



DEPARTMENT OF CITY PLANNING

APPEAL REPORT

East Los Angeles Area Planning Commission

Date: August 28, 2019
Time: After 4:30 p.m.*
Place: Ramona Hall Community Center
4580 N. Figueroa Street
Los Angeles, CA 90065

Public Hearing: Required
Appeal Status: Not further appealable under LAMC
Expiration Date: September 15, 2019

Case No.: DIR-2017-4229-SPP-1A
CEQA No.: ENV-2017-4230-CE
Incidental Cases: None
Related Cases: None
Council No.: 1-Cedillo
Plan Area: Northeast Los Angeles
Specific Plan: Mount Washington-Glassell Park Specific Plan
Certified NC: Glassell Park
GPLU: Low Residential
Zone: R1-1

PROJECT LOCATION: 3721 North Kinney Drive

PROPOSED PROJECT: The construction, use and maintenance of a new two (2)-story 30-foot 1-inch, 2,644 square-foot single family dwelling including an attached 401 square-foot garage on a 5,463 square-foot lot.

APPLICANT: Ajim Baksh, Baksh Construction Inc.

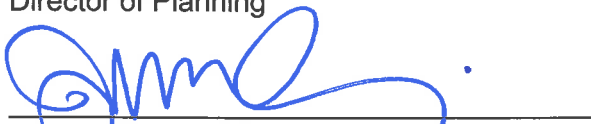
APPELLANT: Christine Yen, Hubert Young

REQUESTED ACTION: Appeal of the Director of Planning's approval of a Project Permit Compliance Review pursuant to LAMC Section 11.5.7 C for the above proposed project on a R1-1 zoned parcel, located within the Mount Washington-Glassell Park Specific Plan.

RECOMMENDED ACTIONS:

1. **Grant the appeal** of the decision of the Director of Planning to approve a Project Permit Compliance Review for the project, insofar as the Applicant does not request to continue the item, provide an extension of time and receive a Soils and Geology Approval Letter from the Los Angeles Department of Building and Safety – Grading Division.
2. **Adopt** the revised findings as the findings of the Commission.

VINCENT P. BERTONI, AICP
Director of Planning



Jane J. Choi, AICP
Senior City Planner

ADVICE TO PUBLIC: * The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1300)*. While all written communications are given to the Commission for consideration, the initial packets are sent to the Commission's Office a 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 agendaized herein, or in written correspondence on these matters delivered to the agency at or prior to the public hearing. As a covered entity under Title II of the American 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 its 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 no later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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PROJECT ANALYSIS

Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7, appeals of Project Permit Compliance cases are made to the Area Planning Commission. The decision of the East Los Angeles Area Planning Commission is final and effective as provided for in Charter Section 245.

Project Summary

The Project is the construction, use and maintenance of a new two (2)-story 30-foot 1-inch, 2,644 square-foot single family dwelling including an attached 401 square-foot garage on a 5,463 square-foot lot.

Background

The project site is comprised of one lot totaling 5,463.1 square feet, per the survey in the file and is zoned R1-1. The site is currently vacant. The lot fronts Kinney Street, which is a Substandard Hillside Limited Street with an improved 30-foot right-of-way width and a 20-foot roadway width. The project is required to provide a 3-foot dedication. The Project is within the Mount Washington-Glassell Park Specific Plan (Specific Plan).

The properties abutting the site are zoned R1-1 and are developed with single family homes. The subject site is within a Hillside Grading Area, a Very High Fire Hazard Severity Zone, and is 0.48 kilometers from the Raymond Fault.

On June 17, 2019, the Director of Planning approved with conditions a Project Permit Compliance Review for the Project. On July 2, 2019, an appeal of the decision was filed by a neighboring property owner, the aggrieved party.

The following is a summary of the appellant's justifications for the appeal and response by Department of City Planning Staff:

APPEAL POINTS AND STAFF RESPONSES

Appeal Point 1:

As of date, there is no updated soil report filed with the City on the site. The last geology and soil investigation was completed in 2004. How do we know if their soil is compromised? We would like to request a more thorough geology and soils investigation to be conducted on the site before construction begins.

Response:

LAMC Section 91.106.1.2 states that all projects in the Hillside Area of the City need a Grading Permit prior to import or export of any earth materials to or from any grading site. Grading permits may be waived by the Department for excavations under buildings or structures in hillside areas, if the applicant can demonstrate that the site is relatively level, or the excavation is entirely for footings and/or grade beams not exceeding 5 feet (1524 mm) deep. This waiver is called the Grading Pre-Inspection (GPI) Waiver.

Based on the information on the LADBS' Permit Information Site (Exhibit E), the project received its GPI Waiver and Building Permit clearance on September 6, 2018. Typically, a project in the Hillside Area is required to have a Grading Pre-Inspection to determine whether a Soils and

Geology Report, prepared by a licensed professional engineer, is required. The clearance provided by the Department of Building and Safety-Grading Division (DBS Grading) on September 6, 2018 denoted that no such report is required.

The Planning Department's standard protocol for Hillside Area cases is that Planning Staff awaits a determination from DBS Grading prior to proceeding with the review of the case filed with the Planning Department. In this situation, after identifying that the project received the clearance from DBS Grading, Planning Staff followed standard procedures in proceeding with the Project Permit Compliance Review.

Upon receipt of the appeal, Planning Staff contacted the DBS Grading Division to confirm that no Soils and Geology Report was necessary. On August 16, 2019, a representative from DBS Grading contacted Planning Staff and communicated that DBS Grading would rescind their clearance immediately because the GPI waiver and clearance were issued in error, as the site's location in a landslide area was inadvertently overlooked. DBS Grading then contacted the Applicant on the same day to restart the Grading Pre-Inspection and soils/geologic report process.

Therefore, Planning Staff recommends, if the Applicant is agreeable to a continuance, that the East Los Angeles Area Planning Commission continue the item to a date uncertain so that the Applicant can receive a soils/geologic report review by DBS Grading. If the Applicant does not agree to a continuance, Planning Staff recommends that the East Los Angeles Area Planning Commission grant the appeal of the Director of Planning's determination to approve a Project Permit Compliance for the proposed project and find that the Director of Planning erred due to the approval of the Project Permit Compliance being based on incorrect information from DBS Grading.

Appeal Point 2:

After examining the plans, we believe the roof deck will severely compromise our privacy as well as the future occupants of the proposed project. The height of the proposed roof deck is at eye level to our deck where we spend the majority of our time. Any person standing on the roof deck would be able to see directly into our home. Also, there are no roof decks in any of the houses in the neighborhood. We would like the plans to be changed to exclude the proposed roof deck.

Response:

There are no rules in the Zoning Code that expressly protect the privacy of individual property owners or protect views from private property. Rather, side and rear yard setback regulations exist to ensure that there is proper separation between buildings. The project meets the Zoning Code's side and rear yard setback requirements. In addition, the Appellant's property is to the east of the project site, and the roof deck is located on the opposite side of the Appellant's property. The existing regulations do not prohibit the construction, use and maintenance of a roof deck as part of a single family home.

Appeal Point 3:

The 22-foot, 7-inch setback in the plan for the site in concern drastically differs from the Prevailing Front Setback Calculation of 4 feet, 7 inches. Having a proper setback is critical in retaining the character and consistency of this neighborhood. We would like to request for the front setback of the site is within city/neighborhood guidelines please.

Response:

Section 6 C of the Mount Washington Glassell Park Specific Plan states the following:

This requirement shall not apply where a driveway cannot be created in accordance with LAMC Section 12.21 A 5 (g) without building a retaining wall or other structural wall of more than five feet in height measured from the natural grade, or where there are not at least two remaining lots to use for the calculation. In those cases, the front yard shall be as required in the applicable LAMC Sections.

The map displays the R-1-1 Generalized Zoning area. A black arrow points to the 'Project Site' on lot 41. The map includes street names like Kinney St, Kinney Pl, Kinney Cir, Kinney Dr, and Lavel Dr. A scale bar indicates 0.01 Miles and 60 Feet.

However, there is no Specific Plan Prevailing Setback requirement for this project because there are not enough lots to make such a calculation. The minimum number of lots required for the Specific Plan Prevailing Setback calculation is two (2) lots. The criteria removes properties that do not contain the required parking spaces in accordance with LAMC Section 12.21 A 4(a), which requires that all one-family dwellings in the R1 Zone have a minimum of two (2) automobile parking spaces. The permit record (Exhibit F) for the house on Lot 42 at 3717 North Kinney Street, which was built in 1947, shows that there is only a one car garage. Therefore, Lot 42 must be excluded from the Specific Plan Prevailing Setback calculations, leaving only Lot 43. Given that there are not enough lots for the Specific Plan Prevailing Setback calculation, the Front Yard Setback requirement defaults to the requirements of LAMC Section 12.21 C.10, with which the Project complies. The language in the Findings was amended to reflect this explanation.

Appeal Point 4:

There is a discrepancy between the lot area on ZIMAS (5,140.7 square feet) and the lot area shown on Exhibit A (5,463.10 square feet). The use of the larger figure allows for more square footage than that which should have been allowed.

Response:

Following standard procedure, Planning Staff utilized the square footage on the survey provided as part of the case filing, which identified a lot area of 5,463.10 square feet.

CONCLUSION

The case before the East Los Angeles Area Planning Commission is an appeal of the Director's Decision on a Project Permit Compliance Review for a One-Family Project within the Mount Washington-Glassell Park Specific Plan.

Staff recommends that the East Los Angeles Area Planning Commission grant the appeal of the decision of the Director of Planning to approve a Project Permit Compliance Review for the project, and adopt the Revised Findings attached, insofar as the Applicant does not request to continue the item, provide an extension of time and receive a Soils and Geology Approval Letter from the Los Angeles Department of Building and Safety - Grading Division. If the Applicant requests that the East Los Angeles Area Planning Commission continue the item and provides an extension of time, Planning Staff recommends that the East Los Angeles Area Planning Commission agrees to the continuance and extension of time request so that the LADBS Grading Division can conduct the proper review.

REVISED FINDINGS FOR DIR-2017-4229-SPP-1A

The project site is comprised of a vacant, down-sloping 5,463.1 square-foot lot, zoned R1-1. The project site fronts on North Kinney Street, which is a Substandard Hillside Limited Street with a right-of-way width of 30 feet and an improved roadway width of 20 feet. The project is the construction of a two (2)-story, 32-foot 10-inch 2,644 square-foot single-family dwelling with an attached 401 square-foot two (2)-car garage.

The subject site is within a Hillside Area, Special Grading Area (BOE Basic Grid Map A-13372), a Very High Fire Hazard Severity Zone, a Landslide area, and is 0.48 kilometers from the Raymond Fault. The parcels surrounding the project site are developed with single-family dwellings and are zoned R1-1 and designated for Low Residential uses. The proposed project is subject to the requirements of the Mount Washington-Glassell Park Specific Plan, footnotes contained in Northeast Los Angeles Community Plan and the Baseline Hillside Ordinance, where applicable. The applicant will be required to follow the Standard Construction Regulations as outlined in attachment Exhibit B. The proposed residential project meets the requirements of Section 6 of the Mount Washington-Glassell Park Specific Plan for single-family project standards and LAMC 11.5.7, as follows:

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

a. Floor Area

The Mount Washington-Glassell Park Specific Plan requires the proposed project to not exceed the Floor Area Ratio (FAR) that is determined by the formula for lots greater than or equal to 5,000 square feet in size, but less than 10,000 square feet in size. Based on this formula the Floor Area Ratio (FAR) for the 5,463.1 square foot lot is .49 to 1, which will allow a maximum floor area of 2,680 square feet. The total floor area of the proposed project will be 2,644 square feet which includes a 401 square-foot attached two (2)-car garage. The project does not exceed the maximum floor area allowance and therefore complies with Section 6.a. of the Mount Washington-Glassell Park Specific Plan.

b. Building Height and Stepback Distances

The proposed height of the building is 30-feet and 1-inch in height which complies with the 45-foot height limit imposed by the Mount Washington-Glassell Park Specific Plan. The Specific Plan also limits building and structure heights within a 6-foot and a 12-foot stepback distances as measured from the front property boundary. The building is set back 20-feet from the front property line and is therefore outside the six (6)-foot building stepback, and the 12-foot stepback. As proposed, the building height and stepback distances are in compliance with Section 6.b of the Mount Washington-Glassell Park Specific Plan.

c. Prevailing Front Yard Setback

~~The prevailing front yard setback is four (4)-foot seven (7)-inches; however, the house will be observing a 22-foot 7-inch front yard setback as seen on page 2 of the Exhibit A, which complies with the prevailing front yard setback requirements, Section 6.c of the Mount Washington-Glassell Park Specific Plan. There is no Specific Plan Prevailing Setback requirement for this project because there are not enough lots to make such a calculation. The minimum number of lots required for the Specific Plan Prevailing Setback calculation is two (2) lots. The criteria removes properties that do not contain the required parking spaces in accordance with LAMC Section 12.21 A 4(a), which requires that all one-family dwellings in the R1 Zone have a minimum of~~

two (2) automobile parking spaces. The permit record for the house on Lot 42 at 3717 North Kinney Street, which was built in 1947, shows that there is only a one car garage. Therefore, Lot 42 must be excluded from the Specific Plan Prevailing Setback calculations, leaving only Lot 43. Given that there are not enough lots for the Specific Plan Prevailing Setback calculation, the Front Yard Setback requirement defaults to the requirements of LAMC Section 12.21 C.10, with which the Project complies.

d. Off-street Automobile Parking Requirements

The property currently fronts a Substandard Hillside Limited Street that is not fully improved. The project includes an attached 401 square-foot attached garage, which provides two (2) covered parking spaces, and therefore, complies with LAMC Section 12.21 C.10 and Section 6.d of the Mount Washington-Glassell Park Specific Plan.

e. Public Health and Safety

~~Haul routes are required only when the removal of earth from on-site exceeds 1,000 cubic yards. The proposed project will not import/export any cubic yards of soil to/from the subject site, and therefore, the project is compliant with Section 6.E of the Mount Washington-Glassell Park Specific Plan and the LAMC.~~

Based on the information on the LADBS' Permit Information Site (Exhibit E) at the time the initial decision was rendered, the project had received its Grading Pre-Inspection Waiver and Building Permit clearance on September 6, 2018. Typically, a project in the Hillside Area is required to have a Grading Pre-Inspection (GPI) to determine whether a Soils and Geology Report, prepared by a licensed professional engineer, is required. The clearance provided by the Department of Building and Safety-Grading Division (DBS Grading) denotes that no such report was required.

The Planning Department's standard protocol for Hillside area cases is that Planning Staff awaits a determination from DBS Grading prior to proceeding with the review of the case filed with the Planning Department. In this situation, after identifying that the project received a GPI waiver and clearance from DBS Grading, Planning Staff followed standard procedures in proceeding with the Project Permit Compliance Review.

On August 16, 2019, the GPI waiver and clearance was rescinded by LADBS Grading because it was found that the GPI waiver and clearance were done in error. Because accurate geologic and soils analysis was not made part of the project record, the Project does not demonstrate that it complies with this provision of the Specific Plan.

f. Relocation, and Preservation and Removal of Native and Significant Trees

A Tree Report dated August 21, 2018 prepared by Lisa Smith, Registered Consulting Arborist (#WE-3782) identified there are no Protected Trees or Significant Trees located on the site.

g. The architectural design elements of the front and rear building elevations vary from the adjacent buildings.

The project is a split-level house, designed in a contemporary style with modern ranch elements. The exterior will be composed of a gray stucco smooth finish, white stucco sand finish, hardieplank siding and a stone veneer. Such materials are used on both the front and rear facades to break up the façade plane and create more variety in the design. Both the front and the rear facades maintain open decks, which will have metal guardrails for safety purposes. The project will maintain both a flat roof and a

shed roof, providing a modern contemporary look, which will both compliment and differentiate the design from the adjacent buildings. An uncovered roof deck will be located at the top of the structure, surrounded by a parapet with railing on top.

The adjacent lots are both developed, with a one (1)-story structure with a pitched roof to the left and a two (2)-story modern building with a flat roof to the right of the project. The proposed building remains similar in character with these structures while providing sufficient elements to provide variation in design.

As proposed, the architectural elevations and sections, attached as "Exhibit A" are in conformance with the Design Variation standards contained in Section 8.c of the Mount Washington-Glassell Park Specific Plan.

- 2. 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.**

The Project was approved by Director of Planning and found to be Categorically Exempt based on Section 15303 of the State Guidelines for the implementation of the California Environmental Quality Act of 1970. The environmental clearance was prepared with the understanding that the Project did not need a geology/soils report review, based on the Grading Pre-Inspection (GPI) waiver and clearance provided by the Department of Building and Safety-Grading Division (DBS Grading).

On August 16, 2019, the GPI waiver and clearance was rescinded by LADBS Grading because it was found that the GPI waiver and clearance were done in error. Because accurate geologic and soils analysis was not made part of the project record, the Project does not fully identify whether mitigation measures, monitoring measures when necessary, or alternatives exist, which would mitigate any potential negative environmental effects of the project, to the extent physically feasible.

~~The Director of Planning has determined that the State Guidelines for the implementation of the California Environmental Quality Act of 1970 designate the subject project as Categorically Exempt under Article 19, Section 15303, Class 3a (one single family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single family residences may be constructed or converted under this exemption).~~

~~The project is for the construction of a two (2) story, 2,644 square foot single family dwelling with an attached two (2) car, 401 square foot garage on a 5,463.1 square foot vacant lot, located within the Mount Washington-Glassell Park Specific Plan.~~

~~The site is zoned R1-1 and has a General Plan Land Use Designation of Low Residential. As shown in the case file, the project is consistent with the applicable Northeast Los Angeles Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.13 acres. Lots adjacent to the subject site are developed with single family dwellings. Protected Trees are defined in Protected Tree Ordinance (Ord. 177,404) as either Oak Trees, including the Valley Oak and California Live Oak or any other Oak indigenous to California but excluding the Scrub Oak, the Southern California Black Walnut, the Western Sycamore and the California Bay, which measure four inches or more in cumulative diameter. Significant Trees are~~

~~defined in the Mt. Washington Glassell Park Specific Plan as any tree which measures 12 inches or more in diameter at four and one half feet above the natural grade at the base of the tree and/or more than 35 feet in height. There are no Protected Trees or Significant Trees on site, as identified in the Tree Letter prepared by Lisa Smith, Registered Consulting Arborist (#WE-3782) on August 21, 2018 and no trees are being removed as part of the project. 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 regulations; 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 the Los Angeles Department of Transportation (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 South Coast Air Quality Management District (SCAQMD) 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 given that the construction of a new single family dwelling will be on a site located surrounding other developed properties.~~

~~There are five (5) Exceptions which must be considered in order to find a project exempt under 15303 Class 3a: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.~~

~~While the subject site is located within an Urban Agriculture Incentive Zone, Very High Fire Hazard Severity Zone, a Landslide area and Special Grading Area (BOE Basic Grid Map A-13372), 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 requirements to conform to the California Building Code and the City's Landform Grading Manual (see attached Regulatory Compliance Measures). These RCMs have been historically proven to work to the satisfaction of the City Engineer 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 is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes the construction of a new single family dwelling in an area zoned and designated for such development. All adjacent lots are developed with single family dwellings. The subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of .48:1 on a site that is permitted to have a maximum FAR of .49:1. The proposed total floor area of 2,644 square feet and the proposed building height of 32 feet 10 inches is not unusual for the vicinity of the subject site, and is similar in scope to other existing Minimum Residential land uses in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, 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 site is located 21 miles east of Topanga Canyon State Scenic Highway. Therefore the subject site will not create any impacts within a designated State Scenic Highway. Furthermore, 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 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.~~

EXHIBIT A

APPLICATIONS:

APPEAL

DIR-2017-4229-SPP

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: DIR-2017-4229-SPP

Project Address: 3721 N. KINNEY ST.

Final Date to Appeal: 7/2/19

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): Christhe Yen, Hubert Young

Company: _____

Mailing Address: 3777 Lavell Drive

City: LA State: CA Zip: 90065

Telephone: (310) 562-0776 E-mail: _____

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

☒ Self ☐ Other: hyoungcpa@gmail.com

- Is the appeal being filed to support the original applicant's position? ☐ Yes ☐ No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ E-mail: _____

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: 1

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: [Signature]

Date: 6/28/19

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>[Signature]</u>	Date: <u>7/2/2019</u>
Receipt No: <u>6103060718</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)

LETTER OF APPEAL

Hubert Young & Christine (Yen) Young
3777 Lavell Drive
Los Angeles, CA 90065
(323) 698-6880/hyoungcpa@gmail.com
(310) 562-0776/youngkris328@yahoo.com

June 29, 2019

Commissioner
East Los Angeles Area Planning Commission
201 N Figueroa Street, 4/F
Los Angeles, CA 90012

RE: Case #: DIR-2017-4229-SPP / Location: 3721 Kinney Street

Dear Commissioner:

We are the new homeowners who live in the house that sits right beside and slightly above the site in concern. We are writing to appeal your decision to approve with conditions for the proposed project at 3721 Kinney Street, Los Angeles, CA 90065, set forth in the Letter of Determination dated June 17, 2019. Please reference to the case # above.

As homeowners, we have some concerns related to safety as well as our livelihood being greatly affected by the proposed project:

- 1) Geology and Soil reports: As of date, there is no updated soil report filed with the city on the site in concern. The last geology and soil investigation was completed in 2004. Due to frequent seismic activities occurring in Southern California, we are very concerned whether the condition of the site's soil could vastly affect the foundation of our existing home, which was built 80 years ago. How do we know if their soil is compromised? We would like to request a more thorough geology and soil investigation to be conducted on the site before construction begins.
- 2) Roof deck: the proposed plan includes a 550 sq. ft. roof deck. After examining the plans, we believe this roof deck will severely compromise our privacy as well as the future occupants of the proposed project. The height of the proposed roof deck is at eye level to our deck where we spend the majority of our time. Any person standing on the roof deck would be able to see directly into our home. Also, there are no roof decks in any of the houses in the neighborhood. We would like the plans to be changed to **exclude** the proposed roof deck.

- 3) Setback: The 22'-7" setback in the plan for the site in concern drastically differs from the Prevailing Front Set Back calculation of 4'-7". Having proper front setback is critical in retaining the character and consistency of this neighborhood. We would like to request for the front setback of the site is within city/neighborhood guidelines please.

We hope that you will kindly re-evaluate this case and take on the necessary steps to address the above concerns. We look forward to hearing from you.

Sincerely,

Hubert Young & Christine Yen

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ

CAROLINE CHOE

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**MOUNT WASHINGTON-GLASSELL PARK SPECIFIC PLAN
PROJECT PERMIT COMPLIANCE REVIEW**

June 17, 2019

Applicant/Representative

Ajim Baksh
Baksh Construction Inc.
904 Silver Spun Road #454
Rolling Hills Estates, CA 90274

Owner

WS Investments LLC
Brett Cyprus
3721 Kinney St
Los Angeles, CA 90065

Case No: DIR-2017-4229-SPP

CEQA: ENV-2017-4230-CE

Location: 3721 N Kinney St

Council District: 1 - Cedillo

Neighborhood Council: Glassell Park

Community Plan Area: Northeast Los Angeles

Land Use Designation: Low Residential

Zone: R1-1

Legal Description: Tract 10259, Lot 41

DETERMINATION

Last Day to File an Appeal: ~~Jul 2, 2019~~

Pursuant to Los Angeles Municipal Code (LAMC) Section 11:5.7 C, and the Mount Washington-Glassell Park Specific Plan Ordinance No. 168,707, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Approve with Conditions a Project Permit Compliance Review to construct a new two (2)-story 30-foot 1-inch, 2,644 square-foot single family dwelling including an attached 401 square-foot garage on a 5,463 square-foot lot.

Determine based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Section 15303, New Construction or Conversion of Small Structures, Class 3(a) (one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption), 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 will 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. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code (LAMC), the project conditions, or the project permit authorization.
2. **Height.** The project shall be limited to 32-feet 10-inches in height as measured per LAMC Sections 12.03 and 12.21.1. Within six (6) feet of the front lot line, the building height shall be limited to 15 feet. Within six (6) feet to 12 feet of the front lot line, the building height shall be limited to 24 feet.
3. **Floor Area.** As defined by the Specific Plan, Floor Area is that area in square feet confined within the exterior walls of a building of a One-Family Project, including the area of stairways, shafts, covered automobile parking areas and basement storage areas, and excluding uncovered outdoor decks. The total gross floor shall not exceed 2,644 square feet, including the 401 square-foot attached two (2) car garage.
4. **Parking.** The project shall provide parking spaces pursuant to LAMC Section 12.21.C.10.
5. **Front Yard Setback.** The project shall observe a minimum front yard setback of 22-feet 7-inches as measured from the front property line seen on page 2 in Exhibit A.
6. **Landscape Plan:**
 - a. **Xeriscape Requirements.** The project shall comply with the xeriscape requirements set forth under sections 12.40 through 12.43 of the Los Angeles Municipal Code (LAMC).
 - b. **Landform Planting Design.** The subject property falls within a Hillside and Special Grading Area. To the extent feasible, the type and placement of landscape materials on graded sloped shall conform to the standards set forth in the Landform Grading Manual.
 - c. **Fire Safety.** The landscaping and preservation, relocation, and removal of Native and Significant Trees shall not require any planting in violation of applicable fire safety regulations.

NOTE: Attachment "Exhibit B" lists the regulating codes and statutes regarding construction requirements and restrictions.

Administrative Conditions

7. **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 "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.

8. **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.
9. **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.
10. **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.
11. **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.
12. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
13. **Covenant.** Prior to the effectuation of this grant a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center or the Condition Compliance Unit for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for inclusion in the case file.
14. **Indemnification and Reimbursement of Litigation Costs.** The 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 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 (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, commission, committees, employees and volunteers.

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

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

FINDINGS

The project site is comprised of a vacant, down-sloping 5,463.1 square-foot lot, zoned R1-1. The project site fronts on North Kinney Street, which is a Substandard Hillside Limited Street with a right-of-way width of 30 feet and an improved roadway width of 20 feet. The project is the construction of a two (2)-story, 32-foot 10-inch 2,644 square-foot single-family dwelling with an attached 401 square-foot two (2)-car garage.

The subject site is within a Hillside Area, Special Grading Area (BOE Basic Grid Map A-13372), a Very High Fire Hazard Severity Zone, a Landslide area, and is 0.48 kilometers from the Raymond Fault. The parcels surrounding the project site are developed with single-family dwellings and are zoned R1-1 and designated for Low Residential uses. The proposed project is subject to the requirements of the Mount Washington-Glassell Park Specific Plan, footnotes contained in Northeast Los Angeles Community Plan and the Baseline Hillside Ordinance, where applicable. The applicant will be required to follow the Standard Construction Regulations as outlined in attachment Exhibit B. The proposed residential project meets the requirements of Section 6 of the Mount Washington-Glassell Park Specific Plan for single-family project standards and LAMC 11.5.7, as follows:

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

a. Floor Area

The Mount Washington-Glassell Park Specific Plan requires the proposed project to not exceed the Floor Area Ratio (FAR) that is determined by the formula for lots greater than or equal to 5,000 square feet in size, but less than 10,000 square feet in size. Based on this formula the Floor Area Ratio (FAR) for the 5,463.1 square foot lot is .49 to 1, which will allow a maximum floor area of 2,680 square feet. The total floor area of the proposed project will be 2,644 square feet which includes a 401 square-foot attached two (2)-car garage. The project does not exceed the maximum floor area allowance and therefore complies with Section 6.a. of the Mount Washington-Glassell Park Specific Plan.

b. Building Height and Stepback Distances

The proposed height of the building is 30-feet and 1-inch in height which complies with the 45-foot height limit imposed by the Mount Washington-Glassell Park Specific Plan. The Specific Plan also limits building and structure heights within a 6-foot and a 12-foot stepback distances as measured from the front property boundary. The building is set back 20-feet from the front property line and is therefore outside the six (6)-foot building stepback, and the 12-foot stepback. As proposed, the building height and stepback distances are in compliance with Section 6.b of the Mount Washington-Glassell Park Specific Plan.

c. Prevailing Front Yard Setback

The prevailing front yard setback is four (4)-feet seven (7)-inches; however, the house will be observing a 22-foot 7-inch front yard setback as seen on page 2 of the Exhibit A, which complies with the prevailing front yard setback requirements, Section 6.c of the Mount Washington-Glassell Park Specific Plan.

d. Off-street Automobile Parking Requirements

The property currently fronts a Substandard Hillside Limited Street that is not fully improved. The project includes an attached 401 square-foot attached garage, which

provides two (2) covered parking spaces, and therefore, complies with LAMC Section 12.21 C.10 and Section 6.d of the Mount Washington-Glassell Park Specific Plan.

e. Public Health and Safety

Haul routes are required only when the removal of earth from on-site exceeds 1,000 cubic yards. The proposed project will not import/export any cubic yards of soil to/from the subject site, and therefore, the project is compliant with Section 6.E of the Mount Washington-Glassell Park Specific Plan and the LAMC.

f. Relocation, and Preservation and Removal of Native and Significant Trees

A Tree Report dated August 21, 2018 prepared by Lisa Smith, Registered Consulting Arborist (#WE-3782) identified there are no Protected Trees or Significant Trees located on the site.

g. The architectural design elements of the front and rear building elevations vary from the adjacent buildings.

The project is a split-level house, designed in a contemporary style with modern ranch elements. The exterior will be composed of a gray stucco smooth finish, white stucco sand finish, hardieplank siding and a stone veneer. Such materials are used on both the front and rear facades to break up the façade plane and create more variety in the design. Both the front and the rear facades maintain open decks, which will have metal guardrails for safety purposes. The project will maintain both a flat roof and a shed roof, providing a modern contemporary look, which will both compliment and differentiate the design from the adjacent buildings. An uncovered roof deck will be located at the top of the structure, surrounded by a parapet with railing on top.

The adjacent lots are both developed, with a one (1)-story structure with a pitched roof to the left and a two (2)-story modern building with a flat roof to the right of the project. The proposed building remains similar in character with these structures while providing sufficient elements to provide variation in design.

As proposed, the architectural elevations and sections, attached as "Exhibit A" are in conformance with the Design Variation standards contained in Section 8.c of the Mount Washington-Glassell Park Specific Plan.

2. 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.

The Director of Planning has determined that the State Guidelines for the implementation of the California Environmental Quality Act of 1970 designate the subject project as Categorically Exempt under Article 19, Section 15303, Class 3a (one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption).

The project is for the construction of a two (2)-story, 2,644 square-foot single-family dwelling with an attached two (2) car, 401 square-foot garage on a 5,463.1 square-foot vacant lot, located within the Mount Washington-Glassell Park Specific Plan.

The site is zoned R1-1 and has a General Plan Land Use Designation of Low Residential. As shown in the case file, the project is consistent with the applicable Northeast Los Angeles Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.13 acres. Lots adjacent to the subject site are developed with single-family dwellings. Protected Trees are defined in Protected Tree Ordinance (Ord. 177,404) as either Oak Trees, including the Valley Oak and California Live Oak or any other Oak indigenous to California but excluding the Scrub Oak, the Southern California Black Walnut, the Western Sycamore and the California Bay, which measure four inches or more in cumulative diameter. Significant Trees are defined in the Mt. Washington-Glassell Park Specific Plan as any tree which measures 12 inches or more in diameter at four and one-half feet above the natural grade at the base of the tree and/or more than 35 feet in height. There are no Protected Trees or Significant Trees on site, as identified in the Tree Letter prepared by Lisa Smith, Registered Consulting Arborist (#WE-3782) on August 21, 2018 and no trees are being removed as part of the project. 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 regulations; 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 the Los Angeles Department of Transportation (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 South Coast Air Quality Management District (SCAQMD) 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 given that the construction of a new single-family dwelling will be on a site located surrounding other developed properties.

There are five (5) Exceptions which must be considered in order to find a project exempt under 15303 Class 3a: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

While the subject site is located within an Urban Agriculture Incentive Zone, Very High Fire Hazard Severity Zone, a Landslide area and Special Grading Area (BOE Basic Grid Map A-13372), 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 requirements to conform to the California Building Code and the City's Landform Grading Manual (see attached Regulatory Compliance Measures). These RCMs have been historically proven to work to the satisfaction of the City Engineer 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 is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes the construction of a new single family dwelling in an area zoned and designated for such development. All adjacent lots are developed with single-family dwellings. The subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of .48:1 on a site that is permitted to have a maximum FAR of .49:1. The proposed total floor area of 2,644 square feet and the proposed building height of 32-feet 10-inches is not unusual for the vicinity of the

subject site, and is similar in scope to other existing Minimum Residential land uses in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, 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 site is located 21 miles east of Topanga Canyon State Scenic Highway. Therefore the subject site will not create any impacts within a designated State Scenic Highway. Furthermore, 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 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.

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.

FINAL PLAN SIGN OFF AND APPROVAL

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, the Marvin Braude Building in the San Fernando Valley, or the West Los Angeles Development Services Center. In order to assure that you receive services without waiting, applicants are encouraged to schedule an appointment with the Development Services Center by calling (213) 482-7077 (Figueroa Plaza) or (818) 374-5050 (Marvin Braude Building) San Fernando Valley or (310) 231-2901 (West LA) or through the Department of City Planning website at <http://planning.lacity.org>. The applicant is further advised to notify any consultant representing you of this requirement.

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.

X **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
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, the Marvin Braude Building in the Valley, or the West LA development services Center. 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 either by calling (213) 482-7077 (Figueroa Plaza) or (818) 374-5050 (Marvin Braude Building-San Fernando Valley) or (310) 231-2901 (West LA) or through the Department of City Planning website at <http://planning.lacity.org>. 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/Reviewed by:


Jane Choi, AICP, Senior City Planner

Prepared by:


Nicole Sánchez, City Planner

"Exhibit B"

Regulating Codes and Statutes Regarding Construction Requirements and Restrictions.

The Applicant or Owner shall be responsible for implementing all regulating Codes and Statutes in regards to construction regulations. All departments listed below are within the City of Los Angeles unless otherwise noted. As shown on the following table, each required regulating Codes and Statutes for the proposed project is listed and categorized by area, with accompanying enforcement agencies and contact numbers:

Construction Requirements		Enforcement Agency*	Contact
1	When temporarily blocking portions of streets for deliverers of construction materials please provide flag persons to assist with pedestrian and vehicular traffic. LAMC 62.46	BOSS	(800) 996-2489
2	Street closures shall not take place during peak traffic hours. Any street, sidewalk, or other improvement work shall be in conformance with the latest Manual on Work Area Traffic Control. LAMC 62.1-07	BOSS	(800) 996-2489
3	Care should be taken to not overflow concrete trucks during deliveries. If spills occur it is the responsibility of the concrete company to immediately provide clean up. LAMC 62.130.	BOSS	(800) 996-2489
4	Construction noise should be kept to a minimum with consideration of the surrounding neighbors and to be excess noise only during hours permitted. Unnecessary noise shall be kept below legal levels. LAMC 112.01, 112.03, 112.04, 112.05 (City of Los Angeles Noise Ordinance No. 144,331 and 161,574)	LAPD, LADBS, BOSS	311 or (323) -344-5701 (non-emergency) (800)-996-2489
5	Streets and sidewalks adjacent to construction sites shall be swept and free of construction debris at all times. LAMC 62.45 through 62.54.	BOSS	(800) 996-2489
6	Care should be taken to not interfere with trash pick-up by the Bureau of Sanitation. Construction and delivery vehicles are subject to trash pick-up parking restrictions. LAMC 80.69.	LADOT	(213) 485-4184
7	If building materials are to be stored in public right of way, it shall be by permit from the Department of Public Works, Bureau of Street Services, Investigations and Enforcement Division and shall conform to all applicable rules. LAMC 62.45 through 62.54.	BOSS	(800) 996-2489

8	Comply with the following Permitted Construction/Demolition Hours. LAMC 41.40 Monday- Friday 7AM - 9 PM Saturday or National Holiday 8 AM - 6 PM Sunday No Work Permitted.	LAPD BOSS	(323) -344-5701 (800) 996-2489
9	The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.	LADBS	311
10	Compliance with provisions of the Southern California Air Quality Management District Rule 403 for dust and air pollution from construction activities.	SCAQMD	1-800-CUT SMOG
11	The Project shall comply with South Coast Air Quality Management District Rule 1:1:13 limiting the volatile organic compound content of architectural coatings.	SCAQMD	1-800-CUT SMOG
12	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.	SCAQMD	1-800-CUT SMOG

NOTE: Report a haul route violation online using this link:

<http://ladbs.org/services/core-services/inspection/inspection-special-assistance/haul-route-monitoring-program-complaint-form>

KEY:

LADBS---Los Angeles Department of Building and Safety
BOSS----Bureau of Street Services
LADOT--- Los Angeles Department of Transportation
LAPD--- Los Angeles Police Department
SCAQMD--- Southern California Air Quality Management District

Submit to:

Public Counter

201 N. Fig. St.

4th Fig Plaza
(diff. building from N. Santa)

Rigg Consulting

August 14, 2019

Rigg Consulting
6903 Cherty Drive
Rancho Palos Verdes, CA 90275

City Planning Department
Attention: Jane Choi
200 North Spring Street, Room 621
Los Angeles, CA 90012

Re: New Home at 3721 N. Kinney Street

Dear Ms. Choi,

I have been engaged by Christine Yen and Hubert Young to assist with their appeal of the proposed home at 3721 N. Kinney. For your reference their address is 3777 Lavell Drive.

My background is as a Planning Director for 14 years and I am extremely familiar with the Planning processes including CEQA. I am both a Certified Planner as well as a Registered Professional Engineer in the State of California. I have reviewed and processed hundreds of similar applications for new homes in hillside areas.

Due to the limited amount of time to appeal the project, my clients' initial letter of appeal was not as fully developed as they would have liked. I would ask that this letter be viewed as an extension of the original appeal. The three main areas in which I will focus are:

- Multiple errors on the plans and misinformation on the plans did not provide for "due process" to be implemented on the project.
- Cumulative impacts that negate the ability for the project to be exempt per CEQA.
- The analysis and subsequent findings for the front yard depth was done incorrectly per the Mount Washington-Glassell Park Specific Plan.

Multiple Errors on the Plans

Per our analysis of the plans we have found the following errors which led to city to not be to provide a proper analysis:

Rigg Consulting

- The architect misrepresents that there is no grading on the site on the cover sheet of the plans. The elevations show that there will be a significant amount of grading. This needs to be corrected and the plans resubmitted for staff review.
- The plans and report represent that the size of the lot is 5,463 square feet. Zimas shows it to be significantly smaller at 5,140. As such the proposed home exceeds the allowable square footage.
- The title sheet of the plans represents that the construction will not impact the drip line of any tree. However there are several large trees on my clients' property that are partially over the subject lot and will have significant damage to their roots within the dripline.
- The site plan shows an existing curb cut and driveway, while neither exist.
- Sheet A3.1 mislabels the North Elevation as the South Elevation.

Please note we do not have the full-sized plans and are limited in our analysis to many numbers that are difficult to read. These errors led to a review of the project which was defective and did not provide due process.

Cumulative Impacts

Due in part to the errors in the information provided by the applicant, there are severe impacts that cannot be ignored and do not allow for an exemption from CEQA:

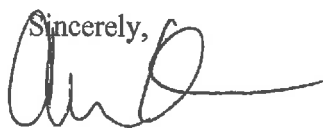
- The grading quantities are not known and could be significant. The area is served by extremely small roads and any amount of excavation will cause dramatic traffic delays and potential land movement. My client's home has experienced significant settlement in the past which required very expensive remediation. This work was in the area of the home closest to the proposed project. It is quite possible they will be harmed by the project.
- The home will create dramatic impacts to the views from my clients' home. We estimate that nearly 50% of the best and primary views from their home will be lost due to the project. The impacts are exacerbated by the elevation of the home from the lowest point on the lot, the excessive setback from the street (detailed later), and the enormous enclosure for the rooftop stairway.
- My clients' privacy will be eliminated due to the extensive rooftop deck which is exactly in their viewshed. Other homes in the area do not have rooftop decks and this should be viewed as an anomaly and not acceptable.
- The size of the home is dramatic and uses strategic design elements to create a much larger home than the maximum FAR. The decks and porch add additional mass that create a total of 3,522 square feet of gross area, nearly 900 square feet than the allowable floor area. The home is much larger and impactful than the FAR represents.

Prevailing Front Yards

Rigg Consulting

The Specific Plan dictates that front yards should be consistent with the others in the neighborhood. The architect calculated an average front yard of 4 foot 7 inches, yet provides a distance of 22 feet 7 inches. This excessive setback pushed the home much further into my clients' view. It is likely that the large setback is for the proposed home to capture more view, but should not be at the expense of the neighbor. The acceptance of this front yard is clearly an error and on its own should require the Planning Commission to deny the project.

We ask that the Planning Commission deny the project and direct that a new design be prepared with proper information and in compliance with the Specific Plan. Although not required, we would request that my client be involved early in the process and that a silhouette be required so that the true impacts of the home can be understood and adjusted as-needed.

Sincerely,


Allan Rigg, PE AICP
Principal



Appeal of New Home Approval at 3721 N. Kinney

August 28, 2019

Christine and Hubert Young
3777 Lavell Drive

Summary

The home was approved by staff, but should not have due to severe issues.

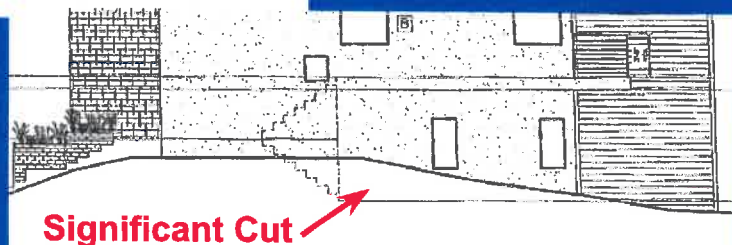
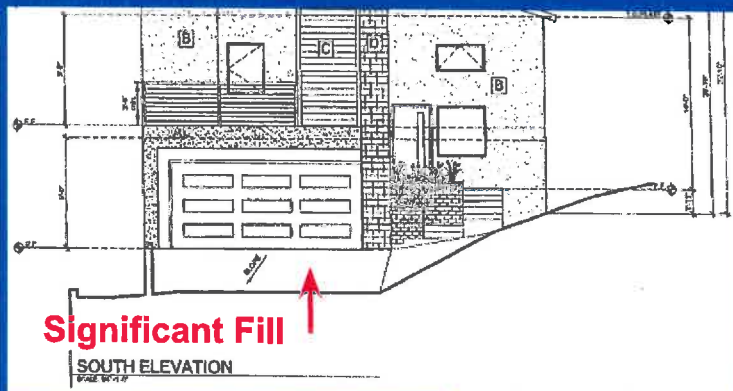
- Multiple errors on the plans and misinformation on the plans did not provide for “due process” to be implemented on the project.
- Cumulative impacts that negate the ability for the project to be exempt per CEQA.
- The analysis and subsequent findings for the front yard depth was done incorrectly per the Mount Washington-Glassell Park Specific Plan.

Multiple Errors on the Plans

- The architect misrepresents that there is no grading on the site on the cover sheet of the plans. The elevations show that there will be a significant amount of grading. This needs to be corrected and the plans resubmitted for staff review.
- The plans and report represent that the size of the lot is 5,463 square feet. Zimas shows it to be significantly smaller at 5,140. As such the proposed home exceeds the allowable square footage.
- The title sheet of the plans represents that the construction will not impact the drip line of any tree. However there are several large trees on my clients' property that are partially over the subject lot and will have significant damage to their roots within the dripline.
- The site plan shows an existing curb cut and driveway, while neither exist.
- Sheet A3.1 mislabels the North Elevation as the South Elevation.

Willful Error on Grading in Hillside Area

**TOTAL EARTHWORK QUANTITIES: 0
CUT: 0 FILL: 0 IMPORT: 0 EXPORT: 0**



Cumulative Impacts Negate CEQA Exemption

- The grading quantities are not known and could be significant. The area is served by extremely small roads and any amount of excavation will cause dramatic traffic delays and potential land movement. My client's home has experienced significant settlement in the past which required very expensive remediation. This work was in the area of the home closest to the proposed project. It is quite possible they will be harmed by the project.
- The home will create dramatic impacts to the views from my clients' home. We estimate that nearly 50% of the best and primary views from their home will be lost due to the project. The impacts are exacerbated by the elevation of the home from the lowest point on the lot, the excessive setback from the street (detailed later), and the enormous enclosure for the rooftop stairway.

View Impact



Existing
View



Proposed
View
Including
People on
Decks

Cumulative Impacts Negate CEQA Exemption (continued)

- Privacy will be eliminated due to the extensive rooftop deck which is exactly in their viewshed. Other homes in the area do not have rooftop decks and this should be viewed as an anomaly and not acceptable.
- The size of the home is dramatic and uses strategic design elements to create a much larger home than the maximum FAR. The decks and porch add additional mass that create a total of 3,522 square feet of gross area, nearly 900 square feet than the allowable floor area. The home is much larger and impactful than the FAR represents.

Project Ignores Prevailing Front Yard Requirement

- The Specific Plan dictates that front yards should be consistent with the others in the neighborhood.
- The architect calculated an average front yard of 4 foot 7 inches, yet provides a distance of 22 feet 7 inches. This excessive setback pushed the home much further into my clients' view.
- It is likely that the large setback is for the proposed home to capture more view, but should not be at the expense of the neighbor. The acceptance of this front yard is clearly an error and on its own should require the Planning Commission to deny the project.

Project Ignores Prevailing Front Yard Requirement



Project with
excessive yard

Project Ignores Prevailing Front Yard Requirement



Project with
proper yard

Conclusion

The project cannot be approved due to multiple reasons.

- ❑ Multiple errors on the plans and misinformation on the plans did not provide for “due process” to be implemented on the project.
- ❑ Cumulative impacts that negate the ability for the project to be exempt per CEQA. NO GRADING??
- ❑ The analysis and subsequent findings for the front yard depth was done incorrectly per the Mount Washington-Glassell Park Specific Plan. This creates many of the impacts caused by the project.

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

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DANA M. PERLMAN

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

DIR-2017-4229-SPP-1A

EXHIBIT B

DIRECTOR'S DETERMINATION

DIR-2017-4229-SPP

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

**MOUNT WASHINGTON-GLASSELL PARK SPECIFIC PLAN
PROJECT PERMIT COMPLIANCE REVIEW**

June 17, 2019

Applicant/Representative

Ajim Baksh
Baksh Construction Inc.
904 Silver Spun Road #454
Rolling Hills Estates, CA 90274

Owner

WS Investments LLC
Brett Cyprus
3721 Kinney St
Los Angeles, CA 90065

Case No: DIR-2017-4229-SPP

CEQA: ENV-2017-4230-CE

Location: 3721 N Kinney St

Council District: 1 - Cedillo

Neighborhood Council: Glassell Park

Community Plan Area: Northeast Los Angeles

Land Use Designation: Low Residential

Zone: R1-1

Legal Description: Tract 10259, Lot 41

Last Day to File an Appeal: July 2, 2019

DETERMINATION

Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 C, and the Mount Washington-Glassell Park Specific Plan Ordinance No. 168,707, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Approve with Conditions a Project Permit Compliance Review to construct a new two (2)-story 30-foot 1-inch, 2,644 square-foot single family dwelling including an attached 401 square-foot garage on a 5,463 square-foot lot.

Determine based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Section 15303, New Construction or Conversion of Small Structures, Class 3(a) (one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption), 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 will 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. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code (LAMC), the project conditions, or the project permit authorization.
2. **Height.** The project shall be limited to 32-feet 10-inches in height as measured per LAMC Sections 12.03 and 12.21.1. Within six (6) feet of the front lot line, the building height shall be limited to 15 feet. Within six (6) feet to 12 feet of the front lot line, the building height shall be limited to 24 feet.
3. **Floor Area.** As defined by the Specific Plan, Floor Area is that area in square feet confined within the exterior walls of a building of a One-Family Project, including the area of stairways, shafts, covered automobile parking areas and basement storage areas, and excluding uncovered outdoor decks. The total gross floor shall not exceed 2,644 square feet, including the 401 square-foot attached two (2) car garage.
4. **Parking.** The project shall provide parking spaces pursuant to LAMC Section 12.21.C.10.
5. **Front Yard Setback.** The project shall observe a minimum front yard setback of 22-feet 7-inches as measured from the front property line seen on page 2 in Exhibit A.
6. **Landscape Plan:**
 - a. Xeriscape Requirements. The project shall comply with the xeriscape requirements set forth under sections 12.40 through 12.43 of the Los Angeles Municipal Code (LAMC).
 - b. Landform Planting Design. The subject property falls within a Hillside and Special Grading Area. To the extent feasible, the type and placement of landscape materials on graded sloped shall conform to the standards set forth in the Landform Grading Manual.
 - c. Fire Safety. The landscaping and preservation, relocation, and removal of Native and Significant Trees shall not require any planting in violation of applicable fire safety regulations.

NOTE: Attachment "Exhibit B" lists the regulating codes and statutes regarding construction requirements and restrictions.

Administrative Conditions

7. **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 "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.

8. **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.
9. **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.
10. **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.
11. **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.
12. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
13. **Covenant.** Prior to the effectuation of this grant a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center or the Condition Compliance Unit for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for inclusion in the case file.
14. **Indemnification and Reimbursement of Litigation Costs.** The 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 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 (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, commission, committees, employees and volunteers.

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

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

FINDINGS

The project site is comprised of a vacant, down-sloping 5,463.1 square-foot lot, zoned R1-1. The project site fronts on North Kinney Street, which is a Substandard Hillside Limited Street with a right-of-way width of 30 feet and an improved roadway width of 20 feet. The project is the construction of a two (2)-story, 32-foot 10-inch 2,644 square-foot single-family dwelling with an attached 401 square-foot two (2)-car garage.

The subject site is within a Hillside Area, Special Grading Area (BOE Basic Grid Map A-13372), a Very High Fire Hazard Severity Zone, a Landslide area, and is 0.48 kilometers from the Raymond Fault. The parcels surrounding the project site are developed with single-family dwellings and are zoned R1-1 and designated for Low Residential uses. The proposed project is subject to the requirements of the Mount Washington-Glassell Park Specific Plan, footnotes contained in Northeast Los Angeles Community Plan and the Baseline Hillside Ordinance, where applicable. The applicant will be required to follow the Standard Construction Regulations as outlined in attachment Exhibit B. The proposed residential project meets the requirements of Section 6 of the Mount Washington-Glassell Park Specific Plan for single-family project standards and LAMC 11.5.7, as follows:

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

a. Floor Area

The Mount Washington-Glassell Park Specific Plan requires the proposed project to not exceed the Floor Area Ratio (FAR) that is determined by the formula for lots greater than or equal to 5,000 square feet in size, but less than 10,000 square feet in size. Based on this formula the Floor Area Ratio (FAR) for the 5,463.1 square foot lot is .49 to 1, which will allow a maximum floor area of 2,680 square feet. The total floor area of the proposed project will be 2,644 square feet which includes a 401 square-foot attached two (2)-car garage. The project does not exceed the maximum floor area allowance and therefore complies with Section 6.a. of the Mount Washington-Glassell Park Specific Plan.

b. Building Height and Stepback Distances

The proposed height of the building is 30-feet and 1-inch in height which complies with the 45-foot height limit imposed by the Mount Washington-Glassell Park Specific Plan. The Specific Plan also limits building and structure heights within a 6-foot and a 12-foot stepback distances as measured from the front property boundary. The building is set back 20-feet from the front property line and is therefore outside the six (6)-foot building stepback, and the 12-foot stepback. As proposed, the building height and stepback distances are in compliance with Section 6.b of the Mount Washington-Glassell Park Specific Plan.

c. Prevailing Front Yard Setback

The prevailing front yard setback is four (4)-feet seven (7)-inches; however, the house will be observing a 22-foot 7-inch front yard setback as seen on page 2 of the Exhibit A, which complies with the prevailing front yard setback requirements, Section 6.c of the Mount Washington-Glassell Park Specific Plan.

d. Off-street Automobile Parking Requirements

The property currently fronts a Substandard Hillside Limited Street that is not fully improved. The project includes an attached 401 square-foot attached garage, which

provides two (2) covered parking spaces, and therefore, complies with LAMC Section 12.21 C.10 and Section 6.d of the Mount Washington-Glassell Park Specific Plan.

e. Public Health and Safety

Haul routes are required only when the removal of earth from on-site exceeds 1,000 cubic yards. The proposed project will not import/export any cubic yards of soil to/from the subject site, and therefore, the project is compliant with Section 6.E of the Mount Washington-Glassell Park Specific Plan and the LAMC.

f. Relocation, and Preservation and Removal of Native and Significant Trees

A Tree Report dated August 21, 2018 prepared by Lisa Smith, Registered Consulting Arborist (#WE-3782) identified there are no Protected Trees or Significant Trees located on the site.

g. The architectural design elements of the front and rear building elevations vary from the adjacent buildings.

The project is a split-level house, designed in a contemporary style with modern ranch elements. The exterior will be composed of a gray stucco smooth finish, white stucco sand finish, hardieplank siding and a stone veneer. Such materials are used on both the front and rear facades to break up the façade plane and create more variety in the design. Both the front and the rear facades maintain open decks, which will have metal guardrails for safety purposes. The project will maintain both a flat roof and a shed roof, providing a modern contemporary look, which will both compliment and differentiate the design from the adjacent buildings. An uncovered roof deck will be located at the top of the structure, surrounded by a parapet with railing on top.

The adjacent lots are both developed, with a one (1)-story structure with a pitched roof to the left and a two (2)-story modern building with a flat roof to the right of the project. The proposed building remains similar in character with these structures while providing sufficient elements to provide variation in design.

As proposed, the architectural elevations and sections, attached as "Exhibit A" are in conformance with the Design Variation standards contained in Section 8.c of the Mount Washington-Glassell Park Specific Plan.

2. 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.

The Director of Planning has determined that the State Guidelines for the implementation of the California Environmental Quality Act of 1970 designate the subject project as Categorically Exempt under Article 19, Section 15303, Class 3a (one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption).

The project is for the construction of a two (2)-story, 2,644 square-foot single-family dwelling with an attached two (2) car, 401 square-foot garage on a 5,463.1 square-foot vacant lot, located within the Mount Washington-Glassell Park Specific Plan.

The site is zoned R1-1 and has a General Plan Land Use Designation of Low Residential. As shown in the case file, the project is consistent with the applicable Northeast Los Angeles Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.13 acres. Lots adjacent to the subject site are developed with single-family dwellings. Protected Trees are defined in Protected Tree Ordinance (Ord. 177,404) as either Oak Trees, including the Valley Oak and California Live Oak or any other Oak indigenous to California but excluding the Scrub Oak, the Southern California Black Walnut, the Western Sycamore and the California Bay, which measure four inches or more in cumulative diameter. Significant Trees are defined in the Mt. Washington-Glassell Park Specific Plan as any tree which measures 12 inches or more in diameter at four and one-half feet above the natural grade at the base of the tree and/or more than 35 feet in height. There are no Protected Trees or Significant Trees on site, as identified in the Tree Letter prepared by Lisa Smith, Registered Consulting Arborist (#WE-3782) on August 21, 2018 and no trees are being removed as part of the project. 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 regulations; 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 the Los Angeles Department of Transportation (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 South Coast Air Quality Management District (SCAQMD) 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 given that the construction of a new single-family dwelling will be on a site located surrounding other developed properties.

There are five (5) Exceptions which must be considered in order to find a project exempt under 15303 Class 3a: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

While the subject site is located within an Urban Agriculture Incentive Zone, Very High Fire Hazard Severity Zone, a Landslide area and Special Grading Area (BOE Basic Grid Map A-13372), 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 requirements to conform to the California Building Code and the City's Landform Grading Manual (see attached Regulatory Compliance Measures). These RCMs have been historically proven to work to the satisfaction of the City Engineer 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 is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes the construction of a new single family dwelling in an area zoned and designated for such development. All adjacent lots are developed with single-family dwellings. The subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of .48:1 on a site that is permitted to have a maximum FAR of .49:1. The proposed total floor area of 2,644 square feet and the proposed building height of 32-feet 10-inches is not unusual for the vicinity of the

subject site, and is similar in scope to other existing Minimum Residential land uses in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, 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 site is located 21 miles east of Topanga Canyon State Scenic Highway. Therefore the subject site will not create any impacts within a designated State Scenic Highway. Furthermore, 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 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.

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.

FINAL PLAN SIGN OFF AND APPROVAL

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, the Marvin Braude Building in the San Fernando Valley, or the West Los Angeles Development Services Center. In order to assure that you receive services without waiting, applicants are encouraged to schedule an appointment with the Development Services Center by calling (213) 482-7077 (Figueroa Plaza) or (818) 374-5050 (Marvin Braude Building) San Fernando Valley or (310) 231-2901 (West LA) or through the Department of City Planning website at <http://planning.lacity.org>. The applicant is further advised to notify any consultant representing you of this requirement.

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:

<i>Downtown Office</i>	<i>Valley Office</i>	<i>West Los Angeles</i>
<i>Figueroa Plaza</i>	<i>6262 Van Nuys Boulevard,</i>	<i>1828 Sawtelle Boulevard</i>
<i>201 North Figueroa Street,</i>	<i>Suite 251</i>	<i>2nd Floor</i>
<i>4th Floor</i>	<i>Van Nuys, CA 91401</i>	<i>Los Angeles, CA 90025</i>
<i>Los Angeles, CA 90012</i>	<i>(818) 374-5050</i>	<i>(310) 231-2901</i>
<i>(213) 482-7077</i>		

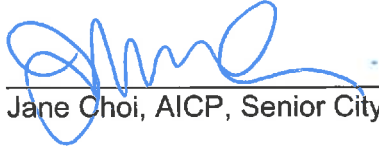
Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles, the Marvin Braude Building in the Valley, or the West LA development services Center. 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 either by calling (213) 482-7077 (Figueroa Plaza) or (818) 374-5050 (Marvin Braude Building-San Fernando Valley) or (310) 231-2901 (West LA) or through the Department of City Planning website at <http://planning.lacity.org>. 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/Reviewed by:



Jane Choi, AICP, Senior City Planner

Prepared by:



Nicole Sánchez, City Planner

“Exhibit B”
Regulating Codes and Statutes Regarding Construction Requirements and Restrictions.

The Applicant or Owner shall be responsible for implementing all regulating Codes and Statutes in regards to construction regulations. All departments listed below are within the City of Los Angeles unless otherwise noted. As shown on the following table, each required regulating Codes and Statutes for the proposed project is listed and categorized by area, with accompanying enforcement agencies and contact numbers:

Construction Requirements		Enforcement Agency*	Contact
1	When temporarily blocking portions of streets for deliverers of construction materials please provide flag persons to assist with pedestrian and vehicular traffic. LAMC 62.46	BOSS	(800) 996-2489
2	Street closures shall not take place during peak traffic hours. Any street, sidewalk, or other improvement work shall be in conformance with the latest Manual on Work Area Traffic Control. LAMC 62.1-07	BOSS	(800) 996-2489
3	Care should be taken to not overfill concrete trucks during deliveries. If spills occur it is the responsibility of the concrete company to immediately provide clean up. LAMC 62.130.	BOSS	(800) 996-2489
4	Construction noise should be kept to a minimum with consideration of the surrounding neighbors and to be excess noise only during hours permitted. Unnecessary noise shall be kept below legal levels. LAMC 112.01, 112.03, 112.04, 112.05 (City of Los Angeles Noise Ordinance No. 144,331 and 161,574)	LAPD, LADBS, BOSS	311 or (323) -344-5701 (non-emergency) (800)-996-2489
5	Streets and sidewalks adjacent to construction sites shall be swept and free of construction debris at all times. LAMC 62.45 through 62.54.	BOSS	(800) 996-2489
6	Care should be taken to not interfere with trash pick-up by the Bureau of Sanitation. Construction and delivery vehicles are subject to trash pick-up parking restrictions. LAMC 80.69.	LADOT	(213) 485-4184
7	If building materials are to be stored in public right of way, it shall be by permit from the Department of Public Works, Bureau of Street Services, Investigations and Enforcement Division and shall conform to all applicable rules. LAMC 62.45 through 62.54.	BOSS	(800) 996-2489

8	Comply with the following Permitted Construction/Demolition Hours. LAMC 41.40 Monday- Friday 7AM – 9 PM Saturday or National Holiday 8 AM – 6 PM Sunday No Work Permitted.	LAPD BOSS	(323) -344-5701 (800) 996-2489
9	The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.	LADBS	311
10	Compliance with provisions of the Southern California Air Quality Management District Rule 403 for dust and air pollution from construction activities.	SCAQMD	1-800-CUT SMOG
11	The Project shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings.	SCAQMD	1-800-CUT SMOG
12	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.	SCAQMD	1-800-CUT SMOG

NOTE: Report a haul route violation online using this link:

<http://ladbs.org/services/core-services/inspection/inspection-special-assistance/haul-route-monitoring-program/haul-route-monitoring-program-complaint-form>

KEY:

LADBS—Los Angeles Department of Building and Safety

BOSS----Bureau of Street Services

LADOT--- Los Angeles Department of Transportation

LAPD--- Los Angeles Police Department

SCAQMD--- Southern California Air Quality Management District

COUNTY CLERK'S USE

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 360
 LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT

EXHIBIT C
 Environmental Clearance
 ENV-2017-4230-CE
NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 1-Cedillo
--	-------------------------------

PROJECT TITLE	LOG REFERENCE ENV-2017-4230-CE
---------------	-----------------------------------

PROJECT LOCATION 3721 N Kinney St, Los Angeles, CA 90065
--

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: Construction of a new two (2)-story, 2,644 square-foot single-family dwelling with a 401 square-foot garage


NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
--

CONTACT PERSON Ajim Baksh	AREA CODE 323	TELEPHONE NUMBER 974-2804	EXT.
-------------------------------------	------------------	------------------------------	------

EXEMPT STATUS: (Check One)	
STATE CEQA GUIDELINES	
<input type="checkbox"/> MINISTERIAL	Sec. 15268
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)
<input type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>
Section <u>15303</u> Class <u>3a</u> (State CEQA Guidelines)	
<input type="checkbox"/> OTHER	(See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION (Class <u>3a</u>): Class 3 consists of construction and location of limited numbers of new, small facilities or structures.
--

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE 	TITLE City Planning Associate	DATE 2/11/19
---	----------------------------------	-----------------

FEE: \$81.00	RECEIPT NO. 40728	REC'D. BY Danalynn Dominguez	DATE 10/19/17
-----------------	----------------------	---------------------------------	------------------

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
 Rev. 12-13-18

IF FILED BY THE APPLICANT:

NAME (PRINTED) _____

SIGNATURE _____

DATE _____

MOUNT WASHINGTON/ GLASSELL PARK SPECIFIC PLAN

PROJECT ADDRESS: 3721 N KINNEY ST, LOS ANGELES, CA 90065

MT. WASHINGTON PLAN INFORMATION:

LOT AREA: 5,463.10 SF
MAXIMUM FLOOR AREA RATION: 0.50- $\{[(\text{LOT AREA} - 5,000 \times 0.10) / 5000] + 0.490738\}$
PROJECT TOTAL (GROSS) FLOOR AREA: 2644 SF
PROPOSED BUILDING HEIGHT: 32'-10"
PROPOSED FRONT YARD SETBACK: 20'-0"
TOTAL EARTHWORK QUANTITIES: 0
CUT: 0 FILL: 0 IMPORT: 0 EXPORT: 0

PROPOSED TOTAL (GROSS) FLOOR AREA TABULATION

PROPOSED 1ST FLOOR: 1113 SF
PROPOSED 2ND FLOOR: 1130 SF
TOTAL R3 OCCUPANCY: 2243 SF
PORCH: 38 SF
UNCOVERED DECK: 297 SF
ROOF DECK: 550 SF
PARKING: STANDARD 2 GARAGE
U1 OCCUPANCY: 401 SF
GRAND TOTAL: 3522 SF

LOT COVERAGE

BUILDING COVERAGE AREA: 27.7%
HARDSCAPE COVERAGE AREA: 10.1%
LANDSCAPE COVERAGE AREA: 62.2%
TOTAL LOT COVERAGE: 100%

DEDICATION AND IMPROVEMENT

NONE

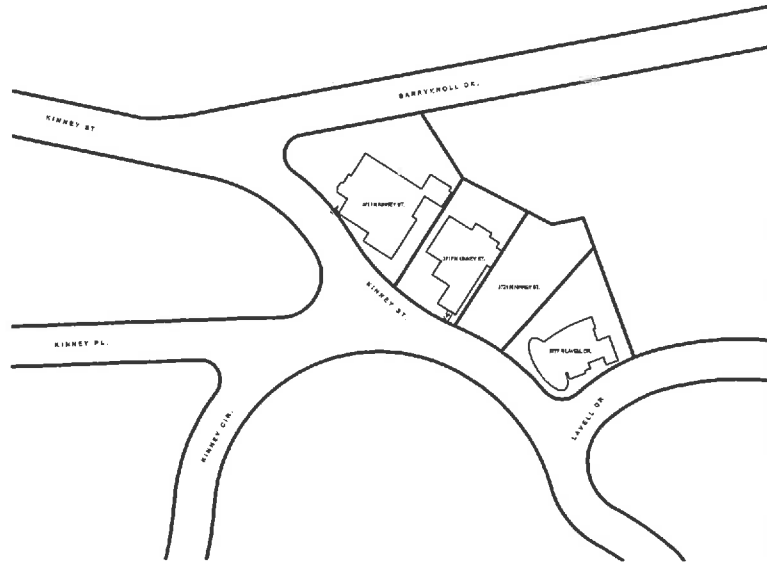
TREE SURVEY

QUANTITY:	TYPE:	DIAMETER:	HEIGHT:
THERE ARE NO TREES ON THE PROPERTY			
NO TREES ARE TO BE REMOVED NOR RELOCATED AS A RESULT OF CONSTRUCTION ACTIVITY.			
THE PROPOSED CONSTRUCTION WILL NOT AFFECT THE DRIP LINE AREA OF ANY TREE.			

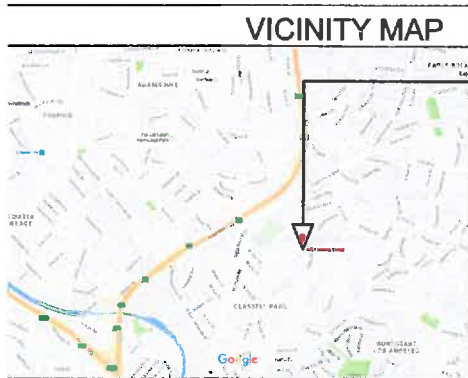
EXHIBIT "A"

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Case No. DIR-2017-4224-SPP



PREVAILING SETBACK CALCULATION				
SUBJECT PROPERTY				
LOT NUMBER	43	42	41	
EXISTING SETBACK	1'-2"	8'-0"	-	
LOT FRONTAGE	116.00'	54.61'	47.31'	
SETBACK CALCULATION				
SETBACK RANGE	1'-2" , 8'-0"			
AVERAGE SETBACK	4'-7"			
PREVAILING SETBACK 4'-7" FROM THE LOT OF SUBJECT PROPERTY				
(ADOPT 5' MINIMUM FRONT YARD PER LARBS)				



LOT DATA	
PROJECT ADDRESS: 3721 N. Kinney St., LOS ANGELES, CA 90005	
PROJECT INFO: A.P.N.: 5460.023.010 ZONE: R1-1 TRACT: TR10250 BLK: NONE LOT: 41 PARCEL AREA: 5483.10 SQ. FT. PER LAND SURVEY	
PROJECT DATA	
SINGLE FAMILY DWELLING R3 OCCUPANCY NEW TWO STORY SFD W/ ATTACHED GARAGE CONSTRUCTION TYPE: V-B FIRE SPRINKLER SYSTEM (NFPA 13D) NO. OF STORIES: 2 BUILDING HEIGHT: 32'-10"	
RFA 1ST FLOOR: 1113 SQ. FT. 2ND FLOOR: 1130 SQ. FT. R3 OCCUPANCY TOTAL: 2243 SQ. FT. UNCOVERED PORCH: 38 SQ. FT. UNCOVERED DECKS: 290 SQ. FT. ROOF DECK: 550 SQ. FT. PARKING: STANDARD 2 CAR GARAGE U1 OCCUPANCY TOTAL: 401 SQ. FT. GRAND TOTAL: 3522 SQ. FT.	
ALLOWED RFA PER ORDINANCE LOT AREA CALCULATION PER SPECIFIC PLAN: STEP 1: $0.50 - \frac{((5483.10 - 5000) \times 0.10)}{5000}$ STEP 2: $0.50 - \frac{((443.10 \times 0.10)}{5000}$ STEP 3: $0.50 - \frac{((43.31)}{5000}$ STEP 4: $0.50 - .009262 = .490738$ STEP 5: $5483.10 \times .490738 = 2680.95077$ 2680.95077 SF ALLOWED PER SPECIFIC PLAN PROPOSED SF: 1113 SF + 1130 SF + 401 SF = 2644 SF 2644 SF PROPOSED < 2680.95077 SF ALLOWED	

ARCHITECTURAL KEY NOTES	
1	4-12 MIN. SLOPED ROOF W/ CLASS "A" COMP. ASPHALT SHINGLES OR (2) LAYERS 15# FELT PAPER. TIMBERLINE COOL SERIES. COLOR: COOL WEATHERED WOOD. SRI VALUE 26 OR APPROVED SIMILAR INSTALL PER MANUFACTURERS SPECIFICATIONS. SEE MANUFACTURE SPEC SHEET ON SHEET A1.3
2	1/4-12 MIN. SLOPED ROOF W/ CLASS "A" COMP. ROOFING. ROLL DOWN OR TORCH INSTALL PER MANUFACTURERS SPECIFICATIONS.
MODEL:	Ruberoid® EnergyCap™ Torch Granule FR (white)
INITIAL REFLECTIVITY:	0.84
INITIAL EMISSIVITY:	0.81
3YR REFLECTIVITY:	0.70
3YR EMISSIVITY:	0.82
AGED SRI INDEX:	84
3	PROVIDE ELECTRICAL SERVICE AND METERS, LOCATION TO BE COORDINATED & APPROVED BY SERVICE PROVIDER. NOTE: A NEW OR RELOCATED ELECTRICAL SERVICE SHALL BE PROVIDED W/ A GROUNDING ELECTRODE. - THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC". (4.211.4, ENERGY CODE §110.10) -THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS
4	AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING
5	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, APPURTENANCE ETC.) OR TO THE LOCATION OF A HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES- WHETHER OR NOT THIS LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES
6	IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED
7	A COPY OF THE EVALUATION REPORT AND/PR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE
8	STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE.
9	THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R311.3 OR NFPA 13D. SPRINKLER SYSTEM MUST BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION
10	APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAIN SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH PER FIRE CODE 505.1 (R319)
10	LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 8 INCHES WITHIN THE FIRST 10 FEET (R401.3).

CODE INFO.	
CITY OF LOS ANGELES, BUILDING & SAFETY DEPT.	
RESIDENTIAL CODE: 2014 CITY OF LOS ANGELES RESIDENTIAL CODE	
BUILDING CODE: 2014 CITY OF LOS ANGELES BUILDING CODE	
PLUMBING CODE: 2014 CITY OF LOS ANGELES PLUMBING CODE	
MECHANICAL CODE: 2014 CITY OF LOS ANGELES MECHANICAL CODE	
ELECTRICAL CODE: 2014 CITY OF LOS ANGELES ELECTRICAL CODE	

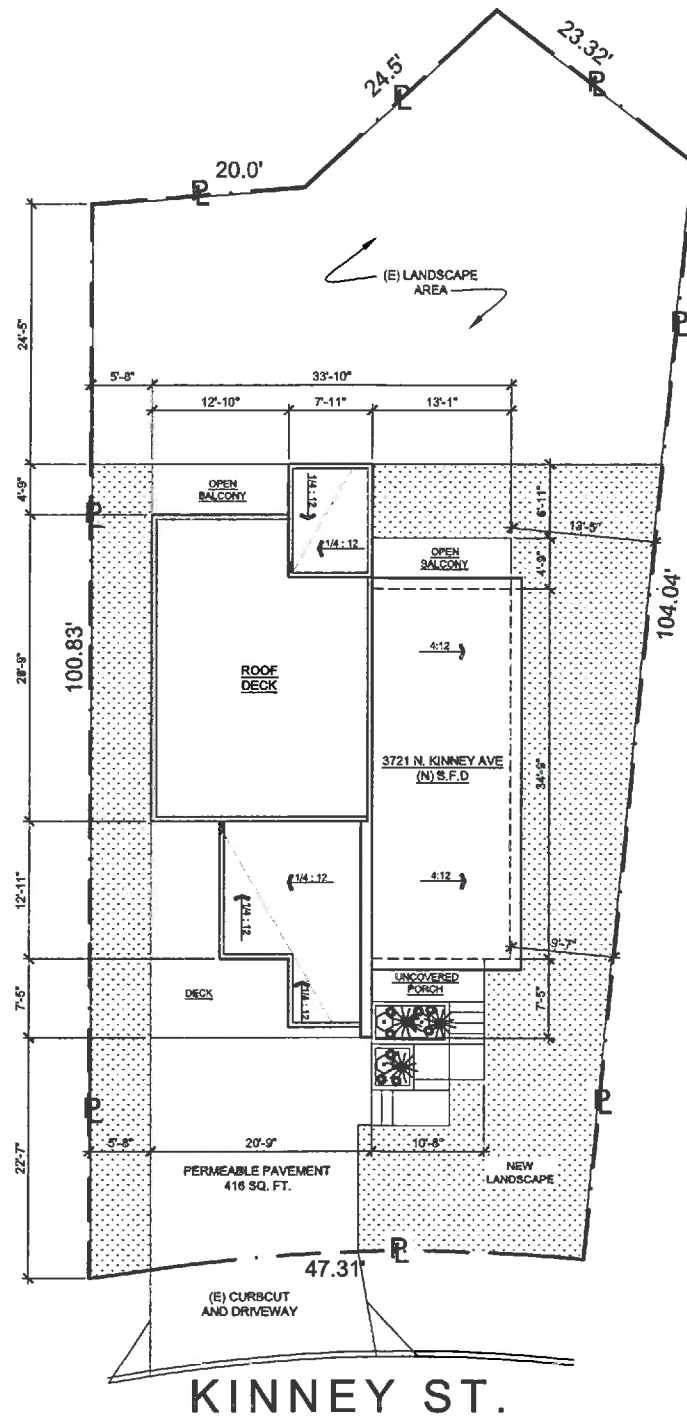


EXHIBIT "A"
Page No. 2 of 7
Case No. DIR-2017-4229-5PP

nine23

DESIGN STUDIO
4476 W. ADAMS BLVD. #206
LOS ANGELES, CA 90016
T: 323.641.0923
E: 923DESIGNSTUDIO@GMAIL.COM

REVISIONS:		
No.	Date	Description

CONSULTANTS:

OWNER INFO:
BAKSH CONSTRUCTION
C: 323.974.2804
904 SILVER SPUR RD #454
ROLLING HILLS ESTATES, CA 90274

PROJECT TITLE:
3721 N Kinney St
APN: 5460.023.010
NEW 2-STORY SINGLE FAMILY RESIDENCE
3721 N KINNEY ST
LOS ANGELES, CA 90065

Project No. N23-19-XXX
Project Phase
Drafted By FR
Revised By
Issue Date 06.14.19
This document, and the ideas and design concepts incorporated herein, are an instrument of professional service, and will be used in whole or in part for this or any other project, without the written authorization of NINE23 DESIGN STUDIO.

A0
SITE PLAN

REVISIONS:

No.	Date	Description

CONSULTANTS:

OWNER INFO:

BAKSH CONSTRUCTION
C: 323.974.2804
904 SILVER SPUR RD #454
ROLLING HILLS ESTATES, CA 90274

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Project No. N23-19-XXX
Project Phase
Drafted By FR
Revised By
Issue Date 06.14.19

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A1

SFR 1ST
FLOOR PLAN

ARCHITECTURAL KEYNOTES

- IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BLDG. WIRING AND SHALL BE EQUIPPED W/ BATTERY BACK-UP AND LOW BATTERY SIGNAL. SMOKE ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACES TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT.
-INSTALL IN ACCORDANCE WITH NFPA 72
-SMOKE ALARMS SHALL BE TESTED & MAINTAIN IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS SMOKE ALARM SHALL BE REPLACED AFTER 10 YEARS FROM THE DATE OF MANUFACTURE MARKED ON THE UNIT
- FOR NEW CONSTRUCTION REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH LARC (R303.1) OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT CANDLES OVER AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.
- IN EVERY BEDROOM AND BASEMENT, PROVIDE ONE OPENABLE ESCAPE WINDOW MEETING ALL OF THE FOLLOWING:
A) AN OPENABLE AREA OF NOT LESS THAN 5.7 SQ.FT.
B) A MINIMUM CLEAR HEIGHT OF 24"
C) A MINIMUM CLEAR WIDTH OF 20"
D) A SILL HEIGHT NOT OVER 44" ABOVE THE FLOOR.
- PROVIDE ATTIC ACCESS, 30"x22" MIN. W/ 30" MIN. HEADROOM ABOVE OPENING.
- WALL HEATER WITH SET BACK THERMOSTAT W/ 35,000 BTUH 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.
- PROVIDE 70" INCH HIGH NON-ABSORBENT WALL ADJACENT TO TUB/SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE
-BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
-GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
- BATHROOM FIXTURES PER OWNER. TOILETS SHALL NOT USE MORE THAN 1.28 GALLONS PER FLUSH TUBS-SHOWERS SHALL HAVE A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE.
-PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTIONS. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION
-PROVIDE 15" MIN. BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL. (CALIF. PLUMB. CODE 407.6)
-PROVIDE 24" CLEAR SPACE IN FRONT OF ANY WATER CLOSET. (CALIF. PLUMB. CODE 407.8)
- WATER HEATER, EARTHQUAKE STRAP PER CODE, WATER HEATER MUST BE STRAPPED TO WALL. SEE DETAIL 13/SD3
- PROVIDE LIGHT SWITCH ACTIVATED EXHAUST FAN CAPABLE OF PROVIDING 50 CFM.
-BATHROOM EXHAUST FAN MUST BE ENERGY STAR RATED, DUCTED TO TERMINATE OUTSIDE THE BUILDING, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE AND CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGE OF 50 TO 80 %
- PROVIDE RANGE HOOD CAPABLE OF PROVIDING 100 CFM. DUCTED TO TERMINATE OUTSIDE THE BUILDING
- MIN. 1 GFCI ELECT. OUTLET PER COUNTER SPACE OVER 12" IN WIDTH. MAX. 48" BETWEEN OUTLETS @ COUNTER WALLS.
- PROVIDE FLOURECENT LIGHTING FIXTURES PER 2008 N.E.C.
- PROVIDE DRYER EXHAUST DUCT SHALL BE 4" DIA. AND LENGTH SHALL BE LIMITED TO 14'-0 W/ 2 ELBOWS. THE DUCT LENGTH SHALL BE REDUCED BY 2 FT. FOR EVERY ELBOW IN EXCESS OF 2.
- EVERY DWELLING UNIT SHALL BE PROVIDED WITH A WATER CLOSET, LAVATORY, BATHTUB OR SHOWER, AND A KITCHEN (R306.1 AND R306.2)
- 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).
CORDANCE WITH UL 325
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
- DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE
- ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED (R303.6). ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN ONE FOOT CANDLE (11 LUX)
- GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):
A. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOOR ASSEMBLIES.
B. 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.
C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
3) TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
4) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
D. GLAZING IN RAILINGS.
E. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
F. 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.
G. 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.
H. 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
- HANDRAILS SHALL SATIFY THE FOLLOWING:
A) PROVIDE CONTINUOUS HANDRAILS ON BOTH SIDES FOR STAIRS W/ 4 OR MORE RISERS. EXCEPTION: STAIRWAYS 44 IN. OR LESS IN WIDTH MAY HAVE ONE HANDRAIL EXCEPT THAT SUCH STAIRWAYS OPEN ONE OR BOTH SIDES SHALL HAVE HANDRAILS PROVIDED ON THE OPEN SIDE OR SIDES
B) HANDRAIL SHALL BE 34 TO 38 IN. ABOVE THE NOSING OF TREADS.
C) OPENING BETWEEN INTERMEDIAT BALUSTER SHALL PRECLUDE THE PASSAGE OF A 4 IN. DIAM. SPHERE, THE TRIANGULAR OPENING FORMED BY THE RISER, AND TREAD AND BOTTOM ELEMENT OF HANDRAIL SHALL PRECLUDE THE PASSAGE OF A 6 IN. DIAM. SPHERE.
D) THE HANDGRIP PORTION OF HANDRAIL SHALL BE NOT LESS THAN 1 1/4" IN. NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION
E) RETURN HANDAL TO NEWEL POST OR WALL
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIRS SURFACE AND ANY SOFFIT PROTCTED ON ENCLOSED SIDE WITH 1/2" GYPOUM BOARD (302.7)
- DECK WALKING SURFACE TO BE "PLI-DEK WALKING DECK AND ROOF COVERING SYSTEM BY PLI-DEKS, INC" OR APPROVED SIMILAR LARR# RR25375 INSTALL PER MANUFACTURES SPECIFICATIONS

LEGEND

NEW WALLS

NEW 1HR RATED WALLS
SEE DETAIL 14/A&B.9

SD SMOKE ALARM SHALL BE INTERCONNECTED HARDWIRE WITH BATTERY BACK-UP. TYPICAL. SEE KEYNOTE 1

CM CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARDWIRE WITH BATTERY BACKUP SEE KEYNOTE 2

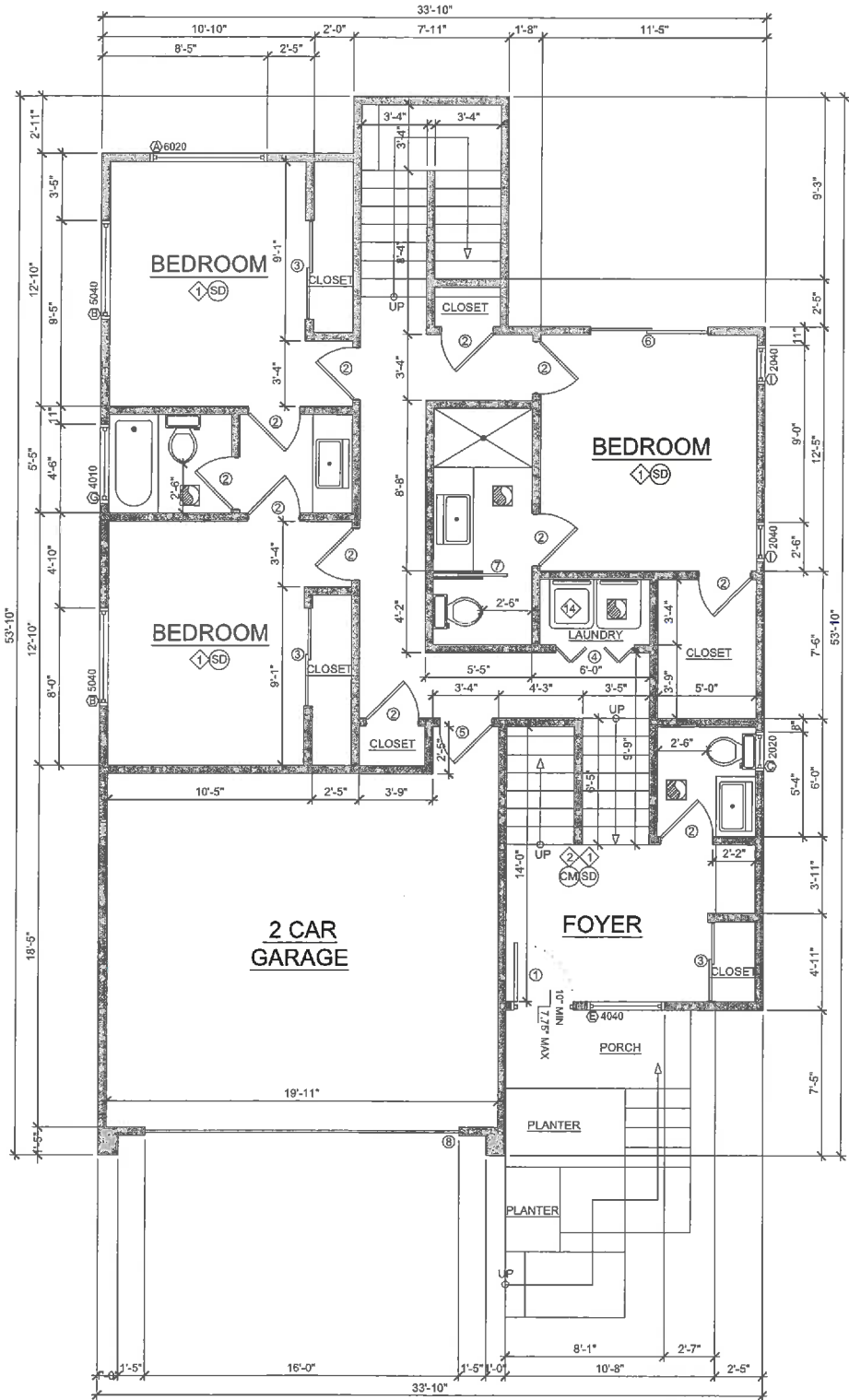
Light switch activated exhaust fan capable of providing 50 CFM.
-BATHROOM EXHAUST FAN MUST BE ENERGY STAR RATED, DUCTED TO TERMINATE OUTSIDE THE BUILDING, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE AND CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGE OF 50 TO 80 %

DOOR SCHEDULE

DOOR MARK	SIZE		TYPE		MATERIAL		FRAME		
	WIDTH	HEIGHT	THICKNESS	SOLID CORE	HOLLOW CORE	BIFOLD	SLIDING	WARD BY-PASS	
1	3'-0"	6'-8"	1-3/4"	O					PROVIDE VIEW PORT
2	2'-8"	6'-8"	1-3/8"	O					
3	4'-0"	6'-8"	1-3/8"	O					
4	4'-0"	6'-8"	1-3/8"	O					
5	2'-8"	6'-8"	1-3/4"	O					20 min fire rated, self closing, self latching @ garage
6	6'-0"	6'-8"	1-3/8"	O					
7	2'-8"	6'-8"	1-3/4"	O					POCKET DOOR
8	16'-0"	7'-0"	1-3/4"						

WINDOWS SCHEDULE

WINDOW MARK	SIZE		NO. OF PANE	TYPE		MATERIAL		GLAZING		
	WIDTH	HEIGHT		CASEMENT	FIXED GLASS	WOOD	ALUMINUM	SINGLE GLAZED	DOUBLE GLAZED	
A	6'-0"	2'-0"	2							
B	5'-0"	4'-0"	2							
C	2'-0"	2'-0"	2							
D	3'-0"	3'-0"	2							
E	4'-0"	4'-0"	2							
F	4'-0"	2'-0"	2							
G	4'-0"	1'-0"	2							
H	3'-0"	4'-0"	2							
I	2'-0"	4'-0"	2							



FIRTS FLOOR PLAN

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

EXHIBIT "A"

Page No. 3 of 7

Case No. DIR-2017-40229-SPP

REVISIONS:

No.	Date	Description

CONSULTANTS:

OWNER INFO:

BAKSH CONSTRUCTION
C: 323.974.2804
904 SILVER SPUR RD #454
ROLLING HILLS ESTATES, CA 90274

PROJECT TITLE: **3721 N Kinney St**
APN: 5460.023.010
NEW 2-STORY SINGLE FAMILY RESIDENCE
3721 N KINNEY ST
LOS ANGELES, CA 90065

Project No. N23-19-XXX
Project Phase
Drafted By FR
Revised By
Issue Date 06.14.19

This document, and the ideas and design concepts incorporated herein, as an instrument of professional service, cannot be used, in whole or in part, for this or any other project, without the written authorization of
9 2 3 D E S I G N S T U D I O .

A2

SFR
2ND FLOOR

ARCHITECTURAL KEYNOTES

- IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BLDG. WIRING AND SHALL BE EQUIPPED W/ BATTERY BACK-UP AND LOW BATTERY SIGNAL. SMOKE ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACES TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT.
-INSTALL IN ACCORDANCE WITH NFPA 72
-SMOKE ALARMS SHALL BE TESTED & MAINTAIN IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS SMOKE ALARM SHALL BE REPLACED AFTER 10 YEARS FROM THE DATE OF MANUFACTURE MARKED ON THE UNIT
- FOR NEW CONSTRUCTION REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH LARC (R303.1) OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT CANDLES OVER AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL
- IN EVERY BEDROOM AND BASEMENT, PROVIDE ONE OPENABLE ESCAPE WINDOW MEETING ALL OF THE FOLLOWING:
A) AN OPENABLE AREA OF NOT LESS THAN 5.7 SQ.FT.
B) A MINIMUM CLEAR HEIGHT OF 24"
C) A MINIMUM CLEAR WIDTH OF 20"
D) A SILL HEIGHT NOT OVER 44" ABOVE THE FLOOR.
- PROVIDE ATTIC ACCESS, 30"x22" MIN. W/ 30" MIN. HEADROOM ABOVE OPENING.
- WALL HEATER WITH SET BACK THERMOSTAT W/ 35,000 BTUH 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.
- PROVIDE 70" INCH HIGH NON-ABSORBENT WALL ADJACENT TO TUB/SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE
-BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
-GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
- BATHROOM FIXTURES PER OWNER. TOILETS SHALL NOT USE MORE THAN 1.28 GALLONS PER FLUSH TUBS-SHOWERS SHALL HAVE A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE.
-PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTIONS. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION
-PROVIDE 15" MIN. BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL. (CALIF. PLUMB. CODE 407.6)
-PROVIDE 24" CLEAR SPACE IN FRONT OF ANY WATER CLOSET. (CALIF. PLUMB. CODE 407.8)
- WATER HEATER, EARTHQUAKE STRAP PER CODE. WATER HEATER MUST BE STRAPPED TO WALL. SEE DETAIL 13/SDS
- PROVIDE LIGHT SWITCH ACTIVATED EXHAUST FAN CAPABLE OF PROVIDING 50 CFM.
-BATHROOM EXHAUST FAN MUST BE ENERGY STAR RATED, DUCTED TO TERMINATE OUTSIDE THE BUILDING, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE AND CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGE OF 50 TO 80 %
- PROVIDE RANGE HOOD CAPABLE OF PROVIDING 100 CFM. DUCTED TO TERMINATE OUTSIDE THE BUILDING
- MIN. 1 GFCI ELECT. OUTLET PER COUNTER SPACE OVER 12" IN WIDTH. MAX. 48" BETWEEN OUTLETS @ COUNTER WALLS.
- PROVIDE FLOURECENT LIGHTING FIXTURES PER 2008 N.E.C.
- PROVIDE DRYER EXHAUST DUCT SHALL BE 4" DIA. AND LENGTH SHALL BE LIMITED TO 14'-0 W/ 2 ELBOWS. THE DUCT LENGTH SHALL BE REDUCED BY 2 FT. FOR EVERY ELBOW IN EXCESS OF 2.
- EVERY DWELLING UNIT SHALL BE PROVIDED WITH A WATER CLOSET, LAVATORY, BATHTUB OR SHOWER, AND A KITCHEN (R306.1 AND R306.2)
- 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), CCORDANCE WITH UL 325
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
- DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE
- ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED (R303.6), ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN ONE FOOT CANDLE (11 LUX)
- GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4)
A. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOOR ASSEMBLIES.
B. 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.
C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
3) TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
4) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
D. GLAZING IN RAILINGS.
E. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
F. 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.
G. 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.
H. 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
- HANDRAILS SHALL SATIFY THE FOLLOWING:
A) PROVIDE CONTINUOUS HANDRAILS ON BOTH SIDES FOR STAIRS W/ 4 OR MORE RISERS. EXCEPTION: STAIRWAYS 44 IN. OR LESS IN WIDTH MAY HAVE ONE HANDRAIL EXCEPT THAT SUCH STAIRWAYS OPEN ONE ONE OR BOTH SIDES SHALL HAVE HANDRAILS PROVIDED ON THE OPEN SIDE OR SIDES
B) HANDRAIL SHALL BE 34 TO 38 IN. ABOVE THE NOSING OF TREADS.
C) OPENING BETWEEN INTERMEDIAT BALUSTER SHALL PRECLUDE THE PASSAGE OF A 4 IN. DIAM. SPHERE. THE TRIANGULAR OPENING FORMED BY THE RISER, AND TREAD AND BOTTOM ELEMENT OF HANDRAIL SHALL PRECLUDE THE PASSAGE OF A 6 IN. DIAM. SPHERE.
D) THE HANDCIP PORTION OF HANDRAIL SHALL BE NOT LESS THAN 1 1/4" IN, NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION
E) RETURN HANDAIL TO NEWEL POST OR WALL
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIRS SURFACE AND ANY SOFFIT PROTECTED ON ENCLOSED SIDE WITH 1/2" GYPDUM BOARD (302.7)
- DECK WALKING SURFACE TO BE "PLU-DEK WALKING DECK AND ROOF COVERING SYSTEM BY PLU-DEKS, INC" OR APPROVED SIMILAR LARR# R225375 INSTALL PER MANUFACTURES SPECIFICATIONS

LEGEND

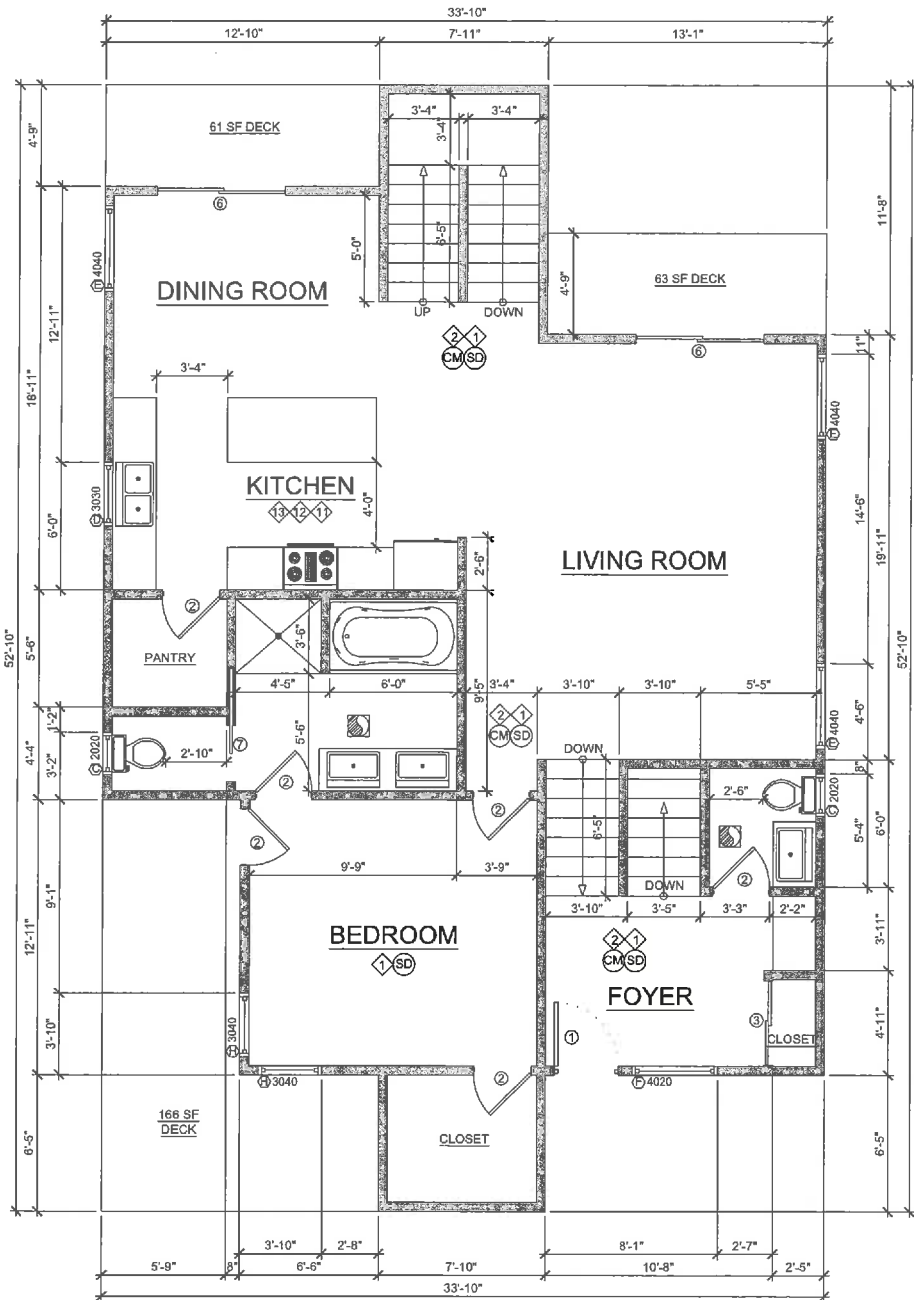
- NEW WALLS
- NEW 1HR RATED WALLS
SEE DETAIL 14/A6.0
- SMOKE ALARM SHALL BE INTERCONNECTED HARDWARE WITH BATTERY BACK-UP. TYPICAL SEE KEYNOTE 1
- CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED. HARDWARE WITH BATTERY BACKUP SEE KEYNOTE 2
- LIGHT SWITCH ACTIVATED EXHAUST FAN CAPABLE OF PROVIDING 50 CFM.
-BATHROOM EXHAUST FAN MUST BE ENERGY STAR RATED, DUCTED TO TERMINATE OUTSIDE THE BUILDING, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE AND CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGE OF 50 TO 80 %

DOOR SCHEDULE

DOOR MARK	SIZE		THICKNESS	TYPE		MATERIAL		FRAME		
	WIDTH	HEIGHT		SOLID CORE	HOLLOW CORE	BIFOLD	SLIDING	WAND BY-PASS	ROLL DOWN	
1	3'-0"	6'-8"	1-3/4"							PROVIDE VIEW PORT
2	2'-8"	6'-8"	1-3/8"							
3	4'-0"	6'-8"	1-3/8"							
4	4'-0"	6'-8"	1-3/8"							
5	2'-8"	6'-8"	1-3/4"							20 min fire rated, self closing, self latching @ garage
6	6'-0"	6'-8"	1-3/8"							
7	2'-8"	6'-8"	1-3/4"							POCKET DOOR
8	16'-0"	7'-0"	1-3/4"							

WINDOWS SCHEDULE

WINDOW MARK	SIZE		NO. OF PANE	TYPE		MATERIAL		GLAZING		
	WIDTH	HEIGHT		CASEMENT	FIXED GLASS	WOOD	ALUMINUM	SINGLE GLAZED	DOUBLE GLAZED	
A	6'-0"	2'-0"	2							
B	5'-0"	4'-0"	2							
C	2'-0"	2'-0"	2							
D	3'-0"	3'-0"	2							
E	4'-0"	4'-0"	2							
F	4'-0"	2'-0"	2							
G	4'-0"	1'-0"	2							
H	3'-0"	4'-0"	2							
I	2'-0"	4'-0"	2							



SECOND FLOOR PLAN

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

EXHIBIT "A"

Page No. 4 of 7

Case No. DIR-2017-4222-SFP

REVISIONS:

No.	Date	Description

CONSULTANTS:

OWNER INFO:

BAKSH CONSTRUCTION
C: 323.974.2804
904 SILVER SPUR RD #454
ROLLING HILLS ESTATES, CA 90274

PROJECT TITLE: **3721 N Kinney St**
APN: 5460.023.010
NEW 2-STORY SINGLE FAMILY RESIDENCE
3721 N KINNEY ST
LOS ANGELES, CA 90065

Project No. N23-19-XXX
Project Phase
Drafted By FR
Revised By
Issue Date 06.14.19

This document, and the ideas and design concepts incorporated herein, as an instrument of professional service, can not be used, in whole or in part, for any other project, without the written authorization of nine23 DESIGN STUDIO.

A3

ROOF TOP FLOOR PLAN

ARCHITECTURAL KEYNOTES

- IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BLDG. WIRING AND SHALL BE EQUIPPED W/ BATTERY BACKUP AND LOW BATTERY SIGNAL. SMOKE ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACES TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT.
-INSTALL IN ACCORDANCE WITH NFPA 72
-SMOKE ALARMS SHALL BE TESTED & MAINTAIN IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS SMOKE ALARM SHALL BE REPLACED AFTER 10 YEARS FROM THE DATE OF MANUFACTURE MARKED ON THE UNIT
- FOR NEW CONSTRUCTION REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP, ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH LARG (R303.1) OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT CANDLES OVER AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL
- IN EVERY BEDROOM AND BASEMENT, PROVIDE ONE OPENABLE ESCAPE WINDOW MEETING ALL OF THE FOLLOWING:
A) AN OPENABLE AREA OF NOT LESS THAN 5.7 SQ.FT.
B) A MINIMUM CLEAR HEIGHT OF 24"
C) A MINIMUM CLEAR WIDTH OF 20"
D) A SILL HEIGHT NOT OVER 44" ABOVE THE FLOOR.
- PROVIDE ATTIC ACCESS. 30"x22" MIN. W/ 30" MIN. HEADROOM ABOVE OPENING.
- WALL HEATER WITH SET BACK THERMOSTAT W/ 35,000 BTUH 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.
- PROVIDE 70" INCH HIGH NON-ABSORBENT WALL ADJACENT TO TUB/SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE
-BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
-GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
- BATHROOM FIXTURES PER OWNER. TOILETS SHALL NOT USE MORE THAN 1.28 GALLONS PER FLUSH TUBS-SHOWERS SHALL HAVE A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE.
-PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTIONS. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION
-PROVIDE 15" MIN. BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL. (CALIF. PLUMB. CODE 407.6)
-PROVIDE 24" CLEAR SPACE IN FRONT OF ANY WATER CLOSET. (CALIF. PLUMB. CODE 407.8)
- WATER HEATER. EARTHQUAKE STRAP PER CODE. WATER HEATER MUST BE STRAPPED TO WALL. SEE DETAIL 13/SDS
- PROVIDE LIGHT SWITCH ACTIVATED EXHAUST FAN CAPABLE OF PROVIDING 50 CFM.
-BATHROOM EXHAUST FAN MUST BE ENERGY STAR RATED, DUCTED TO TERMINATE OUTSIDE THE BUILDING. MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE AND CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGE OF 50 TO 80 %
- PROVIDE RANGE HOOD CAPABLE OF PROVIDING 100 CFM. DUCTED TO TERMINATE OUTSIDE THE BUILDING
- MIN. 1 GFCI ELECT. OUTLET PER COUNTER SPACE OVER 12" IN WIDTH. MAX. 48" BETWEEN OUTLETS @ COUNTER WALLS.
- PROVIDE FLOURECENT LIGHTING FIXTURES PER 2008 N.E.C.
- PROVIDE DRYER EXHAUST DUCT SHALL BE 4" DIA. AND LENGNTN SHALL BE LIMITED TO 14'-0 W/ 2 ELBOWS. THE DUCT LENGTH SHALL BE REDUCED BY 2 FT. FOR EVERY ELBOW IN EXCESS OF 2.
- EVERY DWELLING UNIT SHALL BE PROVIDED WITH A WATER CLOSET, LAVATORY, BATHTUB OR SHOWER, AND A KITCHEN (R306.1 AND R306.2)
- 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).
CCORDANCE WITH UL 325
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
- DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE
- ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED (R303.8). ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN ONE FOOT CANDLE (11 LUX)
- GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):
A. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOOR ASSEMBLIES.
B. 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.
C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
3) TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
4) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
D. GLAZING IN RAILINGS.
E. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
F. 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.
G. 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.
H. 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
- HANDRAILS SHALL SATIFY THE FOLLOWING:
A) PROVIDE CONTINUOUS HANDRAILS ON BOTH SIDES FOR STAIRS W/ 4 OR MORE RISERS. EXCEPTION: STAIRWAYS 44 IN. OR LESS IN WIDTH MAY HAVE ONE HANDRAIL EXCEPT THAT SUCH STAIRWAYS OPEN ONE OR BOTH SIDES SHALL HAVE HANDRAILS PROVIDED ON THE OPEN SIDE OR SIDES
B) HANDRAIL SHALL BE 34 TO 38 IN. ABOVE THE NOSING OF TREADS.
C) OPENING BETWEEN INTERMEDIAT BALUSTER SHALL PRECLUDE THE PASSAGE OF A 4 IN. DIAM. SPHERE. THE TRIANGULAR OPENING FORMED BY THE RISER, AND TREAD AND BOTTOM ELEMENT OF HANDRAIL SHALL PRECLUDE THE PASSAGE OF A 6 IN. DIAM. SPHERE.
D) THE HANDGRIP PORTION OF HANDRAIL SHALL BE NOT LESS THAN 1 1/4" IN. NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION
E) RETURN HANDAIL TO NEWEL POST OR WALL
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIRS SURFACE AND ANY SOFFIT PROTCTED ON ENCLOSED SIDE WITH 1/2" GYPDUM BOARD (302.7)
- DECK WALKING SURFACE TO BE " PLI-DEK WALKING DECK AND ROOF COVERING SYSTEM BY PLI-DEKS, INC" OR APPROVED SIMILAR LARR# R25375 INSTALL PER MANUFACTURES SPECIFICATIONS

LEGEND

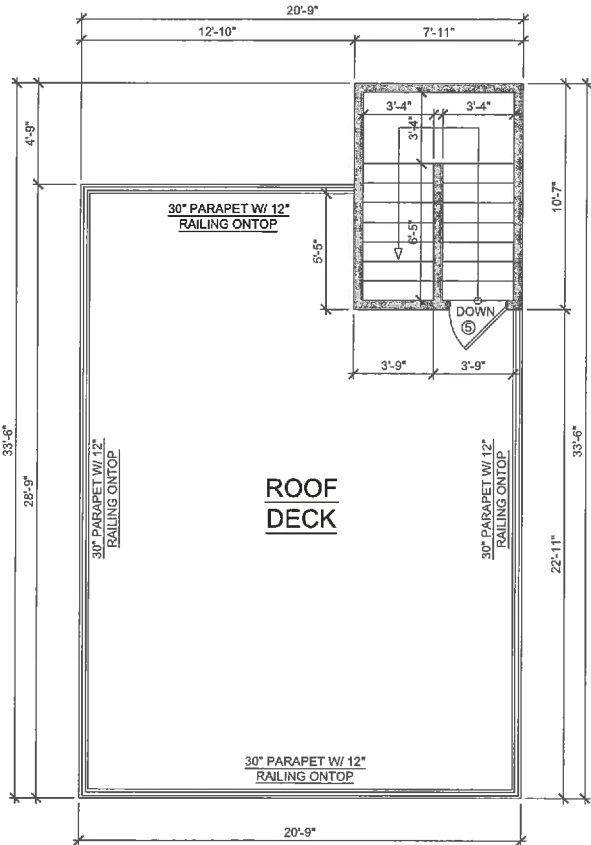
- NEW WALLS
- NEW 1HR RATED WALLS
SEE DETAIL 14/A6.0
- (S.D) SMOKE ALARM SHALL BE INTERCONNECTED HARDWIRE WITH BATTERY BACK-UP, TYPICAL SEE KEYNOTE 1
- (CM) CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED. HARDWIRE WITH BATTERY BACKUP SEE KEYNOTE 2
- (L) LIGHT SWITCH ACTIVATED EXHAUST FAN CAPABLE OF PROVIDING 50 CFM.
-BATHROOM EXHAUST FAN MUST BE ENERGY STAR RATED, DUCTED TO TERMINATE OUTSIDE THE BUILDING, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE AND CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGE OF 50 TO 80 %

DOOR SCHEDULE

DOOR MARK	SIZE			TYPE		MATERIAL		FRAME		
	WIDTH	HEIGHT	THICKNESS	SOLID CORE	HOLLOW CORE	BIFOLD	SLIDING	WARD BY-PASS	ROLL DOWN	
1	3'-0"	6'-8"	1-3/4"	○						PROVIDE VIEW PORT
2	2'-8"	6'-8"	1-3/8"	○						
3	4'-0"	6'-8"	1-3/8"				○			
4	4'-0"	6'-8"	1-3/8"				○			
5	2'-8"	6'-8"	1-3/4"	○				○		20 min fire rated, self closing, self latching @ garage
6	6'-0"	6'-8"	1-3/8"				○			
7	2'-8"	6'-8"	1-3/4"	○				○		POCKET DOOR
8	16'-0"	7'-0"	1-3/4"					○		

WINDOWS SCHEDULE

WINDOW MARK	SIZE			TYPE		MATERIAL		GLAZING		
	WIDTH	HEIGHT	NO. OF PANE	CASEMENT	FIXED GLASS	AWNING	SLIDING	WOOD	ALUMINUM	
A	6'-0"	2'-0"	2		○				○	
B	5'-0"	4'-0"	2	○					○	
C	2'-0"	2'-0"	2		○				○	
D	3'-0"	3'-0"	2		○				○	
E	4'-0"	4'-0"	2	○					○	
F	4'-0"	2'-0"	2		○				○	
G	4'-0"	1'-0"	2						○	
H	3'-0"	4'-0"	2	○					○	
I	2'-0"	4'-0"	2		○				○	



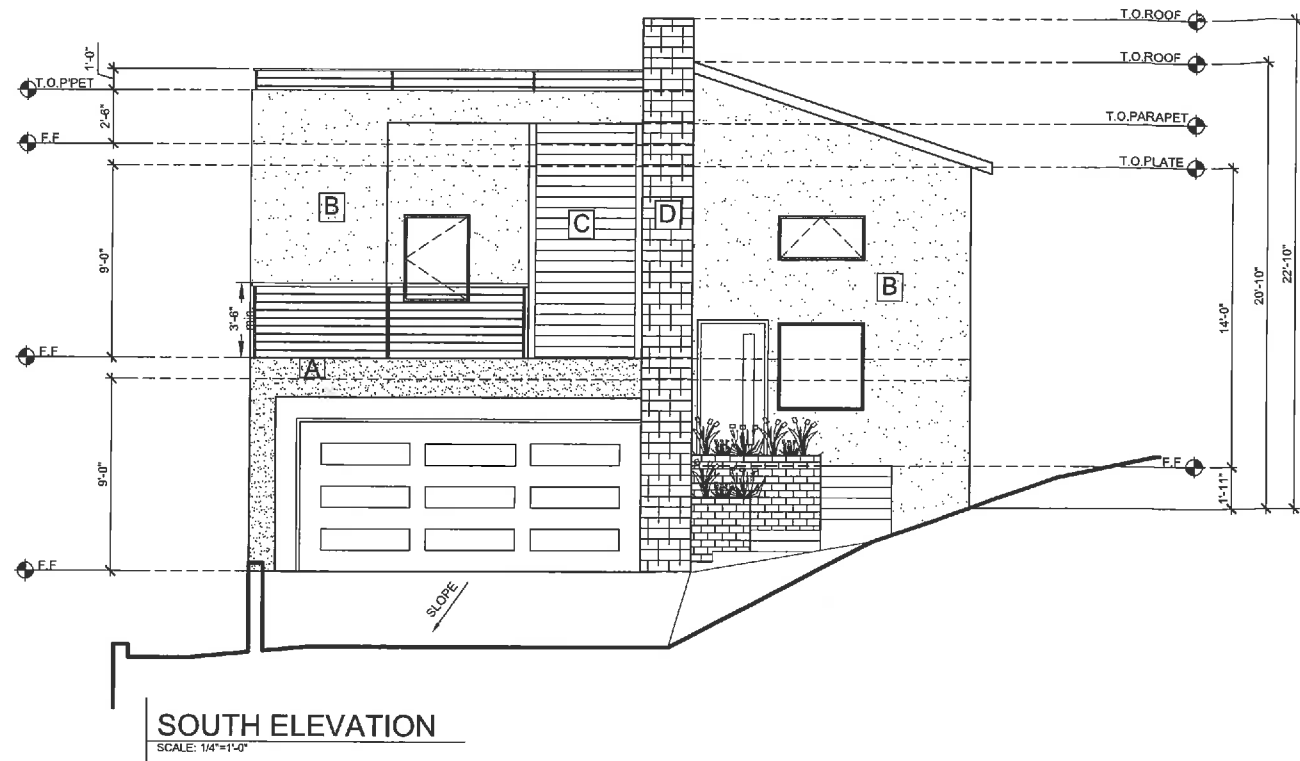
ROOF TOP FLOOR PLAN

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

EXHIBIT "A"

Page No. 5 of 7

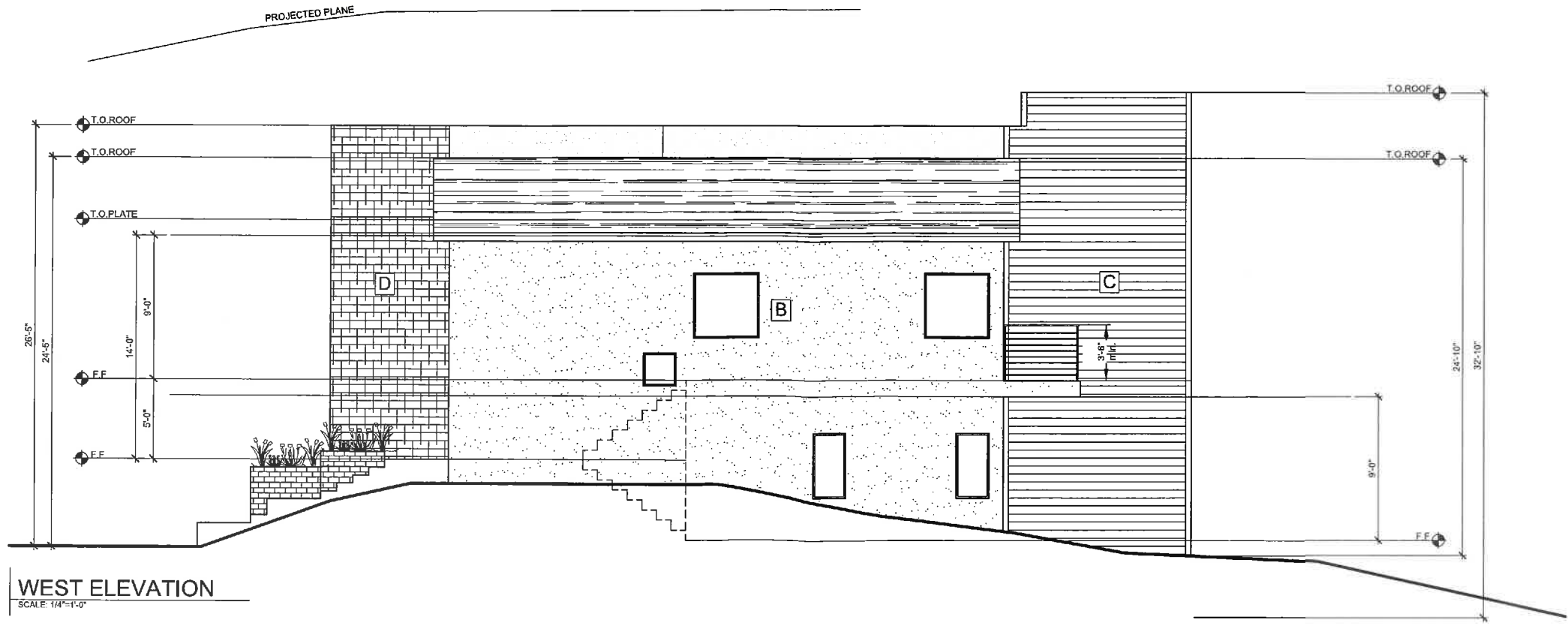
Case No. DIR-2017-4224-5PP



- ELEVATION LEGEND**
- A 7/8" THICK STUCCO, SMOOTH FINISH, COLOR: GRAY W/ ANTI-GRAFFITI FINISH AT THE FIRST 9 FT. FROM GRADE LARR25080-T
 - B 7/8" THICK STUCCO SAND FINISH, COLOR: WHITE
 - C JAMES HARDIE, HARDIEPLANK LAP SIDING ESR-2290 OR APPROVED SIMILAR
 - D EL DORADO CULTURE STONE VENEER OR APPROVED SIMILAR

EXHIBIT "A"
Page No. 6 of 7
Case No. DIR-2017-40229-5PP

OWNER INFO:
BAKSH CONSTRUCTION
C: 323.974.2804
904 SILVER SPUR RD #454
ROLLING HILLS ESTATES, CA 90274



PROJECT TITLE:
3721 N Kinney St
APN: 5460.023.010
NEW 2-STORY SINGLE FAMILY RESIDENCE
3721 N KINNEY ST
LOS ANGELES, CA 90065

Project No. N23-19-XXX
Project Phase FR
Drafted By
Revised By
Issue Date 06.14.19
This document, and the ideas and design concepts incorporated herein, as an instrument of professional service, cannot be used, in whole or in part for any other project, without the written authorization of 923 DESIGN STUDIO.

A4
EXTERIOR ELEVATIONS

REVISIONS:		
No.	Date	Description

CONSULTANTS:



ELEVATION LEGEND

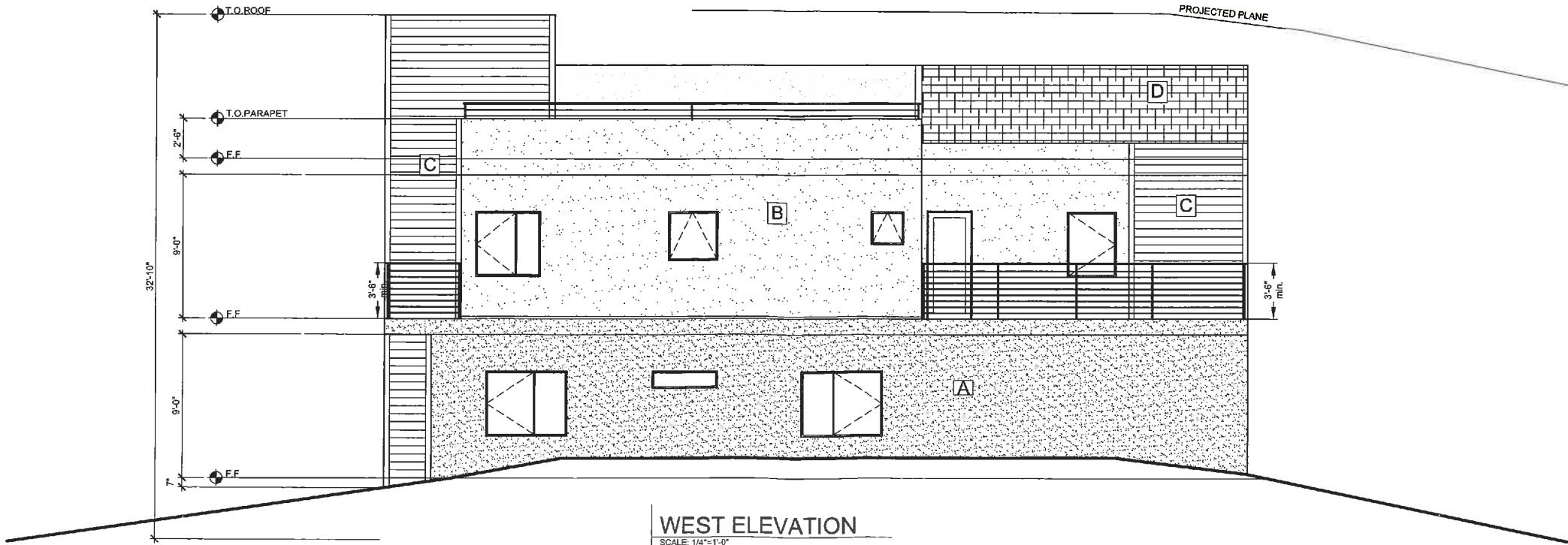
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EXHIBIT "A"

Page No. 7 of 7

Case No. DIR-2017-4289-BAKSH CONSTRUCTION

OWNER INFO:
BAKSH CONSTRUCTION
C: 323.974.2804
904 SILVER SPUR RD #454
ROLLING HILLS ESTATES, CA 90274



PROJECT TITLE:

3721 N Kinney St
APN: 5460.023.010
NEW 2-STORY SINGLE FAMILY RESIDENCE
3721 N KINNEY ST
LOS ANGELES, CA 90065

Project No. N23-19-XXX
Project Phase FR
Drafted By
Revised By
Issue Date 06.14.19

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A5

EXTERIOR ELEVATIONS

DIR-2017-4229-SPP-1A

Los Angeles Department of Building and Safety

EXHIBIT E

LADBS- Permit No.16010-70000-05070

Certificate Information: 3721 N KINNEY ST 90065

Application / Permit	16010-70000-05070
Plan Check / Job No.	B16SL01422
Group	Building
Type	Bldg-New
Sub-Type	1 or 2 Family Dwelling
Primary Use	(1) Dwelling - Single Family
Work Description	NEW 2-STORY SFD.
Permit Issued	No
Current Status	Reviewed by Supervisor on 12/30/2016

Permit Application Status History

Submitted	11/2/2016	APPLICANT
Assigned to Plan Check Engineer	12/15/2016	JOSHUA DIAZ
Corrections Issued	12/18/2016	JOSHUA DIAZ
Reviewed by Supervisor	12/30/2016	WESLEY FARRELL
Building Plans Picked Up	1/3/2017	APPLICANT

Permit Application Clearance Information

Address approval	Cleared	12/14/2016	ROCHELLE DUNGCA
Eng Process Fee Ord 176,300	Cleared	12/14/2016	ROCHELLE DUNGCA
Sewer availability	Cleared	12/14/2016	ROCHELLE DUNGCA
Miscellaneous	Not Cleared	12/27/2016	JOSHUA DIAZ
Specific Plan	Not Cleared	12/27/2016	JOSHUA DIAZ
Low Impact Development	Cleared	12/28/2016	MARTIN FRAGOSO
Hydrant and Access approval	Cleared	1/5/2017	JOHN CONNEALLY
BHO/Hillside ordinance	Cleared	1/17/2017	JAMES KHO
Permit	Cleared	1/17/2017	JAMES KHO
Green Code	Cleared	1/30/2017	DAVID MATSON
Grading Pre-Inspection	Cleared	9/6/2018	PATRICK MISCHLICH
BHO/Hillside ordinance	Cleared	11/16/2018	ADRIAN SANCHEZ

Contact Information

No Data Available.

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.

Los Angeles Department of Building and Safety

EXHIBIT FLADBS – Property Information for
3717 N. Kinney Street

Certificate Information: 3717 N KINNEY ST 90065

Application / Permit

06014-10000-08719

Plan Check / Job No.

B06LA10387

Group

Building

Type

Bldg-Addition

Sub-Type

1 or 2 Family Dwelling

Primary Use

(1) Dwelling - Single Family

Work Description

ADD WOOD TRELLIS IN FRONT OF ONE CAR ATTACHED GARAGE EXTENDING ABOVE PART OF DRIVEWAY 8' X 12'

Permit Issued

Issued on 3/19/2007

Issuing Office

Metro

Current Status

CofO Issued on 4/28/2008

Certificate of Occupancy

CofO Issued

Permit Application Status History

Submitted	9/25/2006	APPLICANT
Assigned to Plan Check Engineer	9/25/2006	JESSE JIMENEZ
Corrections Issued	9/25/2006	JESSE JIMENEZ
Plan Check Approved	3/19/2007	SUEN LIEU
Issued	3/19/2007	SUSANA BENAVIDEZ
CofO in Progress	4/25/2008	TODD MALAND
Permit Finaled	4/28/2008	PERRY SINGERMAN
CofO Issued	4/28/2008	PERRY SINGERMAN
Permit Finaled	4/28/2008	PERRY SINGERMAN

Permit Application Clearance Information

Eng Process Fee Ord 176,300	Cleared	11/13/2006	IRMA HINOJOSA
Hillside ordinance	Cleared	11/13/2006	IRMA HINOJOSA
Specific Plan	Cleared	1/10/2007	WILLIAM LANDA

Contact Information

Architect	Avanesian, Haroot; Lic. No.: C23194	4323 ROSEMONT AVENUE	LA CRESCENTA, CA 91214
Contractor	Owner-Builder		

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Inspection Request History

Final	4/21/2008	OK to Issue CofO	TODD MALAND
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INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3a. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

Christine and Hubert Young
3777 Lavell Drive
Los Angeles, CA 90065

Los Angeles Planning Commission Office
200 North Spring Street Room 272
Los Angeles, CA 90012

July 25, 2019

Dear Commissioner,

My husband and I are the homeowners at 3777 Lavell Drive next to the proposed project site above. We purchased our house last year after 10 years of savings to move into a hillside property with a valuable view. Our house was built in the 1930s with an addition renovated about 15 years ago which doubled the size of the original structure at approx. 1800 sq ft. For us, this is considered a dream house due to the view from our balcony deck where we spend 90% of our time. Like all hillside properties built such a long time ago, our house did have settlement issues and upon moving in, we spent a lot of money to stabilize the side of the house that is within closest proximity to the proposed site. The recent earthquake activities did create some new cracks and it's a good thing we performed the reinforcement work. It's not perfect, but at least we feel safe for now.

We appealed the Applicant's plans due to several reasons and we would like the opportunity to propose a solution that we feel will be a fair compromise for both parties. We are invested homeowners with our livelihood here, but we do understand the need for economic development and that builders can oftentimes be able to make considerate decisions on behalf of the neighbors and the neighborhood without having to compromise their profits.

What we would like to propose to the Applicant:

1. Build their 2-story structure several feet below the dirt level. The majority of houses here were all built with 1st floor level below ground and many homes that were built on the ground level do not have a 2nd story.
2. Eliminate the unnecessarily large 550sq ft Roof Deck from their plans. At 32' 2-stories high, the structure is already able to capture an 180degree view WITHOUT needing to add on a Roof Deck. If such a deck exists, we will have absolutely no privacy and the neighbors will also be looking right at us. No other houses here have a Roof Deck and it would be inconsistent with the neighborhood.

3. Adjust the Front Setback closer to the street as much as possible, because their 22' setback will block our view by over 65%. The minimum allowance is 4'7", yet there is no maximum allowance here that should be in place due to the consideration of other houses. It is unnecessary for the Applicant to have such a deep setback. In doing so, they are further maximizing their plans at our expense. Our property will decrease by 10-15% and it is also inconsistent with all other homes in the area.
4. Ensure the safety of our house and our neighborhood by providing thorough Grading Analysis. The last soil report was in 2004 with no other updates. As mentioned, most older hillside homes here do have settlement issues such as ours. We have already performed the work to stabilize what we can, but without sufficient grading from the Applicant, then how do we know how much the proposed construction will affect us?
5. Propose Applicant to invest in the neighborhood's sub-standard streets and road conditions. There are only 2 roads to get up here. Both roads are in very poor conditions and extremely narrow and cannot handle more traffic. One of the roads is actually a fire-road with a sharp hairpin turn along a cliff-side that needs major reinforcement. Everyday that cars pass through is like a head-on collision waiting to happen. It is actually quite dangerous and even Uber drivers have cancelled requests due to the steep roads leading up here. We have in-car recordings of what it's like to drive up and down these streets. There also needs to be Speed Limit signs and Convex Mirrors put in, because cars often speed here. We have the safety of children and pets to be considerate of.

We are sincerely asking for our livelihood and hardship to be considered here. We understand and accept the fact that our home value will be compromised due to the proposed building. The Applicant will still be able to capture an amazing 180degree view and have a sizable structure even with the adjustments we propose. Please kindly consider our points and re-evaluate the Applicant's plans to reach a fair resolution to both parties. Thank you for your time and consideration.

Sincerely,

Christine and Hubert Young

PRESENTATION

Appeal of New Home Approval at
3721 N. Kinney

Appeal of New Home
Approval at
3721 N. Kinney

August 28, 2019

Christine and Hubert Young
3777 Lavell Drive

Summary

The home was approved by staff, but should not have due to severe issues.

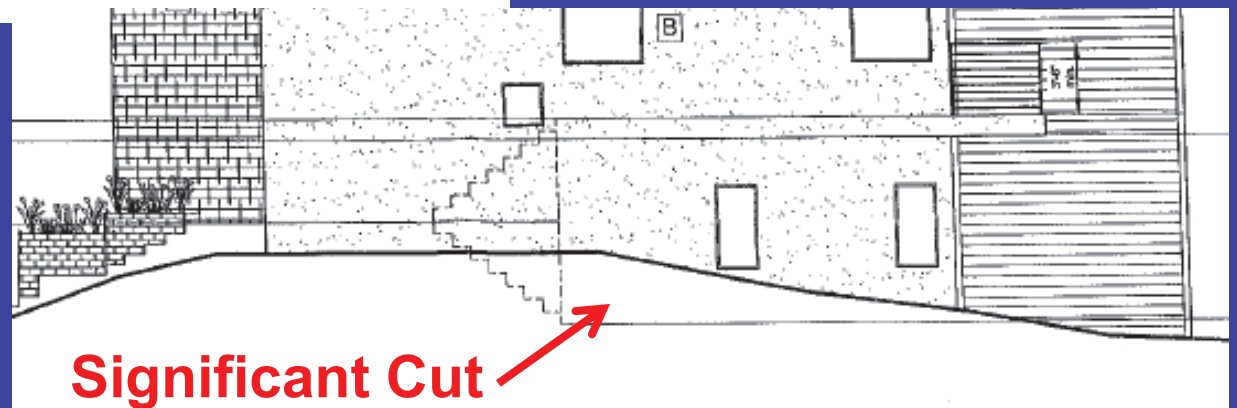
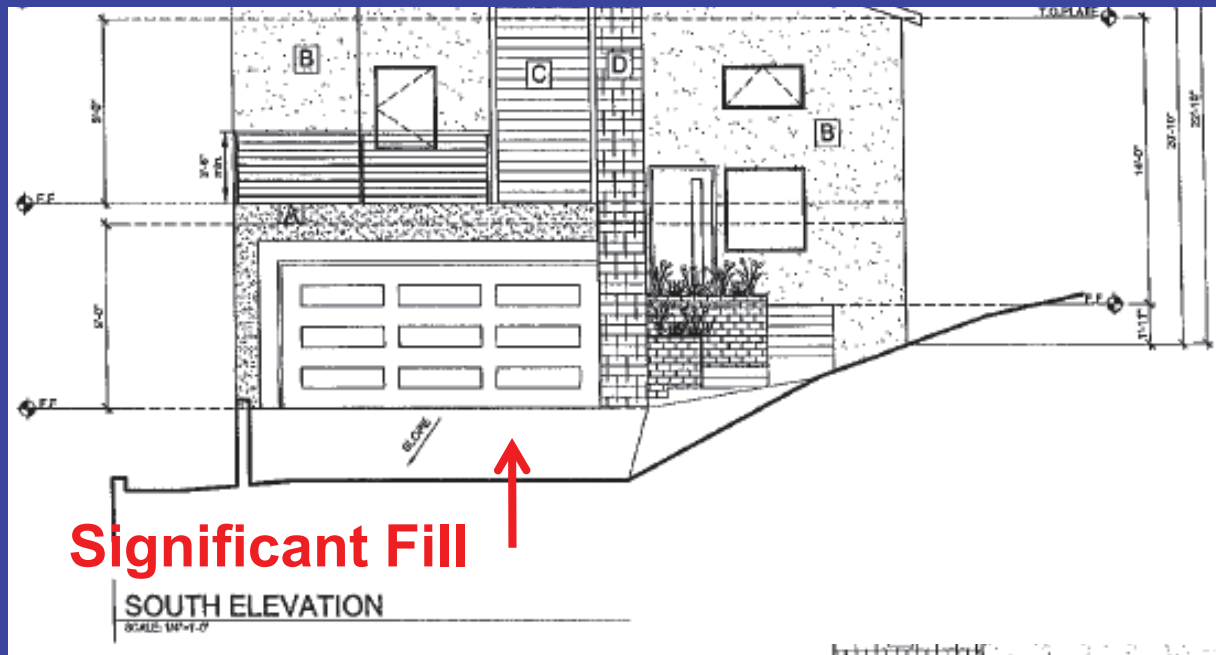
- Multiple errors on the plans and misinformation on the plans did not provide for “due process” to be implemented on the project.
- Cumulative impacts that negate the ability for the project to be exempt per CEQA.
- The analysis and subsequent findings for the front yard depth was done incorrectly per the Mount Washington-Glassell Park Specific Plan.

Multiple Errors on the Plans

- The architect misrepresents that there is no grading on the site on the cover sheet of the plans. The elevations show that there will be a significant amount of grading. This needs to be corrected and the plans resubmitted for staff review.
- The plans and report represent that the size of the lot is 5,463 square feet. Zimas shows it to be significantly smaller at 5,140. As such the proposed home exceeds the allowable square footage.
- The title sheet of the plans represents that the construction will not impact the drip line of any tree. However there are several large trees on my clients' property that are partially over the subject lot and will have significant damage to their roots within the dripline.
- The site plan shows an existing curb cut and driveway, while neither exist.
- Sheet A3.1 mislabels the North Elevation as the South Elevation.

Willful Error on Grading in Hillside Area

TOTAL EARTHWORK QUANTITIES: 0
CUT: 0 FILL: 0 IMPORT: 0 EXPORT: 0



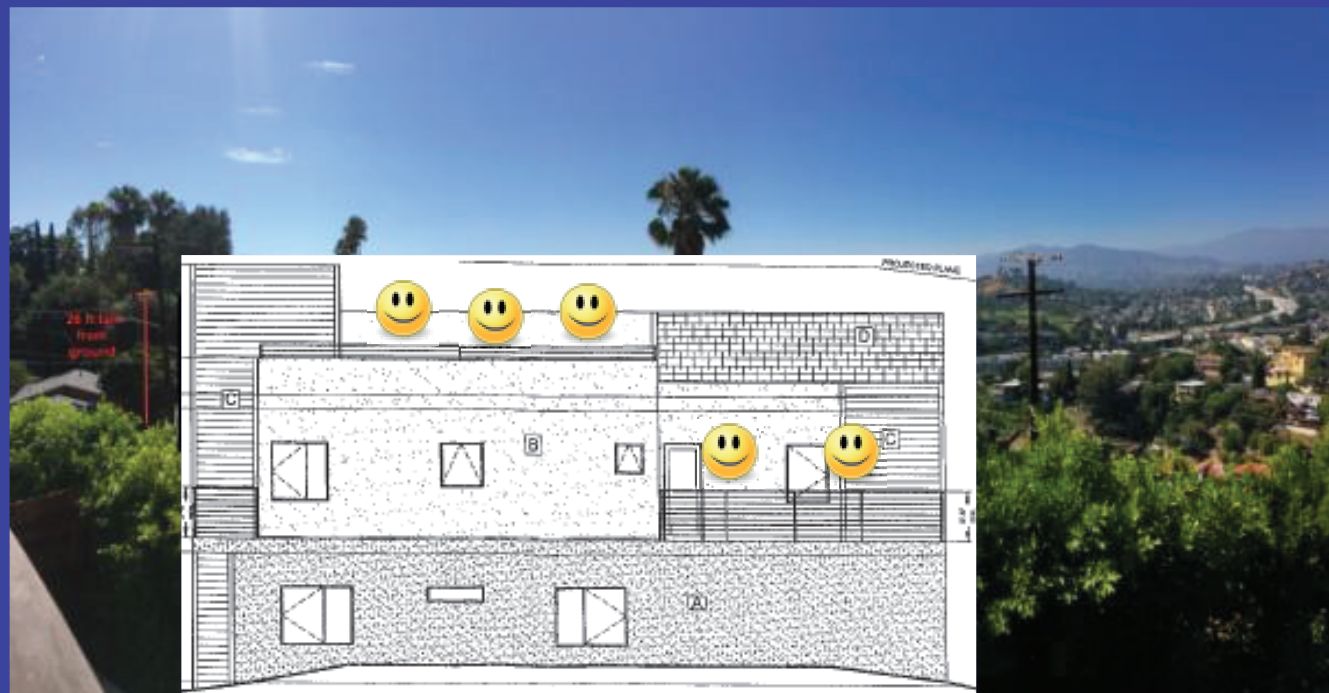
Cumulative Impacts Negate CEQA Exemption

- The grading quantities are not known and could be significant. The area is served by extremely small roads and any amount of excavation will cause dramatic traffic delays and potential land movement. My client's home has experienced significant settlement in the past which required very expensive remediation. This work was in the area of the home closest to the proposed project. It is quite possible they will be harmed by the project.
- The home will create dramatic impacts to the views from my clients' home. We estimate that nearly 65% of the best and primary views from their home will be lost due to the project. The impacts are exacerbated by the elevation of the home from the lowest point on the lot, the excessive setback from the street (detailed later), and the enormous enclosure for the rooftop stairway.

View Impact



**Existing
View**



**Proposed
View
Including
People on
Decks**

Cumulative Impacts Negate CEQA Exemption (continued)

- Privacy will be eliminated due to the extensive rooftop deck which is exactly in their viewshed. Other homes in the area do not have rooftop decks and this should be viewed as an anomaly and not acceptable.
- The size of the home is dramatic and uses strategic design elements to create a much larger home than the maximum FAR. The decks and porch add additional mass that create a total of 3,522 square feet of gross area, nearly 900 square feet than the allowable floor area. The home is much larger and impactful than the FAR represents.

Project Ignores Prevailing Front Yard Requirement

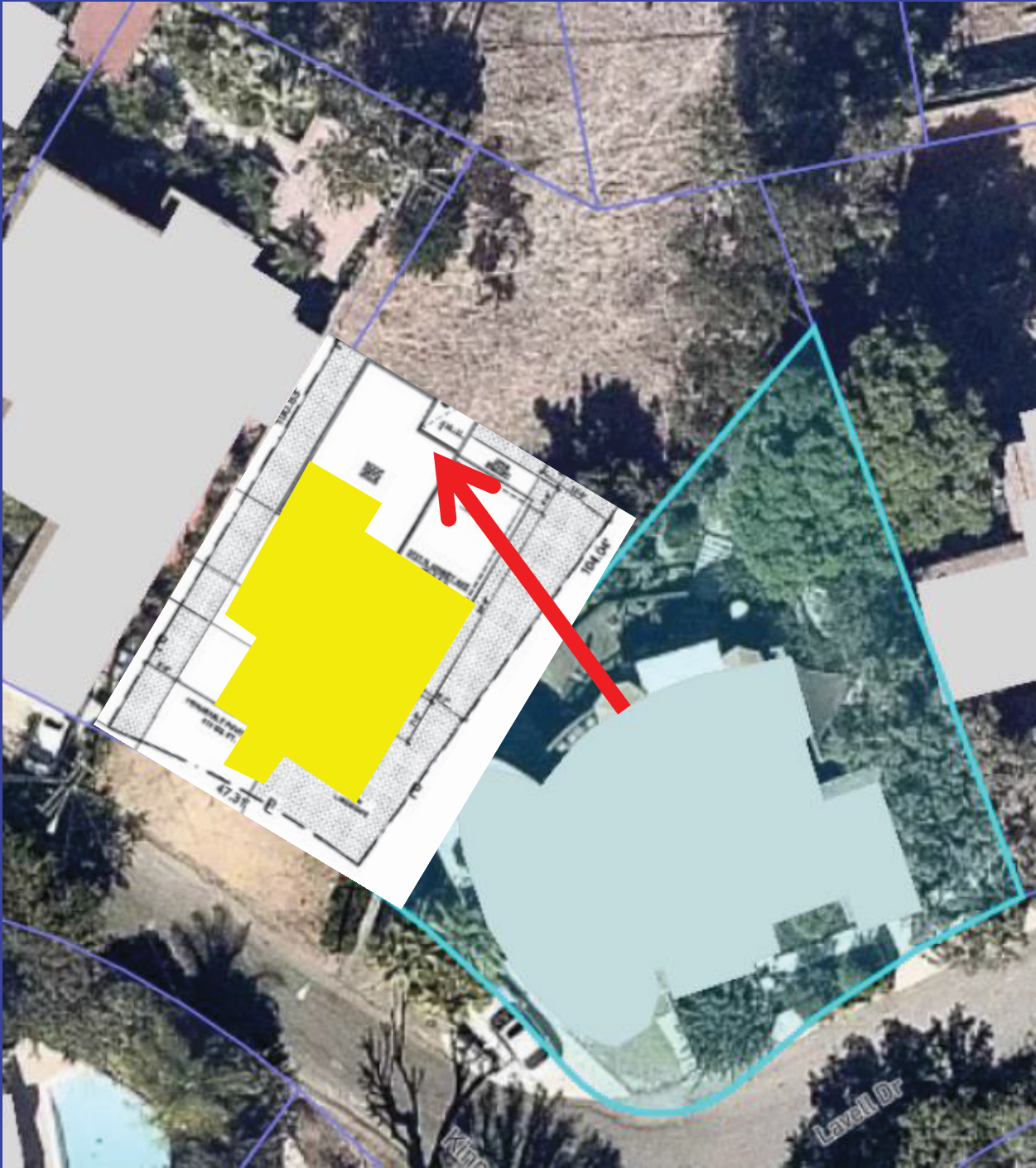
- The Specific Plan dictates that front yards should be consistent with the others in the neighborhood.
- The architect calculated an average front yard of 4 foot 7 inches, yet provides a distance of 22 feet 7 inches. This excessive setback pushed the home much further into my clients' view.
- It is likely that the large setback is for the proposed home to capture more view, but should not be at the expense of the neighbor. The acceptance of this front yard is clearly an error and on its own should require the Planning Commission to deny the project.

Project Ignores Prevailing Front Yard Requirement



**Project with
excessive yard**

Project Ignores Prevailing Front Yard Requirement



Project with
proper yard

Conclusion

The project cannot be approved due to multiple reasons.

- Multiple errors on the plans and misinformation on the plans did not provide for “due process” to be implemented on the project.
- Cumulative impacts that negate the ability for the project to be exempt per CEQA. NO GRADING??
- The analysis and subsequent findings for the front yard depth was done incorrectly per the Mount Washington-Glassell Park Specific Plan. This creates many of the impacts caused by the project.

APPENDIX

Neighbor signatures supporting our appeal

Dear Neighbors,

Aug. 17th, 2019

We are writing you to seek your support on our appeal and upcoming hearing regarding a proposed construction of a 2-story house on 3721 N Kinney St, located right next to our home at 3777 Lavell Dr.

We have found multiple errors with the Applicant's plans and we have appealed to the City office to re-evaluate the plans on basis of:

- 1) The Applicant got an exemption in having to produce thorough grading analysis and the architect misrepresents that there is no grading according to their plans' cover sheet. However, the elevations show that there will be a significant amount of grading. Our roads here are already extremely narrow and in poor conditions. Any amount of excavation will cause dramatic traffic delays and high potential of land movements. Our house has experienced significant settlement, which we stabilized upon moving in at a large cost. It is very possible that our house will be negatively affected by the project.
- 2) Discrepancy from codes and errors in proposed plan.
- 3) Excessive front setback that is inconsistent with any other houses in the area in order for the Applicant to maximize more view and at the expense of ours. Their structure will be smack in the middle and blocking over 60% of our view.
- 4) Environmental/privacy impact the project imposes on our neighborhood and nearby neighbors during and after construction. Each approved project further sets a precedent for other developers to continue to overbuild in our neighborhood.
- 5) Applicant will have a very large Roof deck (550sq ft.) that is larger than their proposed 2-car garage (401sq. ft) to further capture more views. No other houses here have such a Roof deck.

We hope to gain your support to maintain our livelihood here and the safety/character of our neighborhood. We are invested hillside homeowners just like you and we wish to preserve our beautiful land here. If you agree with our points and will support us, please provide your signature below. Our public hearing is set for Aug. 28th 4:30pm at Ramona Hall Community Center, 4580 Figueroa St., LA 90065. Please come join us and let your voice be heard too! Thank you for your time and consideration.

Warm Regards,

Christine and Hubert Young
(310) 562-0776, (323) 698-6880 / youngkris328@yahoo.com



NAME(S):

Sami Tailla

Christina Tailla

ADDRESS:

3835 Lavell Dr.
L. A. 90065

ADDITIONAL COMMENTS:

Dear Neighbors,

Aug. 17th, 2019

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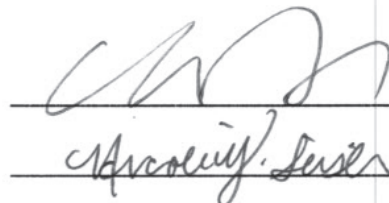
(310) 562-0776, (323) 698-6880 / youngkris328@yahoo.com



NAME(S):

CHARLIE SCHWEDER

NICOLE SEISLER



ADDRESS:

3783 LAVELL DRIVE
LOS ANGELES, CA 90065

ADDITIONAL COMMENTS:

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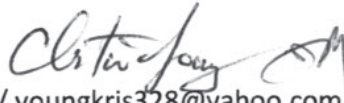
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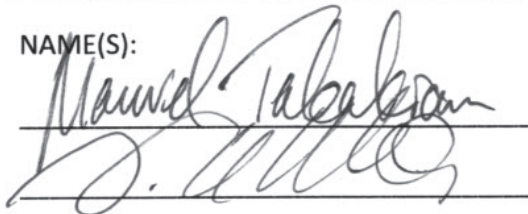
Warm Regards,

Christine and Hubert Young

(310) 562-0776, (323) 698-6880 / youngkris328@yahoo.com



NAME(S):



ADDRESS:

3770 Lavell Dr.
LA 90065

3770 N. Lavell Dr. LA 90065
3770 N. Lavell Dr. LA 90065

ADDITIONAL COMMENTS:

Dear Neighbors,

Aug. 17th, 2019

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Warm Regards,

Christine and Hubert Young

(310) 562-0776, (323) 698-6880 / youngkris328@yahoo.com



NAME(S):

David Levine

ADDRESS:

3919 Capistrano St
LA 90065

ADDITIONAL COMMENTS:

Dear Neighbors,

Aug. 17th, 2019

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We have found multiple errors with the Applicant's plans and we have appealed to the City office to re-evaluate the plans on basis of:

- 1) The Applicant got an exemption in having to produce thorough grading analysis and the architect misrepresents that there is no grading according to their plans' cover sheet. However, the elevations show that there will be a significant amount of grading. Our roads here are already extremely narrow and in poor conditions. Any amount of excavation will cause dramatic traffic delays and high potential of land movements. Our house has experienced significant settlement, which we stabilized upon moving in at a large cost. It is very possible that our house will be negatively affected by the project.
- 2) Discrepancy from codes and errors in proposed plan.
- 3) Excessive front setback that is inconsistent with any other houses in the area in order for the Applicant to maximize more view and at the expense of ours. Their structure will be smack in the middle and blocking over 60% of our view.
- 4) Environmental/privacy impact the project imposes on our neighborhood and nearby neighbors during and after construction. Each approved project further sets a precedent for other developers to continue to overbuild in our neighborhood.
- 5) Applicant will have a very large Roof deck (550sq ft.) that is larger than their proposed 2-car garage (401sq. ft) to further capture more views. No other houses here have such a Roof deck.

We hope to gain your support to maintain our livelihood here and the safety/character of our neighborhood. We are invested hillside homeowners just like you and we wish to preserve our beautiful land here. If you agree with our points and will support us, please provide your signature below. Our public hearing is set for Aug. 28th 4:30pm at Ramona Hall Community Center, 4580 Figueroa St., LA 90065. Please come join us and let your voice be heard too! Thank you for your time and consideration.

Warm Regards,

Christine and Hubert Young

(310) 562-0776, (323) 698-6880 / youngkris328@yahoo.com



NAME(S):

MATT WILLARD

ADDRESS:

2527 HINES DR.

ADDITIONAL COMMENTS:

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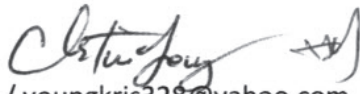
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NAME(S):

Rachel Garstena
Ryan Belp

ADDRESS:

2537 HINES DR.

ADDITIONAL COMMENTS:

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NAME(S):

ELIZABETH FERNANDEZ

ADDRESS:

2941 Hines Dr.
L.A, CA 90065

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NAME(S):

JOHN ROMOGLIA

ADDRESS:

3671 KINNEY PLACE

ADDITIONAL COMMENTS:

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NAME(S):

Jim Lorber

ADDRESS:

3714 Kinney Pl

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NAME(S):

Diane Dell'Amico

Deborah Silver

ADDRESS:

3726 Kinney St.

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NAME(S):

Jennifer Ritter



ADDRESS:

3624 Kinney Cir

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