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CITY PLANNING**

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

May 20, 2026

Owner

Jon M. Woods
3 Pointe Drive, Unit #308
Brea, CA 92821

Case No.: DIR-2024-5729-SPPC-HCA

CEQA: ENV-2024-5730-CE

Location: 808 North Oneonta Drive (808-812 North Oneonta Drive)

Applicant/Representative

CHAE Development, Inc.
Jimi Chae
440 Shatto Place, Unit #403-C
Los Angeles, CA 90020

Council District: 1 – Hernandez

Neighborhood Council: Arroyo Seco

Community Plan Area: Northeast Los Angeles

Land Use Designation: Low Residential

Zone: RE20-1-HCR

Legal Description: Lot 27, Block 12, Tract TR 6340

Last Day to File an Appeal: June 4, 2026

DETERMINATION

Pursuant to Los Angeles Municipal Code (LAMC) Section 13B.4.2. of Chapter 1A, 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:

DETERMINE based on the whole of the administrative record as supported by the justification prepared and found in the administrative case file, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303, Class 3, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies; and

Approve with Conditions a Project Compliance for the construction, use, and maintenance of a new 2,415.45 square-foot single-family dwelling including a 412.42 square-foot attached garage, on a 4,871.10 square-foot vacant lot.

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 Municipal Code, the project conditions, or the project permit authorization.
2. **Floor Area.** The total floor area of all existing and proposed buildings shall be limited to a total of 2,415.45 square feet of 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. For lots less than 5,000 square feet in size, the maximum Floor Area Ratio (FAR) is determined by using the following equation: 0.5:1 (0.50 multiplied by the lot area). For this project, the lot size is 4,871.10 square feet, and therefore the allowable maximum floor area ratio based on the formula is 0.5:1 or 2,435.55 square feet. The proposed project's FAR is 0.5:1 or 2,415.45 square feet of floor area, including a 412.42 square-foot attached garage.
3. **Height.** The project shall be limited to 44 feet, five (5) inches in height as measured per Los Angeles Municipal Code (LAMC) Sections 12.03 and 12.21.1 of Chapter 1. The Specific Plan also limits building and structure heights within six (6)-foot and 12-foot distances as measured from the front property line by requiring a stepback. The portion of the building or structures located within six (6) feet of the front lot line shall be below the permitted height of 15 feet. The portion of the building or structures located within six (6) to 12 feet shall be below the permitted height of 24 feet.
4. **Parking.** The project shall provide parking pursuant to Los Angeles Municipal Code Section 12.21.C.10 of Chapter 1.
5. **Front Yard Setback.** The project shall provide a front yard setback of seven (7) feet, seven (7) inches.
6. **Design Variation.** The project shall be modulated with the windows, openings or architectural features, colors, finish and materials as seen in Exhibit A.
7. **Landscape Plan:**
 - a) Xeriscape Requirements. The project shall comply with the xeriscape requirements set forth under Sections 12.40 through 12.43 of the LAMC.
 - b) Landform Planting Design. 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.

- d) Removal, Relocation, Replacement of Trees. Prior to any work on the adjacent public right-of-way, the applicant will be required to obtain approved plans from the Department of Public Works. As there currently is no approved right-of-way improvement plan and for purposes of conservative analysis under CEQA, Planning has analyzed the worst-case potential for removal of all street trees. Note that street trees and protected trees shall not be removed without prior approval of the Board of Public Works/Urban Forestry (BPW) under LAMC Sections 62.161-62.171. At the time of preparation of this environmental document, no approvals have been given for any tree removals on-site or in the right-of-way by BPW. The City has required a Tree Report to identify all protected trees/shrubs on the project site and all street trees in the adjacent public right-of-way.

As identified in the Tree Report reviewed by the Urban Forestry Division and prepared by Julio Matos, Certified Arborist (WE-9101A) dated March 2, 2024, and revised July 29, 2024, there are six (6) Protected Trees and zero (0) Significant Trees on site. There are zero (0) street trees. Zero (0) trees are proposed for removal as part of the project.

- e) No Dripline Interference. Neither the proposed grading nor other construction activity shall occur within the driplines of a Protected/Native or Significant Tree. If digging of trenches within the dripline is absolutely necessary for the installation of utilities, hand tools or small hand-held power equipment shall be used to avoid cutting roots.

8. Maintenance of Structures and Property.

- a) Fences and Walls. Fences and walls shall be maintained in good repair and shall be kept vertical, uniform and structurally sound, and all repairs shall blend in with said fence or wall and be compatible with color and material. Fences constructed of wood, metal, masonite, or similar materials shall be uniformly painted or stained or otherwise treated or sealed to prevent weathering or deterioration.
- b) Henceforth, no additions or alterations shall be made to the building(s), except those improvements normal to the proper maintenance of the buildings or as may be required by a public agency or public health and safety, unless it meets the requirements of Section 6 of the Specific Plan and a Project Compliance has been issued pursuant to Section 8 of the subject Ordinance.

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

Administrative Conditions

- 9. **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.

10. **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.
11. **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.
12. **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.
13. **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.
14. Prior to the issuance of building permits, the Applicant shall demonstrate compliance with Public Resources Code Section 4290 and its implementing regulations in Title 14, Division 1.5, Chapter 7, Subdivision 2 (State Minimum Fire Safe Regulations) and Chapter 7 of the California Building Code.
15. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
16. **Covenant.** Prior to the issuance of any permits relative to this matter, 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 covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning, Development Services Center 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 attachment to the subject case file.
17. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of

subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

FINDINGS

The subject property is located at 808 North Oneonta Drive. The subject project proposes the construction, use, and maintenance of a new 2,415.45 square-foot single-family dwelling including a 412.42 square-foot attached garage on a 4,871.10 square-foot vacant lot that is within the Mount Washington – Glassell Park Specific Plan area.

The parcels surrounding this project are vacant or improved with single-family dwellings. The Applicant has also filed a project located at 822 North Oneonta Drive under case number DIR-2024-5738-SPPC-HCA and at 828 North Oneonta Drive under case number DIR-2024-5746-SPPC-HCA for the construction of a new single-family dwelling and attached garage on each lot, which are being processed concurrently.

The proposed residential project meets the requirements of Section 6 of the Mount Washington-Glassell Park Specific Plan for One-Family Project standards and Los Angeles Municipal Code Section 13B.4.2. of Chapter 1A, as follows:

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

a. Floor Area.

Per the Mount Washington-Glassell Park Specific Plan Ordinance floor area is based on a prescribed formula for properties that are less than 5,000 square feet. For this project, the lot size is 4,871.10 square feet, and therefore, the allowable maximum floor area ratio based on the formula is 0.5 to 1. The maximum floor area allowed is 2,435.55 square feet. The total floor area will be 2,415.45 square feet (including a 412.42 square foot attached garage). Therefore, the subject project would not exceed the FAR maximum allowance specified in this section of the Mount Washington-Glassell Park Specific Plan.

b. Building Height and Stepback.

The Mount Washington-Glassell Park Specific Plan permits a maximum height of 45 feet and requires that any portion of a building or structure located within six (6) and 12 feet of the front lot line be stepped back. Within six (6) feet of the property line, no building or structure shall exceed a height of 15 feet and within six (6) to 12 feet, no building or structure shall exceed a height of 24 feet above the street curb elevation at the centerline of the front lot line. As proposed, the single-family dwelling will have a height of 44 feet, five (5) inches. The portion of the building or structures located within six (6) feet of the front lot line are below the permitted height of 15 feet. The portion of the building or structures located within six (6) to 12 feet are below the permitted height of 24 feet. 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 minimum required prevailing front yard setback is six (6) feet, six and three

quarters (6 $\frac{3}{4}$) inches, but the project is providing a proposed a setback of seven (7) feet, seven (7) inches, and therefore, 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 for Additions and Remodeling.

Off-street automobile parking requirements for additions and remodeling does not apply since the proposed project is new construction. The project includes a 412.42 square-foot attached garage, which provides two (2) covered parking spaces. The project complies with LAMC Section 12.21 C.10 of Chapter 1 and Section 6.D of the Mount Washington-Glassell Park Specific Plan. Pursuant to LAMC Section 12.21 C.10. of Chapter 1, a third (uncovered) parking space is required if the floor area exceeds 2,400 square feet, (floor area for parking is calculated per definition of floor area pursuant to Section 12.03 of the LAMC). The project does not exceed 2,400 square feet, as calculated by 12.03 of LAMC and therefore, complies with LAMC Section 12.21 C.10 of Chapter 1 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 export 241.66 cubic yards of soil from the subject site, and a cumulative export of 663.32 cubic yards of soil from all three (3) proposed project sites. Therefore, a haul route is not required, and the project is compliant with Section 6.E of the Mount Washington-Glassell Park Specific Plan and the LAMC.

f. Landscaping and preservation, relocation, and removal of native and significant trees.

Prior to any work on the adjacent public right-of-way, the applicant will be required to obtain approved plans from the Department of Public Works. As there currently is no approved right-of-way improvement plan and for purposes of conservative analysis under CEQA, Planning has analyzed the worst-case potential for removal of all street trees. Note that street trees and protected trees shall not be removed without prior approval of the Board of Public Works/Urban Forestry (BPW) under LAMC Sections 62.161-62.171. At the time of preparation of this environmental document, no approvals have been given for any tree removals on-site or in the right-of-way by BPW. The City has required a Tree Report to identify all protected trees/shrubs on the project site and all street trees in the adjacent public right-of-way. As identified in the Tree Report reviewed by the Urban Forestry Division and prepared by Julio Matos, Certified Arborist (WE-9101A) on March 2, 2024, and revised July 29, 2024, there are six (6) trees onsite, of which all six (6) are Protected Trees and zero (0) Significant Trees. No trees are proposed for removal as part of the project. There are no street trees.

g. The architectural design elements vary from the adjacent buildings front and rear and the building exhibits design modulations and articulations.

The proposed project is for a new 2,415.45 square-foot single-family dwelling and

attached garage. The proposed design is contemporary in style, featuring a cohesive building setback and composed of two smaller building volumes connected by a central passageway. As conditioned and shown in Exhibit A, the project includes exterior materials such as a cream-colored stucco finish, complemented by various accent materials with Santa Barbara styled plastering. Some large windows are proposed along the rear elevation to enhance transparency and natural light, while smaller windows are placed along the side elevations to maintain privacy. The proposed project is distinctly different from the neighboring single-family dwellings in that the adjacent homes are two (2) and three (3)-story homes that consist of mostly stucco material and range from modern to neo-Spanish style.

Surrounding homes feature gable and shingle style roofs, balconies, and varied color schemes. This is different from the proposed dwelling as it adopts a minimal and uniform design, featuring a flat roof with a single pitch in the center. This creates a complementary design that integrates with the hillside, reducing the visual scale of the structure.

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 project is Categorically Exempt from the environmental review pursuant to CEQA Guidelines, Section 15301 because the project includes interior or exterior alterations, remodeling, or minor construction where there will be negligible or no expansion of use; and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. As the project has been found to be categorically exempt from CEQA, the project is not anticipated to have a negative effect on the environment and no mitigation measures are required (See *Justification for Categorical Exemption Case No. ENV-2024-5730-CE*, in the case file for the narrative).

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established unless otherwise provided in Chapter 1A, Chapter 1 (General Provisions and Zoning), or in a project's conditions of approval, any approval by the Zoning Administrator, Director of Planning, an Area Planning Commission, or the City Planning Commission as the original decision makers that is not effectuated within three years of its effective date become null and 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) (currently closed) 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 13.A.2.7.G of the Los Angeles Municipal Code provides:

A Quasi-judicial action or any conditional approval granted by the Director, pursuant to the authority of this Chapter or Chapter 1 (General Provisions and Zoning) of this Code shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its conditions. the violation of any condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission, or City Council in connection with the granting of any action taken pursuant to the authority of this Chapter or Chapter 1 (General Provisions and Zoning), shall constitute a violation of this Chapter or Chapter 1 (General Provisions and Zoning) and shall be subject to the same penalties as any other violation of this Code.

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

APPEALS

WHO CAN FILE AN APPEAL

An applicant or any other person aggrieved by the Decision may file an appeal.

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.

HOW TO FILE AN APPEAL

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day of the

appeal period in order to appeal the determination. Should the final day fall on a weekend or a legal City holiday, the time for filing an appeal will be extended to 4:30 PM (PST) on the next following working day. Appeals should be filed early to ensure that the Department of City Planning Development Services Center (DSC) staff have adequate time to review and accept the documents, and to allow appellants time to submit payment. Appeals may be filed either online or in person as referenced below:

Forms are available online at <http://planning.lacity.gov/development-services/forms>.

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)



QR Code to
Online Appeal
Filing

Online Application System (OAS): The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely online. Appeal fees may be paid for by credit card or e-check.

IN- PERSON APPEAL FILINGS



QR Code to Forms
for In-Person
Appeal Filing

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, as well as the South Los Angeles DSC on Tuesdays and Thursdays only, and payment can be made by credit card or check.

- a. The Department of City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications;
- b. Alternatively, appeal applications can be filed with staff at DSC public counters.

DEPARTMENT OF CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa Street 4th Floor Los Angeles, CA 90012	(213) 482-7077	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Boulevard, Suite 251 Van Nuys, CA 91401	(818) 374-5050	planning.mbc2@lacity.org
South LA DSC <i>Tuesday and Thursday Only</i>	8475 S. Vermont Avenue, 1st Floor Los Angeles, CA 90044	(213) 978-1465	planning.southla@lacity.org

Department of City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil procedure

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

DETERMINATION EFFECTIVE DATE

This determination will become effective after the end of the appeal period date on the first page of this document unless an appeal is filed with the Department of City Planning.

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

SCHEDULING CASE CONDITION CLEARANCE AND BUILDING PERMIT SIGN-OFFS



QR Code to BuildLA
Appointment Portal for
Condition Clearance

In order to clear conditions and/or obtain building permit sign-offs, you must make an appointment with the Department of City Planning's Development Services Center (DSC). You may schedule a Case Condition Clearance Appointment with the DSC at appointments.lacity.org after the effective date of the determination.

See instructions on how to prepare for your appointment at planning.lacity.gov/project-review/case-filings

Vincent P. Bertoni, AICP
Director of Planning

Approved by:



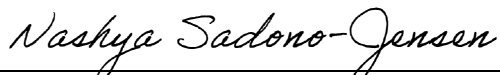
Vanessa Soto, AICP, Senior City Planner

Reviewed by:



Nicole Sánchez, City Planner

Prepared by:



Nashya Sadono-Jensen, City Planning Associate
nashya.sadono-jensen@lacity.org

“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 Code and Statute 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 deliveries 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 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

MOUNT WASHINGTON / GLASSELL PARK SPECIFIC PLAN

PROJECT INFORMATION

ADDRESS:	808 N. ONEONTA DR., LOS ANGELES, CA 90065
LEGAL DESCRIPTION:	TRACT 6340, LOT 27, BLK 12
ASSESSOR PARCEL NO.:	5475-019-023
EXITING USE:	VACANT LAND
PROPERTY OWNER:	JON M. WODDS
SCOPE OF WORK:	NEW SFD; FAMILY HOME
NUMBER OF STORIES/LEVELS:	2
FIRE ZONE:	VERY HIGH FIRE HAZARD

PROJECT PLAN INFORMATION

LOT AREA:	4,871.1	S.F.		
MAXIMUM FLOOR AREA (CALCULATION):	50%	2,435.55	S.F.	
		ALLOWED:		PROPOSED:
(GROSS) FLOOR AREA:	0.50	2,435.55	S.F.	0.496 2,415.45 S.F.
BUILDING HEIGHT:		45'-0"	Max	44'-5"
PREVAILING FRONT YARD SETBACK:		6'-6 3/4"	Min	7'-7"
SIDE YARD SETBACK:		13'-0"	Min	13'-0"
REAR YARD SETBACK:		15'-0"	Min	34'-8 1/2"
TOTAL EARTHWORK QUANTITIES:				
LAMC 12.21 C.10(f)(1): 1,000 Cyd + 10% Lot =		1,487.1	CYD	966.62 CYD
	CUT	FILL	IMPORT	EXPORT
	483.3	241.7	0.0	241.66 CYD

PROPOSED TOTAL (GROSS) FLOOR AREA TABULATION

	RFA: MAX.	PROPOSED
MAIN BUILDING TOTAL:	2,435.55 S.F.	2,415.45 S.F.
SFD TOTAL:	2,435.55 S.F.	2,415.45 S.F.
1st FLOOR:	S.F.	858.64 S.F.
COVERED ENTRY & BALCONY	S.F.	171.47 S.F.
STAIRWAY	S.F.	114.66 S.F.
GARAGE	S.F.	412.42 S.F.
2nd LOWER LEVEL:	S.F.	858.26 S.F.
COVERED ENTRY & FOYER	S.F.	0.00 S.F.

LOT COVERAGE

BUILDING COVERAGE AREA:	1,557.2	S.F.	32.0%	%
CONCRETE SLAB AREA:	311.4	S.F.	6.4%	%
HARSCAPE AREA:	389.3	S.F.	8.0%	%
LANDSCAPE AREA:	2,613.2	S.F.	53.6%	%
TOTAL LOT COVERAGE:	4,871.1	S.F.	100.0%	

DEDICATION AND IMPROVEMENTS

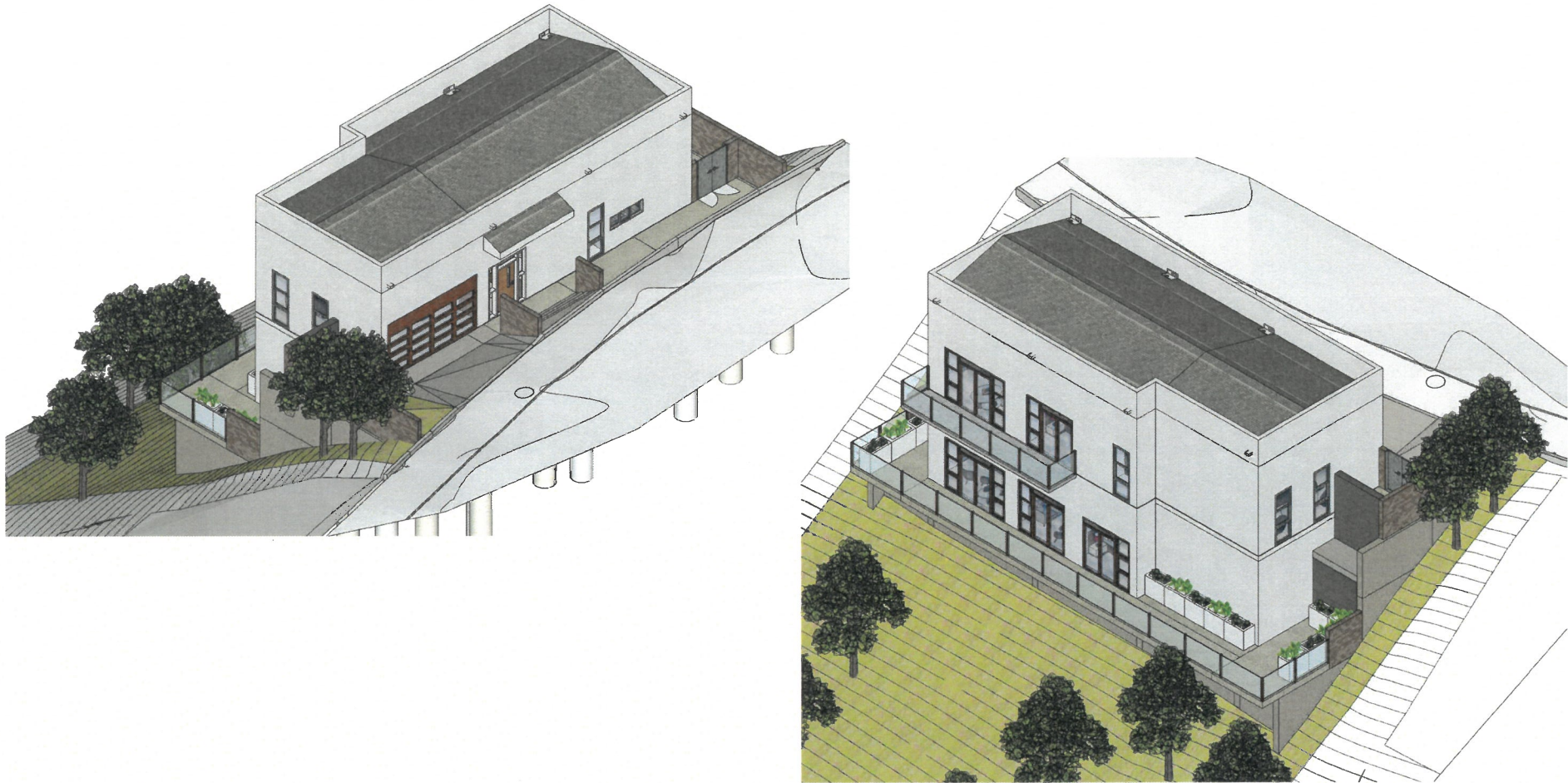
WIDTH OF DEDICATION:	NONE
TYPE OF IMPROVEMENTS REQUIRED:	SIDEWALK & CURB CUT FOR NEW DRIVEWAY

CODE ANALYSIS

ZONING:	RE20-1-HCR
OCCUPANCY GROUP:	R-3/U
CONSTRUCTION TYPE:	TYPE V-B (SPRINKLERED)

TREE SURVEY

Significant Tree: Any tree which measures 12 inches or more in diameter at four and one-half feet above the average natural grade at the base of the tree and/or is more than 35 feet in height.
SIX EXISTING Protected Trees be 'PROTECTED IN PLACE' during and after Construction Phase.



PLAN SHEET INDEX

T-1	PROJECT SUMMARY
T-2	TOPO SURVEY
T-3	GEOLOGIC & GEOECHINCAL SOIL REPORT
T-4	TREE REPORT
G-0.1	PREVAILING SETBACKS
A-0.0	RENDERING
A-0.1	ISOMETRIC
A-0.2	ISOMETRIC
A-1.0	SITE PLAN
A-1.1	FLOOR PLAN
A-1.2	ZONING S.F. DIAGRAM & CALCS
A-2.0	BUILDING HEIGHT
A-2.1	ELEVATIONS
A-2.2	RETAINING WALLS
A-3.1	SECTIONS; NORTH & WEST
A-3.2	SECTIONS; SOUTH & EAST
L-1	LANDSCAPE PLANTING PLAN
L-2	LANDSCAPE IRRIGATION PLAN

PROJECT TEAM

OWNER	JIMI CHAE	STRUCTURE:	E & A ENGINEERING, INC.
AUTHORIZED REPRESENTATIVE:	CHAE DEVELOPMENT, INC.		20505 E. VALLEY BLVD., SUITE 110
	440 SHATTO PL., SUITE 403-C		WALNUT, CA 91789
	LOS ANGELES, CA 90020		909-598-5045 / pese389@gmail.com
	213-792-4337 / jimichae@chaedev.com	SOIL:	GEOGOILS CONSULTANTS, INC.
OWNER:	JON M. WOODS		6634 VALJEAN AVE.
	3 POINTE DR., SUITE 308		VAN NUYS, CA 91406
	BREA, CA 92821		818-785-2158 / jvanmeter@geosoils.com
	714-345-1965 / jonmwoods@yahoo.com	CIVIL:	JOY CIVIL ENGINEERING, INC.
ARCHITECT:	CEZAR V. OBNIAL		9681 GARDEN GROVE BLVD., SUITE 205
	39998 QUIGLEY ROAD		714-323-5795 / joycivil2000@yahoo.com
	MURRIETA, CA 92562	TITLE 24	PERFECT DESIGN
	661-373-2747 / cvobnial@gmail.com		2416 W. VALLEY BLVD.
LANDSCAPE:	WAL PATROSKE DESIGN		ALHAMBRA, CA 91803
	2132 S. GOVE AVE., SUITE F		626-289-8808 / perfectaaa2@gmail.com
	ONTARIO, CA 91761		
	951-255-1788 / wgpdesign@aol.com		

EXHIBIT "A"
Page No. 1 of 18
Case No. DIR-2024-5729-SPPC-HCA

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obnial architect
Architectural and interior design
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Murrieta, CA 92562
Tel. no. 661.373.2747
cvobnial@gmail.com

DEVELOPER
CHAE DEVELOPMENT, INC.
440 Shatto Place, Suite 403-C
Los Angeles, CA 90020
213-792-4337
jimichae@chaedev.com

PROJECT TITLE
NEW RESIDENCE
808 N ONEONTA DR
LOS ANGELES, CA 90065
CASE NO.

APN NO.	5474-019-023
date	08.25.23
CVO	drawn by
scale	checked by
job	6026
Approv'd by	

Revisions			
no.	description	date	by
Revision		08.25.23	cvo
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CDI Rev-10		05.14.25	CDI/JC
CDI Rev-12		06.26.25	CDI/JC
CDI Rev-15.2		01.23.26	CDI/JC

Sheet Title
PROJECT SUMMARY
Sheet no.
T-1

MOUNT WASHINGTON / GLASSELL PARK SPECIFIC PLAN

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21	CDI Rev-12	08.28.25	CDI/JC

Sheet Title
**TOPO
SURVEY**

Sheet no.
T-2

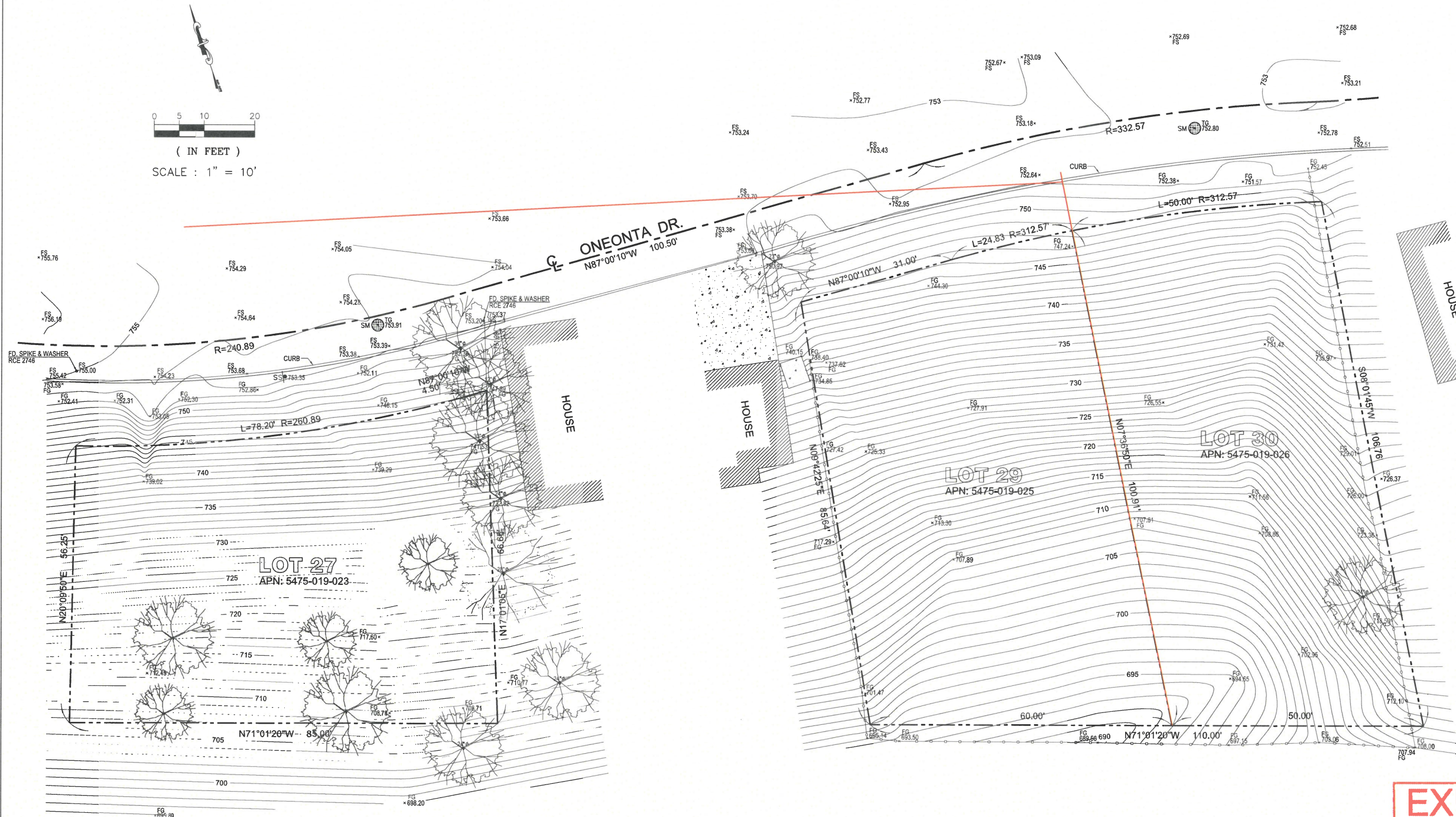
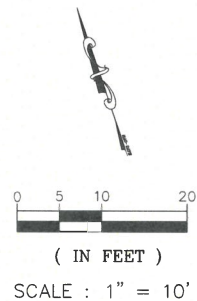


EXHIBIT "A"
Page No. 2 of 18
Case No. DIR-2024-5729-SPPC-HCA

BENCH MARK: 12-26960	BASIS OF BEARING	PROPERTY INFORMATION
STD SUR MON: GLN J-11H: 4.8FT NORTH OF SOUTH CURB JESSICA DRIVE; 29FT EAST OF EAST CURB LINE DIVISION STREET.	CENTER LINE	APN: 5475-019-023, 025, 026 LOT NUMBER: 27 (4871.1 SF.), 29 (5331.4 SF.), 30 (5134.5 SF.) MAP: TRACT NO. 6340 M.B. 80-6/16
DATUM: NAVD 1988	ONEONTA DR. N87°00'10"W	

PLANS PREPARED BY: JCE JOY CIVIL ENGINEERING 9681 GARDEN GROVE BLVD. #205 GARDEN GROVE, CA 92844 TEL: 714-323-5795	TOPOGRAPHIC MAP 808-812, 822, 828 ONEONTA DR. LOS ANGELES, CA 90045	
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MOUNT WASHINGTON / GLASSELL PARK SPECIFIC PLAN

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT
ELVIN W. MOON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIDELITY STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT APPROVAL LETTER

November 8, 2022

LOG # 123559
SOILS/GEOLOGY FILE - 2
LAN-Exempt

Al Penaranda
801 S. Grand Avenue, #400
Los Angeles, CA 90017

TRACT: 6340
BLOCK: 12
LOT(S): 27
LOCATION: 808 N. Oneonta Drive

CURRENT REFERENCE REPORT/LETTER(S)	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Update Report	3PEN075	09/20/2022	SAS Sassan Geosciences, Inc.

PREVIOUS REFERENCE REPORT/LETTER(S)	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Dept. Approval Letter	101073	12/21/2017	LADBS
Update Report	3PEN075	11/08/2017	SAS Sassan Geosciences, Inc.
Dept. Approval Letter	81057	08/19/2013	LADBS
Geology/Soils Report	3PEN075	06/28/2013	SAS Sassan Geosciences, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced update report providing updated seismic design parameters.

The Department previously conditionally approved the above referenced reports for the proposed residence in letters dated 08/19/2013, Log #81057 and 12/21/2017, Log #101073.

The referenced report is acceptable, provided the following conditions are complied with during site development:

- All conditions of the above referenced Department approval letter(s) shall apply except as specifically modified herein.
- All recommendations of the reports that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.

LADBS 6-9 (Rev. 12/14/2021) AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Page 2
808 N. Oneonta Drive

3. The seismic design shall be based on a Site Class C, as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.

DANIEL C. SCHNEIDERREIT
Engineering Geologist II

LONG LIU
Geotechnical Engineer II

DCS/YL:dcsl/yl
Log No. 123559
213-482-0480

cc: Craig Fry, Applicant
SAS Sassan Geosciences, Inc., Project Consultant
LA District Office

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EXHIBIT "A"
Page No. 3 of 18
Case No. DIR-2024-5729-SPPC-HCA

Sheet Title
Geotechnical
Soil Report
Sheet no.
T-3

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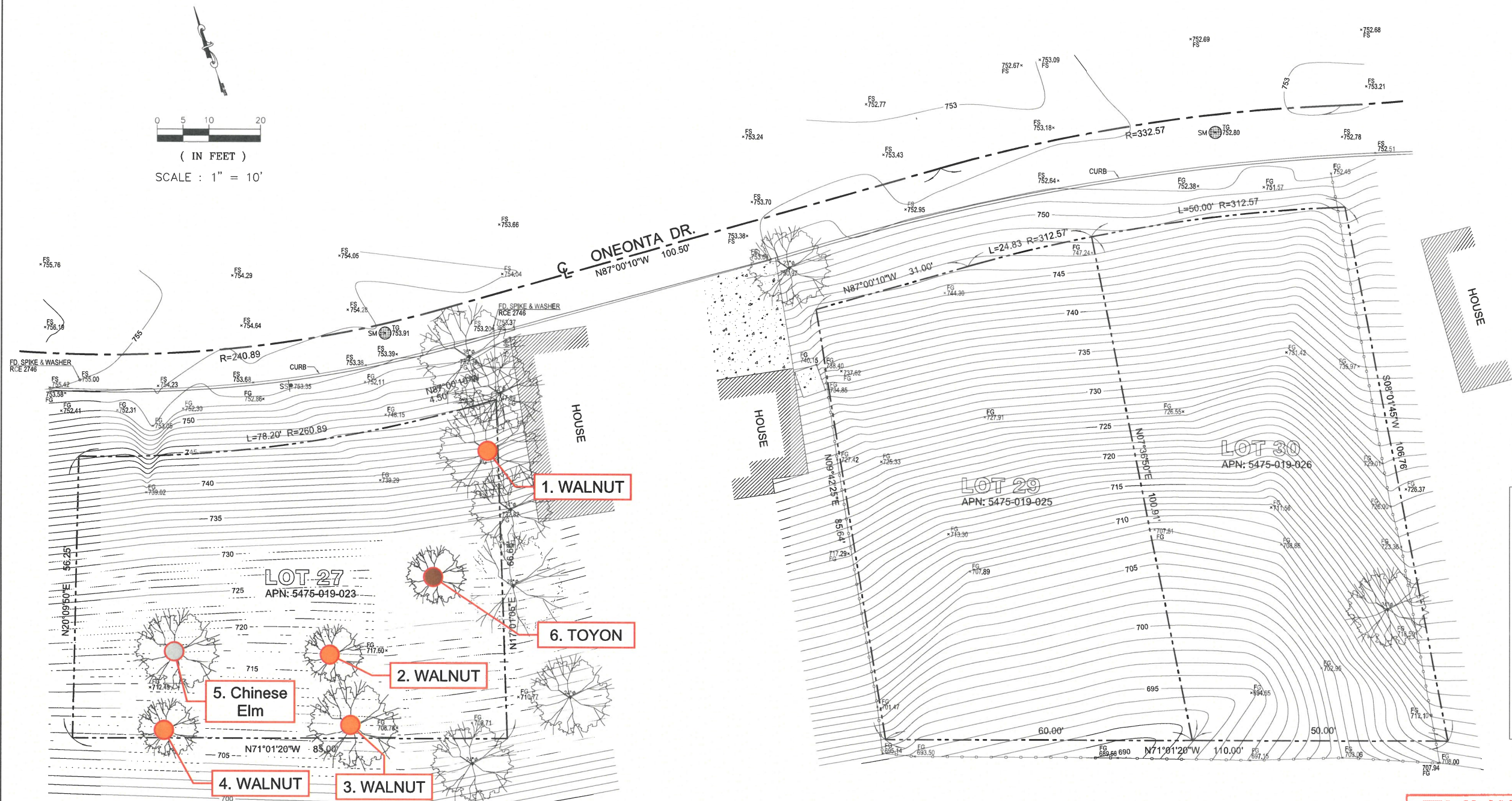
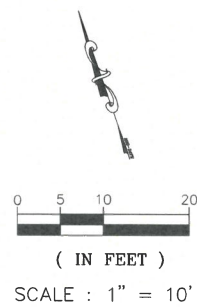
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21	CDI Rev-12	01.07.26	CDI/JC

Sheet Title
TREE REPORT
Sheet no.
T-4



LEGEND	
CL	CENTER LINE
FF	FINISH FLOOR
FL	FLOW LINE
FG	FINISH GRADE
FS	FINISH SURFACE
TC	TOP OF CURB
TG	TOP OF GRATE
SM	SEWER MANHOLE
SS	STREET SIGN
	TREE
	BUILDING
	CONCRETE PAD
	LANDSCAPE
	CONTOUR LINE
	FENCE LINE
	PROPERTY LINE
	CENTER LINE

Proposed Development will require soil excavation for the foundation work of building but it is outside the foot prints of existing Trees.

This report serves as an inventory of trees and shrubs on site slated "TO BE PROTECTED IN PLACE".

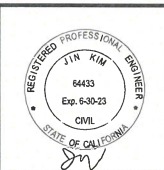
REVIEWED
BY

Bryan Ramirez, St. Tree Superintendent
Urban Forestry Division
Reviewing Tree Report Only
Review of report does not
indicate UFD approval for
any tree removal

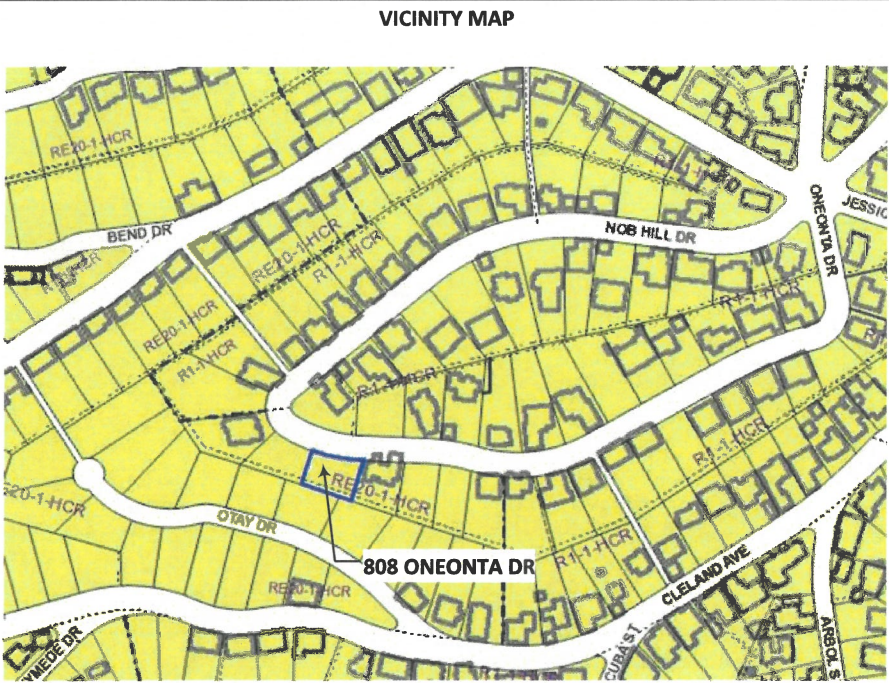
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DATUM: NAVD 1988	ELEVATION: 580.138'	

PLANS PREPARED BY: JCE JOY CIVIL ENGINEERING 9691 GARDEN GROVE BLVD. #205 GARDEN GROVE, CA 92844 TEL: 714-323-5795	TOPOGRAPHIC MAP 808-812, 822, 828 ONEONTA DR. LOS ANGELES, CA 90045
---	--



Prevailing Setback Calculation (per Mt. Washington Spec. Plan) - 808 ONEONTA DR.										
LOT ADDRESS	4609	4605	4601	800	804	808	816	822	828	832
LOT NUMBER	9	23	24	25	26	27	28	29	30	31
VACANT LOTS [VL]					VL	VL		VL	VL	
EXISTING SETBACK	6'-3"	7'-10"	7'-10"	15'-4"	0.00	0.00	5'-6"	0.00	0.00	5'-7"
EXISTING SETBACK	6.25	7.83	7.83	15.33	0.00	0.00	5.50	0.00	0.00	5.58
TOP & BOTTOM 20% [TB20]				TB-20%			TB-20%			
LOT FRONTAGE	50'-0"	36'-2"	31'-7 1/4"	35'-4.5"	67'-10.5"	82'-8"	65'-0"	55'-10"	50.00	53'-1.5"
LOT FRONTAGE	50.00	36.16	31.30	35.38	67.89	82.67	65.00	55.83	50.00	53.13
DISTANCE TO PROPERTY	220.73	170.73	134.57	103.27	67.89		65.00	120.83	170.83	223.96
SETBACK CALCULATION [200 ft FRONTAGE]										
VACANT LOTS EXCLUDED	26, 27, 29, 30									
TOP & BOTTOM 20% EXCLUDED	25 & 28									
LOTS USED FOR CALCULATIONS	9, 23/24, 31 - Lots 23 & 24 Combined as One									
AVERAGE SETBACK	6.56									
PREVAILING SETBACK MIN.	6.56'		PROPOSED PFYSB = 7'-7" - 7.58'							



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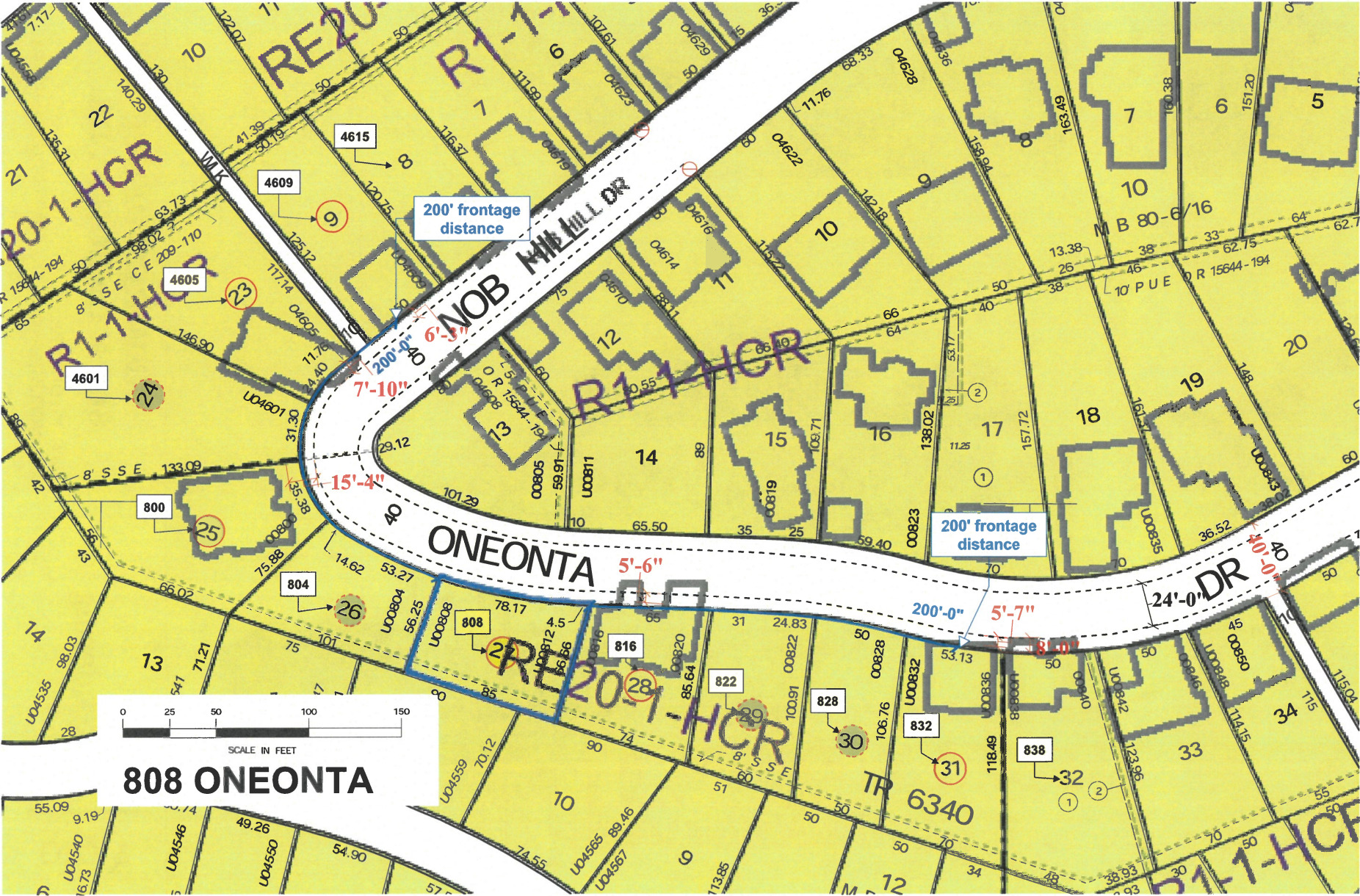


EXHIBIT "A"
Page No. 5 of 18
Case No. DIR-2024-5729-SPPC-HCA

808 ONEONTA DR
PREVAILING SETBACKS

1
G-0.1

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 CDI LAYOUT		10.23.24	CDI/JC
 CDI LAYOUT		02.11.25	CDI/JC
 CDI LAYOUT		01.08.26	CDI/JC

Permit no.

Sheet Title

PREVAILING
SETBACKS

Sheet no.

G-0.1

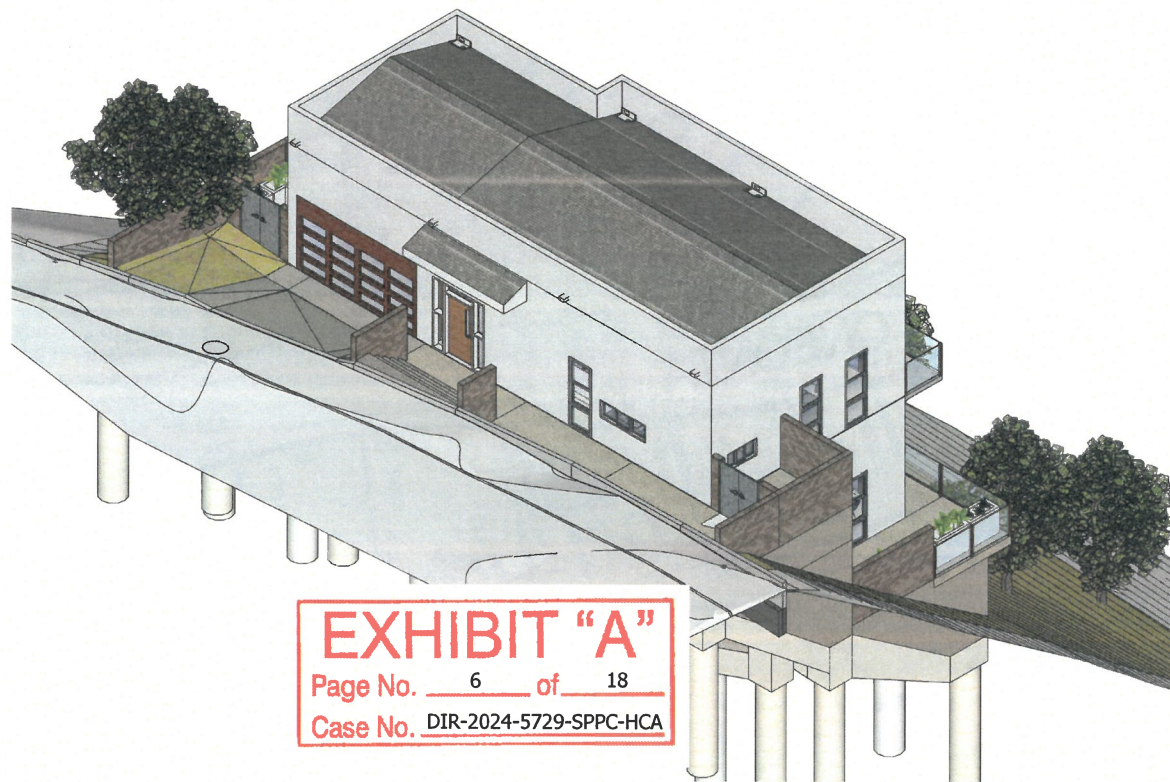
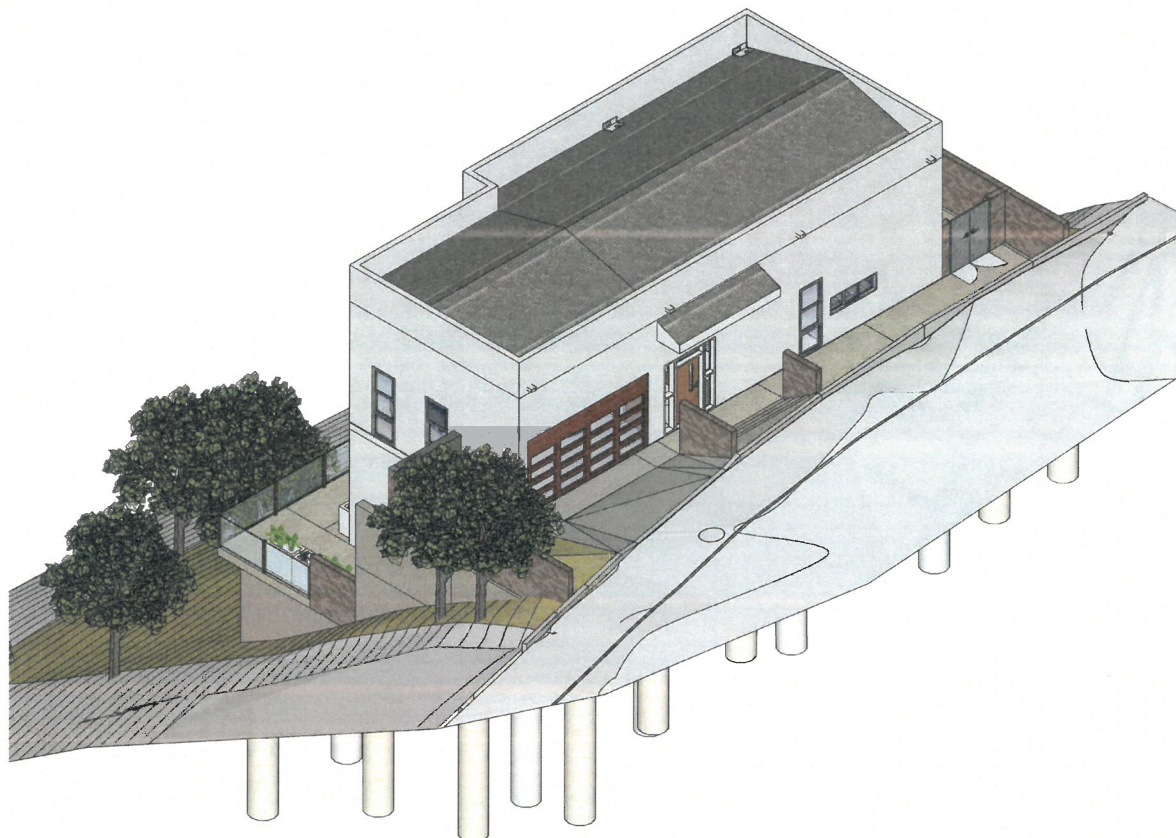
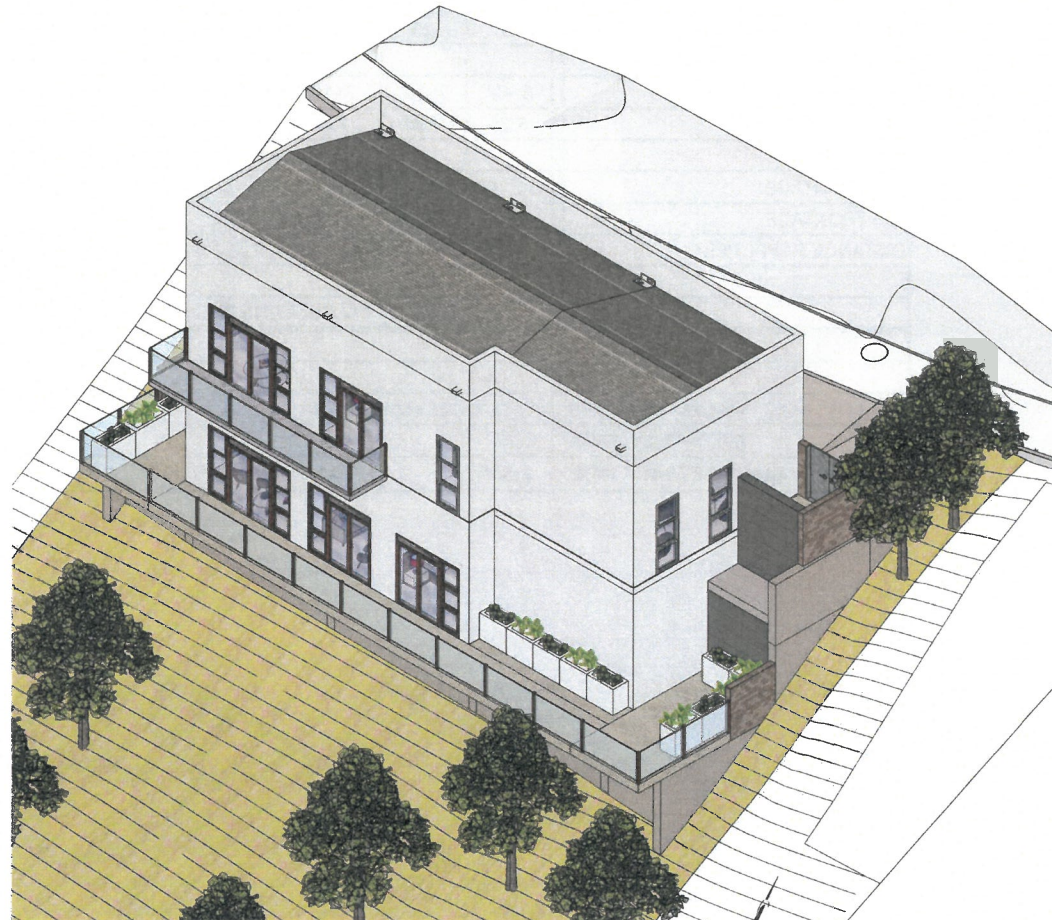
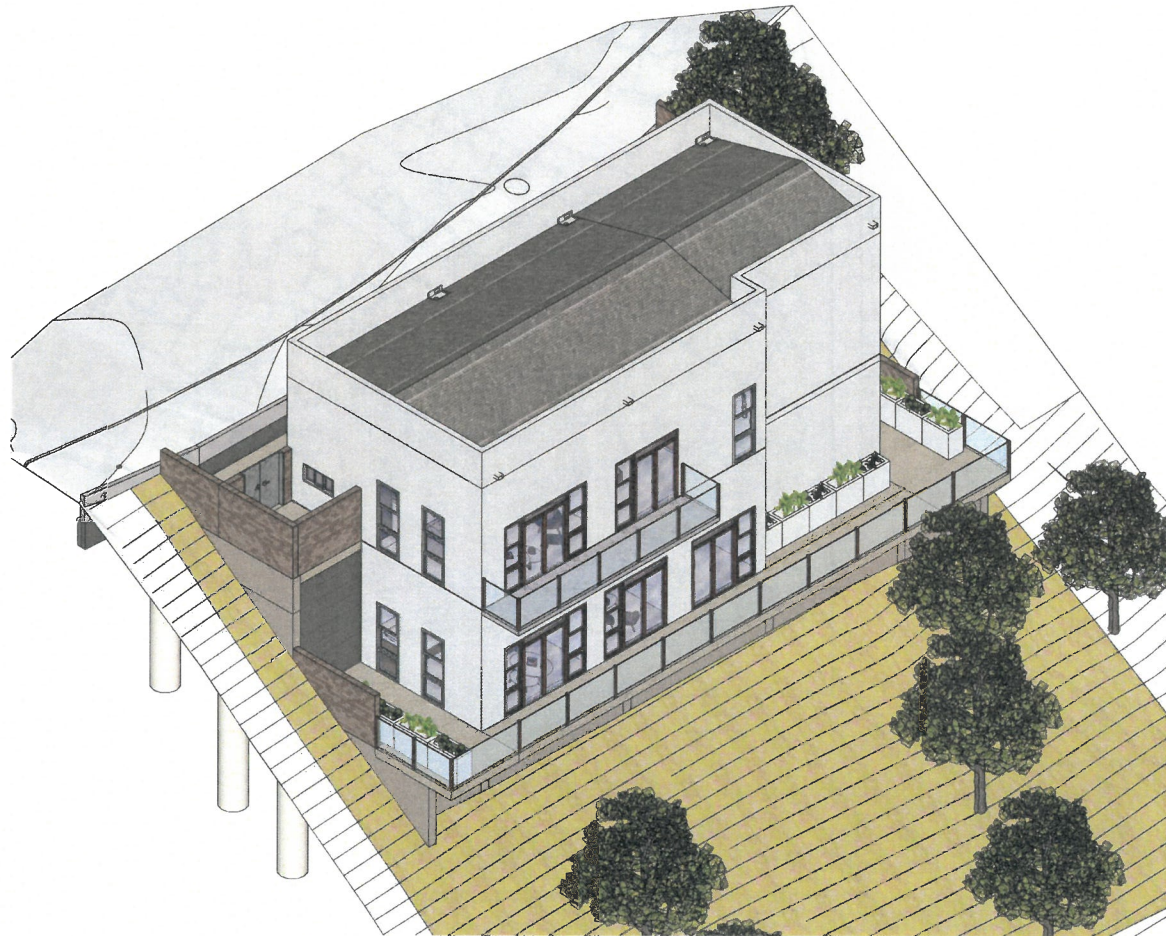


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Case No. DIR-2024-5729-SPPC-HCA

**cezar v.
obnial**

Architectural and
Interior Design
39998 Quigley Road
Murrieta, CA 92562
Tel. no. 661.373.2747
cvobnial@gmail.com

Developer

**CHAE
DEVELOPMENT**

449 Shatto Place
Suite 409-C
Los Angeles, CA 90020
213-792-4337
jimiehae@chae.dev

REVISIONS			
#	date	description	by
0	05.12.23	Base	JC
1	09.29.23	Rev-13.1	JC
2	08.02.25	Rev-15.3	JC
3	"	"	"
4	"	"	"
5	"	"	"
6	"	"	"
7	"	"	"
8	"	"	"
9	"	"	"
10	"	"	"

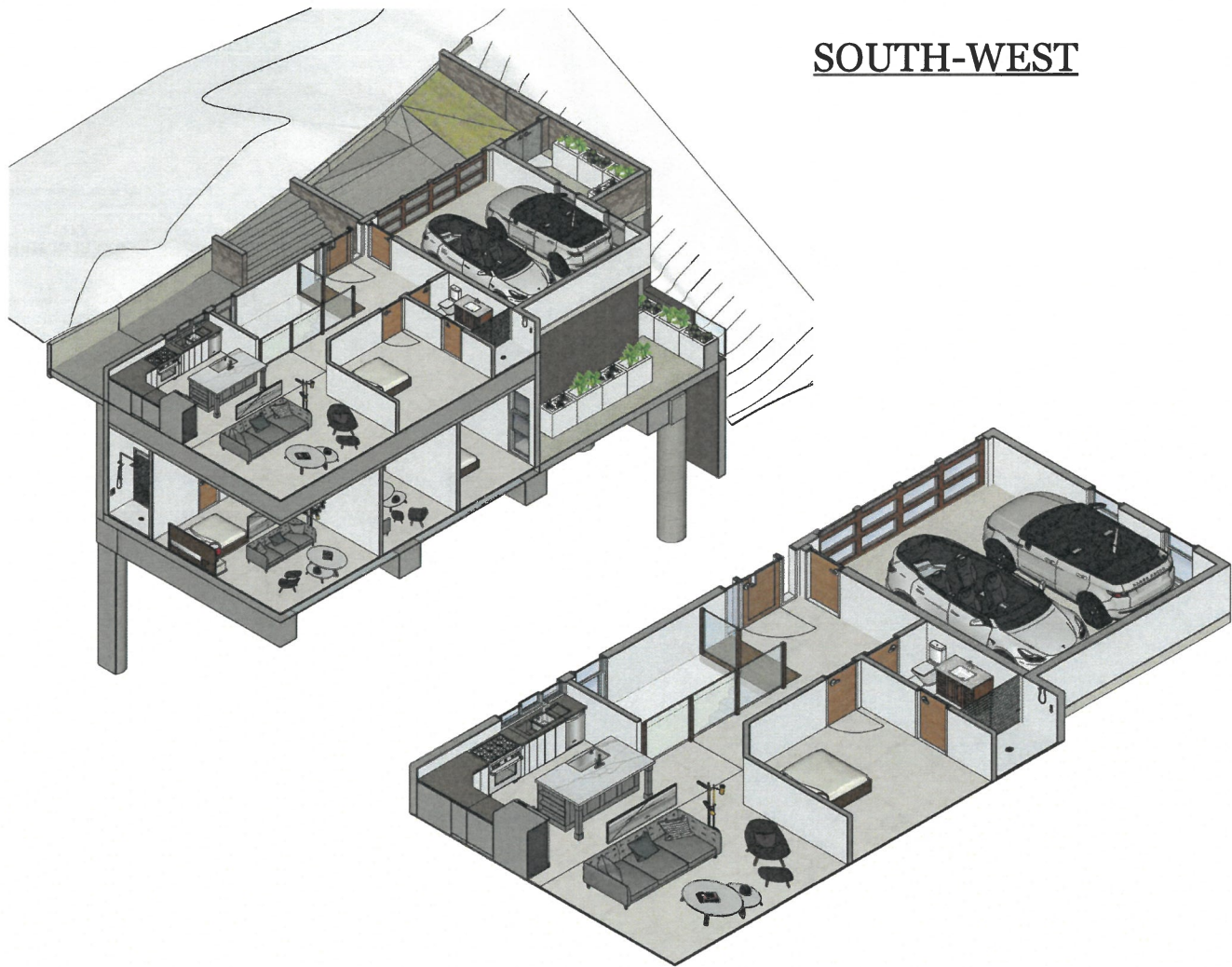
**NEW RESIDENCE
808 N ONEONTA DR.**

808 N ONEONTA DR.
LOS ANGELES, CA 90065

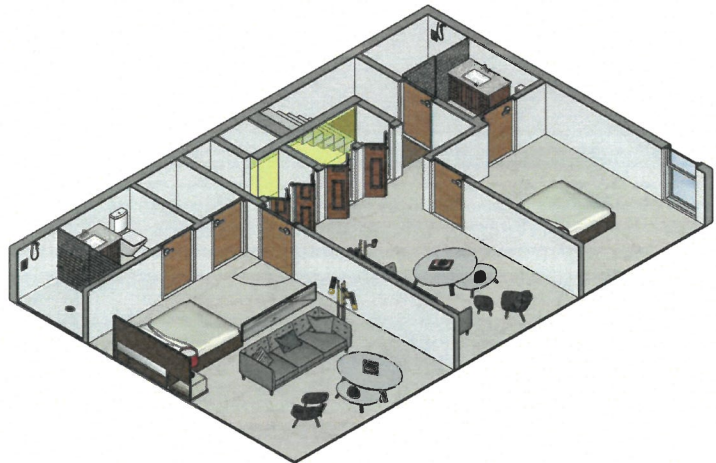
APN NO: 5474-019-023

Rendering

A 0.0

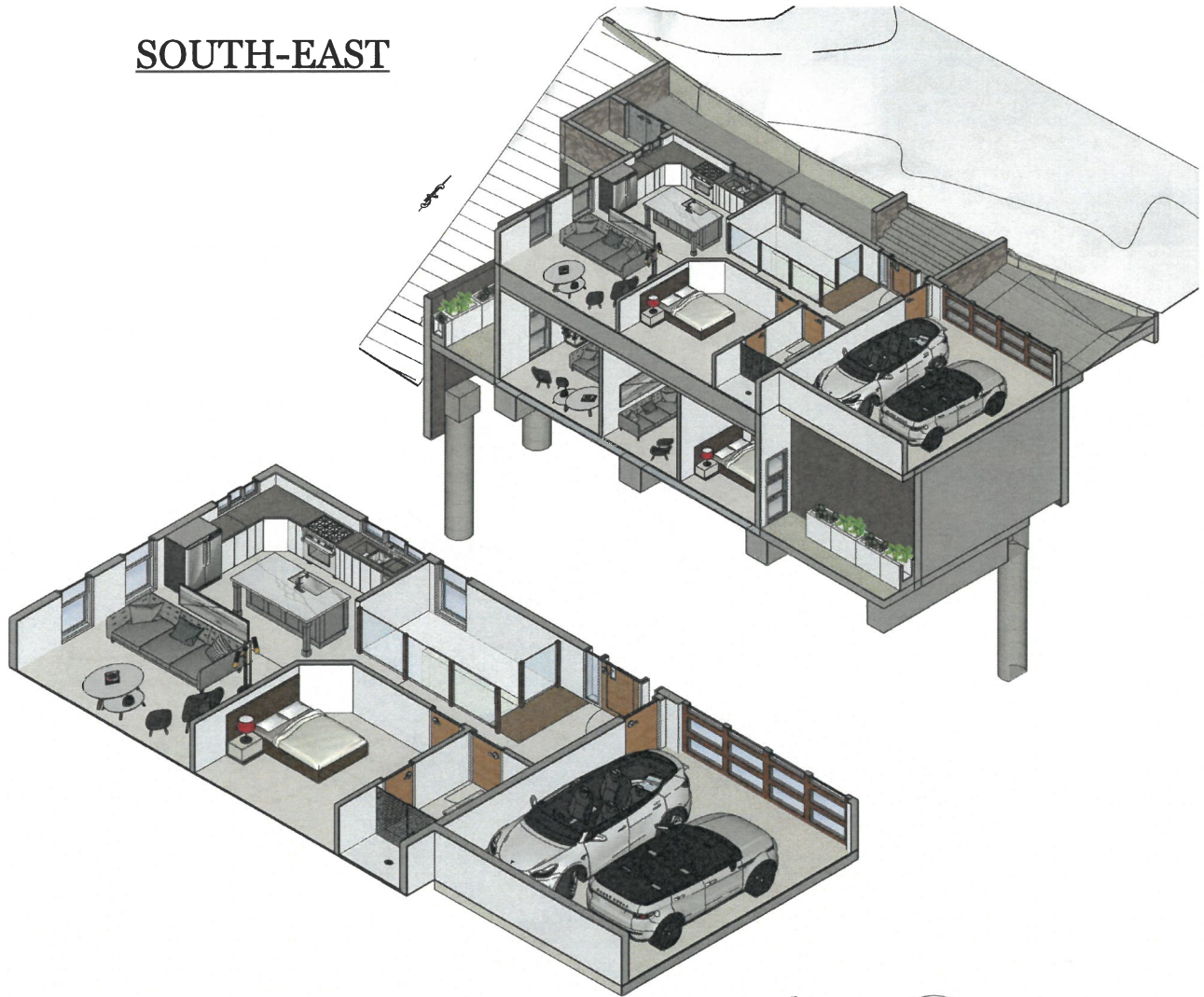


1st Floor
Scale 3/16" = 1'-0" **1**
A-0.1

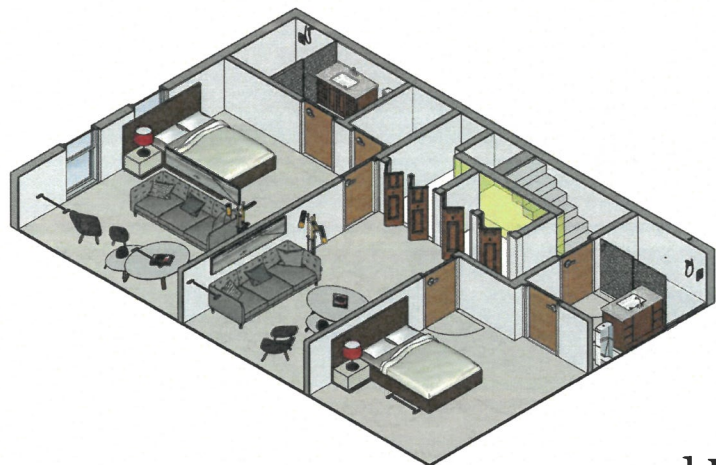


2nd Lower Level
Scale 3/16" = 1'-0" **2**
A-0.1

SOUTH-EAST



1st Floor
Scale 3/16" = 1'-0" **3**
A-0.1



2nd Lower Level
Scale 3/16" = 1'-0" **4**
A-0.1

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obnial**
Architectural and
Interior Design
39998 Quigley Road
Murrieta, CA 92562
Tel. no. 661-373-2747
cvobnial@gmail.com

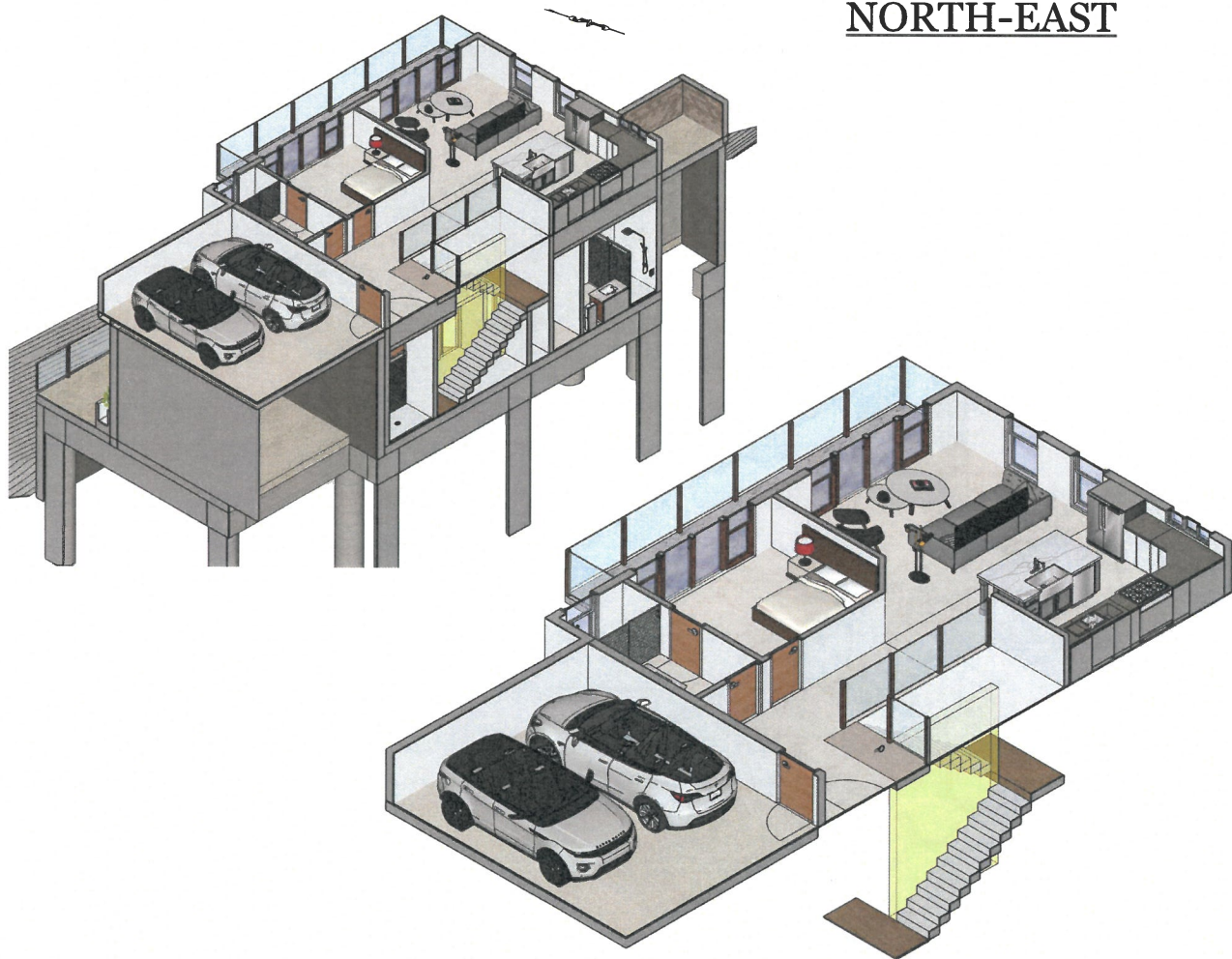
Developer
**CHAE
DEVELOPMENT**
440 Shatto Place
Suite 400-C
Los Angeles, CA 90020
213-798-4337
jimichae@chae.dev

REVISIONS			
#	date	description	by
0	05-18-23	Base	JC
1	09-26-23	Rev-13.1	JC
2	02-02-24	Rev-15.3	JC
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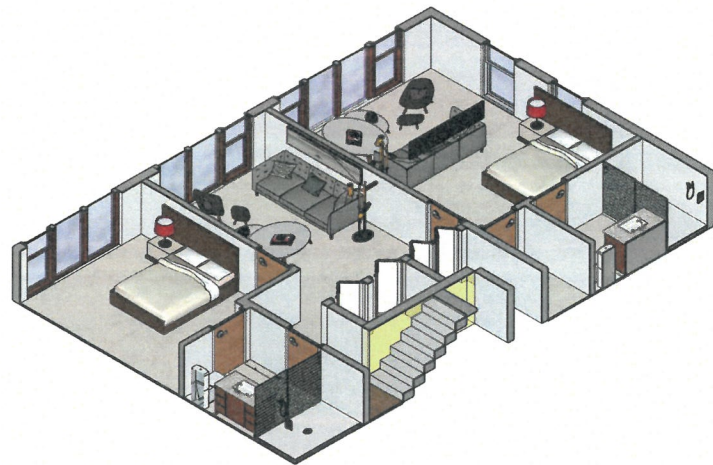
**NEW RESIDENCE
808 N ONEONTA DR.**
808 N ONEONTA DR.
LOS ANGELES, CA 90065
APN NO: 5474-019-023

**ISOMETRIC
South-West
South-East**

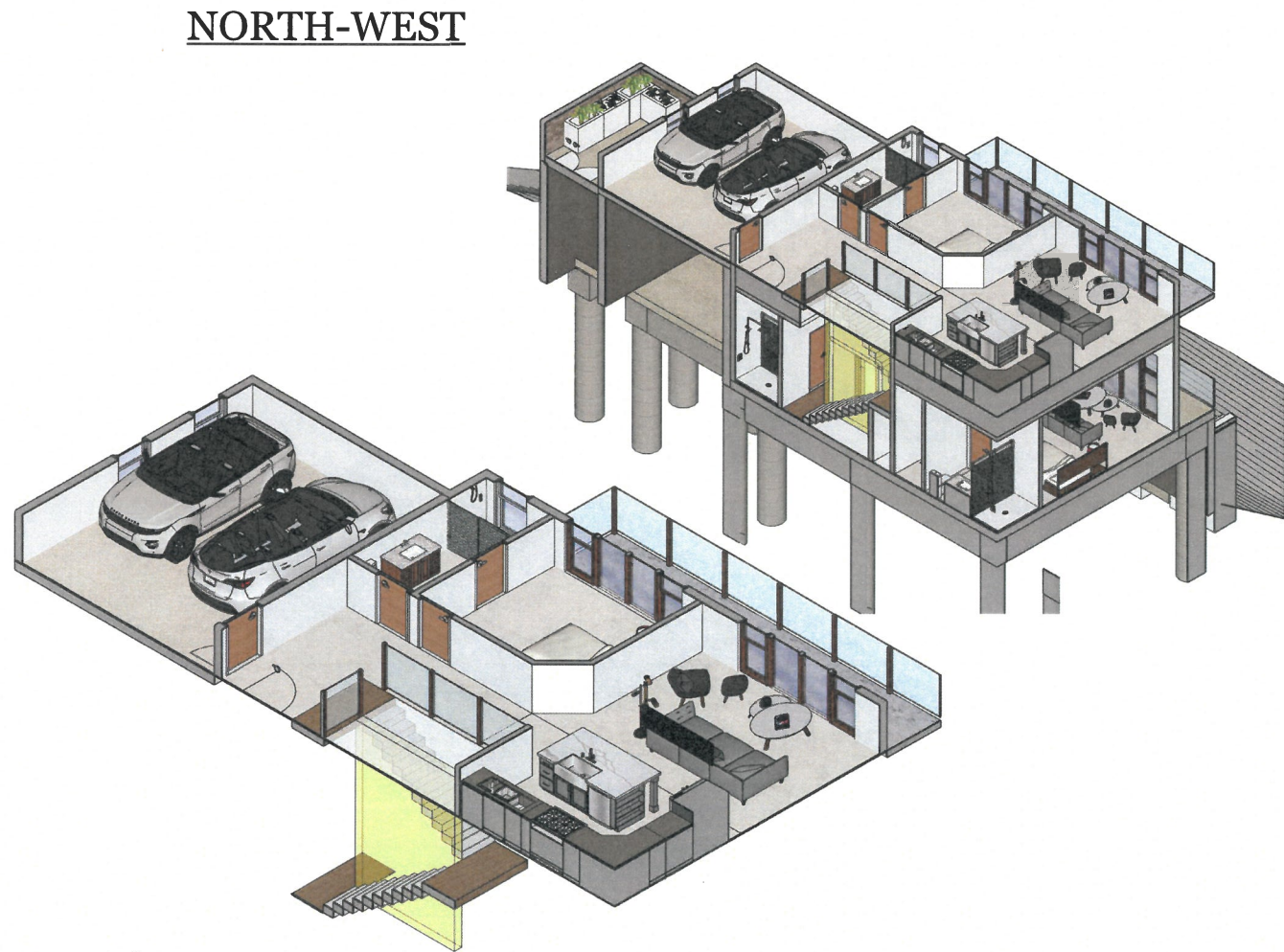
A 0.1



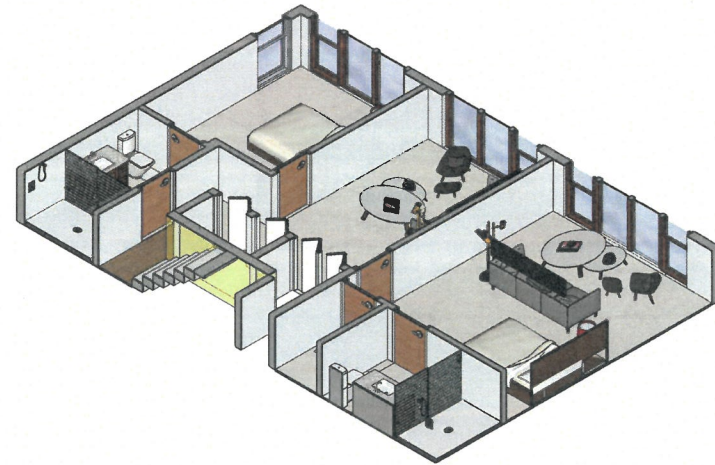
1st Floor
Scale 3/16" = 1'-0" **1**
A-0.2



2nd Lower Level
Scale 3/16" = 1'-0" **2**
A-0.2



1st Floor
Scale 3/16" = 1'-0" **3**
A-0.2



2nd Lower Level
Scale 3/16" = 1'-0" **4**
A-0.2

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**cezar v.
obnial**

Architectural and
Interior Design
39998 Quigley Road
Murrieta, CA 92562
Tel. no. 661-373-2747
cvobnial@gmail.com

Developer
**CHAE
DEVELOPMENT**

440 Shatto Place
Suite 200-C
Los Angeles, CA 90020
213-792-4337
jimichae@chaedev.com

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10	"	"	"

**NEW RESIDENCE
808 N ONEONTA DR.**

808 N ONEONTA DR.
LOS ANGELES, CA 90065

APN NO: 5474-019-023

**ISOMETRIC
North-West
North-East**

A 0.2

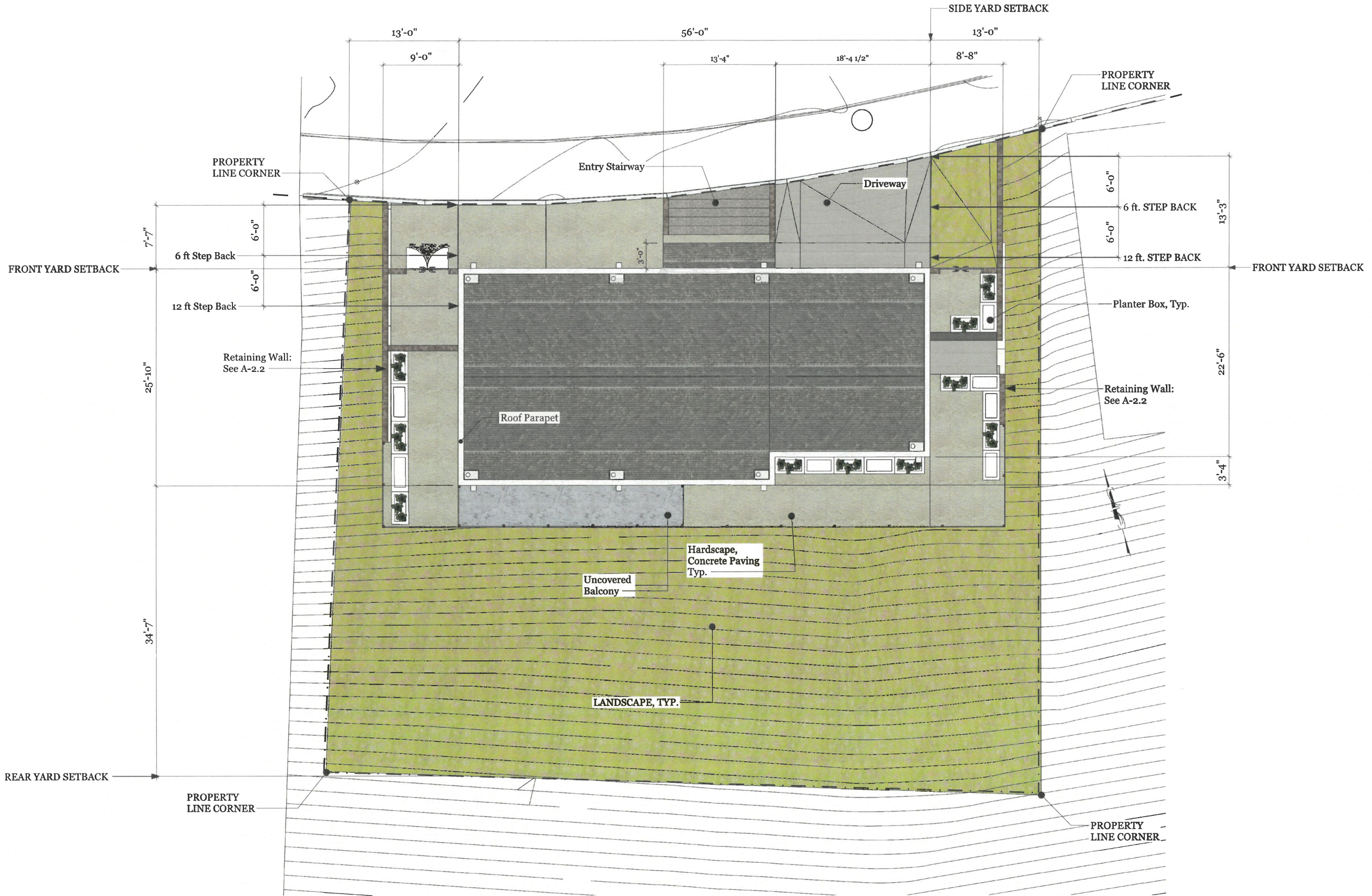


EXHIBIT "A"
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SITE PLAN
Scale 3/16" = 1'-0"

1
A-1.0

cezar v. obnial
Architectural and Interior Design
39998 Quigley Road
Moorpark, CA 93426
Tel. no. 661.373.2747
cvoanial@gmail.com

Developer
CHAE DEVELOPMENT
440 Shatto Place
Suite 400-C
Los Angeles, CA 90020
213-798-4337
jimichae@chaedev.com

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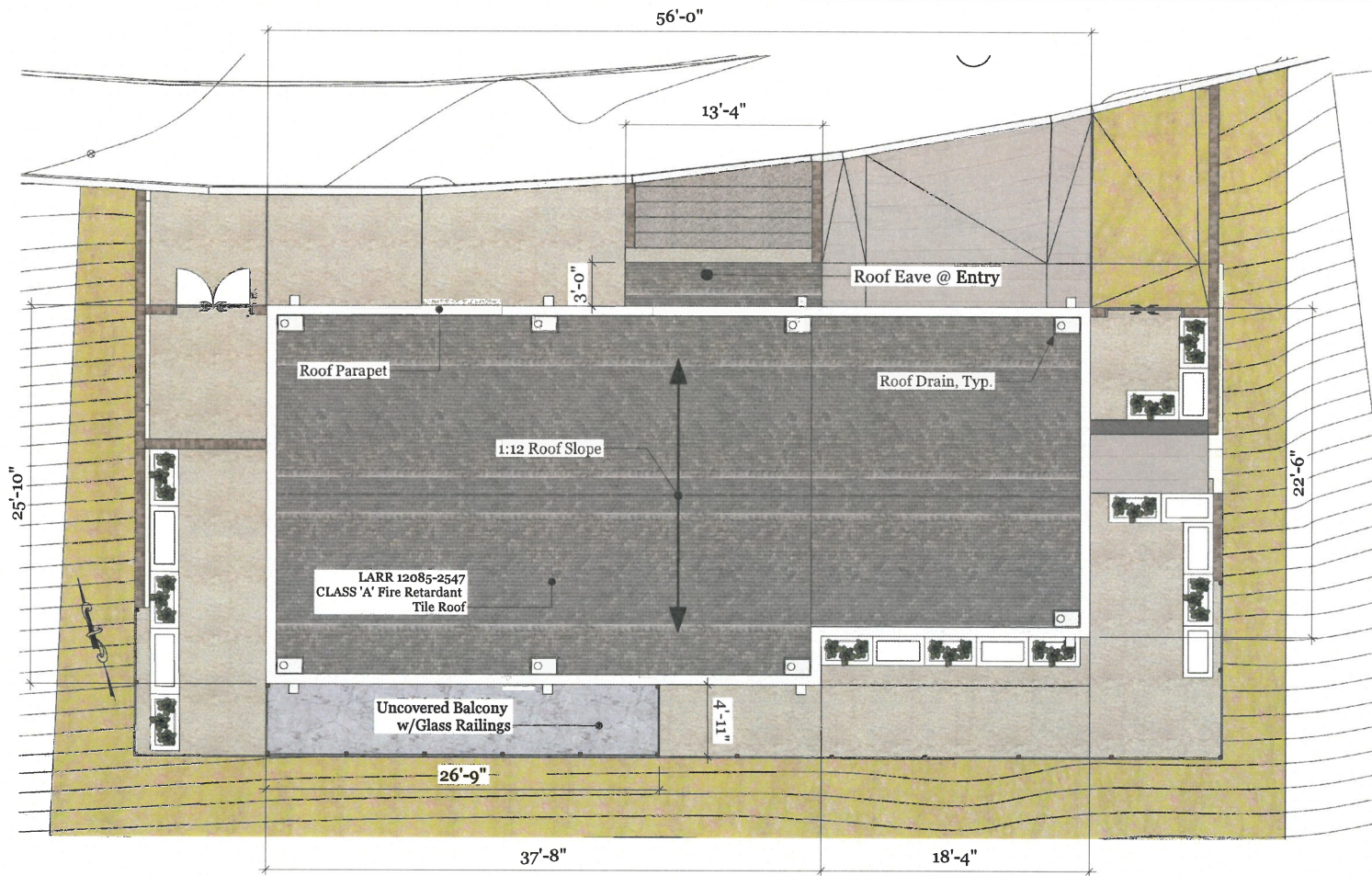
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808 N ONEONTA DR.
LOS ANGELES, CA 90065

APN NO: 5474-019-023

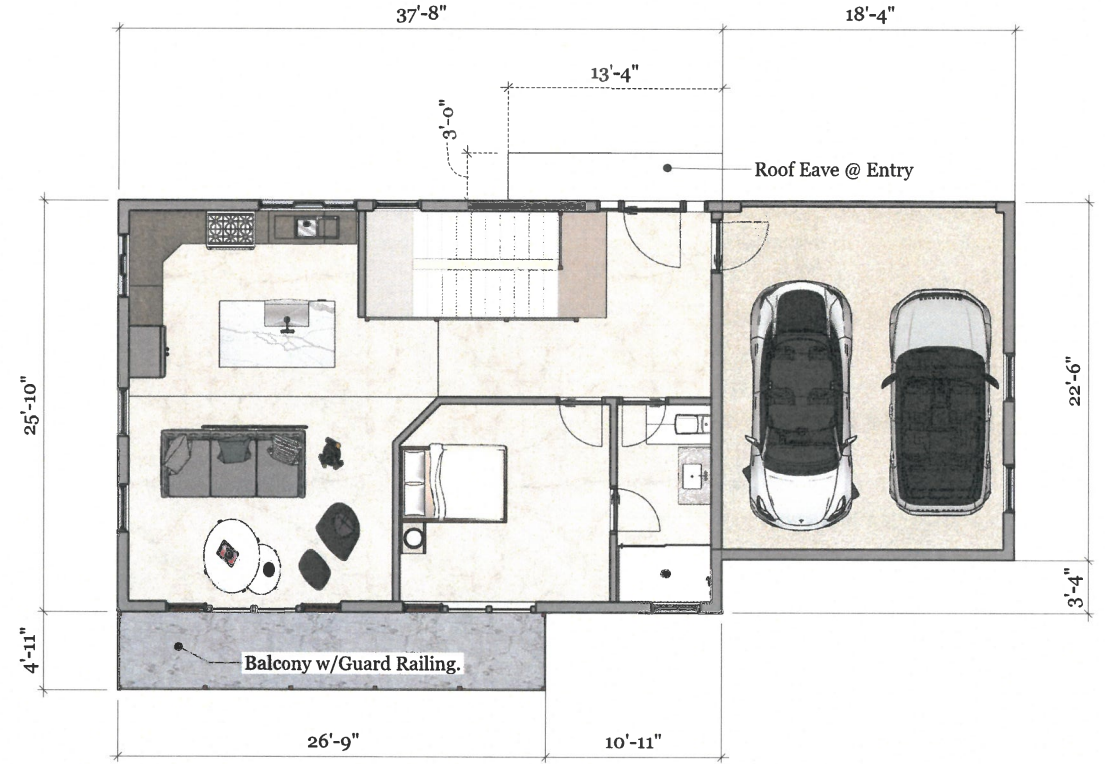
SITE PLAN

A 1.0



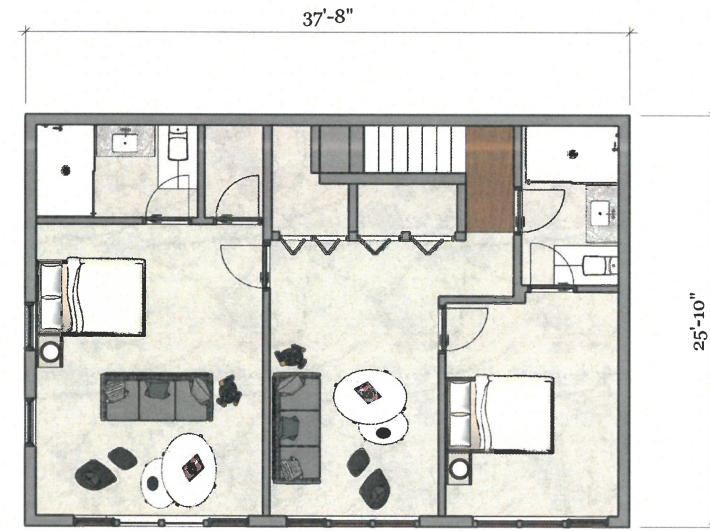
3
A-1.1

ROOF PLAN
Scale 3/16" = 1'-0"



1
A-1.1

1st FL
Scale 3/16" = 1'-0"



2
A-1.1

2nd Lower Level
Scale 3/16" = 1'-0"

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**cezar v.
obnial**

Architectural and
Interior Design
39998 Quigley Road
Murrieta, CA 92564
Tel. no. 661-373-2747
cvobnial@gmail.com

Developer
**CHAE
DEVELOPMENT**

440 Shatto Place
Suite 403-C
Los Angeles, CA 90020
213-792-4337
jimichae@chaedev.com

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**NEW RESIDENCE
808 N ONEONTA DR.**

808 N ONEONTA DR.
LOS ANGELES, CA 90065
APN NO: 5474-019-023

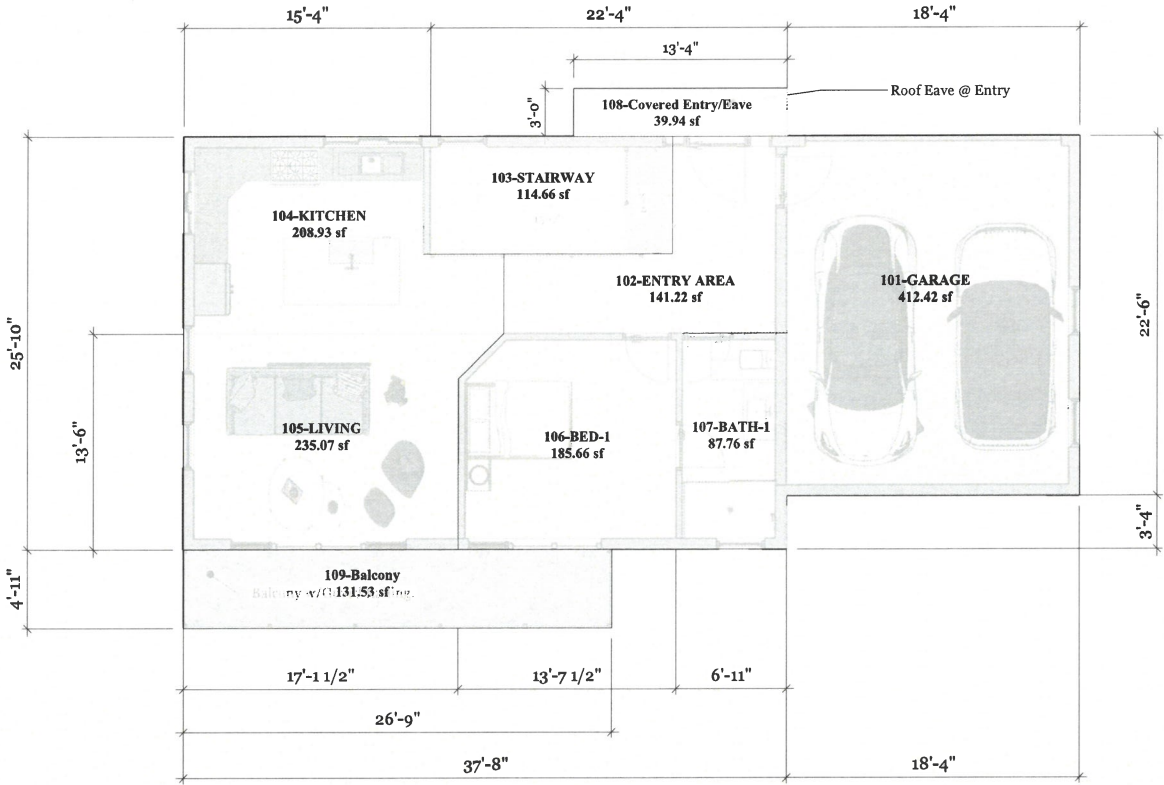
FLOOR PLAN

A 1.1

ZONING SF CALCULATIONS SUMMARY				
1/23/2026	808 ONEONTA	LEVEL	SFD	TOTAL
		1	1557.19	1557.19
		2	858.26	858.26
R15.2		TOTAL	2415.45	2415.45

1ST FLOOR				
KEYNOTE	DESC.	ROOM	SFD	TOTAL
A	GARAGE	101	412.42	
B	ENTRY AREA	102	141.22	
C	STAIRWAY-1	103	114.66	
D	KITCHEN	104	208.93	
E	LIVING ROOM	105	235.07	
F	BEDROOM-1	106	185.66	
G	BATHROOM-1	107	87.76	
H	COVERED ENTRY/EAVE	108	39.94	
I	COVERED BALCONY AREA	109	131.53	
TOTAL			1557.19	1557.19

2ND LOWER LEVEL				
KEYNOTE	DESC.	ROOM	SFD	TOTAL
A	BATHROOM-2	201	102.79	
B	BEDROOM-2	202	281.79	
C	FAMILY ROOM	203	221.56	
D	BEDROOM-3	204	170.59	
E	BATHROOM-3	205	81.53	
F	STAIRWAY/EXCLUDED	206	N/A	
TOTAL			858.26	858.26



1
A-1.1
1st FL
Scale 3/16" = 1'-0"

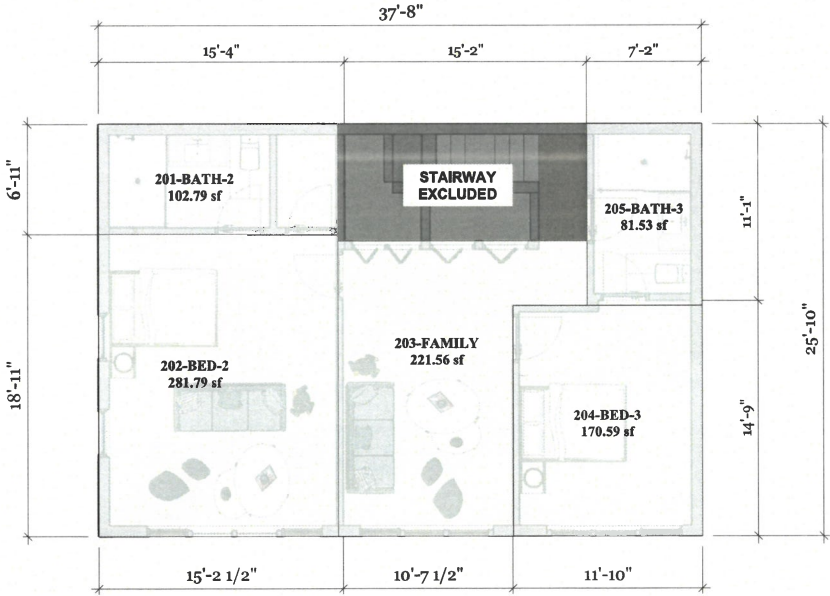


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2
A-1.1
2nd Lower Level
Scale 3/16" = 1'-0"

cezar v. obnial
Architectural and Interior Design
39998 Quigley Road
Murrieta, CA 92562
Tel. no. 661.373.2747
cvobnial@gmail.com

Developer
CHAE DEVELOPMENT
440 Shatto Place
Suite 400-C
Los Angeles, CA 90020
213-798-4337
jimichae@chaedev.com

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10	"	"	"

**NEW RESIDENCE
808 N ONEONTA DR.**
808 N ONEONTA DR.
LOS ANGELES, CA 90065
APN NO: 5474-019-023

**ZONING S.F.
DIAGRAM &
CALCULATIONS**

A 1.2

REVISIONS			
#	date	description	by
0	05.18.23	Base	JC
1	09.28.23	Rev-13.1	JC
2	02.02.24	Rev-15.3	JC
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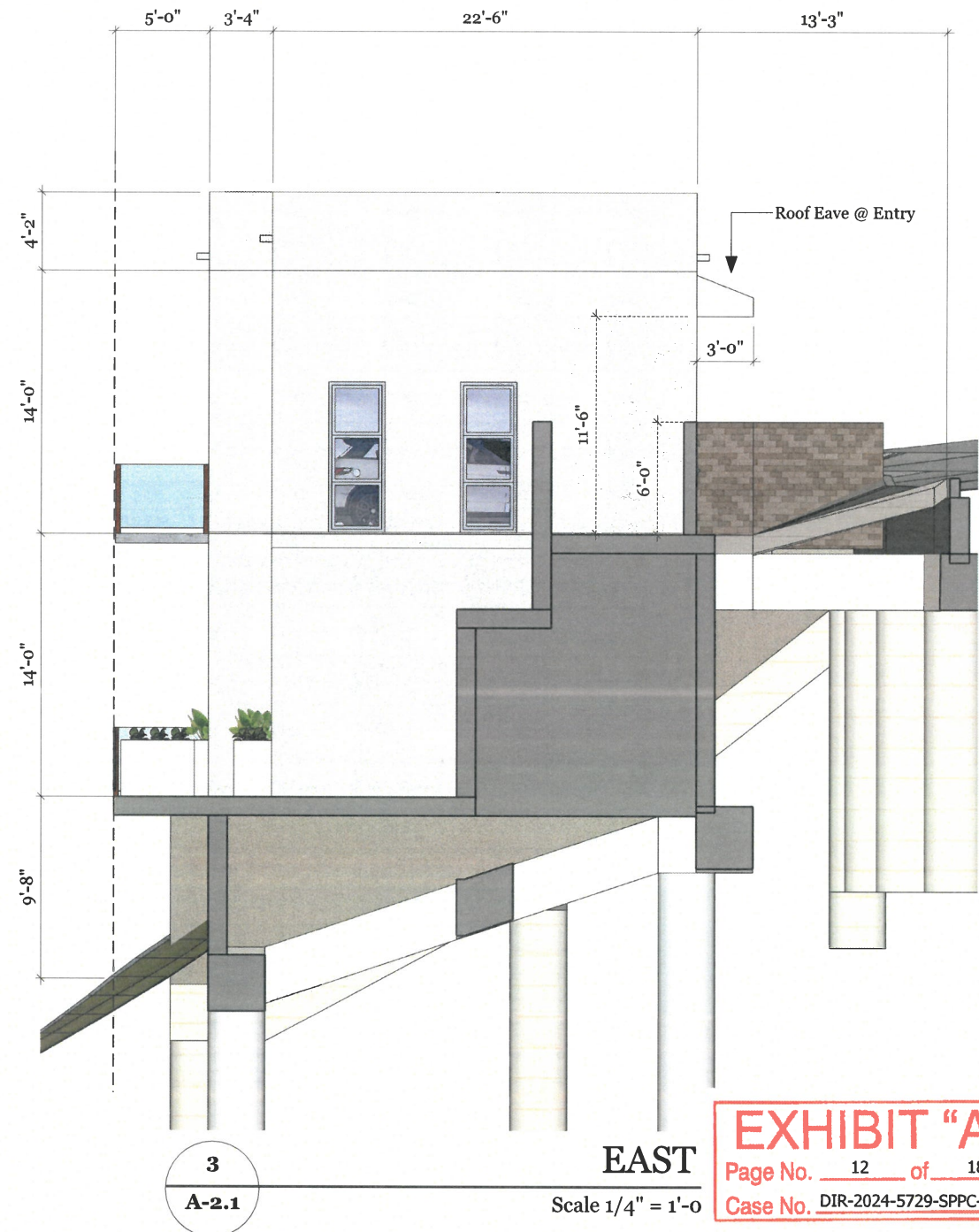
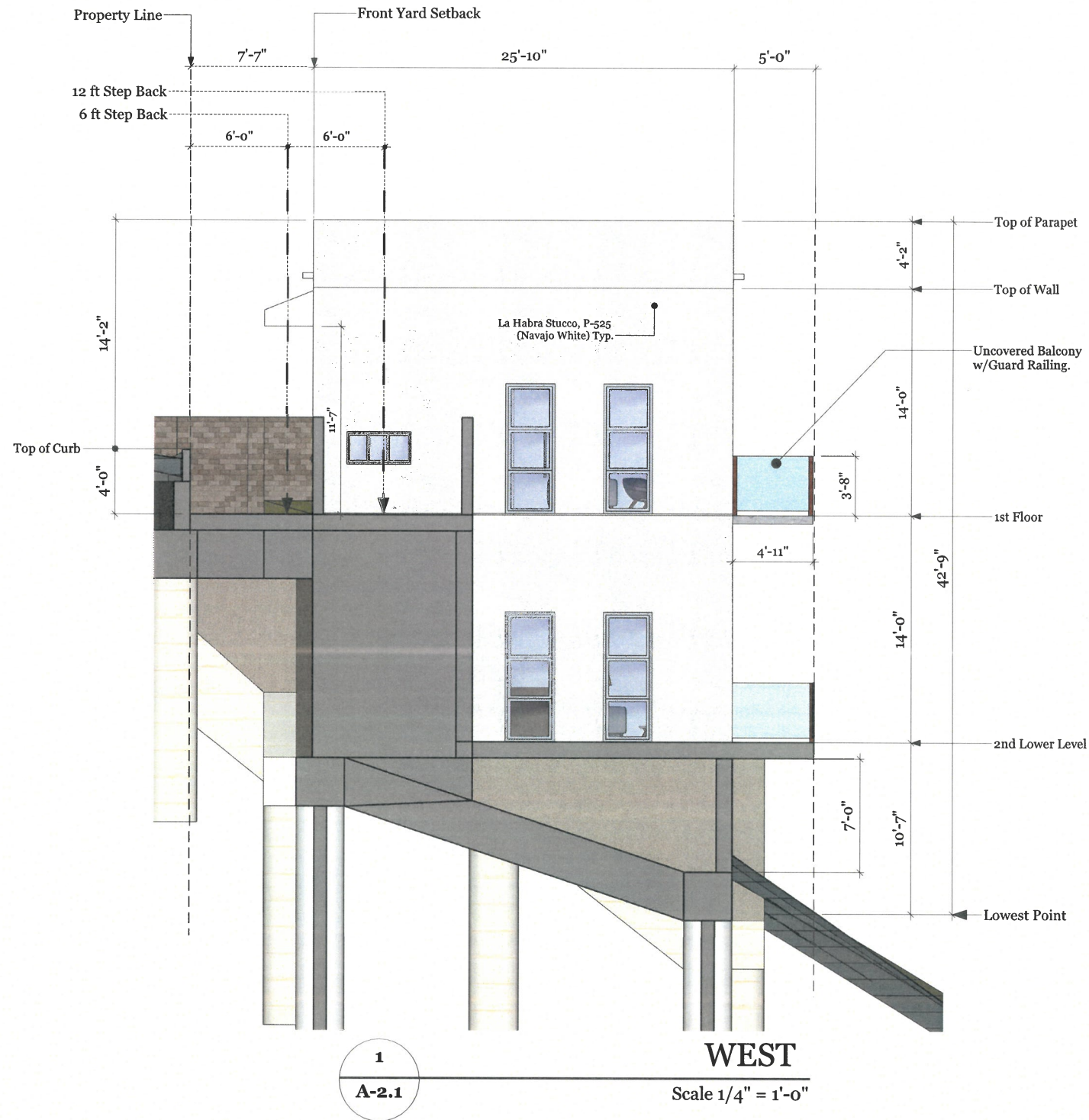


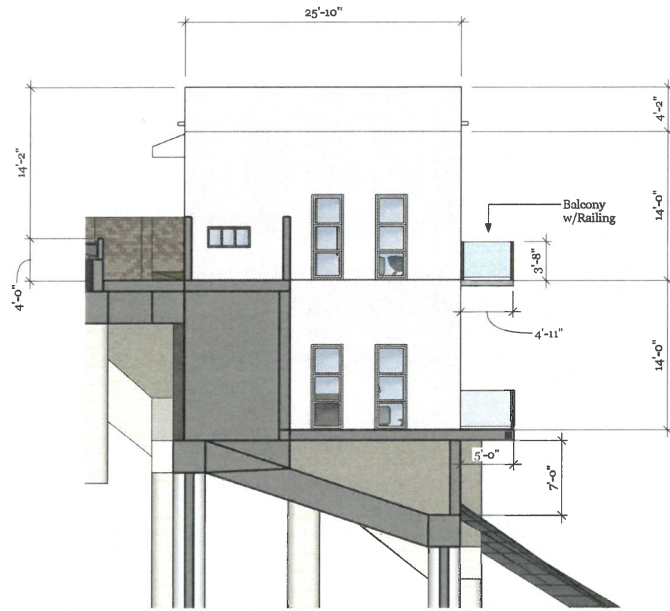
EXHIBIT "A"
Page No. 12 of 18
Case No. DIR-2024-5729-SPPC-HCA

**NEW RESIDENCE
808 N ONEONTA DR.**

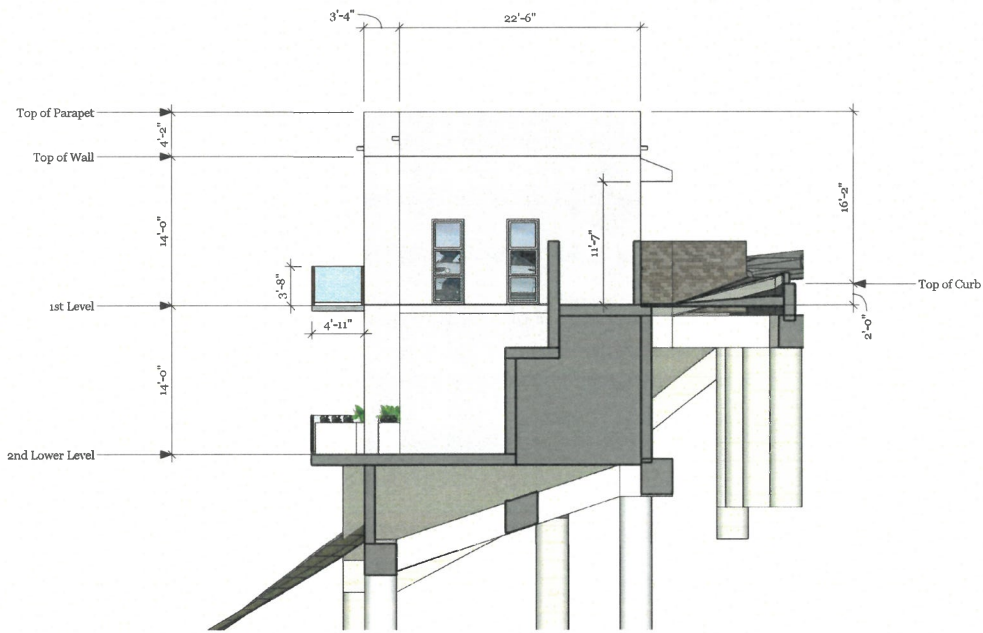
808 N ONEONTA DR.
LOS ANGELES, CA 90065
APN NO: 5474-019-023

**BUILDING
HEIGHT**

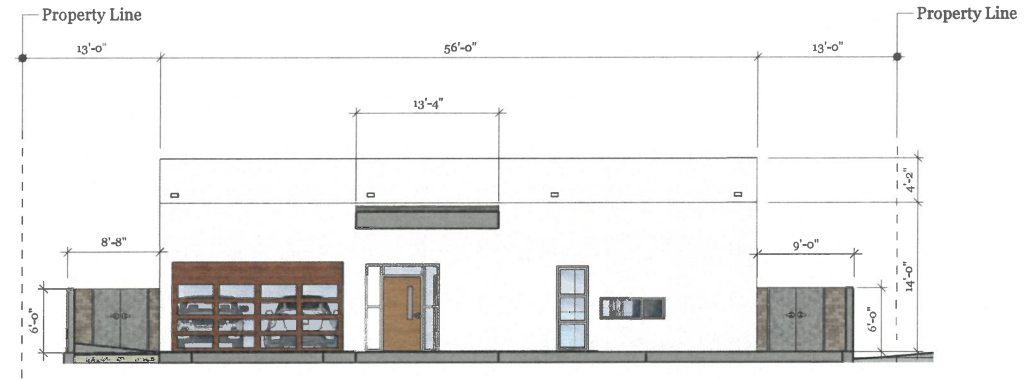
A 2.0



1
A-2.1
WEST
Scale 1/8" = 1'-0"



3
A-2.1
EAST
Scale 1/8" = 1'-0"



2
A-2.1
NORTH
Scale 1/8" = 1'-0"



4
A-2.1
SOUTH
Scale 1/8" = 1'-0"

EXHIBIT "A"
Page No. 13 of 18
Case No. DIR-2024-5729-SPPC-HCA

cezar v. obnial

Architectural and Interior Design
39998 Quigley Road
Murrieta, CA 92562
Tel. no. 661-373-2747
cvobnial@gmail.com

Developer
CHAE DEVELOPMENT

440 Shatto Place
Suite 400-C
Los Angeles, CA 90020
213-798-4337
jimichae@chae.dev.com

REVISIONS			
#	date	description	by
0	05-11-23	Base	JC
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4	-	-	-
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10	-	-	-

**NEW RESIDENCE
808 N ONEONTA DR.**

APN NO: 5474-019-023

808 N ONEONTA DR.
LOS ANGELES, CA 90065

ELEVATIONS

A 2.1

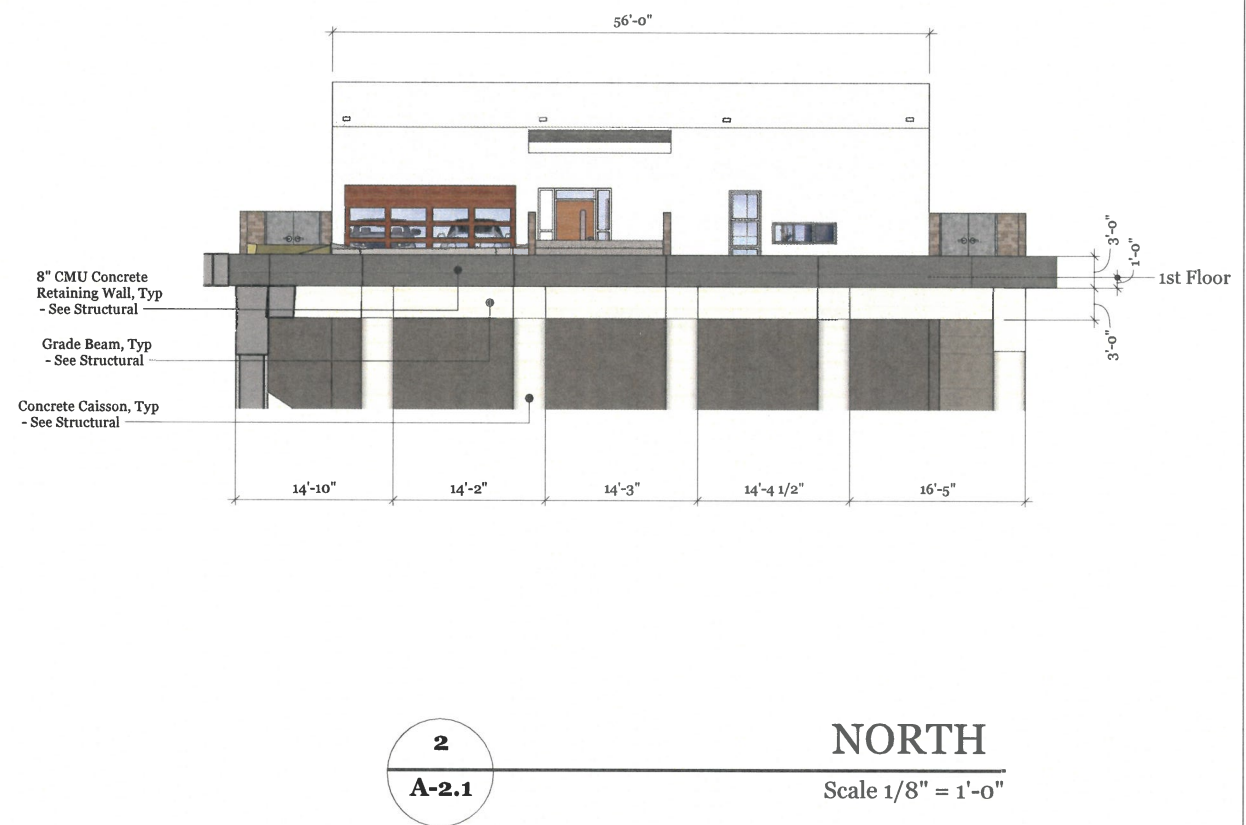
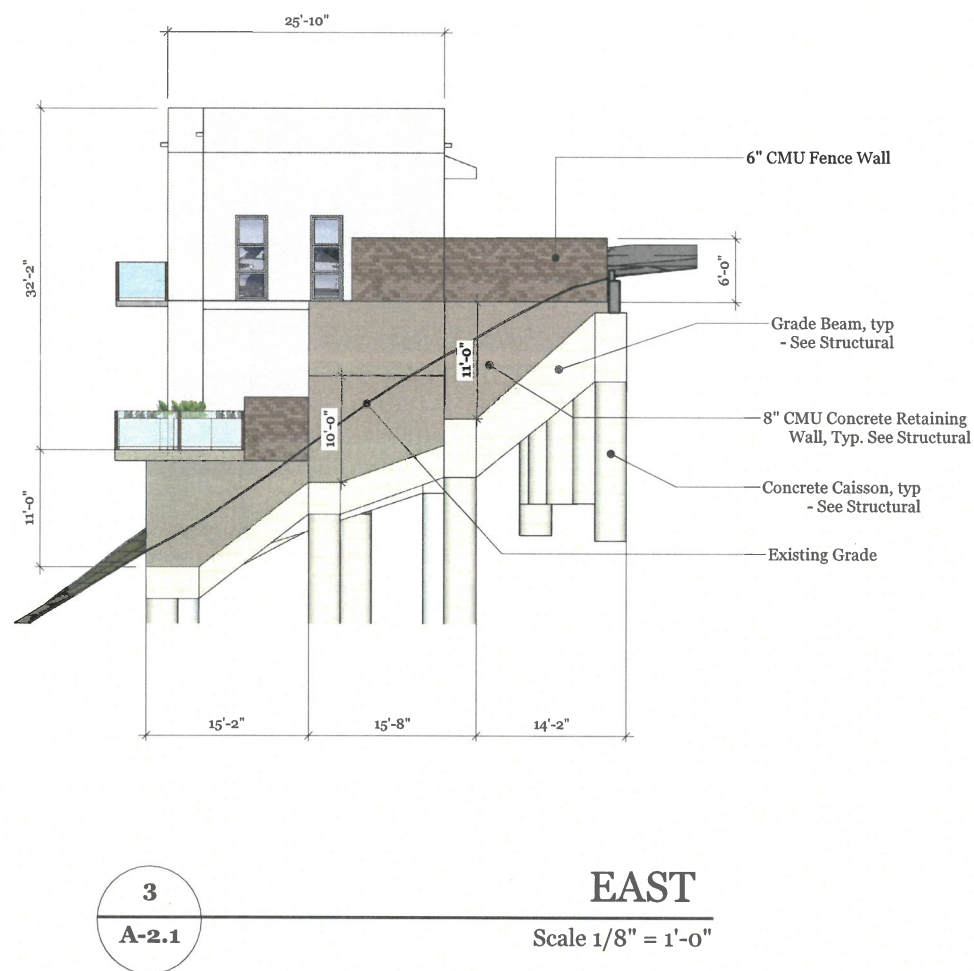
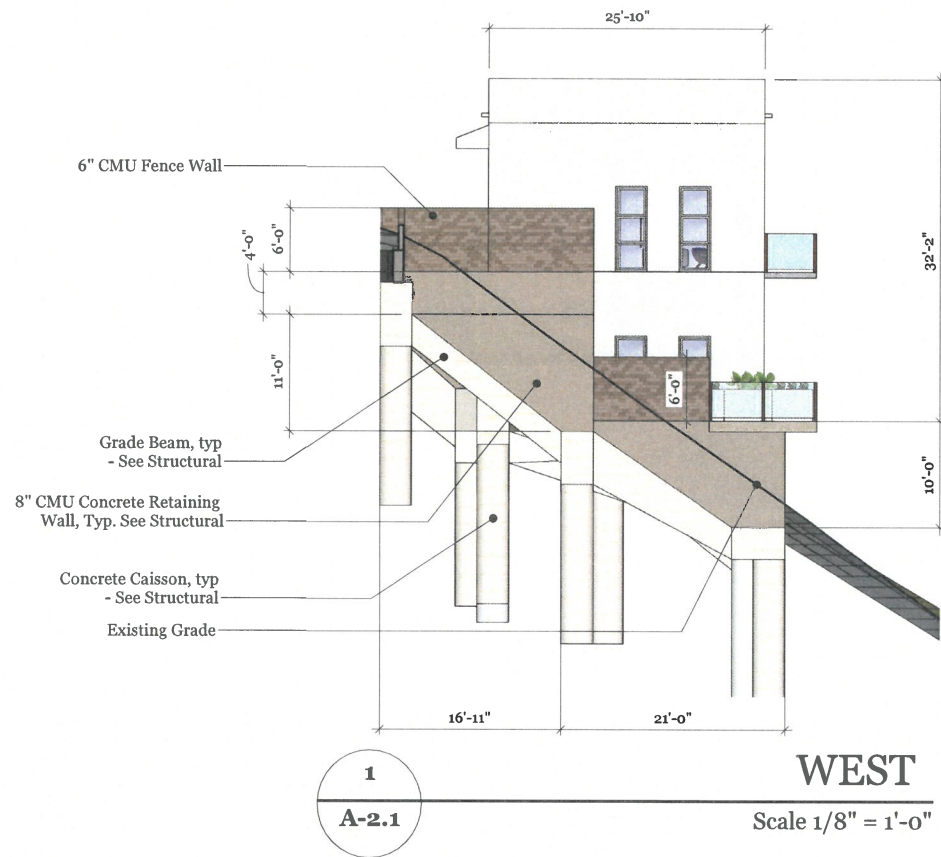


EXHIBIT "A"
Page No. 14 of 18
Case No. DIR-2024-5729-SPPC-HCA

cezar v. obnial

Architectural and
Interior Design
39998 Quigley Road
Murrieta, CA 92562
Tel. no. 661.373.2747
cvoanial@gmail.com

Developer

**CHAE
DEVELOPMENT**

440 Shatto Place
Suite 205-C
Los Angeles, CA 90020
213-792-4337
jimichae@chaedev.com

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4	"	"	"
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**NEW RESIDENCE
808 N ONEONTA DR.**

APN NO: 5474-019-023

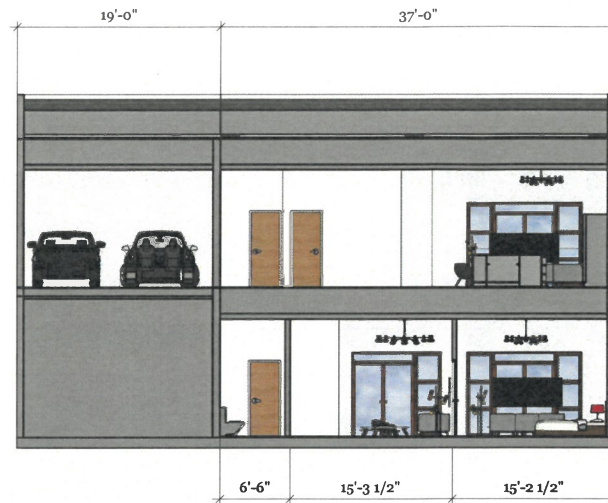
808 N ONEONTA DR.
LOS ANGELES, CA 90065

**RETAINING
WALL**

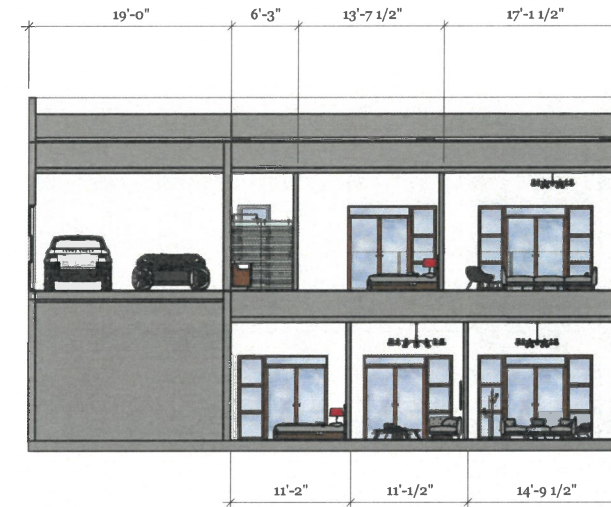
A 2.2



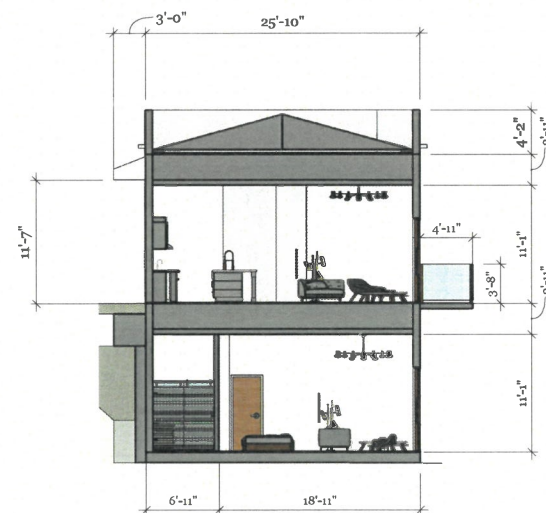
1
A-3.1 North: N-1
Scale 1/8" = 1'-0"



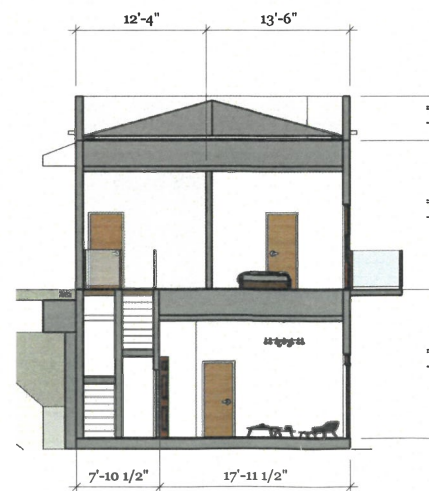
2
A-3.1 North: N-2
Scale 1/8" = 1'-0"



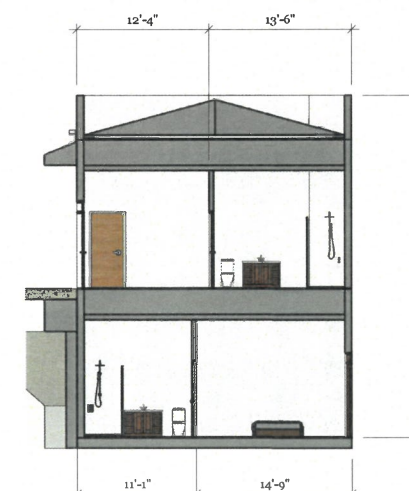
3
A-3.1 North: N-3
Scale 1/8" = 1'-0"



4
A-3.1 West: W-1
Scale 1/8" = 1'-0"



5
A-3.1 West: W-2
Scale 1/8" = 1'-0"



6
A-3.1 West: W-3
Scale 1/8" = 1'-0"

cezar v.
obnial

Architectural and
Interior Design
39998 Quigley Road
Murrieta, CA 92562
Tel. no. 661.373.2747
cvoanial@gmail.com

Developer
CHAE
DEVELOPMENT

440 Shatto Place
Suite 400-C
Los Angeles, CA 90020
213-792-4337
jimichae@chae.dev.com

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NEW RESIDENCE
808 N ONEONTA DR.

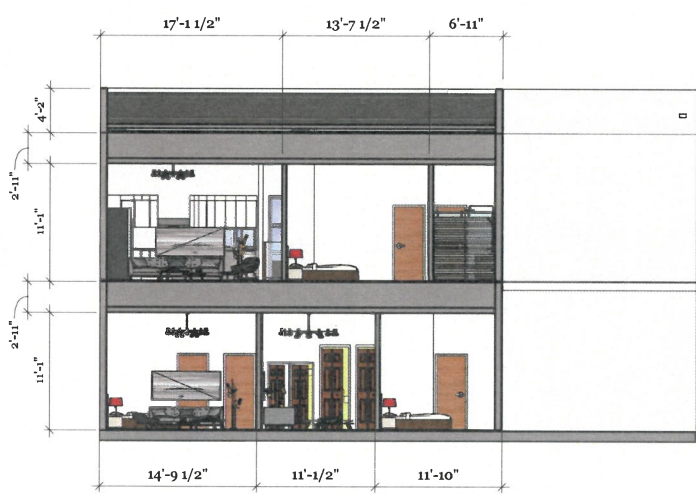
APN NO: 5474-019-023

808 N ONEONTA DR.
LOS ANGELES, CA 90065

SECTIONS
NORTH & WEST

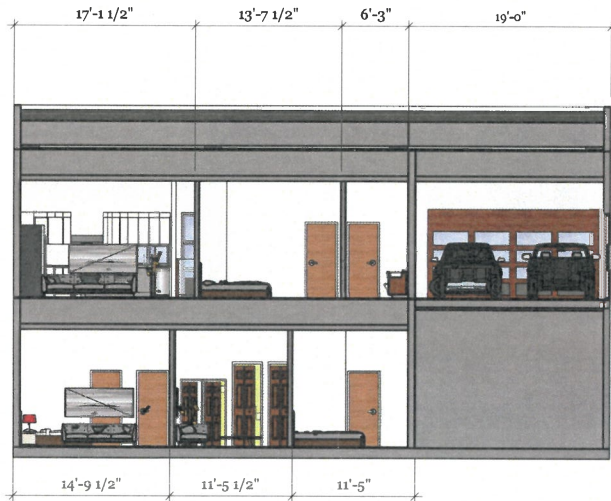
A 3.1

EXHIBIT "A"
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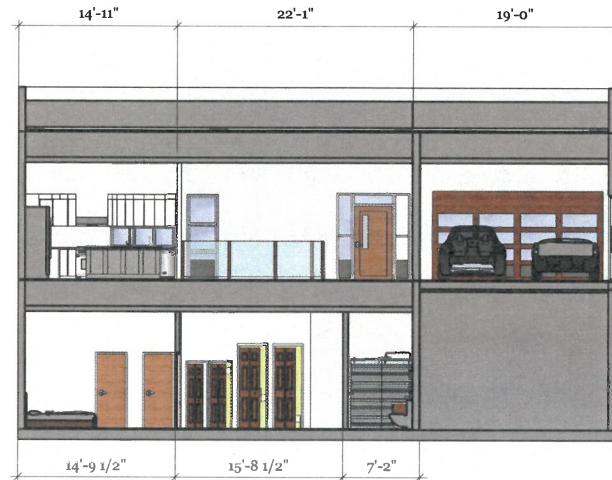
1
A-3.2

South: S-2
Scale 1/8" = 1'-0"



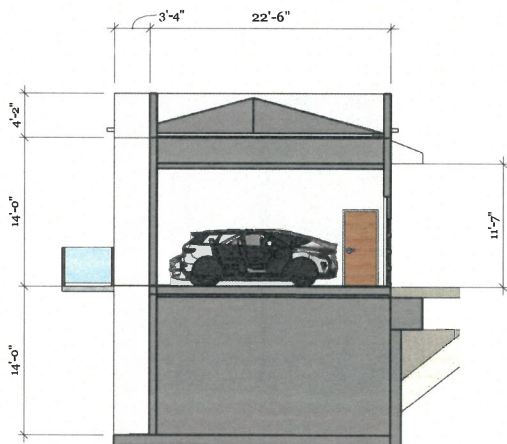
2
A-3.2

South: S-3
Scale 1/8" = 1'-0"



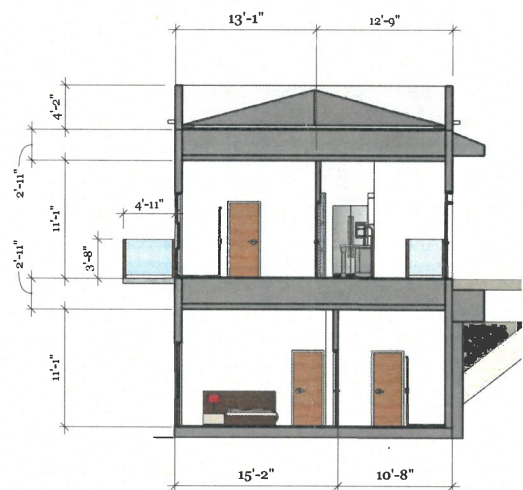
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A-3.2

South: S-4
Scale 1/8" = 1'-0"



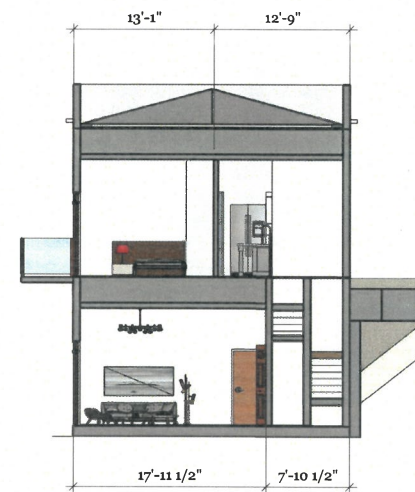
4
A-3.2

East: E-1
Scale 1/8" = 1'-0"



5
A-3.2

East: E-3
Scale 1/8" = 1'-0"



6
A-3.2

East: E-4
Scale 1/8" = 1'-0"

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Case No. DIR-2024-5729-SPPC-HCA

cezar v. obnial
Architectural and Interior Design
39998 Quigley Road
Murrieta, CA 92563
Tel. no. 664.373.2747
cvobnial@gmail.com

Developer
CHAE DEVELOPMENT
440 Shatto Place
Suite 409-C
Los Angeles, CA 90020
213-792-4337
jimichae@chacdev.com

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8	"	"	"
9	"	"	"
10	"	"	"

NEW RESIDENCE
808 N ONEONTA DR.
808 N ONEONTA DR.
LOS ANGELES, CA 90065
APN NO: 5474-019-023

SECTIONS
SOUTH & EAST
A 3.2

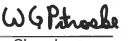
LANDSCAPE LEGEND FOR SLOPE AREAS		
GROUND COVER	DESCRIPTION	FOR SLOPE RETENTION ONLY
	Ground Cover Prostrate Myoporum Plant at 18" o.c.	



LANDSCAPE LEGEND							
WUCOLS IV TYPE	WATER USAGE	PLANT FACTOR	HYDRO-ZONE	SHRUBS/PLANTS	DESCRIPTION	SIZE	QUANTITY / SPACING
Gc	Very Low	0.05	A		NEW GOLDEN LANTANA —Lantana 'New Gold'	5 Gal.	24" APART
Gc N	Very Low	0.05	A		DANA POINT BUCKWHEAT —Eriogonum fasciculatum 'Dana Point'	5 Gal.	36" APART
Gs S	Very Low	0.05	B		PROSTRATE ACACIA —Acacia redolens	5 Gal.	24" APART
V	Low	0.15	C		BLUE DAWN FLOWER —Ipomoea indica (acuminata)	5 Gal.	10' APART
S	Low	0.15	C		DESERT HONEYSUCKLE —Anisacanthus spp.	5 Gal.	24" APART
T	Low	0.15	C		CREPE MYRTLE	5 Gal.	3
T	Low	0.15	D		ITALIAN CYPRESS Cupressus sempervirens	15 Gal.	6

"I agree to comply with the requirements of the prescriptive compliance option of the MWEL0"

Walt Patroske
Applicant


Signature

12-18-2023
Date

LANDSCAPE NOTES

- 75% of landscape, excluding edibles and areas using recycled water, shall consist of plants that average a WUCOLS plant factor of 0.3. WUCOLS plant database can be found on-line at: <http://ucanr.edu/sites/WUCOLS/>
- Turf shall not exceed 25% of the landscape area in residential areas.
- Automatic weather-based or soil-moisture based irrigation controllers shall be installed on the irrigation system. The irrigation controller shall be of a type which does not lose programming data in the event the primary source is interrupted.
- Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range.
- Manual-shut-off valves shall be installed as close as possible to the point of connection of the water supply.
- Areas less than 10-feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.
- A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
- Turf not permitted on slopes greater than 25%.
- Turf is prohibited in parkways less than 10 feet wide.
- At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and irrigation maintenance.
- Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.

CONSTRUCTION NOTES

- CONSTRUCT 4" THICK CONC. WALKWAY.
- CONSTRUCT 4" THICK CONC. DRIVEWAY

NOTE: FOR PROJECTS THAT INCLUDE LANDSCAPE WORK,
THE LANDSCAPE CERTIFICATION, FORM GRN 12,
SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.

PROPOSED RETAINING WALL
SEPARATE PLAN & PERMIT & APPROVAL

NO OAK TREES ONSITE

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Case No. DIR-2024-5729-SPPC-HCA

**LANDSCAPE
PLANTING PLAN**



REVISIONS	BY

WALT PATROSKE
DESIGN

SIGNED: 
2132 S. GROVE AVENUE SUITE F
DANFORD, CA 91761
CELL: 951-778-1788
E-MAIL: WGPDESIGN@GMAIL.COM

PROPOSED RESIDENCE

808 ONEONTA DRIVE
LOS ANGELES, CA 90044

LANDSCAPE
PLANTING PLAN

DRAWN WP
CHECKED
DATE NOV. 2, 2023
SCALE 1"=10'-0" (U.N.O.)
JOB NO.
SHEET L1
OF SHEETS

**Irrigation Method
MS = Micro-spray S = Spray R = Rotor B = Bubbler
D = Drip O = Other N = None

***The Plant Factor (PF) is an estimate of the amount of water needed by a plant based on the Hydrozone designation by the Department of Water Resources' Water Use Classification of Landscape Species (WUCOLS). The applicable WUCOLS edition is available at www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf. For the purposes of this Water Efficient Landscape Documentation Package, the Hydrozone Plant Factors are as follows: HW is 0.85, MW is 0.50, LW is 0.15, VLW is 0.05, CST is 0.80, WST is 0.60, and NW is 0.00.

Hydrozone*	Irrigation Zone or Valve	Irrigation Method**	Area in Sq. Ft./***PF	% of Landscape Area
A (VLW)	1	D	120/0.05	8.1%
B (VLW)	2	D	600/0.05	40.5%
C (LW)	3	D	760/0.15	51.4%
Totals	--	--	1,480	100%

*Hydrozone - Per Water Use Classification of Landscape Species (WUCOLS) for Region 4-South Inland Valleys and Foothills, the various Hydrozone designations are as follows. The applicable WUCOLS edition is available at www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf

HW = High Water Use Zone-Plants and water features that need or use high amounts of water (i.e., Dichondra, Japanese maples, pools, spas, fountains, ponds, etc.)

MW = Moderate Water Use Zone

LW = Low Water Use Zone

VLW = Very Low Water Use Zone-Typically an area that is not automatically irrigated, but has plants that may need only occasional hand-watering during particularly hot and/or dry periods.

CST = Cool Season Turfgrass Zone

WST = Wet Season Turfgrass Zone

NW = No Water Use Zone

ESTIMATED TOTAL WATER USE
 $ETWU = (Eto) (0.62) \left(\frac{PF \times HA}{IE} \right)$

ETWU = Estimated Total Water Use per year (gallons)
Eto = References Evapotranspiration (inches)
PF = Plant Factor from WUCOLS (see Section 491)
HA = Hydrozone Area (square feet)
0.62 = Conversion Factor
IE = Irrigation Efficiency (minimum .81)

HYDROZONE A (VLW)

$ETWU = (50.1) (0.62) \left(\frac{0.05 \times 120}{.81} \right)$

$ETWU = (31.1) (7.4) = 230$

HYDROZONE B (VLW)

$ETWU = (50.1) (0.62) \left(\frac{0.05 \times 600}{.81} \right)$

$ETWU = (31.1) (37) = 1,151$

HYDROZONE C (LW)

$ETWU = (50.1) (0.62) \left(\frac{0.15 \times 760}{.81} \right)$

$ETWU = (31.1) (114) = 3,545$

$TOTAL\ ETWU = 230 + 1,151 + 3,545 = 4,926$

MAXIMUM APPLIED WATER ALLOWANCE

$MAWA = (Eto) (0.62) [(0.55 \times LA) + (0.55)]$

$MAWA = (50.1) (0.62) [(0.55 \times 1,480) + (0.55)] \Rightarrow (31.1) [(814)] = 25,315$

MAWA = Maximum Applied Water Allowance (gal per yr)
Eto = References Evapotranspiration (inches per year)
0.62 = Conversion Factor (to gallons)
0.55 = ET Adjustment Factor (ETAF)
0.55 = Additional Water Allowance

IRRIGATION LEGEND

DESCRIPTION	SYM.	P.S.I.	RAD.	G.P.M.
'TOTO' SB-90 BUBBLER 6" POP UP		10	5'	.49

DESCRIPTION	SYM.	
'RAINBIRD' CONTROL VALVE GB SERIES		INSTALL AT LEAST 12" ABOVE FIN. GRADE
'NIBCO' GATE VALVE T-113		
FEBCO 1" 825YA BACKFLOW PREVENTER		BFP TO BE PAINTED DARK GREEN
'BROOKS' VALVE BOX SERIES 1419		
'RAINBIRD' QUICK COUPLER 44 LRC 1"		
'HUNTER' 1 CORE W/ SOLAR SYNC SMART CONTROLLER		
'HUNTER' MINI CLICK		RAIN SENSOR
SLEEVING SCH. 40 P.V.C.		APPLY TO WHERE PIPE UNDER HARDSCAPE TWICE LINE SIZE (MIN.)
PRESSURE LINE CLASS 315 PVC		
NON PRESSURE LINE SCH. 40 P.V.C.		SEE PLAN FOR SIZE
POINT OF CONNECTION		SEE PLAN FOR SIZE

DESCRIPTION	SYM.	
'NETAFIM' LVC10075-HF		CONTROL VALVE, TECHFILTER & PRESSURE REGULATOR
'NETAFIM' LINE FLUSH VALVE		
'NETAFIM' TECHLINE CV TLCV4-18025		
NON-PRESSURE 1" SCH. 40 PVC HEADER		
'RAINBIRD' ARV050 AIR RELIEF VALVE		

GPM VALVE#
SIZE
SF HYDROZONE#

AUTOMATIC IRRIGATION
SYSTEM CONTROLLERS
WEATHER OR SOIL BASED
CONTROLLERS

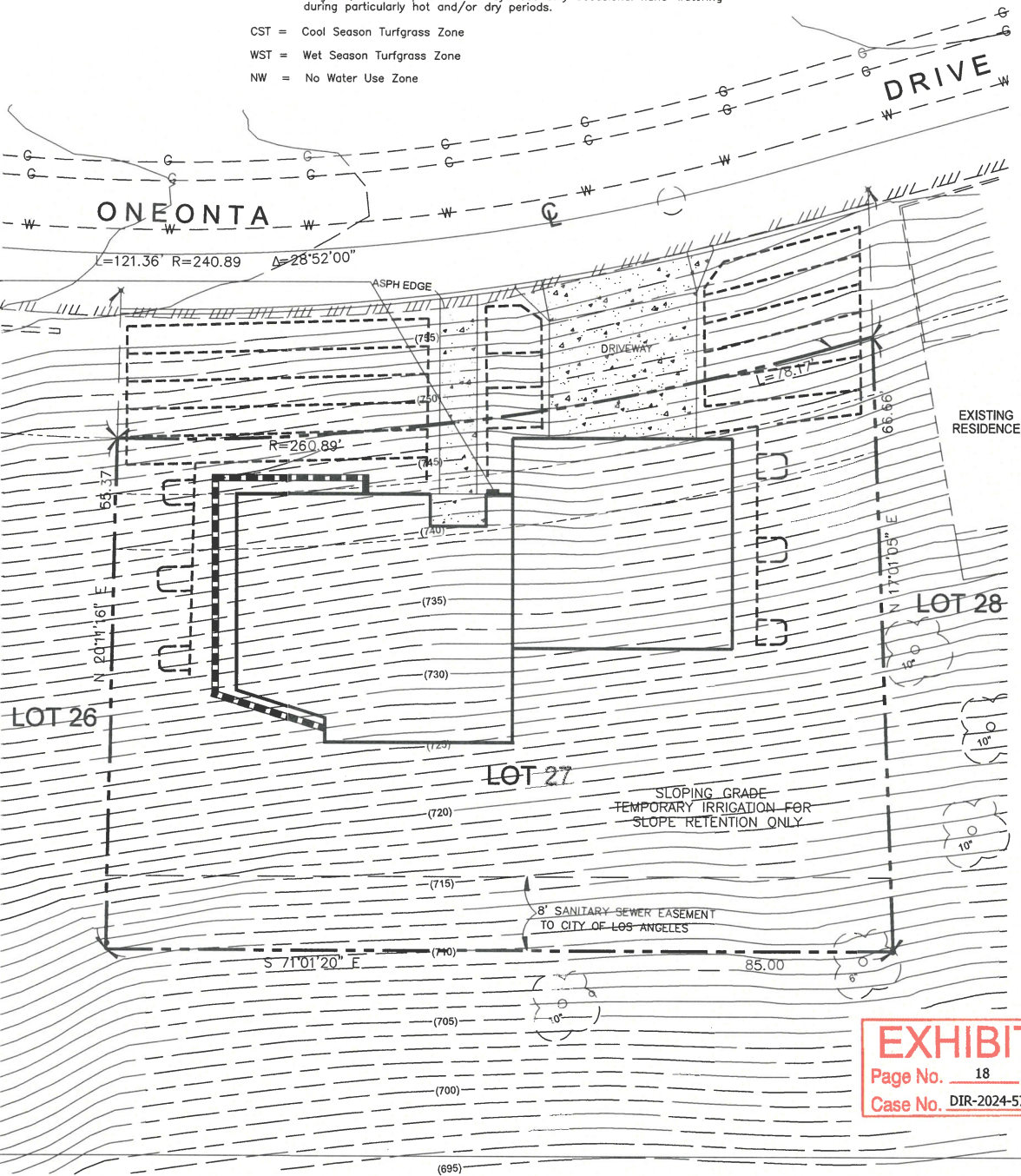


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NO OAK TREES ONSITE

LANDSCAPE
IRRIGATION PLAN



WALT PATROSKE

DESIGN

SIGNED W. Patroske

2132 S. GROVE AVENUE SUITE F

ONTARIO, CA 91761

CELLULAR : 951/255-1788

E-MAIL : WOPDESIGN@GMAIL.COM

PROPOSED RESIDENCE

808 ONEONTA DRIVE

LOS ANGELES, CA 90044

LANDSCAPE
IRRIGATION PLAN

DRAWN

WP

CHECKED

DATE

NOV. 2, 2023

SCALE

1"=10'-0" (U.N.O.)

JOB NO.

SHEET

L2

OF

SHEETS