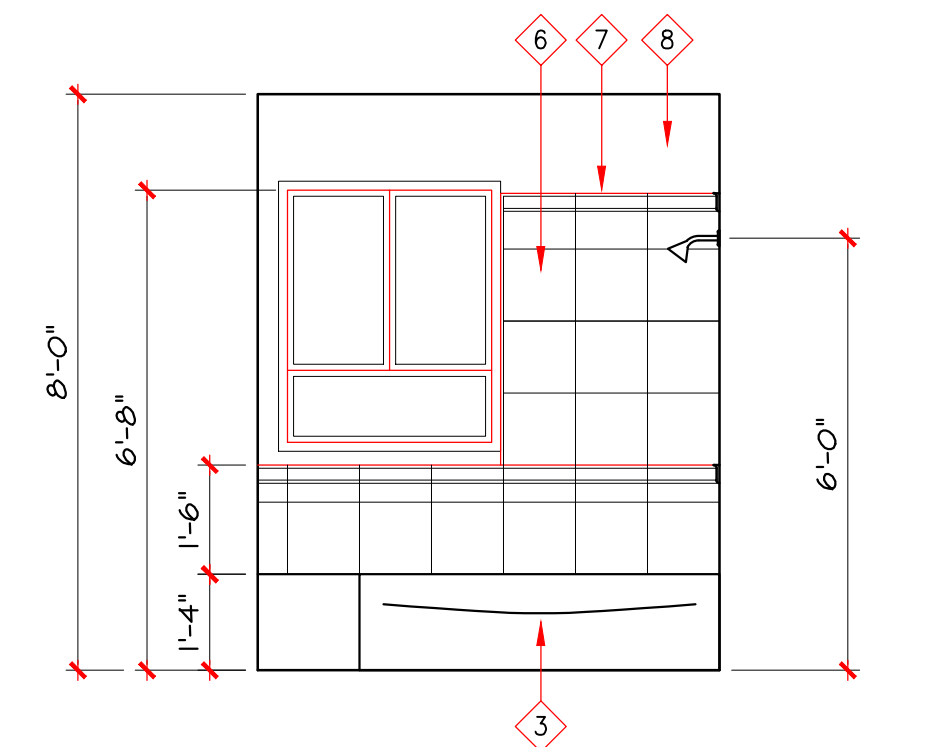
MASTER BATHROOM

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

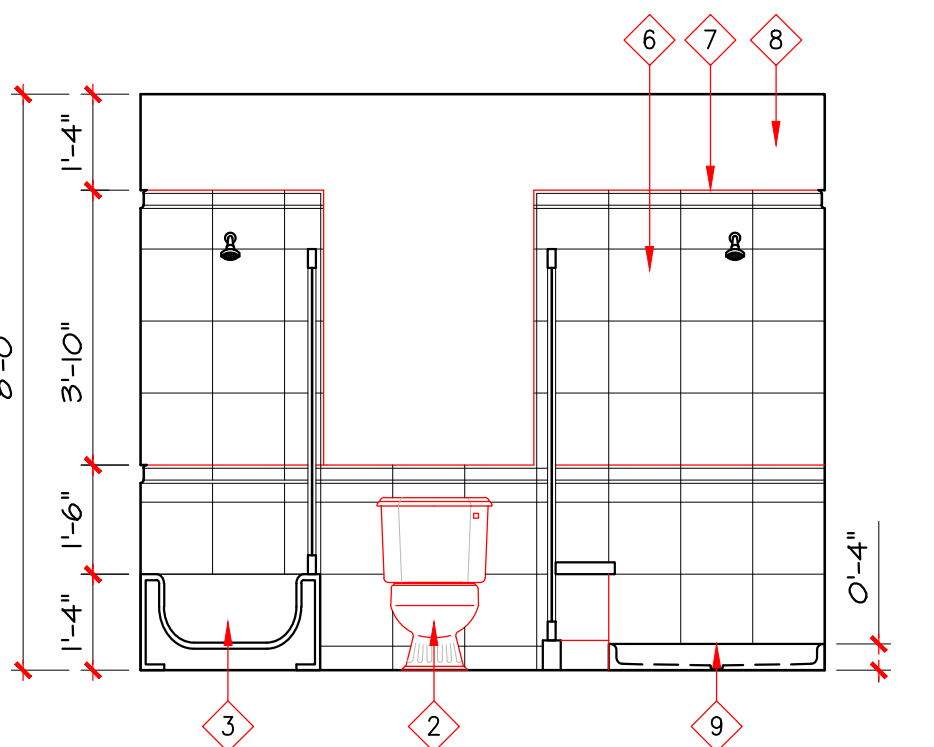
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BATHROOM KEY NOTES

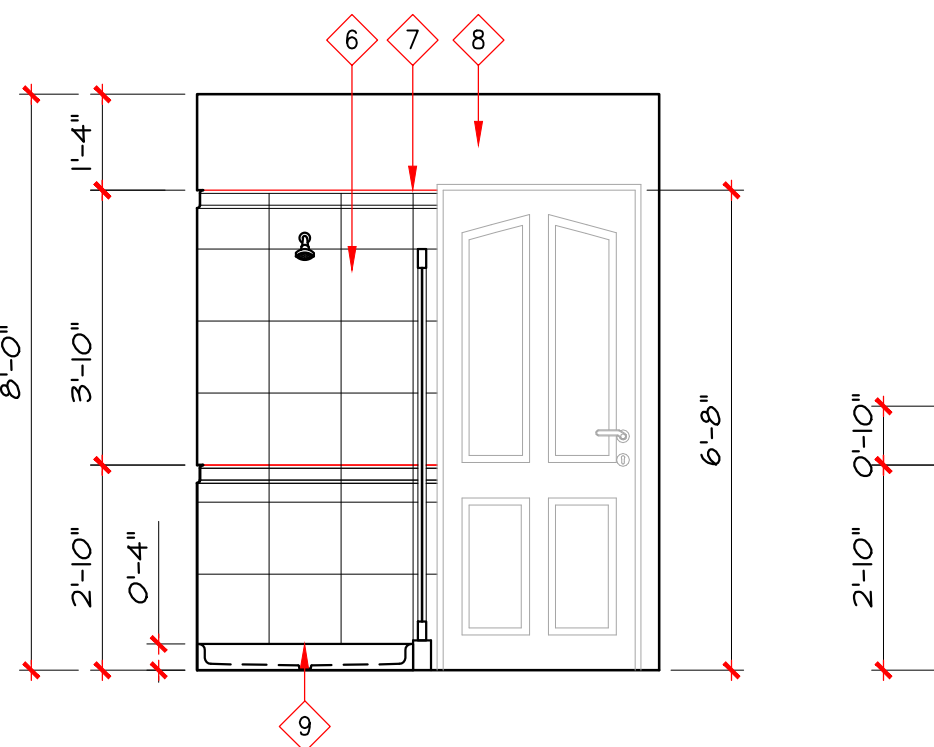
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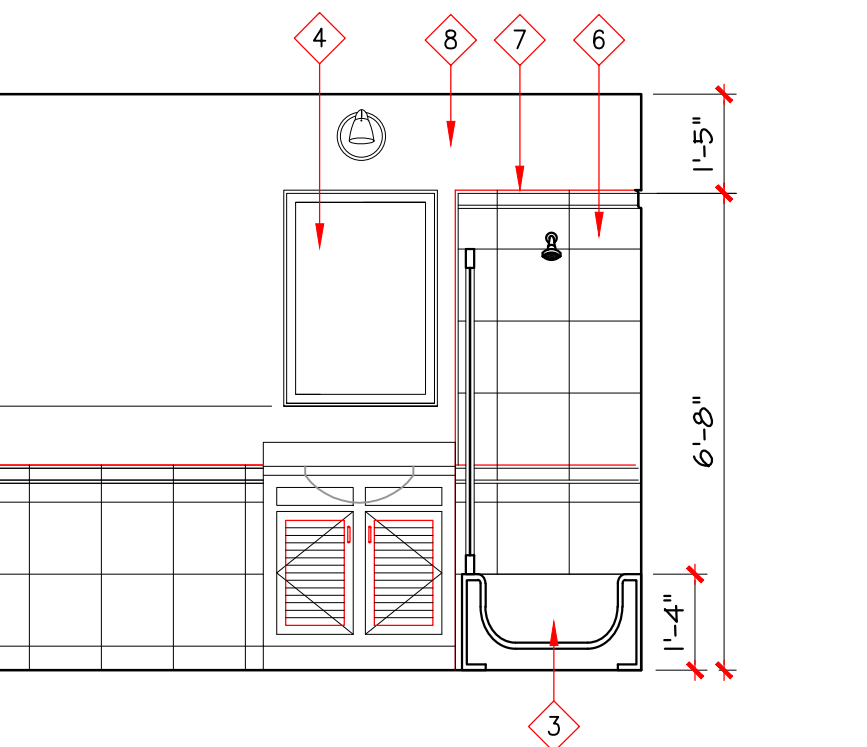
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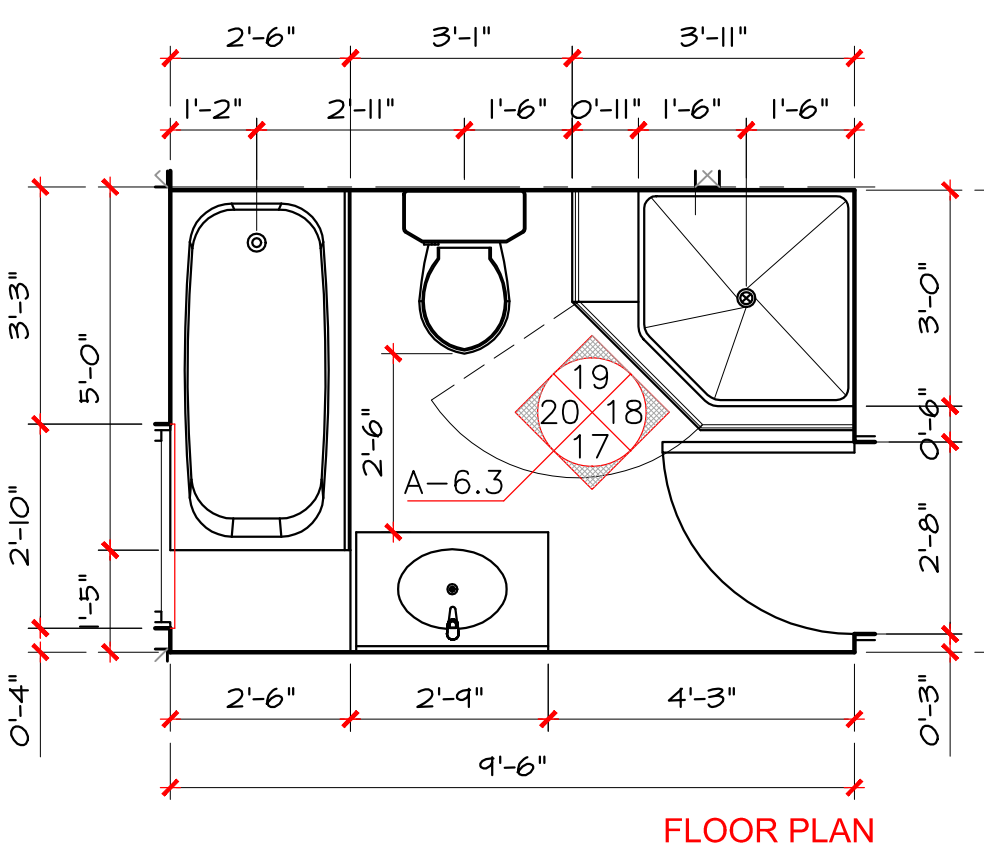
ELEVATION #19



ELEVATION #18



ELEVATION #17



FLOOR PLAN

BATHROOM # 2

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

1

REVISIONS			
No	DATE	REVISIONS	APP

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DEVELOPER:
CONSULTANT:

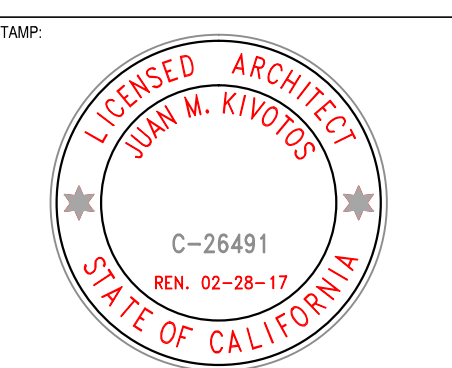


1023 N. HOLLYWOOD WAY, SUITE 200
BURBANK, CA. 91505
PH #: 818-861-7712
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PROJECT DESCRIPTION
28 SMALL LOTS SUBDIVISION
PROJECT NAME
PLUMMER ESTATES

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DRAWN BY **W.T.** DATE **09-13-16**

DESIGN BY **J.K./W.T.** DATE **09-13-16**

SCALE: **AS SHOWN**

JOB NUMBER
40-14035

SHEET TITLE
**INTERIOR ELEVATIONS
TYPE "C"**

SHEET NUMBER
A-5.3

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS: CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED IMMEDIATELY IN WRITING FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARCHITECTURAL CONCEPTS ARE THE PROPERTY AND SHALL REMAIN THE PROPERTY OF J.M. KIVOTOS ARCHITECTS INC., AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO ANY OTHER PARTY FOR USE IN ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER. ANY VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

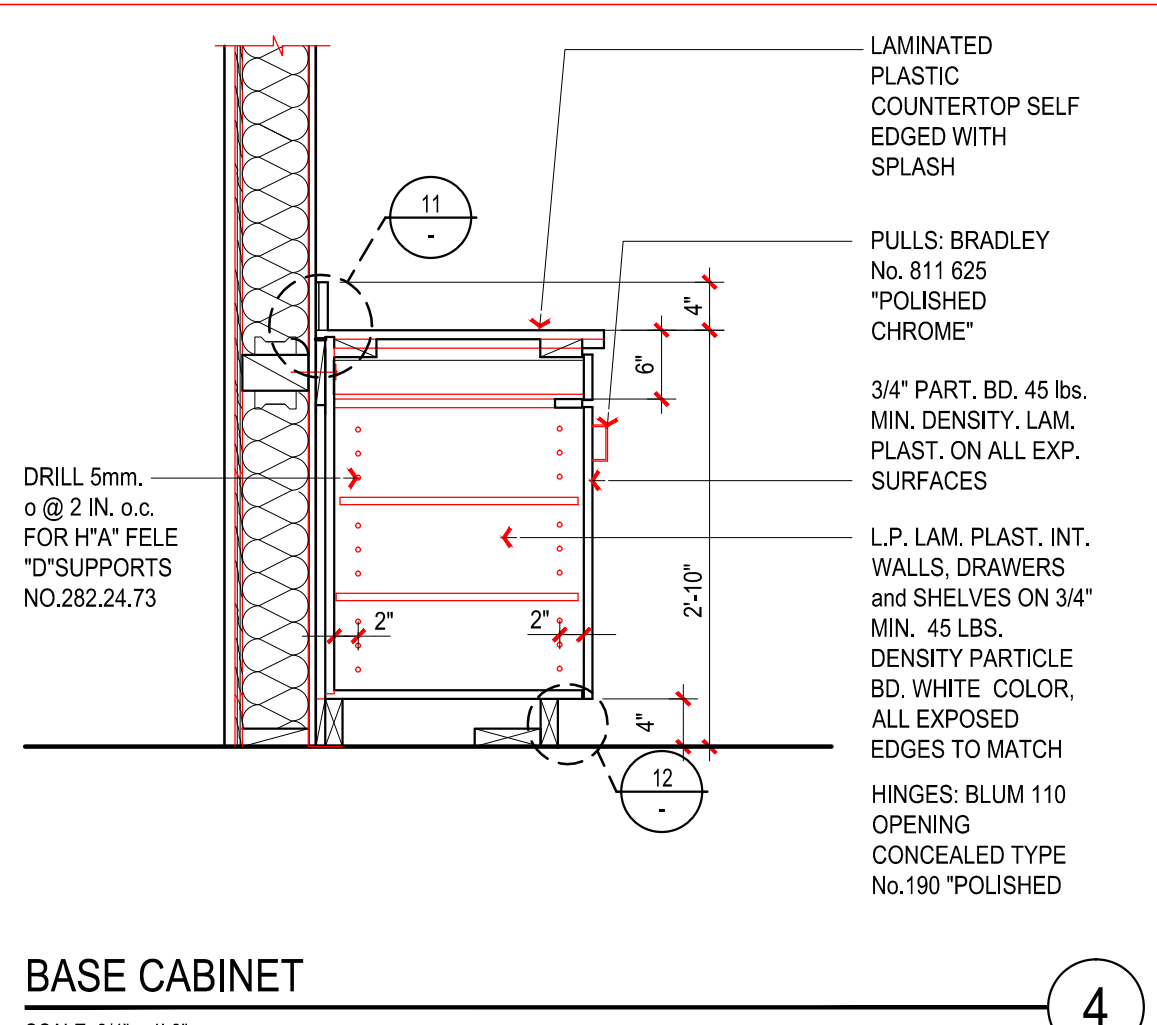
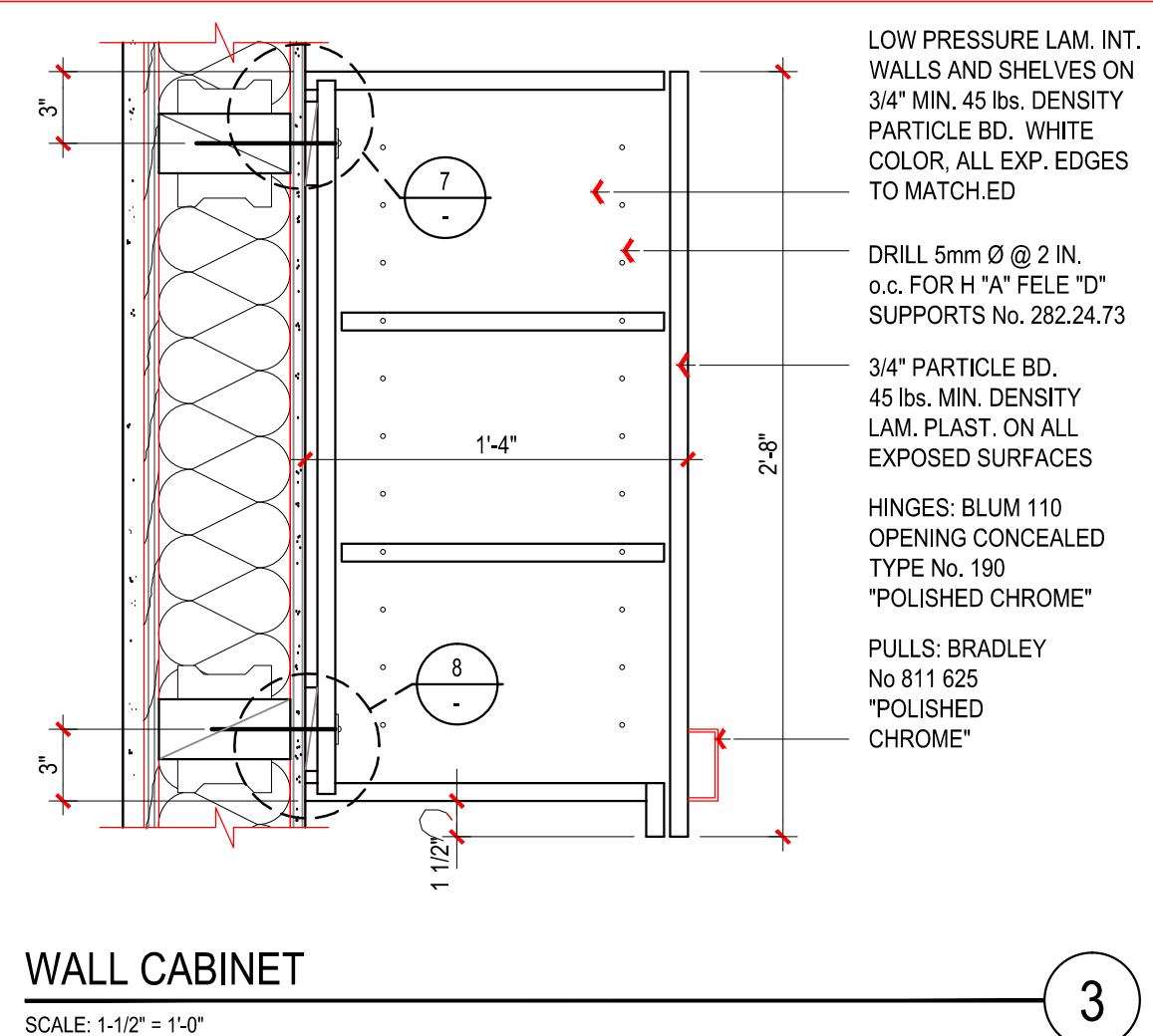
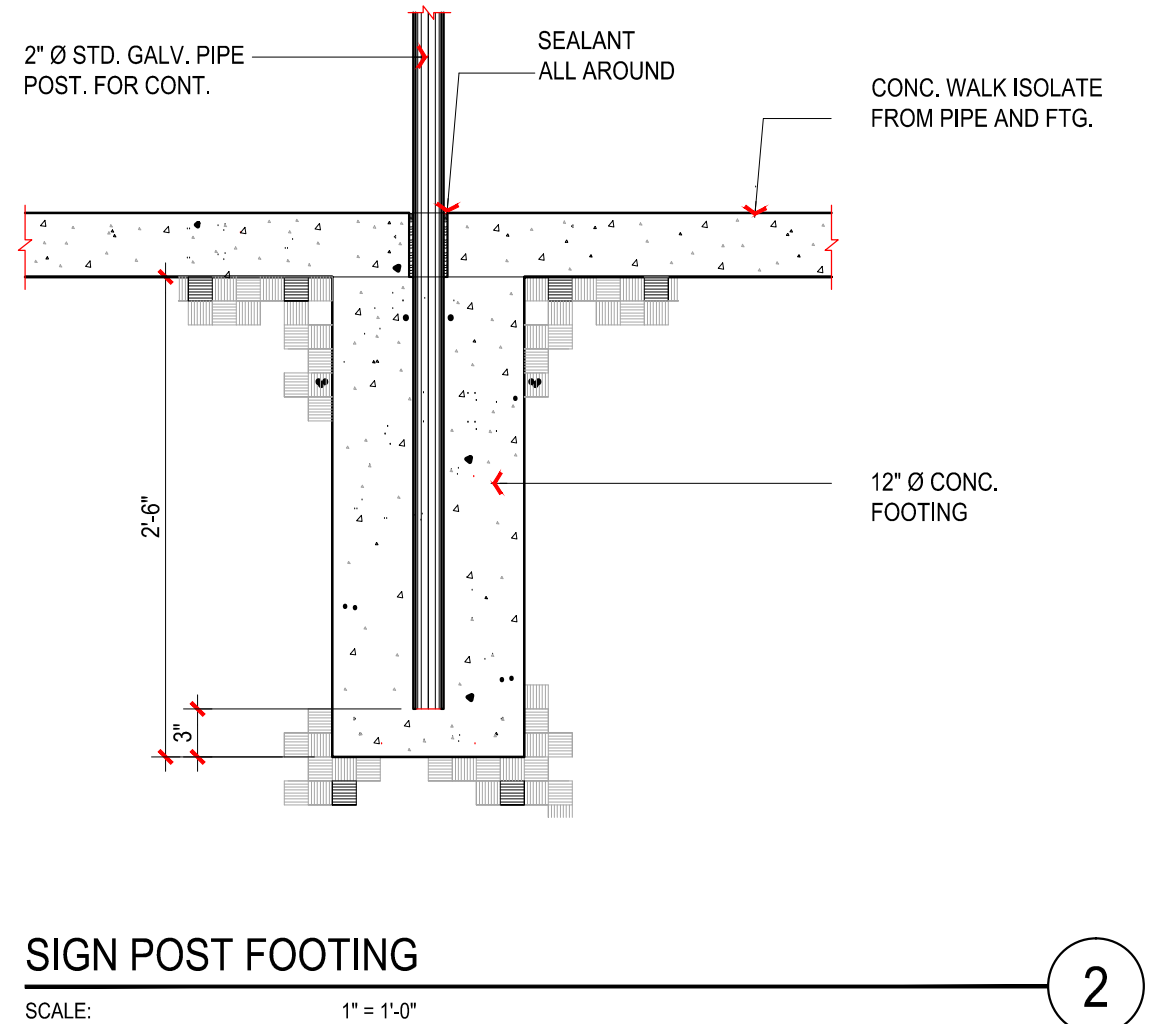
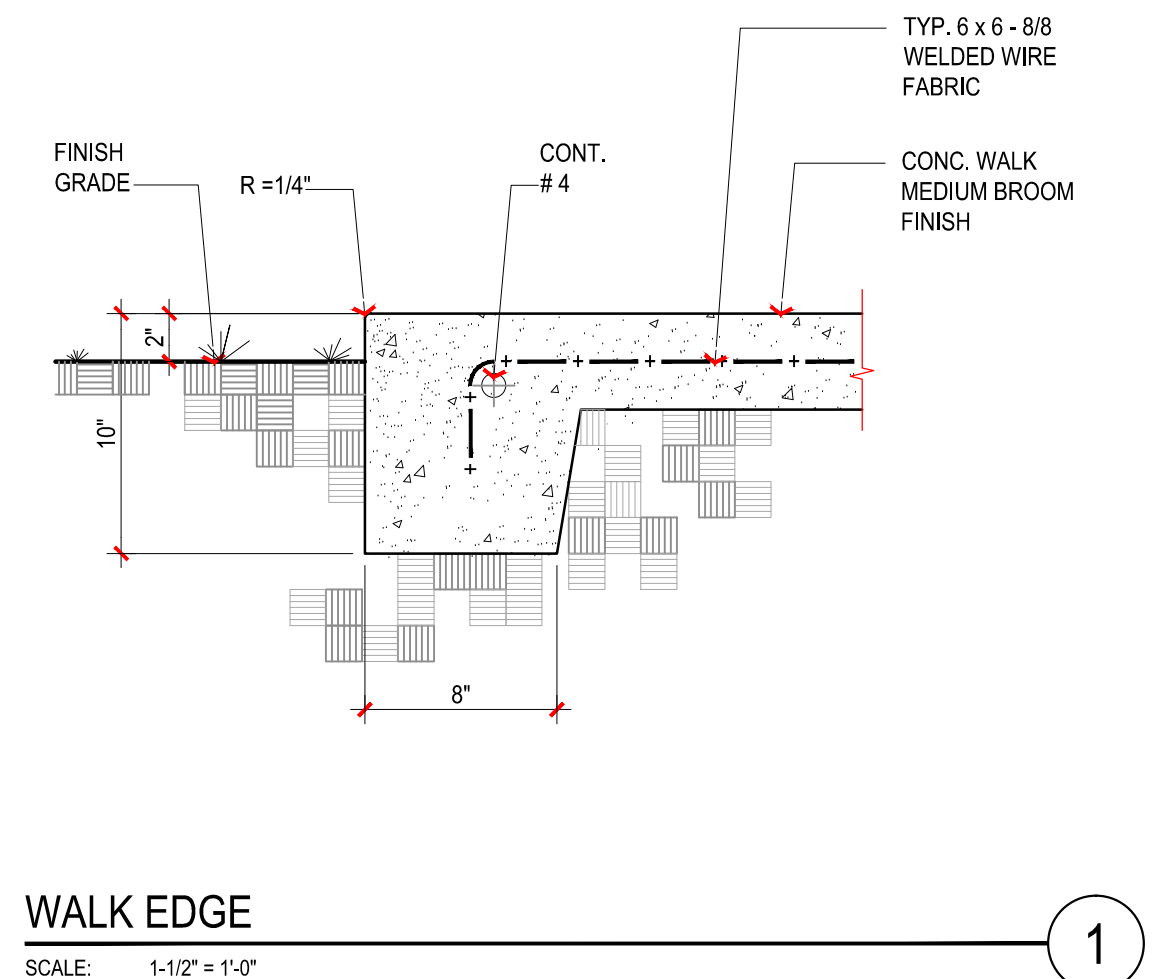
CONSULTANT:

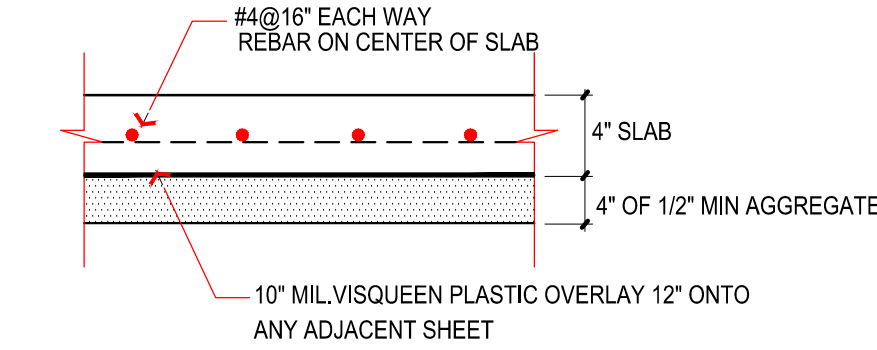


OWNERS NAME
AG PLUMMER LLC

DETAILS

A-7.0





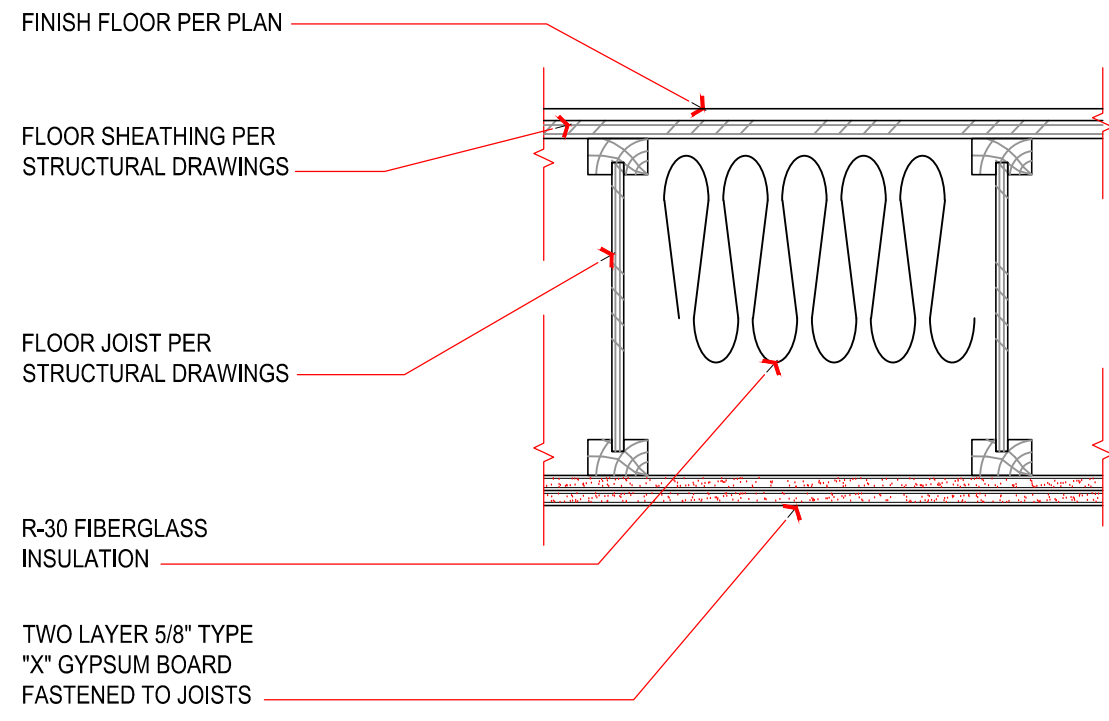
- SEAL ALL SHEET VAPOR BARRIER AT BOUNDARY AND PENETRATIONS (12" MIN. OVERLAP LAYERS)
- SPECIFY THE INFORMATION ON FOUNDATION PLAN:
 - MINIMUM 3-1/2" CONCRETE SLAB ON GRADE - 4" RECOMMENDED
 - MINIMUM 10-MILL POLYETHYLENE VAPOR BARRIER WITH JOINTS LAPPED NOT LESS THAN 6-INCHES.
 - SUPPORT FOR REINFORCEMENT TO MAINTAIN REINFORCEMENT BETWEEN CENTER AND UPPER ONE THIRD OF SLAB FOR THE DURATION OF THE CONCRETE POUR
 - SLAB BELOW GRADE SUPPORTED ON MINIMUM 4-INCH BASE COARSE OF CLEAN GRADED SAND, GRAVEL, OR CRUSHED STONE PASSING 2-INCH SIEVE

SLAB REBAR

SCALE: 1/2" = 1'-0"

17

NOTE:
PROVIDE FIRESTOPS AND DRAFTSTOPS PER U.B.C. SECTION 708. SEAL ALL PENETRATIONS, PER UBC SECTION 710



FLOOR-CEILING SYSTEM, ONE HOUR

SCALE: 1-1/2" = 1'-0"

13

NOTE:
APPLY STRUCTURAL PANELS PER STRUCTURAL DWGS. TO STUDS PRIOR TO APPLICATION OF FINISHES. INCREASE LENGHT OF FASTENER BY AN AMOUNT AT LEAST EQUAL THICKNESS OF THE STRUCTURAL PANEL.

5/8" TYPE "X" GYPSUM BOARD EA. SIDE APPLIED VERTICALLY OR HORIZONTALLY AND NAILED W/ 6d COOLER NAIL AT 7" O.C. W/ END JOINTS ON NAILING MEMBERS. STAGGER JOINTS EA. SIDE.

1/2" PLYWOOD SHEATHING EA. SIDE, PER STRUCT.

2x4 STUDS AT 16" O.C. MAX. EA. SIDE

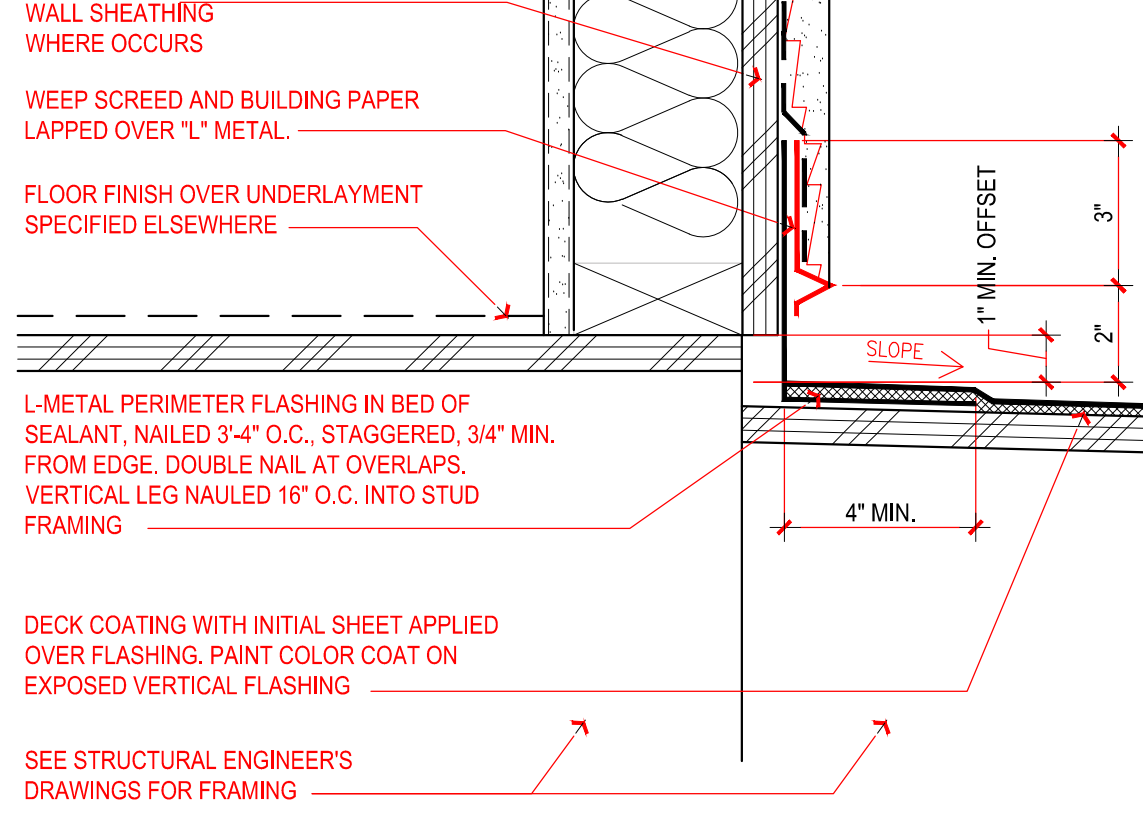
INSULATION AS REQUIRED EA. SIDE

NOTE:
WHERE WASTE AND WATER SUPPLY PIPING IS REQUIRED IN WALLS, THE WALL SHALL BE CONSTRUCTED W/ THE FOLLOWING REVISIONS:
1. 2x6 STUDS ON 2x6 PLATE. SEE UNIT PLANS FOR LOCATIONS OF DOUBLE 2x4 WALLS.
2. ONE LAYER OF R-19 INSULATION BATTS SNUGLY FITTED BETWEEN THE STUDS WHERE PIPING OCCURS.

DEMISE WALL, ONE HOUR

SCALE: 1-1/2" = 1'-0"

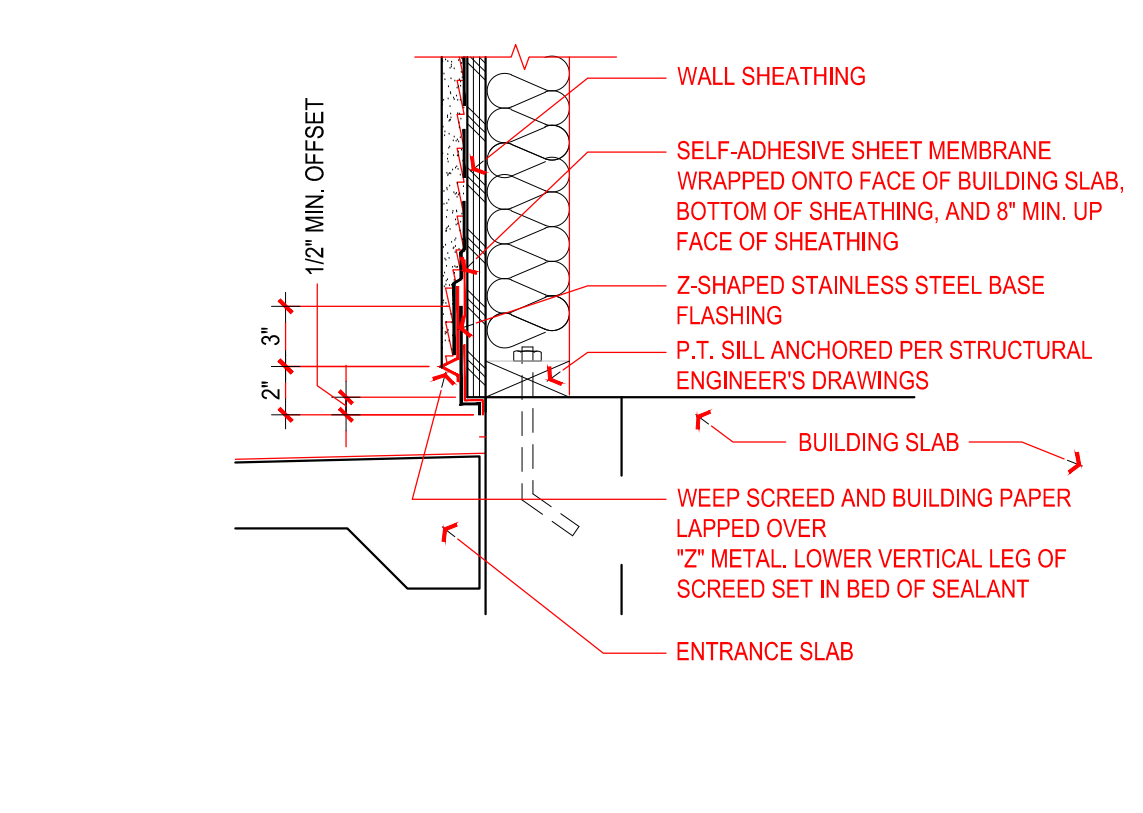
9



WEEP SCREED AT BALCONY

SCALE: 3" = 1'-0"

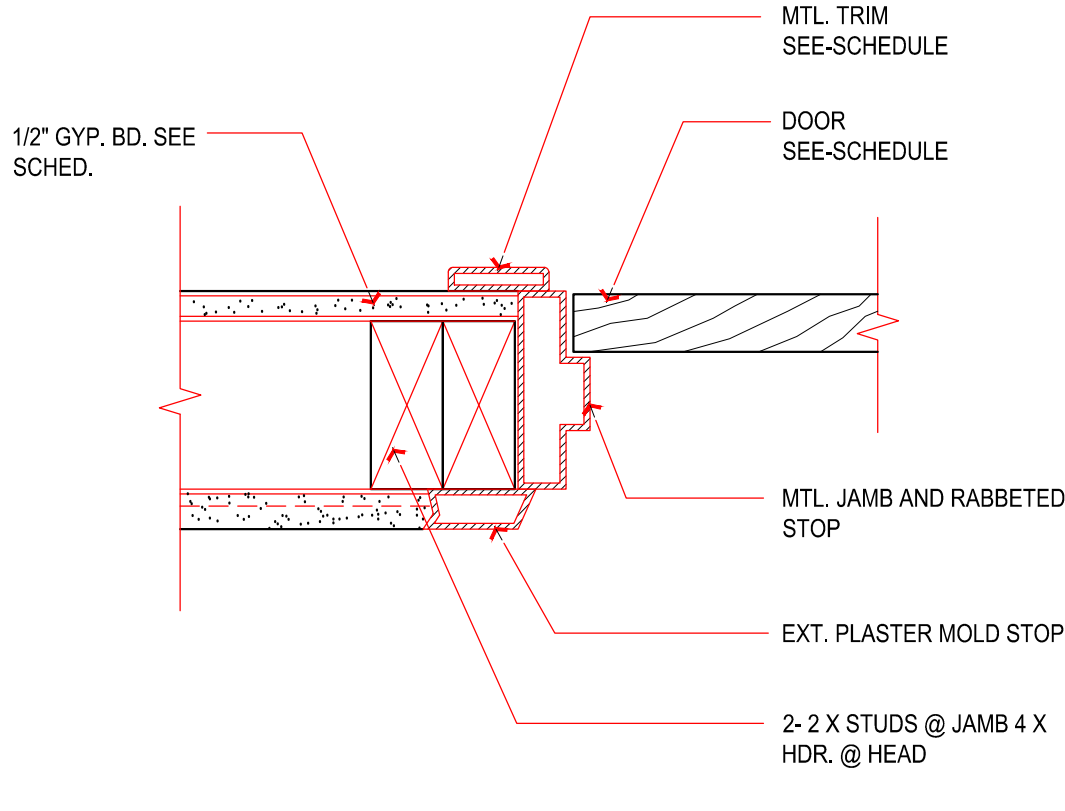
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WEEP SCREED AT ENTRY LEVEL

SCALE: 1-1/2" = 1'-0"

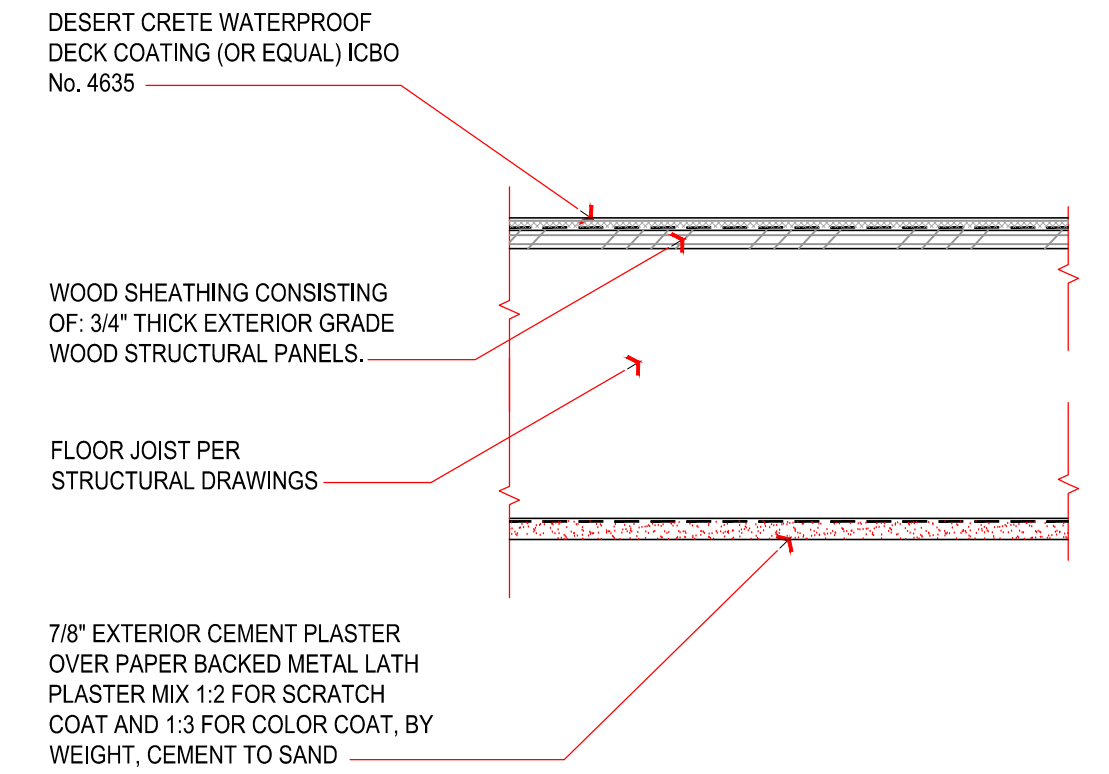
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ENTRY DOOR HEAD/ JAMB

SCALE: 3" = 1'-0"

18



FLOOR-CEILING SYSTEM, ONE HOUR

SCALE: 1-1/2" = 1'-0"

14

NOTE:
APPLY STRUCTURAL PANELS PER STRUCTURAL DWGS. TO STUDS PRIOR TO APPLICATION OF FINISHES. INCREASE LENGHT OF FASTENER BY AN AMOUNT AT LEAST EQUAL THICKNESS OF THE STRUCTURAL PANEL.

5/8" TYPE "X" GYPSUM BOARD EA. SIDE APPLIED VERTICALLY OR HORIZONTALLY AND NAILED W/ 6d COOLER NAIL AT 7" O.C. W/ END JOINTS ON NAILING MEMBERS. STAGGER JOINTS EA. SIDE.

1/2" PLYWOOD SHEATHING, PER STRUCT.

2x4 STUDS AT 16" O.C. MAX.

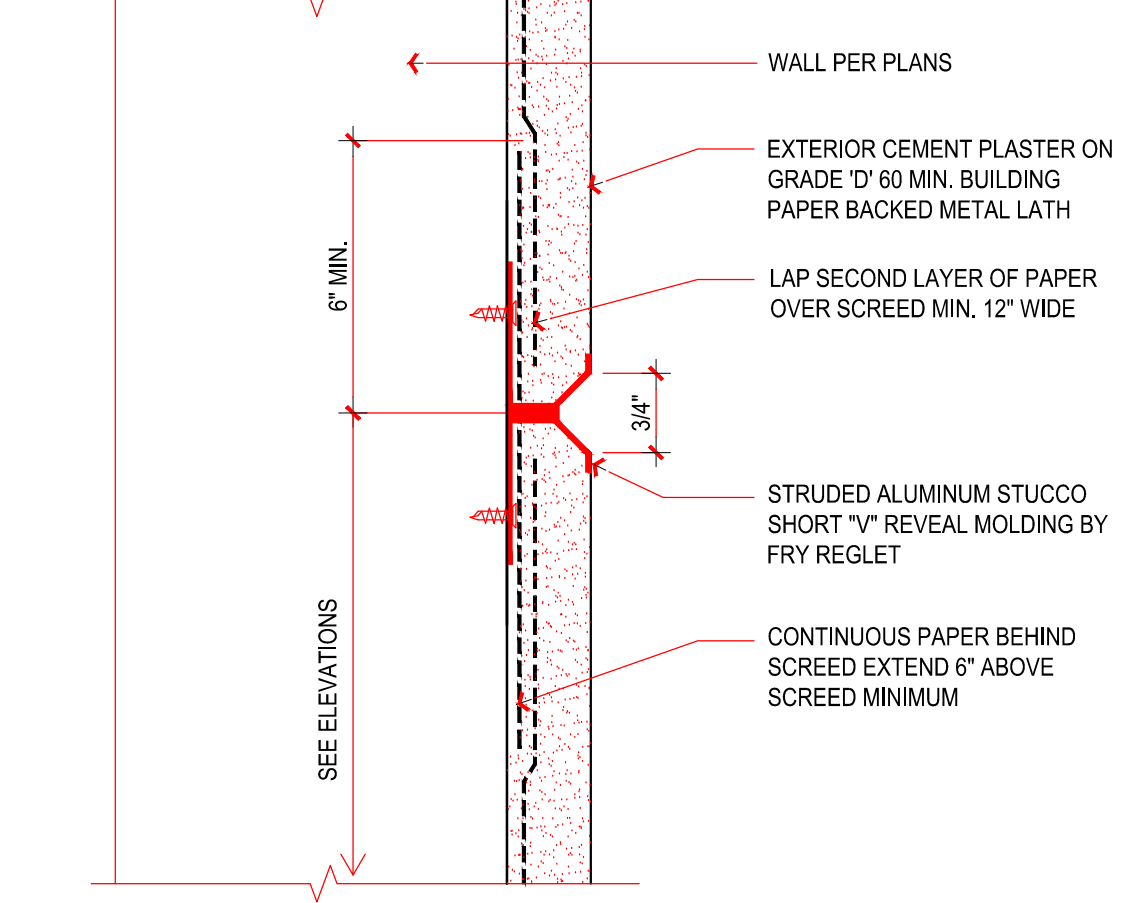
INSULATION AS REQUIRED

NOTE:
WHERE WASTE AND WATER SUPPLY PIPING IS REQUIRED IN WALLS, THE WALL SHALL BE CONSTRUCTED W/ THE FOLLOWING REVISIONS:
1. 2x6 STUDS ON 2x6 PLATE. SEE UNIT PLANS FOR LOCATIONS OF DOUBLE 2x4 WALLS.
2. ONE LAYER OF R-19 INSULATION BATTS SNUGLY FITTED BETWEEN THE STUDS WHERE PIPING OCCURS.

INTERIOR WALL, ONE HOUR

SCALE: 1-1/2" = 1'-0"

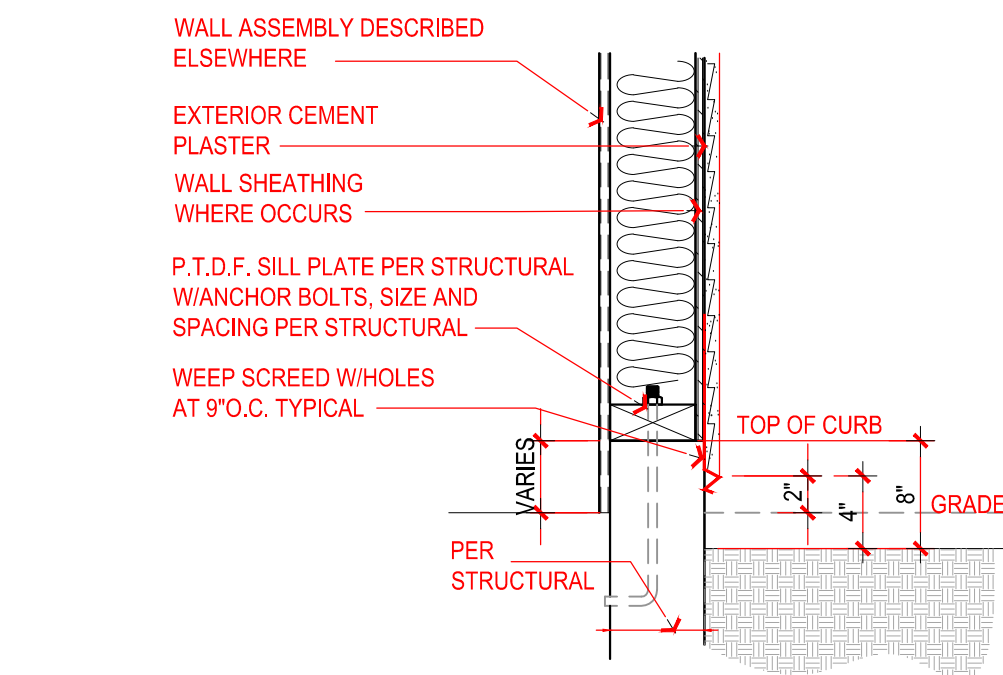
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"V" REVEAL MOLDING

SCALE: 6" = 1'-0" (Half Scale)

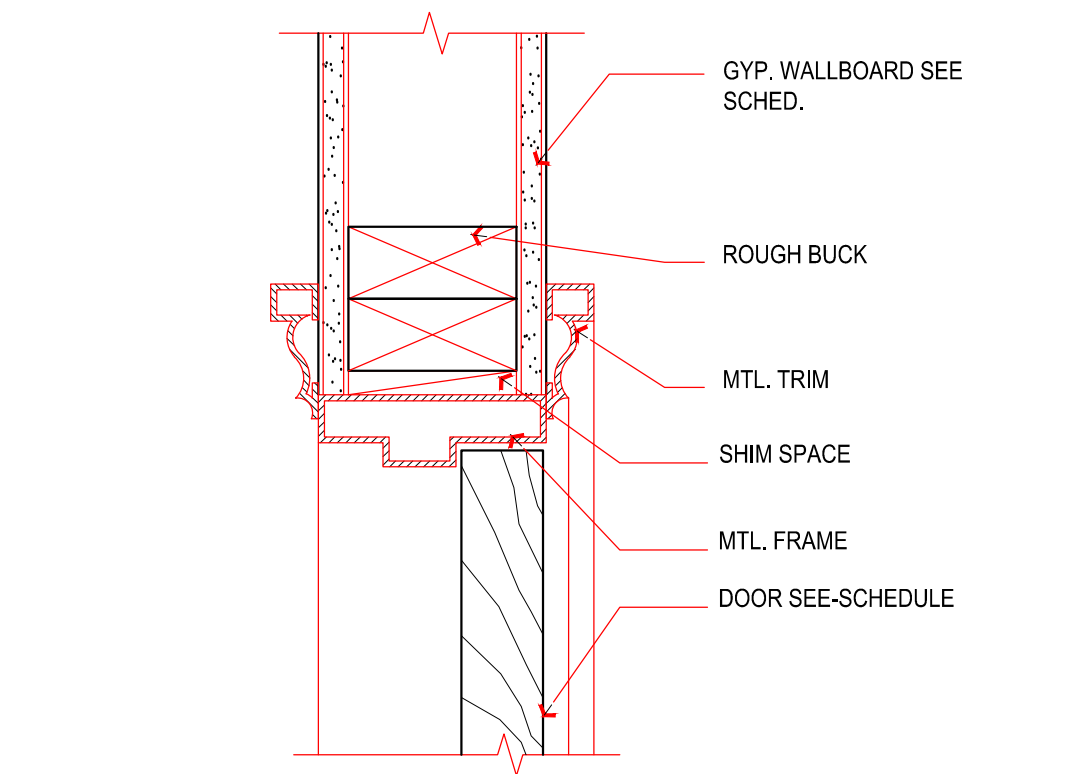
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WEEP SCREED

SCALE: 1-1/2" = 1'-0"

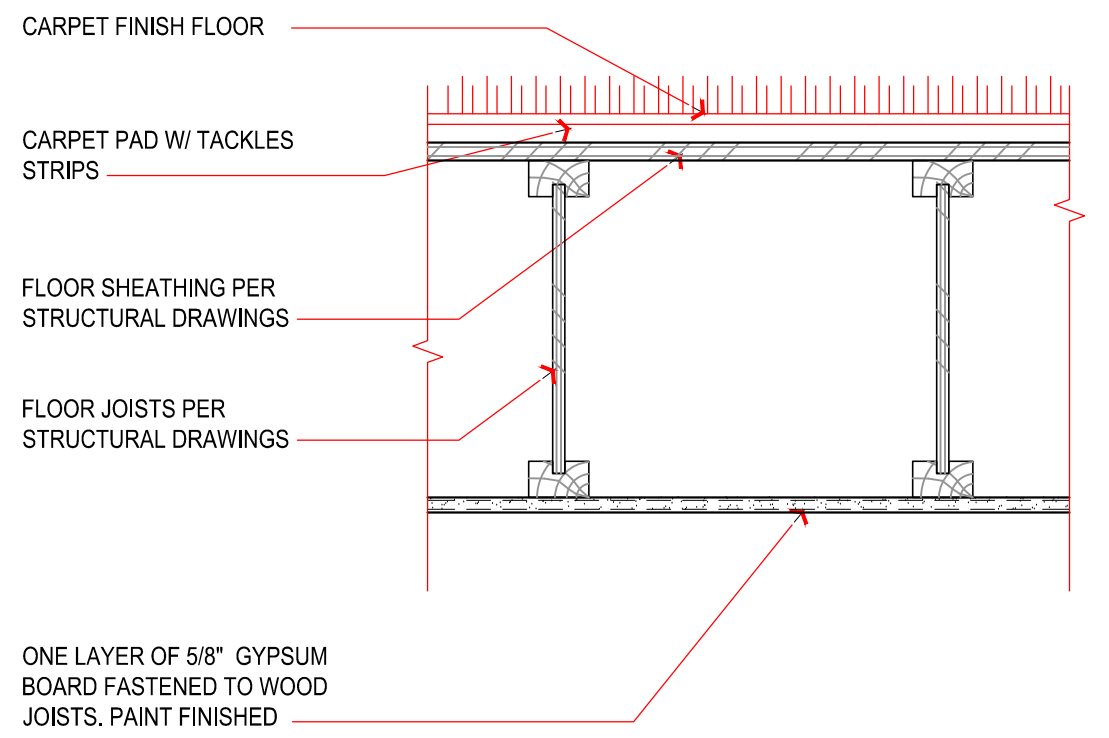
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INTERIOR DOOR HEAD/ JAMB

SCALE: 3" = 1'-0"

19



FLOOR-CEILING SYSTEM, NOT RATED

SCALE: 1-1/2" = 1'-0"

15

NOTE:
APPLY STRUCTURAL PANELS PER STRUCTURAL DWGS. TO STUDS PRIOR TO APPLICATION OF FINISHES. INCREASE LENGHT OF FASTENER BY AN AMOUNT AT LEAST EQUAL THICKNESS OF THE STRUCTURAL PANEL.

5/8" TYPE "X" GYPSUM BOARD EA. SIDE APPLIED VERTICALLY OR HORIZONTALLY AND NAILED W/ 6d COOLER NAIL AT 7" O.C. W/ END JOINTS ON NAILING MEMBERS. STAGGER JOINTS EA. SIDE.

2x4 STUDS AT 16" O.C. MAX.

INSULATION AS REQUIRED

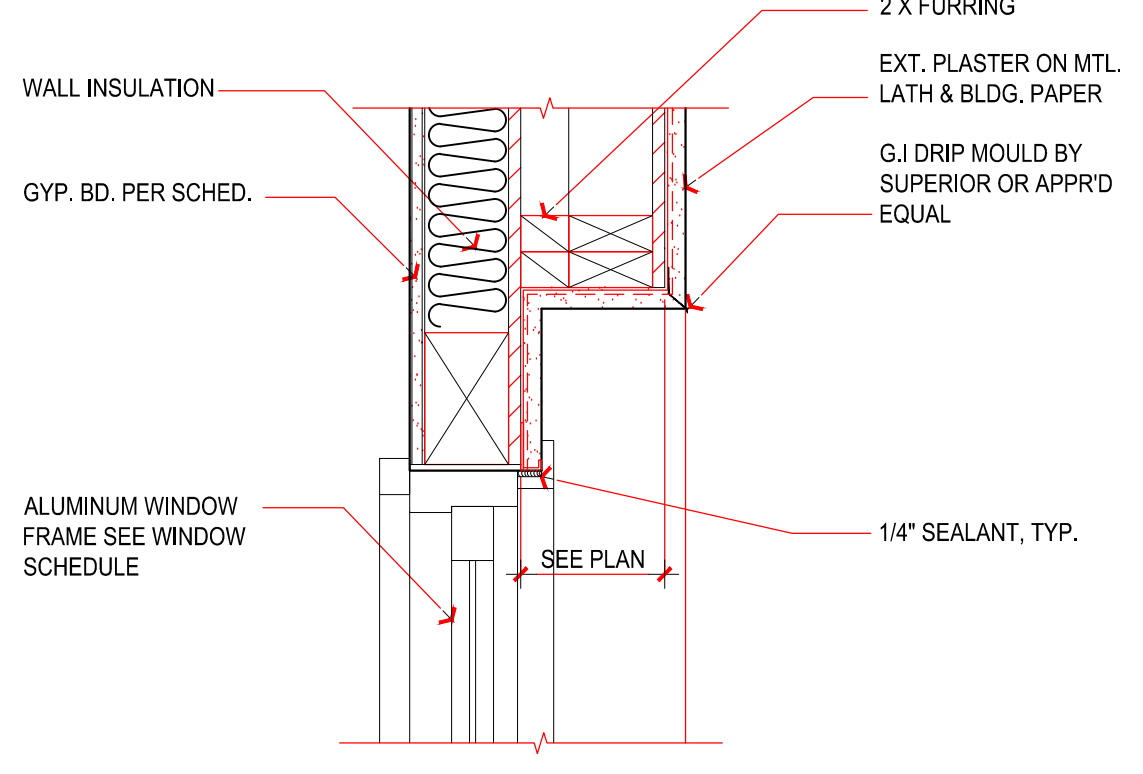
7/8" EXTERIOR CEMENT PLASTER OVER PAPER BACKED METAL LATH, PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 FOR BROWN COAT, BY VOLUME, CEMENT TO SAND.

NOTE:
WHERE WASTE AND WATER SUPPLY PIPING IS REQUIRED IN WALLS, THE WALL SHALL BE CONSTRUCTED W/ THE FOLLOWING REVISIONS:
1. 2x6 STUDS ON 2x6 PLATE. SEE UNIT PLANS FOR LOCATIONS OF DOUBLE 2x4 WALLS.
2. ONE LAYER OF R-19 INSULATION BATTS SNUGLY FITTED BETWEEN THE STUDS WHERE PIPING OCCURS.

EXTERIOR WALL, ONE HOUR

SCALE: 1-1/2" = 1'-0"

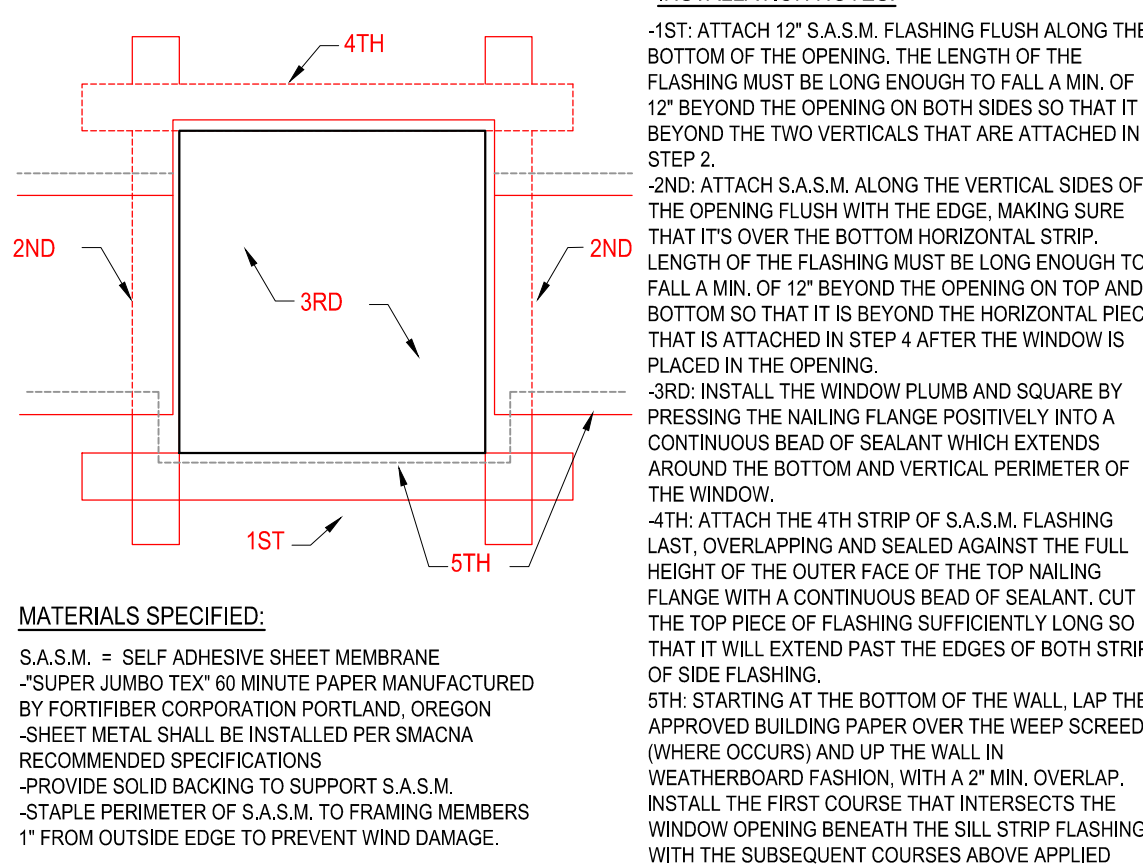
11



RECESSED WINDOW HEAD/JAMB

SCALE: 1-1/2" = 1'-0"

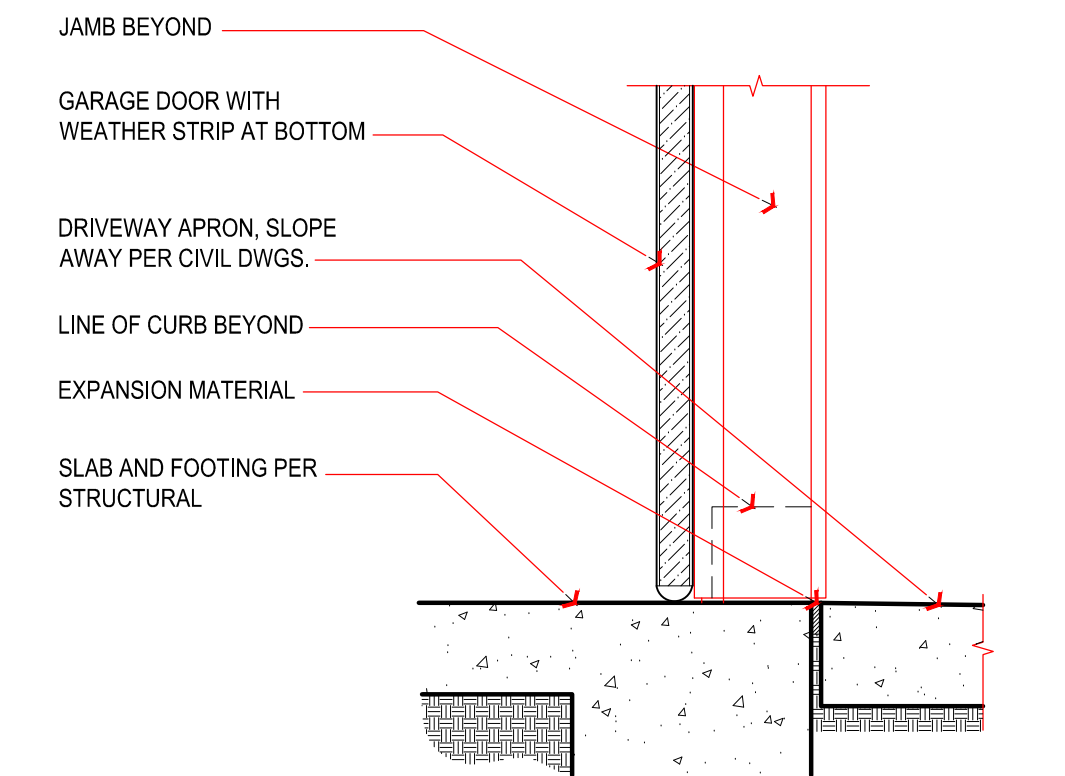
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TYPICAL WINDOW FLASHING

SCALE: N.T.S.

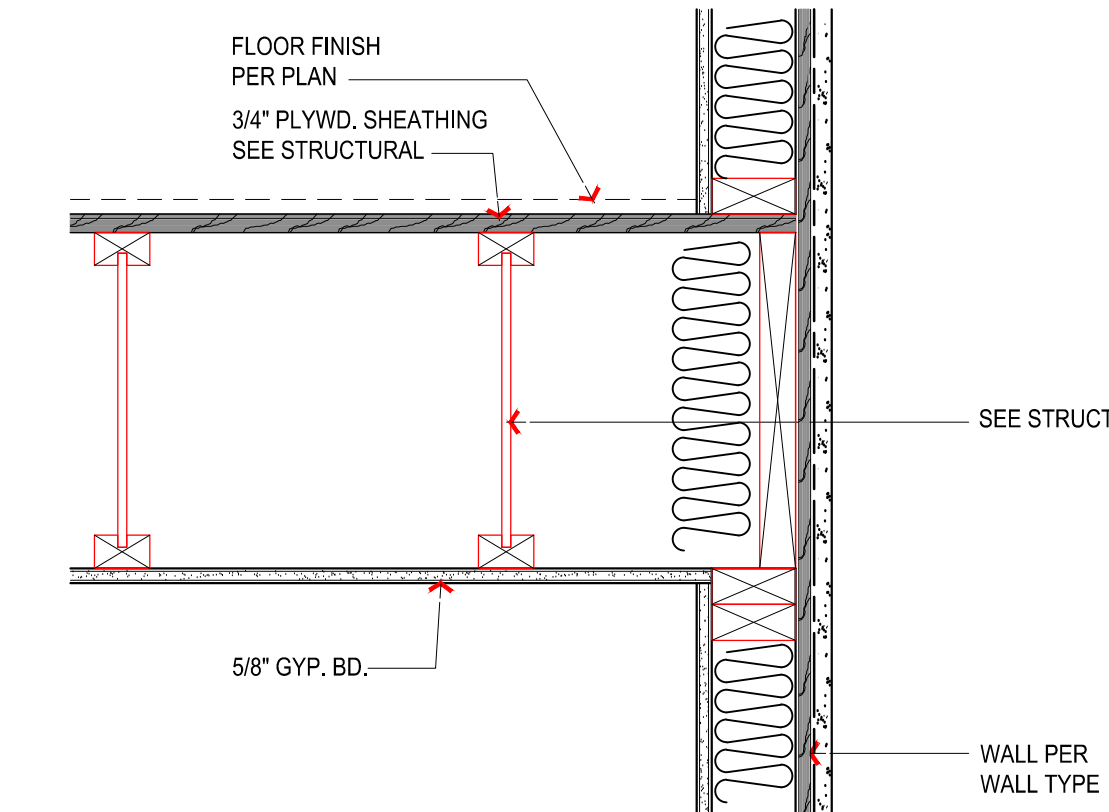
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GARAGE DOOR SILL

SCALE: 1-1/2" = 1'-0"

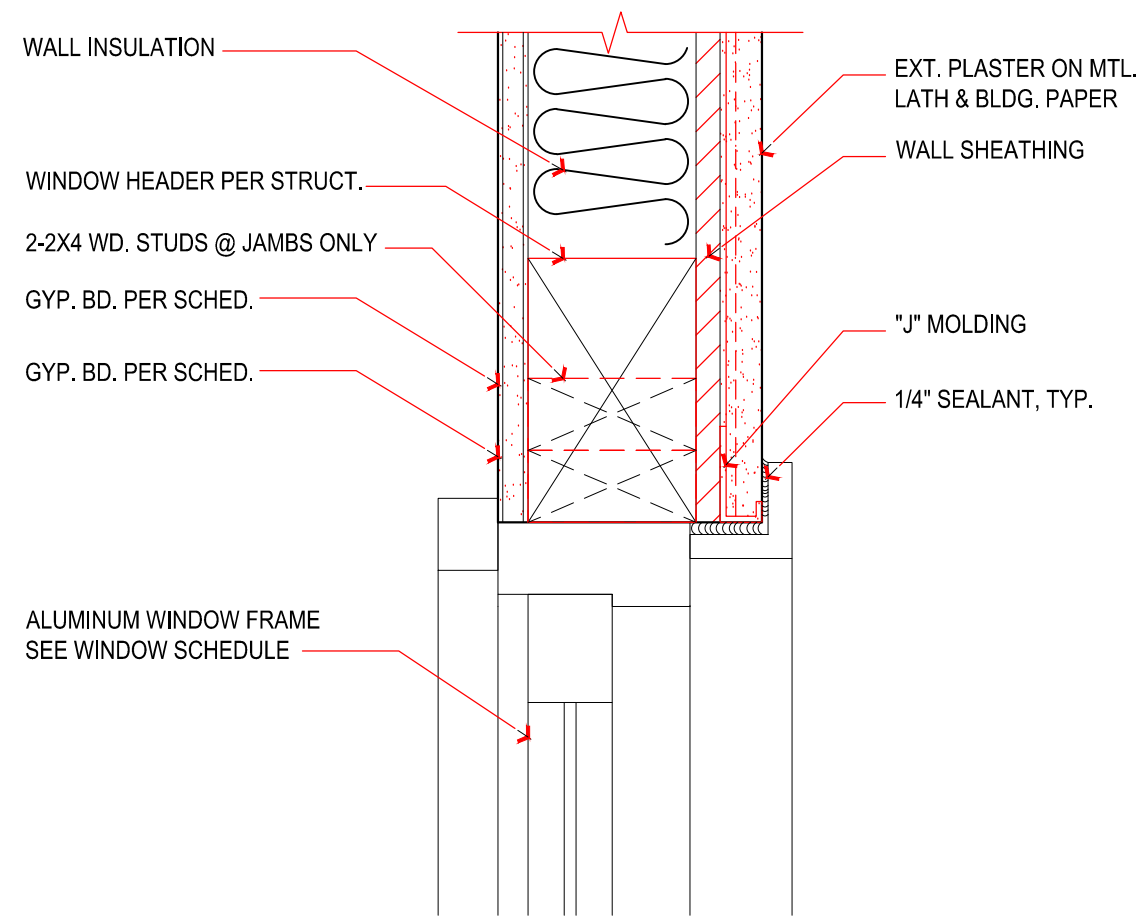
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CEILING

SCALE: 1-1/2" = 1'-0"

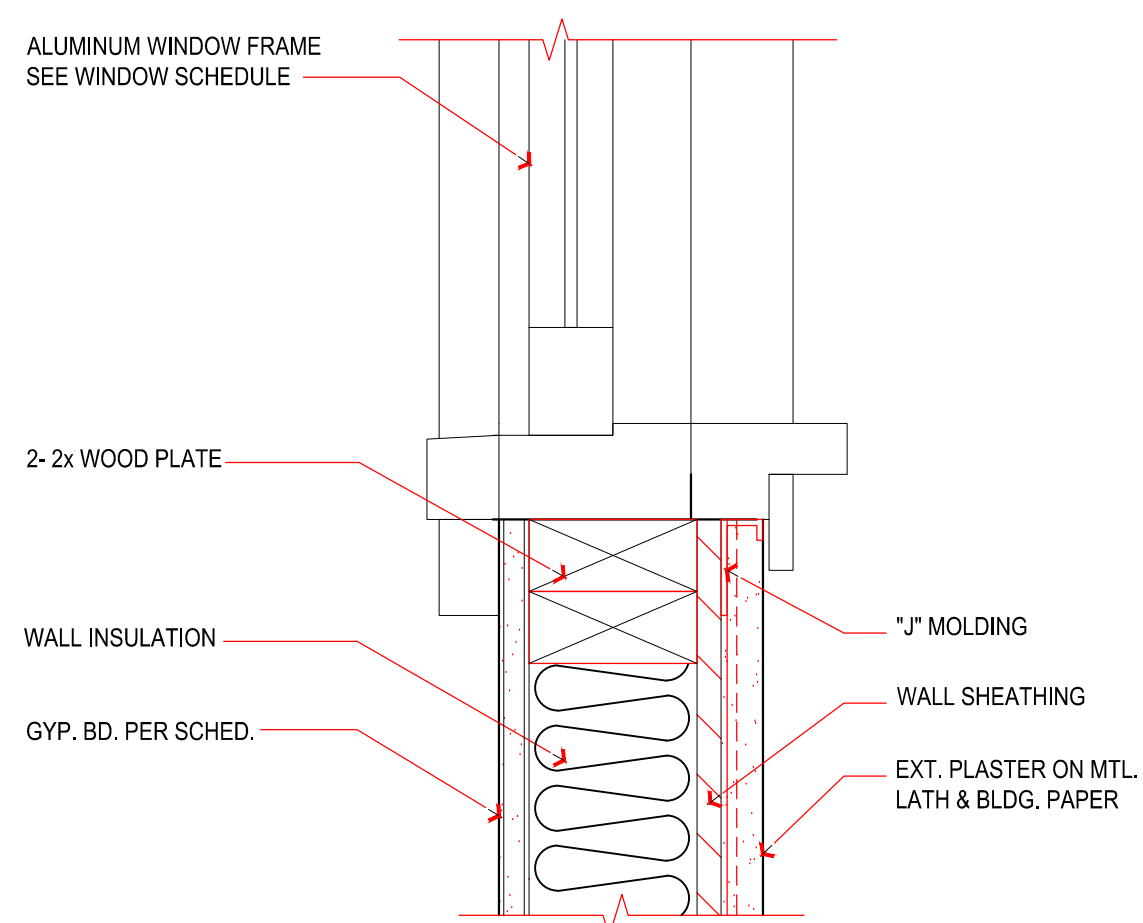
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WINDOW HEAD/ JAMB

SCALE: 3" = 1'-0"

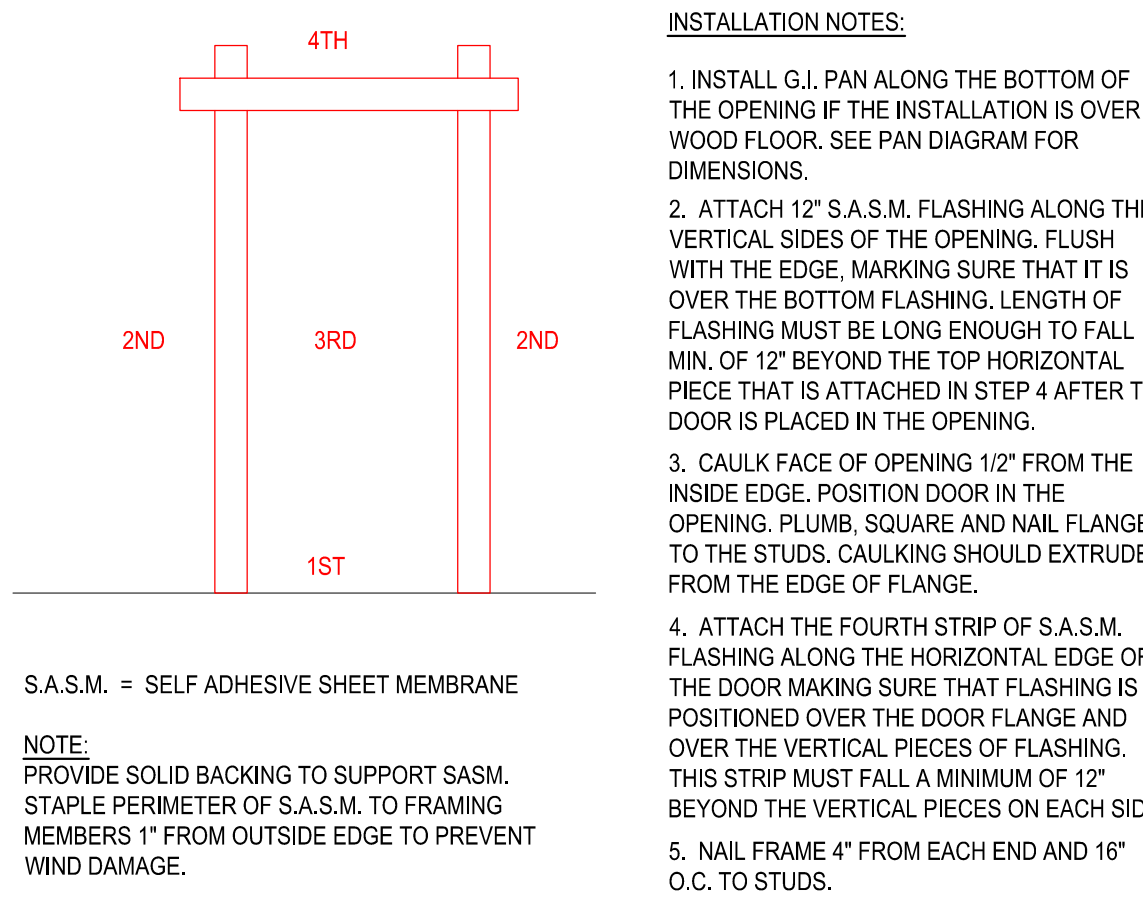
12



WINDOW SILL

SCALE: 3" = 1'-0"

8



TYPICAL DOOR FLASHING

SCALE: N.T.S.

4

REVISIONS

No	DATE	REVISIONS	APP

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSION. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF J.M. KIVOTOS ARCHITECTS INC. AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

DEVELOPER:

CONSULTANT:

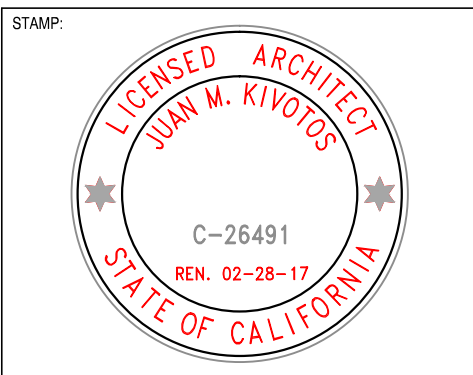
J.M. KIVOTOS
ARCHITECTS INC.

1023 N. HOLLYWOOD WAY, SUITE 200
BURBANK, CA. 91505
PH #: 818-861-7712
E-MAIL: juan@kjmpae.com

PROJECT DESCRIPTION
28 SMALL LOTS
SUBDIVISION
PROJECT NAME
PLUMMER ESTATES

OWNERS NAME
AG PLUMMER LLC

JOB ADDRESS
14709 PLUMMER STREET
VAN NUYS, CA. 91402



DRAWN BY **W.T.** DATE **09-13-16**

DESIGN BY **J.K./W.T.** DATE **09-13-16**

SCALE: **AS SHOWN**

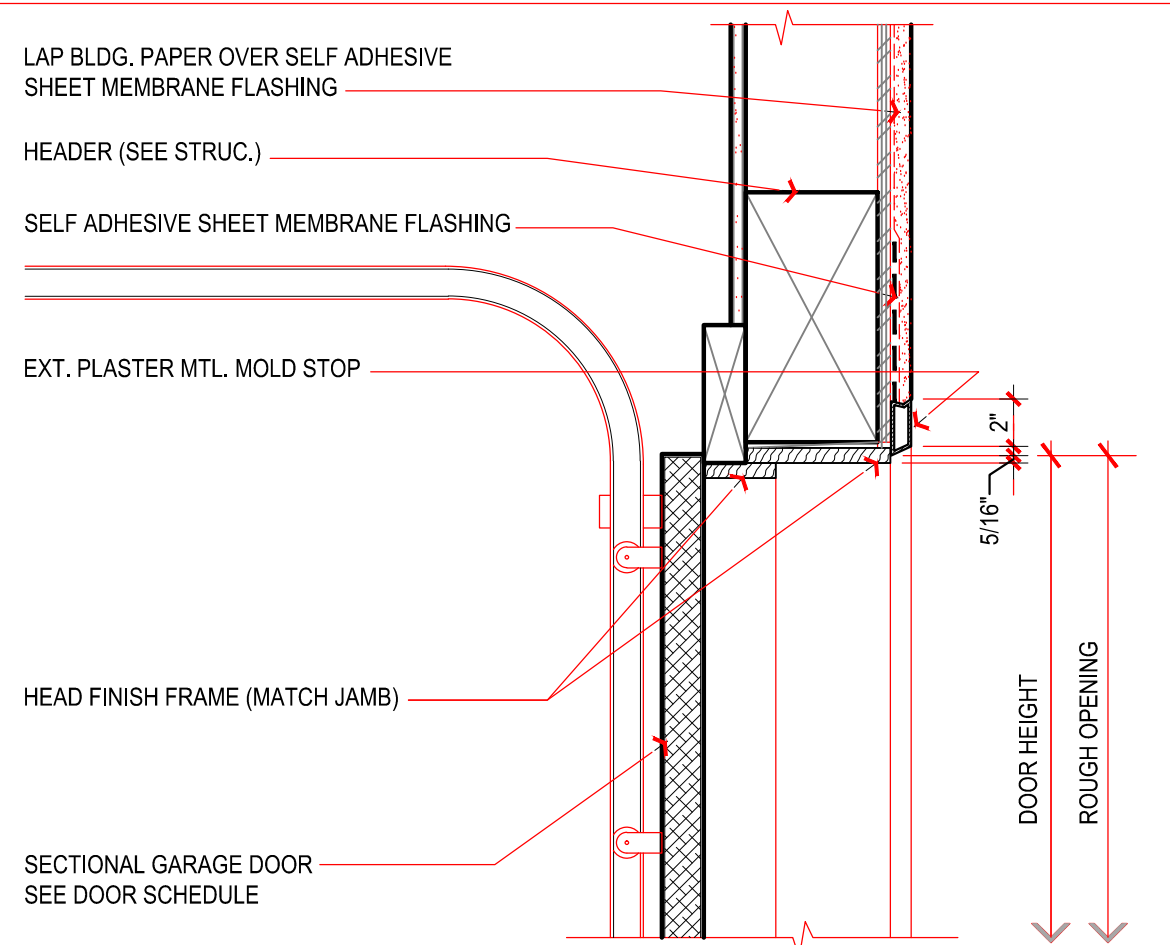
JOB NUMBER **40-14035**

SHEET TITLE

DETAILS

SHEET NUMBER

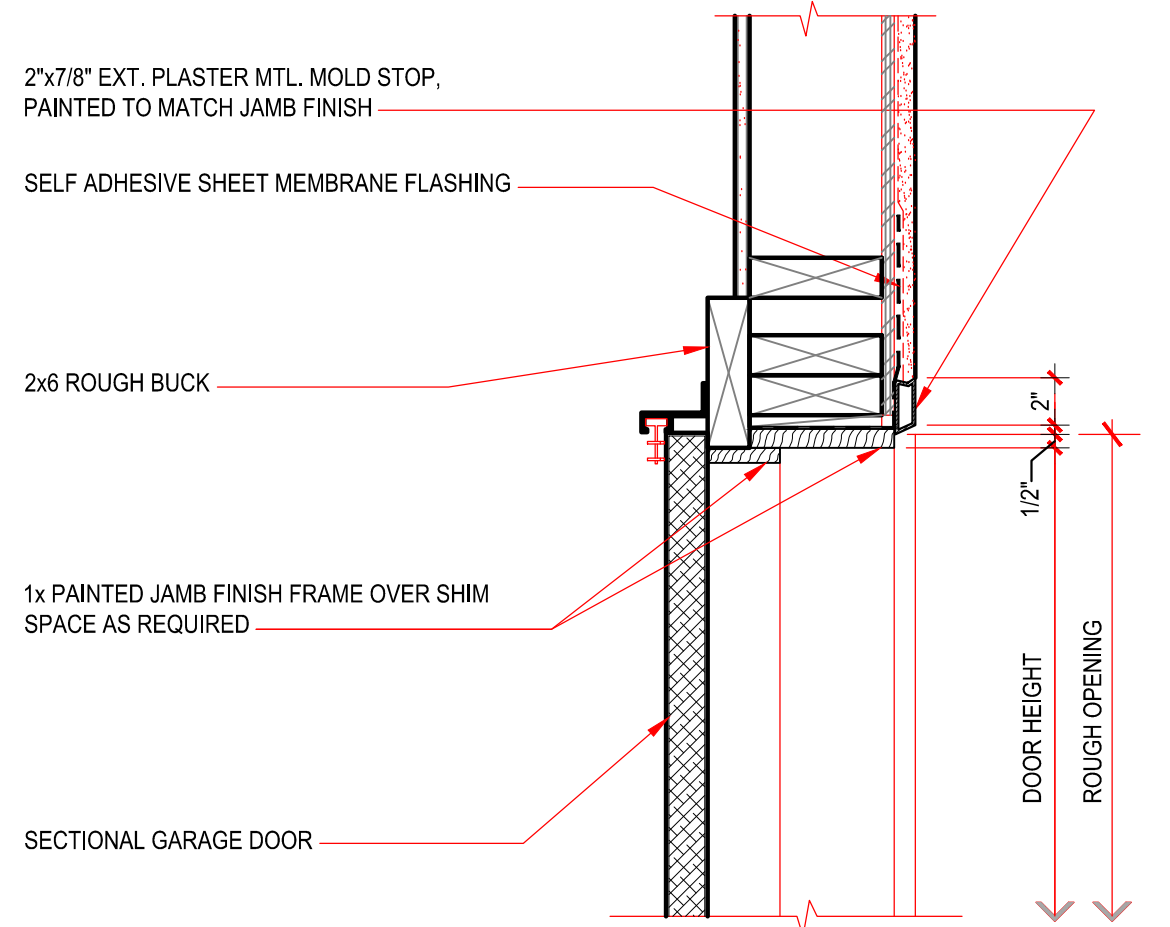
A-7.1



GARAGE DOOR HEAD

SCALE: 1-1/2" = 1'-0"

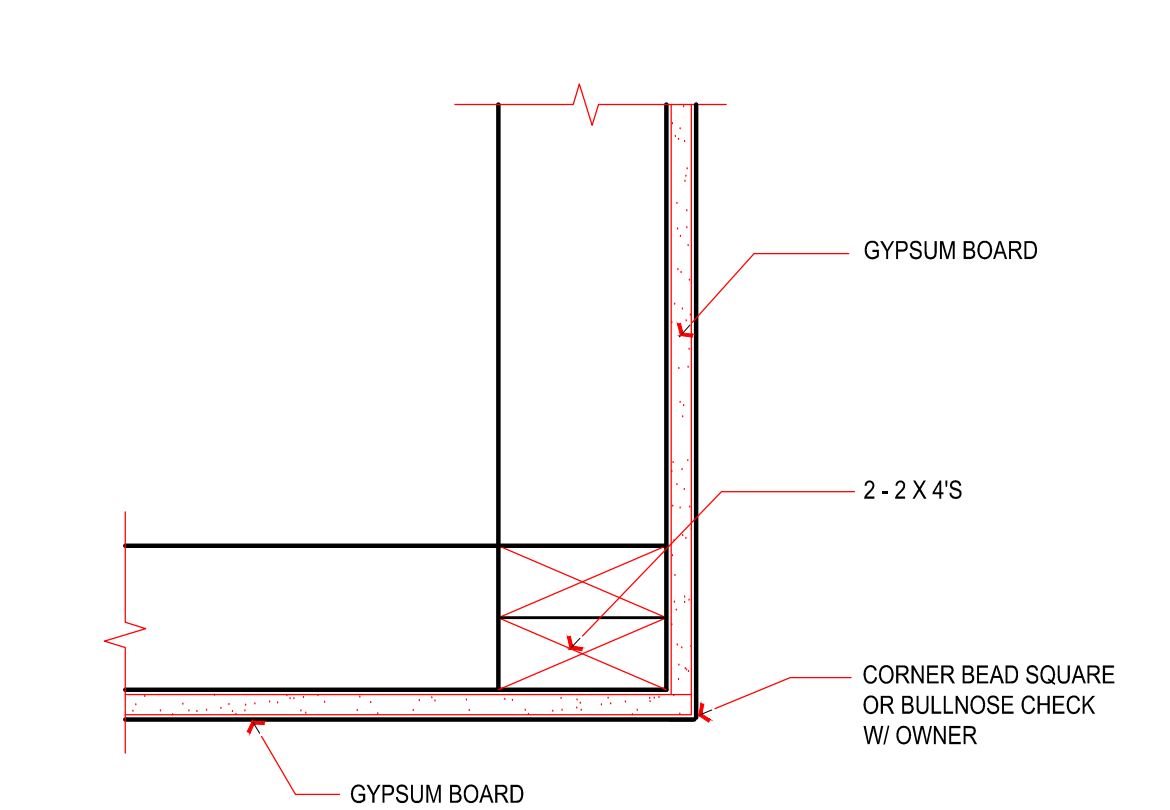
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GARAGE DOOR JAMB

SCALE: 1-1/2" = 1'-0"

2



INTERIOR CORNER

SCALE: 3" = 1'-0"

3

REVISIONS			
No	DATE	REVISIONS	APP

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSION. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF J.M. KIVOTOS ARCHITECTS INC. AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

DEVELOPER:

CONSULTANT:

J.M. KIVOTOS ARCHITECTS INC.

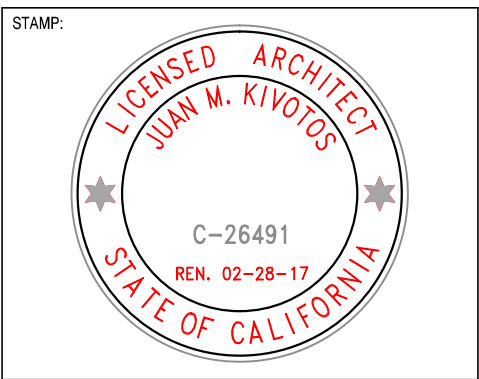
1023 N. HOLLYWOOD WAY, SUITE 200
BURBANK, CA. 91505
PH #: 818-861-7712
E-MAIL: juan@jmpae.com

PROJECT DESCRIPTION
28 SMALL LOTS SUBDIVISION

PROJECT NAME
PLUMMER ESTATES

OWNERS NAME
AG PLUMMER LLC

JOB ADDRESS
**14709 PLUMMER STREET
VAN NUYS, CA. 91402**



DRAWN BY **W.T.** DATE **09-13-16**

DESIGN BY **J.K./ W.T.** DATE **09-13-16**

SCALE : **AS SHOWN**

JOB NUMBER **40-14035**

SHEET TITLE **DETAILS**

SHEET NUMBER **A-7.2**











WATER MANAGEMENT POINT SYSTEM

REQUIRED			
REFERENCE NO.	UNIT TYPE	POINTS	SQ. FEET
N/A	ENTIRE SITE	600	86,366
TOTAL REQUIRED:		600	
PROVIDED			
N/A	AUTOMATIC CONTROLLERS	5	N/A
C	PLANTS ONCE ESTABLISHED THAT WILL REMAIN IN GOOD HEALTH WITH SUMMER WATER 1016' X 2' PTS.	5182	N/A
TOTAL PROVIDED:		5187	

LANDSCAPE POINT SYSTEM

REQUIRED			
REFERENCE NO.	UNIT TYPE	POINTS	SQ. FEET
N/A	ENTIRE SITE	50	86,366
TOTAL REQUIRED:		50	
PROVIDED			
A	21 TREE TAXON THAT DO NOT EXIST IN 1000 FT. RADIUS 5 PTS PER TREE UP TO 50% OF POINTS	25	N/A
B	4 STREET TREES 1 PT PER 24 INCH BOX	4	N/A
D	1000 LF VINES ON WALL 2 PTS PER 50 LF	40	N/A
TOTAL PROVIDED:		69	

PLANTING PLAN

SCALE: 1" = 20'-0"



LANDSCAPE SURFACE TYPE LEGEND

SYMBOL	SURFACE TYPE
[Grey Box]	PRIVATE DRIVE / ROAD BASE
[Light Grey Box]	PRIVATE WALKWAYS
[White Box]	CONCRETE FEATURES
[Patterned Box]	CONCRETE FLATWORK / PATIO AREAS
[Brown Box]	1090 S.F. 4" COMPACTED DECOMPOSED GRANITE
[Green Box]	3" MULCH (SHRUB & GROUNDCOVER AREAS)
[Light Green Box]	BUFFALO GRASS (LOW WATER)

SHRUB & GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME SIZE / QUANTITY
[Symbol]	LAVANDULA A. 'MUNSTEAD' / MUNSTEAD LAVENDER 16 / 200
[Symbol]	LIGUSTRUM J. 'TEXANUM' / PRIVET 56 / 100
[Symbol]	MUHLENBERGIA RIGENS / DEER GRASS 16 / 30
[Symbol]	OLEA E. 'LITTLE OLLIE' 56 / 150
[Symbol]	PENNISETUM O. 'KARLEY ROSE' / KARLEY ROSE FOUNTAIN GRASS 16 / 100
[Symbol]	PENNISETUM S. 'SKY ROCKET' / SKY ROCKET FOUNTAIN GRASS 16 / 100
[Symbol]	PHROMIUM 'BLACK ADDER' / BLACK ADDER NEW ZEALAND FLAX 56 / 50
[Symbol]	ROSA ICEBERG / ICEBERG ROSE 56 / 100
[Symbol]	ROSA X 'NOASCHNEE' / FLOWER CARPET WHITE ROSE GC 56 / 150
[Symbol]	ROSMARINUS O. 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY 56 / 20
[Symbol]	SALVIA L. 'SANTA BARBARA' / SANTA BARBARA SAGE 56 / 120
[Symbol]	SPHAERALCEA A. 'DESERT MALLOW' / DESERT MALLOW 56 / 200
[Symbol]	WESTRINGIA F. 'MUNDI' / MUNDI WESTRINGIA 56 / 100

SHRUB & GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME SIZE / QUANTITY
[Symbol]	AGAVE 'BLUE FLAME' 56 / 25
[Symbol]	AGAVE WEBERI / WEBER AGAVE 56 / 15
[Symbol]	ARBUTUS 'ELFIN KING' / DWARF STRAWBERRY SHRUB 56 / 150
[Symbol]	BACCHARIS P. 'POZO SURF' / POZO SURF COYOTE BUSH 56 / 100
[Symbol]	BOUGAINVILLEA - MIXED COLORS - TRAIN ON WALL 56 / 20 - STAKED
[Symbol]	BUXUS M.J. 'GREEN BEAUTY' / GREEN BEAUTY BOXWOOD 56 / 200
[Symbol]	CUPRESSUS 'TINY TOWER' / TINY TOWER ITALIAN CYPRESS 156 / 20
[Symbol]	ILEX V. 'STOKES DWARF' / STOKES DWARF HOLLY 56 / 100
[Symbol]	ILEX C. 'SKY PENCIL' / SKY PENCIL HOLLY 56 / 125
[Symbol]	JUNIPERUS 'SKYROCKET' / SKYROCKET JUNIPER 156 / 30
[Symbol]	LANTANA 'NEW GOLD' / NEW GOLD LANTANA 56 / 250
[Symbol]	LANTANA S. 'MONSIEE' / LAVENDER SWIRL LANTANA 56 / 110

TREE LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME SIZE / QUANTITY
[Symbol]	LAGERSTROMIA I. 'NATCHEZ' / WHITE GRAPE MYRTLE 24 INCH BOX / 21
[Symbol]	LAURUS NOBILIS / BAY LAUREL 24 INCH BOX / 20
[Symbol]	OLEA E. 'SWAN HILL' / SWAN HILL OLIVE 36 INCH BOX / 6
[Symbol]	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE 24 INCH BOX / 13
[Symbol]	QUERCUS AGRIFOLIA / COAST LIVE OAK 24 INCH BOX / 2
[Symbol]	JUGLANS CALIFORNICA 4 - 24" BOX REPLACEMENT TREES CALIFORNIA WALNUT 2 - EXISTING 2 - REMOVED



Susan E. McEowen
LANDSCAPE ARCHITECT

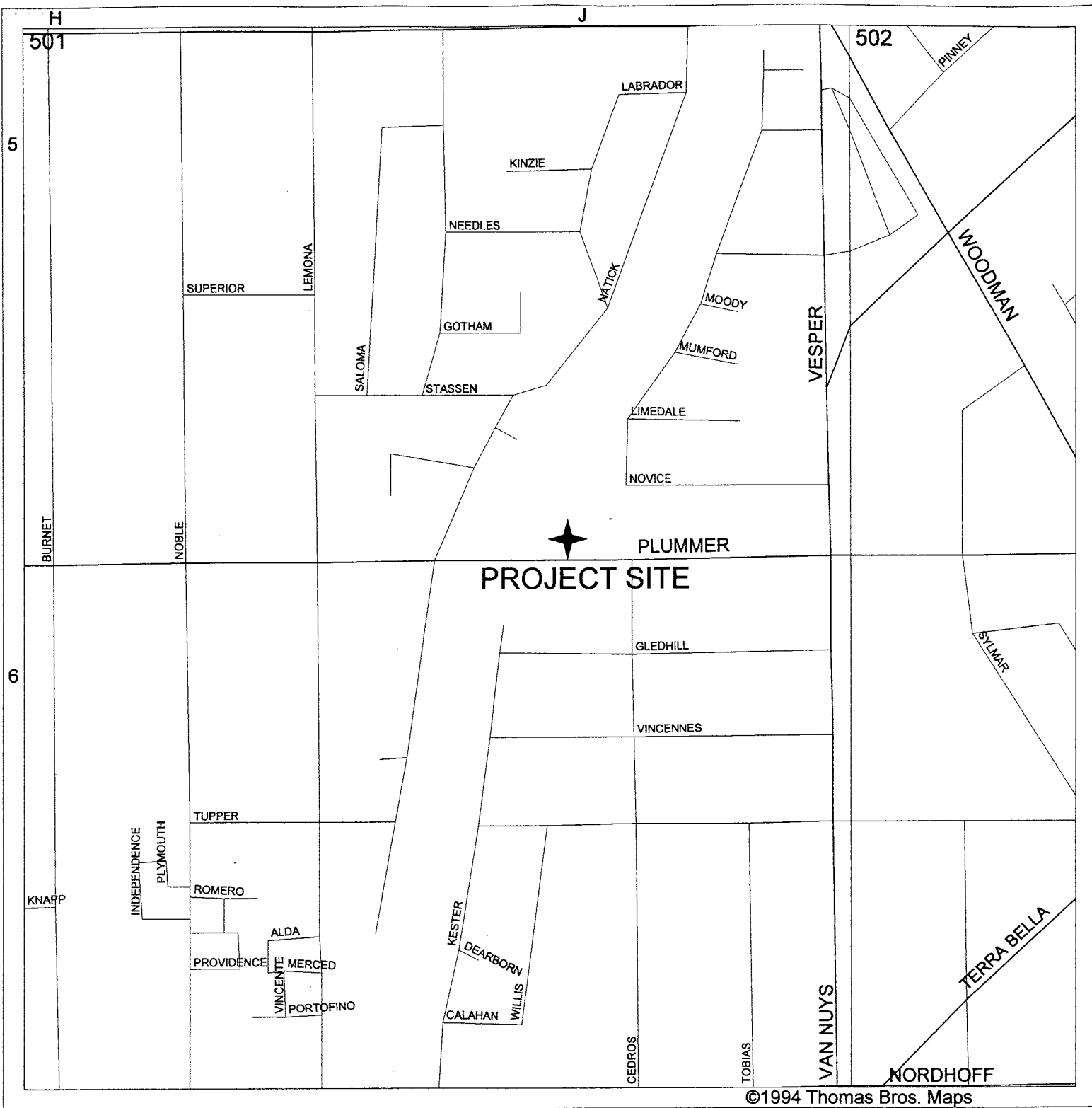
Susan E. McEowen
Landscape Architect 2180
A California Corporation
32297 Big Oak Lane
Castaic, CA 91384
Office: (661) 294-3753
Email: semceowen@yahoo.com

28 UNIT SMALL LOT SUBDIVISION
14709 PLUMMER STREET
LOS ANGELES, CA

AG PLUMMER, LLC
14446 NORDOFF STREET
PANORAMA CITY, CA 91402

MARCH 24, 2016 P-L
DATE
PAGE

These plans were prepared and sealed by me in accordance with the requirements of the State of California, and I am not providing any warranty or representation regarding the accuracy or completeness of the information provided herein. I am not responsible for any errors or omissions in these plans, and I am not responsible for any consequences arising from the use of these plans. I am not responsible for any damages, including but not limited to, property damage, personal injury, or death, resulting from the use of these plans. I am not responsible for any claims, damages, or losses, including but not limited to, property damage, personal injury, or death, resulting from the use of these plans. I am not responsible for any claims, damages, or losses, including but not limited to, property damage, personal injury, or death, resulting from the use of these plans.

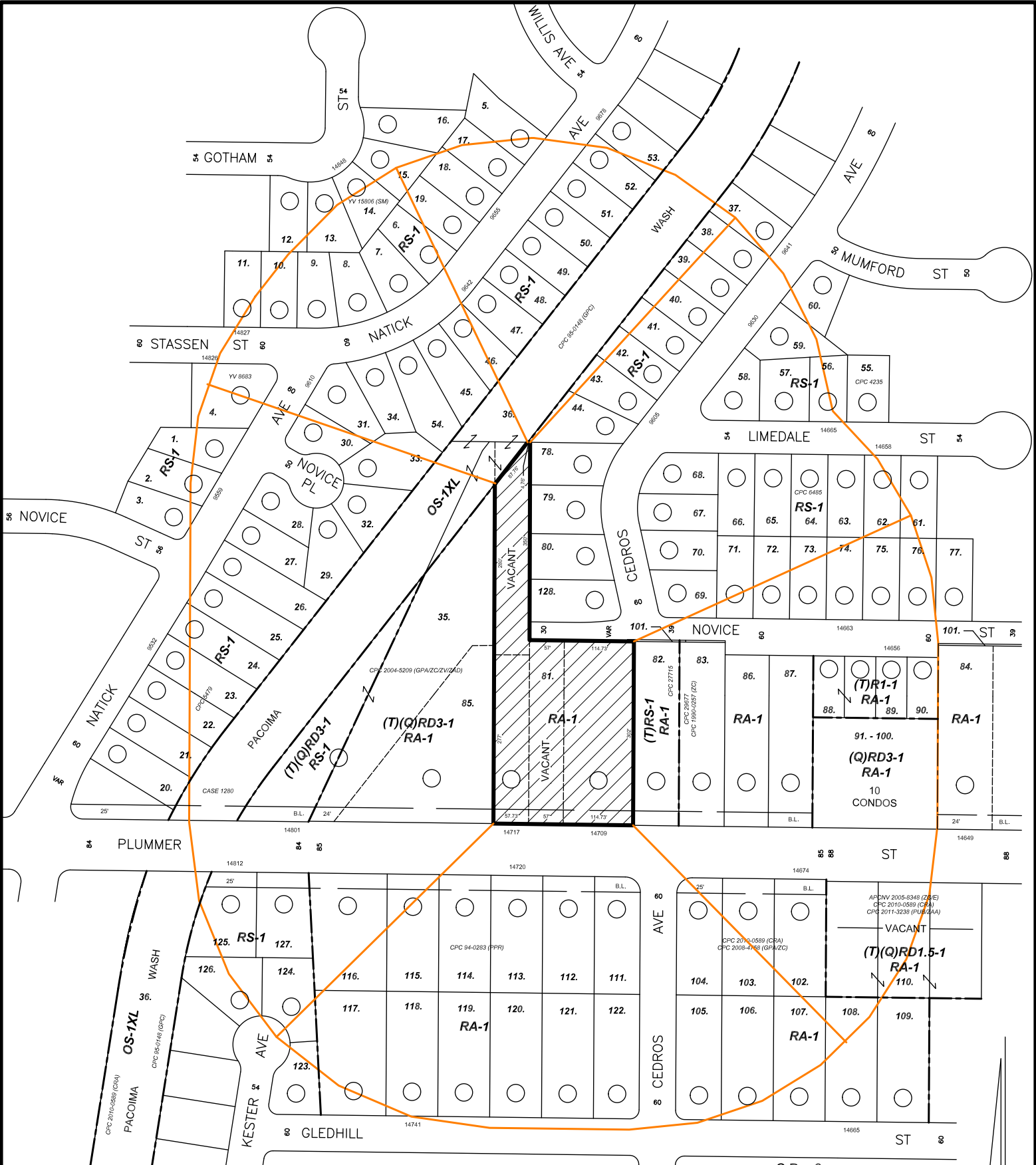


VICINITY MAP

Project Site: 14709-14717 Plummer St.

L.A. MAPPING SERVICE
71 DEER CREEK ROAD
POMONA, CA 91766
(909) 595-0903

EXHIBIT B



LEGAL: POR. OF LOT 26, TRACT NO. 1584
(M.B. 22-174-175) "SEE APPLICATION"

 **RA-1 TO (T)(Q)RD3-1**

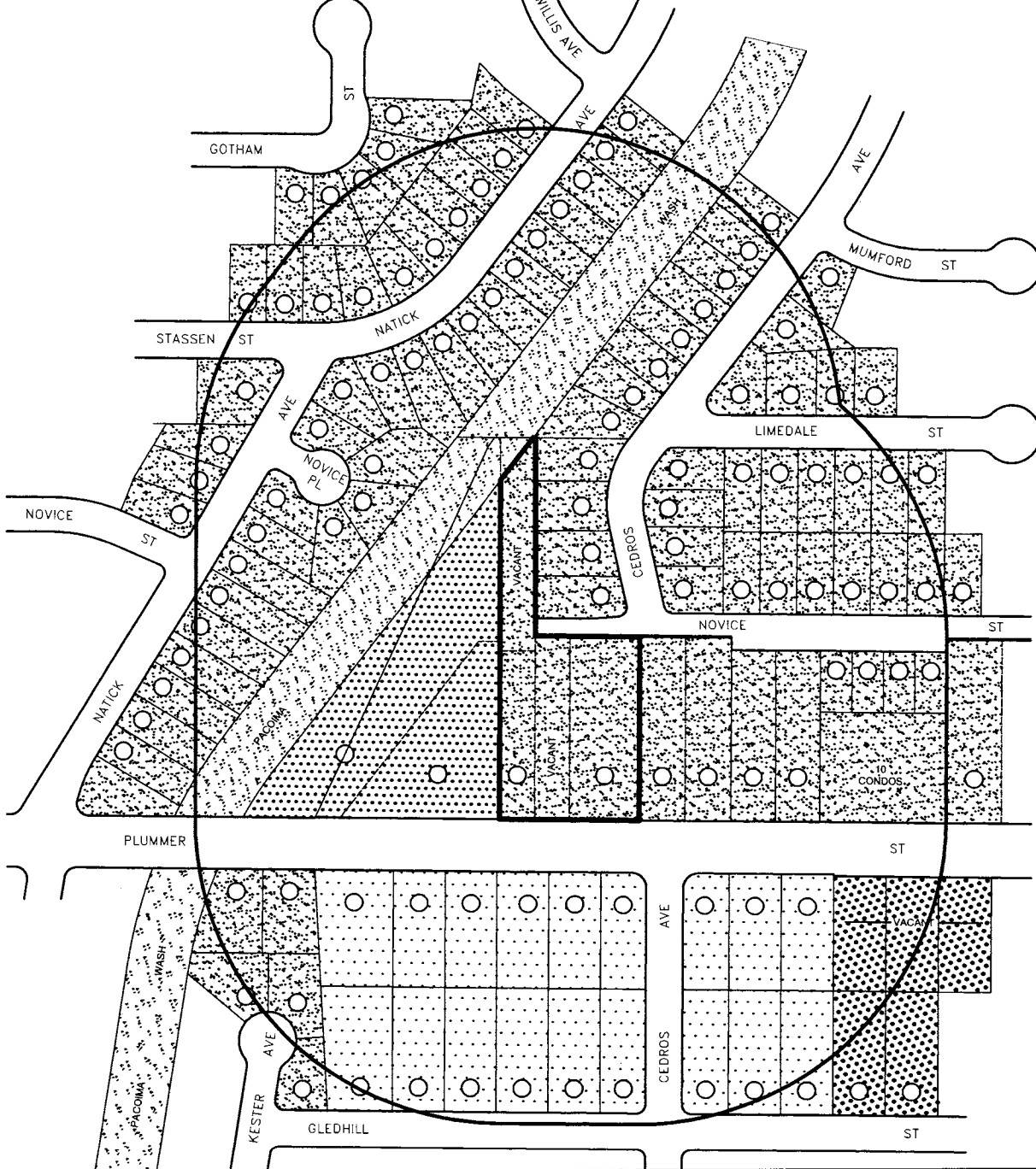
C.D. 6
C.T. 1193.10
P.A. MISSION HILLS
PANORAMA CITY
NORTH HILLS

L.A. MAPPING SERVICE
71 DEER CREEK ROAD
POMONA, CA 91766
(909) 595-0903

ZONE CHANGE
VESTING TENTATIVE TRACT NO. 71232
PLAN AMENDMENT

CASE NO.
DATE: 3 - 16 - 16
SCALE: 1" = 100'
USES FIELD
D.M. 198 B 149, 201 B 149

T.B. PAGE: 501 GRID: J-6
1.99 NET AC.



EXISTING - MISSION HILLS - PANORAMA CITY - NORTH HILLS COMMUNITY PLAN

- VERY LOW RESIDENTIAL - RE20, RA, RE15, RE11
- LOW RESIDENTIAL - RE9, RS, R1, RU
- LOW MEDIUM I - R2, RD3, RD4, RD5, RD6, RZ3, RZ4, RU, RW1
- LOW MEDIUM II - RD1.5, RD2, RW2, RZ2.5
- PUBLIC - OPEN SPACE - OS

CASE NO.

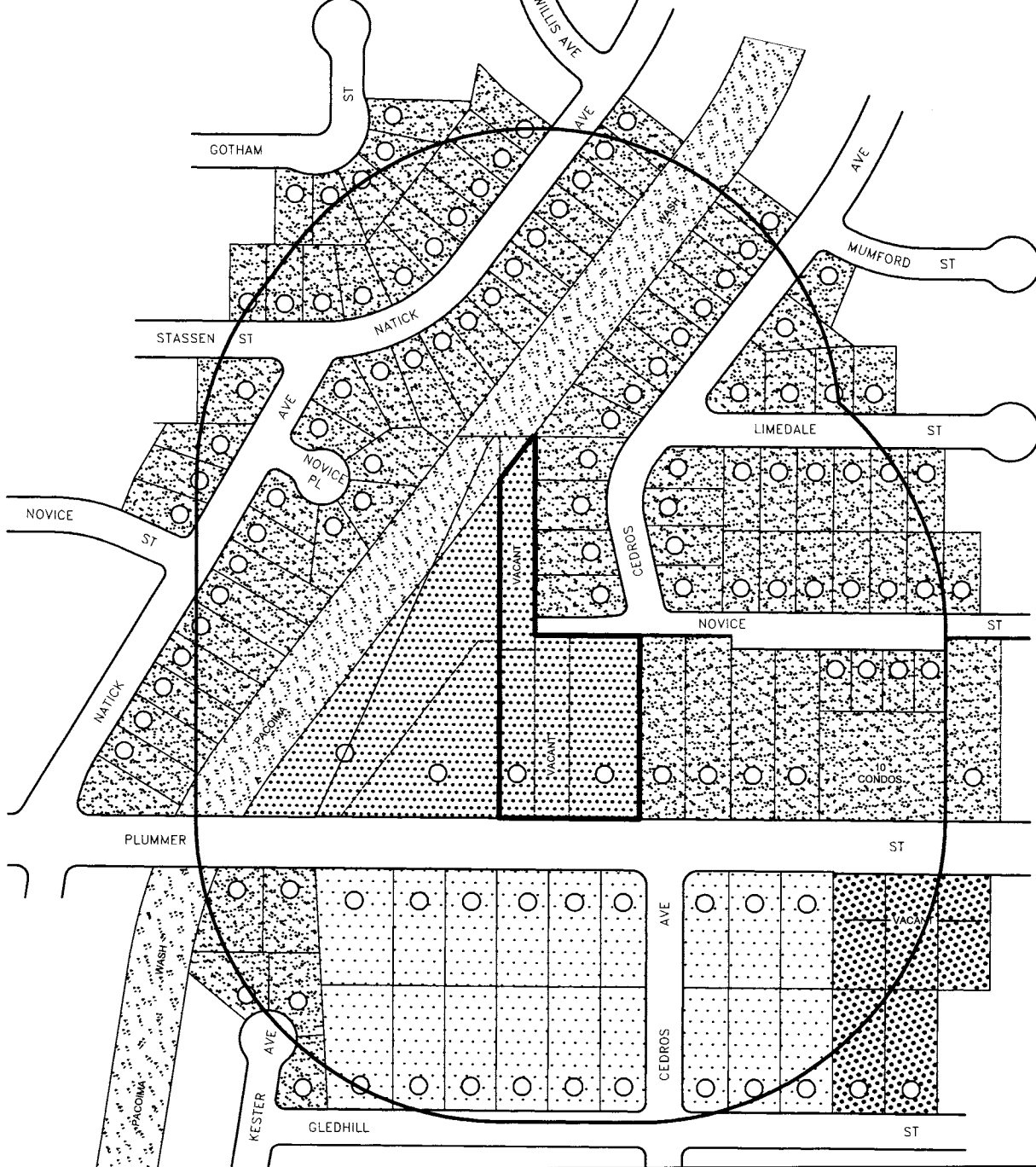
DATE: 3 - 16 - 16

SCALE: 0 100' 200' 300' 400' 500'





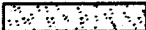
L.A. MAPPING SERVICE

71 DEER CREEK ROAD
POMONA, CA 91766
(909) 595-0903

EXHIBIT C

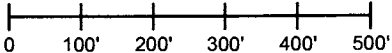


REQUESTED - MISSION HILLS - PANORAMA CITY - NORTH HILLS COMMUNITY PLAN

-  VERY LOW RESIDENTIAL - RE20, RA, RE15, RE11
-  LOW RESIDENTIAL - RE9, RS, R1, RU
-  LOW MEDIUM I - R2, RD3, RD4, RD5, RD6, RZ3, RZ4, RU, RW1
-  LOW MEDIUM II - RD1.5, RD2, RW2, RZ2.5
-  PUBLIC - OPEN SPACE - OS

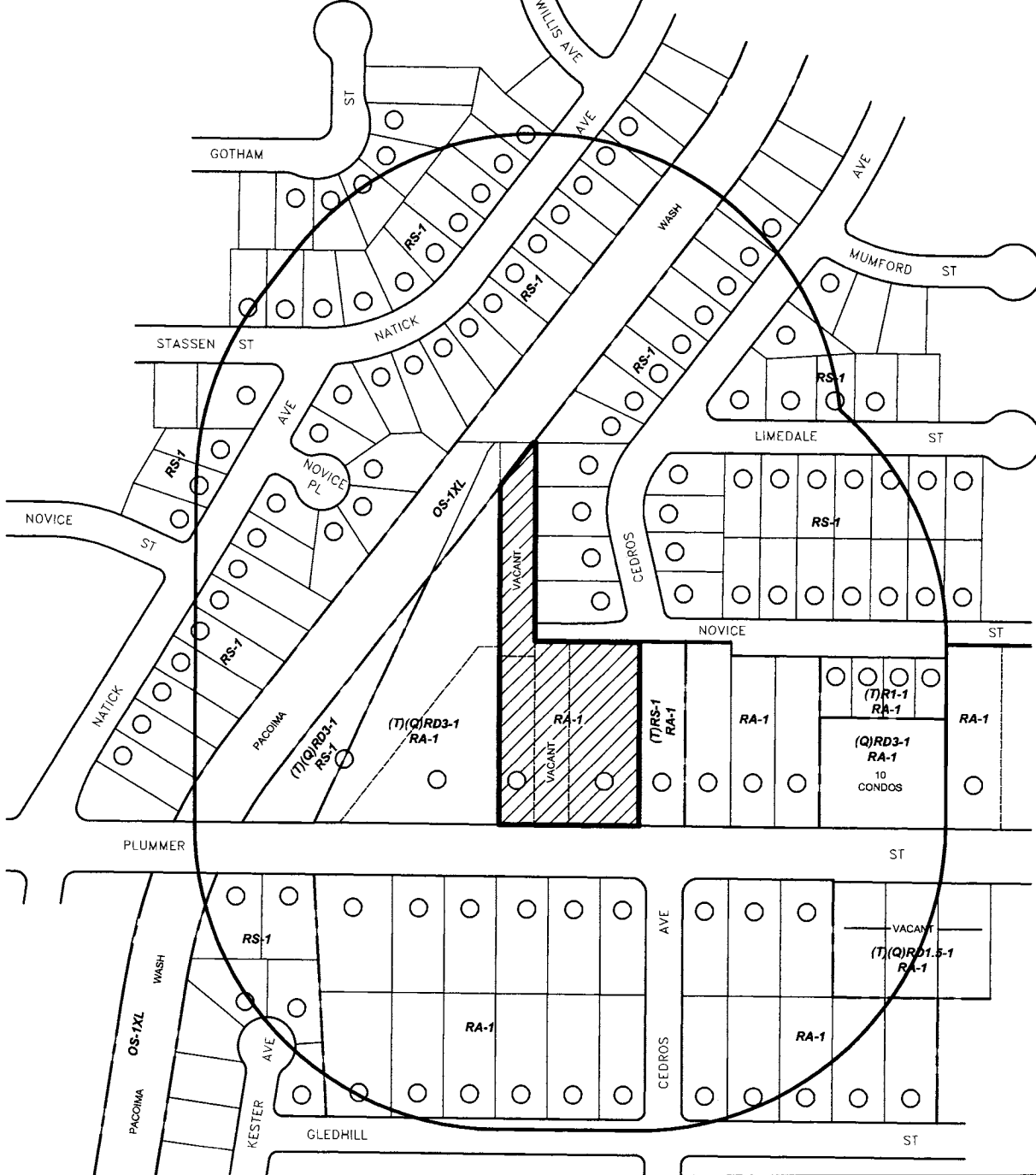
CASE NO.

DATE: 3 - 16 - 16

SCALE: 

L.A. MAPPING SERVICE

71 DEER CREEK ROAD
POMONA, CA 91766
(909) 595-0903



EXISTING ZONING



RA-1 TO (T)(Q)RD3-1



ZONE BOUNDARY LINE

CASE NO.

DATE: 3 - 16 - 16

SCALE: 0 100' 200' 300' 400' 500'

L.A. MAPPING SERVICE

71 DEER CREEK ROAD
POMONA, CA 91766
(909) 595-0903

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

ROBERT L. AHN
CAROLINE CHOE

RICHARD KATZ
JOHN W. MACK
SAMANTHA MILLMAN
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

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

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
Deputy Director
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

<http://planning.lacity.org>

Decision Date: August 30, 2016

Appeal Period Ends: September 9, 2016

Arnold Gutierrez (A)(O)
AG Plummer, LLC
14556 Nordhoff Street
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Cargill Planning
1481 Paradise Island Lane
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Iacobellis and Associates, Inc
11145 Tampa Avenue, #15B
Northridge, CA 91326

RE: Vesting Tentative Tract Map No. 71232-SL
Related Case: CPC-2016-1168-GPA-ZC-BL
Address(s): 14701-14719 West Plummer
Street
Mission Hills – Panorama City – North Hills
Planning Area
Zone : RA-1
D. M. : 198B149; 201B149
C. D. : 6
CEQA : ENV-2016-1169-MND

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.15 and 12.22-C,27, the Advisory Agency approved Vesting Tentative Tract Map No. 71232-SL, located at 14701 – 14719 West Plummer Street for a maximum of **twenty-eight (28) small lots** for the purposes of a Small Lot Subdivision as shown on map stamp-dated April 5, 2016 in the Mission Hills – Panorama City – North Hills Community Plan. This unit density is based on the requested RD3-1. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety for legal interpretation of the Zoning Code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

EXHIBIT D

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a partial future elbow section be dedicated at the intersection of the Novice and Cedros Avenue on an alignment satisfactory to the Valley District Engineering Office.
2. That if this tract map is approved as "Small Lot Subdivision" then, and if necessary for street address purposes all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
3. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354" satisfactory to the City Engineer.
4. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Valley Engineering District Office.
5. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
6. That any fee deficit under Work Order No. EXT00678 expediting and Work Order No.E1908019 this project be paid.
7. That if necessary arrangement be made with the Los Angeles County Department of Public Works prior to recordation of the final map for any necessary permits with respect to discharge into their existing flood control channel (Pacoima Wash)adjoining the tract.

Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3484.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

8. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall comply with any requirements with the Department of Building and Safety, Grading Division for the recordation of the final map and issuance of any permit.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

9. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition

permits and signed inspection cards to show completion of the demolition work.

- b. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.
- c. Lots 19 and 28 do not comply with the minimum 15 ft. front yard setback along Novice Street after required street dedication is taken as required for the Proposed **(T)(Q)RD3-1** Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning for the setbacks indicated in the Setback Matrix.
- d. Lots 1, 13 and 20 shall comply with 24 ft. Building Line or obtain City Planning approval for removal of 24 ft. Building Line prior to obtaining Zoning clearance.
- e. Provide a copy of CPC case CPC-2016-1168-GPA-ZC-BL. Show compliance with all the conditions/requirements of the CPC case as applicable.
- f. Zone Change must be recorded prior to obtaining Zoning clearance.
- g. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Notes:

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

Front yard projections shall comply with LAMC 12.22 C.20.

Trash/Recycle enclosure and location to be approved by Advisory Agency.

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfactory of LADBS at the time of plan

check.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

No parking space can back up onto a street when the driveway is serving more than two dwelling unit. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Eric Huang at (213) 482-6876 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

10. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. That the applicant completes the traffic study process and be subject to all the requirements contained in the subsequent DOT Traffic Assessment for the project.
 - b. A minimum of 20-foot reservoir space is required between any security gate and the property line, to the satisfaction of the DOT.
 - c. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
 - d. That the condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

Please contact this section at (818) 374-4691 for any questions regarding the above.

FIRE DEPARTMENT

11. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Action.

- b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- c. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- d. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- e. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
- f. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- g. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units
- h. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- i. Submit plot plans indicating access road and turning area for Fire Department approval.
- j. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
- k. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
- l. Private streets shall be recorded as Private Streets, **AND** Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.
- m. Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.
- n. Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.

- o. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
- p. Standard cut-corners will be used on all turns.
- q. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- r. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- s. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- t. Private roadways for general access use shall have a minimum width of 20 feet.
- u. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- v. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- w. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- x. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (818) 374-4351. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

- 12. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF STREET LIGHTING

13. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

BUREAU OF SANITATION

14. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

15. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12th Floor, Los Angeles, CA 90012, 213 922-8363.

DEPARTMENT OF RECREATION AND PARKS

16. That the Quimby fee be based on the RD3-1 Zone.

URBAN FORESTRY DIVISION

17. The applicant shall submit a tree report and a landscape plan prepared by a protected Tree Expert as designated by LAMC Ordinance No. 177,404, for approval by the City Planning Department and Urban Forestry Division, Bureau of Street Services. The Tree Report shall provide species, health, and condition of all trees with tree locations on a site survey. The plan shall contain the Tree Expert's recommendations for the preservation of as many desirable (eight inches diameter or greater) trees as possible. An on-site 1:1 replacement shall be required for the unavoidable loss of any desirable on-site trees.
18. Plan street trees and remove an existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

Note: All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at 213-847-3077.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

19. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- a. Limit the proposed development to a maximum of twenty-eight (28) small lots.
 - b. A Certificate of Occupancy (temporary or final) for the building(s) in Tract No. 71232-SL shall not be issued until after the final map has been recorded.
 - c. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.
 - d. Provide a minimum of 9 off-street guest parking spaces. All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.
 - e. Prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
 - f. No vehicular gates shall be permitted within the development.
 - g. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - h. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - i. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
 - j. A Maintenance Association shall be formed, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the association and shall be subject to a proportionate share of the maintenance. The Maintenance Association shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded to the Planning Department for placement in the tract file.

- k. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.

Note to City Zoning Engineer and Plan Check. The Advisory Agency has approved the following variations from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site.

In the event that **CPC-2016-1168-GPA-ZC-BL** is not approved or is modified by the City Planning Commission or City Council, the subdivider shall submit a tract modification.

Approved Variations as follows:

- 1) Setbacks shall be permitted as follows:

Setbacks				
Lot No.	Front	Side (East)	Side (West)	Rear
1	20'-4"	17'	6'-5"	0'
2	0'	17'	6'-4"	3'-1"
3	3'-1"	17'	6'-3"	0'
4	0'	17'	6'-2"	3'-1"
5	3'-1"	17'	6'-2"	0'
6	0'	17'	6'-1"	3'-1"
7	3'-1"	17'	6'	0'
8	0'	17'	5'-11"	4'-4"
9	10'	31'-8"	5'-1"	0'
10	10'	22'-6"	5'-2"	0'
11	10'	22'-7"	5'-3"	3'-11"
12	16'-11"	5'	5'	88'-8"
13	20'-8"	21'-11"	29'	0'
14	0'	21'-11"	29'	3'-2"
15	3'-2"	29'	21'-11"	0'
16	0'	29'	21'-11"	24'-2"
17	24'-2"	29'	21'-11"	0'
18	0'	29'	21'-11"	16'-8"
19	15'-11"	17'-5"	34'	5'
20	20'	6'-1"	17'	0'
21	0'	6'-2"	17'	3'-2"
22	3'-2"	6'-2"	17'	0'
23	0'	6'-2"	17'	3'-2"
24	3'-2"	6'-2"	17'	0'
25	0'	6'-2"	17'	3'-2"
26	3'-2"	6'-2"	17'	0'
27	0'	6'-7"	17'	8'-6"
28	8'-6"	6'-8"	17'	10'-4"

20. Prior to the issuance of a building permit or the recordation of the final map, a copy of **CPC-2016-1168-GPA-ZC-BL** shall be submitted to the satisfaction of the Advisory Agency. In the event that **CPC-2016-1168-GPA-ZC-BL** is not approved or is modified by the City Planning Commission or City Council, the subdivider shall submit a tract modification.
21. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
22. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement. (b)
- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

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

For purposes of this condition, the following definitions apply:

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

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

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

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

23. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

MM-1. **Aesthetics (Light).** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

MM-2. **Tree Removal (Locally Protected Trees).**

- a. All protected tree removals require approval from the Board of Public Works.
- b. A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for

review and approval (213-847-3077), prior to implementation of the Report's recommended measures.

- c. The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.
- d. Bonding (Tree Survival):
 - i. The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new oak tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's oak tree bond may be exonerated.
 - ii. The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the oak trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.
- e. A minimum of four trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.

MM-3. Tree Removal (Public Right-of-Way).

- a. Removal of trees in the public right-of-way requires approval by the Board of Public Works.
- b. The required Tree Report shall include the location, size, type, and condition of all existing trees in the adjacent public right-of-way and shall be submitted for review and approval by the Urban

Forestry Division of the Bureau of Street Services, Department of Public Works (213-847-3077).

- c. The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) trees in the public right-of-way.
 - d. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.
- 24. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - CM-1. **Cultural/Historic Resources.** Prior to any ground disturbance and/or grading activities, a Native American Monitor shall be secured through the Fernandeno Tatviam Band of Mission Indians in order to determine the presence of, and proper treatment of Native American resources potentially occurring on the project site. The Native American Monitor shall be present during all ground disturbance and/or grading activities. Should the project involve more than one grading unit occurring simultaneously, an additional monitor per grading unit shall be required.
 - CM-2. **Public Services (Police – Demolition/Construction Sites).** Temporary construction fences shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area. Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

DEPARTMENT OF CITY PLANNING-STANDARD SMALL LOT CONDITIONS

- SL-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:
 - 1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City

Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.

2. All other conditions applying to Model Dwellings under Section 12.22-A, 10 and 11 and Section 17.05-O of the LAMC shall be fully complied with satisfactory to the Department of Building and Safety.

SL-2. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan shall be prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730. The landscape plan shall identify tree replacement on a 1:1, 4:1 for protected trees, basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: (213) 847-3077 and shall be in compliance with Condition No. 17, 18, and 23 MM-2.

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

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary

topography of adjoining areas be submitted to the City Engineer.

- (g) That any required slope easements be dedicated by the final map.
 - (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
 - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.

- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - i. Construct new street light: one (1) on Cedros Ave. If street widening per BOE improvement conditions, relocate and upgrade street lights; two (2) on Plummer St.
- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213-485-5675) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - i. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map for proper drainage patterns construction of private or public storm drain system and capacity study for the existing drainage system in Novice Avenue may be necessary to drain the proposed public street to an outlet satisfactory to the City Engineer.
 - ii. Improve Plummer Street adjoining the tract by the reconstruction of the existing concrete sidewalk to complete a full-width concrete sidewalk with tree wells and including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.
 - iii. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the

tract action. However the existing or proposed zoning may not permit this density.

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

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

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA)

The Department of City Planning issued Mitigated Negative Declaration No. ENV-2016-1169-MND on August 4, 2016. The Department found that potential negative impact could occur from the project's implementation due to:

- Aesthetics (light);
- Biological Resources (tree removal);
- Cultural Resources;
- Public Services (police protection);

The Deputy Advisory Agency adopts that Mitigated Negative Declaration No. ENV-2016-1169-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition Nos. 23, 24, and SL-2 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife.

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

Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by adopting the attached Mitigation Monitoring Program of ENV-2016-1169-MND.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 71232-SL, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

(a) **THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The project site is located within the Mission Hills – Panorama City – North Hills Community Plan, one of 35 Community Plans that make up the Land Use Element of the General Plan. The Community Plan designates the site with a Low Residential land use designation, which lists the following corresponding zones: RE9, RS, R1, and RU. The project site is currently zoned RA-1. The proposed tract map is for a small lot subdivision pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-C,27. As small lot subdivisions are only permitted in zones which permit multi-family development and within the P Zones, the applicant has requested a General Plan Amendment to the Mission Hills – Panorama City – North Hills Community Plan to amend the land use designation from Low Residential to Low Medium I Residential. The Low Medium I Residential land use designation lists the following corresponding zones: R2, RD3, RD4, RD5, RD6, RZ2, RZ4, RU, and RW1. In conjunction with the General Plan Amendment, the applicant has requested a Zone Change from RA-1 to RD3-1.

The Zoning Code implements the goals, objectives, and policies of the Community Plan through zoning regulations which regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land. The requested RD3 Zone would permit one dwelling per 3,000 square feet of lot area, for a maximum of 28 dwelling units at the project site. The site is not located within a specific plan, community design overlay, or interim control ordinance area.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Specifically, Section 17.05 requires that the vesting tentative tract map complies with the design requirements of the General Plan. As defined by the Subdivision Map Act and LAMC Section 17.03, design includes, but is not limited to, street alignments (grades and widths), utilities, location of easements, and lot size and configuration. The tract map, as prepared by Thomas Iacobellis (P.L.S. 4574), indicates the location of common access easements for vehicular access and frontage for each of the small lots and meets the minimum lot size and width requirements of LAMC Section 12.22-C,27. Additionally the map indicates the location of utilities and public right-of-ways.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). As such, the Advisory Agency concludes that the proposed tract map is consistent with the intent and purpose of the General Plan.

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

The design and improvement of the proposed subdivision are consistent with the Mission Hills – Panorama City – North Hills Community Plan and are not subject to any Specific Plan requirements. The project is bounded by Plummer Street to the south. Plummer Street is designated as an Avenue II and is currently dedicated to a width of 86 feet at the project site's street frontage. To the north, the site is bounded by Novice Street, which is a designated Local Street – Standard. The street is dedicated to a width of 30 feet at the project site's street frontage. Cedros Avenue, a designated Local Street – Standard, is a north-south street which terminates at Novice Street at the northeast corner of the project site.

For the purposes of approving a small lot subdivision, as defined by the Subdivision Map Act and LAMC Section 17.03, the "design" of the tract or parcel map refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout and building design. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. The project was reviewed by various city agencies that have the authority to make improvement recommendations. As proposed, the tract map indicates a common access easement which would provide vehicular access to the eighteen small lots. The Bureau of Engineering has recommended dedication and improvement requirements to the public right-of-way. Additionally, recommendations from the Bureau of Engineering include construction of the necessary on-site mainline sewers. The Bureau of Street Lighting has recommended the installation of a street light along Cedros Avenue and to relocate and upgrade two street lights along Plummer Street if the street is to be widen per the Bureau of Engineering. In addition, all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 1990. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The project site consists of approximately 86,366 square feet of land, is currently improved with two single family dwellings and accessory buildings. There are currently twenty-seven trees on-site, four of which have been identified as protected trees (Southern California Black Walnut). The existing structures and twenty-five trees would be removed as part of the proposed project, maintaining two of the protected trees. The Community Plan designates the project site for residential development. Although the applicant is requesting a General Plan Amendment and Zone Change to allow for a small lot subdivision, the site will be

developed with housing, as designated by the Community Plan. The project site is located within 2.71 kilometers of the Northridge Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or BOE Special Grading Area. The site is not located within a high fire hazard severity zone, flood zone, landslide, liquefaction, methane zone, or tsunami inundation zone. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type C, which denotes areas of minimal flooding.

The tract has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Therefore, the site will be physically suitable for the proposed type of development.

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

To the north and east, the surrounding properties have a land use designation of Low Residential and are zoned either RS-1, RA-1, or (Q)RD3-1. At the northern most portion of the site, the site is bounded by the Pacoima Wash. The properties are developed with either single-family or multi-family dwellings. Properties to the south, across Plummer Street, are zoned RA-1 and are developed with single family dwellings. To the west, the adjacent property is zoned (T)(Q)RD3-1, with the "Q" Condition limiting the development of the site to a maximum of 36 dwelling units.

The project site has a land use designation of Low Residential and is zoned RA-1. Although the RA-1 Zone is not a corresponding zone of the land use designation, the Community Plan considers more restrictive zones to be consistent. The applicant has requested a General Plan Amendment to the Mission Hills – Panorama City – North Hills Community Plan to amend the land use designation from Low Residential to Low Medium Density Residential and a Zone Change from RA-1 to RD3-1. As proposed, the project would be an infill development on a project site that is located within proximity to a commercial corridor located to the east along Van Nuys Boulevard. Although there are properties which are zoned for and are developed with single-family dwellings, development patterns along Plummer Street to the east of the site have indicated a transition towards multi-family development. The requested Zone Change would permit a maximum of twenty-eight dwelling units on the project site, or one dwelling per 3,000 square feet of lot area. As proposed, the density would be consistent with the requested zone and land use designation. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

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

HABITAT.

The Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as earth, air, water, animal life is concerned. The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for fish or wildlife. The project would remove twenty-five of the twenty-seven existing trees on-site. However, mitigation measures have been incorporated to mitigate the potential loss of protected trees on-site. Additionally, the project would be required to comply with existing regulations as it pertains to habitats for wildlife. On August 4, 2016, the City Planning Department issued Mitigated Negative Declaration No. ENV-2016-1169-MND. This Mitigated 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. The custodian of the documents or other material which constitute the record of proceedings upon which the decision is based are located with the City of Los Angeles, Planning Department located at 200 North Spring Street, Room 750, Los Angeles, California 90012.

- (f) **THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.**

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision. The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards.

The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) **THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.**

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to the recordation of the proposed tract.

- (h) **THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)**

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

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

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

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans, planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 71232-SL.

Vincent P. Bertoni, AICP
Advisory Agency



HENRY CHU
Deputy Advisory Agency

HC:MS

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

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

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

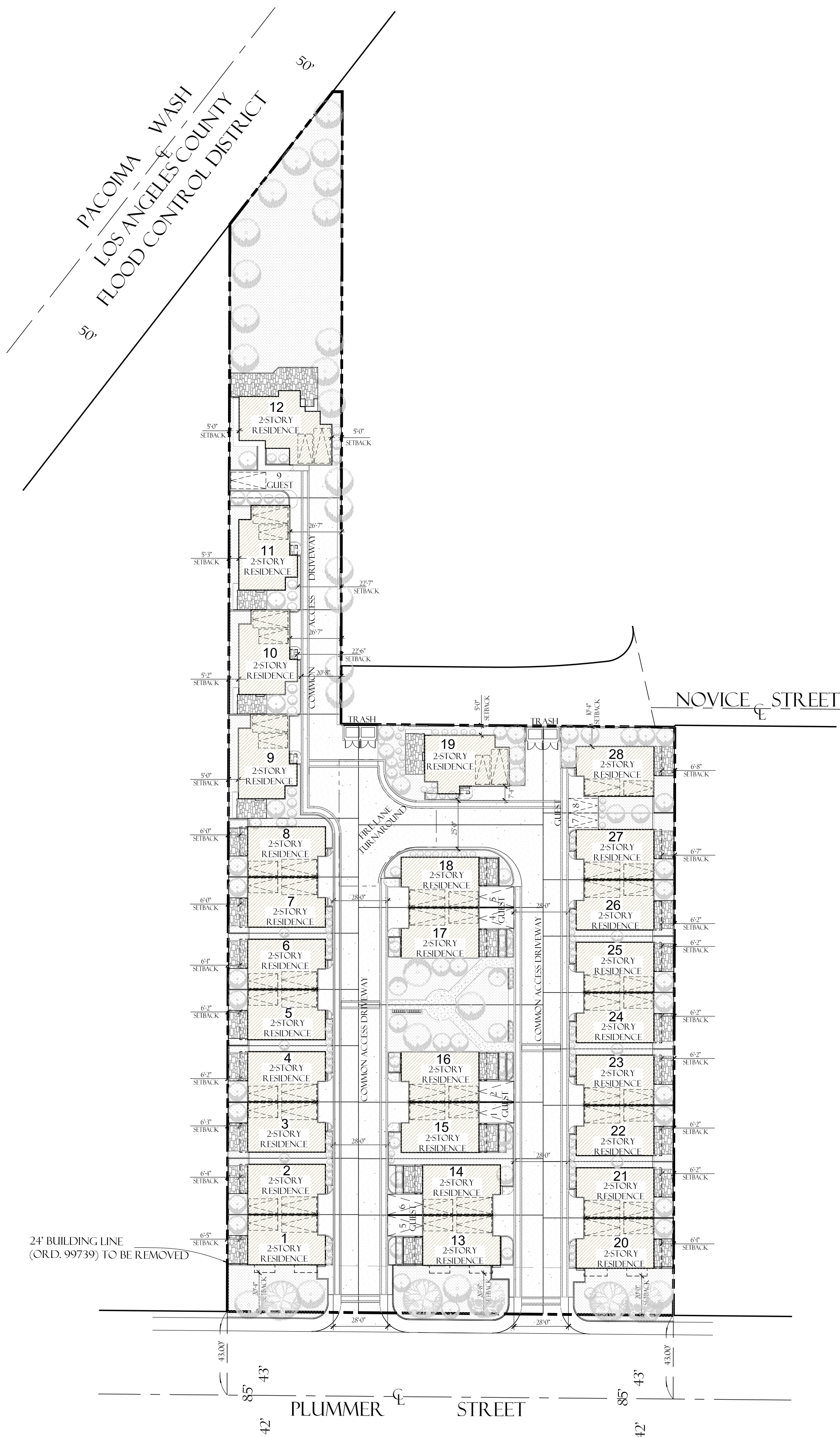
Forms are also available on-line at <http://cityplanning.lacity.org/>.

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

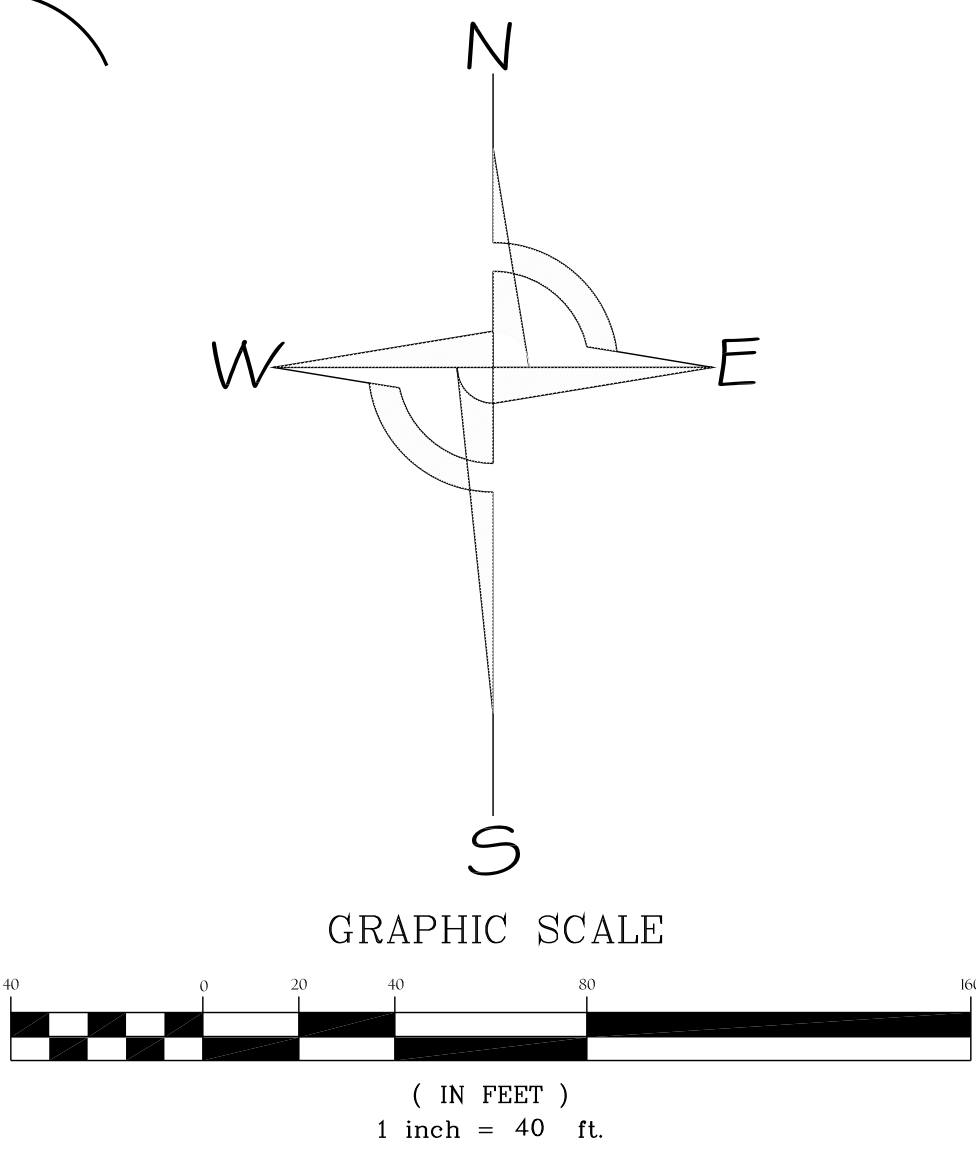
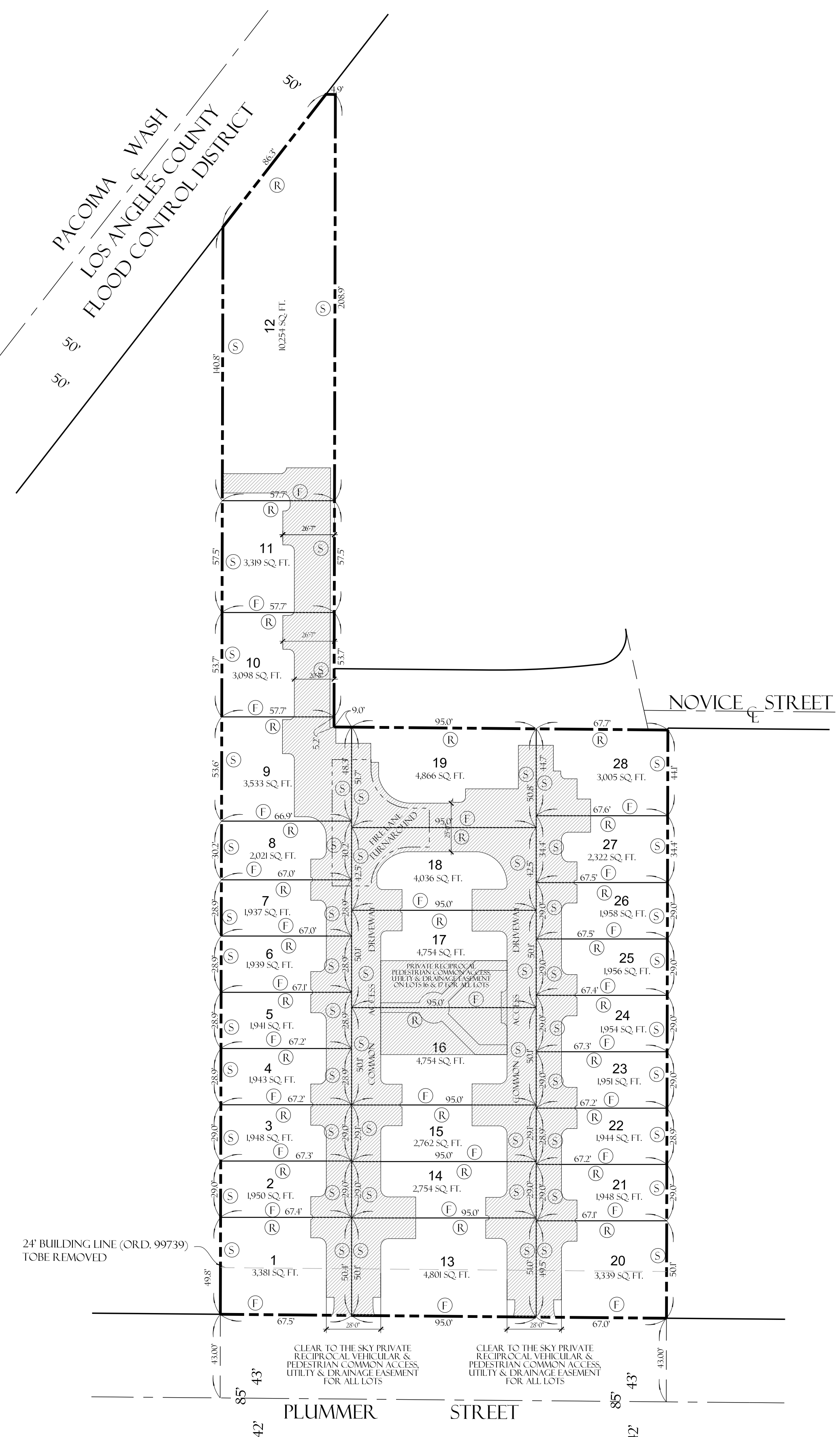
If you have any questions, please call Development Services Center staff at (213) 482-7077 or (818) 374-5050.

PROPOSED DEVELOPMENT

LOT & EASEMENT DETAIL



SETBACK SUMMARY			FRONT STREET: PLUMMER ST.	
LOT 1	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	20'-4"	FRONT YARD	20'-8"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	21'-0"
	WEST SIDE YARD	6'-5"	WEST SIDE YARD	29'-0"
	REAR YARD	0'-0"	REAR YARD	0'-0"
LOT 2	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	0'-0"	FRONT YARD	0'-0"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	21'-0"
	WEST SIDE YARD	6'-4"	WEST SIDE YARD	29'-0"
	REAR YARD	3'-4"	REAR YARD	3'-2"
LOT 3	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	3'-4"	FRONT YARD	3'-2"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	29'-0"
	WEST SIDE YARD	6'-3"	WEST SIDE YARD	21'-0"
	REAR YARD	0'-0"	REAR YARD	0'-0"
LOT 4	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	0'-0"	FRONT YARD	0'-0"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	29'-0"
	WEST SIDE YARD	6'-2"	WEST SIDE YARD	21'-0"
	REAR YARD	3'-4"	REAR YARD	2'-2"
LOT 5	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	3'-4"	FRONT YARD	2'-2"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	29'-0"
	WEST SIDE YARD	6'-2"	WEST SIDE YARD	21'-0"
	REAR YARD	0'-0"	REAR YARD	0'-0"
LOT 6	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	0'-0"	FRONT YARD	0'-0"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	29'-0"
	WEST SIDE YARD	6'-4"	WEST SIDE YARD	21'-0"
	REAR YARD	3'-4"	REAR YARD	16'-8"
LOT 7	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	3'-4"	FRONT YARD	15'-0"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	17'-5"
	WEST SIDE YARD	6'-0"	WEST SIDE YARD	3'-0"
	REAR YARD	0'-0"	REAR YARD	5'-0"
LOT 8	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	0'-0"	FRONT YARD	20'-0"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	6'-1"
	WEST SIDE YARD	5'-0"	WEST SIDE YARD	17'-0"
	REAR YARD	4'-4"	REAR YARD	0'-0"
LOT 9	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	10'-0"	FRONT YARD	0'-0"
	EAST SIDE YARD	3'-8"	EAST SIDE YARD	6'-2"
	WEST SIDE YARD	5'-4"	WEST SIDE YARD	17'-0"
	REAR YARD	0'-0"	REAR YARD	3'-2"
LOT 10	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	10'-0"	FRONT YARD	3'-2"
	EAST SIDE YARD	22'-6"	EAST SIDE YARD	6'-2"
	WEST SIDE YARD	5'-2"	WEST SIDE YARD	17'-0"
	REAR YARD	0'-0"	REAR YARD	0'-0"
LOT 11	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	10'-0"	FRONT YARD	0'-0"
	EAST SIDE YARD	22'-7"	EAST SIDE YARD	6'-7"
	WEST SIDE YARD	5'-3"	WEST SIDE YARD	17'-0"
	REAR YARD	3'-0"	REAR YARD	8'-6"
LOT 12	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	16'-0"	FRONT YARD	8'-6"
	EAST SIDE YARD	5'-0"	EAST SIDE YARD	6'-8"
	WEST SIDE YARD	5'-0"	WEST SIDE YARD	17'-0"
	REAR YARD	MAX=45'-9" MIN=48'-8"	REAR YARD	10'-4"
LOT 13	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	0'-0"	FRONT YARD	0'-0"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	21'-0"
	WEST SIDE YARD	6'-5"	WEST SIDE YARD	29'-0"
	REAR YARD	0'-0"	REAR YARD	0'-0"
LOT 14	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	0'-0"	FRONT YARD	0'-0"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	21'-0"
	WEST SIDE YARD	6'-4"	WEST SIDE YARD	29'-0"
	REAR YARD	3'-4"	REAR YARD	3'-2"
LOT 15	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	3'-4"	FRONT YARD	3'-2"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	29'-0"
	WEST SIDE YARD	6'-3"	WEST SIDE YARD	21'-0"
	REAR YARD	0'-0"	REAR YARD	0'-0"
LOT 16	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	0'-0"	FRONT YARD	0'-0"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	29'-0"
	WEST SIDE YARD	6'-2"	WEST SIDE YARD	21'-0"
	REAR YARD	3'-4"	REAR YARD	2'-2"
LOT 17	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	3'-4"	FRONT YARD	2'-2"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	29'-0"
	WEST SIDE YARD	6'-2"	WEST SIDE YARD	21'-0"
	REAR YARD	0'-0"	REAR YARD	0'-0"
LOT 18	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	0'-0"	FRONT YARD	0'-0"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	29'-0"
	WEST SIDE YARD	6'-4"	WEST SIDE YARD	21'-0"
	REAR YARD	3'-4"	REAR YARD	16'-8"
LOT 19	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	3'-4"	FRONT YARD	15'-0"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	17'-5"
	WEST SIDE YARD	6'-0"	WEST SIDE YARD	3'-0"
	REAR YARD	0'-0"	REAR YARD	5'-0"
LOT 20	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	0'-0"	FRONT YARD	20'-0"
	EAST SIDE YARD	17'-0"	EAST SIDE YARD	6'-1"
	WEST SIDE YARD	5'-0"	WEST SIDE YARD	17'-0"
	REAR YARD	4'-4"	REAR YARD	0'-0"
LOT 21	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	10'-0"	FRONT YARD	0'-0"
	EAST SIDE YARD	3'-8"	EAST SIDE YARD	6'-2"
	WEST SIDE YARD	5'-4"	WEST SIDE YARD	17'-0"
	REAR YARD	0'-0"	REAR YARD	3'-2"
LOT 22	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	10'-0"	FRONT YARD	3'-2"
	EAST SIDE YARD	22'-6"	EAST SIDE YARD	6'-2"
	WEST SIDE YARD	5'-2"	WEST SIDE YARD	17'-0"
	REAR YARD	0'-0"	REAR YARD	0'-0"
LOT 23	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	10'-0"	FRONT YARD	0'-0"
	EAST SIDE YARD	3'-8"	EAST SIDE YARD	6'-2"
	WEST SIDE YARD	5'-4"	WEST SIDE YARD	17'-0"
	REAR YARD	0'-0"	REAR YARD	3'-2"
LOT 24	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	10'-0"	FRONT YARD	0'-0"
	EAST SIDE YARD	22'-6"	EAST SIDE YARD	6'-2"
	WEST SIDE YARD	5'-2"	WEST SIDE YARD	17'-0"
	REAR YARD	0'-0"	REAR YARD	0'-0"
LOT 25	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	10'-0"	FRONT YARD	0'-0"
	EAST SIDE YARD	3'-8"	EAST SIDE YARD	6'-2"
	WEST SIDE YARD	5'-4"	WEST SIDE YARD	17'-0"
	REAR YARD	0'-0"	REAR YARD	3'-2"
LOT 26	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	10'-0"	FRONT YARD	3'-2"
	EAST SIDE YARD	22'-6"	EAST SIDE YARD	6'-2"
	WEST SIDE YARD	5'-2"	WEST SIDE YARD	17'-0"
	REAR YARD	0'-0"	REAR YARD	0'-0"
LOT 27	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	10'-0"	FRONT YARD	0'-0"
	EAST SIDE YARD	22'-7"	EAST SIDE YARD	6'-7"
	WEST SIDE YARD	5'-3"	WEST SIDE YARD	17'-0"
	REAR YARD	3'-0"	REAR YARD	8'-6"
LOT 28	FRONT STREET	PLUMMER ST.	FRONT STREET	PLUMMER ST.
	FRONT YARD	16'-0"	FRONT YARD	8'-6"
	EAST SIDE YARD	5'-0"	EAST SIDE YARD	6'-8"
	WEST SIDE YARD	5'-0"	WEST SIDE YARD	17'-0"
	REAR YARD	MAX=45'-9" MIN=48'-8"	REAR YARD	10'-4"



OWNER:
AC PLUMMER, LLC
C/O RICHARD G. GIBBERZ
15500 NORTHERN STREET
PACIFIC CITY, CA 91026
(818) 262-7431

PREPARED UNDER
THE DIRECTION OF:
THOMAS D. IACOBELLI 715-4574
IACOBELLI & ASSOCIATES, INC.
1145 TAMP AVE, SUITE 150
NORTHridge, CA 91326
(818) 366-9222



DATE	REVISION	VESTING TENTATIVE TRACT MAP NO. 71232 FOR SMALL LOT SUBDIVISION PURPOSES	DATE: 3/24/16
			PROJECT NO: 09153
			DRAWN BY: TJ2
			CHECKED BY: TH
			SHEET NO: 2 OF 2

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
PROPOSED MITIGATED NEGATIVE DECLARATION

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT CD 6 - NURY MARTINEZ
PROJECT TITLE ENV-2016-1169-MND	CASE NO. CPC-2016-1168-GPA-ZC-BL, VTT-71232-SL
PROJECT LOCATION 14709 West Plummer Street (14701-14719 West Plummer Street)	
PROJECT DESCRIPTION The subdivision of four parcels into twenty-eight small lots for the construction of twenty-eight small lot homes with a total of 65 automobile parking spaces (two per dwelling and nine guest spaces). The project site is developed with two single-family dwellings and accessory structures with twenty-seven trees. Four of the trees have been identified as protective native trees (Southern California Black Walnut). The project proposes to remove all existing structures and twenty-five of the trees, maintaining two of the protected trees on-site. Entitlements include a General Plan Amendment to Low Medium I Residential, a Zone Change to RD3-1, a Building Line Removal, and Vesting Tentative Tract Map No. 71232-SL for the subdivision of four parcels into twenty-eight small lots.	
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY AG Plummer, LLC 14556 Nordhoff Street Panorama City, CA 91402	
FINDING: The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance <div style="text-align: center;">(CONTINUED ON PAGE 2)</div> SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED. Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made. <div style="text-align: center;">THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.</div>	
NAME OF PERSON PREPARING THIS FORM MAY SIRINOPWONGSAGON	TITLE City Planner
TELEPHONE NUMBER (213) 978-1372	
ADDRESS 200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	SIGNATURE (Official) 
DATE AUGUST 24, 2016	

EXHIBIT E

I-120. Aesthetics (Light)

- Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

IV-80. Tree Removal (Locally Protected Species)

- Environmental impacts may result due to the loss of protected trees on the site. However, these potential impacts will be mitigated to less than significant level by the following measures:
- All protected tree removals require approval from the Board of Public Works.
- A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for review and approval (213-847-3077), prior to implementation of the Report's recommended measures.
- The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.
- Bonding (Tree Survival):
- a. The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new protected tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's protected tree bond may be exonerated.
- b. The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the protected trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.
- A minimum of four trees (a minimum of 48-inch box in size if available, or as required by the Board of Public Works) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.

IV-90. Tree Removal (Public Right-of-Way)

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- Removal of trees in the public right-of-way requires approval by the Board of Public Works.
- The required Tree Report shall include the location, size, type, and condition of all existing trees in the adjacent public right-of-way and shall be submitted for review and approval by the Urban Forestry Division of the Bureau of Street Services, Department of Public Works (213-847-3077).
- The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) trees in the public right-of-way.
- All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

V-50. Cultural/Historic Resources

- The project will result in an impact on identified cultural/historical resources. However, the impact can be reduced to a less than significant level though compliance with the following measure(s):
- Prior to any ground disturbance and/or grading activities, a Native American Monitor shall be secured through the Fernandeno Tatviam Band Of Mission Indians in order to determine the presence of, and proper treatment of Native American resources potentially occurring on the project site. The Native American Monitor shall be present during all ground disturbance and/or grading activities. Should the project involve more than one grading unit occurring simultaneously, an additional monitor per grading unit shall be required.

XIV-20. Public Services (Police – Demolition/Construction Sites)

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- Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles	COUNCIL DISTRICT: CD 6 - NURY MARTINEZ	DATE:
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2016-1169-MND	RELATED CASES: CPC-2016-1168-GPA-ZC-BL, VTT-71232-SL	
PREVIOUS ACTIONS CASE NO.:	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: DEMOLITION OF 2 DETACHED SFD & CONSTRUCTION OF 28 NEW SMALL LOT SINGLE FAMILY DWELLINGS. GENERAL PLAN AMENDMENT FROM LOW RESIDENTIAL TO LOW MEDIUM I RESIDENTIAL, ZONE CHANGE FROM RA-1 TO (T)(Q)RD3-1 &		
ENV PROJECT DESCRIPTION: The subdivision of four parcels into twenty-eight small lots for the construction of twenty-eight small lot homes with a total of 65 automobile parking spaces (two per dwelling and nine guest spaces). The project site is developed with two single-family dwellings and accessory structures with twenty-seven trees. Four of the trees have been identified as protective native trees (Southern California Black Walnut). The project proposes to remove all existing structures and twenty-five of the trees, maintaining two of the protected trees on-site. Entitlements include a General Plan Amendment to Low Medium I Residential, a Zone Change to RD3-1, a Building Line Removal, and Vesting Tentative Tract Map No. 71232-SL for the subdivision of four parcels into twenty-eight small lots.		
ENVIRONMENTAL SETTINGS: The project site is an irregularly shaped site comprised of four parcels, consisting of approximately 86,366 square feet of lot area. The site has approximately 230 feet of frontage along the northern side of Plummer Street. To the rear, the site has approximately 200 feet of frontage, in a slight L-shape, along the southern side of Novice Street, which terminates along the site's eastern property line. Plummer Street is designated as an Avenue II, while Novice Street is designated as a Local Street – Standard. The site is developed with two single-family dwellings and accessory buildings which were built between 1941 and 1951, which would be removed for the construction of the proposed twenty-eight small lot homes. The project site has twenty-seven trees on-site, four of which have been identified as protected native trees (Southern California Black Walnut). The project proposes to remove twenty-five of the trees, maintaining two of the four protected trees. The project site is located within the Mission Hills – Panorama City – North Hills Community Plan with a land use designation of Low Residential and is zoned RA-1. There is a 24-foot building line located along the northern side of Plummer Street. The project site is located within an enterprise zone and within an equine keeping area. The site is not located within a specific plan, community design overlay, or interim control ordinance area. The site is not located within the Alquist-Priolo Fault Zone, but is located 2.6 km (1.6 miles) from the Northridge Fault. The site is also located within an Airport Hazard zone (300' height limit above elevation 790). The site is not located within a hillside area or BOE Special Grading area, fire district, flood zone, methane hazard site, landslide, liquefaction, or tsunami inundation zone. Surrounding properties to the north and east are generally zoned RS-1 or RA-1 and are developed with single family dwellings. The property which bounds the site to the north is zoned OS-1 and is the Pacoima Wash. To the east, there are properties which are zoned either RD1.5 or RD3, with Q conditions, and are developed with multi-family developments. To the south, properties are zoned RA-1 and are developed with single-family dwellings. To the west, the property immediately adjacent is zoned (T)(Q)RD3-1 and are developed with single-family homes. Other properties to the west are zoned RS-1 and are developed with single-family dwellings.		
PROJECT LOCATION: 14709 West Plummer Street (14701-14719 West Plummer Street)		

COMMUNITY PLAN AREA: MISSION HILLS - PANORAMA CITY - NORTH HILLS STATUS: <input type="checkbox"/> Does Conform to Plan <input checked="" type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: NORTH VALLEY	CERTIFIED NEIGHBORHOOD COUNCIL: PANORAMA CITY
EXISTING ZONING: RA-1	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: 1 du/17,500 sq ft	LA River Adjacent:
GENERAL PLAN LAND USE: LOW RESIDENTIAL	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: 1 du/5,000 sq ft	
	PROPOSED PROJECT DENSITY: 28 (1 du/3,000 sq ft)	

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

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


Signature

City Planner

(213) 978-1372

Title

Phone

Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

Environmental Factors Potentially Affected:

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

<input checked="" type="checkbox"/> AESTHETICS	<input type="checkbox"/> GREEN HOUSE GAS EMISSIONS	<input type="checkbox"/> POPULATION AND HOUSING
<input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES	<input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input checked="" type="checkbox"/> PUBLIC SERVICES
<input type="checkbox"/> AIR QUALITY	<input type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input type="checkbox"/> RECREATION
<input checked="" type="checkbox"/> BIOLOGICAL RESOURCES	<input type="checkbox"/> LAND USE AND PLANNING	<input type="checkbox"/> TRANSPORTATION/TRAFFIC
<input checked="" type="checkbox"/> CULTURAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input type="checkbox"/> UTILITIES AND SERVICE SYSTEMS
<input type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> NOISE	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME:

AG Plummer, LLC

PHONE NUMBER:

(818) 262-7431

APPLICANT ADDRESS:

14556 Nordhoff Street
Panorama City, CA 91402

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

04/05/2016

PROPOSAL NAME (if Applicable):

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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I. AESTHETICS

a.	Have a substantial adverse effect on a scenic vista?				✓
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?			✓	
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		✓		

II. AGRICULTURE AND FOREST RESOURCES

a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?				✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?			✓	
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

III. AIR QUALITY

a.	Conflict with or obstruct implementation of the applicable air quality plan?			✓	
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			✓	
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓	
d.	Expose sensitive receptors to substantial pollutant concentrations?			✓	
e.	Create objectionable odors affecting a substantial number of people?				✓

IV. BIOLOGICAL RESOURCES

a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			✓	
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✓		
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓

V. CULTURAL RESOURCES

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?			✓	
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			✓	
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			✓	
d.	Disturb any human remains, including those interred outside of formal cemeteries?			✓	
e.	Cause a substantial adverse change in the significance of a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe that is listed or determined eligible for listing on the California register of historical resources, listed on a local historical register, or otherwise determined by the lead agency to be a tribal cultural resource?		✓		

VI. GEOLOGY AND SOILS

a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				✓
b.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?			✓	
c.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?				✓
d.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?				✓
e.	Result in substantial soil erosion or the loss of topsoil?			✓	
f.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓	
g.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓	
h.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓

VII. GREEN HOUSE GAS EMISSIONS

a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			✓	
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓

IX. HYDROLOGY AND WATER QUALITY

a.	Violate any water quality standards or waste discharge requirements?			✓	
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				✓
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			✓	
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓	
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
f.	Otherwise substantially degrade water quality?				✓
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j.	Inundation by seiche, tsunami, or mudflow?				✓

X. LAND USE AND PLANNING

a.	Physically divide an established community?			✓	
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓

XI. MINERAL RESOURCES

a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

XII. NOISE

a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
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Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓

XIII. POPULATION AND HOUSING

a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			✓	
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

XIV. PUBLIC SERVICES

a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?			✓	
b.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?		✓		
c.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?			✓	
d.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?			✓	
e.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?			✓	

XV. RECREATION

a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓	

XVI. TRANSPORTATION/TRAFFIC

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	
b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			✓	
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			✓	
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
e.	Result in inadequate emergency access?			✓	
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓	

XVII. UTILITIES AND SERVICE SYSTEMS

a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✓	
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g.	Comply with federal, state, and local statutes and regulations related to solid waste?			✓	

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓	
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as **ENV-2016-1169-MND** and the associated case(s),

CPC-2016-1168-GPA-ZC-BL, VTT-71232-SL. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) will not:

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) cityplanning.lacity.org/ or EIR Unit, City Hall, 200 N Spring Street, Room 763. Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/> Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
MAY SIRINOPWONGSAGON	City Planner	(213) 978-1372	07/29/2016

Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS

a.	NO IMPACT	A significant impact would occur if the proposed project would have a substantial adverse effect on a scenic vista. The project site is located on the northern side of Plummer Street. The proposed small lot homes would have a maximum height of 23 feet and would not obstruct any views of unique scenic vistas or focal points. Therefore, no impacts related to scenic vistas would occur.	
b.	NO IMPACT	A significant impact would occur if the proposed project would substantially damage scenic resources within a State Scenic Highway. The City of Los Angeles' General Plan Mobility Plan 2015 (Appendix B: Inventory of Designated Scenic Highways and Guidelines) indicates that this portion of Plummer Street is not designated as a Scenic Highway and the site is not within the vicinity of a Scenic Highway. Therefore, no impacts related to scenic highways would occur.	
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would substantially degrade the existing visual character or quality of the project site and its surroundings. Significant impacts to the visual character of a site and its surroundings are generally based on the removal of features with aesthetic value, the introduction of contrasting urban features into a local area, and the degree to which the elements of the proposed project detract from the visual character of an area. The project shall comply with Los Angeles Municipal Code Section 91.6205 and 14.4.17 as it relates to temporary signage during the demolition, construction, and grading of the site, including affixing or painting a plainly visible sign, on the publically accessible portions of the construction barriers, with the following language: "POST NO BILLS". The proposed project will be required to submit a landscape plan pursuant to LAMC Section 12.21-G and comply with applicable requirements of 12.40, 12.41, and 12.42. Therefore, the proposed project would result in a less than significant impact on visual quality.	

Impact?	Explanation	Mitigation Measures
d.	<p>LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED</p> <p>A significant impact would occur if light and glare substantially altered the character of off-site areas surrounding the site or interfered with the performance of an off-site activity. Light impacts are typically associated with the use of artificial light during the evening and night-time hours. Mitigation measures have been incorporated to reduce the impact of security lights typical of residential developments to a less than significant level.</p>	I-120
II. AGRICULTURE AND FOREST RESOURCES		
a.	<p>NO IMPACT</p> <p>A significant impact would occur if the proposed project would convert valued farmland to non-agricultural uses. The proposed project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, therefore no impact would occur.</p>	
b.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>A significant impact would occur if the proposed project conflicted with existing agricultural zoning or agricultural parcels enrolled under the Williamson Act. The project site is currently zoned for residential agricultural uses; however, the Mission Hills – Panorama City – North Hills Community Plan designates the land use as Low Residential. While the requested entitlements include a request to amend the land use designation, the proposed project is consistent with the Community Plan by developing the site primarily for residential uses. It would not conflict with existing zoning for agricultural uses. The proposed project would not cause a conflict with the Williamson Act, as the project site and surrounding area is an urban area. Therefore, impacts would be less than significant.</p>	
c.	<p>NO IMPACT</p> <p>A significant impact would occur if the proposed project conflicted with existing zoning for, or caused rezoning of forest land or timberland or result in the loss of forest land or in the conversion of forest land to non-forest use. The project site and the surrounding area are not zoned for forest land or timberland. Accordingly, the proposed project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest</p>	

Impact?	Explanation	Mitigation Measures
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		use. Therefore, no impact would occur.	
d.	NO IMPACT	A significant impact would occur if the proposed project conflicted with existing zoning for, or caused rezoning of forest land or timberland or result in the loss of forest land or in the conversion of forest land to non-forest use. The project site and the surrounding area are not zoned for forest land or timberland. Accordingly, the proposed project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.	
e.	NO IMPACT	A significant impact would occur if the proposed project caused the conversion of farmland to non-agricultural use. The project site does not contain farmland, forestland, or timberland. Therefore, no impact would occur.	

III. AIR QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	The South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for comprehensive air pollution control in the South Coast Air Basin and reducing emissions from area and point stationary, mobile, and indirect sources. SCAQMD prepared the 2012 Air Quality Management Plan (AQMP) to meet federal and state ambient air quality standards. A significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The proposed project consists of the construction, use, and maintenance of twenty-eight dwelling units and is not expected to conflict with or obstruct the implementation of the AQMP and SCAQMD rules. The proposed project is also subject to the City's Green Building Program Ordinance (Ord. No. 179,890), which was adopted to reduce the use of natural resources, create healthier living environments, and minimize the negative impacts of development on local, regional and global ecosystems. Therefore, impacts would be less than significant.	
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Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. Construction of the proposed project would contribute to air quality emissions through the use of heavy-duty construction equipment, truck deliveries and haul trips, and vehicle trips generated by construction workers traveling to and from the project site. Fugitive dust emissions would primarily result from earthwork activities. Nitrogen oxide (NOX) emissions would primarily result from the use of construction equipment. It is mandatory for all construction projects in the South Coast Air Basin (Basin) to comply with SCAQMD Rule 403 for Fugitive Dust. Specific Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, and vehicle undercarriages before vehicles exit the project site, and maintaining effective cover over exposed areas. Compliance with Rule 403 would reduce regional particulate matter emissions associated with construction activities and the impacts would be less than significant.</p>	
LESS THAN SIGNIFICANT IMPACT	<p>During the demolition, construction, and grading phase, the proposed project will produce fugitive dust and mobile sources emissions. The proposed project would comply with the air quality standards established by SCAQMD. It is not anticipated that the operational and construction regional emissions from the project would exceed project-level SCAQMD localized significance thresholds for criteria air pollutants. Therefore, the impacts will be less than significant.</p>	
LESS THAN SIGNIFICANT IMPACT	<p>Based on the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds,</p>	

Impact?	Explanation	Mitigation Measures
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		child care centers, and athletic facilities. The site is not located within the vicinity of sources of air pollution such as large gas stations or highways. Impacts would be less than significant.	
e.	NO IMPACT	Potential sources that may emit odors during construction activities include equipment exhaust and architectural coatings. Odors from these sources would be localized and generally confined to the immediate area surrounding the project site. The proposed project would utilize typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. Construction of the proposed project would not cause an odor nuisance. Therefore, no impact would result.	

IV. BIOLOGICAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	A project would have a significant biological impact through the loss or destruction of individuals of a species or through the degradation of sensitive habitat. The project site is located within the Mission Hills – Panorama City – North Hills Community Plan and is developed with two single family homes and accessory buildings. There are currently 27 trees on-site, including 4 protected trees. The project proposes to remove 25 of the existing trees; however, it is not anticipated that the project site would be a habitat for any species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, the project will be required to comply with the Federal Migratory Bird Treaty Act (MBTA) (Title 33, United States Code, Section 703 et seq., see also Title 50, Code of Federal Regulation, Part 10) and Section 3503 of the California Department of Fish and Game Code. Therefore, impacts would be less than significant.	
b.	NO IMPACT	A significant impact would occur if any riparian habitat or natural community would be lost or destroyed as a result of urban development. The project site does not contain any riparian habitat and does not contain any streams or water courses necessary to support riparian habitat. Therefore, the proposed project would not have any effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California	

Impact?	Explanation	Mitigation Measures
	Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Services (USFWS), and no impacts would occur.	
c. NO IMPACT	A significant impact would occur if federally protected wetlands would be modified or removed by a project. The project site does not contain any federally protected wetlands, wetland resources, or other waters of the United States as defined by Section 404 of the Clean Water Act. No impacts would occur.	
d. NO IMPACT	A significant impact would occur if the proposed project would interfere with, or remove access to, a migratory wildlife corridor or impede use of native wildlife nursery sites. Due to the highly urbanized nature of the project site and surrounding area, the lack of a major water body, and the limited number of trees, the project site does not support habitat for native resident or migratory species or contain native nurseries. Therefore, the proposed project would not interfere with wildlife movement or impede the use of native wildlife nursery sites, and no impact would occur.	
e. LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	A significant impact would occur if the proposed project would be inconsistent with local regulations pertaining to biological resources. There are currently 27 trees on the site, 4 of which have been identified as protected native trees (Southern California Black Walnut) in an arborist report prepared by Brandon's Landscape dated January 15, 2016. The project would remove 25 trees, including 2 of the protected trees. Removal or planting of trees within the public rights-of-way would require approval from Urban Forestry. Mitigation measures have been incorporated to reduce impacts to a less than significant impact.	IV-80, IV-90
f. NO IMPACT	The project site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, the proposed project would not conflict with the provisions of any adopted conservation plan, and no impacts would occur.	

Impact?	Explanation	Mitigation Measures
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V. CULTURAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	The project site is developed with two single family dwellings and accessory structures that were constructed in 1941 and 1951. The structures were not listed as part of the Mission Hills – Panorama City – North Hills Community Plan SurveyLA Findings. Prior to the issuance of a demolition permit, the project would be required to comply with LAMC Section 91.106.4.5.1, 91.106.4.5.2, and 91.106.4.5.3. Therefore, impacts will be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if a known or unknown archaeological resource would be removed, altered, or destroyed as a result of the proposed development. Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as resources that meet the criteria for historical resources or resources that constitute unique archaeological resources. A project-related significant impact could occur if a project would significantly affect archaeological resources that fall under either of these categories. Project-related excavation for the building footing may have the potential to uncover archaeological resources. However, if archeological resources are found during excavation, the project will be required to follow procedures as detailed in the California Public Resources Code Section 21083.2. Therefore, impacts will be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if excavation or construction activities associated with the proposed project would disturb paleontological or unique geological features. The proposed project would require additional ground disturbance that may involve excavation into native soils that contain paleontological resources. Project-related excavation for the building footing may have the potential to uncover paleontological resources. If paleontological resources are found during excavation, the project will be required to follow procedures as detailed in the California Public Resources Code Sections 5097.5 and 30244. Therefore, the impact would be less than significant.	

	Impact?	Explanation	Mitigation Measures
d.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if previously interred human remains would be disturbed during excavation of the project site. Human remains could be encountered during excavation and grading activities associated with the proposed project. While no formal cemeteries, other places of human interment, or burial grounds or sites are known to occur within the project area, there is always a possibility that human remains can be encountered during construction. If human remains are found during excavation, the project will need to follow procedures as detailed in the California Health and Safety Code Section 7050.5. If human remains of Native American origin are discovered during project construction, compliance with state laws, which fall within the jurisdiction of the Native American Heritage Commission (NAHC) (Public Resource Code Section 5097), relating to the disposition of Native American burials will be adhered to. Therefore, impacts will be less than significant.	
e.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	Pursuant to AB 52, the Planning Department notified Native American tribes as to the proposed project with a 30-day comment period. The notification was sent on May 16, 2016. A letter dated June 13, 2016 was received from the Fernandeno Tataviam Band of Mission Indians indicating the project sites proximity to three Tataviam Villages and sensitivity zone of one burial site. A second letter dated June 14, 2016 was received from the Soboba Band of Luiseno Indians indicating that while the site is located within sensitive area, it would defer to the Gabrieleno Tribal Consultants who are in closer proximity to the site. No comments were received by the Gabrieleno Tribe. The project would be required to comply with existing regulations as it pertains to the discovery of human remains or artifacts, as discussed in Sections 5 b and d. An additional mitigation measure has been incorporated to reduce impacts to a less than significant level.	V-50
VI. GEOLOGY AND SOILS			

Impact?	Explanation	Mitigation Measures
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a.	NO IMPACT	A significant impact would occur if the proposed project would cause personal injury or death or resulted in property damage as a result of a fault rupture occurring on the project site and if the project site is located within a State-designated Alquist-Priolo Zone or other designated fault zone. The project site is not located within an Alquist-Priolo Special Studies Zone or Fault Rupture Study Area. Therefore, no impacts would occur.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would cause personal injury or death or resulted in property damage as a result of seismic ground shaking. The proposed project will locate residential units within 2.7 km (1.6 miles) of the Northridge Fault. However, the proposed project would be designed and constructed in accordance with State and local building codes to reduce the potential for exposure of people or structures to seismic risks to the maximum extent possible. Compliance with such requirements would reduce seismic ground shaking impacts to the maximum extent practicable with current engineering practices. Therefore, impacts related to strong seismic ground shaking would be less than significant.	
c.	NO IMPACT	The project site is not located within a liquefaction area and the project would be required to comply with the Uniform Building Code and would be required to comply with the conditions imposed by the City of Los Angeles Department of Building and Safety's Grading Division. Therefore, no impacts would result.	
d.	NO IMPACT	A significant impact would occur if the proposed project would be implemented on a site that would be located in a hillside area with unstable geological conditions or soil types that would be susceptible to failure when saturated. The project site and surrounding area are relatively flat and is not located within a landslide area. Therefore, no impacts would result.	
e.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if construction activities or future uses would result in substantial soil erosion or loss of topsoil. Construction of proposed project would result in ground surface disturbance during site clearance, excavation, and grading, which could create the potential for soil erosion to	

Impact?	Explanation	Mitigation Measures
	<p>occur. Site preparation would require removal of all vegetation, any unsuitable fill, and asphalt and concrete paving, exposing pervious surfaces to wind and rainfall. Construction activities would be performed in accordance with the requirements of the Los Angeles Building Code and the Los Angeles Regional Water Quality Control Board (LARWQBC) through the City's Stormwater Management Division. In addition, the proposed project would be required to develop a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would require implementation of an erosion control plan to reduce the potential for wind or waterborne erosion during the construction process. In addition, all onsite grading and site preparation would comply with applicable provisions of Chapter IX, Division 70 of the LAMC, and conditions imposed by the City of Los Angeles Department of Building and Safety, Grading Division. Therefore, a less than significant impact would occur with respect to erosion or loss of topsoil.</p>	
f. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if any unstable geological conditions would result in any type of geological failure, including lateral spreading, off-site landslides, liquefaction, or collapse. The project site is not located within a landslide or liquefaction area and the construction of the project would be reviewed by the Department of Building and Safety and would be required to comply with the City of Los Angeles California Building Code (CBC). With the implementation of the Building Code requirements and the Department of Building and Safety, Grading Division, the potential for landslide lateral spreading, subsidence, liquefaction or collapse would be less than significant.</p>	
g. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would be built on expansive soils without proper site preparation or design features to provide adequate foundations for project buildings, thus, posing a hazard to life and property. Soils on the project site may have the potential to shrink and swell resulting from changes in the moisture content. However, the proposed project would be required to comply with the</p>	

Impact?	Explanation	Mitigation Measures
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		requirements of the CBC, LAMC, and other applicable building codes. Compliance with such requirements would reduce impacts related to expansive soils, and impacts would be less than significant.	
h.	NO IMPACT	A project would cause a significant impact if adequate wastewater disposal is not available. The project site is located in a highly urbanized area, where wastewater infrastructure is currently in place. The proposed project would connect to existing sewer lines that serve the project site and would not use septic tanks or alternative wastewater disposal systems. Therefore, no impact would occur.	

VII. GREEN HOUSE GAS EMISSIONS

a.	LESS THAN SIGNIFICANT IMPACT	The City has adopted the LA Green Plan to provide a citywide plan for achieving the City's GHG emissions targets, for both existing and future generation of GHG emissions. In order to implement the goal of improving energy conservation and efficiency, the Los Angeles City Council has adopted multiple ordinances and updates to establish the current Los Angeles Green Building Code (LAGBC) (Ordinance No. 179,890). Through required implementation of the LAGBC, the proposed project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs. Therefore, the proposed project's generation of GHG emissions would not make a cumulatively considerable contribution to emissions and impacts would be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	The California legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, the SCS is contained in the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2012-2035 RTP/SCS focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas on existing main streets, in downtowns, and commercial corridors, resulting in an improved jobs-housing balance and more	

Impact?	Explanation	Mitigation Measures
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opportunity for transit-oriented development. In addition, SB 743, adopted September 27, 2013, encourages land use and transportation planning decisions and investments that reduce vehicle miles traveled that contribute to GHG emissions, as required by AB 32. The project would provide infill residential development and would not interfere with SCAG's ability to implement the regional strategies outlined in the 2012-2035 RTP/SCS. The proposed project would provide residential units to meet demand for housing. The proposed project, therefore, would be consistent with statewide, regional and local goals and policies aimed at reducing GHG emissions and would result in a less-than-significant impact related to GHG reduction plans.

VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Construction of the proposed project would involve the temporary use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. With compliance to applicable standards and regulations and adherence to manufacturer's instructions related to the transport, use, or disposal of hazardous materials, the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and impacts would be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. The existing structures on the project site were constructed between 1941 and 1951 and therefore may contain asbestos-containing materials (ACMs) and lead-based paint (LBP). The removal of asbestos is regulated by SCAQMD Rule 1403; therefore, any asbestos found on-site would be required to be removed by a certified asbestos containment contractor in accordance with applicable regulations prior to demolition. Similarly, it	

Impact?	Explanation	Mitigation Measures
	<p>is likely that lead-based paint is present in buildings constructed between 1941 and 1951. Compliance with existing State laws regarding removal would be required. With this compliance, the proposed project would result in a less than significant impact related to asbestos and LBP. Impacts will be less than significant.</p>	
c. LESS THAN SIGNIFICANT IMPACT	<p>Construction activities have the potential to result in the release, emission, handling, and disposal of hazardous materials within one-quarter mile of an existing school. While schools are located within the vicinity of the project site, the site is located over a quarter mile from the schools. Additionally, it is not anticipated that the proposed project would potentially result in the release, emission, handling, and disposal of hazardous materials. The demolition of the existing structures constructed between 1941 and 1951 have the potential to uncover asbestos, or lead base paints; however, the project would be required to comply with existing regulations as it pertains to disposal of asbestos and lead base paints. With the compliance of existing regulations, impacts would be less than significant.</p>	
d. NO IMPACT	<p>A significant impact would occur if the project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would create a significant hazard to the public or the environment. The California Department of Toxic Substances Control (DTSC) maintains a database (EnviroStor) that provides access to detailed information on hazardous waste permitted sites and corrective action facilities, as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted, or have been completed under DTSC's oversight. A review of EnviroStor did not identify any records of hazardous waste facilities on the project site. Therefore, the proposed project would not be located on a site that is included on a list of hazardous materials sites or create a significant hazard to the public or the environment, and no impact would occur.</p>	

Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT IMPACT	The project site is located approximately 5 miles northeast of the Van Nuys Airport and 9.2 miles northwest of the Burbank Airport. It is not located within 2 miles of a public airport. Therefore, impacts would be less than significant.	
NO IMPACT	The project site is not located within two miles of a private airstrip. Therefore, no impacts would occur.	
NO IMPACT	The proposed project would not require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). Therefore, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and no impact would occur.	
NO IMPACT	A significant impact would occur if the proposed project exposed people and structures to high risk of wildfire. The project site is located in a highly urbanized area of the City. The area surrounding the project site is completely developed. Accordingly, the project site and the surrounding area are not subject to wildland fires. Therefore, no impact would occur.	

IX. HYDROLOGY AND WATER QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project discharges water that does not meet the quality standards of agencies which regulate surface water quality and water discharge into storm water drainage systems, or does not comply with all applicable regulations as governed by the Los Angeles Regional Water Quality Control Board (LARWQCB). The proposed project is the construction of twenty-eight small lot homes. The proposed project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) standards and the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) to ensure pollutant loads from the project site are minimized for downstream receiving waters. Therefore, the proposed project	
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Impact?	Explanation	Mitigation Measures
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		would result in less than significant impacts.	
b.	NO IMPACT	<p>A significant impact would occur if the proposed project would substantially deplete groundwater or interferes with groundwater recharge. The proposed project would not require the use of groundwater at the project site. Potable water would be supplied by the Los Angeles Department of Water and Power (LADWP), which draws its water supplies from distant sources for which it conducts its own assessment and mitigation of potential environmental impacts. Therefore, the project would not require direct additions or withdrawals of groundwater. Therefore, project development would not impact groundwater supplies or groundwater recharge, and no impact would occur.</p>	
c.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river so that erosion or siltation would result. There are no streams or rivers located in the project vicinity. Project construction would temporarily expose on-site soils to surface water runoff. However, compliance with construction-related BMPs and/or the Storm Water Pollution Prevention Plan (SWPPP) would control and minimize erosion and siltation. Therefore, the proposed project would result in less than significant impact related to the alteration of drainage patterns and on- or off-site erosion or siltation.</p>	
d.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river such that flooding would result. As discussed above, there are no streams or rivers located in the project vicinity. During project operation, storm water or any runoff irrigation waters would be directed into existing storm drains that are currently receiving surface water runoff under existing conditions. Since the project site is almost entirely impervious, impermeable surfaces resulting from the development of the project would not substantially change the volume of storm water runoff in a manner that would result in flooding on- or off-site. Accordingly, significant alterations to existing drainage patterns within the site and surrounding</p>	

Impact?	Explanation	Mitigation Measures
	area would not occur. Therefore, the proposed project would result in less than significant impacts related to the alteration of drainage patterns and on- or off-site flooding.	
e. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if runoff water would exceed the capacity of existing or planned storm drain systems serving the project site, or if the proposed project would substantially increase the probability that polluted runoff would reach the storm drain system. Accordingly, since the volume of runoff from the site would not measurably increase over existing conditions, water runoff after development would not exceed the capacity of existing or planned drainage systems. Therefore, the proposed project would result in less than significant impacts related to existing storm drain capacities or water quality.	
f. NO IMPACT	A significant impact may occur if a project includes potential sources of water pollutants that would have the potential to substantially degrade water quality. The proposed project does not include potential sources of contaminants, which could potentially degrade water quality and would comply with all federal, state and local regulations governing storm water discharge. Therefore, no impact would occur.	
g. NO IMPACT	A significant impact would occur if the proposed project would be located within a 100-year floodplain or would impede or redirect flood flows. The project site is not located within a Flood Zone, per ZIMAS and is not located within a 100-year floodplain. Therefore, no impacts would result.	
h. NO IMPACT	A significant impact would occur if the proposed project would be located within a 100-year floodplain or would impede or redirect flood flows. The project site is not located within a Flood Zone, per ZIMAS and is not located within a 100-year floodplain. Therefore, no impacts would result.	
i. NO IMPACT	A significant impact would occur if the proposed project would be located within an area susceptible to flooding as a result of the failure of a levee or dam. The project site and the surrounding areas are not located within a flood hazard area. Accordingly, the proposed project would	

Impact?	Explanation	Mitigation Measures
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		not expose people or structures to a significant risk of loss, injury, or death involving flooding. Therefore, the proposed project would have no impact related to flooding.	
j.	NO IMPACT	A significant impact would occur if the proposed project would be located within an area susceptible to inundation by seiche, tsunami, or mudflow. The project site and the surrounding areas are not located near a water body to be inundated by seiche and is not located within a tsunami inundated zone. Therefore, the project would have no impact related to inundation by seiche, tsunami, or mudflow.	

X. LAND USE AND PLANNING

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would be sufficiently large or configured in such a way so as to create a physical barrier within an established community. The proposed density of the project is consistent with the existing land use patterns in the surrounding area, as designated by the Mission Hills – Panorama City – North Hills Community Plan. The proposed project, which would involve the construction of new residential infill development in an urbanized area in Los Angeles, would not divide an established community. Therefore, no impact would occur.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project is inconsistent with the General Plan or zoning designations currently applicable to the project site, and would cause adverse environmental effects, which the General Plan and zoning ordinance are designed to avoid or mitigate. The project site is located within the Mission Hills – Panorama City – North Hills Community Plan, with a land use designation of Low Residential and is zoned RA-1. The project proposes a General Plan Amendment to amend the land use designation to Low Medium Density Residential, Zone Change to RD3-1, and a Building Line Removal to permit the construction of 28 residential dwelling units. The proposed residential use is consistent with the land use designation and zones of the surrounding area. With the approval of the aforementioned entitlements, the project would be in compliance with the Zoning Code and	

Impact?	Explanation	Mitigation Measures
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		impacts of the project would be less than significant.	
c.	NO IMPACT	A significant impact would occur if the proposed project were located within an area governed by a habitat conservation plan or natural community conservation plan. The project site is not subject to any habitat conservation plan or natural community conservation plan. Therefore, no impact would occur.	

XI. MINERAL RESOURCES

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

XII. NOISE

a.	LESS THAN SIGNIFICANT IMPACT	The City of Los Angeles has established policies and regulations concerning the generation and control of noise that could adversely affect its citizens and noise-sensitive land uses. Construction activity would result in temporary increases in ambient noise levels in the project area on an intermittent basis. Noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between the noise source and receptor, and presence or absence of noise attenuation barriers. The project shall be required to comply with the City of Los Angeles Noise	
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Impact?	Explanation	Mitigation Measures
	Ordinance No. 144,331 and 161,574, which prohibit the emission of creation of noise beyond certain levels at adjacent uses unless technically infeasible. Noise due to construction is required to comply with LAMC Section 41.40. With the implementation and compliance with existing regulations, impacts will be less than significant.	
b. LESS THAN SIGNIFICANT IMPACT	Construction activities can generate varying degrees of vibration, depending on the construction procedures and the type of construction equipment used. High levels of vibration may cause physical personal injury or damage to buildings. However, vibrations rarely affect human health. The operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. Unless heavy construction activities are conducted extremely close (within a few feet) to the neighboring structures, vibrations from construction activities rarely reach the levels that damage structures. Compliance with existing regulations as it relates to construction activity will reduce impacts to a less than significant level.	
c. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the project caused a substantial permanent increase in noise levels above existing ambient levels. New stationary sources of noise, such as rooftop mechanical HVAC equipment, would be installed on the proposed development. The design of the equipment will be required to comply with LAMC Section 112.02, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five dBA. With implementation of the regulations that address rooftop mechanical equipment, a substantial permanent increase for nearby sensitive receptors would be reduced to a less than significant level.	
d. LESS THAN SIGNIFICANT IMPACT	The City of Los Angeles has established policies and regulations concerning the generation and control of noise that could adversely affect its citizens and noise-sensitive land uses. Construction activity would result in temporary increases in ambient noise levels in the project area on an intermittent basis.	

Impact?	Explanation	Mitigation Measures
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		Noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between the noise source and receptor, and presence or absence of noise attenuation barriers. In addition to mitigation measures imposed herein, the project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, which prohibit the emission of creation of noise beyond certain levels at adjacent uses unless technically infeasible. Noise due to construction is required to comply with LAMC Section 41.40. With the implementation and compliance with existing regulations, impacts will be less than significant.	
e.	NO IMPACT	The project site is located approximately 5 miles northeast of the Van Nuys Airport and 9.2 miles northwest of the Burbank Airport. It is not located within 2 miles of a public airport. Therefore, impacts would be less than significant.	
f.	NO IMPACT	The project site is not located within two miles of a private airstrip. Therefore, no impacts would occur.	

XIII. POPULATION AND HOUSING

a.	LESS THAN SIGNIFICANT IMPACT	The project site is comprised of four parcels which are developed with two single family dwellings and accessory structures. The project will accommodate residential population growth in keeping with the Mission Hills – Panorama City – North Hills Community Plan land use and density designations, and would not substantially induce population growth in the project area, either directly or indirectly. The physical secondary or indirect impacts of population growth such as increased traffic or noise have been adequately mitigated in other portions of this document. Therefore, the impact would be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	Potentially significant impacts would occur if the proposed project would displace a substantial quantity of existing residences or a substantial number of people. The project site is comprised of four parcels; however, the site is developed with only two single family dwellings and would not displace a substantial number of existing housing. Therefore, impacts would be less than significant.	

Impact?	Explanation	Mitigation Measures
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c.	NO IMPACT	Potentially significant impacts would occur if the proposed project would displace a substantial quantity of existing residences or a substantial number of people. The project site is comprised of four parcels; however, the site is developed with only two single family dwellings and would not displace a substantial number of people. Therefore, impacts would be less than significant.	
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XIV. PUBLIC SERVICES

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the Los Angeles Fire Department (LAFD) could not adequately serve the proposed project, necessitating a new or physically altered station. The proposed project will create twenty-eight new residential units, which could increase the number of emergency calls and demand for LAFD fire and emergency services. However, pursuant to LAMC Section 57.507.3.3, residential projects which exceed 1.5 miles from an engine company or 2.0 miles from a truck company would be required to install automatic fire sprinkler systems. The project site is serviced by Fire Station 7, located at 14630 West Plummer Street (approximately 0.1 miles to the east of the project site). The proposed project would neither create capacity or service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for fire protection. Prior to the issuance of a building permit, the project would be required to comply with all applicable regulations and receive approval from the Fire Department. Therefore, impacts will be less than significant.	
b.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	A significant impact would occur if the Los Angeles Police Department (LAPD) could not adequately serve the proposed project, necessitating a new or physically altered station. The proposed project would result in the construction of twenty-eight units and could increase demand for police service. The project site and the surrounding area are currently served by LAPD's Mission Community Police Station, located at 11121 North Sepulveda Boulevard (approximately	XIV-20

Impact?	Explanation	Mitigation Measures
	3.1 miles northwest of the project site). Mitigation measures have been incorporated to reduce impacts during the construction phase of the project to a less than significant level.	
c. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would include substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the school district. The proposed project would add twenty-eight residential units, which could increase enrollment at schools that service the area. However, development of the proposed project would be subject to California Government Code Section 65995, which would allow LAUSD to collect impact fees from developers of new residential developments. Conformance to California Government Code Section 65995 is deemed to provide full and complete mitigation of impacts to school facilities. Therefore, impacts would be less than significant.	
d. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The proposed project would result in the construction of twenty-eight dwelling units, which could result in increased demand for parks and recreation facilities. In addition, payment of required impact fees by the proposed residential development within the City of Los Angeles per LAMC Sections 12.33 and 17.12 could offset some of the increased demand by helping fund new facilities, as well as the expansion of existing facilities. Therefore, the proposed project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision of new or altered parks facilities. Accordingly, the proposed project would result in a less than significant impact on park facilities.	
e. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would result in substantial employment or population growth that could generate a demand for other public facilities, which exceed the capacity available to serve the project site, necessitating new or physically altered public facilities, the construction of which would cause significant	

Impact?	Explanation	Mitigation Measures
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environmental impacts. The proposed project would result in an increase of twenty-eight units, which could result in increased demand for other public resources. While the increase in population as a result of the proposed project may create a demand for other public services, the proposed project would not create substantial capacity or service level problems that would require the provision of new or physically altered other public facilities in order to maintain an acceptable level of service for other public services. Therefore, the proposed project would result in a less than significant impact on other public services.

XV. RECREATION

a. LESS THAN SIGNIFICANT IMPACT

A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The proposed project would result in the construction of twenty-eight dwelling units, which could result in increased demand for parks and recreation facilities. In addition, payment of required impact fees by the proposed residential development within the City of Los Angeles per LAMC Sections 12.33 and 17.12 could offset some of the increased demand by helping fund new facilities, as well as the expansion of existing facilities. Therefore, the proposed project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision of new or altered parks facilities. Accordingly, the proposed project would result in a less than significant impact on park facilities.

b. LESS THAN SIGNIFICANT IMPACT

A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The proposed project would result in the construction of twenty-eight dwelling units, which could result in increased demand for parks and recreation facilities. In addition, payment of required impact fees by the proposed residential development within the City of Los Angeles per LAMC Sections 12.33 and 17.12 could offset some of the increased demand by helping fund new facilities, as well as the expansion of existing facilities. Therefore, the proposed project would not

Impact?	Explanation	Mitigation Measures
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		create capacity or service level problems, or result in substantial physical impacts associated with the provision of new or altered parks facilities. Accordingly, the proposed project would result in a less than significant impact on park facilities.	
XVI. TRANSPORTATION/TRAFFIC			
a.	LESS THAN SIGNIFICANT IMPACT	The Department of Transportation reviewed a technical traffic evaluation submitted by the Applicant, prepared by The Rifkin Transportation Group, dated June 7, 2016. The analysis was for the construction of 28 single family homes. In a memo dated June 28, 2016, the DOT found that the project would not have a significant impact on the traffic in the surrounding area.	
b.	LESS THAN SIGNIFICANT IMPACT	The Department of Transportation reviewed a technical traffic evaluation submitted by the Applicant, prepared by The Rifkin Transportation Group, dated June 7, 2016. The analysis was for the construction of 28 single family homes. In a memo dated June 28, 2016, the DOT found that the project would not have a significant impact on the traffic in the surrounding area.	
c.	LESS THAN SIGNIFICANT IMPACT	The project site is located approximately 5 miles northeast of the Van Nuys Airport and 9.2 miles northwest of the Burbank Airport. The site is located within an Airport Hazard Zone – which has a 300-foot height limit above elevation 790. The proposed dwelling units would have a maximum height of 23 feet. Impacts are anticipated to be less than significant.	
d.	LESS THAN SIGNIFICANT IMPACT	The project does not involve any design features that are unusual for the area or any incompatible uses. Impacts will be less than significant.	
e.	LESS THAN SIGNIFICANT IMPACT	Prior to the issuance of a building permit, the driveway plan is required to be reviewed and approved by the Department of Transportation and the Fire Department. Impacts will be less than significant.	
f.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the project would conflict with adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of facilities supporting alternative transportation. During the grading, demolition, and construction phases of the project there is	

Impact?	Explanation	Mitigation Measures
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potential for pedestrian pathways to be blocked or closed. However, prior to closure of a sidewalk within the public right-of-way, the closure along the pedestrian protection would be required to be approved by the Bureau of Street Services and the Department of Building and Safety, pursuant to LAMC Section 62.45 and 91.3306. Therefore, impacts would be less than significant.

XVII. UTILITIES AND SERVICE SYSTEMS

a. LESS THAN SIGNIFICANT IMPACT

A significant impact would occur if the proposed project would exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board. A significant impact would also occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. The proposed project is the construction of twenty-eight residential units, the wastewater generated from the site would be typical of residential projects and would enter into and be treated at the Hyperion Treatment Plant (HTP). As the HTP is in compliance with the State's wastewater treatment requirements, the project would not exceed the wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board (LARWQC). The wastewater generation of the proposed project would account for a small percentage of average daily wastewater flow. This increase in wastewater flow would not jeopardize the HTP to operate within its established wastewater treatment requirements. Furthermore, all wastewater from the project would be treated according to requirements of the NPDES permit authorized by the LARWQCB. Therefore, the proposed project would result in a less than significant impact related to wastewater treatment requirements.

b. LESS THAN SIGNIFICANT IMPACT

LADWP conducts water planning based on forecast population growth. Accordingly, the increase in residential population resulting from the proposed project would not be considered substantial in consideration of anticipated growth. The construction of twenty-eight residential units as a result of the proposed project would be consistent with Citywide growth, and, therefore, the

Impact?	Explanation	Mitigation Measures
	<p>project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2010 Urban Water Management Plan. Thus, it is anticipated that the proposed project would not create any water system capacity issues, and there would be sufficient reliable water supplies available to meet project demands. Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have a less than significant impact related to water or wastewater infrastructure.</p>	
c. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would increase surface water runoff, resulting in the need for expanded off-site storm water drainage facilities. Development of the proposed project would maintain existing drainage patterns; site-generated surface water runoff would continue to flow to the City's storm drain system. Since the project site is almost entirely impervious, impermeable surfaces resulting from the development of the project would not significantly change the volume of storm water runoff. Accordingly, since the volume of runoff from the site would not measurably increase over existing conditions, the proposed project would not create or contribute runoff water that would exacerbate any existing deficiencies in the storm drain system or provide substantial additional sources of polluted runoff. Therefore, the proposed project would result in a less-than-significant impact related to existing storm drain capacities.</p>	

Impact?	Explanation	Mitigation Measures
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d.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board. A significant impact would also occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. The proposed project is the construction of twenty-eight residential units, the wastewater generated from the site would be typical of residential projects and would enter into and be treated at the Hyperion Treatment Plant (HTP). As the HTP is in compliance with the State's wastewater treatment requirements, the project would not exceed the wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board (LARWQC). The wastewater generation of the proposed project would account for a small percentage of average daily wastewater flow. This increase in wastewater flow would not jeopardize the HTP to operate within its established wastewater treatment requirements. Furthermore, all wastewater from the project would be treated according to requirements of the NPDES permit authorized by the LARWQCB. Therefore, the proposed project would result in a less than significant impact related to wastewater treatment requirements.</p>
e.	LESS THAN SIGNIFICANT IMPACT	<p>LADWP conducts water planning based on forecast population growth. Accordingly, the increase in residential population resulting from the proposed project would not be considered substantial in consideration of anticipated growth. The construction of twenty-eight residential units as a result of the proposed project would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2010 Urban Water Management Plan. Thus, it is anticipated that the proposed project would not create any water system capacity issues, and there would be sufficient reliable water supplies available to meet project demands. Prior to any</p>

Impact?	Explanation	Mitigation Measures
	<p>construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have a less than significant impact related to water or wastewater infrastructure.</p>	
f. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed residential dwellings is anticipated to be collected by the BOS and private waste haulers, respectively. Solid waste collected from the proposed project is anticipated to be hauled to Sunshine Canyon Landfill. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the Sunshine Canyon Landfill. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, the proposed project would have a less-than-significant impact related to solid waste.</p>	
g. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed residential dwellings is anticipated to be collected by the BOS and private waste haulers, respectively. Solid waste collected from the proposed project is anticipated to be hauled to Sunshine Canyon Landfill. In</p>	

Impact?	Explanation	Mitigation Measures
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compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the Sunshine Canyon Landfill. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, the proposed project would have a less-than-significant impact related to solid waste.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a. LESS THAN SIGNIFICANT IMPACT

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

b. LESS THAN SIGNIFICANT IMPACT

A significant impact may occur if the proposed project, in conjunction with the related projects, would result in impacts that are less than significant when viewed separately but significant when viewed together. All potential impacts of the proposed project would be reduced to a less than significant level with the implementation of the mitigation measures. None of these potential impacts are considered cumulatively considerable and implementation of the mitigation measures identified will ensure that no cumulative impacts will occur as a result of the proposed project.

c. LESS THAN SIGNIFICANT IMPACT

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

Impact?	Explanation	Mitigation Measures
	potential to result in substantial adverse impacts on human beings either directly or indirectly.	

MITIGATION MONITORING PROGRAM

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a “reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment” (Mitigation Monitoring Program, Section 15097 of the *CEQA Guidelines* provides additional direction on mitigation monitoring or reporting). This Mitigation Monitoring Program (MMP) has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6, and Section 15097 of the CEQA Guidelines. The City of Los Angeles is the Lead Agency for this project.

A Mitigated Negative Declaration (MND) has been prepared to address the potential environmental impacts of the Project. Where appropriate, this environmental document identified Project design features, regulatory compliance measures, or recommended mitigation measures to avoid or to reduce potentially significant environmental impacts of the Proposed Project. This Mitigation Monitoring Program (MMP) is designed to monitor implementation of the mitigation measures identified for the Project.

The MMP is subject to review and approval by the City of Los Angeles as the Lead Agency as part of the approval process of the project, and adoption of project conditions. The required mitigation measures are listed and categorized by impact area, as identified in the MND.

The Project Applicant shall be responsible for implementing all mitigation measures, unless otherwise noted, and shall be obligated to provide documentation concerning implementation of the listed mitigation measures to the appropriate monitoring agency and the appropriate enforcement agency as provided for herein. All departments listed below are within the City of Los Angeles unless otherwise noted. The entity responsible for the implementation of all mitigation measures shall be the Project Applicant unless otherwise noted.

As shown on the following pages, each required mitigation measure for the proposed Project is listed and categorized by impact area, with accompanying discussion of:

Enforcement Agency – the agency with the power to enforce the Mitigation Measure.

Monitoring Agency – the agency to which reports involving feasibility, compliance, implementation and development are made, or whom physically monitors the project for compliance with mitigation measures.

Monitoring Phase – the phase of the Project during which the Mitigation Measure shall be monitored.

- Pre-Construction, including the design phase
- Construction

- Pre-Operation
- Operation (Post-construction)

Monitoring Frequency – the frequency of which the Mitigation Measure shall be monitored.

Action Indicating Compliance – the action of which the Enforcement or Monitoring Agency indicates that compliance with the required Mitigation Measure has been implemented.

The MMP performance shall be monitored annually to determine the effectiveness of the measures implemented in any given year and reevaluate the mitigation needs for the upcoming year.

It is the intent of this MMP to:

Verify compliance of the required mitigation measures of the MND;

Provide a methodology to document implementation of required mitigation;

Provide a record and status of mitigation requirements;

Identify monitoring and enforcement agencies;

Establish and clarify administrative procedures for the clearance of mitigation measures;

Establish the frequency and duration of monitoring and reporting; and

Utilize the existing agency review processes' wherever feasible.

This MMP shall be in place throughout all phases of the proposed Project. The entity responsible for implementing each mitigation measure is set forth within the text of the mitigation measure. The entity responsible for implementing the mitigation shall also be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure has been implemented.

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made by the Applicant or its successor subject to the approval by the City of Los Angeles through a public hearing. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. The flexibility is necessary in light of the proto-typical nature of the MMP, and the need to protect the environment with a workable program. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

MITIGATION MONITORING PROGRAM

Aesthetics

I-120 Aesthetics (Light)

Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:

- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Plan approval

Biology

IV-80 Tree Removal (Locally Protected Species)

Environmental impacts may result due to the loss of protected trees on the site. However, these potential impacts will be mitigated to less than significant level by the following measures:

- All protected tree removals require approval from the Board of Public Works.
- A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for review and approval (213-847-3077), prior to implementation of the Report's recommended measures.
- The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.
- Bonding (Tree Survival):
 - a. The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the

- existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new oak tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's oak tree bond may be exonerated.
- b. The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the oak trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.
 - A minimum of four trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.

Enforcement Agency: Board of Public Works Urban Forestry Division

Monitoring Agency: Board of Public Works Urban Forestry Division

Monitoring Phase: Pre-Construction, Construction

Monitoring Frequency: Once during plan check, once during field inspection

Action Indicating Compliance: Issuance of Certificate of Occupancy

IV-90 Tree Removal (Public Right-of-Way)

- Removal of trees in the public right-of-way requires approval by the Board of Public Works.
- The required Tree Report shall include the location, size, type, and condition of all existing trees in the adjacent public right-of-way and shall be submitted for review and approval by the Urban Forestry Division of the Bureau of Street Services, Department of Public Works (213-847-3077).
- The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) trees in the public right-of-way.
- All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

Enforcement Agency: Board of Public Works

Monitoring Agency: Board of Public Works Urban Forestry Division

Monitoring Phase: Pre-Construction, Construction

Monitoring Frequency: Once during plan check, once during field inspection

Action Indicating Compliance: Issuance of Certificate of Occupancy

Cultural Resources

V-50 Cultural/Historic Resources

Prior to any ground disturbance and/or grading activities, a Native American Monitor shall be secured through the Fernandeno Tatviam Band of Mission Indians in order to determine the presence of, and proper treatment of Native American resources potentially occurring on the project site. The Native American Monitor shall be present during all ground disturbance and/or grading activities. Should the project involve more than one grading unit occurring simultaneously, an additional monitor per grading unit shall be required.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Grading

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Field inspection sign-off

Public Services

XIV-20 Public Services (Police – Demolition/Construction Sites)

Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.

Enforcement Agency: Los Angeles Department of building and Safety

Monitoring Agency: Los Angeles Department of building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Field inspection sign-off

Regulatory Compliance Measures

In addition to the Mitigation Measures required of the project, and any proposed Project Design Features, the applicant shall also adhere to any applicable Regulatory Compliance Measures required by law. Listed below is a list of often required Regulatory Compliance Measures. Please note that requirements are determined on a case by case basis as required by the Department of Building and Safety or other City Agencies, and these are an example of the most often required Regulatory Compliance Measures.

AESTHETICS

- **Regulatory Compliance Measure RC-AE-3 (Vandalism): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with all applicable building code requirements, including the following:
 - Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
 - The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.
- **Regulatory Compliance Measure RC-AE-4 (Signage): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with the Los Angeles Municipal Code Section 91.6205, including on-site signage maximums and multiple temporary sign restrictions, as applicable.
- **Regulatory Compliance Measure RC-AE-5 (Signage on Construction Barriers): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with the Los Angeles Municipal Code Section 91.6205, including but not limited to the following provisions:
 - The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS".
 - Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
 - The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.

AIR QUALITY

- **Regulatory Compliance Measure RC-AQ-1(Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable standards of the Southern

California Air Quality Management District, including the following provisions of District Rule 403:

- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
 - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
 - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
 - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
 - Trucks having no current hauling activity shall not idle but be turned off.
- **Regulatory Compliance Measure RC-AQ-2:** In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.
 - **Regulatory Compliance Measure RC-AQ-3:** In accordance with Section 93115 in Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.
 - **Regulatory Compliance Measure RC-AQ-4:** The Project shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings.
 - **Regulatory Compliance Measure RC-AQ-5:** The Project shall install odor-reducing equipment in accordance with South Coast Air Quality Management District Rule 1138.
 - **Regulatory Compliance Measure RC-AQ-6:** New on-site facility nitrogen oxide emissions shall be minimized through the use of emission control measures (e.g., use of best available control technology for new combustion sources such as boilers and water heaters) as required by South Coast Air Quality Management District Regulation XIII, New Source Review.

BIOLOGY

- **(Duplicate of WQ Measure) Regulatory Compliance Measure RC-WQ-5 (Alteration of a State or Federal Watercourse):** The project shall comply with the

applicable sections of the federal Clean Water Act (CWA) and California's Porter Cologne Water Quality Control Act (Porter Cologne). Prior to the issuance of any grading, use of land, or building permit which may affect an existing watercourse, the applicant shall consult with the following agencies and obtain all necessary permits and/or authorizations, to the satisfaction of the Department of Building and Safety. Compliance shall be determined through written communication from each jurisdictional agency, a copy of which shall be submitted to the Environmental Review case file for reference:

- *United States Army Corps of Engineers.* The applicant shall obtain a Jurisdictional Determination (preliminary or approved), or a letter otherwise indicating that no permit is required. Contact: Aaron O. Allen, Chief - North Coast Branch, Regulatory Division, 805-585-2148.
- *State Water Resources Control Board.* The applicant shall consult with the 401 Certification and Wetlands Unit and obtain all necessary permits and/or authorizations, or a letter otherwise indicating that no permit is required. Contact: 401 Certification and Wetlands Unit, Los Angeles Region, 320 W 4th Street, #200, Los Angeles, CA 90013, (213) 576-6600.
- *California Department of Fish and Wildlife.* The applicant shall consult with the Lake and Streambed Alteration Agreement Program and obtain a Streambed Alteration Agreement, or a letter otherwise indicating that no permit is required. Contact: LSAA Program, 4949 Viewridge Avenue, San Diego, CA 92123, (858) 636-3160.

CULTURAL RESOURCES

- **Regulatory Compliance Measure RC-CR-2 (Archaeological):** If archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Personnel of the proposed Modified Project shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the Project site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.
 - Distinctive features, finishes and construction techniques or examples of skilled craftsmanship which characterize an historic property shall be preserved.
 - Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
 - Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

- Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 - New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 - New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- **Regulatory Compliance Measure RC-CR-3 (Paleontological):** If paleontological resources are discovered during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.
 - **Regulatory Compliance Measure CR-4 (Human Remains):** If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. In the event that human remains are discovered during excavation activities, the following procedure shall be observed:
 - Stop immediately and contact the County Coroner:
1104 N. Mission Road
Los Angeles, CA 90033
323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or
323-343-0714 (After Hours, Saturday, Sunday, and Holidays)

If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC).

The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American.

- The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
- If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.

GEOLOGY AND SOILS

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- **Regulatory Compliance Measure RC-GEO-5 (Subsidence Area):** Prior to the issuance of building or grading permits, the applicant shall submit a geotechnical report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety. The geotechnical report shall assess potential consequences of any subsidence and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- **Regulatory Compliance Measure RC-GEO-6 (Expansive Soils Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- **Regulatory Compliance Measure RC-GHG-1 (Green Building Code):** In accordance with the City of Los Angeles Green Building Code (Chapter IX, Article 9, of the Los Angeles Municipal Code), the Project shall comply with all applicable mandatory provisions of the 2013 Los Angeles Green Code and as it may be subsequently amended or modified.

HAZARDS AND HAZARDOUS MATERIALS

- **Regulatory Compliance Measure RC-HAZ-1: Explosion/Release (Existing Toxic/Hazardous Construction Materials)**
 - **(Asbestos)** Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the

Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.

- **(Lead Paint)** Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
- **(Polychlorinated Biphenyl – Commercial and Industrial Buildings)** Prior to issuance of a demolition permit, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.
- **Regulatory Compliance Measure RC-HAZ-3: Explosion/Release (Soil Gases):** During subsurface excavation activities, including borings, trenching and grading, OSHA worker safety measures shall be implemented as required to preclude any exposure of workers to unsafe levels of soil-gases, including, but not limited to, methane.

HYDROLOGY AND WATER QUALITY

- **Regulatory Compliance Measure RC-WQ-1: National Pollutant Discharge Elimination System General Permit.** Prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System No. CAS000002) (Construction General Permit) for Phase 1 of the proposed Modified Project. The Applicant shall provide the Waste Discharge Identification Number to the City of Los Angeles to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan shall be prepared and implemented for the proposed Modified Project in compliance with the requirements of the Construction General Permit. The Storm Water Pollution Prevention Plan shall identify construction Best Management Practices to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities.
- **Regulatory Compliance Measure RC-WQ-2: Dewatering.** If required, any dewatering activities during construction shall comply with the requirements of the Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2008-0032, National Pollutant Discharge Elimination System No. CAG994004) or subsequent permit. This will include submission of a Notice of Intent for coverage under the permit to the Los Angeles Regional Water Quality Control Board at least 45 days prior to the start of

dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges.

- **Regulatory Compliance Measure RC-WQ-3: Low Impact Development Plan.** Prior to issuance of grading permits, the Applicant shall submit a Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for review and approval. The Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.
- **Regulatory Compliance Measure RC-WQ-4: Development Best Management Practices.** The Best Management Practices shall be designed to retain or treat the runoff from a storm event producing 0.75 inch of rainfall in a 24-hour period, in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a licensed civil engineer or licensed architect confirming that the proposed Best Management Practices meet this numerical threshold standard shall be provided.
- **Regulatory Compliance Measure RC-WQ-5 (Alteration of a State or Federal Watercourse):** The project shall comply with the applicable sections of the federal Clean Water Act (CWA) and California's Porter Cologne Water Quality Control Act (Porter Cologne). Prior to the issuance of any grading, use of land, or building permit which may affect an existing watercourse, the applicant shall consult with the following agencies and obtain all necessary permits and/or authorizations, to the satisfaction of the Department of Building and Safety. Compliance shall be determined through written communication from each jurisdictional agency, a copy of which shall be submitted to the Environmental Review case file for reference:
 - *United States Army Corps of Engineers.* The applicant shall obtain a Jurisdictional Determination (preliminary or approved), or a letter otherwise indicating that no permit is required. Contact: Aaron O. Allen, Chief - North Coast Branch, Regulatory Division, 805-585-2148.
 - *State Water Resources Control Board.* The applicant shall consult with the 401 Certification and Wetlands Unit and obtain all necessary permits and/or authorizations, or a letter otherwise indicating that no permit is required. Contact: 401 Certification and Wetlands Unit, Los Angeles Region, 320 W 4th Street, #200, Los Angeles, CA 90013, (213) 576-6600.
 - *California Department of Fish and Wildlife.* The applicant shall consult with the Lake and Streambed Alteration Agreement Program and obtain a Streambed Alteration Agreement, or a letter otherwise indicating that no permit is required. Contact: LSAA Program, 4949 Viewridge Avenue, San Diego, CA 92123, (858) 636-3160.

NOISE

- **Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities):** The project shall comply with the City of Los Angeles

Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

PUBLIC SERVICES

Schools

- **Regulatory Compliance Measure RC-PS-1 (Payment of School Development Fee)** Prior to issuance of a building permit, the General Manager of the City of Los Angeles, Department of Building and Safety, or designee, shall ensure that the Applicant has paid all applicable school facility development fees in accordance with California Government Code Section 65995.

Parks

- **Regulatory Compliance Measure RC-PS-2 (Increased Demand For Parks Or Recreational Facilities):**
 - (*Subdivision*) Pursuant to Section 17.12-A or 17.58 of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units.
 - (*Apartments*) Pursuant to Section 21.10 of the Los Angeles Municipal Code, the applicant shall pay the Dwelling Unit Construction Tax for construction of apartment buildings.
- **Regulatory Compliance Measure RC-PS-3 (Increase Demand For Parks Or Recreational Facilities – Zone Change)** Pursuant to Section 12.33 of the Los Angeles Municipal Code, the applicant shall pay the applicable fees for the construction of dwelling units.

TRANSPORTATION AND TRAFFIC

- **Regulatory Compliance Measure RC-TT-1 (Increased Vehicle Trips/Congestion - West Side Traffic Fee)** Prior to issuance of a Building Permit, the applicant shall pay a traffic impact fee to the City, based on the requirements of the West Los Angeles Traffic Improvement and Mitigation Specific Plan (WLA TIMP).

PUBLIC UTILITIES AND SERVICE SYSTEMS

Water Supply

- **Regulatory Compliance Measure RC-WS-1 (Fire Water Flow)** The Project Applicant shall consult with the LADBS and LAFD to determine fire flow requirements for the Proposed Project, and will contact a Water Service Representative at the LADWP to order a SAR. This system hydraulic analysis will determine if existing LADWP water supply facilities can provide the proposed fire flow requirements of the Project. If water main or infrastructure upgrades are required, the Applicant would pay for such upgrades, which would be constructed by either the Applicant or LADWP.

- **Regulatory Compliance Measure RC-WS-2 (Green Building Code):** The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's water use.
- **Regulatory Compliance Measure RC-WS-4 (Landscape)** The Project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).

Energy

- **Regulatory Compliance Measure RC-EN-1(Green Building Code):** The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's energy use.

Solid Waste

- **Regulatory Compliance Measure RC-SW-1 (Designated Recycling Area)** In compliance with Los Angeles Municipal Code, the proposed Modified Project shall provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of nonhazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, and metals.
- **Regulatory Compliance Measure RC-SW-2 (Construction Waste Recycling)** In order to meet the diversion goals of the California Integrated Waste Management Act and the City of Los Angeles, which will total 70 percent by 2013, the Applicant shall salvage and recycle construction and demolition materials to ensure that a minimum of 70 percent of construction-related solid waste that can be recycled is diverted from the waste stream to be landfilled. Solid waste diversion would be accomplished through the on-site separation of materials and/or by contracting with a solid waste disposal facility that can guarantee a minimum diversion rate of 70 percent. In compliance with the Los Angeles Municipal Code, the General Contractor shall utilize solid waste haulers, contractors, and recyclers who have obtained an Assembly Bill (AB) 939 Compliance Permit from the City of Los Angeles Bureau of Sanitation.
- **Regulatory Compliance Measure RC-SW-3 (Commercial/Multifamily Mandatory Recycling)** In compliance with AB341, recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the Proposed Project's regular solid waste disposal program. The Project Applicant shall only contract for waste disposal services with a company that recycles solid waste in compliance with AB341.

Allyn D. Rifkin PE
Transportation Planner/Engineer
RTPG – the Rifkin Transportation Planning Group

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June 7, 2016

Durre Shamsi
Transportation Engineering Associate II
Los Angeles Department of Transportation
Valley Development Review
6262 Van Nuys Blvd., Suite 320
Van Nuys, CA 91401

Re: Traffic Technical Memorandum for the Proposed PLUMMER HOMES at 14709 Plummer Street (CPC-2016-1168-CPA-ZC-BL; VTT-71232-SL)

Ms. Shamsi:

This letter includes my findings and documentation regarding the expected impacts for the proposed PLUMMER HOMES at 14709 Plummer Street in Panorama City. The project, consisting of 28 new homes, is expected to generate 19 AM and 26 PM peak hour trips with no expected significant impacts with respect to traffic and circulation.

The analysis has been completed according to procedures requested by the City of Los Angeles, Department of Transportation (LADOT), as published in the Traffic Study Policies and Procedures, dated August 2014, and according to a Traffic Study Scope Memorandum of Understanding dated May 3, 2016. This project is estimated to generate 19 AM peak hour trips and 26 PM peak hour trips. Pursuant to LADOT requirements, a project which generates between 25 and 42 peak hour trips, in either the AM or PM peak hour, is required to prepare a Traffic Technical Memorandum.

The following pages of this document constitute the required Traffic Technical Memorandum.

Thank you for your expedited review of this project. Should you have any questions, feel free to call me at 323-697-1594.

Sincerely,


Allyn D. Rifkin, PE

cc: A. G. Plummer, LLC
14556 Nordhoff Street
Panorama City, CA 91402



PROJECT DESCRIPTION and EXISTING CONDITIONS

The Applicant, A.G. PLUMMER LLC, is requesting zoning approvals to permit the construction and use of 28 new single family homes. The project location is on the north side of Plummer Street, between Cedros Avenue and Kester Avenue in the Panorama City Community of the San Fernando Valley. Currently there are two single family homes on the site. **Exhibit 1** is a map showing the location of the proposed project.

Based upon the estimate of trip generation and the existing street configuration, LADOT staff requested a study of two intersections for this Traffic Study Technical Memorandum: Plummer Street at Noble Avenue and Plummer Street at Van Nuys Boulevard (see **Exhibit 1**). This specification is memorialized in the approved Traffic Study Memorandum dated May 3, 2016 (see **Appendix A**).

Access will be taken from Plummer Street. To limit impacts to the adjacent residential streets, there is no proposed access from Novice Street, a local residential street to the north of the project. **Exhibit 2** is a site plan of the project showing the driveway locations.

Project trips are expected to primarily use Plummer Street and/or Van Nuys Boulevard for local and regional trips. The two nearest signalized intersections on Plummer Street, at Noble Avenue and at Van Nuys Boulevard, were specified as the study intersections for this Traffic Study Technical Memorandum.

In the new scheme of street classifications, per the City's recently adopted Mobility 2035 Plan, Plummer Street is part of the Neighborhood Enhanced Network and is designated as an Avenue II. Van Nuys Boulevard is designated a Boulevard II (see **Exhibit 3**) and serves access to most destinations as well as to the nearby I-405 Freeway. Noble Avenue is not shown on the Citywide Circulation Map; however, consistent with the most recently adopted Mission Hills Community Plan, Noble Avenue serves as a Collector Street.

Both of Plummer Street and Van Nuys Boulevard serve bicycles and public transit as well as automobiles. Van Nuys Boulevard is part of the City's Bicycle Enhanced Network and currently has protected bicycle lanes.

Traffic counts were taken by an independent traffic counting company on May 18, 2016 (see **Exhibits 4 and 5**). As described in more detail, in the LEVEL OF SERVICE AND TRAFFIC IMPACT DETERMINATION section of this report, the intersection of Plummer Street at Noble Avenue is also operating at an acceptable level of service – LOS A. The intersection of Plummer Street and Van Nuys Boulevard is operating at an acceptable level of service – LOS C.

TRIP GENERATION

Trip Generation is the analysis of the existing and future trips to and from the project site. For this analysis, a review of the automobile trips and expected traffic impacts during the morning (AM) and afternoon (PM) peak hour has been completed. Both the AM and PM peak hour is defined in this case as the highest traffic level hour for the adjacent streets.

As required in the LADOT Traffic Studies and Procedures Manual, the basis for the trip generation analysis is the nationally accepted Institute of Transportation Engineers (ITE) Trip Generation Handbook. The 9th Edition of that report is the most current database for Trip Generation. The handbook includes automobile traffic generation factors for a multitude of land uses based upon its collection of traffic surveys across the nation. For this project, the following uses were analyzed for a determination of the net change in automobile traffic:

- For the proposed use – Single Family Homes (ITE LU-210)
- For the previous use – Single Family Homes (ITE LU-210)

Exhibit 6 summarizes the trip generation analysis, including a calculation of the net change in automobile trips for in-bound as well as out-bound for both the AM and PM peak hours. The net change in automobile trips for the project is 19 trips per hour in the AM and 26 trips per hour in the PM.

TRAFFIC ASSIGNMENT

The next necessary analysis is the assignment of the net new traffic to the existing street system. This starts with an assumption of the directional distribution of traffic and then an assumption of routes taken from those directions to and from the campus.

The project is well served by a grid of streets with no particular bias with regards to traffic cardinal direction. The following directional distribution is utilized: North (25%); South (25%); East (25%); West (25%).

Specific routes for the assigned traffic were determined from the existing traffic pattern and the assumption of full service driveways on Plummer Street. **Exhibit 7** shows the project traffic assignments for AM (INBOUND and OUTBOUND) and **Exhibit 8** shows the project traffic for PM (INBOUND and OUTBOUND) at the project driveways and the two study intersections.

LEVEL OF SERVICE AND TRAFFIC IMPACT DETERMINATION

The determination of traffic impact is based upon an assessment of the existing and projected level of service (LOS) at the analyzed intersections. Level of service is a nationally recognized measure of relative congestion levels, ranging from LOS A to LOS F. The following table describes the levels, as noted in the LADOT Traffic Policies and Procedures Manual:

LEVEL OF SERVICE DEFINITIONS FOR SIGNALIZED INTERSECTION

Level of Service	Volume/Capacity Ratio	Definition
A	0.000 - 0.600	EXCELLENT. No vehicle waits longer than one red light and no approach phase is fully used.
B	0.601 - 0.700	VERY GOOD. An occasional approach phase is fully utilized; many drivers begin to feel somewhat restricted within groups of vehicles.
C	0.701 - 0.800	GOOD. Occasionally, drivers may have to wait through more than one red light; backups may develop behind turning vehicles.
D	0.801 - 0.900	FAIR. Delays may be substantial during portions of the rush hours, but enough lower volume periods occur to permit clearing of developing lines, preventing excessive backups.
E	0.901 - 1.000	POOR. Represents the most vehicles that intersection approaches can accommodate; may be long lines of waiting vehicles through several signal cycles.
F	Greater than 1.000	FAILURE. Backups from nearby intersections or on cross streets may restrict or prevent movement of vehicles out of the intersection approaches. Tremendous delays with continuously increasing queue lengths.

The LOS is measured according to the volume/capacity (V/C) ratio as calculated by the estimated number of vehicles per hour divided by the estimated capacity of the intersection (also in vehicles per hour).

The LADOT Traffic Policies and Procedures Manual also directs the methodology for calculating the level of impact by comparing the Final V/C (with the project) to the “existing” plus “committed projects” V/C as follows:

INTERSECTION IMPACT THRESHOLD CRITERIA

Final V/C	Level of Service	Project Related Increase in V/C
>0.700 – 0.799	C	equal to or greater than 0.040
>0.800 – 0.899	D	equal to or greater than 0.020
>0.900	E or F	equal to or greater than 0.010

This sliding scale methodology requires mitigation of traffic impacts whenever traffic generated by the proposed development causes an increase of the analyzed intersection V/C ratio by an amount equal to or greater than the values shows above.

LADOT Traffic Policies and Procedures Manual further prescribes the Critical Movement Analysis (CMA) method for calculating the V/C ratio in an organized format to clearly show the change in V/C ratios.

Traffic Technical Memorandum – PLUMMER HOMES
June 7, 2016

The CMA calculation requires a detailed depiction of the geometry and traffic signal phasing of the intersection. **Exhibit 9** and **Exhibit 10** are drawings showing the existing striping and traffic signal phasing of the two study intersections. At Noble Avenue, Plummer Street has two lanes in both east and westbound directions with respective left turn lanes. Noble Avenue has a single lane for both the north and southbound directions. This intersection is a two-phased traffic signal. At Van Nuys Boulevard, Plummer Street has two lanes in both east and west directions with respective left turn lanes. Van Nuys Boulevard has 3 lanes in both the north and southbound directions with respective left turn lanes. The intersection is a 3-phased traffic signal with an added left turn phase for westbound Plummer Street.

Exhibits 11, 12, 13 and 14 present the CMA calculations for the two intersections during the AM and PM peak hours respectively.

The results are summarized in the following table:

**PLUMMER HOMES
TRAFFIC IMPACT ANALYSIS SUMMARY**

STUDIED INTERSECTION	EXISTING		EXISTING PLUS PROJECT		CHANGE IN V/C	SIGNIFICANT?	
	V/C	LOS	V/C	LOS			
1 NOBLE AND PLUMMER	AM	0.583	A	0.583	A	0.000	NO
	PM	0.458	A	0.459	A	0.001	NO
2 VAN NUYS AND PLUMMER	AM	0.776	C	0.780	C	0.004	NO
	PM	0.659	B	0.666	B	0.001	NO

STUDIED INTERSECTION	FUTURE		FUTURE PLUS PROJECT		CHANGE IN V/C	SIGNIFICANT?	
	V/C	LOS	V/C	LOS			
1 NOBLE AND PLUMMER	AM	0.609	B	0.610	B	0.001	NO
	PM	0.481	A	0.483	F	0.002	NO
2 VAN NUYS AND PLUMMER	AM	0.812	D	0.816	D	0.004	NO
	PM	0.690	B	0.698	B	0.008	NO

CONCLUSION

The future traffic for the proposed Plummer Homes Project has been analyzed for impact at two signalized intersections proximate to the site: Plummer Street at Noble Avenue and Plummer Street at Van Nuys Boulevard. According to methodologies prescribed by LADOT the

Traffic Technical Memorandum – PLUMMER HOMES
June 7, 2016

conclusion is that 19 AM peak hour trips and 26 PM peak hour trips would be expected from the proposed project with no significant impact with respect to traffic and circulation at the two studied intersections. According to LADOT criteria, this Technical Memorandum satisfies the requirement for analysis of traffic impacts.

EXHIBITS ON THE FOLLOWING PAGES

Exhibit 1 – Location Map.....	8
Exhibit 2 – Site Plan.....	9
Exhibit 3 – Mobility 2035 Street Designations.....	10
Exhibit 4 – Traffic Counts Summary for Plummer Street at Noble Avenue.....	11
Exhibit 5 – Traffic Counts Summary for Plummer Street at Van Nuys Boulevard.....	12
Exhibit 6 – Project Trip Generation.....	13
Exhibit 7 – Assignment of Project Traffic – AM Peak Hour.....	14
Exhibit 8 – Assignment of Project Traffic – PM Peak Hour.....	15
Exhibit 9 – Existing Striping and Signal Phasing – Plummer/Noble.....	16
Exhibit 10 – Existing Striping and Signal Phasing – Plummer/Noble.....	17
Exhibit 11 – CMA Calculation for Plummer/Noble – AM Peak Hour.....	18
Exhibit 12 – CMA Calculation for Plummer/Noble – AM Peak Hour.....	19
Exhibit 13 – CMA Calculation for Plummer/Noble – AM Peak Hour.....	20
Exhibit 14 – CMA Calculation for Plummer/Noble – AM Peak Hour.....	21

APPENDIX A – Traffic Study Memorandum of Understanding – approved May 3, 2016

EXHIBIT 1 – LOCATION AND TRIP DISTRIBUTION MAP

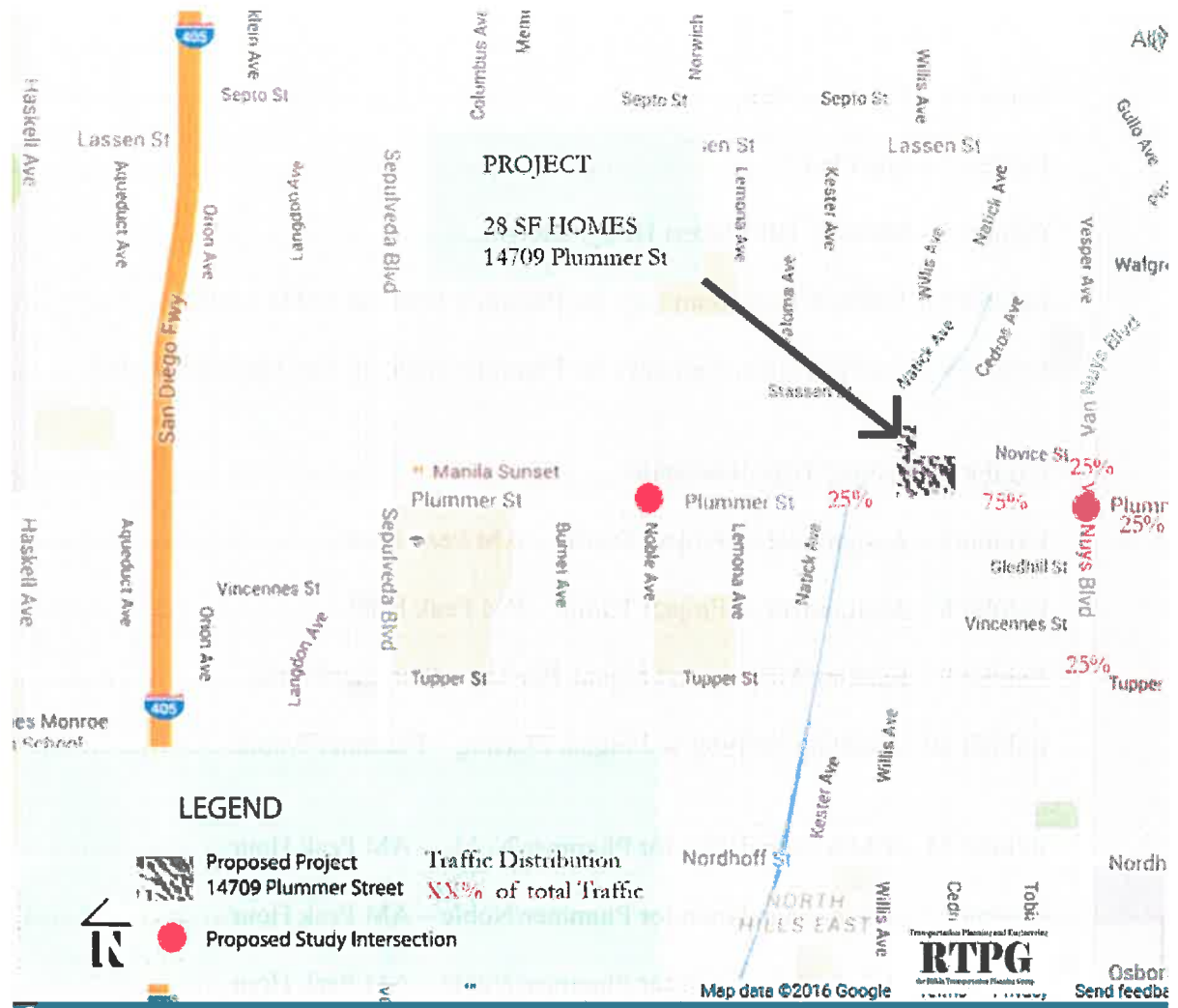


EXHIBIT 2 – SITE PLAN PROPOSED DEVELOPMENT

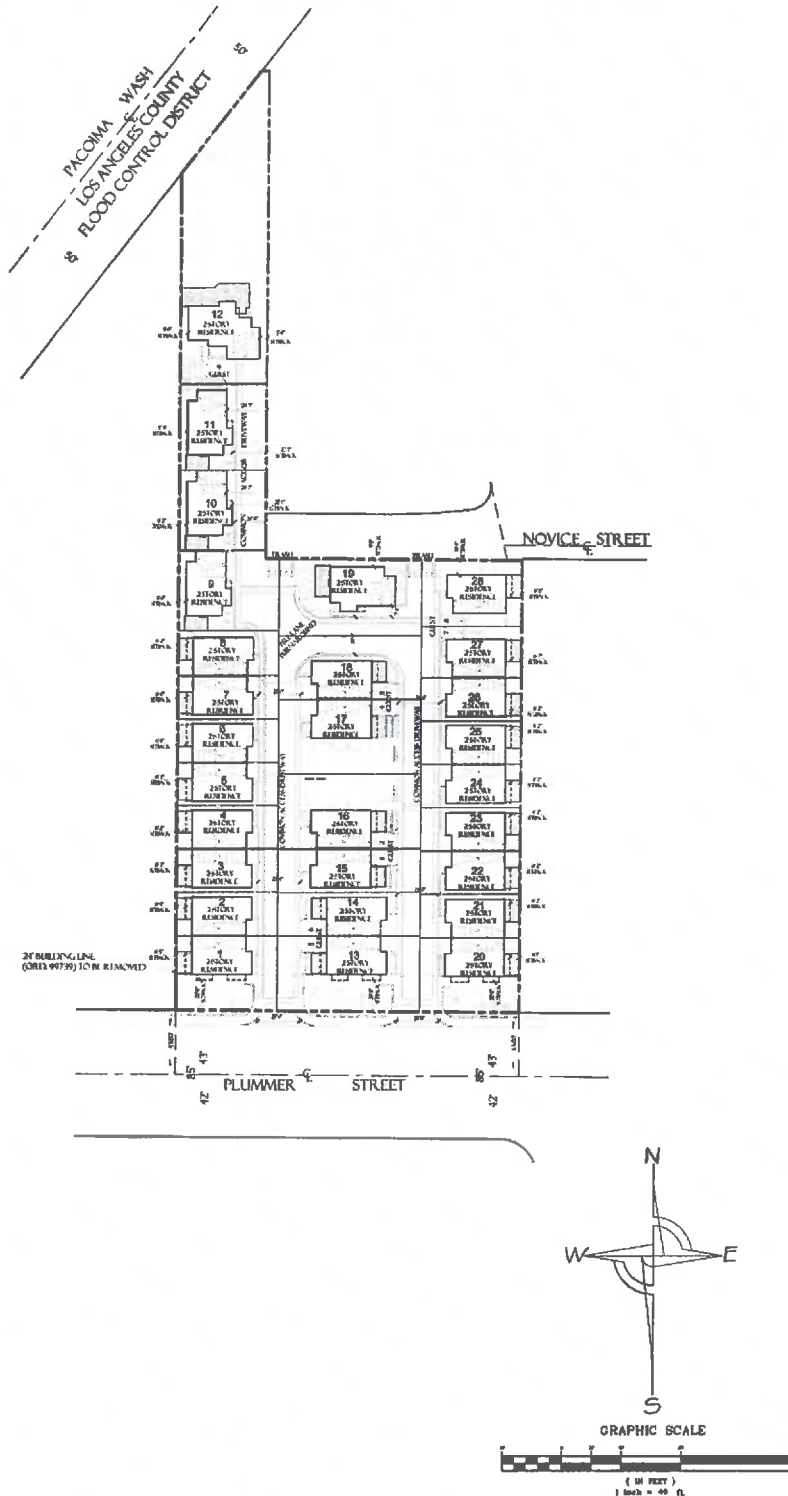
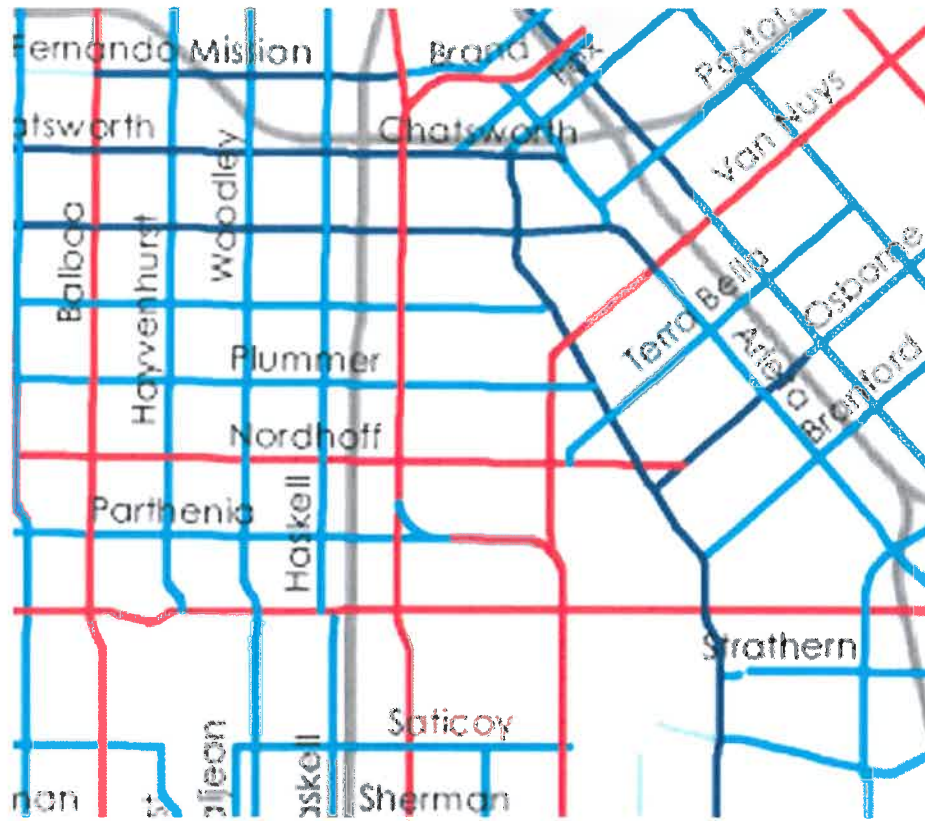


EXHIBIT 3 – STREET DESIGNATIONS



**CITYWIDE GENERAL PLAN
CIRCULATION SYSTEM**

Map A1 - Generalized Circulation

- | | |
|---|---|
| — Boulevard I | — Arterial Streets Outside City of LA |
| — Boulevard II | — Freeways |
| — Avenue I | --- City of Los Angeles Boundary |
| — Avenue II | |
| — Avenue III | |



EXHIBIT 4 – TRAFFIC COUNTS AT NOBLE AND PLUMMER

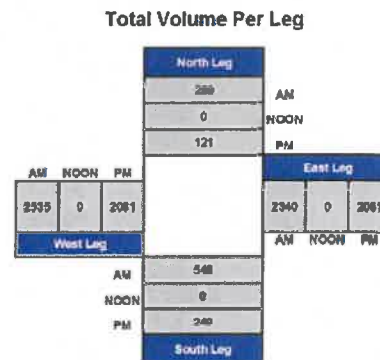
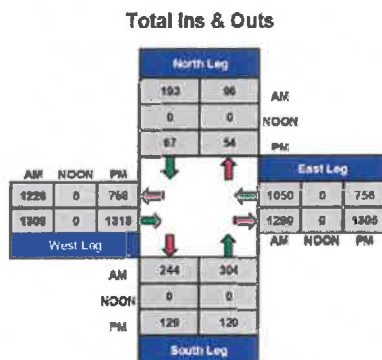
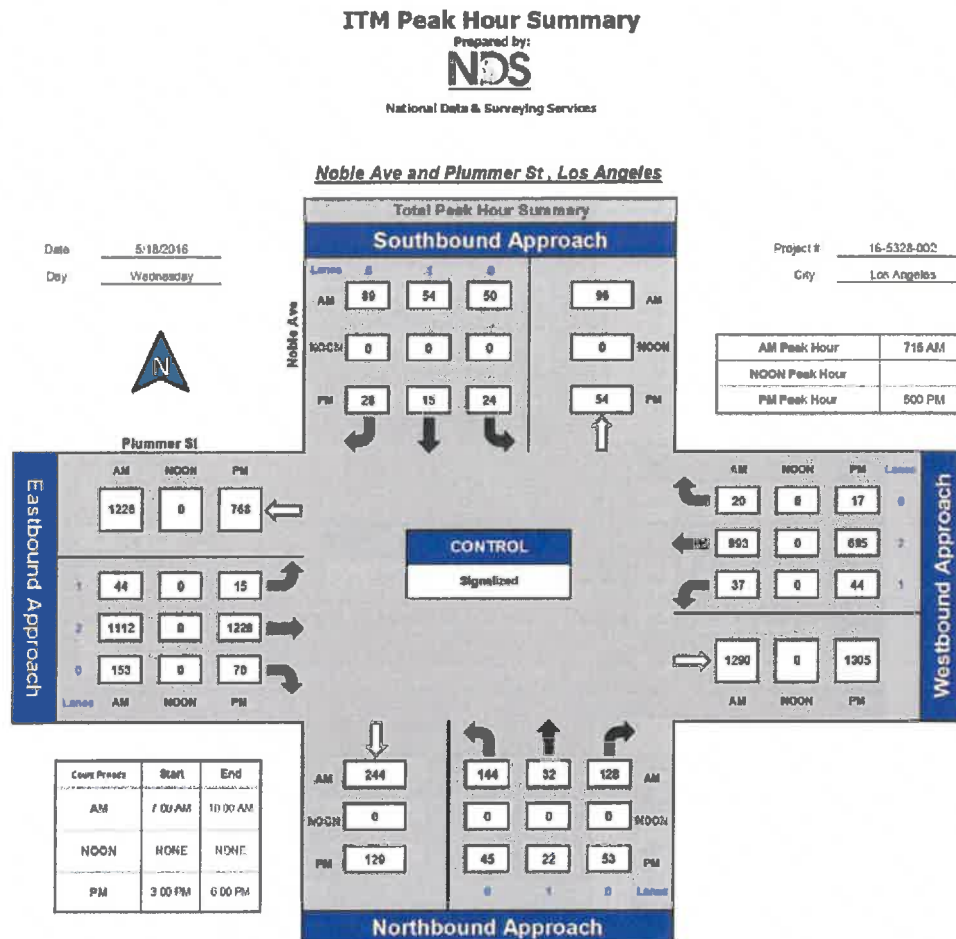


EXHIBIT 5 - TRAFFIC COUNTS AT VAN NUYS AND PLUMMER

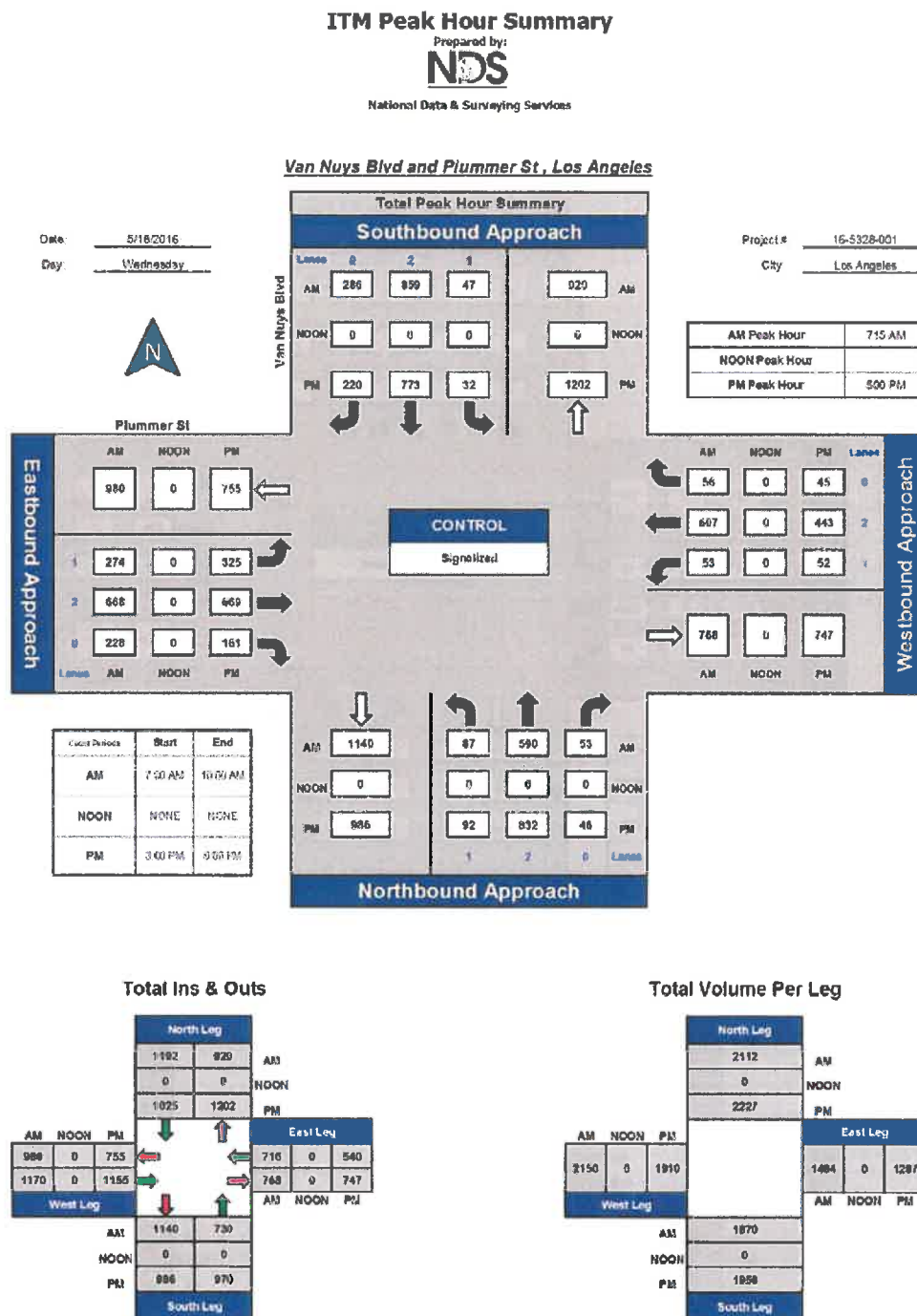


EXHIBIT 6 – PROJECT TRIP GENERATION

Trip Generation Analysis

PLUMMER HOMES
14709 Plummer Street

RTPG - 2-May-16

SOURCE: ITE - TRIP GENERATION MANUAL - 9TH EDITION

NOTE	ITE CODE	LAND USE	"X"	DAILY TRIP ENDS	AM PEAK HOUR TRIPS	INBOUND	OUTBOUND	PM PEAK HOUR TRIPS	INBOUND	OUTBOUND
PROPOSED USE										
note 1	210	SINGLE FAMILY - DETACHED	28 DU	267	21	5	16	28	18	10
			TOTAL	267	21	5	16	28	18	10
PRIOR USE										
note 1	210	SINGLE FAMILY - DETACHED	2 DU	19	2	0	2	2	1	1
			TOTAL	19	2	0	2	2	1	1

NET NEW VEHICLE TRIPS	248	19	5	14	26	16	10
--------------------------	-----	----	---	----	----	----	----

note 1	SINGLE FAM HOUSE pk hour	t=0.75 x	AM pk hour of adjacent street	25% in; 75% out	project outside range of fitted curve
	SINGLE FAM HOUSE pk hour	t=1.00 x	PM pk hour of adjacent street	63% in; 37% out	project outside range of fitted curve
	SINGLE FAM HOUSE daily	t=9.52 x	DAILY		project outside range of fitted curve

EXHIBIT 7 – AM PROJECT TRAFFIC ASSIGNMENT

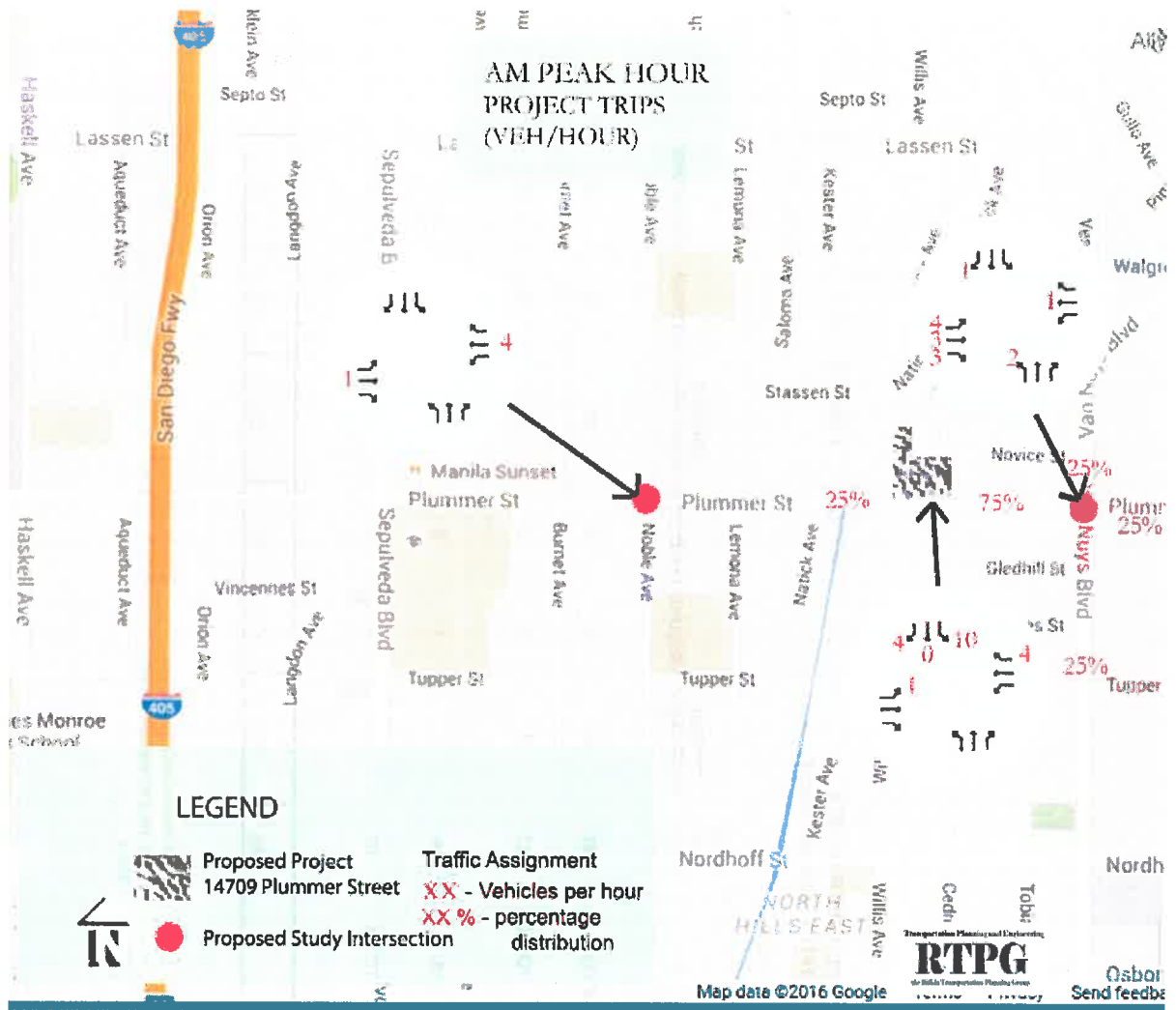
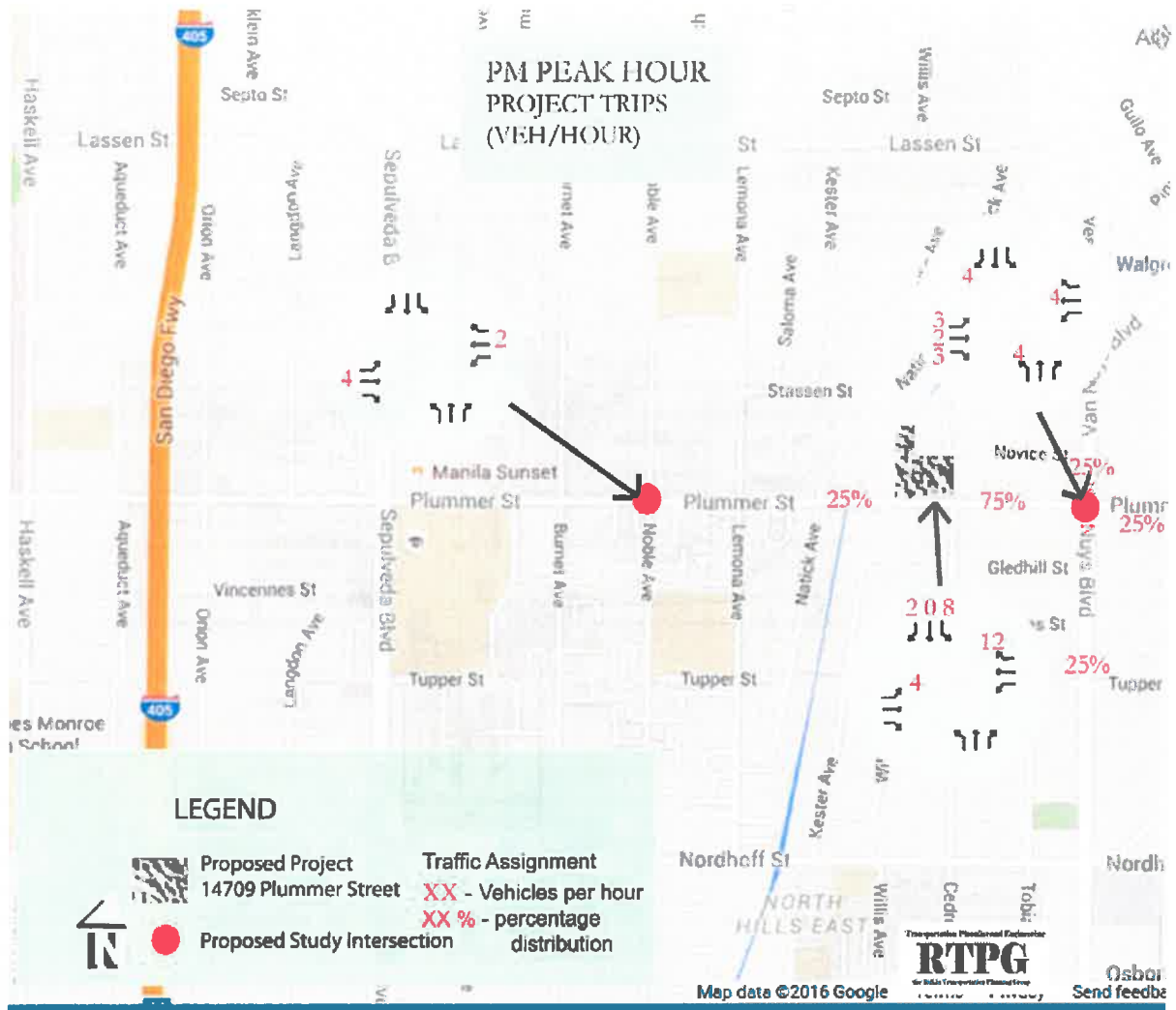


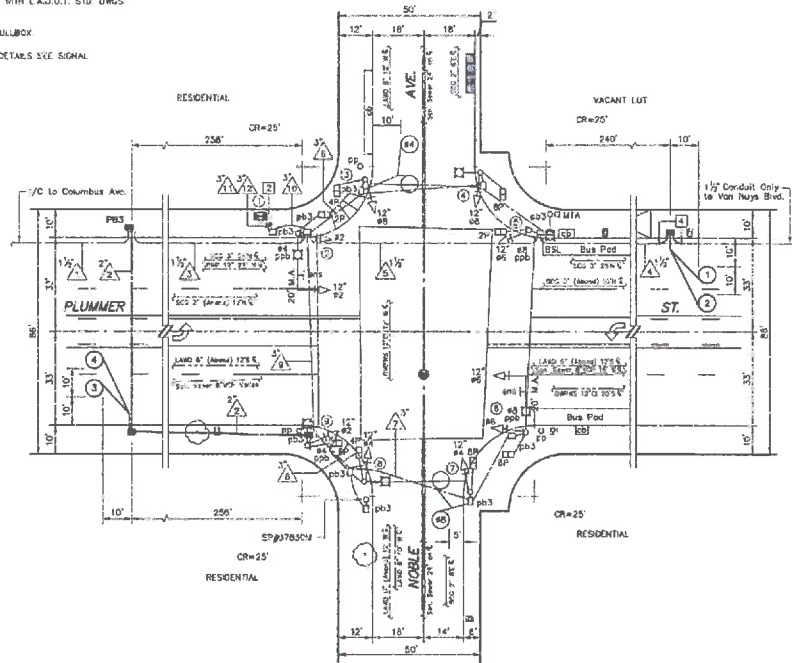
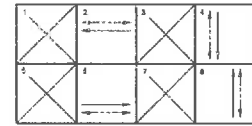
EXHIBIT 8 – PM PROJECT TRAFFIC ASSIGNMENT



Traffic Technical Memorandum – PLUMMER HOMES
June 7, 2016

EXHIBIT 9 – EXISTING STRIPING FOR PLUMMER AT NOBLE

- NOTES:
1. SEMI-ACTUATED OPERATION (ATISAC 2070 CONTROLLER)
 2. SEMI-ACTUATED OPERATION (ATISAC 2070 CONTROLLER)
 3. REPLACE NON-INTERNATIONAL PEDESTRIAN PUSHBUTTON SIGNS WITH INTERNATIONAL SYMBOL PEDESTRIAN PUSHBUTTON; MALAYSIAN SIGN IN ACCORDANCE WITH L.A.D.O.T. STD. DWGS S-73.0, S-73.1 OR S-73.2.
 4. JOIN AND EXTEND CONDUITS INTO PULLBOX
 5. FOR INTERCONNECT CONSTRUCTION DETAILS SEE SIGNAL INTERCONNECT PLAN.



AS BUILT	
PREPARED BY: NER GARCIA (08/20/16) / JRS JRM	08-31-08
COMPUTER: [blank]	08-31-08
REVIEWED BY: ROBERT MENDEZ	08-31-08
CONTRACT ADMIN: [blank]	08-31-08
APPROVED BY: HENRIAD MOGHARAB	08-31-08
CONTRACT ADMIN: [blank]	08-31-08
DRAFTED BY: ISAIAS VILLAMAR	10-02-08
[blank]	08-31-08

EXHIBIT 10 – EXISTING STRIPING FOR PLUMMER AT VAN NUYS

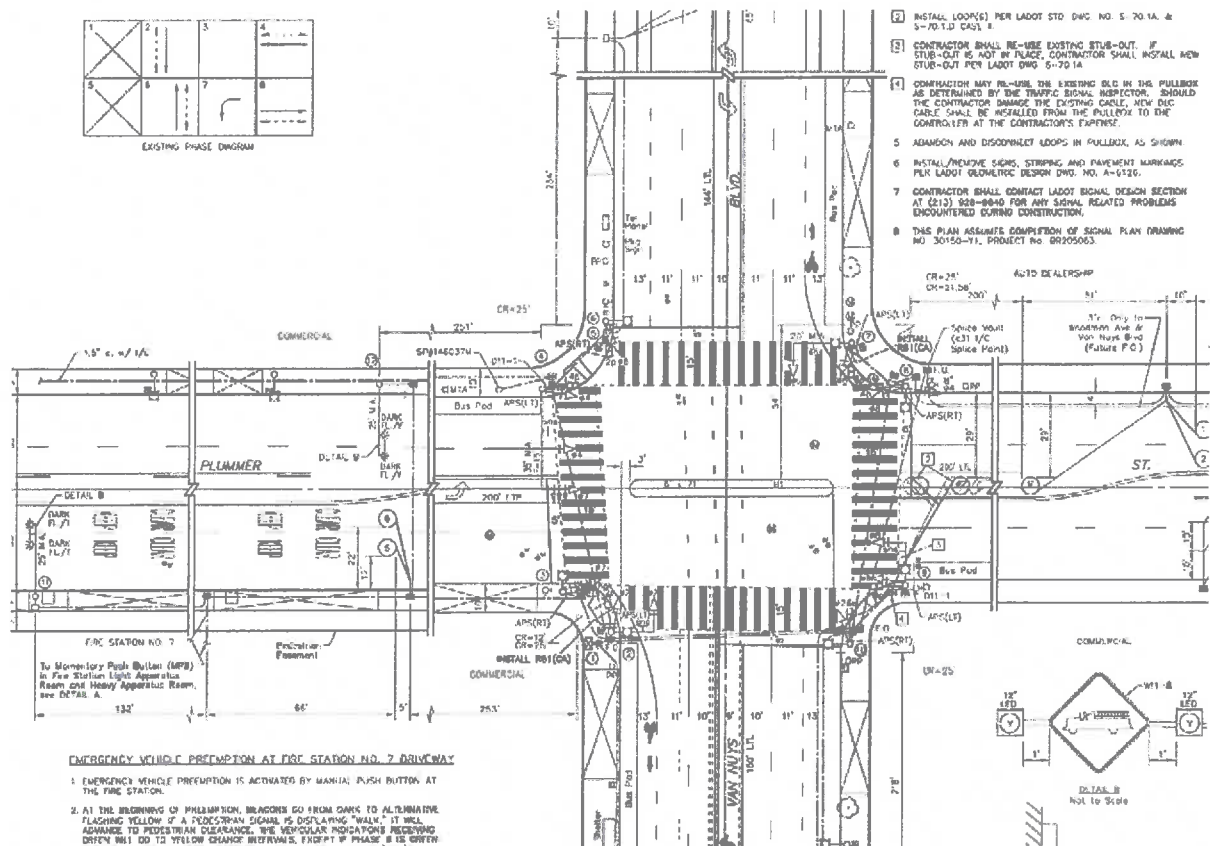


EXHIBIT 11 – CMA CALCULATIONS
FOR PLUMMER AT NOBLE – AM PEAK HOUR



Level of Service Worksheet (Circular 212 Method)



US #:	North-South Street:	NOBLE AVE			Year of Count: 2016			Ambient Growth: (%): 2			Conducted by: RTPG			Date: 6/6/2016					
1	East-West Street:	PLUMMER STREET			Projection Year: 2018			Peak Hour: AM			Reviewed by: ALLYN RIFKIN, PE			Project: PLUMMER HOMES					
No. of Phases		2			2			2			2			2					
Opposed ØTing: N/S-1, E/W-2 or Both-3?		0			0			0			0			0					
Right Turns: FREE-1, NRTOR-2 or OLA-3?		NB-- 0 SB-- 0			NB-- 0 SB-- 0			NB-- 0 SB-- 0			NB-- 0 SB-- 0			NB-- 0 SB-- 0					
		EB-- 0 WB-- 0			EB-- 0 WB-- 0			EB-- 0 WB-- 0			EB-- 0 WB-- 0			EB-- 0 WB-- 0					
ATSAC-1 or ATSAC+ATCS-2?		2			2			2			2			2					
Override Capacity		0			0			0			0			0					
MOVEMENT		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	144	0	144	0	144	144	0	150	0	150	0	150	0	150	0	150	0	150
	Left-Through		0							0								0	
	Through	32	0	304	0	32	304	0	33	0	316	0	33	0	316	0	33	0	316
	Through-Right		0							0								0	
	Right	128	0	0	0	128	0	0	133	0	0	0	133	0	0	0	133	0	0
	Left-Through-Right		1							1								1	
Left-Right		0								0							0		
SOUTHBOUND	Left	50	0	50	0	50	50	0	52	0	52	0	52	0	52	0	52	0	52
	Left-Through		0							0								0	
	Through	54	0	193	0	54	193	0	56	0	201	0	56	0	201	0	56	0	201
	Through-Right		0							0								0	
	Right	89	0	0	0	89	0	0	93	0	0	0	93	0	0	0	93	0	0
	Left-Through-Right		1							1								1	
Left-Right		0								0							0		
EASTBOUND	Left	44	1	44	0	44	44	0	46	1	46	0	46	1	46	0	46	1	46
	Left-Through		0							0								0	
	Through	1112	1	633	1	1113	633	0	1157	1	658	1	1158	1	659	0	1158	1	659
	Through-Right		1							1								1	
	Right	153	0	153	0	153	153	0	159	0	159	0	159	0	159	0	159	0	159
	Left-Through-Right		0							0								0	
Left-Right		0								0							0		
WESTBOUND	Left	37	1	37	0	37	37	0	38	1	38	0	38	1	38	0	38	1	38
	Left-Through		0							0								0	
	Through	993	1	507	4	997	509	0	1033	1	527	4	1037	1	529	0	1037	1	529
	Through-Right		1							1								1	
	Right	20	0	20	0	20	20	0	21	0	21	0	21	0	21	0	21	0	21
	Left-Through-Right		0							0								0	
Left-Right		0								0							0		
CRITICAL VOLUMES		North-South: 354		East-West: 670		SUM: 1024		North-South: 354		East-West: 670		SUM: 1024		North-South: 368		East-West: 697		SUM: 1065	
VOLUME/CAPACITY (V/C) RATIO:		0.683		0.683		0.709		0.683		0.696		0.710		0.683		0.697		0.710	
V/C LESS ATSAC/ATCS ADJUSTMENT:		0.583		0.583		0.609		0.583		0.609		0.610		0.583		0.609		0.610	
LEVEL OF SERVICE (LOS):		A		A		B		A		B		B		A		B		B	



Level of Service Worksheet (Circular 212 Method)



Traffic Technical Memorandum – PLUMMER HOMES
June 7, 2016

EXHIBIT 12 – CMA CALCULATIONS FOR PLUMMER AT NOBLE – PM PEAK HOUR

I/S #:		North-South Street:		NOBLE AVE		Year of Count:		2016		Ambient Growth: (%)		2		Conducted by:		RTPG		Date:		6/6/2016	
1		East-West Street:		PLUMMER STREET		Projection Year:		2018		Peak Hour:		PM		Reviewed by:		ALLYN RIFKIN, PE		Project:		PLUMMER HOMES	
		No. of Phases		2		2		2		2		2		2		2		2		2	
		Opposed S/Ting: N/S-1, E/W-2 or Both-3?		0		0		0		0		0		0		0		0		0	
		Right Turns: FREE-1, NRTOR-2 or OLA-3?		NB-- 0 SB-- 0		0		0		NB-- 0 SB-- 0		0		0		0		NB-- 0 SB-- 0		0	
				EB-- 0 WB-- 0		0		0		EB-- 0 WB-- 0		0		0		0		EB-- 0 WB-- 0		0	
		ATSAC-1 or ATSAC+ATCS-2?		2		2		2		2		2		2		2		2		2	
		Override Capacity		0		0		0		0		0		0		0		0		0	
MOVEMENT				EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
				Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND		Left	45	0	45	0	45	45	0	47	0	47	0	47	0	47	0	47	0	47	
		Left-Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		Through	22	0	120	0	22	120	0	23	0	125	0	23	0	125	0	23	0	125	
		Through-Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		Right	53	0	0	0	53	0	0	55	0	0	0	55	0	0	0	55	0	0	
SOUTHBOUND		Left-Through-Right	0	1	0	0	0	0	0	0	1	0	0	0	1	0	0	0	1	0	
		Left-Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		Left	24	0	24	0	24	24	0	25	0	25	0	25	0	25	0	25	0	25	
		Left-Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		Through	15	0	67	0	15	67	0	16	0	70	0	16	0	70	0	16	0	70	
EASTBOUND		Through-Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		Right	28	0	0	0	28	0	0	29	0	0	0	29	0	0	0	29	0	0	
		Left-Through-Right	0	1	0	0	0	0	0	0	1	0	0	0	1	0	0	0	1	0	
		Left-Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		Left	15	1	15	0	15	15	0	16	1	16	0	16	1	16	0	16	1	16	
WESTBOUND		Left-Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		Through	1228	1	649	4	1232	651	0	1278	1	678	4	1282	1	678	0	1282	1	678	
		Through-Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		Right	70	0	70	0	70	70	0	73	0	73	0	73	0	73	0	73	0	73	
		Left-Through-Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CRITICAL VOLUMES		Left	44	1	44	0	44	44	0	46	1	46	0	46	1	46	0	46	1	46	
		Left-Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		Through	695	1	356	2	697	357	0	723	1	371	2	725	1	372	0	725	1	372	
		Through-Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		Right	17	0	17	0	17	17	0	18	0	18	0	18	0	18	0	18	0	18	
VOLUME/CAPACITY (V/C) RATIO:		Left-Through-Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		Left-Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		North-South: 144	North-South: 144	North-South: 150	North-South: 150	North-South: 150	North-South: 150														
VC LESS ATSAC/ATCS ADJUSTMENT:		East-West: 693	East-West: 695	East-West: 722	East-West: 724	East-West: 724	East-West: 724														
		SUM: 837	SUM: 839	SUM: 872	SUM: 874	SUM: 874	SUM: 874														
		0.558	0.558	0.581	0.583	0.583	0.583														
LEVEL OF SERVICE (LOS):		0.458	0.458	0.481	0.483	0.483	0.483														
		A	A	A	A	A	A														

REMARKS:

Version: 11 Beta; 8/4/2011

PROJECT IMPACT

Change in v/c due to project: 0.002 Δv/c after mitigation: 0.002
Significant impacted? NO Fully mitigated? N/A

5/7/2016-8:48 AM

1

CMA - PM NOBLE AT PLUMMER

EXHIBIT 13 – CMA CALCULATIONS
FOR PLUMMER AT VAN NUYS – AM PEAK HOUR



Level of Service Worksheet (Circular 212 Method)



U/S #:	North-South Street:	VAN NUYS BLVD			Year of Count: 2016			Ambient Growth: (%): 2			Conducted by: RTPG			Date: 6/6/2016					
2	East-West Street:	PLUMMER STREET			Projection Year: 2018			Peak Hour: AM			Reviewed by: ALLYN RIFKIN, PE			Project: PLUMMER HOMES					
No. of Phases		3			3			3			3			3					
Opposed Øing: N/S-1, E/W-2 or Both-3?		2			2			2			2			2					
Right Turns: FREE-1, NRTOR-2 or OLA-3?		NB-- 0 SB-- 0			NB-- 0 SB-- 0			NB-- 0 SB-- 0			NB-- 0 SB-- 0			NB-- 0 SB-- 0					
		EB-- 0 WB-- 0			EB-- 0 WB-- 0			EB-- 0 WB-- 0			EB-- 0 WB-- 0			EB-- 0 WB-- 0					
ATSAC-1 or ATSAC+ATCS-2?		2			2			2			2			2					
Override Capacity		0			0			0			0			0					
MOVEMENT		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	87	1	87	2	89	89	0	91	1	91	2	93	1	93	0	93	1	93
	Left-Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Through	590	2	214	0	590	214	0	614	2	223	0	614	2	223	0	614	2	223
	Through-Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Right	53	0	53	0	53	53	0	55	0	55	0	55	0	55	0	55	0	55
SOUTHBOUND	Left-Through-Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Left-Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Left	47	1	47	0	47	47	0	49	1	49	0	49	1	49	0	49	1	49
	Left-Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Through	859	2	382	0	859	382	0	894	2	397	0	894	2	398	0	894	2	398
EASTBOUND	Through-Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Right	286	0	286	1	287	287	0	298	0	298	1	299	0	299	0	299	0	299
	Left-Through-Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Left-Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Left	274	1	274	4	278	278	0	285	1	285	4	289	1	289	0	289	1	289
WESTBOUND	Left-Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Through	668	1	448	3	671	451	0	695	1	486	3	698	1	469	0	698	1	469
	Through-Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Right	228	0	228	3	231	231	0	237	0	237	3	240	0	240	0	240	0	240
	Left-Through-Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
NORTHBOUND	Left-Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Left	53	1	53	0	53	53	0	55	1	55	0	55	1	55	0	55	1	55
	Left-Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Through	607	1	332	1	608	332	0	632	1	345	1	633	1	346	0	633	1	346
	Through-Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
SOUTHBOUND	Right	56	0	56	0	56	56	0	58	0	58	0	58	0	58	0	58	0	58
	Left-Through-Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Left-Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Left	485	1	485	0	485	485	0	485	1	485	0	485	1	485	0	485	1	485
	Left-Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CRITICAL VOLUMES		North-South: 469			North-South: 471			North-South: 485				North-South: 491				North-South: 491			
		East-West: 760			East-West: 763			East-West: 811				East-West: 815				East-West: 815			
		SUM: 1249			SUM: 1254			SUM: 1299				SUM: 1306				SUM: 1306			
VOLUME/CAPACITY (V/C) RATIO:		0.876			0.880			0.912				0.916				0.916			
V/C LESS ATSAC/ATCS ADJUSTMENT:		0.776			0.780			0.812				0.816				0.816			
LEVEL OF SERVICE (LOS):		C			C			D				D				D			

Level of Service Worksheet (Circular 212 Method)



Traffic Technical Memorandum – PLUMMER HOMES
June 7, 2016

EXHIBIT 14 – CMA CALCULATIONS FOR PLUMMER AT VAN NUYS – PM PEAK HOUR

US #:	North-South Street:	VAN NUYS BLVD			Year of Count:	2016	Ambient Growth: (%):	2	Conducted by:	RTPG	Date:	6/6/2016
2	East-West Street:	PLUMMER STREET			Projection Year:	2018	Peak Hour:	PM	Reviewed by:	ALLYN RIFKIN, PE	Project:	PLUMMER HOMES
No. of Phases		3			3		3		3		3	
Opposed 0'ing: N/S-1, E/W-2 or Both-3?		2			2		2		2		2	
Right Turns: FREE-1, NRTOR-2 or OLA-3?		0			0		0		0		0	
ATSAC-1 or ATSAC+ATCS-2?		0			0		0		0		0	
Override Capacity		2			2		2		2		2	
		0			0		0		0		0	
		0			0		0		0		0	
		0			0		0		0		0	
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		0			0		0		0		0	
		0			0		0		0		0	
		0			0							

APPENDIX A – APPROVED TRAFFIC STUDY MOU

5/3/16

TRAFFIC STUDY - MEMORANDUM OF UNDERSTANDING (MOU)

This MOU acknowledges that the traffic study for the following project will be prepared in accordance with the latest version of LADOT's Traffic Study Policies and Procedures:

Project Name: PLUMMER HOMES (CPC-2016-1168-CPA-ZC-BL; VTT-71232-SL)

Project Address: 14709 Plummer Street, Panorama City CA - 91402

Project Description: 28 Single Family Homes

Geographic Distribution: N 25 % S 25 % E 25 % W 25 %

Attach graphic illustrating project trip distribution percentages at the studied intersections

Trip Generation Rate(s): ITE 9th Edition / Other _____

Attach trip generation table with a description of the proposed land uses, ITE rates, estimated morning and afternoon peak hour volumes (ins/outs/totals), proposed trip credits, etc.

	<u>in</u>	<u>out</u>	<u>total</u>
AM Trips	<u>5</u>	<u>16</u>	<u>21</u>
PM Trips	<u>18</u>	<u>10</u>	<u>28</u>

Project Buildout Year: 2017

Ambient or CMP Growth Rate: 1 % Per Yr.

Related Projects: (to be researched by the consultant and approved by LADOT) (See Attachment)

Subject to Freeway Impact Analysis in addition to CMP Analysis: YES x NO

(freeway analysis screening filter should be included in this MOU; selecting "yes" implies that at least one criteria was satisfied)

Study Intersections

(Subject to LADOT revision after initial impact analysis)

1. Van Nuys Bl at Plummer St	4.
2. Noble Ave at Plummer St	5.
3.	6.

Trip Credits: (Exact amount of credit subject to approval by LADOT)

	<u>Yes</u>	<u>No</u>
Transit Usage		x
Transportation Demand Management		x
Existing Active Land Use	2 sfdu	
Previous Land Use		x
Internal Trip		x
Pass-By Trip		x

Consultant

Name Allyn D. Rifkin, PE, RTPG
Address 4455 Los Feliz Blvd, Ste 1403, LA, CA 90027
Phone No. 323-697-1594
E-Mail allynrifkin@gmail.com

Approved by:  5/2/16
Consultant Representative Date

Developer

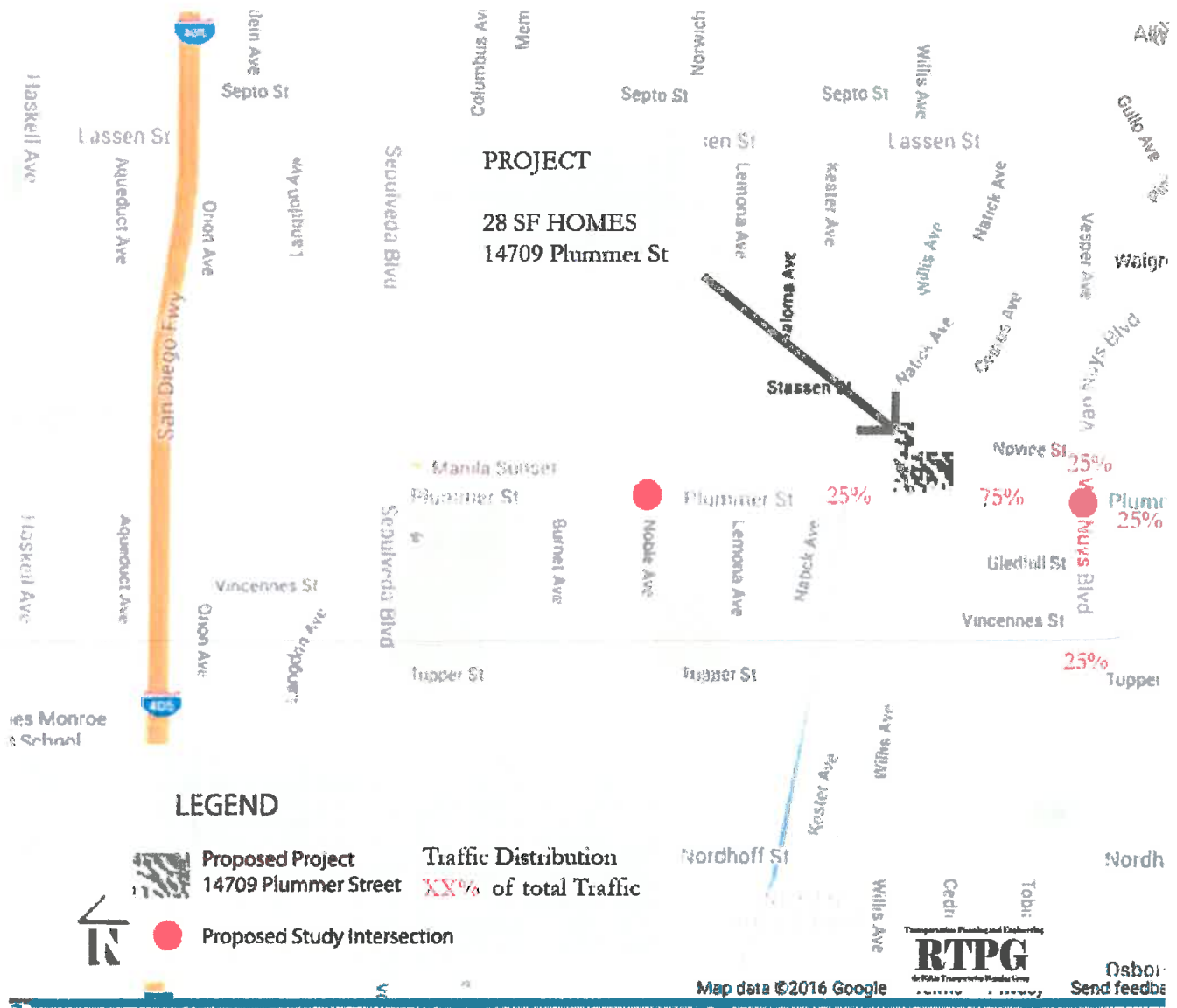
A.G. PLUMMER, LLC
14556 Nordhoff Street, Panorama City, CA 91402
818-262-7431
properag@gmail.com

 5/3/16
LADOT Representative Date

Page 3 of 5



Site Location, Study Intersections and Trip Distribution



Trip Generation Analysis

PLUMMER HOMES
14709 Plummer Street

RTPG - 2-May-16

SOURCE: ITE - TRIP GENERATION MANUAL - 8TH EDITION

NOTE	ITE CODE	LAND USE	"X"	DAILY TRIP ENDS	AM PEAK HOUR TRIPS	INBOUND	OUTBOUND	PM PEAK HOUR TRIPS	INBOUND	OUTBOUND
PROPOSED USE										
note 1	210	SINGE FAMILY - DETACHED	28 DU	267	21	5	16	28	18	10
			TOTAL	267	21	5	16	28	18	10
PRIOR USE										
note 1	210	SINGLE FAMILY - DETACHED	2 DU	19	2	0	2	2	1	1
			TOTAL	19	2	0	2	2	1	1

NET NEW VEHICLE TRIPS	248	19	5	14	26	16	10
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note 1	SINGLE FAM HOUSE pk hour	t=0.75 x	AM pk hour of adjacent street	25% in; 75% out	project outside range of fitted curve
	SINGLE FAM HOUSE pk hour	t=1.00 x	PM pk hour of adjacent street	63% in; 37% out	project outside range of fitted curve
	SINGLE FAM HOUSE daily	t=9.52 x	DAILY		project outside range of fitted curve


TRIP GENERATION

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

14709 Plummer Street
DOT Case No. SFV-2016-104200

Date: June 28, 2016

To: Kevin Jones, Senior City Planner
Department of City Planning

From: 
Sergio D. Valdez, Transportation Engineer
Department of Transportation

Subject: **DOT TRAFFIC EVALUATION OF ASSESSMENT FOR THE PROPOSED 28 NEW SINGLE FAMILY HOMES PROJECT LOCATED AT 14709 PLUMMER STREET**

The Department of Transportation (DOT) has completed the review of the technical traffic evaluation submitted by The Rifkin Transportation Group, dated June, 2016. This technical analysis for the proposed 28 single family homes project, demonstrates that this proposed project will not significantly impact the traffic in the surrounding area. The applicant should contact B.O.E. for widening and dedication requirements.

ACCESS AND CIRCULATION

This determination does not include approval of the project's driveways, internal circulation, or parking scheme. However, the following general comments do apply:

- For all two-way driveways, a width of $W=30'$, exclusive of side slope shall be provided.
- For all one-way driveways, a width of $W=16'$, exclusive of side slope shall be provided.
- To minimize the conflict between vehicles using adjoining driveways a minimum of 50-feet full-height curb shall be provided between driveways.
- A minimum required reservoir space between the new property line and the first parking stall or gate shall be provided for all driveways.
- Parking stall shall be designed so that a vehicle is not required to back up into or out of any public street, sidewalk or alley.
- Final DOT approval shall be obtained prior to issuance of any building permits. This should be accomplished by submitting detailed site and driveway plans, with a minimum scale of $1"=40'$, to DOT's Valley Development Review Section at 6262 Van Nuys Boulevard, Suite 320, Van Nuys, CA 91401.

If you have any further questions, you may contact Durre Shamsi of my staff at (818) 374-4699.

Paul Lewis Landscape Architect

13351-D Riverside Drive #445
Sherman Oaks, CA 91423

October 10, 2016

Arnoldo Gutierrez
AG Plummer LLC
14709-19 Plummer St
Van Nuys, CA 91402

Re: 14709-19 Plummer St., Van Nuys, CA 91402

Dear Arnoldo,

This letter is in regards to the property at 14709-19 Plummer St., Van Nuys, CA 91402. On September 27, 2016, I visited the site to evaluate the trees on the property.

SITE HISTORY

On the property there are currently two residences as well as a detached garage and several other miscellaneous small shop buildings.

There are 3 native trees protected by the Protected Tree Ordinance, and there are 12 trees with a trunk diameter greater than 8" and three street trees on Plummer Street.

ADJACENT PROPERTIES

There is one Juglans tree on the adjacent property to the east but it should not be affected by site grading. No protected trees on adjacent properties will be impacted by construction on this site.

Should you have any questions, please feel free to contact me at 818-788-9382.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Paul Lewis', with a stylized, cursive script.

Paul Lewis

Enclosures:
Protected Tree Report

EXHIBIT E



Quality • Timeliness • Efficiency

**APPLICATION FOR A
TREE REMOVAL PERMIT**
CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

**BUREAU OF STREET SERVICES
URBAN FORESTRY DIVISION**
1149 S. BROADWAY, SUITE 400, LOS ANGELES, CA 90015
TEL: 213.847.3077

You **MUST** first call (800) 996-2489 to obtain a Service Request Number (Application #): _____
(AVERAGE PROCESSING TIME IS 90-120 DAYS) Application Number

Property Address: 14709-19 PLUMMER ST VAN NUYS CA 91402
(Print Clearly) Number Street Name City State Zip Code

Property Owner's Name: AG PLUMMER LLC
First Last

Property Owner's Contact Information: _____
Tel. No. Including Area Code Email Address

3 NATIVE TREES

Total number of tree(s): _____ and specific reason for tree removal REQUIRED FOR SITE
(Damaged sidewalk, driveway installation, street widening, City Planning condition,

GRADING

tree in proposed foot print of the structure or dead tree. If it is a sewer line replacement issue, a sewer connection permit from the Bureau of Public Works Engineering is required.)

Property Owner's Representative/Agent: JUAN KIVOTOS
First Last

Company Name: JM KIVOTOS ARCHITECTS

Address: 1023 N. HOLLYWOOD WAY BURBANK CA 91505
Number Street Name City State Zip Code

Contact Information: 818-861-7712 JUAN@KMPAE.COM
Tel. No. Including Area Code Email Address

If the tree removal is approved and any fees due have been paid, the permit should be made out to:

Name: _____

Email or Mailing Address: _____

- ☐ This is a standard application for street trees. Please complete the attached check list.
- ☒ This is a standard application for protected trees. Please complete the attached checklist. If mailing PTR documents, you **MUST** include a self-addressed stamped envelope for returns.

☐ This application pertains to a Subdivision/Land Development case. Please complete the checklist and attach the following:

1. B-permit number, plot plans, conditions of approval and final version of CEQA Documents. All documents **MUST** be attached to this application. If mailing documents, you **MUST** include a self-addressed stamped envelope for returns.

2. Project title and case number: _____
(ZA, TR, CPC, DIR, VAC, PM, DOT, APC)

I am submitting this application along with the attached checklist (as indicated above) and required documents to the above address. I understand that submittal of this application does not guarantee an approval for a tree removal permit. If the tree removal permit is granted, I understand I will be required to replace the removed tree(s) at a ratio provided by the Urban Forestry Division and pay any outstanding planting, removal and/or permit fees.

Date

Property Owner's Signature

Print Name

STANDARD TREE REMOVAL APPLICATION CHECKLIST

(The following items must be attached to the application)

Rev. 06/2016

FOR STREET TREES

<input type="checkbox"/>	1.	Bureau of Engineering A-permit (All driveway A-permits must include the notation "Driveway cannot be relocated").
<input type="checkbox"/>	2.	Plot Plans – Trees to be removed MUST be highlighted.
<input type="checkbox"/>	3.	Clear color photos of entire tree and/or damaged sidewalk (if repairing the sidewalk).
<input type="checkbox"/>	4.	Any further information that preparer of the City opines is pertinent to the project.

FOR PROTECTED PRIVATE PROPERTY TREES

Three (3) hard copies of the Protected Tree Report (PTR) shall be submitted and reviewed at the counter containing the following required information. (Los Angeles Municipal Code (LAMC) Section 17.02)

<input checked="" type="checkbox"/>	1.	"Tree Expert" <ol style="list-style-type: none"> 1. A Registered Consulting Arborist as provided by the American Society of Consulting Arborists. 2. A California licensed Landscape Architect who is also a Certified Arborist (CA) as provided by the International Society of Arboriculture (ISA). 3. A California licensed Pest Control Advisor who is also a Certified Arborist (CA) as provided by the International Society of Arboriculture (ISA). 	
<input checked="" type="checkbox"/>	2.	By whom the PTR is prepared.	<input type="checkbox"/> 3. For whom the PTR is prepared.
<input checked="" type="checkbox"/>	4.	PTR location address with short with short geographic description.	<input type="checkbox"/> 5. Date PTR is prepared.
<input checked="" type="checkbox"/>	6.	Date PTR field inspection.	<input type="checkbox"/> 7. PTR purpose.
<input checked="" type="checkbox"/>	8.	Table of Contents.	<input type="checkbox"/> 9. Project Description and background.
<input checked="" type="checkbox"/>	10.	Square footage of the entire property and footprint square footage of the existing and proposed new structures.	
<input checked="" type="checkbox"/>	11.	Field observations.	
<input checked="" type="checkbox"/>	12.	Findings.	
<input checked="" type="checkbox"/>	13.	Recommendations.	
<input checked="" type="checkbox"/>	14.	Trees tagged and numbered.	
<input checked="" type="checkbox"/>	15.	Mitigation (optional, <u>City of Los Angeles proscribes mitigation for any protected tree removal approval</u>). The ordinance states the mitigation shall "approximate the value" of the removed trees. The current Board of Public Works policy has increased the minimum requirements for protected tree replacement to 4:1. The Bureau determines tree value or a group of trees in context with their environment.	
<input checked="" type="checkbox"/>	16.	Protected tree construction impact guidelines.	
<input checked="" type="checkbox"/>	17.	Matrix (spreadsheet) summarizing field observations of all protected tree(s) on subject property and any offsite protected trees that may be impacted by project number (trees to be field tagged, provide code for offsite trees, i.e. OS#1), tree species, tree height, diameter, spread, physical condition, (i.e. declining, drought stressed, twig dieback, etc.), suggested treatment, tree rating, any other related information.	
<input checked="" type="checkbox"/>	18.	Matrix of proposed protected tree removals.	
<input checked="" type="checkbox"/>	19.	Matrix of proposed protected trees to remain.	
<input checked="" type="checkbox"/>	20.	Color photographs of all protected tree(s) (multiple trees may be shown on a photo if there is some method to differentiate between individual trees).	
<input checked="" type="checkbox"/>	21.	24-inches by 36-inches Topographical map (Construction drawing) with all protected trees plotted (as close to real positions as possible, survey not required). Trees shall be color-coded, either highlighted or CAD as follows: Quercus spp (yellow), Platanus racemose (blue), Umbellularia californica (green), Juglans californica (orange). All proposed protected tree removals shall be circled in red. Approximate canopy spread should also be included. Included on the plan shall be the footprint of any proposed buildings, walls, patios, pools, etc. Also, to be included on plan is lot and proposed building(s) square footage.	
<input checked="" type="checkbox"/>	22.	Landscape plan showing locations of all replacement trees on a 4:1 basis with the tree stock size to be determined by the City. This plan shall be species color coded as per item 21.	
<input checked="" type="checkbox"/>	23.	Verification of current licenses and certifications.	
<input checked="" type="checkbox"/>	24.	Any further information that preparer or the City opines is pertinent to the project.	
<input checked="" type="checkbox"/>	25.	Arborist's opinion whether naturally occurring or planted.	
NA	26.	Pictures of protective fencing around the trees to be protected in place.	
<input type="checkbox"/>	27.	Reason for removal include pictures of damaged parts of tree if applicable.	
NA	28.	Must be in a 3-ring binder if large amount of pages.	
<input checked="" type="checkbox"/>	29.	Final version of CEQA documents (CE, ND, MND, EIR) in electronic format if lengthy/large size.	
<input checked="" type="checkbox"/>	30.	Digital copy of all submissions.	

Protected Tree Report [PTR] for 14709-19 Plummer St., Van Nuys, CA 91402

1-“Tree Expert” as per Los Angeles Municipal Code (LAMC) Section 17.02

Tree Expert – A person with at least four years of experience in the business of transplanting, moving, caring for and maintaining trees and who is (a) a certified arborist with the International Society of Arboriculture and who holds a valid California license as an agricultural pest control advisor or **(b) a landscape architect** or (c) a registered consulting arborist with the American Society of Consulting Arborists. **(Amended by Ord. No. 177,404, Eff. 4/23/06.)**

Paul A. Lewis, Landscape Architect, #3620 exp. 2/28/17

2-By whom the PTR is prepared: Paul Lewis

3-For whom the PTR is prepared: AG Plummer LLC

4-PTR location address with short geographic description:

14709-19 Plummer St., Van Nuys, CA 91402 is an 86,222 sq. ft. site or approximately 2 acres. The site is over 95% landscape area, mostly dead grass. The site slopes slightly, approx. 2% from north to south.

5- Date PTR is prepared: October 10, 2016.

6- Date of PTR field inspection: September 27, 2016.

7- PTR purpose: to review tree inventory on this property to clear condition on permit application for a new small lot residential project.

8 - Table of Contents

Standard Tree Removal Application Checklist information	pages 1-2
Matrix summarizing observations	page 3-4
Color photographs	pages 5-11
Site map locating trees	page 12
Landscape plan	page 13

9 - Project description and background: There are currently plans to develop 28 residential units.

10 – Square footages:

Entire Property:	86,222 SF approx.
Existing Structure:	3,700 SF approx.
Proposed New Structure (total area)	29,218 SF approx.

Protected Tree Report [PTR] for 14709-19 Plummer St., Van Nuys, CA 91402
page 2

11 – Field observations: Noted on Matrix. Most of the trees are in a relatively poor state, mostly due to neglect and decline from the drought. Most of the trees were planted on site.

12 – Findings: It is doubtful if any of the trees will be preserved for the future development due to requirements for site grading.

13 – Recommendations: Replace all of the existing non-native trees on a 1:1 basis and all of the native trees on a 4:1 basis.

14 – Trees tagged and numbered: No trees were tagged.

15 – Mitigation: Replace all of the existing non-native trees on a 1:1 basis and all of the native trees on a 4:1 basis.

16 – Protected tree construction impact guidelines: N/A

17, 18, 19 – Matrix: see page 3-4

20 – Color photographs: see page 5-11

21 – Topographical map: see page 12

22 – Landscape plan: see page 13

23 – Verification of current license: Active and in good standing.
http://www.latc.ca.gov/consumers/licensee_name.pdf

24 – Misc. opines: none.

25 – All of the non-native trees were planted on this site, the native trees established themselves after the lots were graded.

26 – Photos of protective fencing: N/A

27 – Reason for removal: Trees are within zone of construction.

28 – 3 ring binder not necessary, less than 20 pages

29 – CEQA documents- see attached Planning Department Letter of Determination dated August 30, 2016

30 – Electronic copy

Project Address

14709-14719 Plummen

Date 9-27-16

Inspector PC

TREE#	TAGGED [Y/N]	SPECIES	APPEARANCE	HEALTH	MEASUREMENTS:	VIGOR:	DISEASES:	ENVIRONMENT:	STRUCTURE:	PESTS:	
					Height Canopy [w] Diam. of Trunk No. of Trunks		Chlorosis Deadwood Mainstem Dieback(Major) Thinning of Crown Twig Dieback (Minor) Wilt	Cankers Exfoliation Exudations Marg. Leaf Scorch	Poor Drainage Soil Build-up Undermining Erosion	Broken Branches Cavit. - Branch Cavit. - Trunk Decay/Rot Excess Horiz. Growth Hazardous Conditions Lopsided Canopy Low Branching Mechanical Injury Poor Pruning Roots Exposed Sharp Branch Angle Torn Branch Scars Water Trap Wire/Nails	Ants Bees Borers/Termites Galls Girdles Oak Moth Pit-Scale Plant Parasites Witches Broom Woodpeckers
1		CACRUS									
2		Juniperus communis	B	B	24' 21' 19' 2'						
3		OLEA EUROPEA	G	B	12' 30' 18' 2'						
4		OLEA EUROPEA	G	B	10' 15' 16' 4'						
5		JUGLANS CA.	B	B	15' 15' 11'						
6		JUGLANS CA.	B	B	40' 25' 19' 2'						
7		MULBERRY	B	B	18' 15' 11'						
8		JUGLANS CA.	B	B	40' 50' 60' 6'						
9		DEAD ASH.	F	F							
10		DEAD PM.	F	F							
11		DEAD CACRUS	F	F							
12		DEAD CITRUS	F	F							
13		DEAD ASH	F	F							
14		DEAD ARDADO	F	F							
15		MULBERRY	B	B	40' 30' 18' 4'						
16		DEAD CACRUS	F	F							
17			F	F							
18			F	F							
19			F	F							
20			F	F							

TREE#	SPECIES	APPEARANCE	HEALTH	MEASUREMENTS:	VIGOR:	DISEASES:	ENVIRONMENT:	STRUCTURE:	PESTS:
TAGGED [Y/N]				Height Canopy [w] Diam. of Trunk No. of Trunks		Chlorosis Deadwood Mainstem Dieback(Major) Thinning of Crown Twig Dieback (Minor) Wilt	Poor Drainage Soil Build-up Undermining Erosion	Broken Branches Cavit. - Branch Cavit. - Trunk Decay/Rot Excess Horiz. Growth Hazardous Conditions Lopsided Canopy Low Branching Mechanical Injury Poor Pruning Roots Exposed Sharp Branch Angle Torn Branch Scars Water Trap Wire/Nails	Ants Bees Borers/Termites Galls Girdles Oak Moth Pit-Scale Plant Parasites Witches Broom Woodpeckers
21	DEAD CUNUS FF								
22	DEAD CUNUS FF								
23	MAGNOLIA			45/51/61	✓				
24	ARBORADO			18/12/9"					
25	ROSEMARY			15/25					
26	DEAD CUNUS FF								
27	DEAD CUNUS FF								
28	CUNUS			16/20/14	✓				
29	CUNUS			16/20/15	✓				
30	DEAD CUNUS FF								
31	Pyrus katusani			18/20/9"					
32	Pyrus katusani			18/20/12					
33	CUNUS			15/14/13					
14									
15									
16									
17									
18									
19									
20									

NO
ACCESSNEWLY
DEAD

14709-19 Plummer St. Tree Inventory

2 *Juglans nigra*



4 *Olea europaea*



5 *Juglans californica*



3 *Olea europaea*



14709-19 Plummer St. Tree Inventory

6 *Juglans californica*



8 *Juglans californica*



7 *Morus* spp.



9 Ash - dead



14709-19 Plummer St. Tree Inventory

10 Pomegranate - dead



14 Avocado- dead



11 Citrus - dead



15 Citrus - dead

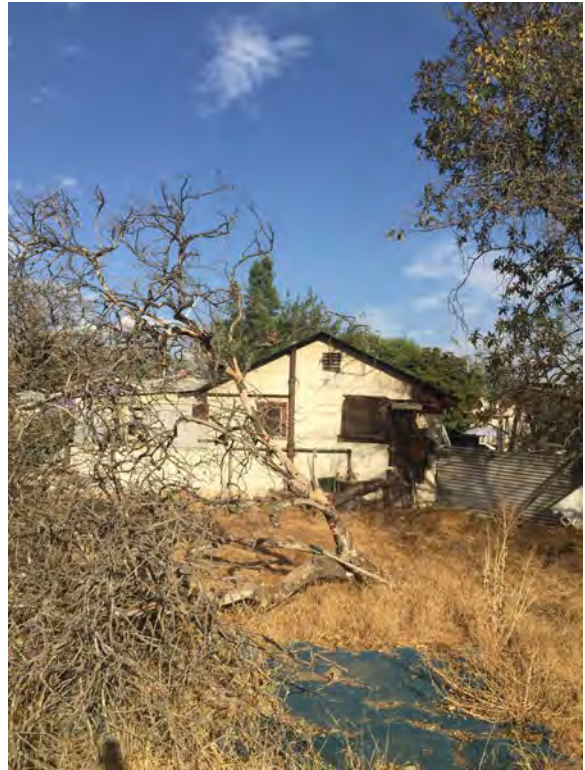


14709-19 Plummer St. Tree Inventory

16 Citrus - dead



18 Citrus - dead



17 Citrus - dead



19 – 23 Citrus - dead

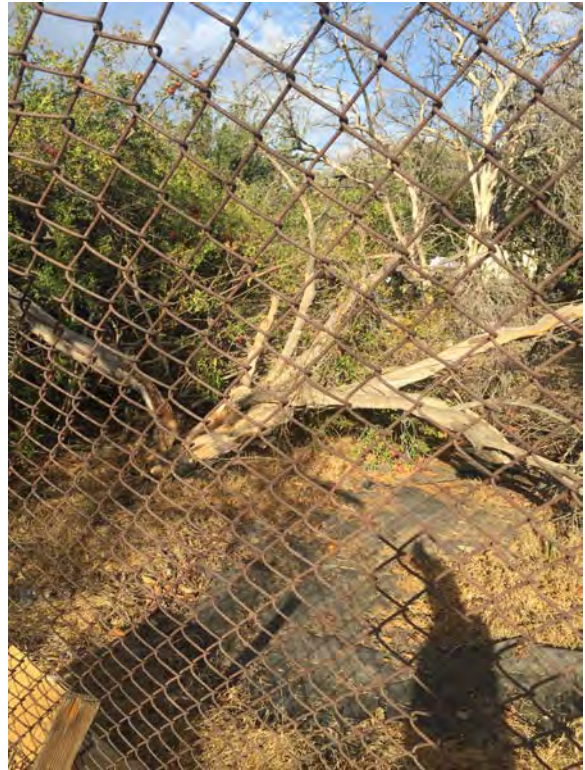


14709-19 Plummer St. Tree Inventory

24 Avocado



26, 27 Citrus - dead



25 Pomegranate



28 Citrus



14709-19 Plummer St. Tree Inventory

29 Citrus



31 Pyrus kawakamii



30 Citrus - dead



32 Pyrus kawakamii



14709-19 Plummer St. Tree Inventory

33 Citrus



PLUMMER TREE REPORT
ZIMAS



PLUMMER TREE REPORT

ZIMAS



ESCROW

1. THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF 50% OF THE UNITS OF THE PROJECT PHASE.
2. SIXTY DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION, THE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION(12.40 GLAMC.)
3. THE DEVELOPER SHALL MAINTAIN THE LANDSCAPING AND IRRIGATION FOR 60 DAYS AFTER COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION.
4. THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TREES AND AND IRRIGATION FOR A PERIOD OF 6 MONTHS AND ALL OTHER PLANTS FOR A PERIOD OF 60 DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION.

POTENTIAL LANDSCAPE AREA

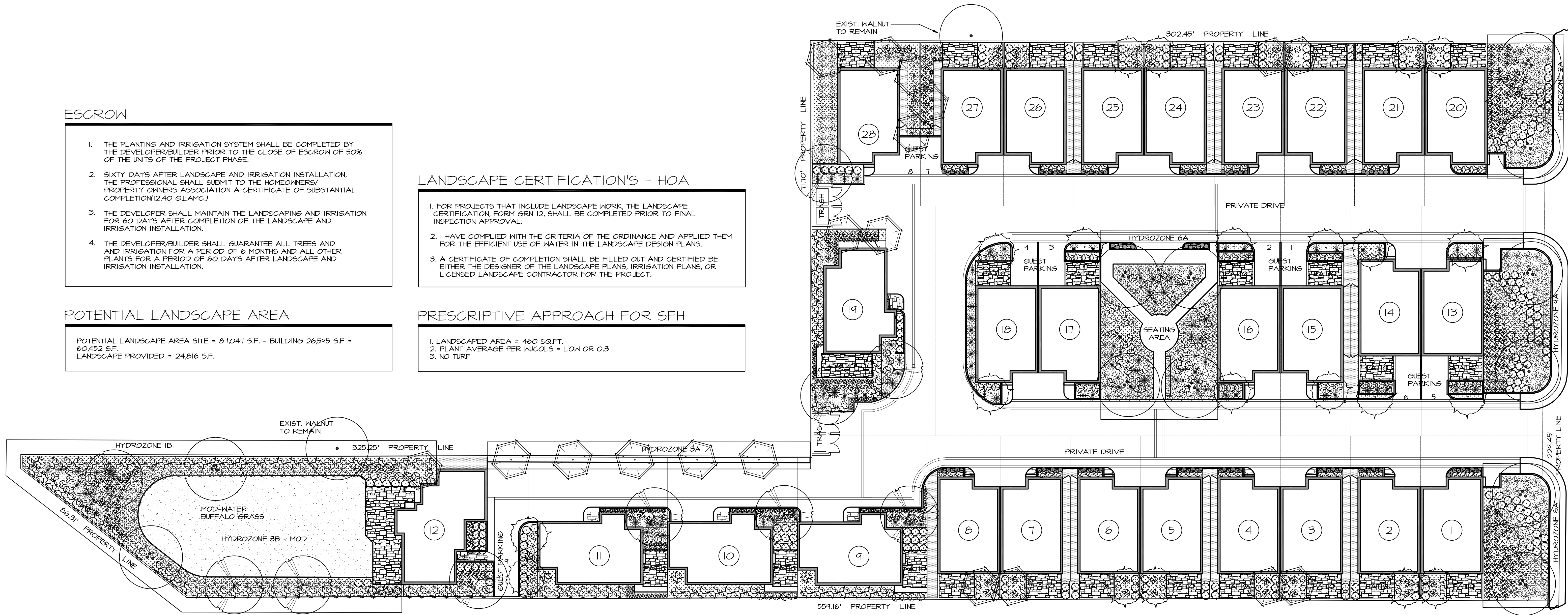
POTENTIAL LANDSCAPE AREA SITE = 87,041 S.F. - BUILDING 26,545 S.F. = 60,492 S.F.
LANDSCAPE PROVIDED = 24,816 S.F.

LANDSCAPE CERTIFICATION'S - HOA

1. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
2. I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
3. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BE EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

PRESCRIPTIVE APPROACH FOR SFH

1. LANDSCAPED AREA = 460 SQ.FT.
2. PLANT AVERAGE PER WUCOLS = LOW OR 0.3
3. NO TURF



P L U M M E R S T R E E T

Water Efficient Landscape Works				
Hydrozone*	Zone or Valve	Irrigation Method	Area	% of Landscape Area
HOA AREA				
MW	1A	B	20	0.3
LW	2A	D	1336	19.7
LW	3A	D	276	4.0
LW	4A	B	50	0.7
LW	5A	B	50	0.7
LW	6A	D	2111	31.1
MW	7A	B	20	0.3
LW	8A	D	1360	20.0
LW	9A	D	1538	22.7
MW	10A	B	20	0.3
Total			6,781	100%
**Irrigation Method				
HW = High water use Plants	MS = Micro-Spray	B = Bubblers		
MW = Moderate Water Use Plants	S = Spray	D = Drip		
LW = Low Water Use Plants	R = Rotor	O = Other		

Maximum applied water allowance shall be calculated using the equation:
MAWA = (52 inches) (0.62) (0.55 x 6,781 sq. ft.) = 120,222 gallons per year
32.24 x 3,729 = 120,222 gallons per year
120,222 gallons per year or 160 hundred cubic feet per year

Hydrozone	Plant Water Use Type (s)	Plant Factor (PF)*	Hydrozone Area (HA) (square ft)	PF x HA sq. ft.
1A	mod	0.5	20	10.0
2A	low	0.3	1336	400.8
3A	low	0.3	276	162.9
4A	low	0.3	50	15.0
5A	low	0.3	50	15.0
6A	low	0.3	2111	633.3
7A	mod	0.5	20	10.0
8A	low	0.3	1360	408.0
9A	low	0.3	1538	461.4
10A	mod	0.5	20	10.0
Total			6,781	2126.4

*Plant Factor from WUCOLS
Maximum applied water allowance shall be calculated using the equation:
MAWA = (52 inches) (0.62) (0.55 x 6,781 sq. ft.) = 120,222 gallons per year
32.24 x 3,729 = 120,222 gallons per year
120,222 gallons per year or 160 hundred cubic feet per year

EAWU: valves 1A, 7A & 10A - deep well root bubbler
= (52) (0.62) (1.5) (60) = 967 = 1,194
.81 .81

EAWU: valves 4A & 5A - deep well root bubbler
= (52) (0.62) (1.3) (100) = 967 = 1,194
.81 .81

EAWU: valves 2A, 3A, 6A, 8A & 9A - drip
= (52) (0.62) (1.3) (6621) = 64,038 = 79,059
.81 .81

ETWU: = 1,194 + 1,194 + 79,059 = 81,447 gallons per year

The **ETWU** (81,447 gallons per year) is less than the **MAWA** (120,222 gallons per year)
The water budget complies with the **MAWA**

LOT 12 AREA				
LW	1B	D	3176	43.2
MW	2B	R	3678	501
LW	3B	B	70	0.9
LW	4B	B	10	0.2
LW	5B	D	421	5.7
Total			7,335	100%
1B	low	0.3	3276	982.8
2B	mod	0.4	3678	1,471.2
3B	low	0.3	70	21
4B	low	0.3	10	3.0
5B	low	0.3	421	126.3
Total			7,455	2,604.3

*Plant Factor from WUCOLS

Maximum applied water allowance shall be calculated using the equation:
MAWA = (52 inches) (0.62) (0.55 x 7,335 sq. ft.) = 4,034
32.24 x 4,034 = 130,056 gallons per year
739,093 gallons per year or 985 hundred cubic feet per year

EAWU: valves 2B - rotor
= (52) (0.62) (1.5) (3678) = 59,289 = 79,052
.75 .75

EAWU: valves 1B & 5B - drip
= (52) (0.62) (1.3) (3697) = 35,757 = 44,145
.81 .81

EAWU: valves 3B & 4B - deep well root bubbler
= (52) (0.62) (1.3) (80) = 774 = 955
.81 .81

ETWU: = 79,052 + 44,145 + 955 = 124,192 gallons per year

The **ETWU** (124,192 gallons per year) is less than the **MAWA** (130,056 gallons per year)
The water budget complies with the **MAWA**

MULCH

A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

SOILS

FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT AT RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

LANDSCAPE STATEMENT

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE ORDINANCE DOCUMENTATION PACKAGE.

LANDSCAPE POINT SYSTEM

REQUIRED			
REFERENCE NO.	UNIT TYPE	POINTS	SQ. FEET
N/A	ENTIRE SITE	50	87,041
TOTAL REQUIRED: 50			
PROVIDED			
A	21 TREE TAXON THAT DO NOT EXIST IN 1000 FT. RADIUS 5 PTS PER TREE UP TO 50% OF POINTS	25	N/A
B	PERVIOUS PAVING 1040 SF @ 3PTS PER 100	32.7	N/A
TOTAL PROVIDED:		64	

WATER MANAGEMENT POINT SYSTEM

REQUIRED			
REFERENCE NO.	UNIT TYPE	POINTS	SQ. FEET
N/A	ENTIRE SITE	600	87,041
TOTAL REQUIRED: 600			
PROVIDED			
N/A	AUTOMATIC CONTROLLERS	5	N/A
C	PLANTS ONCE ESTABLISHED THAT WILL REMAIN IN GOOD HEALTH WITH SUMMER WATER 1494 X 2 PTS.	2,998	N/A
TOTAL PROVIDED:		3,003	

SHRUB LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME SIZE / QUANTITY / WUCOLS
★	AGAVE 'BLUE FLAME' 56 / 10 / LOW
✿	ARBUTUS 'ELFIN KING' / ELFIN KING STRAWBERRY SHRUB 56 / 115 / LOW
◆	BOUGAINVILLEA - MIXED COLORS - TRAIN ON WALL 56 / 2 - STAKED / LOW
⊙	LAVANDULA A. 'MUNSTEAD' / MUNSTEAD LAVENDER 16 / 126 / LOW
●	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA 16 / 121 / LOW
✿	ILEX V. 'STOKES DWARF' / STOKES DWARF HOLLY 56 / 220 / LOW
✿	PENNISETUM O. 'KARLEY ROSE' / KARLEY ROSE FOUNTAIN GRASS 16 / 110 / LOW
✿	PENNISETUM S. 'SKY ROCKET' / SKY ROCKET FOUNTAIN GRASS 16 / 47 / LOW
✿	PHROMIUM 'BLACK ADDER' / BLACK ADDER NEW ZEALAND FLAX 56 / 35 / LOW (SEE MONROVIA NURSERY CAT.)
✿	SALVIA L. 'SANTA BARBARA' / SANTA BARBARA SAGE 56 / 234 / LOW
✿	WESTRINGIA F. 'MUNDI' / MUNDI WESTRINGIA 56 / 271 / LOW

GROUND COVER LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME SIZE / QUANTITY
⊙	1040 S.F. 4" COMPACTED DECOMPOSED GRANITE
✿	3" MULCH & SHRUB AREA
✿	3" MULCH & SHRUB AREA

TREE LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME SIZE / QUANTITY
⊙	LAGERSTROMIA I. 'NATCHEEZ' / WHITE GRAPE MYRTLE 24 INCH BOX / 21 / MOD
⊙	LAURUS NOBILIS/BAY LAUREL 24 INCH BOX / 20 / LOW
⊙	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE 24 INCH BOX / 10 / MOD
⊙	QUERCUS AGRIFOLIA / COAST LIVE OAK 36 INCH BOX 1/2 / LOW/ REPLACEMENT TREES

TREE NOTES

THERE ARE 3 PROTECTED TREES (JUGLANS CALIFORNICA) ON SITE TO BE REMOVED. 4 - 24 INCH BOX REPLACEMENT TREES TO BE PLANTED - SEE LEGEND

FRONT YARD TREES

FRONT YARD LANDSCAPE = 4,234 SQ. FT.
1 - 24 INCH BOX PER 500 SQ. FT. + 8 TREES REQUIRED.
8 - 24 INCH BOX OR GREATER TREES PROVIDED.

SHEET REFERENCE

- SEE SHEET L-2 FOR IRRIGATION PLAN
- SEE SHEETS L-3 & L-4 DETAILS
- SEE SHEET L-5 GENERAL NOTES

PLANTING PLAN

SCALE: 1" = 20'-0"
0 20 40



Remove your new Pocket Certificate
from the receipt portion and carry
it with you at all times.

LANDSCAPE ARCHITECTS TECHNICAL COMMITTEE
2420 DEL PASO ROAD, SUITE 105
SACRAMENTO, CA 95834
916 575-7230

1/07/15
1/ 5

CUT HERE

CUT HERE



CALIFORNIA ARCHITECTS BOARD
LANDSCAPE ARCHITECTS TECHNICAL COMMITTEE
2420 DEL PASO ROAD, SUITE 105
SACRAMENTO, CA 95834
916 575-7230



CUT HERE

IMPORTANT

1. Please include your Certificate Number on any correspondence to this office.
2. Notify the Program of any name or address change in writing.
3. Report any loss of this certificate immediately in writing to the Program.
4. Please sign and carry the Pocket Certificate with you.
PAUL ADAM LEWIS

CERTIFICATE NO. **Landscape Architect**

3620

PAUL ADAM LEWIS
13351-D RIVERSIDE DR #445
SHERMAN OAKS CA 91423

EXPIRATION
02/28/17

Signature

RECEIPT NO.

50050405

CERTIFICATE NO.

3620

EXPIRATION DATE

02/28/17

RECEIPT NO.

50050405

This is your receipt. Please save for your records.

PLA 10/31/07

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

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(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

<http://planning.lacity.org>

Decision Date: August 30, 2016

Appeal Period Ends: September 9, 2016

Arnold Gutierrez (A)(O)
AG Plummer, LLC
14556 Nordhoff Street
Panorama City, CA 91402

Ronald Cargill (R)
Cargill Planning
1481 Paradise Island Lane
Banning, CA 92220

Thomas Iacobellis, PLS 4547 (E)
Iacobellis and Associates, Inc
11145 Tampa Avenue, #15B
Northridge, CA 91326

RE: Vesting Tentative Tract Map No. 71232-SL
Related Case: CPC-2016-1168-GPA-ZC-BL
Address(s): 14701-14719 West Plummer
Street
Mission Hills – Panorama City – North Hills
Planning Area
Zone : RA-1
D. M. : 198B149; 201B149
C. D. : 6
CEQA : ENV-2016-1169-MND

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.15 and 12.22-C,27, the Advisory Agency approved Vesting Tentative Tract Map No. 71232-SL, located at 14701 – 14719 West Plummer Street for a maximum of **twenty-eight (28) small lots** for the purposes of a Small Lot Subdivision as shown on map stamp-dated April 5, 2016 in the Mission Hills – Panorama City – North Hills Community Plan. This unit density is based on the requested RD3-1. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety for legal interpretation of the Zoning Code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a partial future elbow section be dedicated at the intersection of the Novice and Cedros Avenue on an alignment satisfactory to the Valley District Engineering Office.
2. That if this tract map is approved as "Small Lot Subdivision" then, and if necessary for street address purposes all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
3. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354" satisfactory to the City Engineer.
4. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Valley Engineering District Office.
5. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
6. That any fee deficit under Work Order No. EXT00678 expediting and Work Order No.E1908019 this project be paid.
7. That if necessary arrangement be made with the Los Angeles County Department of Public Works prior to recordation of the final map for any necessary permits with respect to discharge into their existing flood control channel (Pacoima Wash)adjoining the tract.

Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3484.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

8. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall comply with any requirements with the Department of Building and Safety, Grading Division for the recordation of the final map and issuance of any permit.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

9. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition

permits and signed inspection cards to show completion of the demolition work.

- b. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.
- c. Lots 19 and 28 do not comply with the minimum 15 ft. front yard setback along Novice Street after required street dedication is taken as required for the Proposed **(T)(Q)RD3-1** Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning for the setbacks indicated in the Setback Matrix.
- d. Lots 1, 13 and 20 shall comply with 24 ft. Building Line or obtain City Planning approval for removal of 24 ft. Building Line prior to obtaining Zoning clearance.
- e. Provide a copy of CPC case CPC-2016-1168-GPA-ZC-BL. Show compliance with all the conditions/requirements of the CPC case as applicable.
- f. Zone Change must be recorded prior to obtaining Zoning clearance.
- g. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Notes:

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

Front yard projections shall comply with LAMC 12.22 C.20.

Trash/Recycle enclosure and location to be approved by Advisory Agency.

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfactory of LADBS at the time of plan

check.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

No parking space can back up onto a street when the driveway is serving more than two dwelling unit. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Eric Huang at (213) 482-6876 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

10. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. That the applicant completes the traffic study process and be subject to all the requirements contained in the subsequent DOT Traffic Assessment for the project.
 - b. A minimum of 20-foot reservoir space is required between any security gate and the property line, to the satisfaction of the DOT.
 - c. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
 - d. That the condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

Please contact this section at (818) 374-4691 for any questions regarding the above.

FIRE DEPARTMENT

11. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Action.

- b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- c. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- d. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- e. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
- f. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- g. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units
- h. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- i. Submit plot plans indicating access road and turning area for Fire Department approval.
- j. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
- k. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
- l. Private streets shall be recorded as Private Streets, **AND** Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.
- m. Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.
- n. Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.

- o. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
- p. Standard cut-corners will be used on all turns.
- q. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- r. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- s. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- t. Private roadways for general access use shall have a minimum width of 20 feet.
- u. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- v. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- w. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- x. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (818) 374-4351. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

- 12. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF STREET LIGHTING

13. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

BUREAU OF SANITATION

14. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

15. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12th Floor, Los Angeles, CA 90012, 213 922-8363.

DEPARTMENT OF RECREATION AND PARKS

16. That the Quimby fee be based on the RD3-1 Zone.

URBAN FORESTRY DIVISION

17. The applicant shall submit a tree report and a landscape plan prepared by a protected Tree Expert as designated by LAMC Ordinance No. 177,404, for approval by the City Planning Department and Urban Forestry Division, Bureau of Street Services. The Tree Report shall provide species, health, and condition of all trees with tree locations on a site survey. The plan shall contain the Tree Expert's recommendations for the preservation of as many desirable (eight inches diameter or greater) trees as possible. An on-site 1:1 replacement shall be required for the unavoidable loss of any desirable on-site trees.
18. Plan street trees and remove an existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

Note: All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at 213-847-3077.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

19. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- a. Limit the proposed development to a maximum of twenty-eight (28) small lots.
 - b. A Certificate of Occupancy (temporary or final) for the building(s) in Tract No. 71232-SL shall not be issued until after the final map has been recorded.
 - c. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.
 - d. Provide a minimum of 9 off-street guest parking spaces. All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.
 - e. Prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
 - f. No vehicular gates shall be permitted within the development.
 - g. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - h. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - i. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
 - j. A Maintenance Association shall be formed, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the association and shall be subject to a proportionate share of the maintenance. The Maintenance Association shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded to the Planning Department for placement in the tract file.

- k. Copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.

Note to City Zoning Engineer and Plan Check. The Advisory Agency has approved the following variations from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site.

In the event that **CPC-2016-1168-GPA-ZC-BL** is not approved or is modified by the City Planning Commission or City Council, the subdivider shall submit a tract modification.

Approved Variations as follows:

- 1) Setbacks shall be permitted as follows:

Setbacks				
Lot No.	Front	Side (East)	Side (West)	Rear
1	20'-4"	17'	6'-5"	0'
2	0'	17'	6'-4"	3'-1"
3	3'-1"	17'	6'-3"	0'
4	0'	17'	6'-2"	3'-1"
5	3'-1"	17'	6'-2"	0'
6	0'	17'	6'-1"	3'-1"
7	3'-1"	17'	6'	0'
8	0'	17'	5'-11"	4'-4"
9	10'	31'-8"	5'-1"	0'
10	10'	22'-6"	5'-2"	0'
11	10'	22'-7"	5'-3"	3'-11"
12	16'-11"	5'	5'	88'-8"
13	20'-8"	21'-11"	29'	0'
14	0'	21'-11"	29'	3'-2"
15	3'-2"	29'	21'-11"	0'
16	0'	29'	21'-11"	24'-2"
17	24'-2"	29'	21'-11"	0'
18	0'	29'	21'-11"	16'-8"
19	15'-11"	17'-5"	34'	5'
20	20'	6'-1"	17'	0'
21	0'	6'-2"	17'	3'-2"
22	3'-2"	6'-2"	17'	0'
23	0'	6'-2"	17'	3'-2"
24	3'-2"	6'-2"	17'	0'
25	0'	6'-2"	17'	3'-2"
26	3'-2"	6'-2"	17'	0'
27	0'	6'-7"	17'	8'-6"
28	8'-6"	6'-8"	17'	10'-4"

20. Prior to the issuance of a building permit or the recordation of the final map, a copy of **CPC-2016-1168-GPA-ZC-BL** shall be submitted to the satisfaction of the Advisory Agency. In the event that **CPC-2016-1168-GPA-ZC-BL** is not approved or is modified by the City Planning Commission or City Council, the subdivider shall submit a tract modification.
21. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
22. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement. (b)
- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

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

For purposes of this condition, the following definitions apply:

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

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

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

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

23. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

MM-1. **Aesthetics (Light).** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

MM-2. **Tree Removal (Locally Protected Trees).**

- a. All protected tree removals require approval from the Board of Public Works.
- b. A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for

review and approval (213-847-3077), prior to implementation of the Report's recommended measures.

- c. The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.
- d. Bonding (Tree Survival):
 - i. The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new oak tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's oak tree bond may be exonerated.
 - ii. The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the oak trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.
- e. A minimum of four trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.

MM-3. Tree Removal (Public Right-of-Way).

- a. Removal of trees in the public right-of-way requires approval by the Board of Public Works.
- b. The required Tree Report shall include the location, size, type, and condition of all existing trees in the adjacent public right-of-way and shall be submitted for review and approval by the Urban

Forestry Division of the Bureau of Street Services, Department of Public Works (213-847-3077).

- c. The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) trees in the public right-of-way.
- d. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

24. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

CM-1. **Cultural/Historic Resources.** Prior to any ground disturbance and/or grading activities, a Native American Monitor shall be secured through the Fernandeno Tatviam Band of Mission Indians in order to determine the presence of, and proper treatment of Native American resources potentially occurring on the project site. The Native American Monitor shall be present during all ground disturbance and/or grading activities. Should the project involve more than one grading unit occurring simultaneously, an additional monitor per grading unit shall be required.

CM-2. **Public Services (Police – Demolition/Construction Sites).** Temporary construction fences shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area. Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

DEPARTMENT OF CITY PLANNING-STANDARD SMALL LOT CONDITIONS

SL-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:

- 1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City

Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.

2. All other conditions applying to Model Dwellings under Section 12.22-A, 10 and 11 and Section 17.05-O of the LAMC shall be fully complied with satisfactory to the Department of Building and Safety.

SL-2. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan shall be prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730. The landscape plan shall identify tree replacement on a 1:1, 4:1 for protected trees, basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: (213) 847-3077 and shall be in compliance with Condition No. 17, 18, and 23 MM-2.

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

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary

topography of adjoining areas be submitted to the City Engineer.

- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
- (b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
- (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
- (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.

- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - i. Construct new street light: one (1) on Cedros Ave. If street widening per BOE improvement conditions, relocate and upgrade street lights; two (2) on Plummer St.
- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213-485-5675) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - i. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map for proper drainage patterns construction of private or public storm drain system and capacity study for the existing drainage system in Novice Avenue may be necessary to drain the proposed public street to an outlet satisfactory to the City Engineer.
 - ii. Improve Plummer Street adjoining the tract by the reconstruction of the existing concrete sidewalk to complete a full-width concrete sidewalk with tree wells and including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.
 - iii. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the

tract action. However the existing or proposed zoning may not permit this density.

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

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

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA)

The Department of City Planning issued Mitigated Negative Declaration No. ENV-2016-1169-MND on August 4, 2016. The Department found that potential negative impact could occur from the project's implementation due to:

- Aesthetics (light);
- Biological Resources (tree removal);
- Cultural Resources;
- Public Services (police protection);

The Deputy Advisory Agency adopts that Mitigated Negative Declaration No. ENV-2016-1169-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition Nos. 23, 24, and SL-2 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife.

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

Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by adopting the attached Mitigation Monitoring Program of ENV-2016-1169-MND.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 71232-SL, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) **THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The project site is located within the Mission Hills – Panorama City – North Hills Community Plan, one of 35 Community Plans that make up the Land Use Element of the General Plan. The Community Plan designates the site with a Low Residential land use designation, which lists the following corresponding zones: RE9, RS, R1, and RU. The project site is currently zoned RA-1. The proposed tract map is for a small lot subdivision pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-C,27. As small lot subdivisions are only permitted in zones which permit multi-family development and within the P Zones, the applicant has requested a General Plan Amendment to the Mission Hills – Panorama City – North Hills Community Plan to amend the land use designation from Low Residential to Low Medium I Residential. The Low Medium I Residential land use designation lists the following corresponding zones: R2, RD3, RD4, RD5, RD6, RZ2, RZ4, RU, and RW1. In conjunction with the General Plan Amendment, the applicant has requested a Zone Change from RA-1 to RD3-1.

The Zoning Code implements the goals, objectives, and policies of the Community Plan through zoning regulations which regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land. The requested RD3 Zone would permit one dwelling per 3,000 square feet of lot area, for a maximum of 28 dwelling units at the project site. The site is not located within a specific plan, community design overlay, or interim control ordinance area.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Specifically, Section 17.05 requires that the vesting tentative tract map complies with the design requirements of the General Plan. As defined by the Subdivision Map Act and LAMC Section 17.03, design includes, but is not limited to, street alignments (grades and widths), utilities, location of easements, and lot size and configuration. The tract map, as prepared by Thomas Iacobellis (P.L.S. 4574), indicates the location of common access easements for vehicular access and frontage for each of the small lots and meets the minimum lot size and width requirements of LAMC Section 12.22-C,27. Additionally the map indicates the location of utilities and public right-of-ways.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas). As such, the Advisory Agency concludes that the proposed tract map is consistent with the intent and purpose of the General Plan.

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

The design and improvement of the proposed subdivision are consistent with the Mission Hills – Panorama City – North Hills Community Plan and are not subject to any Specific Plan requirements. The project is bounded by Plummer Street to the south. Plummer Street is designated as an Avenue II and is currently dedicated to a width of 86 feet at the project site's street frontage. To the north, the site is bounded by Novice Street, which is a designated Local Street – Standard. The street is dedicated to a width of 30 feet at the project site's street frontage. Cedros Avenue, a designated Local Street – Standard, is a north-south street which terminates at Novice Street at the northeast corner of the project site.

For the purposes of approving a small lot subdivision, as defined by the Subdivision Map Act and LAMC Section 17.03, the "design" of the tract or parcel map refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout and building design. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. The project was reviewed by various city agencies that have the authority to make improvement recommendations. As proposed, the tract map indicates a common access easement which would provide vehicular access to the eighteen small lots. The Bureau of Engineering has recommended dedication and improvement requirements to the public right-of-way. Additionally, recommendations from the Bureau of Engineering include construction of the necessary on-site mainline sewers. The Bureau of Street Lighting has recommended the installation of a street light along Cedros Avenue and to relocate and upgrade two street lights along Plummer Street if the street is to be widen per the Bureau of Engineering. In addition, all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 1990. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

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

The project site consists of approximately 86,366 square feet of land, is currently improved with two single family dwellings and accessory buildings. There are currently twenty-seven trees on-site, four of which have been identified as protected trees (Southern California Black Walnut). The existing structures and twenty-five trees would be removed as part of the proposed project, maintaining two of the protected trees. The Community Plan designates the project site for residential development. Although the applicant is requesting a General Plan Amendment and Zone Change to allow for a small lot subdivision, the site will be

developed with housing, as designated by the Community Plan. The project site is located within 2.71 kilometers of the Northridge Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or BOE Special Grading Area. The site is not located within a high fire hazard severity zone, flood zone, landslide, liquefaction, methane zone, or tsunami inundation zone. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type C, which denotes areas of minimal flooding.

The tract has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Therefore, the site will be physically suitable for the proposed type of development.

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

To the north and east, the surrounding properties have a land use designation of Low Residential and are zoned either RS-1, RA-1, or (Q)RD3-1. At the northern most portion of the site, the site is bounded by the Pacoima Wash. The properties are developed with either single-family or multi-family dwellings. Properties to the south, across Plummer Street, are zoned RA-1 and are developed with single family dwellings. To the west, the adjacent property is zoned (T)(Q)RD3-1, with the "Q" Condition limiting the development of the site to a maximum of 36 dwelling units.

The project site has a land use designation of Low Residential and is zoned RA-1. Although the RA-1 Zone is not a corresponding zone of the land use designation, the Community Plan considers more restrictive zones to be consistent. The applicant has requested a General Plan Amendment to the Mission Hills – Panorama City – North Hills Community Plan to amend the land use designation from Low Residential to Low Medium I Residential and a Zone Change from RA-1 to RD3-1. As proposed, the project would be an infill development on a project site that is located within proximity to a commercial corridor located to the east along Van Nuys Boulevard. Although there are properties which are zoned for and are developed with single-family dwellings, development patterns along Plummer Street to the east of the site have indicated a transition towards multi-family development. The requested Zone Change would permit a maximum of twenty-eight dwelling units on the project site, or one dwelling per 3,000 square feet of lot area. As proposed, the density would be consistent with the requested zone and land use designation. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

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

HABITAT.

The Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as earth, air, water, animal life is concerned. The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for fish or wildlife. The project would remove twenty-five of the twenty-seven existing trees on-site. However, mitigation measures have been incorporated to mitigate the potential loss of protected trees on-site. Additionally, the project would be required to comply with existing regulations as it pertains to habitats for wildlife. On August 4, 2016, the City Planning Department issued Mitigated Negative Declaration No. ENV-2016-1169-MND. This Mitigated 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. The custodian of the documents or other material which constitute the record of proceedings upon which the decision is based are located with the City of Los Angeles, Planning Department located at 200 North Spring Street, Room 750, Los Angeles, California 90012.

- (f) **THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.**

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision. The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards.

The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) **THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.**

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to the recordation of the proposed tract.

- (h) **THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)**

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

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

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

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans, planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 71232-SL.

Vincent P. Bertoni, AICP
Advisory Agency



HENRY CHU
Deputy Advisory Agency

HC:MS

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

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

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

Forms are also available on-line at <http://cityplanning.lacity.org/>.

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

If you have any questions, please call Development Services Center staff at (213) 482-7077 or (818) 374-5050.

CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE

Date: May 20, 2016

To: Vince P. Bertoni, Director
Department of City Planning
Attention: Deputy Advisory Agency

From: Edmond Yew
Land Development Group & GIS Division
Bureau of Engineering

Subject: Vesting Tentative Tract Map No. 71232 - Transmittal
of Map. _____

Transmitted is a print of vesting tentative map of Tract Map No. 71232 located at 14709 Plummer Street in Council District No.6.

This map has been filed for a 28-lot single-family residential **Small Lot Subdivision** purposes. Proposed lot lay-outs and common access easements shall be reviewed and approved by Planning Department.

There is an existing sewer available in street adjoining the subdivision. The construction of mainline and house connection sewers within suitable easement will be required to serve the tract. This tract will connect to the public sewer system and will not result in violation of the California Water Code. I therefore recommend that you make the necessary determination.

I recommend that the vesting tentative map of Tract No. 71232 be approved, subject to the standard conditions issued by your department and the following special conditions:

1. That a partial future elbow section be dedicated at the intersection of the Novice and Cedros Avenue on an alignment satisfactory to the Valley District Engineering Office.
2. That if this tract map is approved as "Small Lot Subdivision" then, and if necessary for street address purposes all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
3. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354" satisfactory to the City Engineer.

EXHIBIT F

4. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Valley Engineering District Office.
5. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
6. That any fee deficit under Work Order No. EXT00678 expediting and Work Order No.E1908019 this project be paid.
7. That if necessary arrangement be made with the Los Angeles County Department of Public Works prior to recordation of the final map for any necessary permits with respect to discharge into their existing flood control channel (Pacoima Wash)adjoining the tract.
8. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map for proper drainage patterns construction of private or public storm drain system and capacity study for the existing drainage system in Novice Avenue may be necessary to drain the proposed public street to an outlet satisfactory to the City Engineer.
 - c. Improve Plummer Street adjoining the tract by the reconstruction of the existing concrete sidewalk to complete a full-width concrete sidewalk with tree wells and including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.
 - b. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3484.

Enc.

Los Angeles



Department of Water & Power

ERIC GARCETTI
Mayor

Commission
MEL LEVINE, *President*
WILLIAM W. FUNDERBURK JR., *Vice President*
JILL BANKS BARAD
MICHAEL F. FLEMING
CHRISTINA E. NOONAN
BARBARA E. MOSCHOS, *Secretary*

MARCIE L. EDWARDS
General Manager

April 28, 2016

Mr. Thomas D. Iacobellis
Iacobellis & Associates, Inc.
11145 Tampa Avenue, Suite 15-B
Northridge, California 91326

Dear Mr. Iacobellis:

Subject: Tract No. 71232

Enclosed is a copy of the Water Services Organization's (WSO) letter to the Department of City Planning setting forth the conditions under which water service can be provided to this tract. This response relates to the WSO's conditions only. The Energy Services Organization may have additional conditions and will mail their requirements to the City Engineer directly during the final tract map review process.

If improvements are proposed within existing dedicated streets, we must review your preliminary street improvement plans. If adjustments to water facilities are necessary, the developer may be required to pay for the cost of such adjustments. Please submit a copy of your street improvement plans after they have been signed by the City's District Engineer so that we can expedite determination of the need for adjustments.

After we receive the final plans and payment for the necessary adjustments, it will take us a minimum of 60 days to complete the design of the water facility adjustments and begin construction. Depending on our workload and permitting requirements, additional time may be required.

For additional information regarding the subdivision process, please refer to the enclosed fact sheet titled "Subdivisions" or contact WSO at (213) 367-1235. Correspondence may be addressed to:

Los Angeles Department of Water and Power
Water Distribution Engineering
P.O. Box 51111, Room 1425
Los Angeles, CA 90051-5700

Sincerely,

Michael Downs, P.E.
Engineer of East Valley District
Water Distribution Engineering

SS:ak
Enclosures

Los Angeles Aqueduct Centennial Celebrating 100 Years of Water 1913-2013

111 N. Hope Street, Los Angeles, California 90012-2607 Mailing address: Box 51111, Los Angeles, CA 90051-5700
Telephone: (213) 367-4211 www.LADWP.com

Los Angeles



Department of Water & Power

ERIC GARCETTI
Mayor

Commission
MEL LEVINE, *President*
WILLIAM W. FUNDERBURK JR., *Vice President*
JILL BANKS BARAD
MICHAEL F. FLEMING
CHRISTINA E. NOONAN
BARBARA E. MOSCHOS, *Secretary*

MARCIE L. EDWARDS
General Manager

April 28, 2016

Mr. Michael S. Y. Young
Department of City Planning
200 North Spring Street, Room 721
Los Angeles, California 90012

Dear Mr. Young:

Subject: Tract No. 71232
North of Plummer Street and West of Cedros Avenue

This is in reply to your letter dated April 19, 2016. This tract can be supplied with water from the municipal system subject to the Los Angeles Department of Water and Power's (LADWP) Water System Rules and requirements set forth in the enclosed report.

Upon compliance with these conditions and requirements, the LADWP's Water Services Organization (WSO) will forward the necessary clearances to the Bureau of Engineering after we receive the final tract map.

Questions regarding WSO clearance should be directed to the Los Angeles Department of Water and Power, Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, California 90051-5700 or (213) 367-1235.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Michael R. Downs', is written over a light blue horizontal line.

Michael Downs, P.E.
Engineer of East Valley District
Water Distribution Engineering

SS:ak

Enclosure

c: Bureau of Engineering (2)
Land Developing and Mapping Division
District Engineer
Map No. 200-150

Thomas D. Iacobellis
Iacobellis & Associates, Inc.
Los Angeles City Fire Department
Water Service Representative

Los Angeles Aqueduct Centennial Celebrating 100 Years of Water 1913-2013

111 N. Hope Street, Los Angeles, California 90012-2607 Mailing address: Box 51111, Los Angeles, CA 90051-5700
Telephone: (213) 367-4211 www.LADWP.com

ITEMS CHECKED APPLY TO THIS TRACT

1. DEVELOPER MUST COMPLETE THE FOLLOWING FINANCIAL ARRANGEMENTS PRIOR TO TRACT RECORDATION:

- a. Supply System: Acreage Supply Charge ☐ _____
- b. Water Mains: Existing ☐ Proposed ☐ _____
- c. Relocation, Removal, or Abandonment of Existing Water System Facilities _____
- d. Fire Hydrant: Install one 2½" X 4" DFH X

2. ENGINEERING REQUIREMENTS PRIOR TO TRACT RECORDATION:

- a. An accurate street and site grading plan must be furnished this Department: _____
- 1) To determine the safety or accessibility of existing or proposed facilities. _____
- 2) To determine accurately the conditions or limitations of service. _____
- b. _____

3. PRIOR TO RECEIVING WATER SERVICE THE DEVELOPER MUST:

- a. Enter into an "Agreement for the Installation and transfer of Title of Water Facilities" and provide a letter of credit to assure the Installation of these facilities. _____
- b. Pay appropriate Engineering and Administrative fees and/or charges for Supplying materials and installing facilities. X
- c. Prepare plans for Department approval and install the following facilities
Water Mains ☐ Fire Hydrants ☐
Connections to Existing Supply System ☐ Services ☐
Other _____
- d. Install the following Department designed facilities:
Water Mains ☐ Fire Hydrants ☐ Meters ☐
Connections to Existing Supply System ☐ Services ☐
Other _____
- d. Arrange for the Department to install the following: X
Water Mains ☐ Fire Hydrants ☒ Meters ☒
Connections to Existing System ☐ Services ☒
Other _____

4. OTHER CONDITIONS OR REQUIREMENTS APPLICABLE TO THIS TRACT ARE DESCRIBED BELOW:

X

Water service to all lots will be provided thru water meters to be located within the public street right-of-way. Water service to lots not fronting public street right-of-way will require adjacent community area and driveway. The area is to be recorded in conjunction with the recordation of this tract map.

5. CONDITIONS UNDER WHICH WATER SERVICE WILL BE RENDERED:

- a. Plumbing for the following lot(s) must be sized in accordance with the Los Angeles City Plumbing Code for a minimum pressure range of 30 to 45 psi at the building pad elevation: _____
- b. Water Service Elevation Agreements will be required for the following lot(s) because the minimum pressure on some portion of the lot(s) is less than 35 psi: _____
- c. Pressure regulators will be required in accordance with the Los Angeles City Plumbing Code for the following lot(s) where pressures exceed 80 psi at the building pad elevation: _____

X

All Lots.

6. EXISTING WATER MAINS ARE LOCATED IN OR ADJACENT TO THIS TRACT AS FOLLOWS:

X

12-inch Pipe in Plummer St.
6-inch Pipe in Cedros Ave. and Novice St.

- a. The following water mains may be inadequate to serve this tract and may need to be enlarged at the Developer's expense. _____

7. LOS ANGELES CITY FIRE DEPARTMENT REQUIREMENTS:

- a. New fire hydrants and/or top upgrades to existing fire hydrants are required in accordance with the Los Angeles Fire Code. _____

X

- b. Replacement of the following existing mains: _____

c. _____

**CITY OF LOS ANGELES
DEPARTMENT OF WATER AND POWER
SUBDIVISIONS**

The Department of Water and Power (DWP) receives copies of final tract maps submitted to the City Engineer's Office for review and determination of required facilities. The tract engineer will receive a copy of the letter DWP sends to the City Engineer detailing Water System requirements.

Arrangements for any required water facilities must be concluded before the DWP can release a tract for recordation. The Water System's Distribution Engineering Section can be contacted for any additional information regarding Water System requirements for your development. The telephone number is listed below.

	<u>TELEPHONE NUMBER</u>
QUESTIONS REGARDING SUBDIVISIONS	(213) 367-2130
GENERAL INFORMATION	(213) 367-1182
FAX	(213) 367-4434
STATIC WATER PRESSURE INFO.	(213) 367-0973

Water System clearance for recordation will be issued upon the conclusion of arrangements for the installation of required facilities and payment of applicable charges.

Charges that may be due include those for new and existing water mains, new or existing extraordinary pump and storage facilities, new water services, and meters.

For tracts requiring a water main extension or replacement of a portion of the distribution system, the developer will be required to make financial arrangements with the DWP for design and installation of required facilities before tract recordation. Depending upon the Water System requirements for your tract, 2 to 6 months should be allowed to complete design, obtain permits, and schedule and complete construction of required installations for most tracts requiring new Water System facilities.

Should you wish to correspond with or visit the Distribution Engineering's main office, the address is:

**LOS ANGELES DEPARTMENT OF WATER AND POWER
DISTRIBUTION ENGINEERING SECTION - WATER
111 NORTH HOPE STREET, ROOM 1425
LOS ANGELES, CALIFORNIA 90012**

BUSINESS HOURS: 8:00 A.M. TO 5:00 P.M. (MONDAY – FRIDAY, EXCLUDING HOLIDAYS)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

May 19, 2016

TO: Michael J. LoGrande, Director of Planning
Department of City Planning
Attention: Nicholas Hendricks

FROM: Fire Department

SUBJECT: **TRACT MAP NO. 71232-SL (14709 W. Plummer Street)**

Submit plot plans for Fire Department approval and review prior to recordation of Parcel Map Action.

RECOMMENDATIONS:

Access for Fire Department apparatus and personnel to and into all structures shall be required.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.

Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units

The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Submit plot plans indicating access road and turning area for Fire Department approval.

On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".

No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

Private streets shall be recorded as Private Streets, **AND** Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.

Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.

Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.

Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.

Standard cut-corners will be used on all turns.

All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.

Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

Private roadways for general access use shall have a minimum width of 20 feet.

Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (818) 374-4351. You should advise any consultant representing you of this requirement as well.

RALPH M. TERRAZAS

Fire Chief

John N. Vidovich, Fire Marshal
Bureau of Fire Prevention and Public Safety

JNV:RED:vlj
c:TR#71232-SL
Map No. 200-150



May Sirinopwongsagon <may.sirinopwongsagon@lacity.org>

VTT-71232-SL, 14709 W. Plummer Street LADBS-Grading Report

1 message

Casey Jensen <casey.jensen@lacity.org>

Tue, May 3, 2016 at 8:40 AM

To: Planning Expedited <planning.expedited@lacity.org>

Planning,

The Grading Division of the Department of Building and Safety has reviewed the subject Vesting Tentative Tract Map No. VTT-71232-SL located at 14709 W. Plummer Street and it appears that geology/soils reports are not required prior to planning approval of the Tract Map as the property is located outside of a City of Los Angeles Hillside Area; is exempt or located outside of a State of California liquefaction, earthquake induced landslide, or fault-rupture hazard zone; and, does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards.

Per Sec. 17.56 of the Los Angeles Municipal Code, each approved Tract Map recorded with the County Recorder shall contain the following statement; "The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits."

The applicant shall, "Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit."

If you have any questions, or need additional information, please let me know.

Thank you,

Casey

[\(213\) 482-0490](tel:(213)482-0490)

Casey Lee Jensen, PG, CEG

Engineering Geologist Associate II

Los Angeles Department of Building and Safety

Grading Division, Mail Stop 115

201 N. Figueroa Street, 3rd Floor Counter 15

Los Angeles, CA 90012

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: April 25, 2016

TO: Nicholas Hendricks, Deputy Advisory Agency (Expedited unit)
200 N. Spring Street, Room 721
Department of City Planning

FROM: Eric Huang, Subdivision Review
Ara Sargsyan, Development Services Case Management Chief
201 N. Figueroa Street, Room 1030
Department of Building and Safety

SUBJECT: **TRACT MAP NO. 71232 - SL - Vesting**

The Department of Building and Safety Zoning Section has reviewed the above Subdivision Map, date stamped on April 5, 2016 by the Department of City Planning. The site is designated as being in a **RA-1** Zone. A clearance letter will be issued stating that no Building or Zoning Code violations exist relating to the subdivision on the subject site once the following items have been satisfied.

- a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
- b. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.
- c. Lots 19 and 28 do not comply with the minimum 15 ft. front yard setback along Novice Street after required street dedication is taken as required for the Proposed **(T)(Q)RD3-1** Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning for the setbacks indicated in the Setback Matrix.
- d. Lots 1, 13 and 20 shall comply with 24 ft. Building Line or obtain City Planning approval for removal of 24 ft. Building Line prior to obtaining Zoning clearance.
- e. Provide a copy of CPC case CPC-2016-1168-GPA-ZC-BL. Show compliance with all the conditions/requirements of the CPC case as applicable.

- f. Zone Change must be recorded prior to obtaining Zoning clearance.
- g. Provide and dimension the reciprocal private easement for pedestrian and driveway egress and ingress in the final map.

Notes:

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

Front yard projections shall comply with LAMC 12.22 C.20.

Trash/Recycle enclosure and location to be approved by Advisory Agency.

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfaction of LADBS at the time of plan check.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

No parking space can back up onto a street when the driveway is serving more than two dwelling unit. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Eric Huang at (213) 482-6876 to schedule an appointment.

cc: Nicholas Hendricks, planning.expedited@lacity.org

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: 5/9/2016

To: Charlie Rausch, Senior City Planner
Department of City Planning
200 N. Spring St., 6th Floor MS-395

From:  Jay Wong, Manager
Private Development Division
Bureau of Street Lighting

SUBJECT: STREET LIGHTING REQUIREMENTS FOR DISCRETIONARY ACTIONS

CITY PLANNING CASE No.: CPC 2016-1168 GPA ZC EXP
14709 W. Plummer St.

The Bureau of Street Lighting's recommended condition of approval for the subject city planning case is as follows: (Improvement condition added to S-3 (c) where applicable.)

SPECIFIC CONDITION: Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

IMPROVEMENT CONDITION: Construct new street light: one (1) on Cedros Ave. If street widening per BOE improvement conditions, relocate and upgrade street lights; two (2) on Plummer St.

NOTES:

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

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: April 25, 2016

TO: David Weintraub
Maya Zaitzevsky
Deputy Director of Planning
Department of City Planning

FROM: Barry Berggren, Division Manager 
Wastewater Collection Systems Division
Bureau of Sanitation

SUBJECT: AA-2016-0258-PMLA-SL
AA-2015-3434-PMLA-SL
TRACT MAP NO. 73334
TRACT MAP NO. 73869
TRACT MAP NO. 73531-SL
TRACT MAP NO. 73377
TRACT MAP NO. 74122-CN
TRACT MAP NO. 74070-SL
AA-2015-3312-PMLA
TRACT MAP NO. 74157
TRACT MAP NO. 74073-CN
TRACT MAP NO. 71232-SL

1704 West 253RD Street
1852 South Stoner Avenue
19155 West Saticoy Street
6643 North Louise Avenue
2520 North Eastern Avenue
4809 Oakwood Avenue
929 East 2nd Street
1803 South Mesa Street
1012 North Swarthmore Avenue
6111 North Monterey Road
12964 West Panama Street
14709 West Plummer Street

Our office has reviewed the sewer/storm drain lines serving the subject tracts/areas, and found no potential problems to our structures or potential maintenance problems, with the exception of PARCEL MAP NO. AA-2015-3312-PMLA (1012 N Swarthmore AV), TRACT MAP NOS. 74157 (6111 N Monterey RD), 74073-CN (12964 W Panama ST), and 71232-SL (14709 W Plummer ST)

There are easements contained within the aforementioned property. Any proposed development in close proximity to the easements must secure Department of Public Works approval. Note: This Approval is for the Tract Map only and represents the office of the Bureau of Sanitation/WCSD. The applicant may be required to obtain other necessary Clearances/Permits from the Bureau of Sanitation and appropriate District office of the Bureau of Engineering.

If you have any questions, please contact Rafael Yanez at (323) 342-1563 .

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: May 31, 2016

TO: Jae H. Kim, Deputy Advisory Agency
Department of City Planning



FROM: Timothy Tyson, Superintendent 1
Bureau of Street Services, Urban Forestry Division

SUBJECT: 14707 West Plummer St / VTT-71232-SL

In regards to your request for review of this case regarding Urban Forestry requirements. It is our recommendation that:

1. The applicant shall submit a tree report and a landscape plan prepared by a protected Tree Expert as designated by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division of the Bureau of Street Services. The Tree Report shall provide species, health, and condition of all trees with tree locations on a site survey. The plan shall contain the Tree Expert's recommendations for the preservation of as many desirable (eight inches diameter or greater) trees as possible. An on-site 1:1 tree replacement shall be required for the unavoidable loss of any desirable on-site trees. **Note:** All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077
2. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

Please contact Urban Forestry Division at: 213-847-3077 for any questions.

CITY OF LOS ANGELES
INTER-DEPARTMENTAL MEMORANDUM

14709 W Plummer St
DOT Case No. SFV 16-104200
DOT Project ID No. 44271

Date: May 31, 2016

To: Deputy Advisory Agency
Department of City Planning

From: Kevin D. Ecker, Associate Transportation Engineer III
Department of Transportation

Subject: **CASE NO. CPC-2016-1168-GPA-ZC-BL**
ENV-2016-1169-EAF
VTT NO. 71232-SL

Reference is made to your request for review of this case regarding potential traffic access problems. Based upon this review, it is recommended that:

1. That the applicant completes the traffic study process and be subject to all the requirements contained in the subsequent DOT Traffic Assessment for the project.
2. A minimum 20-foot reservoir space is required between any security gate and the property line, to the satisfaction of the DOT.
3. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
4. That the condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

If you have any questions, you may contact me at 818-374-4691.

CITY OF LOS ANGELES
INTER-DEPARTMENTAL MEMORANDUM

14709 W Plummer St
DOT Case No. SFV 16-104200
DOT Project ID No. 44271

Date: May 31, 2016

To: Deputy Advisory Agency
Department of City Planning

From: Kevin D. Ecker, Associate Transportation Engineer III
Department of Transportation

Subject: **VESTING TENTATIVE TRACT NO. 71232-SL**
CASE NO. CPC-2016-1168-GPA-ZC-BL
ENV-2016-1169-EAF

Reference is made to your request for review of this case regarding potential traffic access problems. Based upon this review, it is recommended that:

1. That the applicant completes the traffic study process and be subject to all the requirements contained in the subsequent DOT Traffic Assessment for the project.
2. A minimum 20-foot reservoir space is required between any security gate and the property line, to the satisfaction of the DOT.
3. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
4. That the condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.


If you have any questions, you may contact me at 818-374-4691.

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

14709 Plummer Street
DOT Case No. SFV-2016-104200

Date: June 28, 2016

To: Kevin Jones, Senior City Planner
Department of City Planning

From: 
Sergio D. Valdez, Transportation Engineer
Department of Transportation

Subject: **DOT TRAFFIC EVALUATION OF ASSESSMENT FOR THE PROPOSED 28 NEW SINGLE FAMILY HOMES PROJECT LOCATED AT 14709 PLUMMER STREET**

The Department of Transportation (DOT) has completed the review of the technical traffic evaluation submitted by The Rifkin Transportation Group, dated June, 2016. This technical analysis for the proposed 28 single family homes project, demonstrates that this proposed project will not significantly impact the traffic in the surrounding area. The applicant should contact B.O.E. for widening and dedication requirements.

ACCESS AND CIRCULATION

This determination does not include approval of the project's driveways, internal circulation, or parking scheme. However, the following general comments do apply:

- For all two-way driveways, a width of $W=30'$, exclusive of side slope shall be provided.
- For all one-way driveways, a width of $W=16'$, exclusive of side slope shall be provided.
- To minimize the conflict between vehicles using adjoining driveways a minimum of 50-foot full-height curb shall be provided between driveways.
- A minimum required reservoir space between the new property line and the first parking stall or gate shall be provided for all driveways.
- Parking stall shall be designed so that a vehicle is not required to back up into or out of any public street, sidewalk or alley.
- Final DOT approval shall be obtained prior to issuance of any building permits. This should be accomplished by submitting detailed site and driveway plans, with a minimum scale of $1"=40'$, to DOT's Valley Development Review Section at 6262 Van Nuys Boulevard, Suite 320, Van Nuys, CA 91401.

If you have any further questions, you may contact Durre Shamsi of my staff at (818) 374-4699.