



APPLICATIONS:

APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

☒ Area Planning Commission ☐ City Planning Commission ☒ City Council ☐ Director of Planning

Regarding Case Number: ENV-2017-2449-CE

Project Address: 3314 N. Lugano Place

Final Date to Appeal: 04/14/2018

Type of Appeal:

- ☐ Appeal by Applicant/Owner
☒ Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved
☐ Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATION

Appellant's name (print): Wrenn Chais

Company: _____

Mailing Address: 3267 Ledgewood Dr.

City: Los Angeles

State: CA

Zip: 90068

Telephone: (310) 739-5722

E-mail: wchais@lockelord.com

- Is the appeal being filed on your behalf or on behalf of another party, organization or company?

☒ Self

☐ Other: _____

- Is the appeal being filed to support the original applicant's position?

☐ Yes

☒ No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): Robert L. Glushon, Esq.

Company: Luna & Glushon

Mailing Address: 16255 Ventura Blvd., Suite 950

City: Encino

State: CA

Zip: 91436

Telephone: (818) 907-8755

E-mail: rglushon@lunaglushon.com

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed? ☒ Entire ☐ Part

Are specific conditions of approval being appealed? ☐ Yes ☒ No

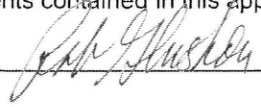
If Yes, list the condition number(s) here: _____

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: 

Date: 03/21/2018

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
 - Appeal Application (form CP-7769)
 - Justification/Reason for Appeal
 - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
 - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

This Section for City Planning Staff Use Only		
Base Fee: <u>\$ 89.00</u>	Reviewed & Accepted by (DSC Planner): <u>Rick Torres</u>	Date: <u>3-21-18</u>
Receipt No: <u>0201504316</u>	Deemed Complete by (Project Planner):	Date:
<input checked="" type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

ATTACHMENT TO APPEAL

ENV-2017-2449-CE - (Case No. DIR-2017-1001-DRB-SPP)

Appellant: Wren Chais, the owner and resident of 3267 Ledgewood Dr., located immediately next to the Project, and who will therefore be adversely and directly impacted by the Project.

Project: New 2,710 square foot single-family residence with a 465-square-foot attached garage and three uncovered parking spaces on a vacant, upslope lot in an area subject to the Hollywoodland Specific Plan.

The Categorical Exemption is Inadequate Under the California Environmental Quality Act.

The California Environmental Quality Act ("CEQA") prohibits use of a categorical exemption when "there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances." (CEQA Guidelines § 15300.2(c)). The "unusual circumstances" exception is established without evidence of an environmental effect upon a showing that the project has some feature that distinguishes it from others in the exempt class, such as its size or location. In such a case, to render the exception applicable, the party need only show a reasonable possibility of a significant effect due to that unusual circumstance. Alternatively, the "unusual circumstances" exception is established with evidence that the project will have a significant environmental effect. See *Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086.

1. The unusual circumstances exception applies here because the Project site is located in a unique ecological area where wildlife is frequently sighted on property (bobcat, deer, coyote, etc.) and wildlife corridors exist. The construction of the Project will likely significantly impact wildlife and wildlife access. In addition, the construction of new houses on undeveloped lots will have a cumulative impact on the erosion of wildlife corridors.

2. The unusual circumstances exception further applies because the Project will likely have significant impacts on aesthetic and cultural resources in the Hollywoodland community and the concentration of historic houses in the immediate vicinity. SurveyLA recognizes the Historic District in Hollywoodland and recognizes nearby Individual Resources. The purposes of the Hollywoodland Specific Plan clearly state an intention that new construction be compatible with the village character and aesthetics of Hollywoodland.



CENTRAL LOS ANGELES AREA PLANNING COMMISSION

200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: MAR 14 2018

Case No.: DIR-2017-1001-DRB-SPP-1A
CEQA: ENV-2017-2449-CE
Plan Area: Hollywood

Council District: 4 - Ryu

Project Site: 3314 North Lugano Place
Applicant: Stephanie Savage and Michael Swischuk
Appellant: Wrenn Chais
Representative: Kristina Kropp, Luna & Glushon

At its meeting of **February 26, 2018**, the Central Los Angeles Area Planning Commission took the actions below in conjunction with the approval of the following project:

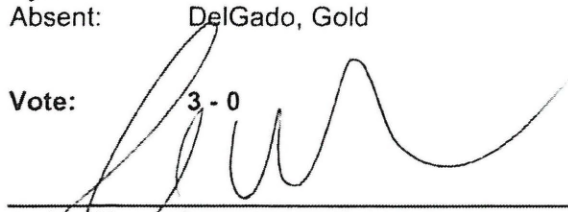
Construction, use, and maintenance of a new 36-foot tall single-family residence containing 2,710 square feet of residential floor area with a 465-square-foot attached two-car garage and three (3) uncovered parking spaces on a vacant, upslope, 6,832-square-foot lot.

1. **Determined** based on the whole of administrative records the project is exempt from CEQA, pursuant to Section 3, Article II, Class 3, Category 1 and State CEQ Statutes and Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Denied** the appeal and **sustained** the determination of the Planning Director in approving a Project Permit Compliance Review and Design Review for the project;
3. **Adopted** the attached Conditions of Approval and revised Exhibit A; and
4. **Adopted** the attached findings.

This action was taken by the following vote:

Moved: Chung Kim
Seconded: Mendez
Ayes: Barraza
Absent: DelGado, Gold

Vote: 3 - 0



Jason Wong, Commission Executive Assistant
Central Los Angeles Area Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the Central Los Angeles Area Planning Commission is final upon the mailing date of this letter, and it is not further appealable.

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.

Attachments: Director's Determination dated December 4, 2017, Revised Exhibit A

c: Mindy Nguyen, City Planner
Nuri Cho, City Planning Associate

**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

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COMMISSION OFFICE MANAGER
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**CITY OF LOS ANGELES
CALIFORNIA**



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MAYOR

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<http://planning.lacity.org>

**HOLLYWOODLAND SPECIFIC PLAN
PROJECT PERMIT COMPLIANCE REVIEW &
DESIGN REVIEW**

December 4, 2017

Applicant/ Owner
Stephanie Savage and
Michael Swischuk
2153 Groveland Drive
Los Angeles, CA 90046

Case No. DIR-2017-1001-DRB-SPP
CEQA: ENV-2017-2449-CE
Specific Plan: Hollywoodland
Location: 3314 N. Lugano Place
Council District: 4 - Ryu
Neighborhood Council: Hollywood United
Community Plan Area: Hollywood
Land Use Designation: Low II Residential
Zone: R1-1
Legal Description: Lot 14 Arb 1, Block 21, TR 6450

Last Day to File an Appeal: December 19, 2017

DETERMINATION

Pursuant to Los Angeles Municipal Code (LAMC) Sections 11.5.7 C and 16.50, and Section 9.B.1 of the Hollywoodland Specific Plan, Ordinance 168,121, I have considered the proposed project and as the designee of the Director of Planning, I hereby:

Approve with Conditions a Project Permit Compliance Review and Design Review for the construction, use, and maintenance of a new 36-foot tall single-family residence containing 2,710 square feet of residential floor area with a 465-square-foot attached two-car garage and three (3) uncovered parking spaces on a vacant, upslope, 6,832-square-foot lot; and

Determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to City of Los Angeles CEQA Guidelines, Section 3, Article II, Class 3, Category 1 (Single-Family Residence) and State CEQA Statutes and Guidelines, Article 19, Section 15332, Class 32 (In-Fill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped Exhibit "A," and attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Central Project Planning Division and written approval by the Director of Planning. Each change shall be identified and justified in writing.
2. **Walls and Fences.** No new walls or fences shall be located within three (3) feet of the front property line.
3. **Height.** The overall building height, as measured from the lowest grade within five horizontal feet of the exterior walls of the building to the highest elevation of the roof structure or parapet wall, shall not exceed 36 feet. The project shall also comply with height requirements of the Baseline Hillside Ordinance to the satisfaction of the Department of Building and Safety.
4. **Front Yard.** The project shall observe a 20-foot front yard setback, to be measured after any dedication required by the City Engineer.
5. **Side Yard.** The project shall provide a minimum of seven-foot side yard setbacks.
6. **Parking.** The project shall provide two (2) on-site, covered or uncovered, parking spaces in addition to the three (3) parking space required by LAMC Section 12.21 C.10(g).
7. **Lot Coverage.** All buildings and structures shall not cover more than 22 percent, or 1,456 square feet, of the 6,832-square-foot lot. All buildings, structures and paved surfaces shall not cover more than 43 percent, or 2,918 square feet, of the 6,832-square-foot lot.
8. **Landscaping.** The applicant shall submit a landscape plan prepared by a licensed landscape architect. At least 50 percent of the required front and side yards of the lot shall be landscaped. All retaining walls on the site shall be covered with dense shrubbery and vines.
9. **Appurtenances.** No heating, ventilation or air conditioning equipment, except solar heating panels, receiving antennas and exhaust vents, shall be located on the roof of the house or garage. Any other appurtenances installed on the building shall be screened from view from any public right-of-way in Hollywoodland.
10. **Street Dedications and Improvements.** The project is located on a Substandard Limited Hillside Street, which may require street dedications and/or improvements. The applicant shall provide the required dedications and/or improvements to the satisfaction of the City Engineer.
11. **Sprinklers.** An approved automated fire sprinkler system shall be installed in compliance with the Los Angeles Plumbing Code.

12. **Sewer Connection.** A sewer connection shall be installed to the satisfaction of the City Engineer.
13. **Design Guidelines.** The project shall comply with all design guidelines for which the project received points in the Hollywoodland Design Guidelines Worksheet in Exhibit "A."
14. **Modifications.** Any change to the design or drawings will require approval from the Director of Planning in consultation with the Design Review Board.

Administrative Conditions

15. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved." A copy of the plans approved, supplied by the applicant, shall be retained in the subject case file.
16. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
17. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
18. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
19. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
20. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
21. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.

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 \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- 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

The subject property is located within the Hollywoodland Specific Plan. The property is an irregular shaped, 6,832-square-foot upsloping lot on the east side of Lugano Place, a Substandard Hillside Street, towards the end of the cul-de-sac. The project proposes the construction, use, and maintenance of a new 36-foot tall, single-family residence containing 2,710 square feet of residential floor area with a 465-square-foot attached two-car garage and three (3) uncovered parking spaces.

1. A recommendation was made by the Hollywoodland Design Review Board, pursuant to Los Angeles Municipal Code Section 16.50:

The project complies with LAMC Section 16.50 E.1 in that the applicant submitted the applicable site and floor plans, elevations, photographs, etc., to schedule a review by the Hollywoodland Design Review Board and the Director of Planning.

Pursuant to LAMC Section 16.50 E.3(b)(2), the Hollywoodland Design Review Board held a public hearing for the proposed project on October 5, 2017. The applicant presented the project before the Board, and time was allotted for public comment during which three members of the public provided following comments:

- Will the retaining wall be visible from neighboring properties?
- It is a modern house that is not consistent with the Specific Plan.
- The design needs to keep with the European Village style.
- The house does not fit and is out of character within the neighborhood.

The Board provided the following comments:

- The project is not consistent with the purpose of the Specific Plan.
- It needs a design that represents the European Village style.
- This design could be located anywhere outside of Hollywoodland.
- The design at the rear of the house could be improved.
- The design has made some progress since the preliminary design review meetings.
- Hollywoodland elements should be incorporated into the design.

After review and discussion, the Board voted 5-1 to recommend disapproval of the project.

2. The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.

Pursuant to LAMC Section 11.5.7 C.2.(a), the project complies with the applicable regulations, standards and provisions of the Hollywoodland Specific Plan:

7.A. Structural Elements and Appurtenances: No heating, ventilation or air conditioning equipment installed in a new building or added to an existing building shall be located on the roof of a house or garage, except solar heating panels, receiving antennas and exhaust vents. Any other appurtenances installed on a new building or added to an existing building, except for solar heating panels, receiving antennas and exhaust vents shall be screened from view from any public right-of-way in Hollywoodland.

Per Exhibit "A" and Condition of Approval, no heating, ventilation or air conditioning equipment will be installed on the roof of the proposed building. No other appurtenances,

except for solar panels, are proposed at this time. Therefore, as proposed and conditioned, the project complies with Section 7.A of the Specific Plan.

7.B. Fences and Walls: *Except for Granite Walls and Granite Stairways, no way fence or new wall or addition to an existing fence or wall shall be permitted closer than three feet from the front lot line. No new fence or new wall or addition to an existing fence or wall shall exceed six feet in height, except as may be required by the Department of Building and Safety.*

As shown in Exhibit "A," the Applicant does not propose any walls or fences within three (3) feet of the front lot line. Therefore, the project complies with Section 7.B of the Specific Plan.

7.C. Parking: *A Project on a street that has a paved roadway width of less than 28 feet shall have two off-street parking spaces, in addition to the requirements in Los Angeles Municipal Code (LAMC) Section 12.21. These additional parking spaces may be uncovered.*

The project site has a paved roadway width of 20 feet according to the Bureau of Engineering Hillside Referral Form, thereby requiring two (2) off-street parking spaces in addition to the number of parking spaces required by the Baseline Hillside Ordinance (BHO) codified in LAMC Section 12.21. The BHO requires two (2) on-site parking spaces for 2,400 square feet of floor area, which must be provided within a private garage, and an additional space for every increment of 1,000 square feet or fraction thereof of floor area, which may be uncovered. The applicant proposes a total residential floor area of 2,775 square feet, including the 2,710-square-foot dwelling and 65 square feet of the 465-square-foot attached garage (of which 400 square feet is exempted per BHO), requiring three (3) spaces per BHO. The applicant proposes two (2) parking spaces within the attached garage and three (3) uncovered parking spaces on the driveway. Therefore, the project complies with Section 7.C of the Specific Plan.

7.D. Landscaping: *Except for area used for required parking pursuant to Subsection C above and LAMC. Section 12.21, at least 50 percent of the required front and side yards of the lot on which a Project is located shall be landscaped.*

As shown in Exhibit "A," more than 50% of the required front and side yards (not including areas used for required parking) will be landscaped with trees, shrubs and groundcover. Therefore, the project complies with Section 7.D of the Specific Plan.

7.E. Street Improvements: *Every Project application shall agree to complete all required street improvements. In order to assure such compliance, the applicant shall provide a bond or other assurance to the satisfaction of the Bureau of Engineering, prior to the issuance of a building permit. If a Project has frontage on an unimproved public street or involves reopening of a street which has been withdrawn from public use, or if a new Project takes access from a driveway or private street from which four or more dwelling units already take access, then improvements along the entire lot frontage of the Project shall be required. These improvements shall be consistent with those of adjacent improved public street, but shall, in all cases, have a roadway width of at least 28 feet and curbs on both sides. No sidewalk shall be required. These street improvements shall be constructed or guaranteed to the satisfaction of the City Engineer.*

The subject property fronts on Lugano Place, a Substandard Hillside Limited Street. According to the Bureau of Engineering (BOE) Hillside Referral Form, the project satisfies

the minimum width requirement of 20 feet for both continuous paved roadway and the street adjacent to the subject lot. The Referral Form also indicates that a five-foot dedication is required; however, BOE issued a Determination of Dedication Requirements Letter confirming that the five-foot dedication is not required for approval of the building permit at this time due to existing site conditions. Per the Condition of Approval, the applicant is advised that additional dedications and/or improvements may be required to the satisfaction of the City Engineer. Therefore, as conditioned, the project complies with Section 7.E of the Specific Plan.

7.F.1 Front Yards:

a. For any Project on a lot which fronts on a substandard hillside limited street, there shall be a front yard of at least ten feet.

b. Notwithstanding a. above, there shall be a minimum three foot front yard for any detached accessory one-story garage or for that portion of any building which is an attached accessory one-story garage.

Section 3.B of the Hollywoodland Specific Plan states that wherever the Specific Plan contains provisions requiring greater setback regulations as compared with provisions contained in the LAMC Chapter 1, the Specific Plan shall prevail and supersede the other applicable provisions. The Baseline Hillside Ordinance requires a five-foot front yard setback for lots fronting on a Substandard Hillside Street, which is less than the 10-foot front yard setback requirement per the Specific Plan of 10 feet. The new single-family house will be set back 20 feet and the proposed attached garage will be set back more than 20 feet from the front property line. Therefore, as proposed, the project complies with Section 7.F.1 of the Specific Plan.

7.F.2 Side Yards:

a. For any main building, each side yard shall not be less than five feet.

b. For any main building on a lot in RA, RE, RS, R1 and RD Zones, one foot shall be added to the above required five foot width of each side yard for each increment of ten feet or fraction thereof above the first 18 feet of height of the main building.

Section 3.B of the Hollywoodland Specific Plan states that wherever the Specific Plan contains provisions requiring greater setback regulations as compared with provisions contained in the LAMC Chapter 1, the Specific Plan shall prevail and supersede the other applicable provisions. Both of the Baseline Hillside Ordinance (BHO) and the Specific Plan require a minimum five-foot side yard setback in the R1 Zone and one (1) additional foot for each increment of 10 feet or fraction thereof above the first 18 feet of building height. The project is required to provide a minimum seven-foot side yard setback based on the 36-foot building height proposed. The main residence will be set back seven (7) feet from the southerly property line and approximately 21 feet from the northerly property line. Therefore, as proposed, the project complies with Section 7.F.2 of the Specific Plan.

7.G. Height: *No building or structure shall exceed 36 feet in height as measured from the lowest grade adjacent to the exterior wall of the building or structure to the highest point of the roof structure or parapet exterior wall, except that:*

1. When the elevation of the highest adjoining sidewalk or ground surface within a five foot horizontal distance from the exterior wall of the building exceeds the lowest grade adjacent

to the exterior wall of a building by more than 20 feet, then no building or structure shall exceed 45 feet in height.

2. Notwithstanding Paragraph 1 above, within 20 feet in depth from the front lot line of a lot, no Project shall exceed 24 feet in height measured from the highest point of the roof structure or parapet exterior wall to the top of the street curb elevation at the centerline of the front lot line or the street elevation if there is no curb.

The proposed building will have a maximum overall building height of 36 feet, which complies with the height limit set forth in the Specific Plan. In addition, the Project does not propose any structures within 20 feet of the front lot line, as the main residence with an attached garage is set back 20 feet from the front lot line. Therefore, the project complies with Section 7.G of the Specific Plan.

7.H. Lot Coverage:

1. No Project, including main and accessory buildings, shall cover more than 30 percent of the area of a lot.

3. Except for required parking, pursuant to Subsection C above and LAMC Section 12.21, no more than 50 percent of the area of a lot shall be covered by the combination of all buildings and paved surfaces.

The footprint of the main residence and attached garage is 1,455.83 square feet, which covers approximately 22 percent of the 6,832-square-foot lot. The proposed buildings and paved surfaces will have an area of 2,917.12 square feet, which covers approximately 43 percent of the lot. Therefore, as proposed, the project complies with Section 7.H of the Specific Plan.

8.A. Fire Protection: *Notwithstanding any other provisions of this Code to the contrary, any new construction of a one-family dwelling or detached accessory building shall be protected throughout with an approved automatic fire sprinkler system, in compliance with the Los Angeles Plumbing Code. This provision shall not apply to accessory structures such as gazebos, pergolas, or storage sheds provided these structures are not supported by or attached to any portion of a dwelling or accessory building and do not exceed 200 square feet in floor area.*

Exhibit "A" does not indicate the proposal of an automatic fire sprinkler system. However, the project is conditioned to install an approved automatic fire sprinkler system, in compliance with the Los Angeles Plumbing Code. Therefore, as conditioned, the project complies with Section 8.A of the Specific Plan.

8.B. Sewer Connection: *A sewer connection shall be provided for any new dwelling unit on a lot located 200 or fewer feet from a sewer mainline unless a sewer connection is provided to the satisfaction of the City Engineer.*

As conditioned, the project will be required to provide a sewer connection to the satisfaction of the City Engineer, thereby fulfilling this requirement.

8.C. Grading: *The Natural Elevation of a Ridgeline shall not be altered by more than 5 feet and shall be retained in its natural state to the greatest extent possible. Of altered or graded, the principal ridges shall be relandscaped utilizing landform planting techniques, as*

described in the Los Angeles City Planning Department's Landform Grading Manual (located in City Council File No. 82-0557), in order to create the appearance of ridgeline and shelf configurations, to the satisfaction of the Department of Building and Safety and the City Planning Department.

The proposed project is not located on a ridgeline. Therefore, Section 8.C of the Specific Plan does not apply.

9.A. Requirement: *No building permit shall be issued for a Project unless a Project Design Approval has been issued in accordance with this Section. A Project Design Approval shall only be issued for a Project which is consistent with the character of Hollywoodland. The Director, and the City Planning Commission and City Council on appeal, shall make that determination based on the design criteria and point system established in the Hollywoodland Design Guidelines approved by the City Planning Commission.*

The Hollywoodland Design Guidelines require a minimum of 35 points for projects located on an upsloping lot. As per Exhibit "A," the project has received a total of 54 points, which exceeds the threshold established in the Hollywoodland Design Guidelines. The Director has determined that the proposed single-family dwelling meets the design criteria and point system established in the Hollywoodland Design Guideline. Therefore, the project complies with Section 9.A of the Specific Plan.

9.B.2. Procedure and Authority of the Director of Planning: *In making the initial determination on a Project Design Approval, the Director shall utilize the point system contained in the Hollywoodland Design Guidelines approved by the City Planning Commission which establishes a threshold number of points that must be attained in order to receive a Project Design Approval. If the Director receives a recommendation by the Design Review Advisory Board as described below in C 1, the Director may make a further determination regarding the Project Design Approval application, granting it, denying it, or granting it with modifications.*

The project went through two (2) preliminary design review sessions under Case No. DIR-2017-1001-DRB-SPP-P and a public hearing under Case No. DIR-2017-1001-DRB-SPP. The applicant made revisions to incorporate comments received from the Design Review Board during the preliminary design review sessions. The Board voted 5-1 to recommend disapproval of the project stating that the proposed design is inconsistent with the character of Hollywoodland and the purpose of the Specific Plan.

As discussed above, the project was evaluated per Section 9.A of the Hollywoodland Specific Plan. The project complies with all applicable provisions of the Specific Plan. Additionally, the project has received a total of 54 points which exceeds the threshold of 35 points for upsloping lots established in the Hollywoodland Design Guidelines. Therefore, the project complies with the Specific Plan and meets the point system contained in the Hollywoodland Design Guidelines approved by the City Planning Commission which establishes a threshold number of points that must be attained in order to receive a Project Design Approval.

3. **The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

Mitigation measures are not necessary as there are no potentially significant negative environmental effects associated with the Project. The Director of Planning has determined that the Project is Categorical Exempt from the environmental review pursuant to City of Los Angeles CEQA Guidelines, Section 3, Article II, Class 3, Category 1 for the construction of a single-family residence not in conjunction with the building of two or more units and State CEQA Statutes and Guidelines, Article 19, Section 15332, Class 32 for an in-fill development, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

There are six (6) Exceptions which the City is required to consider before finding a project exempt under Class 15303 and 15332: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

While the subject site is located within the Hollywood Fault Zone, Very High Fire Hazard Severity Zone, and Bureau of Engineering (BOE) Special Grading Area, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant. Regulatory Compliance Measures (RCMs) include compliance with the California Building Code seismic standards, Landform Grading Manual guidelines, and conditions of approval in the Los Angeles Department of Building and Safety's (LADBS) Geology and Soils Report Approval Letter Log #97079, dated March 21, 2017 and subsequent amendments thereof. These RCMs have been historically proven to work to the satisfaction of LADBS and BOE to reduce any impacts from the specific environment the project is located. Thus, the location of the project will not result in a significant impact based on its location.

There are two (2) new single-family residences proposed within 500 feet of the subject property: (1) a 2,399-square-foot residence located at 3225 N. LedgeWOOD Dr. and (2) a 3,082-square-foot residence located at 3217 N. LedgeWOOD Dr. While there is a succession of three (3) known projects of the same type and in the same place, the proposed construction of a new single-family residence is not expected to have a significant cumulative impact, as they do not exceed the threshold for a traffic impact study, established by the Los Angeles Department of Transportation's (LADOT), and all projects will provide the required number of parking spaces per the Baseline Hillside Ordinance (BHO) and Hollywoodland Specific Plan. In addition, the project requires an export of less than 1,000 cubic yards of soil, which does not trigger a haul route approval by the Board of Building and Safety Commissioners. As previously mentioned, the project is subject to the conditions listed in the LADBS Geology and Soils Report Approval Letter Log #97079 and subsequent amendments thereof. Furthermore, the subject property is zoned R1-1 and designated for Low II Residential. The project proposes the construction of a single-family residence in an area zoned and designated for such development. All neighboring lots are either developed with single-family residences or vacant, and the subject site is of a similar size and slope to nearby properties. The proposed development is not unusual for the vicinity of the subject site, and similar in scope to other existing single-family homes in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The subject property is located approximately 25 miles east of State Route 27 and therefore would not have any potential impact on the State Scenic Highway.

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site is currently vacant and has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- (c) The project site has no value as habitat for endangered, rare or threatened species;
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- (e) The site can be adequately served by all required utilities and public services.

The site is zoned R1-1 and has a General Plan Land Use Designation of Low II Residential. The project is for the construction of a new 2,710-square-foot single-family residence with a 465-square-foot attached two-car garage on a 6,832-square-foot (or 0.16 acres) lot, which is consistent with the Hollywood Community Plan.

The project is consistent with the objectives of the Hollywood Community Plan to encourage the preservation and enhancement of the varied and distinctive residential character of the Community and retain the natural terrain by minimizing grading. The project is also consistent with the zoning regulations and the Hollywoodland Specific Plan provisions. The site is currently vacant and has not been developed. However, the subject property is not located in a significant ecological area. Furthermore, a majority of the surrounding properties are developed with single-family residences. The project site therefore is not, and has no value as, a habitat for endangered, rare or threatened species. According to a Tree Inventory/Identification Letter dated May 4, 2017 and prepared by a registered consulting arborist, no protected tree species were observed on the subject property, and two (2) significant trees were identified. The avocado tree is dead, and the Acacia tree is to be preserved in place.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality

studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services. Therefore, the project meets all of the Criteria for the Class 32 CE.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. The instant authorization is further conditioned upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

The Determination in this matter will become effective and final fifteen (15) days after the date of mailing of the Notice of Director's Determination unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at www.planning.lacity.org.

Planning Department public offices are located at:

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

Valley Office
6262 Van Nuys Boulevard, Suite 251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles
Development Services Center
1828 Sawtelle Boulevard, 2nd Floor
Los Angeles, CA 90025
(310) 231-2901

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Building in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center through the Department of City Planning website at <http://planning.lacity.org> either by calling (213) 482-7077, (818) 374-5050, or (310) 231-2901. The applicant is further advised to notify any consultant representing you of this requirement as well.

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

VINCENT P. BERTONI, AICP
Director of Planning

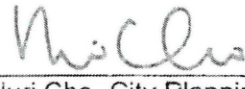
Approved by:


Jane Choi, Senior City Planner

Reviewed by:


Mindy Nguyen, City Planner

Prepared by:


Nuri Cho, City Planning Associate
Nuri.Cho@lacity.org



REV PLAN

No.	Description	Date
1	UNDER BACK CHECK	1/10/08

E-1,E-5

CONTRACT

ADDRESS:
Michael Swischuk
License # 33770
2163 Greenwood Dr.
Los Angeles, CA 90068
T. 323.544.6902
www.savageswischuk.com

OWNER:
AEA Screening
8533 Hollywood Avenue
Northridge, CA 91343
T. 818.831.0274
Contact: Arthur Gresham

PROJECT:
Swischuk Residence
142 N. Santa Anita Blvd. #1
Pasadena, CA 91107
T. 626.444.6841
Contact: Joe Trane

PROPERTY ADDRESS:
Lot 8 & 147
2500 Ventura Blvd., Ste. 480
Los Angeles, CA 90018
T. 213.351.0024
Contact: Sang Lee

DATE:
Work Order Code: 06/04
2000 MacArthur Drive
Culver, CA 92012
T. 800.700.0135
Contact: Mark Robinson

EXHIBIT "A"
Page 11 of 19
Checked: DIR-277-1-001-SFF-WB
Modified by APC on 2/21/2008

Swischuk Residence

3314 Lugano Place
Los Angeles, CA 90068

SHEET TITLE
SHEET INDEX, SITE
PLAN & SECTION,
MAP, PROJECT DATA

SHEET NO.
A0-001

JOB NO. 2 JOB NO. DATE 10/08/11

SHEET NUMBER	SHEET NAME	ISSUE DATE
A0-001	SHEET INDEX, SITE PLAN & SECTION, MAP, PROJECT DATA	10/30/11
A0-002	TOPIC ANALYSIS, CHAIRING, (GROUND) SPECIFIC PLAN WORKSHEET	10/30/11
A0-004	PHOTO RIGHT, DRAINAGE, TOPOGRAPHIC SURVEY	10/30/11
A0-101	MATERIALS & FINISH SCHEDULE	10/30/11
A0-301	SITE IMAGE	10/30/11
A0-302	PERSPECTIVE VIEWS	10/30/11
A0-401	LANDSCAPE & IRRIGATION PLAN	10/30/11
A0-402	LOW IMPACT DEVELOPMENT (LID)	11/06/11
A1-001	FLOOR PLANS, FIRST AND SECOND	10/30/11
A1-002	FLOOR PLAN, THIRD AND FOURTH	10/30/11
A2-001	BUILDING ELEVATIONS	10/30/11
A2-002	DETAILS	10/30/11

Level	Name	Area
LB1	BATH RM	108 SF
LB2	BED RM 3	110 SF
LB3	BED RM 4	776 SF
LB4	ENTRY	46 SF
LB5	GARAGE	448 SF
LB6	MEDIA RM	28 SF
LB7	KITCH	58 SF
LB8	LIVING	1228 SF
LB9	BATH RM	74 SF
LB10	DINING RM	211 SF
LB11	KITCHEN	230 SF
LB12	LIVING FLOOR	251 SF
LB13	BED RM	1035 SF
LB14	BATH RM	38 SF
LB15	BED RM 2	205 SF
LB16	DIN	118 SF
LB17	MASTER BATH	130 SF
LB18	MASTER BED RM	240 SF
LB19	SHOWER	25 SF
LB20	WALK IN CLOSET	47 SF
LB21		817 SF
Grand Total		3175 SF

2175 SF - 400 (average garage) = 2775 SF Total RFA

Per BHO 2011 - Exempt Square Footage Areas:

Exempt Area: Garage 400 SF for (2) covered parking spaces

Exempt Area: General Deck (terrace, upper balcony, entry)

175.5 SF + 250 SF therefore 0 SF

Exempt Area (Entry) height over 14'-0" SF + 100 SF therefore 0 SF

SUBJECT PROPERTY

3314 LUGANO PLACE



VICINITY MAP

3314 Lugano Place, Los Angeles, CA 90068

Project Information

Owner: Savageswischuk & Michael Swischuk

Address: 2153 Greenwood Drive

Los Angeles, CA 90068

T. (323) 544-6902

Level Description

Address: 3314 Lugano Place, Los Angeles, CA 90068

APN: 5451-015-218

Tract No.: 8000, Lot 14, Block 21

Map Book: 81, Page 21 to 40

Construction Type: 1-1/2" Construction, 3 Stories

Code: 1-1/2"

Permit: 1-1/2"

Sanction Code: 1-1/2"

Sanction Number: 1-1/2"

Sanction Date: 1-1/2"

Sanction Status: 1-1/2"

Sanction Type: 1-1/2"

Sanction Category: 1-1/2"

Sanction Subcategory: 1-1/2"

Sanction Subcategory: 1-1/2"

Sanction Subcategory: 1-1/2"

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Sanction Subcategory: 1-1/2"

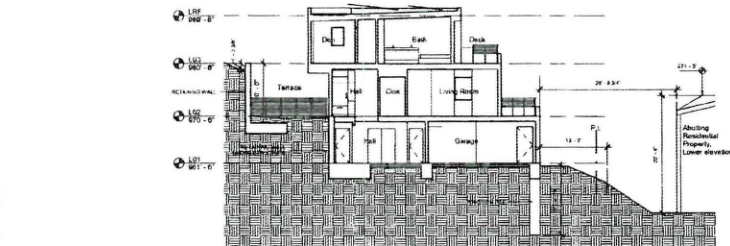
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Sanction Subcategory: 1-1/2"

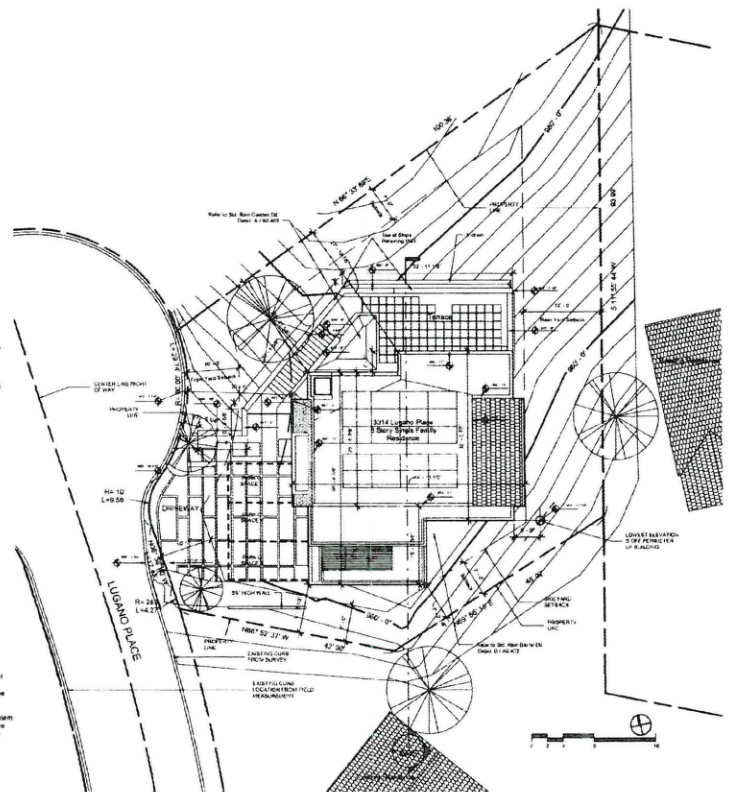
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Sanction Subcategory: 1-1/2"

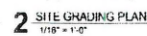
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2 Site Section
1/8" = 1'-0"



1 SITE PLAN
1/8" = 1'-0"

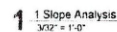


Total Points Earned:

Chickadees	37
Downys	26

Amount of Pecking Delinquent: _____

<u>TOTAL (NON-EXEMPT) VOLUME</u> * Add 4.0 yd (per 1000 sq ft) to balance		<u>TOTAL EXEMPT VOLUME</u>	
GRADING PLAN			
TERRACE VOLUME:	81.0 CY *	PL (S) (S)	4.65 CY
HOUSE VOLUME:	36.0 CY	GRADE BEAMS	0 CY
(including 4' wide no grade)		FOOTINGS	50 CY
DRIVEWAY VOLUME:	62.0 CY	<u>TOTAL EXEMPT</u>	<u>109.65 CY</u>
EXPLORE TRAIL VOLUME:	41 CY	<u>GRADING</u>	
<u>TOTAL (NON-EXEMPT)</u>	<u>274.0 CY</u>	<u>TOTAL GRADING</u>	<u>478.55 CY</u>

[illegible][illegible][illegible]

E-4

C70495.6 / 2007/8

Title 24:
Energy Code Works
2800 Nicholson Drive
Irvine, CA 92612
T: 800-708-0131
Contact: Mark Madison

EXHIBIT "A"
Page No. 2 of 9
Case No. DIR-2017-001-SPP-DPB
Modified by APC on 21/01/2018

Swischuk Residence
3314 Lugano Place
Los Angeles, CA. 90068

**SLOPE ANALYSIS
GRADING DIAGRAM
SPECIFIC PLAN
WORKSHEET**

PAGE 140

A0-002

No.	Name	Location	Manufacturer	Model	Notes
AP-1	Clothes Washer	Laundry	Bosch MCT	Energy Star	
AP-2	Clothes Dryer	Laundry	Bosch MCT	Energy Star	
AP-3	Water Heater	Garage	Tank	Energy Star	
AP-4	Refrigerator/Freezer	Kitchen	Kenmore	Energy Star	
AP-5	Dishwasher	Kitchen	Kenmore	Energy Star	
AP-6	Electric Oven	Kitchen	Kenmore	Energy Star	
AP-7	Stove/Range	Kitchen	Kenmore	Energy Star	
AP-8	Exhaust Hood	Kitchen	Kenmore	Energy Star	
AP-9	Refrigerator	Kitchen	Kenmore	Energy Star	

No.	Name	Location	Manufacturer	Qty.	Finish	Model
100	Toilet	Guest Bath	Toto	1	Chrome	1.28 G
101	Shower Head	Guest Bath	Kohler	1	White Ac.	
102	Shower Head	Guest Bath	Kohler	1	Chrome	1.5 GPM
103	Sink	Guest Bath	Kohler	1	White	
104	Faucet	Guest Bath	Kohler	1	Chrome	1.2 GPM
200	Toilet	Master Bath	Toto	1	Chrome	1.28 G
201	Shower Head	Master Bath	Kohler	1	White Ac.	
202	Shower Head	Master Bath	Kohler	1	Chrome	1.5 GPM
203	Sink	Master Bath	Kohler	1	White	
204	Faucet	Master Bath	Kohler	1	Chrome	1.2 GPM

No.	Name	Location	Manufacturer	Qty.	Finish	Model
300	Shower Head	Master Bath	Kohler	1	Chrome	1.5 GPM
301	Sink	Master Bath	Kohler	1	White	
302	Faucet	Master Bath	Kohler	1	Chrome	1.2 GPM
303	Tub	Master Bath	Kohler	1	White Ac.	
304	Tub Faucet	Master Bath	Kohler	1	Chrome	1.28 G
400	Toilet	Master Bath	Toto	1	Chrome	1.28 G
401	Shower Head	Master Bath	Kohler	1	White Ac.	
402	Shower Head	Master Bath	Kohler	1	Chrome	1.5 GPM
403	Sink	Master Bath	Kohler	1	White	
404	Faucet	Master Bath	Kohler	1	Chrome	1.2 GPM

No.	Count	Width	Height	Description	Manufacturer	Finish	Class	Type	Coating
1	1	36"	84"	Double Hung Window	Marathon	White	Class 1	Double Hung	White
2	1	36"	84"	Double Hung Window	Marathon	White	Class 1	Double Hung	White
3	1	36"	84"	Double Hung Window	Marathon	White	Class 1	Double Hung	White
4	1	36"	84"	Double Hung Window	Marathon	White	Class 1	Double Hung	White
5	1	36"	84"	Double Hung Window	Marathon	White	Class 1	Double Hung	White
6	1	36"	84"	Double Hung Window	Marathon	White	Class 1	Double Hung	White
7	1	36"	84"	Double Hung Window	Marathon	White	Class 1	Double Hung	White
8	1	36"	84"	Double Hung Window	Marathon	White	Class 1	Double Hung	White
9	1	36"	84"	Double Hung Window	Marathon	White	Class 1	Double Hung	White
10	1	36"	84"	Double Hung Window	Marathon	White	Class 1	Double Hung	White

No.	Count	Width	Height	Description	Manufacturer	Finish	Class	Type	Coating
1	1	36"	84"	Double Hung Window	Marathon	White	Class 1	Double Hung	White
2	1	36"	84"	Double Hung Window	Marathon	White	Class 1	Double Hung	White
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4	1	36"	84"	Double Hung Window	Marathon	White	Class 1	Double Hung	White
5	1	36"	84"	Double Hung Window	Marathon	White	Class 1	Double Hung	White
6	1	36"	84"	Double Hung Window	Marathon	White	Class 1	Double Hung	White
7	1	36"	84"	Double Hung Window	Marathon	White	Class 1	Double Hung	White
8	1	36"	84"	Double Hung Window	Marathon	White	Class 1	Double Hung	White
9	1	36"	84"	Double Hung Window	Marathon	White	Class 1	Double Hung	White
10	1	36"	84"	Double Hung Window	Marathon	White	Class 1	Double Hung	White

No.	Description	Date
1	ARCHITECT CHECK	11/20/12
2		
3		
4		
5		
6		
7		
8		
9		
10		

E-6

Architect:
Savageswischuk
License # C 92780
2153 Cleveland Dr.
Los Angeles, CA 90048
T: 323.548.9193
www.savageswischuk.com

Engineer:
Savageswischuk
License # C 92780
2153 Cleveland Dr.
Los Angeles, CA 90048
T: 323.548.9193
www.savageswischuk.com

Structural Engineer:
Lee & Lee
1880 Wilshire Blvd., Ste. 400
Los Angeles, CA 90010
T: 213.551.0334
Contact: Sam Lee

MEP Engineer:
Savageswischuk
License # C 92780
2153 Cleveland Dr.
Los Angeles, CA 90048
T: 323.548.9193
www.savageswischuk.com

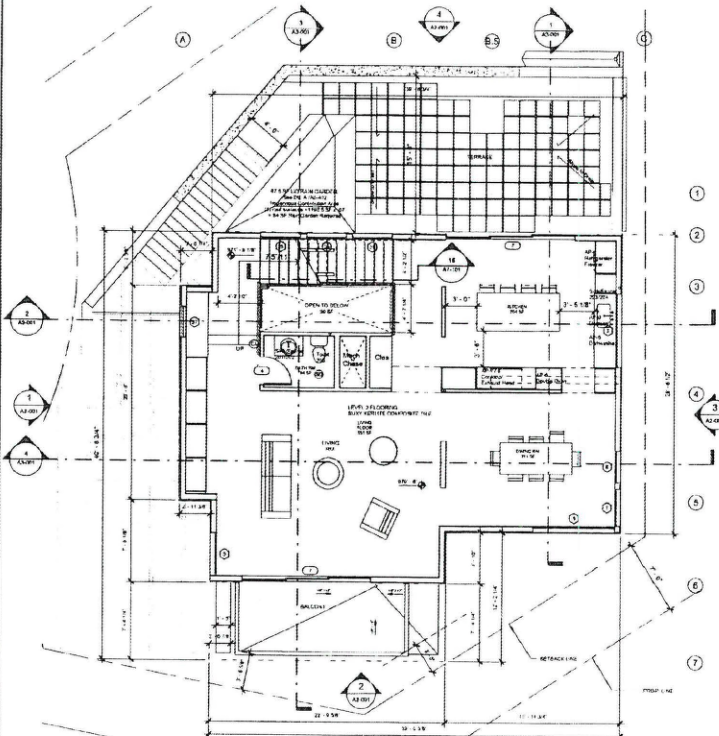
EXHIBIT 7
Page No. 4 of 9
Case No. DIR-2017-1007-SPP-DRB
Modified by APC on 2/6/2018

Swischuk Residence
3314 Lugano Place
Los Angeles, CA 90068

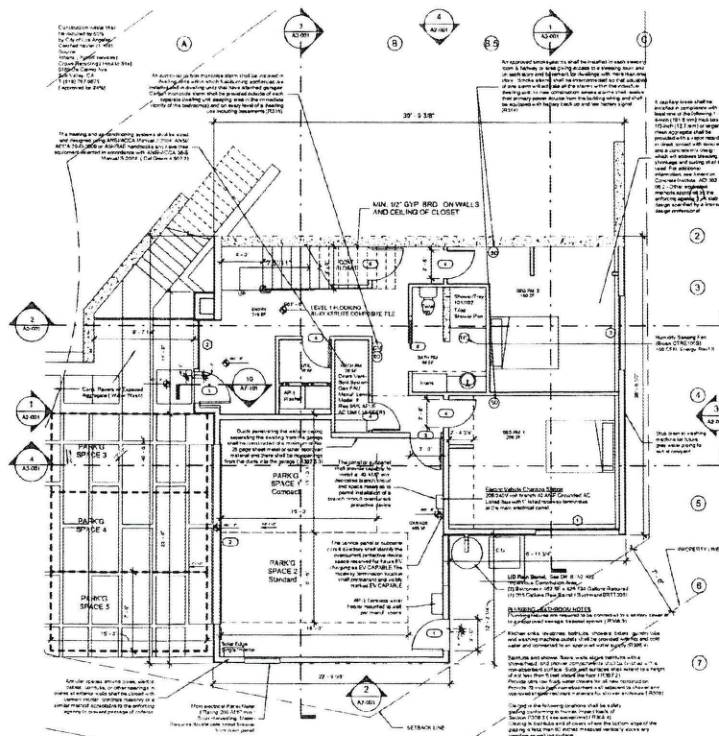
FLOOR PLANS - FIRST AND SECOND

A1-001

DATE: 11/20/12



2 Level 2
1/4" = 1'-0"



1 Level 1
1/4" = 1'-0"

Specification of Cool Roof Membrane

TECHNICAL PRODUCT DATA SHEET

52+ NCAP PLUS

Product Description: This is a technical product data sheet for the 52+ NCAP PLUS membrane. It provides detailed information about the product's composition, performance, and installation requirements. The document is organized into sections including Product Description, Physical Properties, Chemical Properties, and Installation Instructions.

Property	Value
Material	52+ NCAP PLUS
Thickness	0.075 in. (1.9 mm)
Weight	1.2 lb/sq yd (0.48 kg/sq m)
Color	White
Finish	Smooth
Application	Roofing
Manufacturer	52+ NCAP PLUS

Notes: This document is a technical product data sheet for the 52+ NCAP PLUS membrane. It provides detailed information about the product's composition, performance, and installation requirements. The document is organized into sections including Product Description, Physical Properties, Chemical Properties, and Installation Instructions.

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451 PLAN

No.	Description	Date
1	LEAD BACK CHECK	1/19/2017

E-6, E-8

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REVISIONS
Rev. 1: 1/19/2017
Rev. 2: 1/19/2017

DATE
1/19/2017

EXHIBIT A

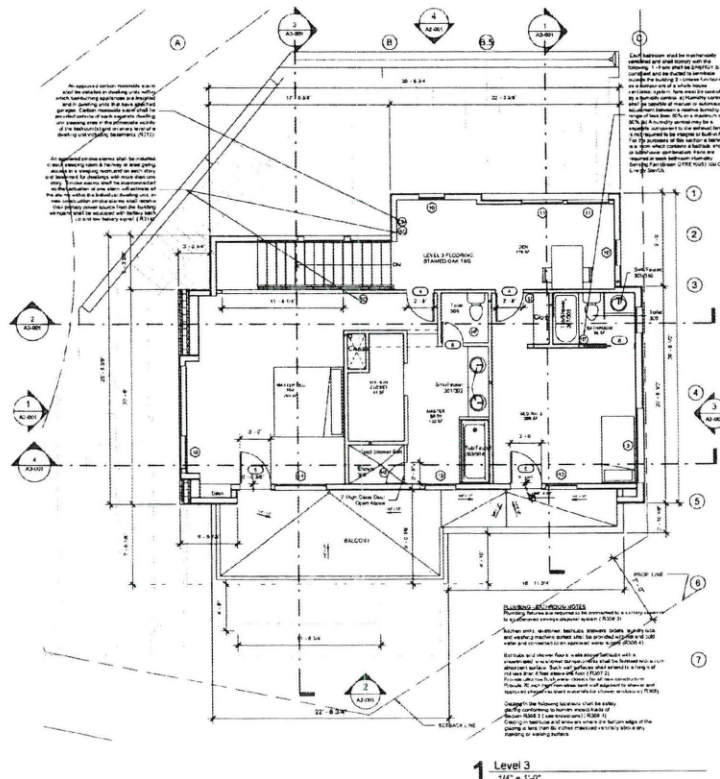
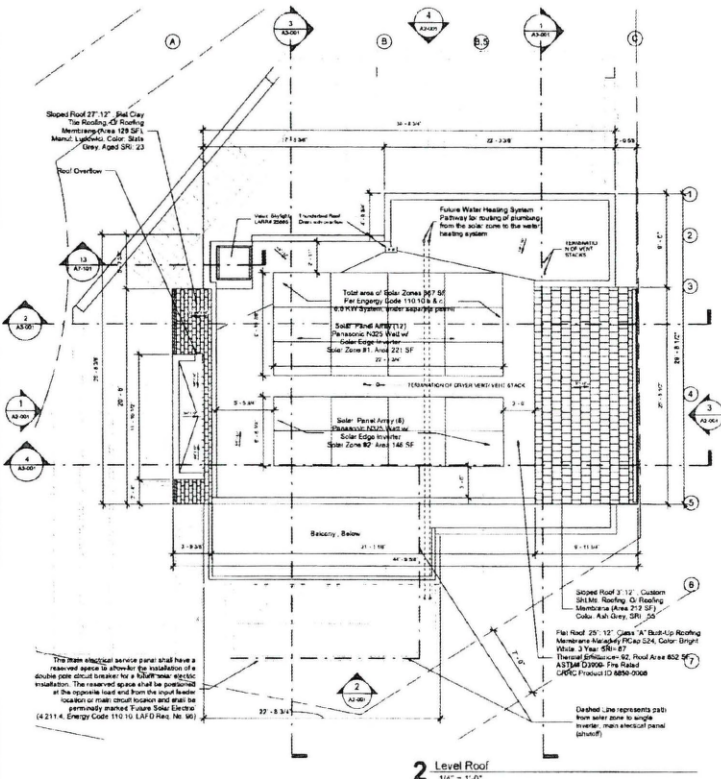
Page No. 5 of 9
Case No. DIR-2017-1001-SPP-PV-E
Modified by APL on 2/26/2018

Swischuk Residence
3314 Lugano Place
Los Angeles, CA 90068

FLOOR PLAN - THIRD AND ROOF

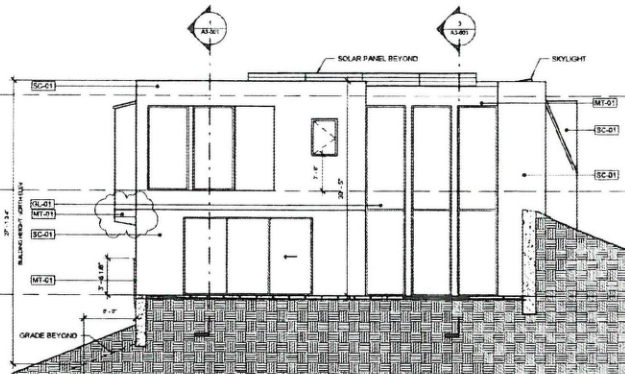
A1-002

2007-10 2141-10 DATE 10/10/17

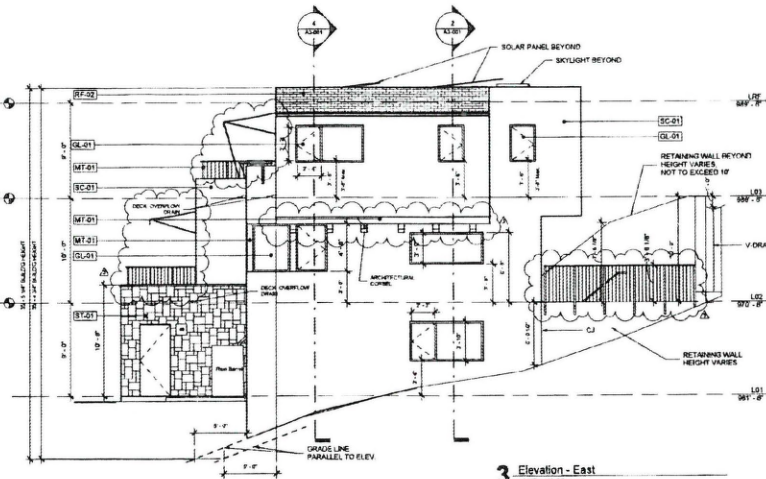


Material Schedule

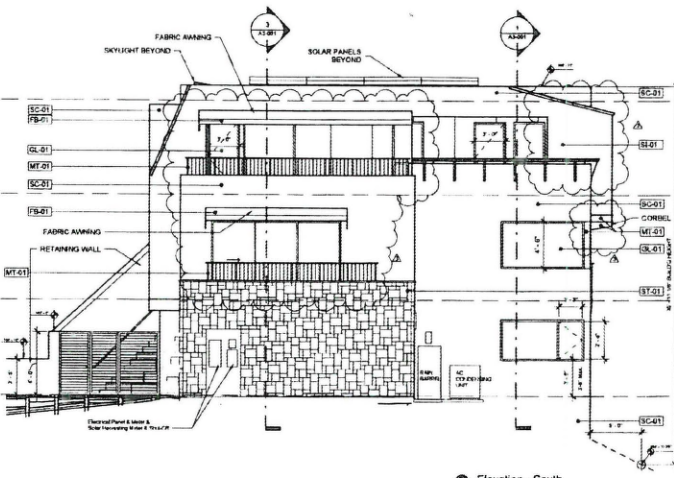
MATERIAL	COLOR #	COLOR NAME	FINISH	DESCRIPTION	THICKNESS	TYPE	NOTES	MANUFACTURE	CONTACT
CC-01				GGP CONCRETE					
FS-01				FABRIC					
GL-01		Dual					NO ARRANGING COATINGS		
MT-01				Charcoal Gray					
RF-01				Thermal Gray					
RF-02				Warm Gray					
RF-03				Dark Gray					
SI-01				PT-02					
SI-02									
ST-01		GREY	CLE-1	SANDSTONE	3/4"		After curing	TND	



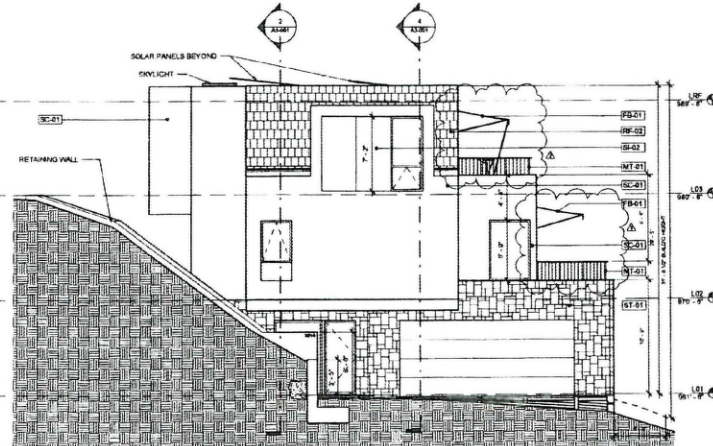
4 Elevation - North
1/4" = 1'-0"



3 Elevation - East
1/4" = 1'-0"



2 Elevation - South
1/4" = 1'-0"



1 Elevation - West
1/4" = 1'-0"

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KEY PLAN

No.	Description	Date
1	DESIGNED	11/05/2017
2	LOBBY BACK GROUND	11/05/2017
3	PLANNING ALIGNMENTS	02/07/2018

E-7

DESIGNED BY
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EXHIBIT A
Page No. 6
Case No. D12-2017-1001-SPP-PFB
Modified by APC on 2/26/2018

Swischuk Residence

3314 Lugano Place
Los Angeles, CA 90068

KEY PLAN

BUILDING
ELEVATIONS

KEY PLAN

A2-001

DATE: 11/05/2017

savageswischuk

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KEY PLAN:

No.	Description	Date
1	Revised	1/10/17
2	LAURENCE & SONS	1/10/17
3	PLANNING & DESIGN	1/10/17
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E-9

CONTRACTOR:

CONTRACTOR:
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Contact: John Smith

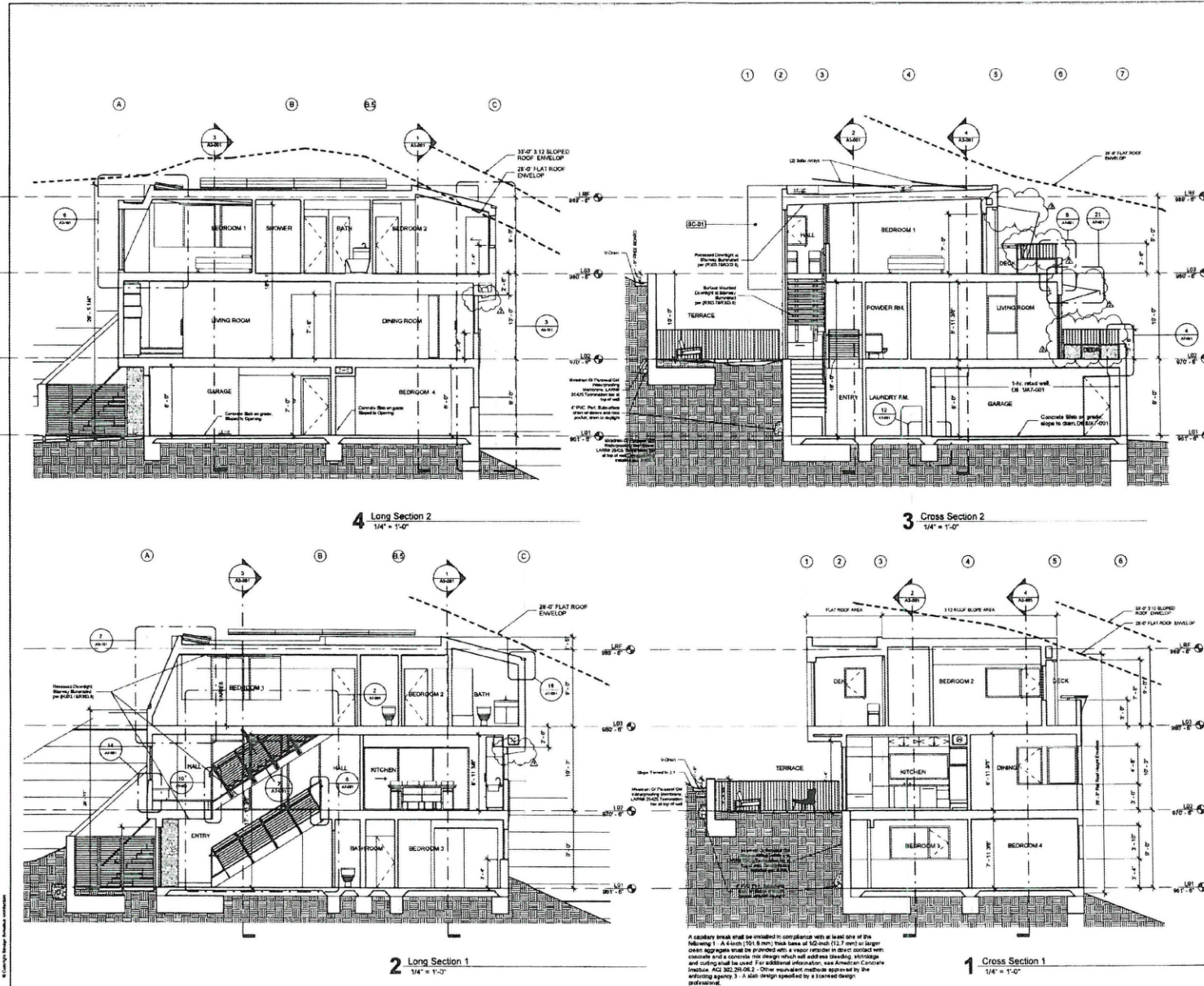


EXHIBIT A
Page No. 7
Case No. P16-2017-1001-SPP-P&E
Modified by APC on 2/26/2018

Swischuk Residence
3314 Lugano Place
Los Angeles, CA 90058

SHEET TITLE
SECTIONS

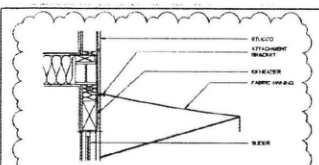
SHEET NO.
A3-001

DATE
2/26/2018

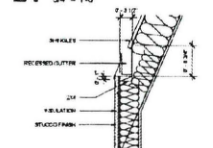
DATE
2/26/2018

DATE
2/26/2018

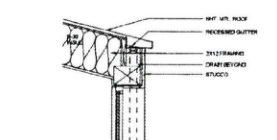
DATE
2/26/2018



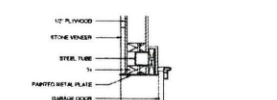
21 DETAIL - AWNING
3/4" = 1'-0"



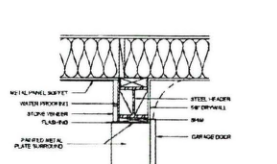
20 DETAIL - RECESSED GUTTER AT FRONT
1" = 1'-0"



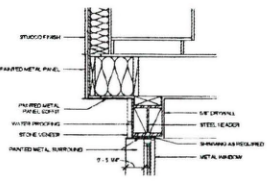
19 DETAIL - RECESSED GUTTER AT REAR
1" = 1'-0"



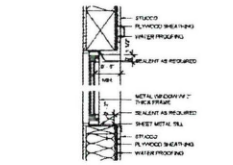
18 DETAIL - GARAGE DOOR SIDE FRAME
1" = 1'-0"



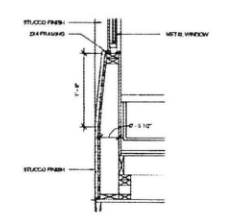
17 DETAIL - GARAGE HEADER
1" = 1'-0"



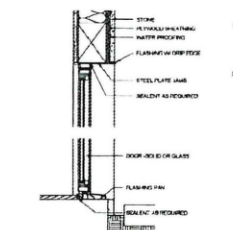
16 DETAIL - HEADER AT FRONT ENTRY
1" = 1'-0"



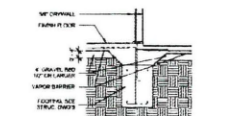
15 DETAIL - TYPICAL WINDOW SECTION
1 1/2" = 1'-0"



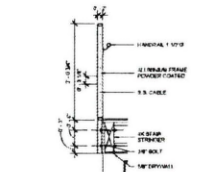
14 DETAIL - RECESSED FRONT WINDOW
1" = 1'-0"



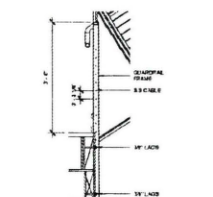
13 DETAIL - TYP. DOOR
1 1/2" = 1'-0"



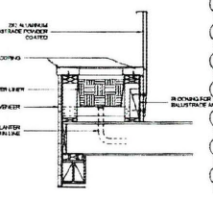
12 DETAIL - TYP. FOUNDATION
1/2" = 1'-0"



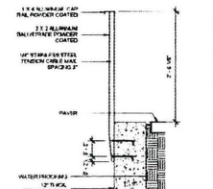
11 DETAIL - L01 STAIR GUARDRAIL
3/4" = 1'-0"



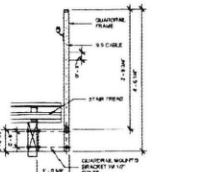
10 DETAIL - INT. GUARDRAIL 2
3/4" = 1'-0"



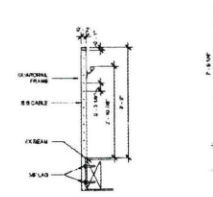
9 DETAIL - PLANTER
3/4" = 1'-0"



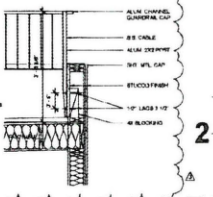
8 DETAIL - EXT. GUARDRAIL
3/4" = 1'-0"



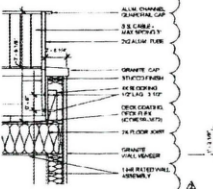
7 DETAIL - STAIR GUARDRAIL
3/4" = 1'-0"



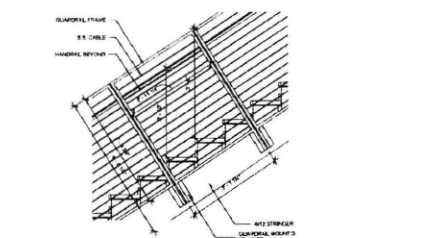
6 DETAIL - INT. GUARDRAIL 1
3/4" = 1'-0"



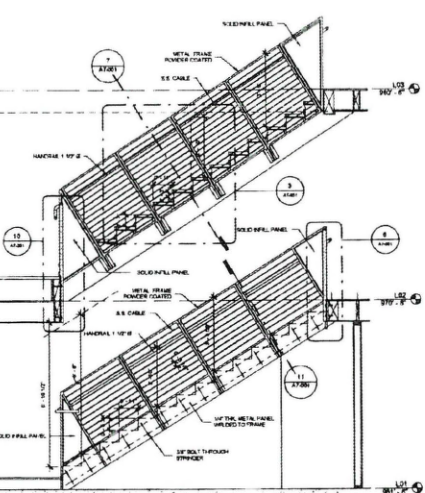
5 DETAIL - EXT. GUARDRAIL L03
3/4" = 1'-0"



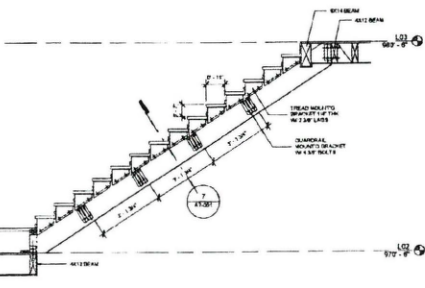
4 DETAIL - EXT. GUARDRAIL L02
3/4" = 1'-0"



3 DETAIL - STAIR GUARDRAIL ELE.
3/4" = 1'-0"



2 ELEVATION - INTERIOR STAIR
1/2" = 1'-0"



1 SECTION - STAIR FRAMING
1/2" = 1'-0"

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KEY PLAN

No.	Description	Date
1	Revised	10/20/17
2	L01 BACK DECK	10/20/17
3	PLANING AND FINISH	10/20/17

E-12

CONTRACTORS

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Swischuk Residence

3314 Lugano Place
Los Angeles, CA 90058

ARCHITECT

DETAILS

SHEET NO.

A7-001

DATE

WATER BUDGET CALCULATOR - ETWL-3314 LUGANO PLACE

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.85.

Plant Water Use Type	Plant Factor
Very Low	0.2
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1

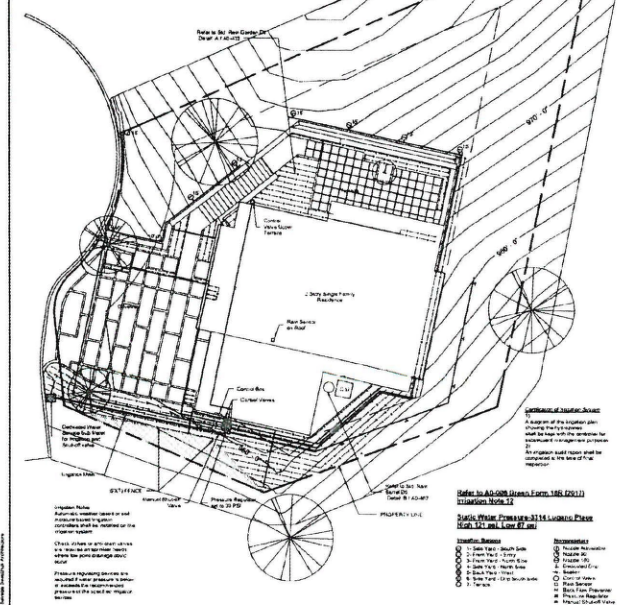
Hydrozone	Plant System From the Dropdown List (see note 1)	Plant Factor (PF)	Hydrozone Area (sq ft)	Irrigation Efficiency	ETWL-3314 LUGANO PLACE
Zone 1	Overhead Sprinkler	0.75	1,000	0.75	750
Zone 2	Drip	0.85	1,000	0.85	850
Zone 3	Drip	0.85	1,000	0.85	850
Zone 4	Drip	0.85	1,000	0.85	850
Zone 5	Drip	0.85	1,000	0.85	850

PLANT LEGEND - 3314 LUGANO PLACE

Ref. #	Common Name	Botanical Name	Type	Plant Factor	Hydrozone	Size	Water Factor
1	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
2	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
3	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
4	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
5	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
6	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
7	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
8	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
9	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
10	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1

IRRIGATION LEGEND - 3314 LUGANO PLACE

Flow & Application Rates at 30 psi	Flow & Application Rates at 30 psi
Flow (GPM)	Application Rate (in/hr)
1.0	0.1
2.0	0.2
3.0	0.3
4.0	0.4
5.0	0.5
6.0	0.6
7.0	0.7
8.0	0.8
9.0	0.9
10.0	1.0
11.0	1.1
12.0	1.2
13.0	1.3
14.0	1.4
15.0	1.5
16.0	1.6
17.0	1.7
18.0	1.8
19.0	1.9
20.0	2.0
21.0	2.1
22.0	2.2
23.0	2.3
24.0	2.4
25.0	2.5
26.0	2.6
27.0	2.7
28.0	2.8
29.0	2.9
30.0	3.0



2 Irrigation Plan
1/8" = 1'-0"

WATER EFFICIENT LANDSCAPE WORKSHEET - MAWA-3314 LUGANO PLACE

Species R - Sample Water Efficient Landscape Worksheet

Hydrozone	Plant System From the Dropdown List (see note 1)	Plant Factor (PF)	Hydrozone Area (sq ft)	Irrigation Efficiency	ETWL-3314 LUGANO PLACE
Zone 1	Overhead Sprinkler	0.75	1,000	0.75	750
Zone 2	Drip	0.85	1,000	0.85	850
Zone 3	Drip	0.85	1,000	0.85	850
Zone 4	Drip	0.85	1,000	0.85	850
Zone 5	Drip	0.85	1,000	0.85	850

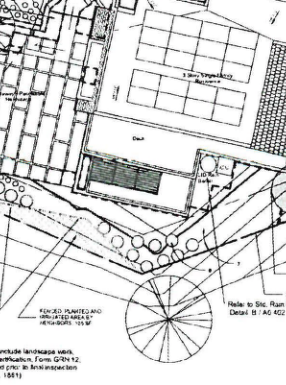
Ref. #	Common Name	Botanical Name	Type	Plant Factor	Hydrozone	Size	Water Factor
1	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
2	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
3	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
4	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
5	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
6	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
7	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
8	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
9	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
10	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1

PLANT LEGEND - 3314 LUGANO PLACE

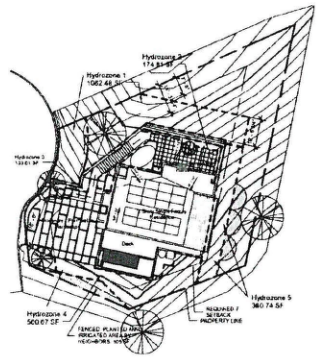
Ref. #	Common Name	Botanical Name	Type	Plant Factor	Hydrozone	Size	Water Factor
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2	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
3	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
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8	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
9	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
10	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1

IRRIGATION LEGEND - 3314 LUGANO PLACE

Flow & Application Rates at 30 psi	Flow & Application Rates at 30 psi
Flow (GPM)	Application Rate (in/hr)
1.0	0.1
2.0	0.2
3.0	0.3
4.0	0.4
5.0	0.5
6.0	0.6
7.0	0.7
8.0	0.8
9.0	0.9
10.0	1.0
11.0	1.1
12.0	1.2
13.0	1.3
14.0	1.4
15.0	1.5
16.0	1.6
17.0	1.7
18.0	1.8
19.0	1.9
20.0	2.0
21.0	2.1
22.0	2.2
23.0	2.3
24.0	2.4
25.0	2.5
26.0	2.6
27.0	2.7
28.0	2.8
29.0	2.9
30.0	3.0



1 Landscape/Hardscape Plan
1/8" = 1'-0"



3 Hydrozone Areas
1/8" = 1'-0"

Certification of Landscape & Irrigation Plans

"I have complied with the criteria of the ordinance and applied them for efficient use of water in the landscape design plans"

Ref. #	Common Name	Botanical Name	Type	Plant Factor	Hydrozone	Size	Water Factor
1	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
2	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
3	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
4	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
5	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
6	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
7	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
8	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
9	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1
10	Black Olive	Asplenium adnigrum	Shrub	0.2	1	12' x 12'	1

savageswischuk

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No.	Description	Date
1	LA 0000000000000000	1-10-00

E-10

"I have complied with the criteria of the ordinance and applied them for efficient use of water in the landscape design plans"

Ref. #	Common Name	Botanical Name	Type	Plant Factor	Hydrozone	Size	Water Factor
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Modified by APC on 2/26/2016

Swischuk Residence

3314 Lugano Place
Los Angeles, CA 90068

LANDSCAPE & IRRIGATION PLAN

DATE: 1/10/16

A0-401

DATE: 1/10/16