



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

North Valley Area Planning Commission

Date: December 5, 2024
Time: After 4:30 p.m.
Place: Marvin Braude Building
First Floor Conference Room
6262 Van Nuys Boulevard
Van Nuys, Ca 91401

This meeting may be available virtually, in a hybrid format. The meeting's telephone number and access code number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.gov/about/commissions/boards-hearings> and/or by contacting apcnorthvalley@lacity.org

Public Hearing: December 5, 2024
Appeal Status: Directors Determination is not further appealable
Expiration Date: December 23, 2024

Case No.: DIR-2024-1168-SPPC-1A
CEQA No.: ENV-2024-1169-CE
Incidental Cases: None
Related Cases: DIR-2021-5202-SPP
Council No.: 7 – Monica Rodriguez
Plan Area: Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon

Specific Plan: None
Certified NC: Foothill Trails District
GPLU: Very Low I Residential
Specific Plan GPLU: None
Zone: RE40-1-K

Applicant: Armond Sarkisian, PFS Group, INC. a California Corporation
Representative: Aris Artunyan, Exclusive Design Group
Appellant: Nada Buntich, Jung Ran Lee & Yong Ho Kim,
Appellant Representative: Patrick Williams
Appellant Representative: None

PROJECT LOCATION: 9990 West Barling Street

PROPOSED PROJECT: The Proposed Project includes the construction, use, and maintenance of new additions. The project is proposing additions of 22,320 square feet to an existing 7,024 square-foot single family dwelling, as well as a new 690 square foot 1 car garage, a new 3,370 square foot rear patio, a new 500 square foot side yard patio, a new 2,500 square foot covered walkway, a new 150 square foot detached trellis, a new 800 square foot detached covered patio, and a new 3,500 square foot guest house for a total of 33,830 square-feet on an approximately 158,127 square-foot lot zoned RE40-1-K. The additions will have a maximum height of 36 feet, as measured from grade to the top of the roof structure with a maximum residential floor area of 35% of the lot area.

REQUESTED ACTIONS: Appeal of the entire Directors Determination June 17, 2024 Determination which:

1. Found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed with a Categorical Exemption, pursuant to CEQA Guidelines, Sections 15303 class 3 and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.; and,
2. Approved, pursuant to Los Angeles Municipal Code Section (LAMC) 13B.4.2, a San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan Project Compliance for the construction, use, and maintenance of new additions. The project is proposing additions of 22,320 square feet to an existing 7,024 square foot single family dwelling, as well as a new 690 square foot 1 car garage, a new 3,370 square foot rear patio, a new 500 square foot side yard patio, a new 2,500 square foot covered walkway, a new 150 square foot detached trellis, a new 800 square foot detached covered patio, and a new 3,500 square foot guest house for a total of 33,830 square-feet on an approximately 158,127 square-foot lot zoned RE40-1-K.

RECOMMENDED ACTIONS:

1. **Find**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project is exempt from California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15303, Class 3 and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. **Deny** the appeal and sustain the Director's Determination of DIR-2024-1168-SPPC.

VINCENT P. BERTONI, AICP
Director of Planning

Blake Lamb

Blake Lamb,
Principal City Planner

JoJo Pewsawang

JoJo Pewsawang,
Senior City Planner

Dang Nguyen

Dang Nguyen,
City Planner

Joshua Ordonez

Joshua Ordonez,
Planning Assistant

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PROJECT ANALYSIS

Appellant Decision Body

The Project Compliance that is appealed is governed by the rules set forth in LAMC Section 13A.2.8 of Chapter 1A. In accordance with LAMC Section 13B.4.2.G.2, the Area Planning Commission shall serve as the appellate decision maker for the Project.

Project Summary

The Proposed Project includes the construction, use, and maintenance of new additions. The project is proposing additions of 22,320 square feet to an existing 7,024 square foot single family dwelling, as well as a new 690 square foot 1 car garage, a new 3,370 square foot rear patio, a new 500 square foot side yard patio, a new 2,500 square foot covered walkway, a new 150 square foot detached trellis, a new 800 square foot detached covered patio, and a new 3,500 square foot guest house for a total of 33,830 square-feet on an approximately 158,127 square-foot lot zoned RE40-1-K. The subject site is not located within a Prominent Ridgeline Protection Area, and it is not located within a Scenic Highway Corridor. The site is located within an Equestrian "K" District.

Background

The Proposed Project is located at 9990 West Barling Street in the Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon Community Plan area and the San Gabriel/Verdugo Mountains Specific Plan. The Proposed Project is located within the boundaries of the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan and meets the definition of a project under Section 4 of the Specific Plan. The project had previously been approved for the addition of 4,150 square feet of floor area to an existing 2,108 square-foot single family home with a detached 766 square-foot garage, including a new second story (2,400 square feet), a new covered entryway (480 square feet), and an attached rear patio (1,270 square feet) through a Directors Determination case (DIR-2021-5202-SPP) and no appeals were filed.

The current project proposes an additional 22,320 square feet of additions to an existing 7,024 square foot single family dwelling, as well as a new 690 square foot 1-car garage, a new 3,370 square foot rear patio, a new 500 square foot side yard patio, and a new 2,500 square foot covered walkway a new 150 square foot detached trellis, a new 800 square foot detached covered patio, and a new 3,500 square foot guest house for a total of 33,830 square-feet on an approximately 158,127 square-foot lot zoned RE40-1-K.

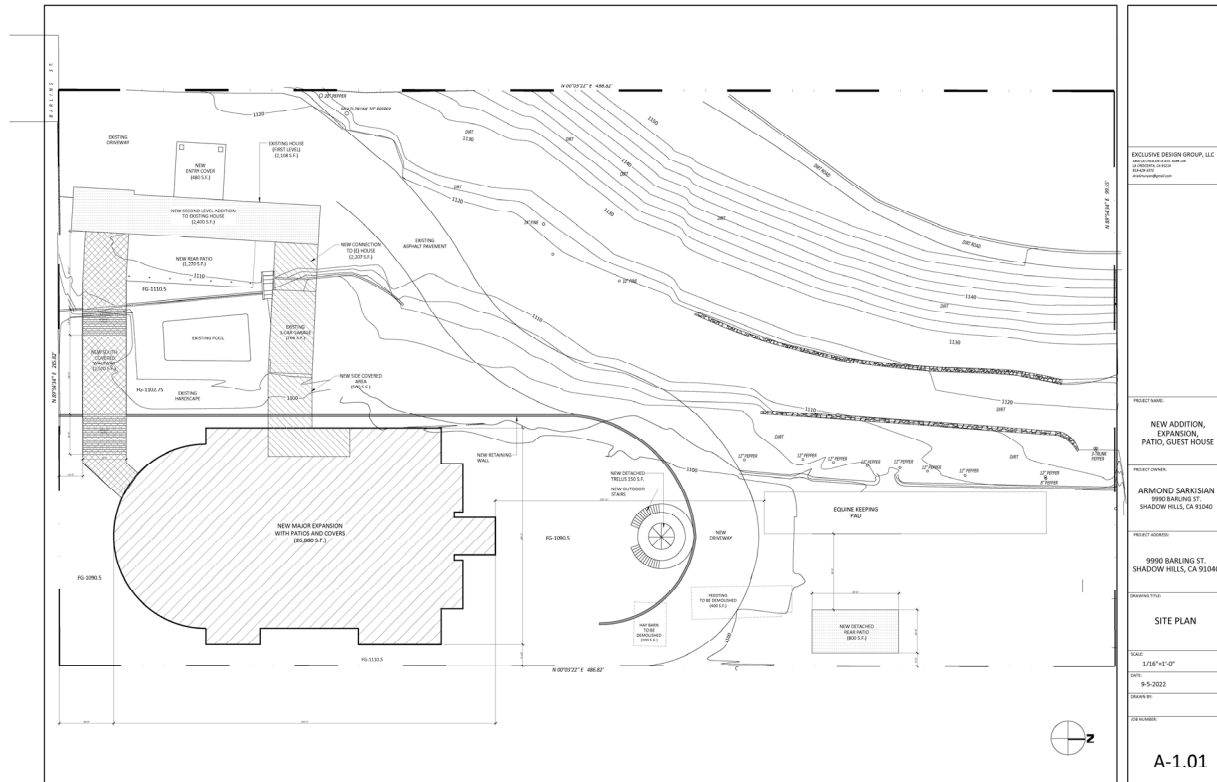


Figure 1. Site Plan

The site includes an equestrian trail running beside the eastern lot line. The site is surrounded by other lots with single family dwelling in the equestrian zone. Below is an aerial photograph with the Site shown in blue.



Figure 2. Aerial photography from zimlas.lacity.org

The Community Plan designates the Site for Very Low I Residential land uses with corresponding zones of RE20, and RA. The site is zoned RE40-1-K (Residential Estate, Height District 1). The RE40 zone permits mostly residential uses. The "1" Height District designation allows a maximum height of 36 feet with a sloped roof of 25% or 30 feet with a slope of less than 25%, and a maximum floor area of 35% of the total lot size.

The Project Compliance case, DIR-2024-1168-SPPC, was filed on February 20, 2024. On June 17, 2024, the designee of the Director of Planning issued a Letter of Determination approving the project subject to the Conditions of Approval.

Scope of Appeal

On July 2nd, 2024, an appeal of the Directors Determination was made by Nada Buntich, Jung Ran Lee & Yong Ho Kim (Husband and Wife), and Patrick Williams. The appeal challenges the entire decision of the Director of Planning as well as the Project's environmental clearance.

Appeal Points & Staff Response

1. *The project is built and has piled dirt on an Official Equestrian Trail as shown on Specific Plan Map No. 3 along the east of the property. Additionally, structures are proposed on a Non-Public Equestrian Trail as shown on Specific Plan Map No. 4 along the southwest portion of the property.*

Response:

The Appellant has submitted no substantial evidence that there will be an adverse impact caused by the design of the project as it related to impacts on any of the official equestrian trails or on the non-public equestrian trail. The project amounts to several additions to a single-family dwelling that amount to total of 33,830 square feet. As far as the design of the additions, the project will provide all required setbacks and be well clear of any official trails and non-public equestrian trails. The only non-public equestrian trail shown on the San Gabriel/Verdugo Mountains Scenic Preservation Plan Map 4 is to the southwest portion of the site where an existing structure stands. No photos of the area were provided. The regulations of Section 7 of the San Gabriel/Verdugo Mountains Scenic Preservation Plan, Equine District Protection, are not applicable as this section shall only apply to LAMC Section 17.00, which contains the City's regulations regarding subdivision maps. As such there is no substantial evidence showing a non-public equestrian trail being affected by the new construction.

The project site is located in an urbanized area and is currently developed with a 2,108 square-foot single-family dwelling and a 766 square foot garage. The project site contains no natural habitat and does not contain any protected trees.

The surrounding area is generally characterized by low-density residential uses. Adjacent properties to the north and west are zoned RE40-1-K and are developed with single-family residential uses. Adjacent properties to the east and south are zoned RA-1-K and are developed with single-family residential uses

2. *The appellant also believes that the project will interfere with the existing drainage patterns.*

Response:

The Appellant has submitted no substantial evidence that there will be an adverse impact caused by the design of the project as it related to impacts on drainage patterns. The project amounts to several additions to a single-family dwelling that amount to total of 33,830 square feet. Under Condition of Approval #8 of DIR-2024-1168-SPPC (a condition echoing a Condition of Approval from the first grant (DIR-2021-5202-SPP) that referenced a Geology and Soils Report Review Letter issued on July 13, 2021 by the Los Angeles Department of Building and Safety), the applicant was required to procure a Geology and Soils Approval Letter that demonstrates compliance for various ground issues including drainage to the satisfaction of the Los Angeles Department of Building and Safety. For example, comment 5 on page 2 of the Soils Report Review Letter states, "Show the tributary drainage/contributing watershed area on the regional topography map and, provide calculations for debris flow control systems within and at the base of concentrated drainage areas, using the minimum design parameters specified in Section 7014.3 of the LA City Building Code. Demonstrate how/whether any existing structures located above the proposed improvements provide the required control systems." This would require the applicant to address all issues prior to receiving a Certificate of Occupancy for the subject use.

3. *While the property is zoned RE40K, the property was continuously used as a party house in violation of the zoning code. The square footage proposal leads the appellants to believe that the property will be used commercially which is in violation of the RE40K zoning code.*

Response:

The Appellant has submitted no substantial evidence identifying or supporting the alleged code violations pertaining to the zone or the properties use. According to records provided by the Los Angeles Department of Building and Safety there were two code violations in opened on the year 2020 with investigations which have been since resolved and do not pertain to violations of the zoning code.

The project amounts to several additions to a single-family dwelling that amount to total of 33,830 square feet. The new construction complies with height and floor area requirements in the San Gabriel/Verdugo Mountains and the RE40-1-K Zone. As far as the use of the lot, the project will follow all zoning laws under the Los Angeles Municipal Code. The project site is located in an urbanized area and is currently developed with a 2,108 square-foot single-family dwelling and a 766 square foot garage.

4. *Appellants, Buntich and Kim, are members of the Rancho Caballo Homeowners Association that maintains the horse trails referenced above in section 1. Horse keeping ability in the area is an important feature of the community in Shadow Hills. Blocking designated horse trails reduces the value of the appellants' property.*

Response:

The Appellant has submitted no substantial evidence that there will be an adverse impact caused by the design of the project as it related to impacts on any of the official equestrian trails or on the non-public equestrian trail. No photos of the alleged blocking of horse trails

has been provided. The project amounts to several additions to a single-family dwelling that amount to total of 33,830 square feet. As far as the design of the additions, the project will provide all required setbacks required and be well clear of any official trails. The only non-public trail shown on the San Gabriel/Verdugo Mountains Scenic Preservation Plan Map 4 is to the southwest portion of the site where an existing structure stands. As such there is no substantial evidence showing a non-public trail or official equestrian trail being affected by the new construction.

The project site is located in an urbanized area and is currently developed with a 2,108 square-foot single-family dwelling and a 766 square foot garage. The surrounding area is generally characterized by low-density residential uses. Adjacent properties to the north and west are zoned RE40-1-K and are developed with single-family residential uses. Adjacent properties to the east and south are zoned RA-1-K and are developed with single-family residential uses. As such, the project will not cause substantial environmental damage to the official equestrian trails or the non-public trails.

5. *The value of all the appellants' properties lie in the ability to maintain horses within 35 feet of a "habitable dwelling". This project should construct all habitable dwellings 35 feet from the existing property lines in order to comply with the K overlay zone.*

Response:

The Appellant has submitted no substantial evidence that there will be an adverse impact caused by the design of the project as it relates to the Los Angeles Municipal Code Section 13.05. Los Angeles Municipal Code Section 13.05 C(2) clearly states "In no event shall the equine enclosure be located closer than 35 feet to the habitable rooms of any dwelling unit." This code states all habitable dwelling must maintain 35 feet from all equine enclosures. The project has kept all setbacks required by the Los Angeles Municipal Code from the property line as well as a 35-foot buffer of any habitable dwelling unit as required from any equine enclosures. As such neither the project nor its design will be in violation of the equine keeping overlay zone. As far as the design of the additions, the project will provide all necessary setbacks as required by the Los Angeles Department of Building and Safety.

6. *The hollow brick wall has been damaged during the applicant's current construction which is on the property line. The applicant has refused to repair the damages.*

Response:

The hollow brick wall mentioned by the appellant described seems to be a fence on the northern side of their property. This wall is in no way related to an equestrian trail or directly to the project scope of work. As such this should remain as a private property dispute between neighbors.

Under Los Angeles Municipal Code section 13B.4.2, a Project Compliance is for the review of applications within a specific plan area in accordance with applicable specific plan requirements and the City Charter. This project is located in the San Gabriel/Verdugo Mountains Specific Plan Area and as such must adhere to any regulations set forth in the specific plan per Ordinance 175,736.

Per Section 2 of the San Gabriel/Verdugo Mountains Scenic Preservation Plan:

The San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan is intended to preserve, protect, and enhance the unique natural and cultural resources of the Plan area. The Plan accomplishes these goals by establishing four general areas of regulation:

1. *Prominent Ridgeline Protection* measures protect from grading and/or development designated Prominent Ridgelines that are visible from the Right-of-Way (ROW) of any of the Scenic Highways listed in Section 4.
2. *Biological Resource Protection* measures protect oak trees and help protect unique native plant communities of the Specific Plan area.
3. *Scenic Highway Corridors Viewshed Protection* measures establish standards for site design, landscaping (including parking lot landscaping), and signage to assure that the design of projects and related improvements within designated scenic highway corridors preserve, complement and/or enhance the views from these corridors.
4. *Equinekeeping District Standards, Equestrian Trails, and Domestic Livestock* measures: define minimum standards for subdivisions located within existing and future "K" Equinekeeping Districts within the Plan area; provide for the designation and development of existing and future equestrian trails; re-establish the right of property owners to keep domestic livestock in conjunction with residential uses in the RE40 zone, and protect non-conforming equine uses in "K" Districts in order to preserve the historic use of the area for equestrian and domestic livestock.

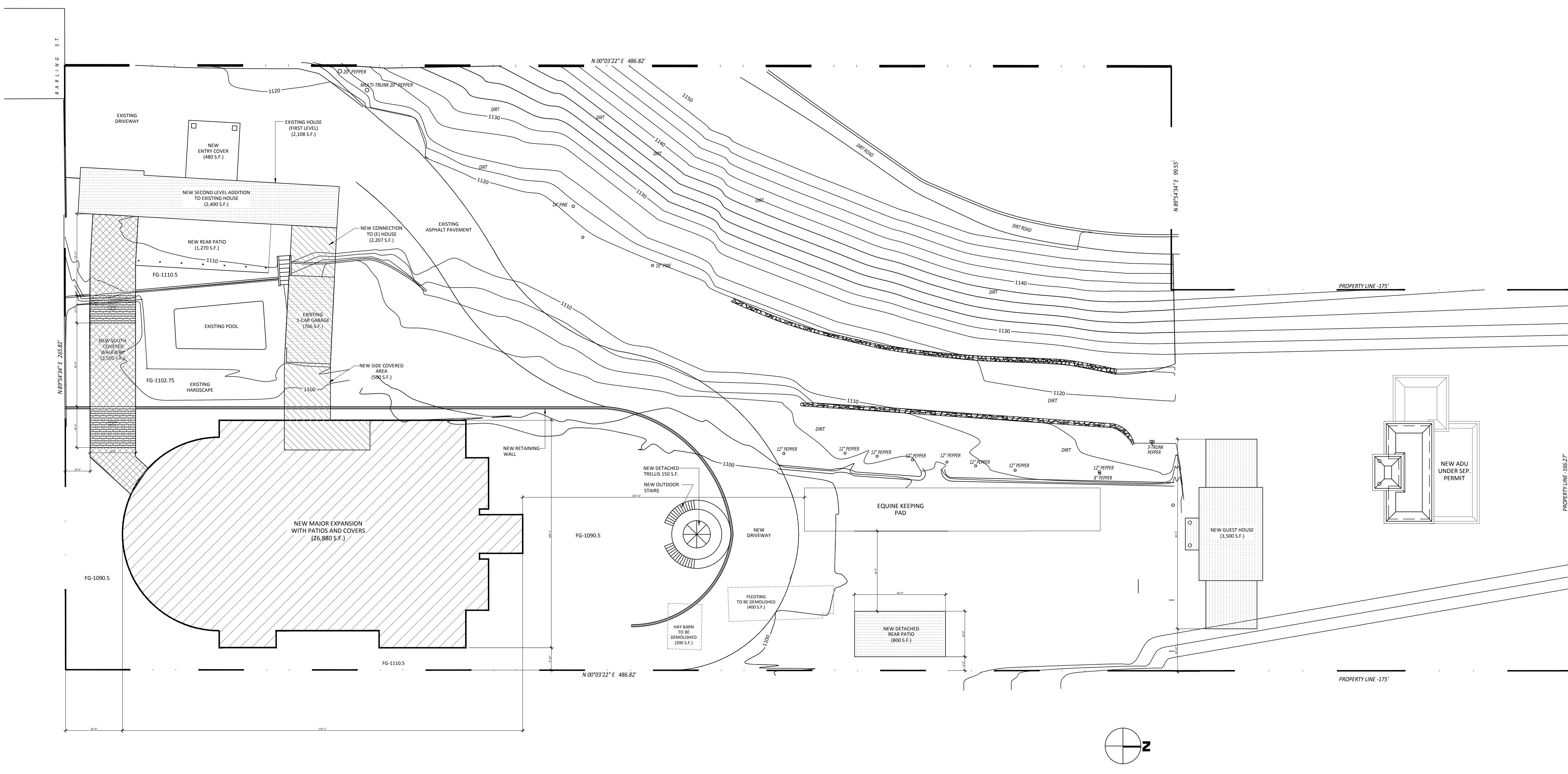
As such these disputes live outside the applicable parameters of the Project Compliance review and its intended purpose. The project amounts to several additions to a single-family dwelling that amount to total of 33,830 square feet. As far as the design of the additions, the project will follow all regulations of the Specific Plan as noted in the conditions of approval of DIR-2024-1168-SPPC.

Conclusion

For the reasons stated herein, the staff finds that the Project fully meets the San Gabriel/Verdugo Mountains Scenic Preservation Plans standards and has satisfied the requirements of CEQA.

It is recommended that the North Valley Area Planning Commission deny the appeal of the Deputy Advisory Agency's June 14, 2024 Determination, and find based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed with a Categorical Exemption, pursuant to CEQA Guidelines, Sections 15303 class 3 and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

EXHIBIT A: PROJECT PLANS



EXCLUSIVE DESIGN GROUP, LLC
 3800 LA CRESCENTA AVE. suite 104
 LA CRESCENTA, CA 91214
 818-429-3373
 ArisArtunyan@gmail.com

PROJECT NAME:
**NEW ADDITION, EXPANSION,
 PATIO, GUEST HOUSE**

PROJECT OWNER:
**ARMOND SARKISIAN
 9990 BARLING ST.
 SHADOW HILLS, CA 91040**

PROJECT ADDRESS:
**9990 BARLING ST.
 SHADOW HILLS, CA 91040**

DRAWING TITLE:
**LARGE
 SITE PLAN**

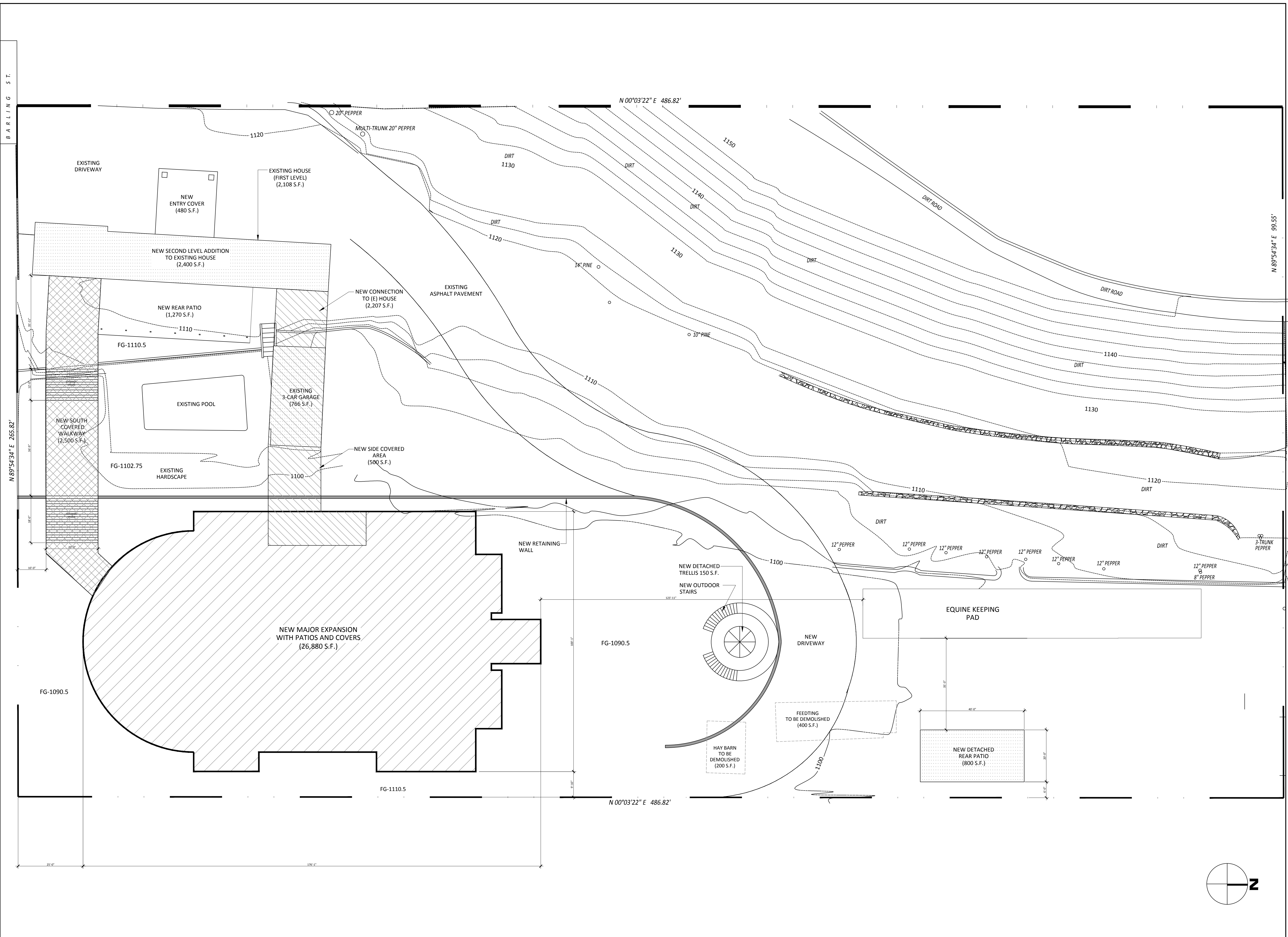
SCALE:
N.T.S.

DATE:
9-5-2022

DRAWN BY:

JOB NUMBER:

A-1.01.1



EXCLUSIVE DESIGN GROUP, LLC
 3800 LA CRESCENTA AVE, suite 104
 LA CRESCENTA, CA 91214
 818-429-3373
 ArisArturayan@gmail.com

PROJECT NAME:
**NEW ADDITION,
 EXPANSION,
 PATIO, GUEST HOUSE**

PROJECT OWNER:
ARMOND SARKISIAN
 9990 BARLING ST.
 SHADOW HILLS, CA 91040

PROJECT ADDRESS:
 9990 BARLING ST.
 SHADOW HILLS, CA 91040

DRAWING TITLE:
SITE PLAN

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

DATE:
 9-5-2022

DRAWN BY:

JOB NUMBER:

A-1.01

SYMBOLS

Table of symbols for various drawing elements including Property Line, Column Grid Line, Building Section, Wall Section, Detail Section, Enlarged Plan or Plan, North Arrow, Interior Elevation Reference, Door Type, and Window Type.

ABBREVIATIONS & SYMBOLS

Table of abbreviations and symbols for building components such as Anchor Bolt, Air Conditioning, Area Drain, Addendum, Adjustable, Above Finished Floor, Aluminum, Alternative, Anodized, Approximately, Architectural, Asphalt, Board, Bedroom, Below, Between, Building, Block, Blocking, Beam, Bottom, Bearing, Basement, Beyond, Cabinet, Cement, Cast Iron, Cast in Place, Channel, Ceiling Joist, Ceiling, Caulking, Clear, Concrete Masonry Unit, Column, Combination, Concrete, Continuous, Construction, Carpet, Ceramic Tile, Courtyard, Deep, Double, Demolish or Demolition, Detail, Drinking Fountain, Diameter, Diagonal, Dimension, Dimensions, Down, Door, Down Spout, Dry Stand Pipe, Drawing, Drawer, East, Each, Expansion Joint, Elevation, Electrical, Elevation, Entry, Ethylene Propylene Diene M-Class (Roofing), Equal, Equipment, Exhaust, Existing, Exposed, Expansion Joint, Exterior, Floor Drain or Fire Department, Foundation, Fire Extinguisher, Fire Extinguisher Cabinet, Finished Grade, Fire Hose Cabinet, Finish, Fixture, Floor Joist, Floor, Fluorescent, Filled Metal, Face of Stud, Feet/Foot, Footing, Furred(Ing), Gauge, Galvanized, Galvanized Iron, Glass, Glazing, Glue Laminated Beam, Grade, Gypsum, High, Hallway, Hose Bib, Hollow Core, Header, Hardware, Hollow Metal, Horizontal, High Point, Hour, Height, Heating, Ventilating, and Air Conditioning, Impact Resistant Gypsum Wall Board, In Lieu of, Insulated or Insulation, Interior, Long (Length), Lavatory, Label, Left Hand, Light, Low, Lightweight, Master, Masonry, Material, Maximum, Machine Bolt, Mechanical, Medium, Metal, Minimum, Mirror, Miscellaneous, Masonry Opening, Mounted, North, Natural, Not in Contract, Number, Nominal, Not to Scale, On Center, Outside Diameter, Opposite Hand, Opening, Office, Opposite, Pre-Cast Concrete, Pounds per Cubic Foot, Plastic Laminate, Plumbing, Plywood, Pair, Pounds per Square Foot, Pounds per Square Inch, Pressure Treated, Paint or Painted, Polyvinyl Chloride, Riser, Return Air, Radius, Rubber, Reflected Ceiling Plan, Roof Drain, Required, Reinforced, Require(D), Revision(S), Right Hand, Roof Rafters, Room, Rough Opening, Right of Way, South, Solid Core, Schedule, Section, Square Foot (Feet), Sheet, Similar, Specification, Sound Transmission Coefficient, Standard, Steel, Storage, Structure or Structural, Tread, Top of Curb, Tongue and Groove, Telephone, Thick(Ness), Top of, Top of Slab, Top of Steel, Toilet Paper Dispenser, Telephone/Data, Top of Wall, Typical, Undercut, Unless Noted Otherwise, Underside, Vinyl Composition Tile, Vertical, Verify in Field, Vinyl, Vision Panel, West, With, Wood, Washer and Dryer, Wrought Iron, Window, Waterproofing, Water Resistant, Wainscot, Welded Wire Mesh, Property Line, Center Line, Pound or Number, And, At, Existing, New, Over, Penny, Plate, Diameter, With, Without, # & @ (E) (N) O/ d PL Ø W/ W/O

PROPERTY DATA

Table containing property information: Owner (Armond Sarkisian), Project Address (9990 Barling St., Shadow Hills, CA 91040), Project Description (Construction of a new single family residence, attached garage, & detached patio cover), Assessor Parcel Number, Lot Area, and Legal Description.

BUILDING DATA

Table containing building information: Project Description (Construction of a new single family residence, attached garage, & detached patio cover), Fire Protection (New sprinkler system), Occupancy Group (R-3 / U), and Type of Construction (V-B).

ZONING INFORMATION

Table containing zoning and square footage breakdown information: Project Address, Zone (RE-40-1-K), Floor Area Ratio, Minimum Setbacks, Height Limit, Off-street parking requirements, and a detailed square footage breakdown by phase (Existing House, Major Expansion, Detached Structures).

DRAWING INDEX

Table listing drawing sheets: A-0.01 - Cover Sheet, A-1.01 - Site Plan, A-1.01.1 - Large Site Plan, A-1.02 - Project Information, A-1.03 - Site Photo Key, A-1.04 - Site Photos, A-2.01 - First Level Floor Plan, A-2.02 - Second Level Floor Plan, A-2.03 - Roof Plan Partial, A-2.03.1 - Roof Plan Partial, A-2.04 - Covered Patio Plans and Elevations, A-2.05 - Second Level Addition Floor Plan (Existing First Level), A-2.06 - Second Level Addition Floor Plan (Proposed Second Level), A-2.07 - Second Level Addition Roof Plan, A-3.01 - Elevations and Section, A-3.02 - Elevations, A-3.03 - Elevations, A-3.04 - Elevations, A-4.01 - Door & Window Schedules.

SCOPE OF WORK

Table detailing the scope of work: 1 - New second level addition to the existing residence (2,400 S.F.), 2 - New major expansion with patio breakdown (10,300 S.F. total), 3 - New detached trellis, covered patio, and guest house (3,500 S.F. total). Includes total grading and export information.

EXHIBIT "A" Page No. 3 of 22 Case No. DIR-2024-1168-SPPC

EXCLUSIVE DESIGN GROUP, LLC 3800 LA CRESCENTA AVE. suite 104 LA CRESCENTA, CA 91214 818-429-3373 ArisArtunyan@gmail.com

Table for SUBMITTAL and REVISIONS with columns for DATE.

PROJECT NAME: NEW ADDITION, EXPANSION, PATIO, GUEST HOUSE

PROJECT OWNER: ARMOND SARKISIAN 9990 BARLING ST. SHADOW HILLS, CA 91040

PROJECT ADDRESS: 9990 BARLING ST. SHADOW HILLS, CA 91040

DRAWING TITLE: PROJECT INFORMATION, GENERAL NOTES, ABBREVIATIONS & SYMBOLS

Table for SCALE, DATE (9-5-2022), DRAWN BY, JOB NUMBER, REVIEWED, and DRAWING NUMBER (A-1.02).

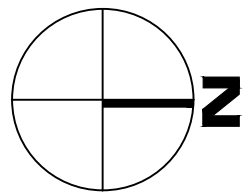


EXHIBIT "A"

Page No. 4 of 22

Case No. DIR-2024-1168-SPPC

EXCLUSIVE DESIGN GROUP, LLC

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 LA CRESCENTA, CA 91214
 818-429-3373
 ArisArtunyan@gmail.com

SUBMITTAL: _____ DATE: _____

REVISIONS: _____ DATE: _____

PROJECT NAME:

NEW RESIDENCE

PROJECT OWNER:

ARMOND SARKISIAN
 9990 BARLING ST.
 SHADOW HILLS, CA 91040

PROJECT ADDRESS:

9990 BARLING ST.
SHADOW HILLS, CA 91040

DRAWING TITLE:

SITE PHOTO KEY MAP

SCALE:

DATE:
4-12-2021

DRAWN BY:

JOB NUMBER:

REVIEWED:

DRAWING NUMBER:

A-1.03

EXCLUSIVE DESIGN GROUP, LLC

3800 LA CRESCENTA AVE. suite 104
LA CRESCENTA, CA 91214
818-429-3373
ArisArtunyan@gmail.com

SUBMITTAL:	DATE:
REVISIONS:	DATE:

PROJECT NAME:

SARKISIAN RESIDENCE

PROJECT OWNER:

ARMOND SARKISIAN
9990 BARLING ST.
SHADOW HILLS, CA 91040

PROJECT ADDRESS:

9990 BARLING ST.
SHADOW HILLS, CA 91040

DRAWING TITLE:

NEW MAJOR EXPANSION
FIRST LEVEL FLOOR PLAN

SCALE:

1/8"=1'-0"

DATE:

9-5-2022

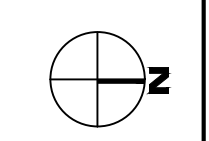
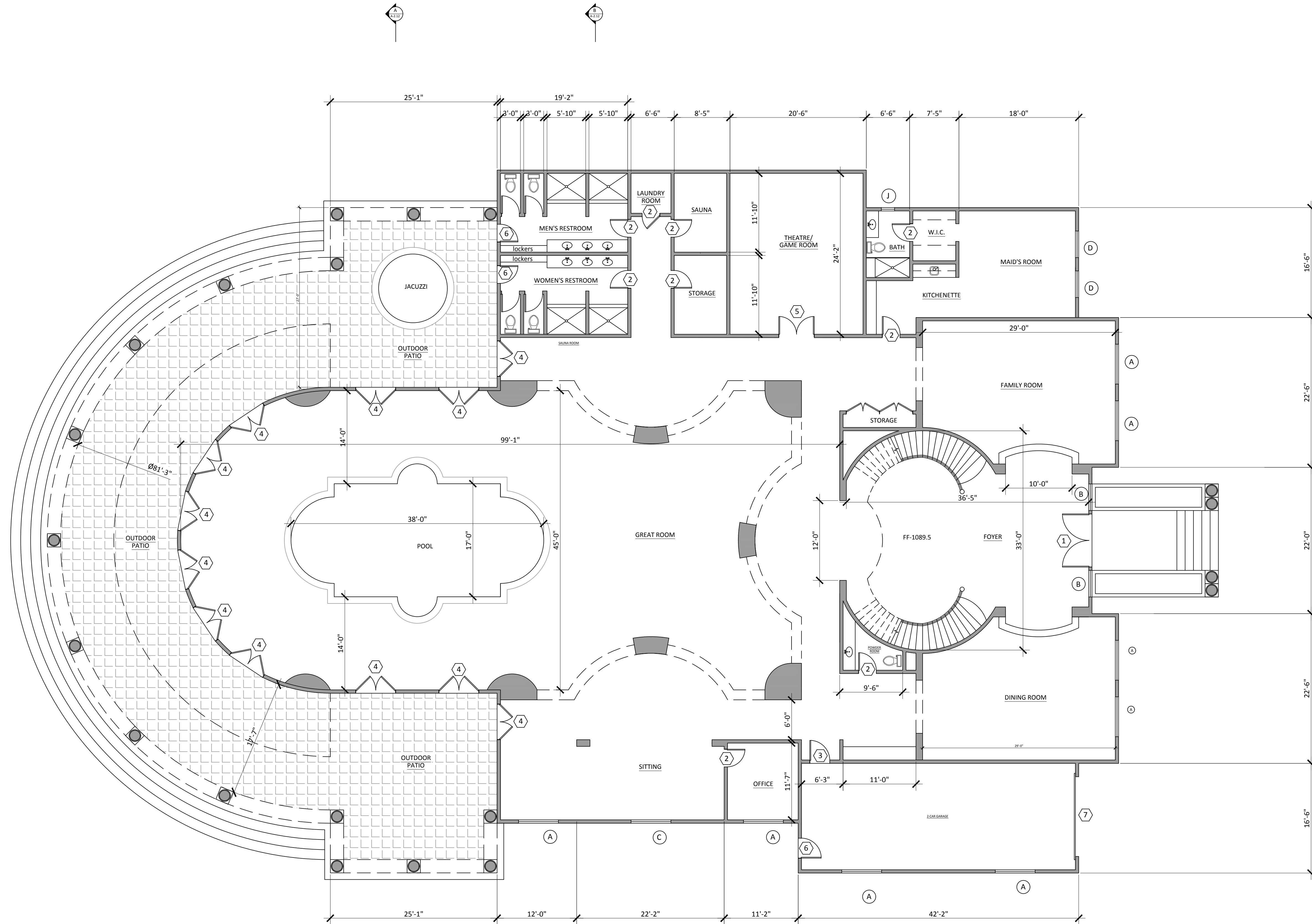
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JOB NUMBER:

REVIEWED:

DRAWING NUMBER:

A-2.06



EXCLUSIVE DESIGN GROUP, LLC
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SUBMITTAL:	DATE:

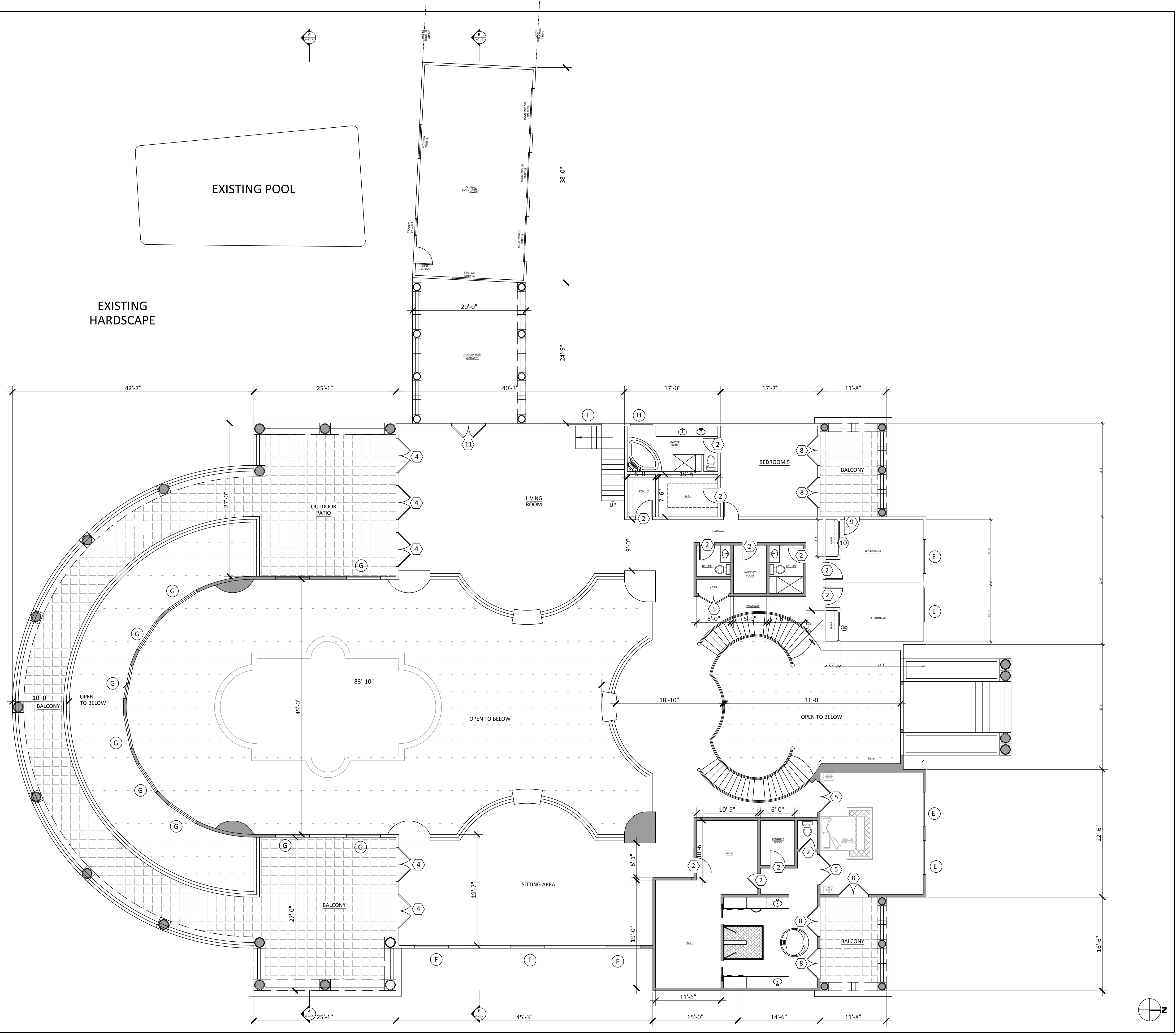
PROJECT NAME:
SARKISIAN RESIDENCE

PROJECT OWNER:
ARMOND SARKISIAN
 9990 BARLING ST.
 SHADOW HILLS, CA 91040

PROJECT ADDRESS:
9990 BARLING ST.
SHADOW HILLS, CA 91040

DRAWING TITLE:
NEW MAJOR EXPANSION
SECOND LEVEL FLOOR PLAN

SCALE: 1/8"=1'-0"	DRAWING NUMBER: A-2.07
DATE: 9-5-2022	
DRAWN BY:	
JOB NUMBER:	
REVIEWED:	



EXCLUSIVE DESIGN GROUP, LLC

3800 LA CRESCENTA AVE. suite 104
LA CRESCENTA, CA 91214
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ArisArtunyan@gmail.com

SUBMITTAL:	DATE:
REVISIONS:	DATE:

PROJECT NAME:

SARKISIAN RESIDENCE

PROJECT OWNER:

ARMOND SARKISIAN
9990 BARLING ST.
SHADOW HILLS, CA 91040

PROJECT ADDRESS:

9990 BARLING ST.
SHADOW HILLS, CA 91040

DRAWING TITLE:

**NEW MAJOR EXPANSION
ROOF PLAN**

SCALE:

1/8"=1'-0"

DATE:

9-5-2022

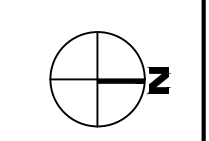
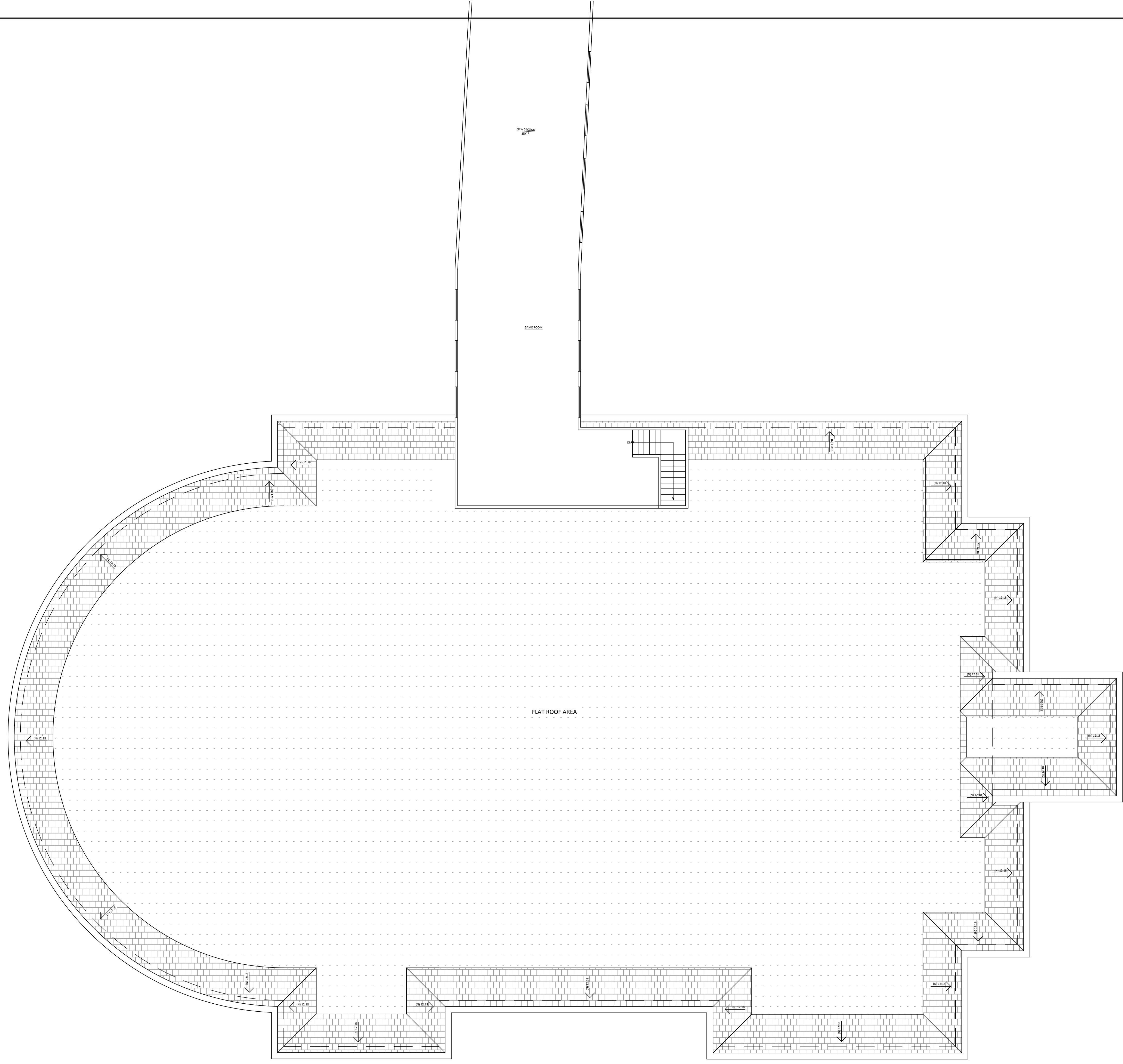
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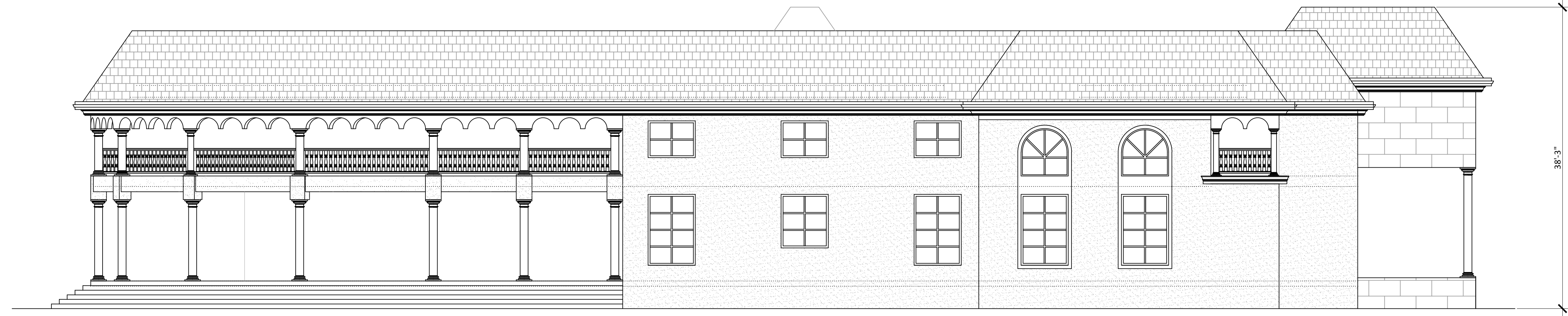
JOB NUMBER:

REVIEWED:

DRAWING NUMBER:

A-2.08





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



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

EXCLUSIVE DESIGN GROUP, LLC

3800 LA CRESCENTA AVE. suite 104
LA CRESCENTA, CA 91214
818-429-3373
ArisArtunyan@gmail.com

SUBMITTAL:	DATE:
REVISIONS:	DATE:

PROJECT NAME:

SARKISIAN RESIDENCE

PROJECT OWNER:

ARMOND SARKISIAN
9990 BARLING ST.
SHADOW HILLS, CA 91040

PROJECT ADDRESS:

9990 BARLING ST.
SHADOW HILLS, CA 91040

DRAWING TITLE:

**NEW MAJOR EXPANSION
ELEVATIONS**

SCALE: 1/8"=1'-0"	DRAWING NUMBER:
DATE: 9-5-2022	
DRAWN BY:	
JOB NUMBER:	

REVIEWED:	DRAWING NUMBER: A-2.11
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EXCLUSIVE DESIGN GROUP, LLC

3800 LA CRESCENTA AVE. suite 104
LA CRESCENTA, CA 91214
818-429-3373
ArisArtunyan@gmail.com

SUBMITTAL:	DATE:
REVISIONS:	DATE:

PROJECT NAME:

SARKISIAN RESIDENCE

PROJECT OWNER:

PROJECT ADDRESS:

9990 BARLING ST.
SHADOW HILLS, CA 91040

DRAWING TITLE:

NEW DETACHED TRELLIS

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

DATE:
9-5-2022

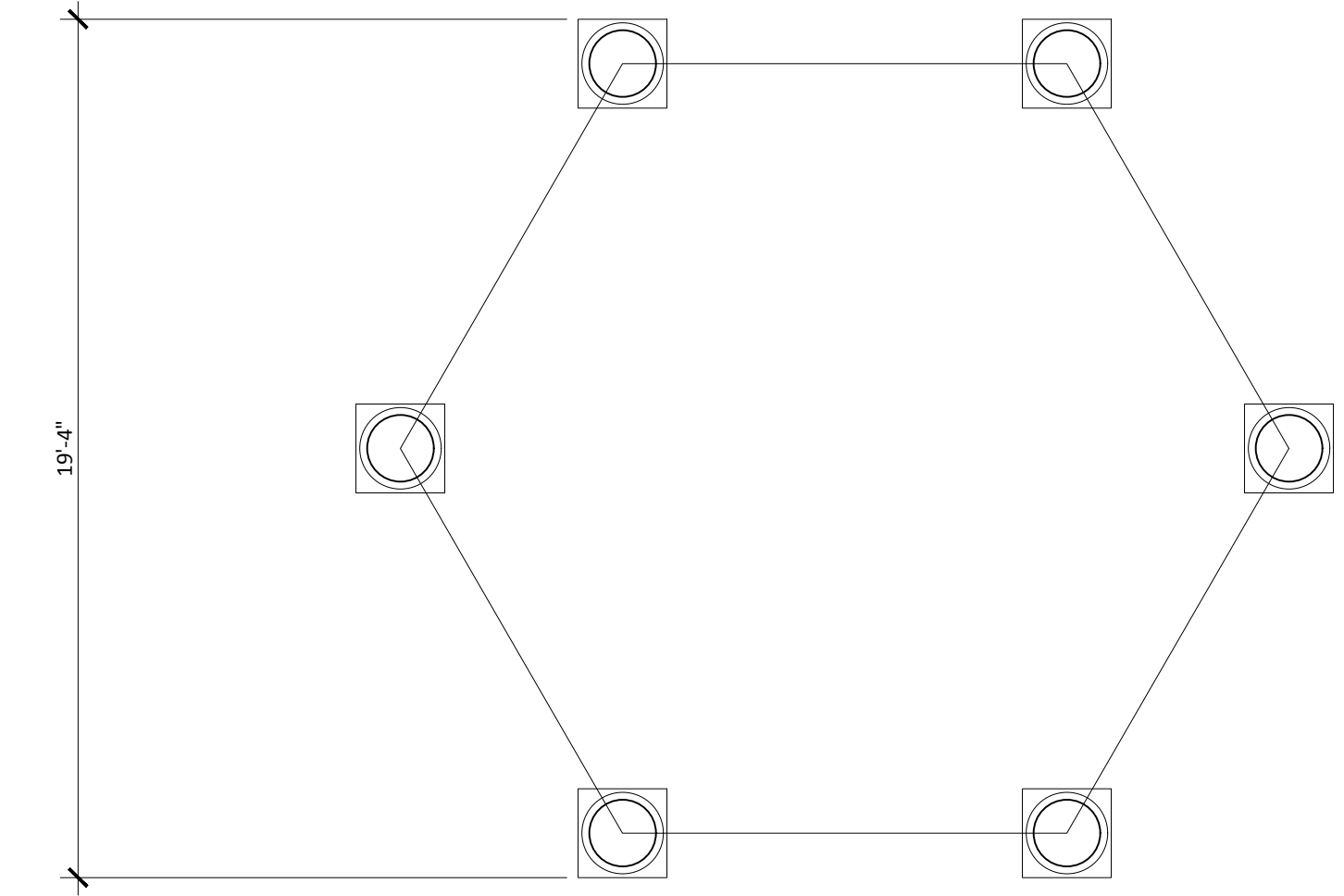
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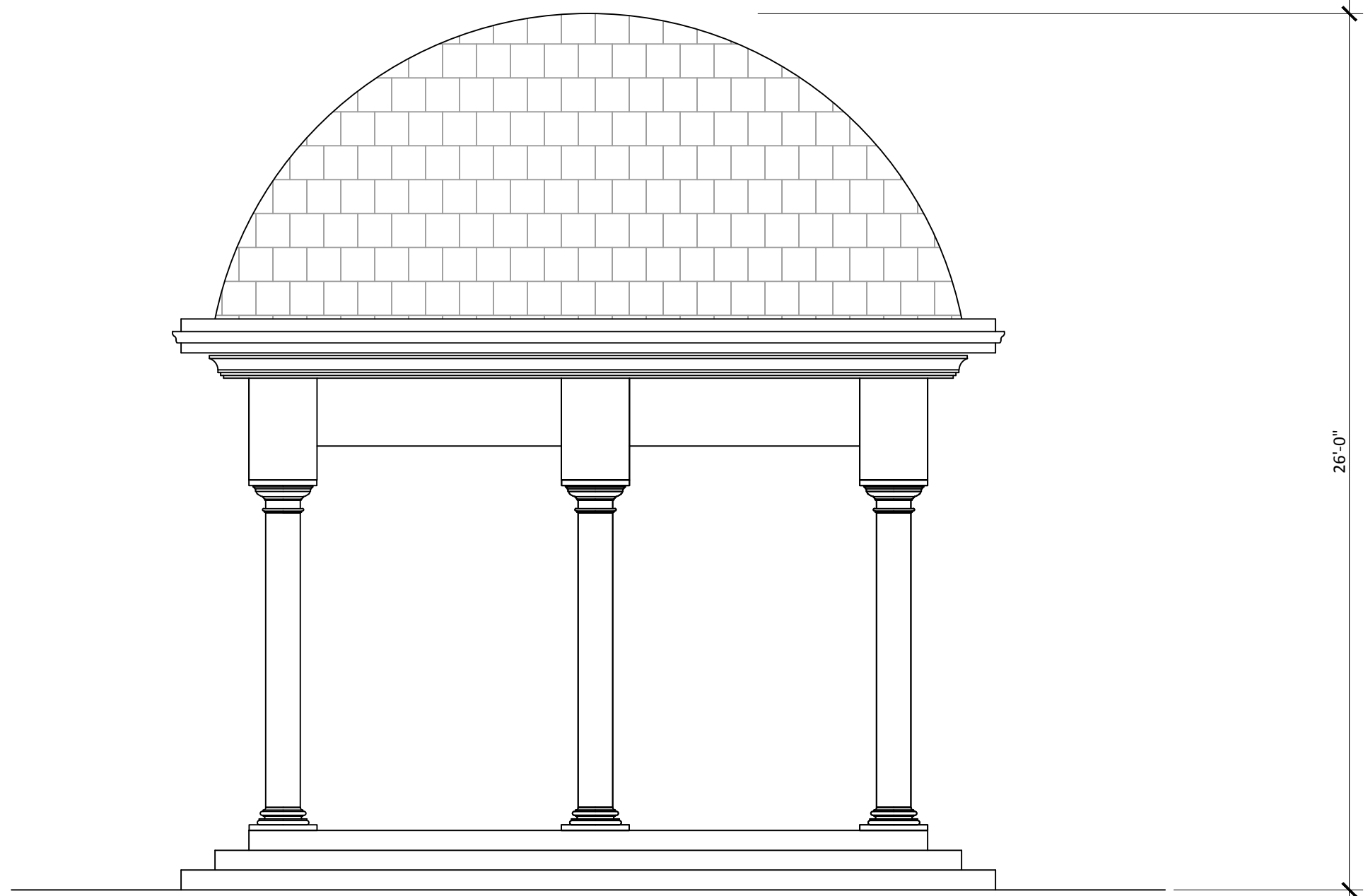
REVIEWED:

DRAWING NUMBER:

A-2.13



DETACHED TRELLIS PLAN 
SCALE: 1/4"=1'-0"



DETACHED TRELLIS ELEVATION
SCALE: 1/4"=1'-0"

EXCLUSIVE DESIGN GROUP, LLC

3800 LA CRESCENTA AVE. suite 104
LA CRESCENTA, CA 91214
818-429-3373
ArisArtunyan@gmail.com

SUBMITTAL:	DATE:
REVISIONS:	DATE:

PROJECT NAME:

ACCESSORY DWELLING UNIT

PROJECT OWNER:

PROJECT ADDRESS:

9990 BARLING ST.
SHADOW HILLS, CA 91040

DRAWING TITLE:

ELEVATIONS

SCALE:

1/4"=1'-0"

DATE:

9-5-2022

DRAWN BY:

JOB NUMBER:

REVIEWED:

DRAWING NUMBER:

A-2.16



FRONT ELEVATION

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



SIDE ELEVATION

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

EXCLUSIVE DESIGN GROUP, LLC
3800 LA CRESCENTA AVE. suite 104
LA CRESCENTA, CA 91214
818-429-3373
ArisArtunyan@gmail.com

SUBMITTAL:	DATE:
REVISIONS:	DATE:

PROJECT NAME:
ACCESSORY DWELLING UNIT

PROJECT OWNER:

PROJECT ADDRESS:
**9990 BARLING ST.
SHADOW HILLS, CA 91040**

DRAWING TITLE:
ELEVATION & SECTION

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

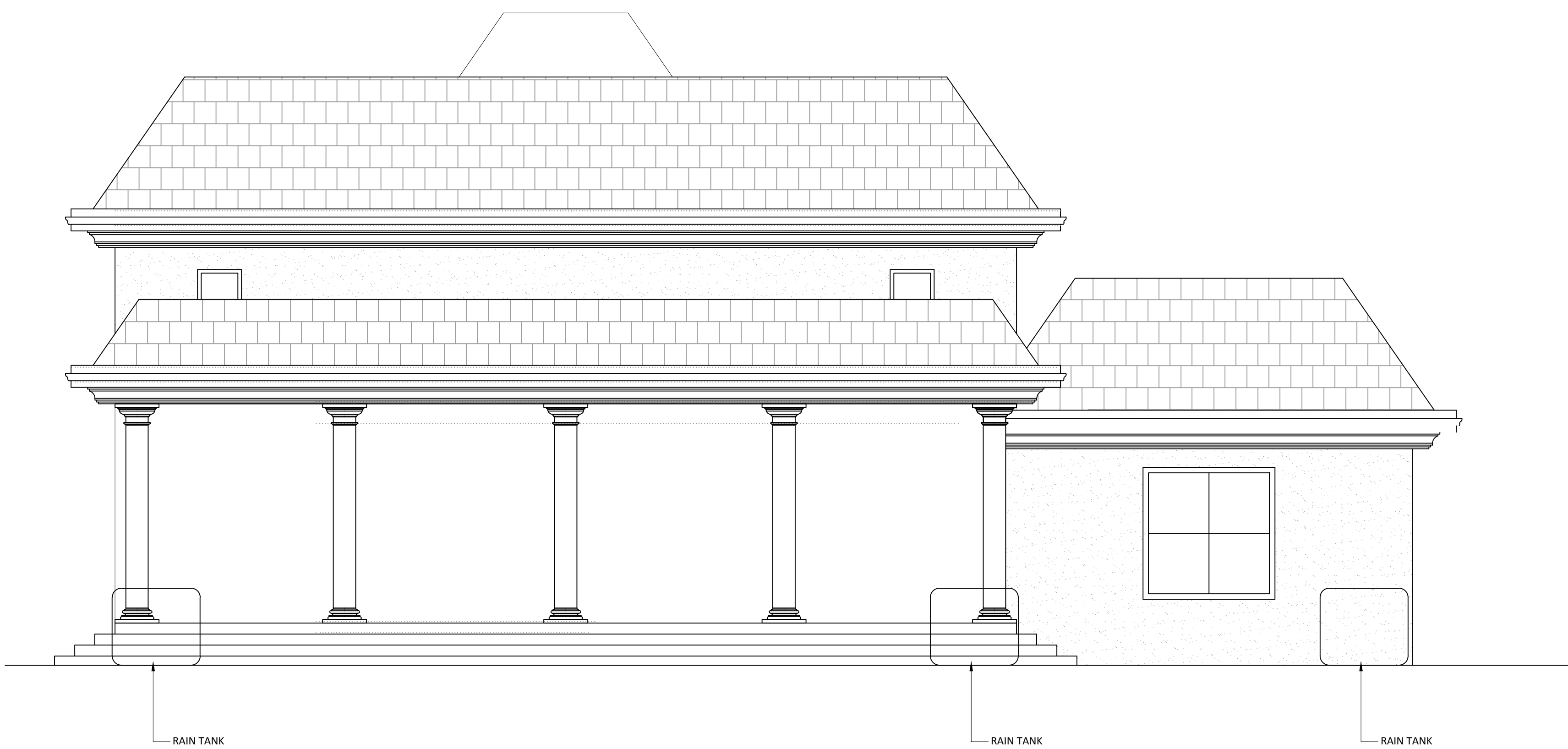
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9-5-2022

DRAWN BY:

JOB NUMBER:

REVIEWED:

DRAWING NUMBER:
A-2.17



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



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



EXHIBIT "A"

Page No. 19 of 22
Case No. DIR-2024-1168-SPPC

EXCLUSIVE DESIGN GROUP, LLC

3800 LA CRESCENTA AVE. suite 104
LA CRESCENTA, CA 91214
818-429-3373
ArisArtunyan@gmail.com

SUBMITTAL:	DATE:
REVISIONS:	DATE:

PROJECT NAME:

NEW RESIDENCE

PROJECT OWNER:

ARMOND SARKISIAN
9990 BARLING ST.
SHADOW HILLS, CA 91040

PROJECT ADDRESS:

9990 BARLING ST.
SHADOW HILLS, CA 91040

DRAWING TITLE:

RENDERINGS

SCALE: 1/8"=1'-0"	DRAWING NUMBER: A-6.01
DATE: 2-12-2021	
DRAWN BY:	
JOB NUMBER:	
REVIEWED:	



EXHIBIT "A"

Page No. 20 of 22

Case No. DIR-2024-1168-SPPC

EXCLUSIVE DESIGN GROUP, LLC

3800 LA CRESCENTA AVE. suite 104
 LA CRESCENTA, CA 91214
 818-429-3373
 ArisArtunyan@gmail.com

SUBMITTAL:	DATE:
REVISIONS:	DATE:

PROJECT NAME:

NEW RESIDENCE

PROJECT OWNER:

ARMOND SARKISIAN
 9990 BARLING ST.
 SHADOW HILLS, CA 91040

PROJECT ADDRESS:

9990 BARLING ST.
SHADOW HILLS, CA 91040

DRAWING TITLE:

RENDERINGS

SCALE:	DRAWING NUMBER:
1/8"=1'-0"	
DATE:	
2-12-2021	
DRAWN BY:	
JOB NUMBER:	

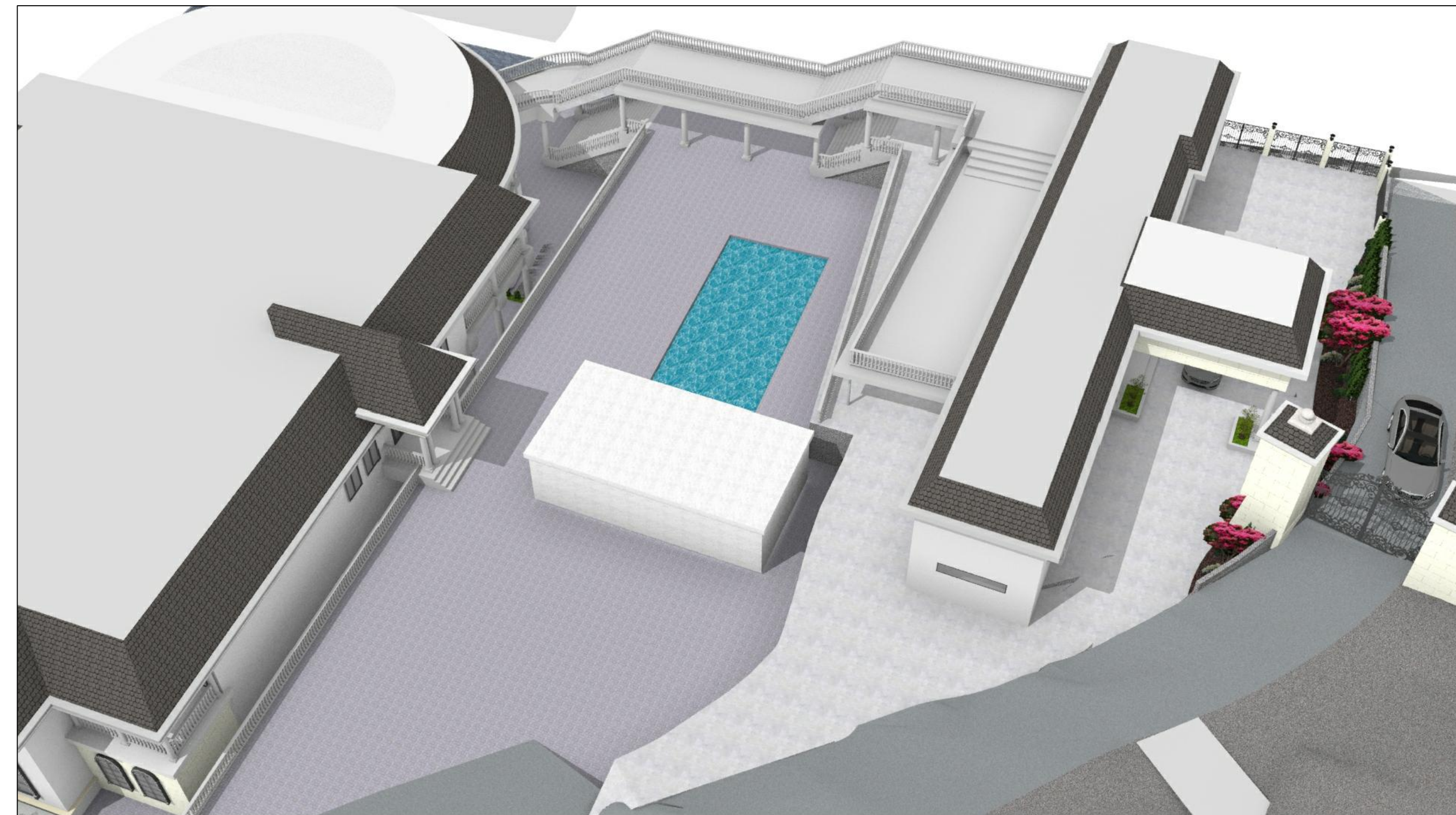
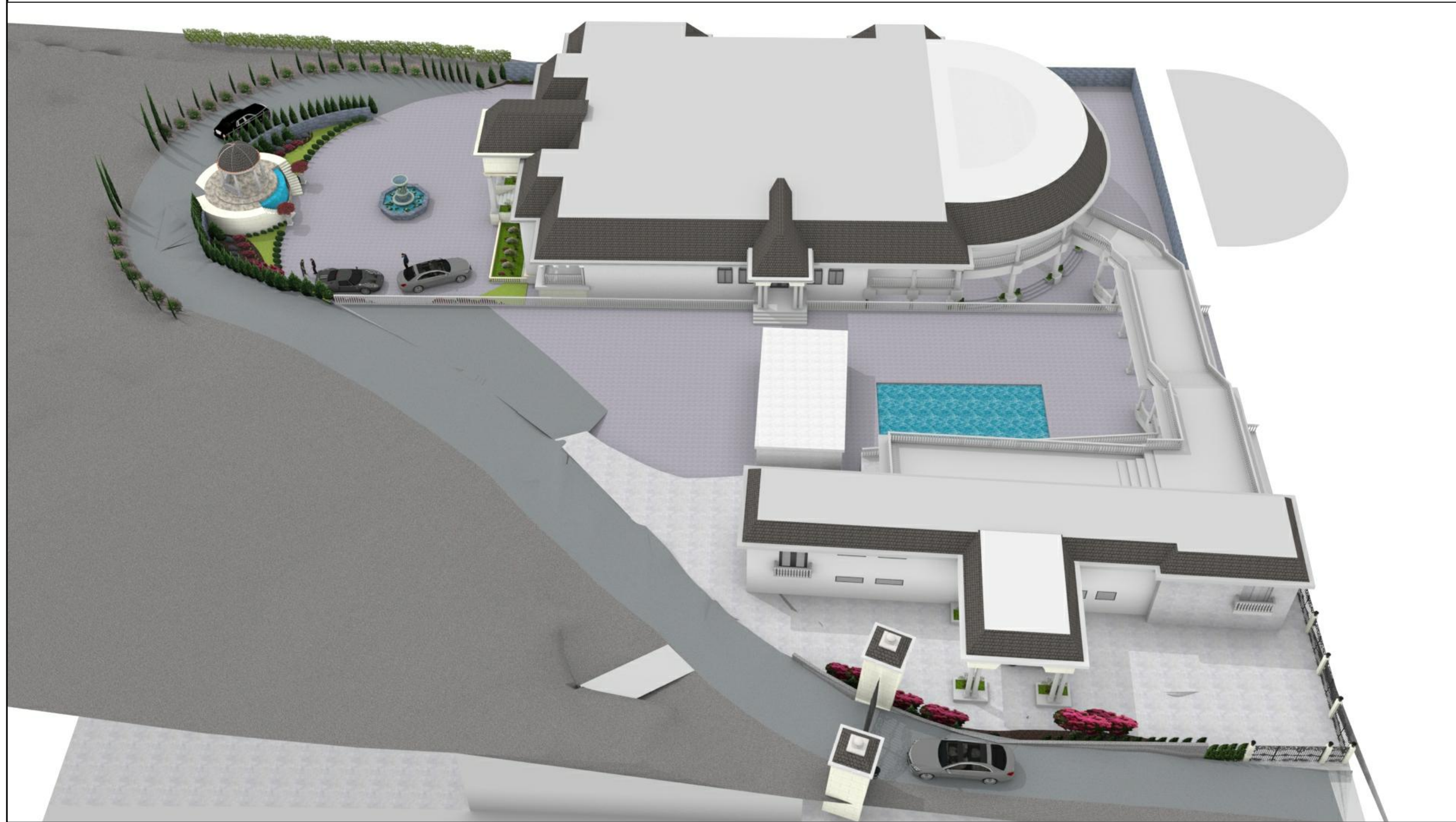
REVIEWED:

A-7.01

EXHIBIT "A"

Page No. 21 of 22

Case No. DIR-2024-1168-SPPC



EXCLUSIVE DESIGN GROUP, LLC

3800 LA CRESCENTA AVE. suite 104
LA CRESCENTA, CA 91214
818-429-3373
ArisArtunyan@gmail.com

SUBMITTAL: _____ DATE: _____

REVISIONS: _____ DATE: _____

PROJECT NAME:

NEW RESIDENCE

PROJECT OWNER:

ARMOND SARKISIAN
9990 BARLING ST.
SHADOW HILLS, CA 91040

PROJECT ADDRESS:

9990 BARLING ST.
SHADOW HILLS, CA 91040

DRAWING TITLE:

RENDERINGS

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

DATE:
2-12-2021

DRAWN BY:

JOB NUMBER:

REVIEWED:

DRAWING NUMBER:

A-8.01

EXHIBIT B: LETTER OF DETERMINATION

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE
PRESIDENT

ELIZABETH ZAMORA
VICE-PRESIDENT

MARIA CABILDO
MARTINA DIAZ
CAROLINE CHOE

ILISSA GOLD
KAREN MACK

MICHAEL R. NEWHOUSE
JACOB NOONAN

**CITY OF LOS ANGELES
CALIFORNIA**



KAREN BASS
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

**SAN GABRIEL/VERDUGO MOUNTAINS SCENIC PRESERVATION SPECIFIC PLAN
IMPLEMENTATION - PROJECT COMPLIANCE**

June 17, 2024

Armond Sarkisian (A) (O)
9990 Barling Street,
Shadow Hills, CA 91040

Aris Artunyan (R)
Exclusive Design Group
3800 La Crescenta Avenue, #104
La Crescenta, CA 91214

Case No. DIR-2024-1168-SPPC

CEQA: ENV-2024-1169-CE

Project Location: 9990 W. Barling Street

Council District: 7 - Rodriguez

Neighborhood Council: Foothill Trails District

Community Plan Area Sunland - Tujunga - Lake View
Terrace - Shadow Hills - East La
Tuna Canyon

Land Use Designation: Very Low I Residential

Zone: RE40-1-K

Legal Description: Arb 3, Lot 59,
Tract HANSEN HEIGHTS

**Last Day to File an
Appeal** July 2, 2024

DETERMINATION

Pursuant to LAMC Section 13B.4.2, I have reviewed the proposed project, and as the designee of the Director of Planning, I hereby:

DETERMINED based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15303, class 3 and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

APPROVE WITH CONDITIONS a San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan Project Compliance for the construction, use, and maintenance of new additions. The project is proposing additions of 22,320 square feet to an existing 7,024 square foot single family dwelling, as well as a new 690 square foot 1 car garage, a new 3,370 square foot rear patio, a new 500 square foot side yard patio, a new 2,500 square foot covered walkway, a new 150 square foot detached trellis, a new 800 square foot detached covered patio, and a new 3,500 square foot guest house for a total of 33,830 square-feet on an approximately 158,127 square-foot lot zoned RE40-1-K. The subject site is not located within a Prominent Ridgeline Protection Area, and it is not located within a Scenic Highway Corridor. The site is located within an Equestrian "K" District.

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

CONDITIONS OF APPROVAL

BUILDING AND SITE CONDITIONS

1. **Building 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. 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. 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. **Use.** The project is approved for the construction, use, and maintenance of new additions. The project is proposing additions of 22,320 square feet to an existing 7,024 square foot single family dwelling, as well as a new 690 square foot 1 car garage, a new 3,370 square foot rear patio, a new 500 square foot side yard patio, and a new 2,500 square foot covered walkway, a new 150 square foot detached trellis, a new 800 square foot detached covered patio, and a new 3,500 square foot guest house for a total of 33,830 square-feet.
3. **Project Compliance Review.** Prior to the issuance of any grading or building permit for proposed Phases II and III (see Exhibit "B"), the applicant shall at minimum file and receive approval from the Planning Department for Project Compliance Review for each phase, pursuant to Section 13B.4.2 of the LAMC.
4. **Floor Area.** The Specific Plan does not regulate allowable floor area; therefore, total floor area shall be limited to that permitted by the RE40-1-K zone.
5. **Height.** The project is approved for a height of 36 feet. The Specific Plan does not regulate allowable height; therefore, total height shall be limited to that permitted by the height district of the Zone.
6. **Equinekeeping.** The project does not propose any equinekeeping or equinekeeping structures. The subject property is located within an Equinekeeping "K" District as regulated by Section 13.05 of the Los Angeles Municipal Code, and all requirements of Section 13.05 shall be met subject to approval by the Los Angeles Department of Building and Safety (LADBS).
7. **Oak Trees.** No Oak Trees shall be removed as a result of the project.
8. **Grading.** The applicant shall meet all Los Angeles Municipal Code requirements for grading. No deviation from LAMC requirements was requested or approved herein. The applicant shall obtain a Soils Report Approval Letter from the Los Angeles Department of Building and Safety prior to the issuance of any permits and provide a copy to be placed in the case file.
9. **Prohibited Plant Materials.** The following plant materials shall be prohibited on-site, including palm trees:

Prohibited Plant Materials. The following plant materials shall be prohibited as defined in Section 4:

<i>Acacia</i>	green wattle	<i>Erodium cicutarium</i>	storksbill
<i>Ailanthus altissima</i>	tree of heaven	<i>Erodium cygnorum</i>	storksbill
<i>Arundinaria pygmaea</i>		<i>Erodium malacoides</i>	storksbill
<i>Arundo donax</i>	Giant reed	<i>Erodium moschatum</i>	storksbill
<i>Atriplex semibaccata</i>	Australia saltbush	<i>Eucalyptus globulus</i>	blue gum
<i>Avena spp.</i>	wild oats	<i>Lolium perenne</i>	Perennial ryegrass
<i>Brassica spp (non-native)</i>	Mustard	<i>Malva parvifolia</i>	Cheeseweed
<i>Bromus rubens</i>	Red brome	<i>Pennisetum</i>	fountain grass
<i>Centranthus ruber</i>	Jupiter's beard	<i>Ricinus communis</i>	castor bean
<i>Cyprinus sempervirens</i>	Italian cypress	<i>Robinia pseudoacacia</i>	Black locust
<i>Cortaderia jubata</i>	Pampas grass	<i>Schinus molle</i>	California pepper
<i>Cortaderia sellowiana</i>	Pampas grass	<i>Schinus terebinthifolius</i>	Brazilian pepper
<i>Cytisus canariensis</i>	Canary Island broom	<i>Spartium junceum</i>	Spanish broom
<i>Cytisus scoparius</i>	Scotch broom	<i>Tamarix sp.</i>	salt cedar
<i>Cytisus spachianus (Genista racemosa)</i>	Broom	<i>Vulpia megalura</i>	Foxtail fescue
<i>Erodium botrys</i>	Storksbill	<i>Palm trees</i>	Palm

ADMINISTRATIVE CONDITIONS

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. **Covenant and Agreement.** 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 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 for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for attachment to the subject case file.
15. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

16. **Expiration.** In the event that this grant is not utilized within **three years** of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
17. **Indemnification.**

INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of 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.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of 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.
- (iii) 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).
- (iv) 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).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its

approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions 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.

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

All terms and conditions of this Director's Determination shall be complied with before the use may be established. This authorization is further conditional upon the privileges being utilized within **three years** after the effective date of this determination. If such privileges are not utilized or substantial physical construction work has not begun and carried on diligently to completion, the authorization shall become void.

TRANSFERABILITY

This determination runs with the land. In the event the property is sold, leased, rented, or occupied by any person or corporation other than yourself, you must advise them regarding the conditions of this grant.

VIOLATIONS OF THE CONDITIONS, A MISDEMEANOR

Section 11.00 M of the Los Angeles Municipal Code states: "It shall be unlawful 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

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).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

Metro DSC
(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012
planning.figcounter@lacity.org
.org

Van Nuys DSC
(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401
planning.mbc2@lacity.org

West Los Angeles DSC
(CURRENTLY CLOSED)
(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025
planning.westla@lacity.org

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.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's BuildLA portal (appointments.lacity.org). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to Online Appeal Filing



QR Code to Forms for In-Person Appeal Filing



QR Code to BuildLA Appointment Portal for Condition Clearance

BUILDING PERMIT SIGN-OFFS

All subsequent building permit sign-offs regarding this case must be by **appointment only** with the Department of City Planning Development Services Center staff through an online appointment system at <http://planning.lacity.org>. On the website, continue to "Development Services Center - Location & Appointments," located on the bottom-right-hand corner of the page to make an appointment request.

PROJECT PERMIT COMPLIANCE FINDINGS

The subject site is zoned RE40-1-K and is located within the Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon Community Plan area. The site has a land use designation of Very Low I Residential with corresponding zones of RE20, and RA. The subject site is not located within a Prominent Ridgeline Protection Area or within a Scenic Highway Corridor. The project is located within an Equinekeeping "K" District.

Based on a review of the plans and materials submitted labeled **Exhibit "A"** attached to the administrative file DIR-2024-1168-SPPC, the Director of Planning makes the following findings in accordance with Section 13B.4.2 E of the Los Angeles Municipal Code and the applicable review criteria of Sections 7, 8, and 9 of the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan:

- 1. The project substantially complies with the applicable regulations, findings, standards, and provisions of the Specific Plan.**

The proposed project is located within the boundaries of the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan and meets the definition of a project under Section 4 of the Specific Plan. The project is for the construction, use, and maintenance of new additions. The project is proposing additions of 22,320 square feet to an existing 7,024 square foot single family dwelling, as well as a new 690 square foot 1-car garage, a new 3,370 square foot rear patio, a new 500 square foot side yard patio, and a new 2,500 square foot covered walkway a new 150 square foot detached trellis, a new 800 square foot detached covered patio, and a new 3,500 square foot guest house for a total of 33,830 square-feet on an approximately 158,127 square-foot lot zoned RE40-1-K.

Section 6 of the Specific Plan has a number of provisions for protection of the ridgeline. Prohibitions including building any structures including fire pits, picnic tables, or other similar construction within any Prominent Ridgeline Protection Area. It also prohibits the removal of any native vegetation within the same area. The new additions of 22,320 square feet to an existing 7,024 square foot single family dwelling, including a new 690 square foot 1-car garage, a new 3,370 square foot rear patio, a new 500 square foot side yard patio, and a

new 2,500 square foot covered walkway for a total of 29,344 square-feet proposed are not within a prominent ridgeline, therefore the project in compliance.

Section 7 of the Specific Plan Regulates Equine Protection. Although the proposed project is located in an Equinekeeping “K” District, no equine uses, or structures are located on the project site. The proposed project is located on an Official Equestrian Trail as shown on Specific Plan Map No. 3 along the east of the property. The proposed project is also located on a Non-Public Equestrian Trail as shown on Specific Plan Map No. 4 along the south west portion of the property.

Section 8.B of the Specific Plan prohibits the removal of oak trees without prior written approval. This site is conditioned to comply with this provision. No oak trees shall be removed, trimmed, or moved. A Biologist’s Statement of Biological Resources dated November 20, 2022, stated that no trees will be removed as a part of the project.

Specific Plan Section 8.C prohibits certain plant materials within the Specific Plan area for all new projects. This project does not propose any prohibited plants and is conditioned herein to retain natural California vegetation.

The project site is not located within a Scenic Highway Corridor, which is defined in Section 4 of the Specific Plan as “the area extending 500 feet on either side of the centerline of the roadway of each of the Scenic Highways.” Therefore the project is in compliance.

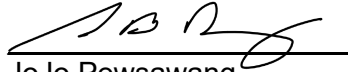
As such, the project substantially complies with the applicable regulations, findings, standards, and provisions of the Specific Plan.

2. **That 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.**

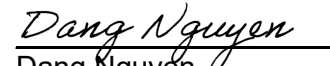
Pursuant to State CEQA Guidelines and City Guidelines and based on the whole of the administrative record, the Project has been granted a Categorical Exemption under ENV-2024-1169-CE and has found to be exempt from CEQA pursuant to CEQA Guidelines, Section 15303, class 3. There is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

VINCENT P. BERTONI, AICP
Director of Planning

APPROVED BY:


JoJo Pewsawang
Senior City Planner

REVIEWED BY:


Dang Nguyen
City Planner

PREPARED BY:


Joshua Ordonez
Planning Assistant
Joshua.ordonez@lacity.org

JP:DN:JO:ly

cc: Council District No. 7; Foothill Trails District Neighborhood Council; and Adjacent Property Owners.

EXHIBIT C: ENV-2024-1169-CE

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE
PRESIDENT

ELIZABETH ZAMORA
VICE-PRESIDENT

MARIA CABILDO
MARTINA DIAZ
CAROLINE CHOE

ILISSA GOLD
KAREN MACK

MICHAEL R. NEWHOUSE
JACOB NOONAN

**CITY OF LOS ANGELES
CALIFORNIA**



KAREN BASS
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2024-1169-CE

The Planning Department determined that the City of Los Angeles Guideline for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15303, Class 3.

Project Description

The proposed project is a Specific Plan Project Compliance Review for the construction, and use, and maintenance of new additions. The project is proposing additions of 22,320 square feet to an existing 7,024 square foot single family dwelling, as well as a new 690 square foot 1 car garage, a new 3,370 square foot rear patio, a new 500 square foot side yard patio, a new 2,500 square foot covered walkway, a new 150 square foot detached trellis, a new 800 square foot detached covered patio, and a new 3,500 square foot guest house for a total of 33,830 square-feet on an approximately 158,127 square-foot lot zoned RE40-1-K, located at 9990 W Barling Street. The subject site is not located within a Prominent Ridgeline Protection Area. The site is located within a Scenic Highway Corridor, and an Equestrian "K" District.

CEQA DETERMINATION – CLASS 3 CATEGORICAL EXEMPTIONS APPLY

The Class 3 Categorical Exemption is applicable to projects that consist of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The number of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to:

- (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.

The proposed project is the construction of new additions. The project is proposing additions of 22,320 square feet to an existing 7,024 square foot single family dwelling, as well as a new 690 square foot 1 car garage, a new 3,370 square foot rear patio, a new 500 square foot side yard

patio, a new 2,500 square foot covered walkway, a new 150 square foot detached trellis, a new 800 square foot detached covered patio, and a new 3,500 square foot guest house for a total of 33,830 square-feet, with a land use designation of Very Low I Residential. The proposed project complies with the San Gabriel / Verdugo Mountains Scenic Preservation Specific Plan and Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon Community Plan.

CEQA Section 15300.2:

The City has further considered whether the proposed project is subject to any of the six exceptions set forth in the State CEQA Guidelines Section 15300.2 that would prohibit the use of any categorical exemption. None of the exceptions are triggered for the following reasons:

- A. Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its effect on the environment may in a particularly sensitive environment be significant. Therefore, these classes may not be utilized where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The subject site is a 158,127 square-foot lot developed with a single-family dwelling in the San Gabriel / Verdugo Mountains Scenic Preservation Specific Plan. The adjacent properties to the north, east, south, and west are developed with single-family dwellings. An Owner's Declaration of Biological Resources dated July 7, 2022, was submitted (attached). The document noted that there are no protected trees and/or shrubs, and shall not be relocated or removed, as specified by Ordinance No. 186,873 within the buildable area of the project site. Therefore, the proposed project will not impact an environmental resource of hazardous or critical concern.

- B. Cumulative Impact.** The exception applies when, although a particular project may not have a significant impact, the impact of successive projects, of the same type, in the same place, over time is significant.

The subject property is located in the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan, which is "intended to preserve, protect, and enhance the unique natural and cultural resources of the Plan area." The project substantially complies with the regulations, standards, and provisions of the Specific Plan.

There has been 1 other Directors Determination case approved within a 1,000-foot radius of the project site for the construction of a new single-family dwelling in the last five years. That previously approved project along with this project does not create significant cumulative impacts.

- C. Significant Effect Due to Unusual Circumstances.** This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances.

The subject site is a heavily sloped, rectangular shaped, lot in the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan, which aims to "preserve, protect and enhance" the natural resources in the area. The subject site is not located within a Prominent Ridgeline Protection Area and does not have protected Live Coast Oak trees onsite. The project is in a Equinekeeping "K" district.

The adjacent properties to the north, east, south, and west are developed with single-family dwellings in the RA-1-K Zone and the RE40-1-K Zone. The proposed project substantially complies with the regulations, standards, and provisions of the Specific Plan. Therefore, there is no reasonable possibility that the project will have a significant impact due to unusual circumstances.

- D. Scenic Highways.** This exception applies when, although the project may otherwise be exempt, there may be damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.

The subject site is not located within the 500-foot Scenic Highway Viewshed Protection Area. Therefore, the proposed project will not result in damage to scenic resources including trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

- E. Hazardous Waste Sites.** Projects located on a site or facility listed pursuant to California Government Code 65962.5.

Based on a review of the California Department of Toxic Substances Control "Envirostor Database" (<http://www.envirostor.dtsc.ca.gov/public/>), no known hazardous waste sites are located on the project site. In addition, there is no evidence of historic or current use, or disposal of hazardous or toxic materials at this location. Based on this, the project will not result in a significant effect due hazardous waste and this exception does not apply.

- F. Historical Resources.** Projects that may cause a substantial adverse change in the significance of an historical resource.

The 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, or the Los Angeles Historic-Cultural Monuments Register. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and the exemption does not apply.

In conclusion, since none of the applicable exceptions to the use of the exemption apply to the project, it is appropriate to determine this project is categorically exempt from CEQA requirement.

EXHIBIT D: GEOLOGY AND SOILS REPORT LETTER

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

JAVIER NUNEZ
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
ELVIN W. MOON



ERIC GARCETTI
MAYOR

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

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

JOHN WEIGHT
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT REVIEW LETTER

July 13, 2021

LOG # 117822
SOILS/GEOLOGY FILE - 2
LAN

PFS Group, Inc.
1247 N. Botavia Street
Orange, CA 92687

TRACT: HANSEN HEIGHTS (M P 13-142/143)
LOT: 59 (Arb-3), 59 (Arb-4)
LOCATION: 9990 W. Barling Street

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Geology/Soils Report	21-409	03/30/2021	Advanced Geotechniques
Oversized Document	“	“	“

The Grading Division of the Department of Building and Safety has reviewed the referenced reports dated March 30, 2021, that provides recommendations for the new three story single story residence, detached two-story accessory dwelling unit (ADU), and associated retaining walls as depicted on Figure SGM-1: Site Geologic Map, Figure CX-A: Cross Section A-A', Figure CX-B: Cross Section B-B', and Drawing No. 4: Geologic Section C'-C-C' of the referenced report.

The proposed project is adjacent to several ascending slopes ranging from 32 feet up to approximately 230 feet at an approximate gradient of 3(H):1(V) to approximately 1.5(H):1(V) as depicted on Figure CX-A: Cross Section A-A', Figure CX-B: Cross Section B-B', and Drawing No. 4: Geologic Section C'-C-C' of the referenced report.

The ascending slope in the vicinity of Testpit Tp-2 is mantled with approximately 1 foot of residual soil underlain by Monterey Formation interbedded sandstone, siltstone, and shale bedrock. The proposed new residence pad is underlain with 2 to 4 feet of fill underlain by Monterey Formation massive to poorly bedded interbedded siltstone and sandstone bedrock to a maximum depth explored of 45 feet below the ground surface. The geologic structure bedding observed in the exploratory excavations (Test pits Tp-2, -3, and -4) trended roughly west – east with dips trending approximately to the north 12 to 18 degrees. Slight seepage of groundwater was encountered in Boring B-1 at below 35 feet, while the maximum depth of exploration was to 45 feet below the existing grade.

The site is located in a designated seismically induced landslide hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. However, the proposed construction is currently exempt (P/BC 2020-044).

The review of the subject report dated March 30, 2021, cannot be completed at this time and will be continued upon submittal of an addendum to the report which shall include, but not be limited to, the following:

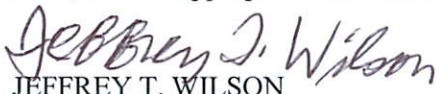
(Note: Numbers in parenthesis () refer to applicable sections of the 2020 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. Clearly depict the location of the property lines on Figure SGM-1: Site Geologic Map and on Figure CX-A: Cross Section A-A', Figure CX-B: Cross Section B-B', and Drawing No. 4: Geologic Section C'-C-C'
2. Clearly depict the location of the proposed retaining wall(s) on Figure SGM-1: Site Geologic Map and on Figure CX-A: Cross Section A-A', Figure CX-B: Cross Section B-B', and Drawing No. 4: Geologic Section C'-C-C'.
3. Within the subject property, provide test pit exploration to determine the depth of slope wash that mantles the ascending slopes.
4. It appears from the Geologic Map, that the proposed ADU is at the mouth of a rather large potential debris flow source canyon area. Provide design calculations and recommendations for construction within a potential mudflow hazard area per Section 91.7014.3.
5. Show the tributary drainage/contributing watershed area on the regional topography map and, provide calculations for debris flow control systems within and at the base of concentrated drainage areas, using the minimum design parameters specified in Section 7014.3 of the LA City Building Code. Demonstrate how/whether any existing structures located above the proposed improvements provide the required control systems.

Note: (a) If such calculations are to be provided by a civil engineer, include the wet-signed original of the civil engineer's report, in the addendum; (b) Protective devices shall be permanent structures designed to either isolate, contain, deflect or channelize any potential debris flows.

6. The shear strengths used in slope stability analysis are different than those of the direct shear test results. Revise analysis using correct shear strengths.
7. Provide seismic slope stability analysis.

The project engineering geologist and soils engineer shall prepare a report containing an itemized response to the review items indicated in this letter. If clarification concerning the review letter is necessary, the report review engineer and/or geologist may be contacted. Two copies of the response report, including one unbound wet-signed original for archiving purposes, a pdf-copy of the complete report in a CD or flash drive, and the appropriate fees will be required for submittal.


JEFFREY T. WILSON
Engineering Geologist I


YING LIU
Geotechnical Engineer II

Log No. 117822
213-482-0480

cc: Aris Artunyan, Designer, Architect, Applicant
Advanced Geotechniques, Project Consultant
VN District Office

APPLICATION FOR REVIEW OF TECHNICAL REPORTS

INSTRUCTIONS

- A. Address all communications to the Grading Division, LADBS, 221 N. Figueroa St., 12th Fl., Los Angeles, CA 90012 Telephone No. (213)482-0480.
B. Submit two copies (three for subdivisions) of reports, one "pdf" copy of the report on a CD-Rom or flash drive, and one copy of application with items "1" through "10" completed.
C. Check should be made to the City of Los Angeles.

1. LEGAL DESCRIPTION
Tract: Hansen Heights (MP 13-142/143)
Block: n/a Lots: 59 (Arb. 3)

2. PROJECT ADDRESS:
9990 Barling St. Shadow Hills, CA 91040

3. OWNER: PFS Group Inc.
Address: 9990 Barling St.
City: Shadow Hills Zip: 91040
Phone (Daytime): 818-429-3373

4. APPLICANT Aris Artunyan
Address: 3800 La Crescenta Ave. Unit 104
City: La Crescenta Zip: 91214
Phone (Daytime): 818-429-3373
E-mail address: arisartunyan@gmail.com

5. Report(s) Prepared by: Advanced Geotechnique 6. Report Date(s): March 30, 2021

7. Status of project: Proposed Under Construction Storm Damage
8. Previous site reports? YES if yes, give date(s) of report(s) and name of company who prepared report(s)

9. Previous Department actions? YES if yes, provide dates and attach a copy to expedite processing.
Dates: _____

10. Applicant Signature: _____ Position: Designer

(DEPARTMENT USE ONLY)

REVIEW REQUESTED	FEEES	REVIEW REQUESTED	FEEES
<input type="checkbox"/> Soils Engineering		No. of Lots	
<input type="checkbox"/> Geology		No. of Acres	
<input checked="" type="checkbox"/> Combined Soils Engr. & Geol.	<u>726.00</u>	<input type="checkbox"/> Division of Land	
<input type="checkbox"/> Supplemental		Other	
<input type="checkbox"/> Combined Supplemental		<input checked="" type="checkbox"/> Expedite	<u>363.00</u>
<input type="checkbox"/> Import-Export Route		<input type="checkbox"/> Response to Correction	
Cubic Yards: _____		<input type="checkbox"/> Expedite ONLY	
		Sub-total	<u>1089.00</u>
		Surcharge	<u>249.58</u>
		TOTAL FEE	<u>1338.58</u>

Fee Due: 1338.58
Fee Verified By: CM Date: 6-16-21
(Cashier Use Only)

Los Angeles Department of Building and Safety
Van Ness 06/16/2021 8:33:06 AM
User ID: jbitanacol
Receipt Ref Nbr: 2021167001-6
Transaction ID: 2021167001-6-1
PLAN APPROVAL FEE \$363.00
SYSTEMS DEV SURCH \$65.34
GEN PLAN MAINT SURCH \$76.23
DEV SERV CENTER SURCH \$32.67
CITY PLAN SURCH \$65.34
GRADING REPORT \$726.00
MISC OTHER \$10.00
Amount Paid: \$1,338.58
PCIS Number: NA
Job Address: 9990 BARLING STREET
Owners Name: PFS GROUP INC.

ACTION BY: _____

THE REPORT IS: NOT APPROVED
 APPROVED WITH CONDITIONS BELOW ATTACHED

For Geology Date _____

For Soils Date _____

EXHIBIT E: APPEAL APPLICATION

APPLICATIONS



APPEAL APPLICATION Instructions and Checklist

RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

PURPOSE

This application is for the appeal of Los Angeles Department of City Planning determinations, as authorized by the LAMC, as well as first-level Building and Safety Appeals and Housing Appeals.

APPELLATE BODY

Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.

- Area Planning Commission (APC) City Planning Commission (CPC) City Council
 Zoning Administrator (ZA) Director of Planning (DIR)

CASE INFORMATION

Case Number: DIR-2024-1168-SPPC

APN: 2543-021-003 (project apn)

Project Address: 9990 Barling Street, Shadow Hills 91040

Final Date to Appeal: July 2, 2024

APPELLANT

**For main entitlement cases, except for Building and Safety Appeals and Housing Appeals:
Check all that apply.**

- Person, other than the Applicant, Owner or Operator claiming to be aggrieved
 Representative Property Owner Applicant Operator of the Use/Site

For Building and Safety Appeals only:

Check all that apply.

- Person claiming to be aggrieved by the determination made by **Building and Safety**¹
 Representative Property Owner Applicant Operator of the Use/Site

For Housing Appeals only:

Check all that apply.

- Person claiming to be aggrieved by the determination made by **Housing**
 Representative Property Owner Applicant Interested Party Tenant

APPELLANT INFORMATION

Appellant Name: Nada Buntich

Company/Organization: _____

Mailing Address: 9946 Rancho Caballo (See the attached assessor parcel map showing abutting property)

City: Shadow Hills **State:** Calif **Zip Code:** 91040

Telephone: 818-807-4860 **E-mail:** babanadabuntich@gmail.com

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

- Self Other: See attachment 1 for information on other appellants

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

- YES NO

REPRESENTATIVE / AGENT INFORMATION

Representative/Agent Name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____ **State:** _____ **Zip Code:** _____

Telephone: _____ **E-mail:** _____

¹ Pursuant to LAMC Section 13B.2.10.B.1. of Chapter 1A, Appellants of a Building and Safety Appeal are considered the Applicant and must provide the Noticing Requirements identified on page 4 of this form at the time of filing. Pursuant to LAMC Section 13B.10.3 of Chapter 1A, an appeal fee shall be required pursuant to LAMC Section 19.01 B.2 of Chapter 1.

Attachment 1
Additional Appellants

2. Jung Ran Lee and Yong Ho Kim, husband and wife
9961 Rancho Caballo Dr.
Shadow Hills, CA 91040 (abuts project)
jungran9961@gmail.com
818-273-4616
APN: 2543-015-075

3. Patrick Williams
10002 Barling Street
Sunland, CA 91040 (abuts project)
hazmatpat@gmail.com
213-991-5142
APN: 2543-025-011

I want to...

Tools



Street Map

Project

Burnich

Williams

KIM

Rancho Caballo Dr

Barling St

9990

9991

9915

JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part?

Entire Part

Are specific Conditions of Approval being appealed?

YES NO

If Yes, list the Condition Number(s) here: compliance finding 1

On a separate sheet provide the following:

- Reason(s) for the appeal
- Specific points at issue
- How you are aggrieved by the decision

APPLICANT'S AFFIDAVIT

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

Appellant Signature: Patrick Williams / WEE Date: 7/2/24

GENERAL NOTES

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.

The appellate body must act on the appeal within a time period specified in the LAMC Section(s) pertaining to the type of appeal being filed. Los Angeles City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: \$172

Reviewed & Accepted by (DSC Planner): Ruben Vasquez

Receipt No.: 200120785475 Date: 7/3/2024

Determination authority notified Original receipt and BTC receipt (if original applicant)

Specific points at issue

How you are aggrieved by the decision

APPLICANT'S AFFIDAVIT

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

Appellant Signature: [Handwritten Signature]

Date: 7-2-24

GENERAL NOTES

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.

The appellate body must act on the appeal within a time period specified in the LAMC Section(s), pertaining to the type of appeal being filed. Los Angeles City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: \$172

Reviewed & Accepted by (DSC Planner): Ruben Vasquez

Receipt No.: 200120784989 Date: 07/03/24

Determination authority notified Original receipt and BTC receipt (if original applicant)

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.

The appellate body must act on the appeal within a time period specified in the LAMC Section(s) pertaining to the type of appeal being filed. Los Angeles City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally

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

Appellant Signature: X Yong Ho

Date: 7/2/2024

GENERAL NOTES

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.

The appellate body must act on the appeal within a time period specified in the LAMC Section(s) pertaining to the type of appeal being filed. Los Angeles City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

THIS SECTION FOR CITY PLANNING STAFF USE ONLY	
Base Fee: <u>\$172</u>	
Reviewed & Accepted by (DSC Planner): <u>Ruben Vasquez</u>	
Receipt No.: <u>200120785665</u>	Date: <u>07/03/2024</u>
<input checked="" type="checkbox"/> Determination authority notified	<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

I certify that the statements contained in this application are complete and true. t ,

Appellant Signaturer O^t@

GENERAL NOTES

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 an behalf of self.

The appellate body must act on the appeal within a time period specified in the LAMC Section(s) pertaining to the type of appeal being filed. Los Angeles City Planning will makeifs besf efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day ta act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

GENERAL APPEAL FILING REQUIREMENTS

If dropping off an appeal at a Development Services Center (DSC), the following items are required. See also additional instructions for specific case types. To file online, visit our [Online Application System \(OAS\)](#).

APPEAL DOCUMENTS

1. Hard Copy

Provide three sets (one original, two duplicates) of the listed documents for each appeal filed.

- Appeal Application
- Justification/Reason for Appeal
- Copy of Letter of Determination (LOD) for the decision being appealed

2. Electronic Copy

- Provide an electronic copy of the appeal documents on a USB flash drive. The following items must be saved as individual PDFs and labeled accordingly (e.g., "Appeal Form", "Justification/Reason Statement", or "Original Determination Letter"). No file should exceed 70 MB in size.

3. Appeal Fee

- Original Applicant.* The fee charged shall be in accordance with LAMC Section 19.01 B.1(a), or a fee equal to 85% of the original base application fee. Provide a copy of the original application receipt(s) to calculate the fee.
- Aggrieved Party.* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(b).

4. Noticing Requirements (Applicant Appeals or Building and Safety Appeals Only)

- Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per the LAMC for all Applicant appeals. Appellants for BSAs are considered Original Applicants.
- BTC Receipt.* Proof of payment by way of a BTC Receipt must be submitted to verify that mailing fees for the appeal hearing notice have been paid by the Applicant to City Planning's mailing contractor (BTC).

See the Mailing Procedures Instructions ([CP13-2074](#)) for applicable requirements.

- Not applicable for Housing Appeals.

Reasons for Appeal: The reasons for the appeal are as follows:

1. The project is built and has piled dirt on an Official Equestrian Trail as shown on Specific Plan Map No. 3 along the east of the property. Additionally, structures are proposed on a Non-Public Equestrian Trail as shown on Specific Plan Map No. 4 along the southwest portion of the property.
2. The appellant also believes that the project will interfere with the existing drainage patterns.
3. While the property is zoned RE40K, the property was continuously used as a party house in violation of the zoning code. The square footage proposal leads the appellants to believe that the property will be used commercially which is in violation of the RE40K zoning code.
4. Appellants, Buntich and Kim, are members of the Rancho Caballo Homeowners Association that maintains the horse trails referenced above in section 1. Horse keeping ability in the area is an important feature of the community in Shadow Hills. Blocking designated horse trails reduces the value of the appellants' property.
5. The value of all the appellants' properties lie in the ability to maintain horses within 35 feet of a "habitable dwelling". This project should construct all habitable dwellings 35 feet from the existing property lines in order to comply with the K overlay zone.
6. The hollow brick wall has been damaged during the applicants current construction which is on the property line. The applicant has refused to repair the damages.

EXHIBIT F: SITE PHOTOS

































