

DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: January 22, 2026
Time: After 8:30 a.m.
Place: Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
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 cpc@lacity.org

Case No.: CPC-2025-796-DB-HCA
CEQA No.: ENV-2025-797-CE
Incidental Cases: None
Related Cases: None
Council No.: 7 – Rodriguez
Plan Area: Mission Hills – Panorama City – North Hills
Specific Plan: N/A
Certified NC: North Hills East
GPLU: Low Medium I Residential
Zone: RA-1
Applicant/Representative: Kirill Volchinskiy, OCA
Owner: Milad Jashneih

Public Hearing: December 16, 2025
Appeal Status: Not appealable
Expiration Date: January 22, 2026
Multiple Approvals: No

PROJECT LOCATION: 9335 North Noble Avenue

PROPOSED PROJECT:

The proposed project consists of the demolition of an existing 1,296 square foot single-family dwelling and 480 square foot detached garage, for the construction of a 15,136 square foot, three-story multi-family residential building comprised of seven (7) units. One (1) of the dwelling units will be reserved for a Very Low Income Household. The building will be 40 feet and 10 inches high with a floor area ratio of 0.9:1. The project will provide 13 automobile parking spaces, six long-term bicycle parking stalls, and two short-term bicycle parking stalls. A total of 690 square feet of open space will be provided. The project proposes the removal of ten non-Protected trees on-site. The project proposes no grading.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332, Class 32, an exemption from CEQA and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to the Los Angeles Municipal Code (LAMC) Chapter 1, Section 12.22 A.25(g)(3), a Density Bonus for a Housing Development totaling seven dwelling units, reserving one unit or 16 percent of the total number for Very Low Income Households for a period of 55 years, with the following four Off-Menu Incentives and two Waiver of Development Standards:

- a. Off-Menu Incentive to allow a residential floor area of 15,136 square feet in lieu of the maximum allowable residential floor area of approximately 4,184 square feet pursuant to LAMC, Chapter 1, Section 12.07 C.5;
- b. Off-Menu Incentive to allow a front yard setback of 15 feet in lieu of the required 25 feet in the RA-1 Zone pursuant to LAMC, Chapter 1, Section 12.07 C.1;
- c. Off-Menu Incentive to allow a side yard setback of 5 feet on the northern side of the parcel in lieu of the required 5.4 foot side yard setback in the RA-1 Zone pursuant to LAMC, Chapter 1, Section 12.07.C.2;
- d. Off-Menu Incentive to allow a rear yard setback of 15 feet in lieu of the otherwise required 25 feet in the RA-1 Zone pursuant to LAMC, Chapter 1, Section 12.07 C.3;
- e. Waiver of Development Standards to allow a building height of 40 feet 10 inches in the RA-1 Zone in lieu of the maximum 36 feet in building height pursuant to LAMC Chapter 1, Section 12.21.1 ; and,
- f. Waiver of Development Standards to allow 690 square feet of open space in lieu of the required 1,225 square feet of open space pursuant to LAMC Chapter 1, Section 12.21 G.

RECOMMENDED ACTIONS:

1. **Determine**, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption applies pursuant to CEQA Guidelines, Section 15300.2 applies,
2. **Approve** a Density Bonus for a Housing Development totaling seven dwelling units with one unit restricted for Very Low Income Households for a period of 55 years, along with the following four Off-Menu Incentives and two Waivers of Development Standards: requested by the applicant for a project:
 - a. **Residential Floor Area.** Off-Menu Incentive to allow a residential floor area of 15,136 square feet in lieu of the otherwise permitted 4,184 square feet in the RA-1 Zone, pursuant to Los Angeles Municipal Code Chapter 1, Section 12.07 C.5;
 - b. **Front Setback.** Off-Menu Incentive to allow a front yard setback of 15 feet in lieu of the required 25 feet in the RA-1 Zone pursuant Los Angeles Municipal Code Chapter 1, Section 12.07.C.1;
 - c. **Side Setback.** Off-Menu Incentive to allow a side yard setback of five feet on the northern side of the parcel in lieu of the required 5.4 feet in the RA-1 Zone pursuant Los Angeles Municipal Code Chapter 1, Section 12.07 C.2;
 - d. **Rear Setback.** Off-Menu Incentive to allow a rear yard setback of 15 feet in lieu of the otherwise required 25 feet in the RA-1 Zone pursuant Los Angeles Municipal Code Chapter 1, Section 12.07 C.3;
 - e. **Building Height.** A Waiver of Development Standards to allow a building height of 40 feet 10 inches in height in the RA-1 Zone in lieu of the maximum height of 36 feet pursuant to LAMC Chapter 1, Section 12.21.1; and,

- f. **Open Space.** A Waiver of Development Standards to allow 690 square feet of open space in lieu of the required 1,225 square feet of open space pursuant to LAMC Chapter 1, Section 12.21 G.

3. **Adopt** the attached findings.

VINCENT P. BERTONI, AICP
Director of Planning

Blake Lamb

Blake E. Lamb, Principal City Planner

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PROJECT ANALYSIS

PROJECT SUMMARY

The Project consists of the demolition of the existing 1,296 square foot single-family dwelling and 480 square foot detached garage, and the construction of a 15,136 square foot residential development comprising seven units, one of which is to be reserved for Very Low-Income Households. The building will be three stories with a height of 40 feet and 10 inches and a floor area ratio (FAR) of 0.9:1. The unit mix will consist of three (3) three-bedroom units and four (4) four-bedroom units.

The Project will be three levels above grade that includes two residential floors above at-grade parking garages. The project will provide 13 automobile parking spaces, and six long-term bicycle parking stalls, and two (2) short-term bicycle parking stalls. The parking spaces will be located on the ground floor in private garages, while the residences will be located on the second and third floors. Each of the seven units will be accessible from a shared driveway off of Noble Avenue.

The project will provide a total of 690 square feet of open space located in the western side yard of the site. The project proposes the removal of ten on-site non-Protected trees. The project will plant two 24-inch boxed trees and 119 shrubs to adorn the site. The project proposes no grading.

The Project is designed to incorporate environmentally sustainable building features and construction protocols required by the Los Angeles Green Building Code and CALGreen.

A rendering of the proposed Project is shown below in Figure 1.



Figure 1. Rendering of proposed residential development seen from an aerial view looking from a northwest direction on Noble Avenue. (Source: Project Renderings, prepared by Office for Collective Architecture, Inc.)

The Project is located on Noble Avenue, between Plummer Street to the north and Tupper Street to the south.

Pedestrian access for residents into the building will be served along Noble Avenue along the eastern end of the site. There is a pedestrian pathway along the north side of the building that provides entrance to three of the units. All of the units are accessible to pedestrians through the driveway. Vehicular access into the site will be accessed from a 20-foot wide driveway on Noble Avenue, which provides access to each of the parking garages. This driveway also serves as a fire access road for emergency vehicles.

The project will be adorned with landscaping along the building frontage and in the common open space area located to the (western end) rear of the site. Additionally, two trees and 119 shrubs will be planted on site. In the common open space, there will be seating and a grilling area for the residents to use.

The trash enclosure will be located to the rear of the site and is designed to match the existing fencing of the rest of the site.

PROJECT BACKGROUND

Subject Property

The Subject Site consists of a rectangular-shaped parcel with approximately 16,739.3 square feet. The Project Site has a length of 54 feet along the west side of Noble Avenue, and a depth of 310 feet. The Site is currently developed with an existing approximately 1,296 square feet, one-story single-family dwelling and 480 square foot detached garage. The single-family dwelling and garage will be demolished to accommodate the development of the Project.

General Plan Land Use Designation and Zoning

The proposed Project is in Mission Hills – Panorama City – North Hills Community Plan area in the City of Los Angeles.

The Site is bounded by a single-family dwelling to the north and west, Noble Avenue to the east, and a multi-family development to the south. Below is an aerial photograph with the Site shown in blue.

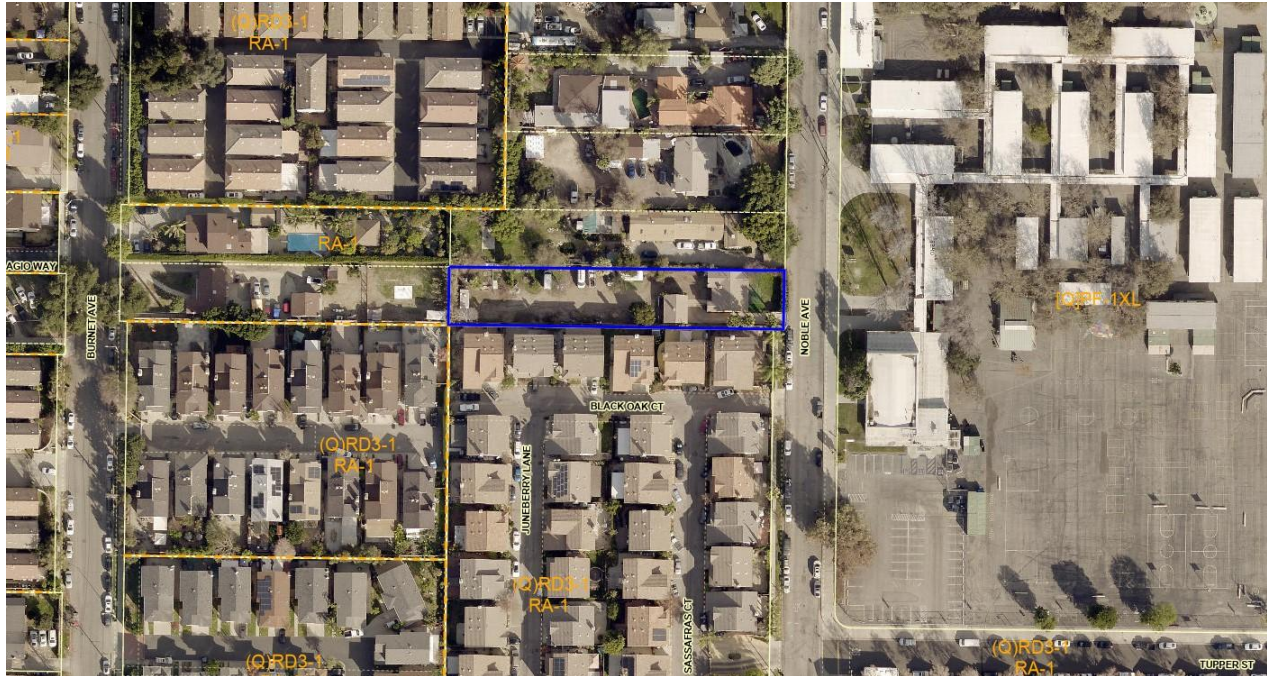


Figure 2. Aerial photography of the Project Site from zimas.lacity.org

The Community Plan designates the Site for Low Medium I Residential land uses, with corresponding zones of R2, RD3, RD4, RD5, RD6, RZ3, RZ4, RU, and RW1. Pursuant to AB 2334, the project is able to use the corresponding zone with the highest density, which for this site is the R2 zone.



Figure 3. Image of the Subject Site's zoning outlined in blue from zimas.lacity.org

Surrounding Properties

The surrounding properties are improved primarily with residential developments and community serving uses. Adjacent properties to the north are developed with single-family dwellings. Adjacent properties to the west are developed with single-family and multi-family dwellings.

Abutting properties to the south are improved with multi-family dwellings. The adjacent property to the east, across Noble Avenue, is developed with Plummer Elementary School.

Street Designations

Noble Avenue is designated as a Local Street – Standard with a right-of-way width of 60 feet and a roadway width of 36 feet. It is improved with asphalt roadway, concrete curb, gutter, and partial sidewalk. There is no sidewalk along the frontage of the site.

Previous Cases on Subject Property:

Certificate of Occupancy No. VN14148/14149 – On April 11, 1951, a Certificate of Occupancy was issued for a one-story residential dwelling and garage.

Nearby Properties:

There are no previous or existing permits or cases relevant to this project.

REQUESTED ACTIONS

Density Bonus

The applicant requests a Density Bonus along with four off-menu incentives and two waivers of development standards to facilitate the development of the proposed project.

One of the Project's seven residential units will be reserved for Very Low Income Households in exchange for the following:

Off-Menu Incentives

- a. **Residential Floor Area.** A residential floor area of 15,136 square feet in lieu of the maximum allowable residential floor area of approximately 4,184 square feet pursuant to Los Angeles Municipal Code Section 12.07.C.5;
- b. **Front Setback.** A front yard setback of 15 feet in lieu of the required 25 feet pursuant to Los Angeles Municipal Code Section 12.07.C.1;
- c. **Side Setback.** A side yard setback of 5 feet on the northern side of the parcel in lieu of the required 5.4 feet in the RA-1 Zone pursuant to Los Angeles Municipal Code Section 12.07.C.2;
- d. **Rear Setback.** A rear yard setback of 15 feet in lieu of the required 25 feet in the RA-1 Zone pursuant to Los Angeles Municipal Code Section 12.07.C.3;

Waiver of Development Standards

- a. **Height.** A building height of 40 feet 10 inches in the RA-1 Zone in lieu of the maximum 36 feet in building height pursuant to LAMC Chapter 1, Section 12.21.1; and,
- b. **Open Space.** 690 square feet of open space in lieu of the required 1,225 square feet of open space pursuant to LAMC Section 12.21.G.

DENSITY BONUS / AFFORDABLE HOUSING INCENTIVE PROGRAM

In accordance with California Government Code Section 65915 and LAMC Chapter 1, Section 12.22.A.25, a project is eligible for a density bonus, reduction in parking, and incentives and waivers allowing for relief from certain development standards in exchange for waivers of development standards. As permitted by LAMC Chapter 1, Section 12.22 A.25, the applicant is providing at least 16 percent Very Low-Income housing units in return for the request for four Off-Menu incentives and two Waivers of Development Standards that will facilitate the provision of affordable housing at the site.

Automobile Parking

Assembly Bill (AB) 2097, which became effective on January 1, 2023, prohibits public agencies from imposing minimum vehicle parking requirements on most residential, commercial, and other development projects within one-half mile of a Major Transit Stop, as defined in Public Resources Code Section 21155. As a qualified project, the applicant does not have any minimum parking requirements but may choose to provide automobile parking spaces. In this case, the applicant is electing to voluntarily provide 13 automobile parking spaces within ground floor garages.

HOUSING REPLACEMENT

Pursuant to Government Code Section 65915(c)(3) and State Assembly Bills 2222 and 2556, applicants of Density Bonus projects filed as of January 1, 2015 must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of Low or Very Low income; subject to any other form of rent or price control; or occupied by Low or Very Low Income Households.

Pursuant to a letter dated March 9, 2023, issued by the Los Angeles Housing Department (LAHD), the site is developed with one dwelling unit. No income documents were provided, so the required percentage of affordability defaults to one required replacement unit at a Very-Low Income affordability level for Density Bonus projects. As a part of the Project, one Very-Low Income unit is set aside. Thus, the project is in compliance with the housing replacement provisions of Senate Bill 8 (SB 8).

PROJECT SUSTAINABILITY FEATURES

As shown in “Exhibit A,” the Project will meet the standards of the Green Building Code. -

CEQA

Based on the public hearing and information submitted in the record, staff recommends that the Los Angeles City Planning Commission find, based on its independent judgement, after consideration of the whole administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15332 (Class 32-Infill Development Projects, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

ISSUES AND CONSIDERATIONS

The following includes a discussion of issues and considerations related to the project. These discussion points were identified during the design review process with PVP, in discussions with the applicant, and at the public hearing held on December 16, 2025.

Professional Volunteer Program

The proposed project was presented at the Professional Volunteer Program (PVP) on October 7, 2025. The meeting was conducted by staff on behalf of the City Planning Commission before the panel of community volunteer architects. The meeting was held with the purpose of providing feedback about the design for Case No. CPC-2025-796-DB-HCA. The PVP meeting had the following comments on the project:

Pedestrian First

- Consider a way to articulate a walking path between the sidewalk and unit doors.
- Adding entrances to the side yard along the north property line could prevent conflicts with pedestrians sharing the driveway.
- Treatment of the landscaping needs to be added to clarify the different proposed plant species.
- Long-term bicycle parking needs to be covered; a rack in each garage would work well.

360 Design

- Front facade does not do anything to address the street or look like the front of a building.
- The beautiful design would be supplemented by a good lighting plan.
- Mechanical equipment isn't shown on the plans.
- The north side yard may not be maintained if there is no activity along it.
- The turn-out radius for the western-most garage is tight with the bike storage structure.

Climate-Adapted

- Since the project is in North Hills, some type of brise-soleil treatment, overhangs, or awnings should be considered for south-facing windows.
- The north side yard is a missed opportunity for activation for the units or for open space

Other

- PVP suggested working with the LAFD related to lack of fire truck turn around space and the type of decomposed granite proposed for driveway.

As a result of PVP's design comments, the applicant made revisions to the architectural plan set by improving the facade articulation along the street frontage of the proposed building; improving vehicular circulation on site by giving the western-most garage more turn around room; providing a pedestrian walkway along the north side yard; clarifying the location of utilities and lighting on site; and clarifying the legends on the elevations and landscape plan. Although suggestions were made to obtain feedback from the Los Angeles Fire Department (LAFD) on their design, the applicant elected not to at this initial phase of the project. The applicant will be required to comply with all LAFD (as well as other Departments') requirements as part of the plan check process prior to issuance of a building permit.

Public Hearing

A public hearing on this matter was held by a Hearing Officer on Tuesday, December 16, 2025 at approximately 10:35 a.m. in virtual format. A summary of the public hearing and any additional communications are detailed on Page P-1, Public Hearing and Communications.

The purpose of the public hearing was to take public testimony on behalf of the Project. There were approximately 13 people in attendance, including the applicant team and Department of City Planning staff. The applicant representative presented the Project and spoke in detail about the Project design. One comment from a member of the public was received during the hearing expressing support for the Project.

Conclusion

Based on the information submitted into the public record, public input, including the public hearing, and mandatory findings for the requested entitlements, City Planning staff recommends that the City Planning Commission approve the requested entitlements for the Project as recommended and conditioned.

CONDITIONS OF APPROVAL

Entitlement Conditions

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, labeled “Exhibit A”, and attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Valley Project Planning Bureau, 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. **Residential Density.** The project shall be limited to a maximum density of 7 residential dwelling units, including On-Site Restricted Affordable Units.
3. **On-site Restricted Affordable Units.** One unit shall be reserved for Very Low Income Households, as defined by the California Government Code Section 65915 and by the Los Angeles Housing Department (LAHD). In the event the SB 8 Replacement Unit condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
4. **Changes in On-Site Restricted Units.** Deviations that increase the number of On-Site Restricted Units or that change the composition of units or parking numbers shall be consistent with LAMC Section 12.22 A.25 of Chapter 1.
5. **Housing Requirements.** Prior to the issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make one unit available to Very Low Income Households or equal to 16 percent of the Project’s total proposed residential density allowed, for sale or rental, as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density, the number of required reserved on-site Restricted Units (one unit) may not be adjusted. A new entitlement will be required to adjust the number of required reserved on-site Restricted Units. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant shall submit a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD.

Unless otherwise required by state or federal law, the project shall provide an onsite building manager’s unit, which the owner shall designate in the covenant. The Owner may not use an affordable restricted unit for the manager’s unit.

6. **Off-Menu Incentives.**
 - a. **Residential Floor Area.** The Project shall be permitted a residential floor area of 15,136 square feet in lieu of the permitted 4,184 square feet pursuant to Los Angeles Municipal Code Chapter 1 Section 12.07.C.5.
 - b. **Front Yard Setback.** The Project shall be permitted a front yard setback of 15 feet in lieu of the required 25 feet in the RA-1 Zone pursuant to Los Angeles Municipal Code Chapter 1 Section 12.07.C.1.

- c. **Side Yard Setback.** The Project shall be permitted a side yard setback of 5 feet on the northern side of the parcel in lieu of the required 5.4 feet in the RA-1 Zone pursuant to Los Angeles Municipal Code Chapter 1 Section 12.07.C.2.
- d. **Rear Yard Setback.** The Project shall be permitted a rear yard setback of 15 feet in lieu of the required 25 feet in the RA-1 Zone pursuant to Los Angeles Municipal Code Chapter 1 Section 12.07.C.3.

7. **Waivers of Development Standards.**

- a. The Project shall be permitted a height of 40 feet, 10 inches in lieu of the maximum height of 36 feet in the RA Zone as required by LAMC Chapter 1 Section 12.21.1.
- b. The Project shall be permitted a minimum of 690 square feet of open space in lieu of the required 1,225 square feet of open space as required by LAMC Chapter 1 Section 12.21.G.

8. **Parking.**

- a. **Residential Parking.** No minimum parking is required, consistent with the provisions of Assembly Bill (AB) 2097. The Project voluntarily proposes 13 parking spaces.
- b. **Bicycle Parking.** Residential bicycle parking shall be provided consistent with LAMC Chapter 1 Section 12.21 A.16.

- 9. **Trash.** Trash receptacles shall be stored with a full enclosed portion of the building at all times. Trash/recycling containers shall be locked while not in use and shall not be placed in or block access to required parking.
- 10. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source does not illuminate adjacent residential properties or the public right-of-way, nor the above night skies.
- 11. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view by any abutting properties. The transformer, if located in the front yard, shall be screened with landscaping and/or materials consistent with the building façade on all exposed sides.
- 12. **Landscaping.** All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of the Department of City Planning.

Administrative Conditions

- 13. **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.

14. **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.
15. **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.
16. **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.
17. **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.
18. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
19. **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.
20. **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

DENSITY BONUS / AFFORDABLE HOUSING INCENTIVES PROGRAM FINDINGS

1. INCENTIVE FINDINGS - Pursuant to Government Code Section 65915 and LAMC Chapter 1 Section 12.22 A.25(g), the Commission shall approve a Density Bonus and requested incentive(s) unless the Commission finds that:

- a. ***The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.***

The record does not contain substantial evidence that would allow the Commission to make a finding that the requested incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low-, low-, and moderate-income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

Based on the set-aside of 16% of base units for Very Low Income Households, the Project is entitled to four Incentives under the Government Code and LAMC Chapter 1 Section 12.22 A.25. Therefore, the four Off-Menu requests qualify as the proposed development's Incentives. The remaining requests are processed as Waivers of Development Standards.

Residential Floor Area. The requested off-menu incentive allows for a maximum residential floor area of 15,136 square feet in lieu of the maximum allowable 4,184 square feet of residential floor area in the RA-1 Zone pursuant to Los Angeles Municipal Code Chapter 1 Section 12.07.C.5.

This concession will enable the construction of affordable housing by allowing the developer to expand the building envelope in order to construct the number of units necessary to make an affordable unit financially feasible. Due to the lot's limited area, the allowable Residential Floor Area in the RA-1 Zone does not provide the floor area necessary to construct a seven unit housing development, which limits floor area sufficient to construct a single-family home. The requested increase in the RFA will allow for seven multifamily residential units, including affordable housing. More significantly, the additional residential floor area will allow for larger unit to accommodate families. The three-bedroom units will have an average floor area of 2,100 square feet and the four-bedroom units will have an average floor area of 2,225 square feet. These unit types are especially useful for larger families that require more space. Otherwise, the addition of an affordable unit would be infeasible.

Front Setback. The requested off-menu incentive allows for a front yard setback of 15 feet in lieu of the required 25 feet in the RA-1 Zone pursuant to Los Angeles Municipal Code Chapter 1 Section 12.07.C.1.

This concession will enable the construction of affordable housing by allowing the developer to expand the building footprint and thereby, enabling more residential

floor area equating to larger unit sizes. This is important as it will be able to accommodate families.

The three-bedroom units will have an average floor area of 2,100 square feet and the four-bedroom units will have an average floor area of 2,225 square feet. These unit types are especially useful for larger families that require more space.

Furthermore, due to the lot's limited area and code requirement for a 20-foot wide fire access road, expanding the building into the required RA-Zoned setbacks makes the Project viable. Therefore, this incentive allows for the production of more housing, including affordable housing.

Side Setback. The requested off-menu incentive allows for a side yard setback of 5 feet on the northern side of the parcel in lieu of the required 5.4 feet pursuant to Los Angeles Municipal Code Chapter 1 Section 12.07.C.2.

This concession will enable the construction of affordable housing by allowing the developer to expand the building footprint. Due to the lot's limited area and code requirement for a 20-foot wide fire access road, expanding the building into the required RA Zoned setbacks makes the Project viable. Therefore, this incentive allows for the production of more housing, including affordable housing.

Rear Setback. The requested off-menu incentive allows for a rear yard setback of 15 feet in lieu of the required 25 feet in the RA-1 Zone pursuant to Los Angeles Municipal Code Chapter 1 Section 12.07.C.3.

This concession will enable the construction of affordable housing by allowing the developer to expand the building footprint. Due to the lot's limited area and code requirement for a 20-foot wide fire access road, expanding the building into the required RA Zoned setbacks makes the Project viable. Therefore, this incentive allows for the production of more housing, including affordable housing.

- b. The Incentive(s) will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety (Gov. Code 65915(d)(1)(B) and 65589.5(d)).***

There is no substantial evidence in the record that the proposed off-menu incentives will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Chapter 1 Section 12.22-A.25(b)). Based on the above there is no basis in the record to deny the requested incentives. As required by LAMC Chapter 1 Section 12.22 A.25 (e)(2), the project meets the additional eligibility criterion that is required for density bonus projects.

The project does not involve any structures in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. Also, according to ZIMAS, the project is not located in a Hillside area or a Very High Fire Hazard Severity Zone. Based on the above there is no basis in the record to deny the

requested off-menu incentive and waivers of development standards. As required by LAMC Chapter 1 Section 12.22 A.25 (e)(2), the project meets the additional eligibility criterion that is required for density bonus projects. Therefore, there is no substantial evidence that the proposed project will have a specific adverse impact on the physical environment, on public health and safety.

c. *The incentive(s) are contrary to state or federal law.*

There is no substantial evidence in the record that the incentives are contrary to state or federal law.

2. WAIVER FINDINGS - Pursuant to LAMC Chapter 1 Section 12.22 A.25(g) of the LAMC and Government Code Section 65915, the Commission shall approve a Density Bonus and requested Waiver(s) of Development Standards unless the Commission finds that:

a. *The Waiver(s) of Development Standards will have a specific adverse impact upon public health and safety or the physical environment, or any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse Impact without rendering the development unaffordable to Very Low, Low, and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.*

There is no substantial evidence in the record that the proposed waivers of development standards will have a specific adverse impact. A “specific adverse impact” is defined as, “a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete” (LAMC Chapter 1 Section 12.22-A.25(b)). Based on the above there is no basis in the record to deny the requested waivers. As required by LAMC Chapter 1 Section 12.22 A.25 (e)(2), the project meets the additional eligibility criterion that is required for density bonus projects.

The project does not involve any structures in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. Also, according to ZIMAS, the project is not located in a Hillside area or a Very High Fire Hazard Severity Zone. There are multi-family developments northwest, southwest, and south of the subject site that are comparable in size and identity to the Project, so the increase in the building footprint will not have an effect on the character of the physical environment. The Project has also been designed to have a fire access lane throughout the site in order to increase the safety of the units on the site. Therefore, there is no substantial evidence that the proposed project waivers of development standards will have a specific adverse impact on the physical environment, on public health and safety.

b. *The application of the development standards for which waivers or reductions are requested would not have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]. (Government Code Section 65915(e)(1)).*

A Density Bonus project may request other “waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at

the densities or with the concessions or incentives permitted under [State Density Bonus Law]” (Government Code Section 65915(e)(1)).

Waivers of Development Standards

Building Height. The requested waiver of development standards allows for a height of 40 feet, 10 inches in lieu of the maximum height of 36 feet in the RA Zone as required by LAMC Chapter 1 Section 12.21.1.

The requested waiver permits exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs. This allows the developer to build more housing units because without building units vertically, there would need to be more lot area in order to accommodate the base density plus the affordable housing unit. Due to the lot’s limited area, applying the height standard as written in the LAMC would preclude the Project from providing the required affordable housing unit.

Open Space. The requested waiver of development standards allows for 690 square feet of open space in lieu of the required 1,225 square feet of open space as required by LAMC Chapter 1 Section 12.21.G.

The requested waiver permits exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs. This allows the developer to expand the building footprint in order to construct the affordable unit. Due to the lot’s limited area, applying the open space requirement as written in the LAMC would preclude the Project from providing the required affordable housing unit.

c. *The waiver(s) or reductions of development standards are contrary to state or federal laws.*

There is no evidence in the record that the proposed waiver is contrary to state or federal laws.

PUBLIC HEARING AND COMMUNICATIONS

Public Hearing

A public hearing for Case No. CPC-2025-796-DB-HCA was held virtually by a Hearing Officer on Tuesday, December 16, 2025 at approximately 10:35 p.m. The purpose of the hearing was to receive public testimony on behalf of the City Planning Commission (decision-maker) for this case.

There were approximately 13 people on the call, including Kirill Volchinskiy from the applicant team. One member of the public provided comments at the hearing. The testimonies and comments are summarized below. No written correspondence has been received.

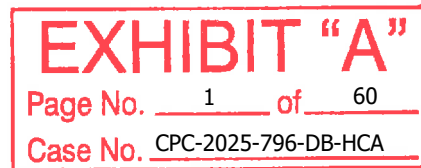
Summary of Initial Public Hearing Testimony and Communications

- The applicant's representative, Kirill Volchinskiy, presented the Project providing background on the unit layout, open space, and design process. Also, the representative presented a list of names from surrounding neighbors with their signature showing support for the project.
- Ryan F, a member of the public, expressed his support for the Project, noting that it will significantly improve the subject site that is currently in a dilapidated state.

Written Correspondence

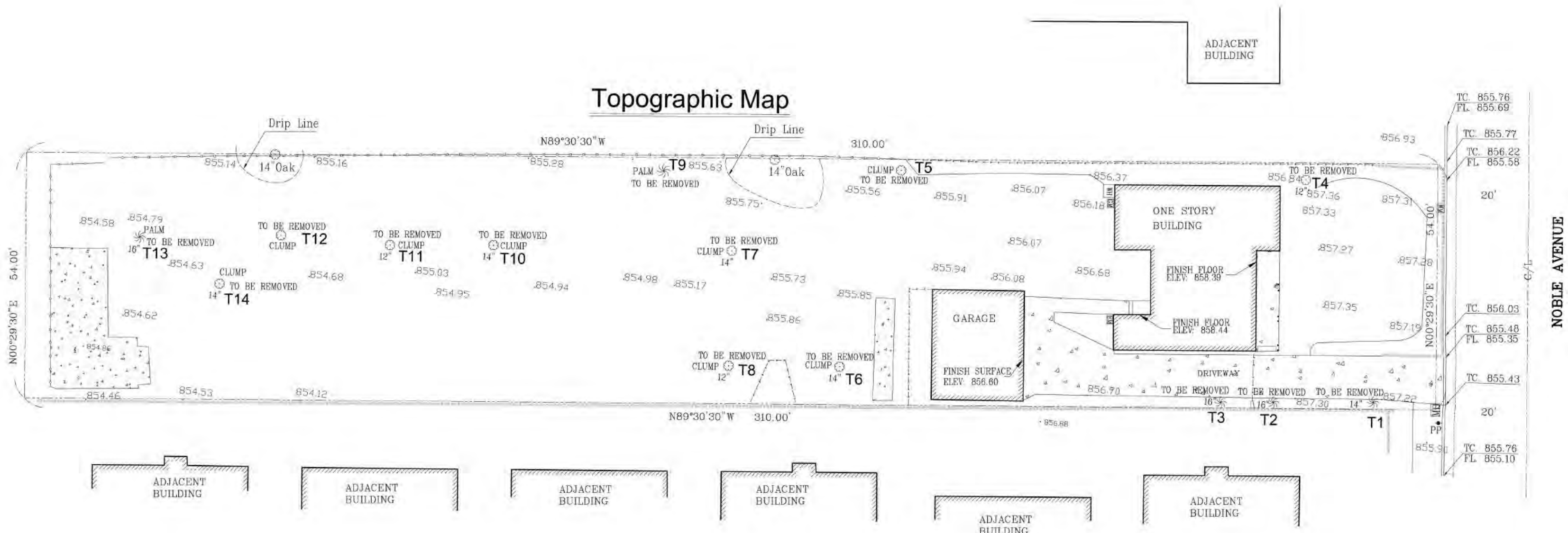
No written correspondence was submitted prior to the public hearing.

Exhibit A – Project Plans

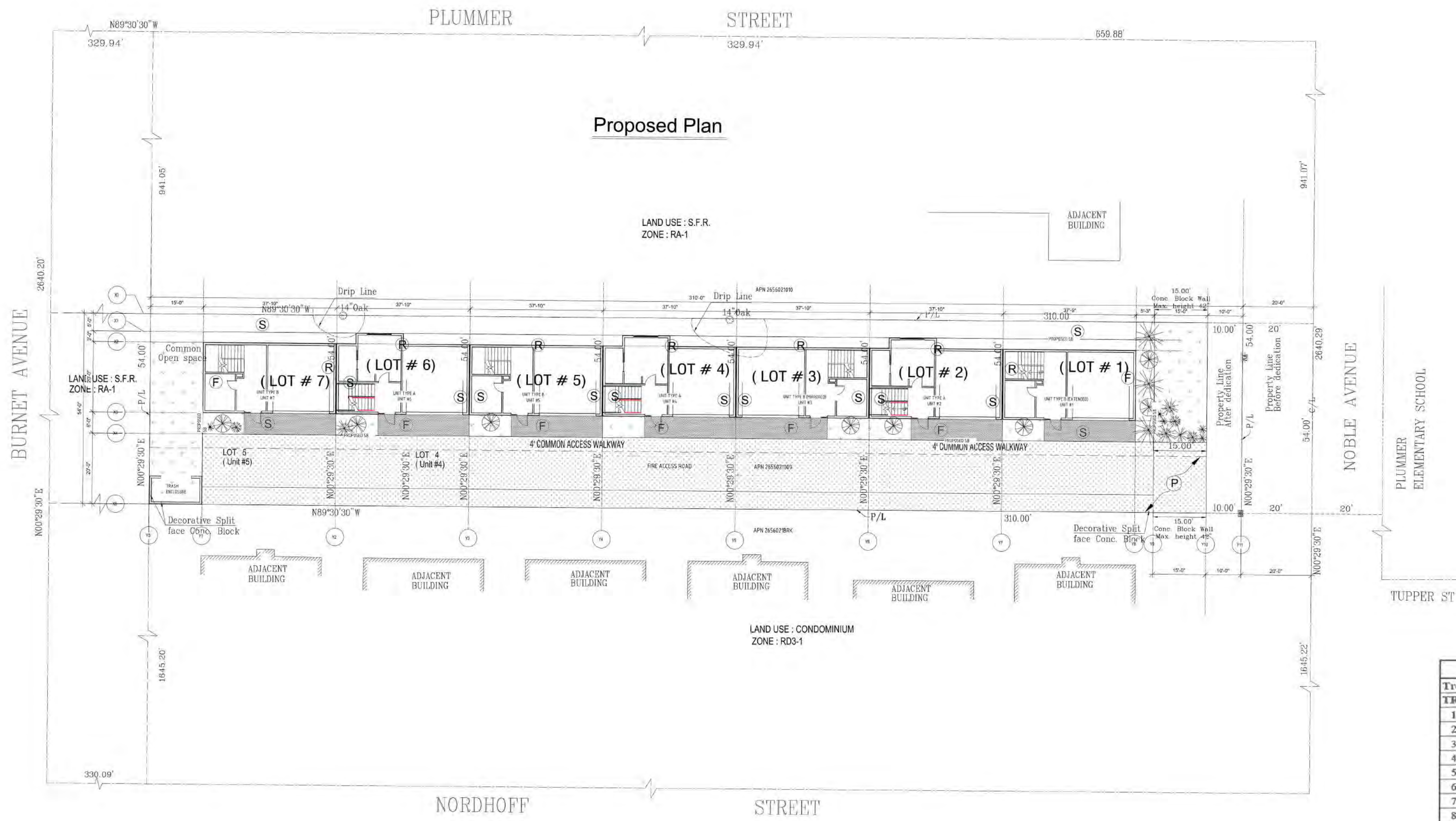


9335 Noble Avenue, North Hills, Ca. 91343
IN THE CITY OF
LOS ANGELES
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

Topographic Map



Proposed Plan



LEGEND :
TR : TRASH RECYCLE
F FRONT SETBACK
S SIDE SETBACK
R REAR SETBACK
P 16' DWY ACCESS EASEMENT

SURVEYOR

BASF DRAFTING SERVICES

107 N Reino Rd #1071
Newbury Park, CA 91320
Thousand Oaks, CA 91320
818-213-9207
BASF.DRAFTING@GMAIL.COM

NOTES :

- 1- EXISTING ZONE : RA-1
- 2- THERE ARE TWO EXISTING BUILDINGS TO BE REMOVED
- 3- THERE ARE TWO EXISTING BUILDINGS TO BE REMOVED
- 4- THERE ARE TWO OFFSITE PROTECTED TREES ON THE NORTH PROPERTY LINE.
- 5- PROPERTY IS NOT IN FLOOD HAZARD ZONE AREA.
- 6- PROPERTY IS NOT IN METHANE HAZARD ZONE.
- 7- PROPERTY IS NOT IN HILLSIDE ORDINANCE AREA.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:

PORTION OF LOT 61, TRACT 2070, IN THE CITY OF LOS ANGELES, BOOK 26, PAGES 37/38 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER.

BASIS OF BEARINGS

THE BEARING N00°29'06"E, ON THE CENTERLINE OF NOBLE AVENUE AS SHOWN ON TRACT NO. 47205, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 1277, PAGES 94/95, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSUMED DATUM

FD SMH @ NOBLE AVE. CL
STRUCTURE ID: 38911035
ELEVATION=856.60'

FLOOD ZONE : X

FEMA PANEL : 06037C1305F

PROJECT INFORMATION

ADDRESS: 9335 Noble Avenue
North Hills, Ca. 91343

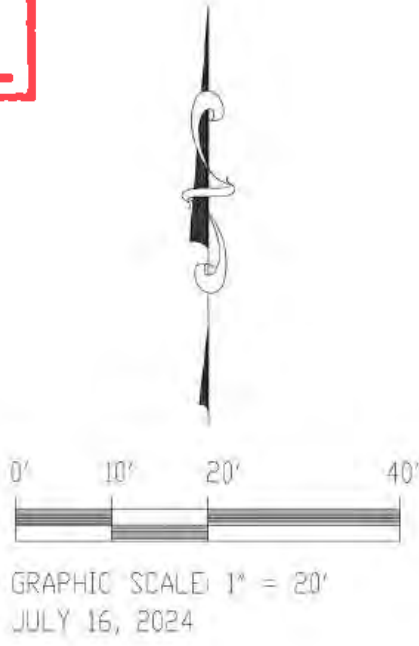
PROJECT INFORMATION

ADDRESS: 9335 Noble Avenue
North Hills, Ca. 91343
APN: 2656021009
TRACT: 2070
LOT: FR. 61
LOT AREA (BEFORE DEDICATION) : 16740 SQ. FT.
LOT AREA (AFTER DEDICATION) : 16200 SQ. FT.
TYPE OF CONST. V

EXHIBIT "A"

Page No. 3 of 60

Case No. CPC-2025-796-DB-HCA



9335 N NOBLE AVE

OCA

ADDRESS
9335 N NOBLE AVE
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M.JASHNEIH@GMAIL.COM
(310) 850-9469

DESIGN PROFESSIONAL
KIRILL VOLCHINSKIY, AIA



REVISIONS

No	DESCRIPTION	DATE

KEY PLAN

TITLE

SURVEY

G-00.50

DATE	SHEET	LEVEL	REVISION
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SCALE 12" = 1'-0"

DATE 12/18/23

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LEGEND

9335 N NOBLE AVE

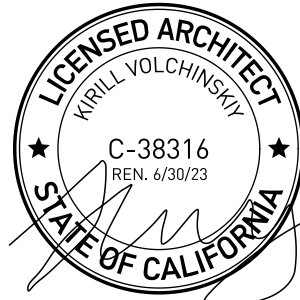


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KEYNOTE

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KIRILL VOLCHINSKIY, AIA



REVISIONS

No	DESCRIPTION	DATE

NOTES

KEY PLAN

TITLE
3D EXTERIOR VIEW -
OVERALL

A-00.00

DISCIPLINE	SHEETS	LEVEL	REVISIONS
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SCALE

DATE 07/06/24

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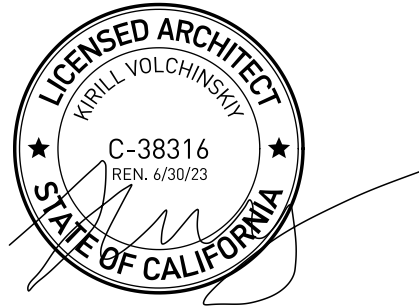
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3D RENDERINGS

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LADBS



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Page No. 6 of 60
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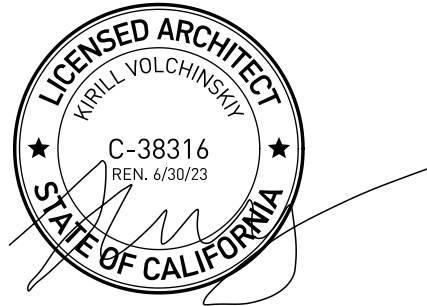
9335 N NOBLE AVE



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No	DESCRIPTION	DATE

KEY PLAN

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A-00.02

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EXHIBIT "A"
Page No. 7 of 60
Case No. CPC-2025-796-DB-HCA

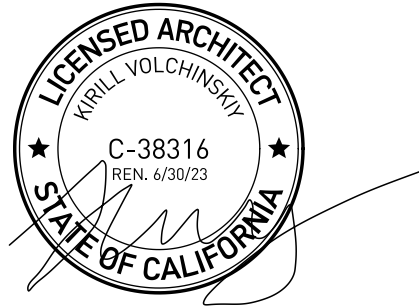
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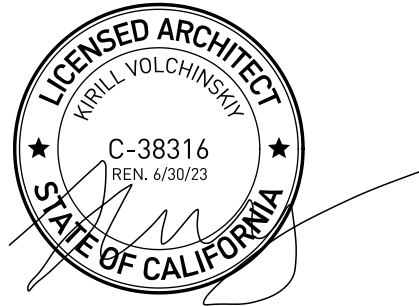
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REVISIONS

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KEY PLAN

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3D RENDERINGS

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EXHIBIT "A"
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Case No. CPC-2025-796-DB-HCA

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EXHIBIT “A”
Page No. 9 of 60
Case No. CPC-2025-796-DB-HCA

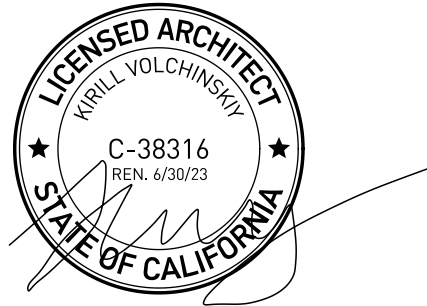
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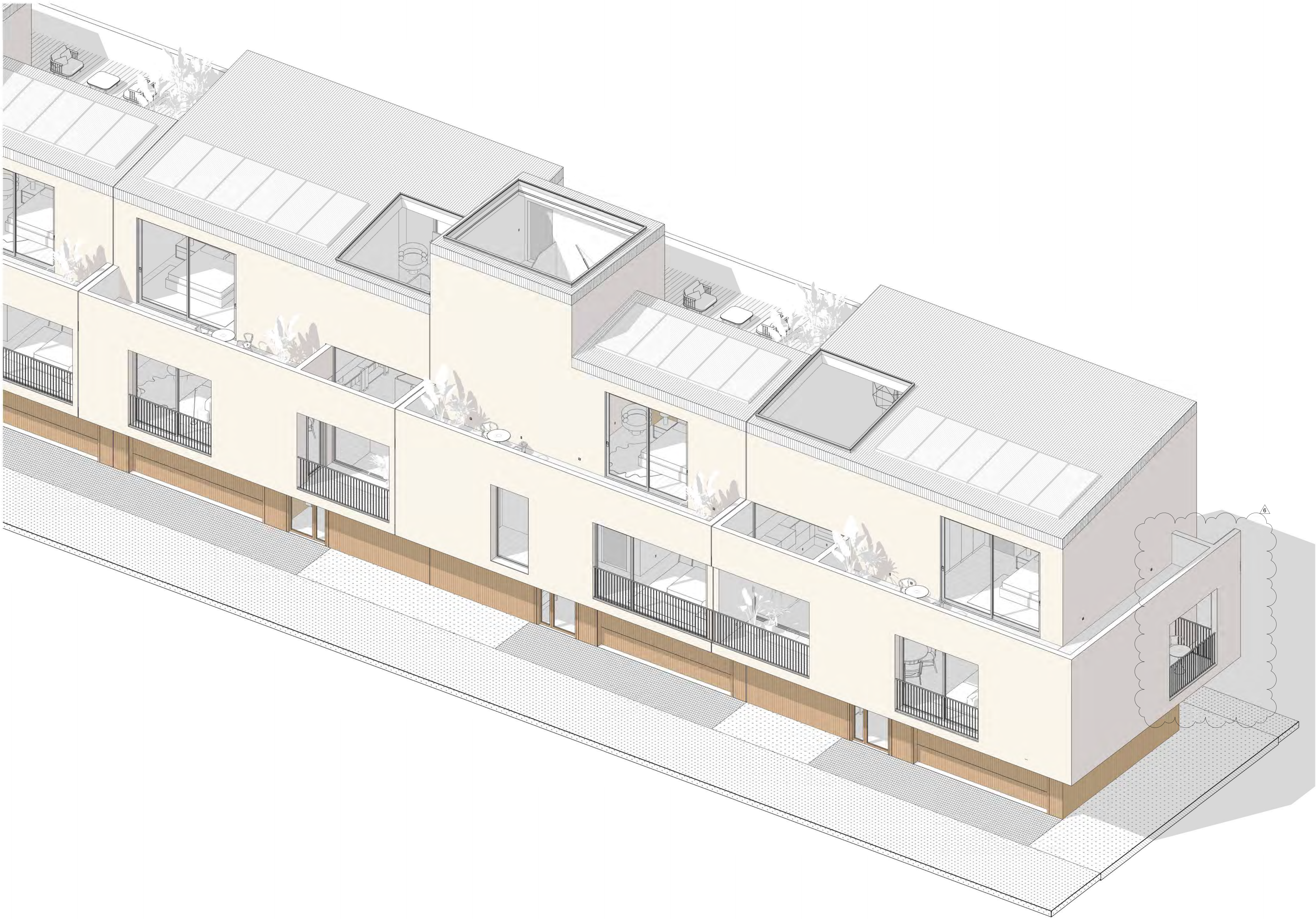


EXHIBIT "A"
Page No. 10 of 60
Case No. CPC-2025-796-DB-HCA

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EXHIBIT "A"
Page No. 11 of 60
Case No. CPC-2025-796-DB-HCA

LEGEND

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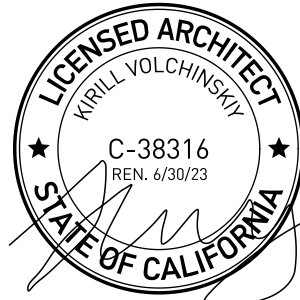


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REVISIONS

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6	PLANNING COMMENTS 1	10/30/2025

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TITLE
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DATE	SHEET	LEVEL	REVISION
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DATE 07/06/24

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Page No. 12 of 60
Case No. CPC-2025-796-DB-HCA

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EXHIBIT “A”
Page No. 13 of 60
Case No. CPC-2025-796-DB-HCA

LEGEND

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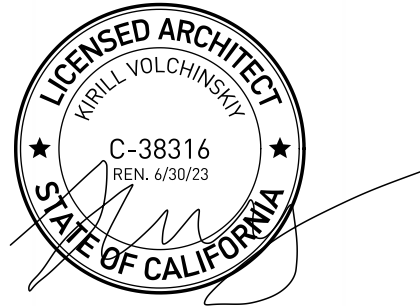


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REVISIONS

No	DESCRIPTION	DATE

NOTES

KEY PLAN

TITLE
3D EXTERIOR VIEW -
PERSPECTIVE

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REVISIONS

No	DESCRIPTION	DATE
1	PRESCREEN	1/14/2025
2	ZONING 1	3/19/2025
3	ZONING 2	4/3/2025
4	ZONING 3	4/18/2025
6	PLANNING COMMENTS 1	10/30/2025

KEY PLAN

NOTES

LANDSCAPE LIGHTING FIXTURES...	
Type Mark	Description
EX-L01	LANDSCAPE BOLLARD - BYSTED LOUIS POULSEN
EX-L02	LED FLOODLIGHT

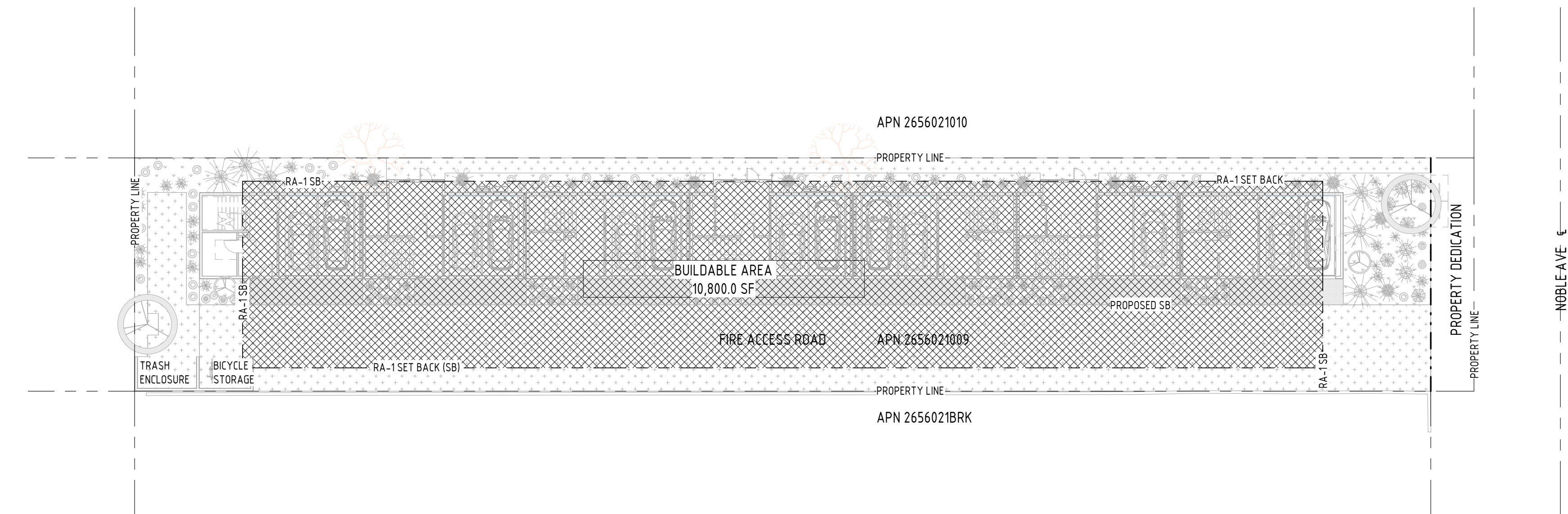
TITLE
SITE PLAN

A-01.10

DATE	SHEET	LEVEL	REVISION
SCALE	As indicated		
DATE	12/18/23		
PHASE	PLANNING SUBMITTAL		

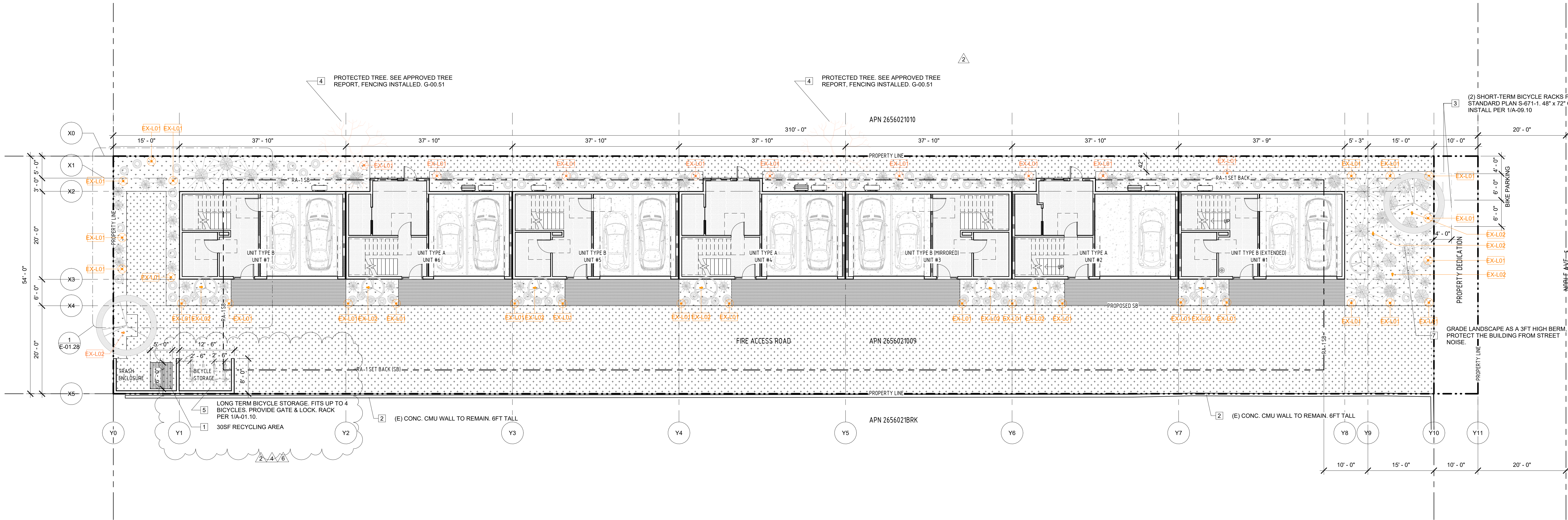
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2



2 BUILDABLE AREA DIAGRAM
1" = 20'-0"

2



1 SITE PLAN
1" = 10'-0"

3

EXHIBIT "A"
Page No. 14 of 60
Case No. CPC-2025-796-DB-HCA

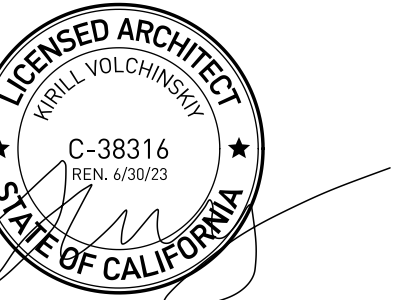




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DESIGN PROFESSIONAL
KIRILL VOLCHINSKIY, AIA



REVISIONS

No	DESCRIPTION	DATE
3	ZONING 2	4/3/2025
6	PLANNING COMMENTS 1	10/30/2025

KEY PLAN

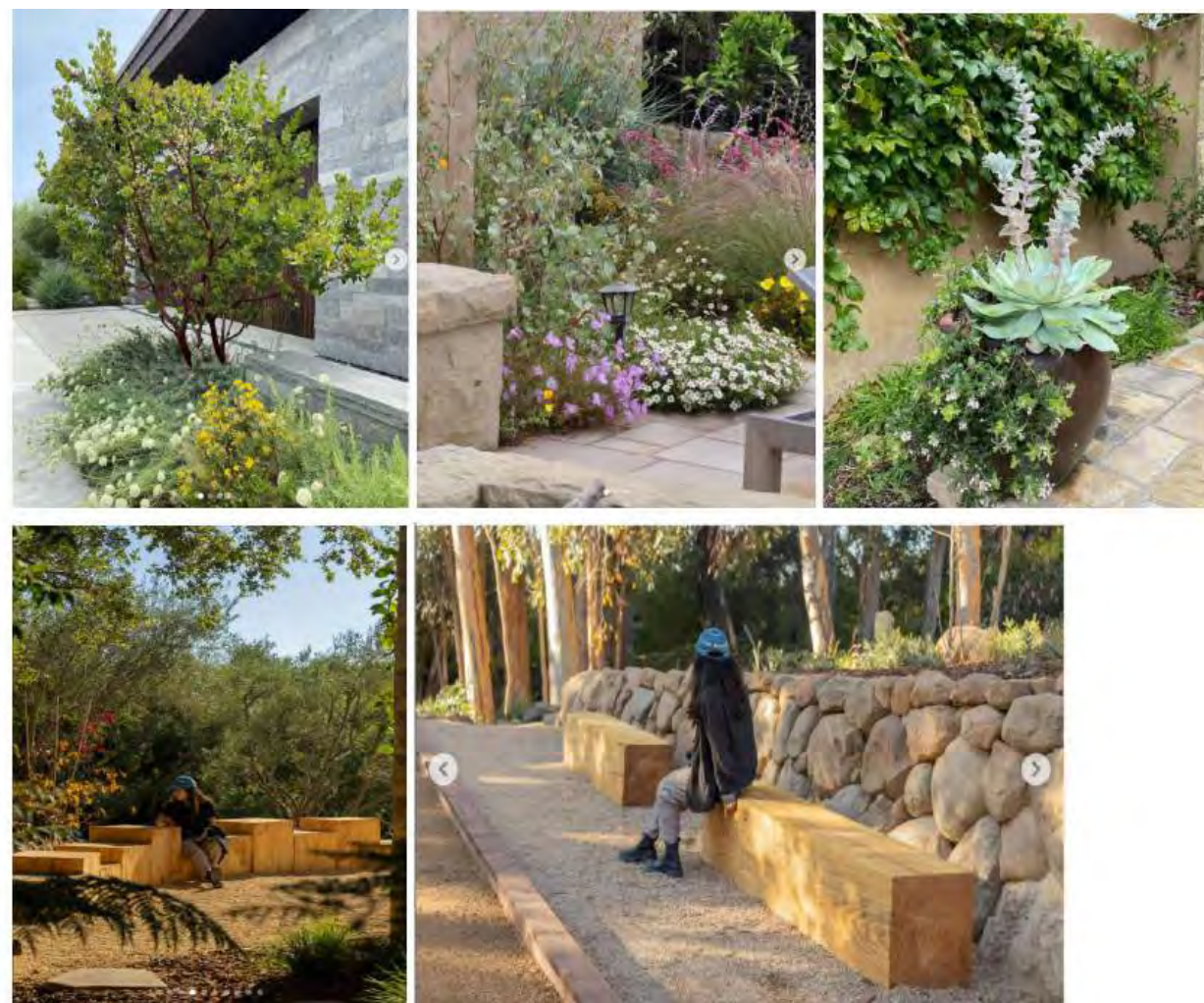
TITLE

LANDSCAPE PLANTING PLAN

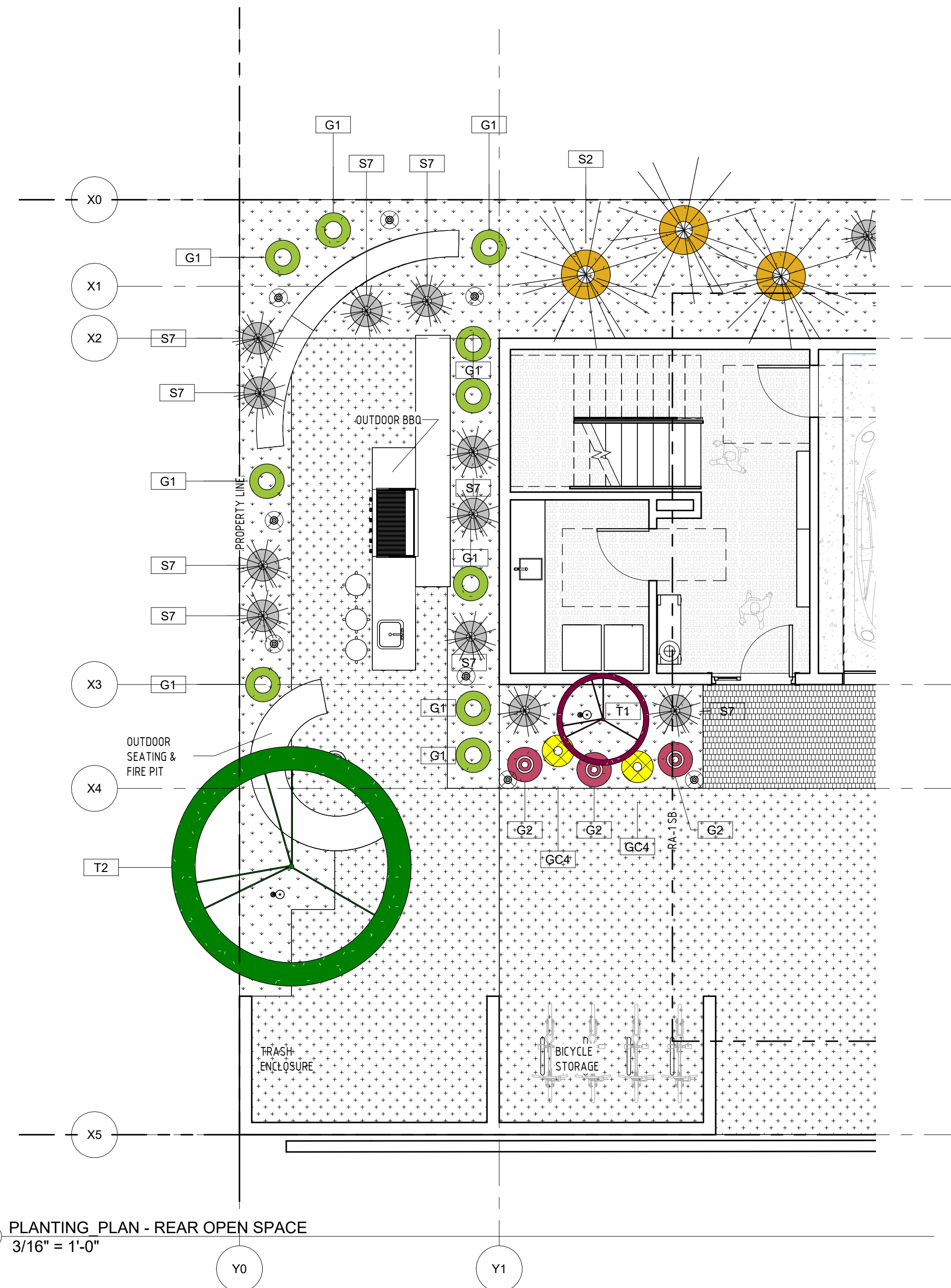
L-01.10

ROUTINE	SAFETY	WORK	REPAIRS	
SCALE			As indicated	
DATE			12/18/23	
PHASE			PLANNING SUBMITTAL	



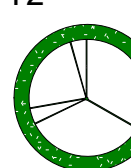

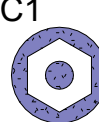



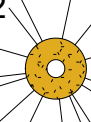





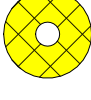

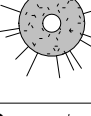





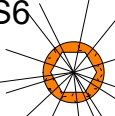

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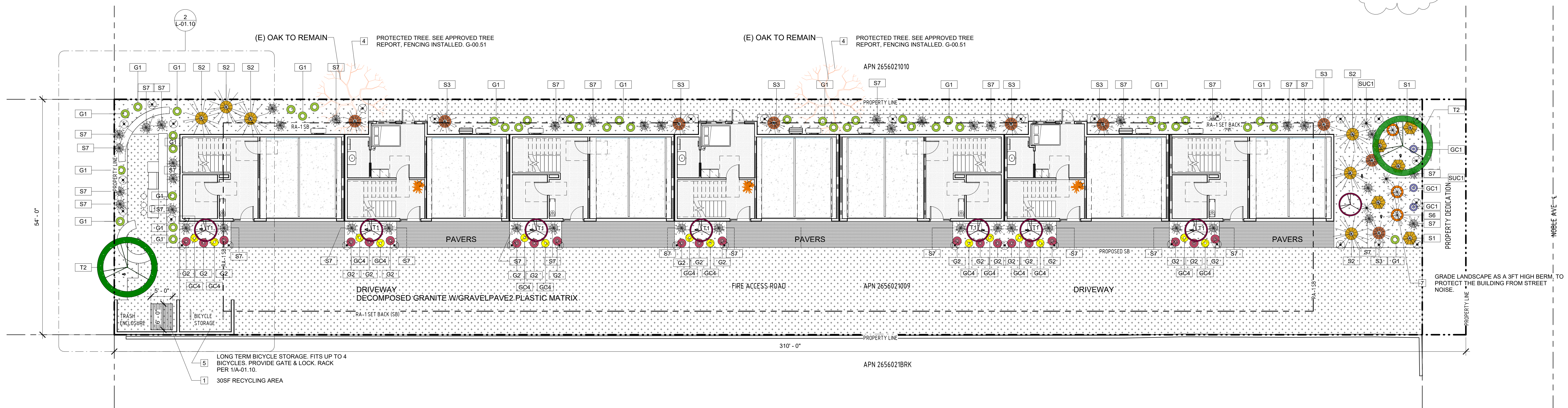


3 LANDSCAPE MOODBOARD
1 1/2" = 1'-0"



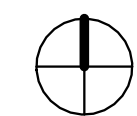
2 PLANTING PLAN - REAR OPEN SPACE
3/16" = 1'-0"

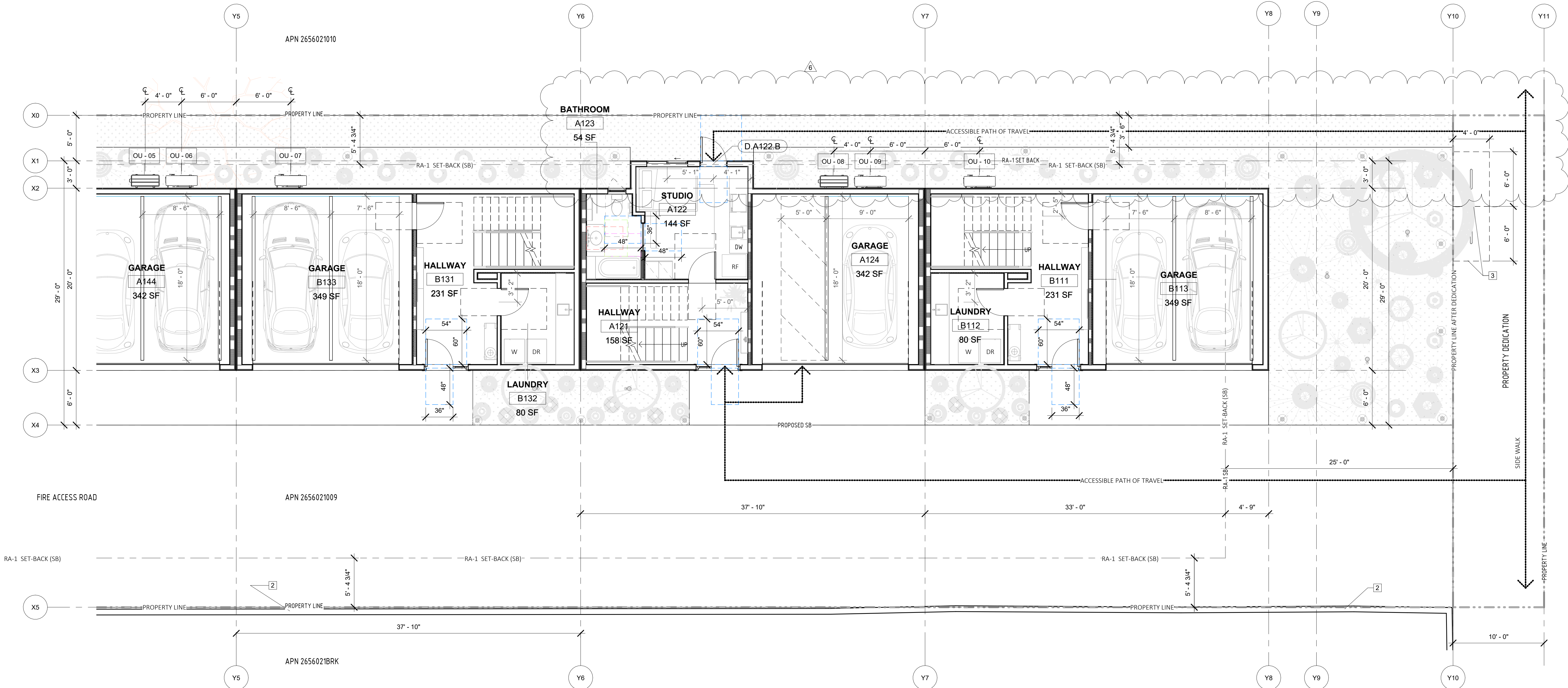
PLANTING SCHEDULE				
Type	Comments	Type Mark	Count	Image
	Brittlebush (Encelia Farinosa)	S1 	5	
	California Ash (Fraxinus Dipetala) - MIN 24" BOX	T2 	2	
	California Asters (Corethrogyne Filaginifolia)	GC1 	3	
	Chaparral Yucca (Hesperoyucca Whipplei)	SUC1 	3	
	Coulter's Matilija Poppy (Romneya Coulteri) Romneya Coulteri	S2 	6	
	Deer Grass (Muhlenbergia Rigens)	G1 	40	
	Eastwood Manzanita (Arctostaphylos Glandulosa)	T1 	8	
	Golden Yarrow 2'-0" (Eriophyllum Confertiflorum)	GC4 	14	
	Leafy California Buckwheat (Eriogonum Fasciculatum var. Foliosolum)	S7 	45	
	Palmer's Indian Mallow (Abutilon Palmeri)	S3 	9	
	Purple Three Awn (Aristida Purpurea)	G2 	21	
	Sticky Monkeyflower (Diplacus Aurantiacus)	S6 	3	



1 PLANTING PLAN
1" = 10'-0"

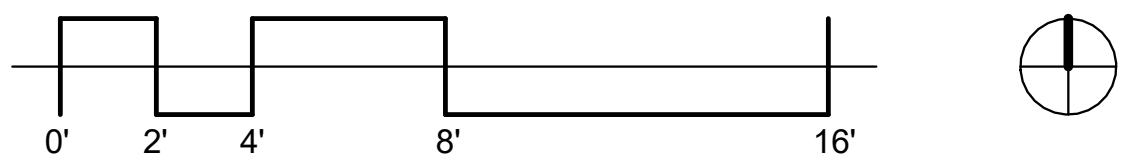
EXHIBIT "A"
Page No. 15 of 60
Case No. CPC-2025-796-DB-HCA





2 GROUND FLOOR ACCESSIBILITY PLAN
3/16" = 1'-0"

EXHIBIT "A"
Page No. 16 of 60
Case No. CPC-2025-796-DB-HCA



LEGEND

- (E) WALL
- (N) WALL
- (N) 1 HR RATED WALL
- EXHAUST FAN
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR

KEYNOTE

NOTES

- PER CBC 11A-1102A.3.1, 1% OF UNITS (1 UNIT IN THIS CASE) IS REQUIRED TO HAVE AN ACCESSIBLE BATHROOM ON THE GROUND FLOOR. THE ACCESS COMPLIES WITH DIVISION 4 (11B-401).

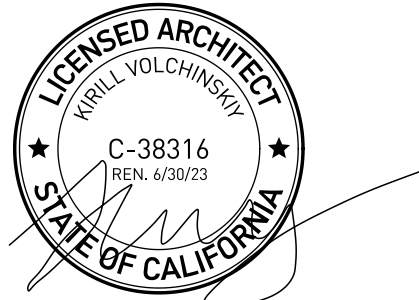
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REVISIONS

No	DESCRIPTION	DATE
6	PLANNING COMMENTS 1	10/30/2025

KEY PLAN

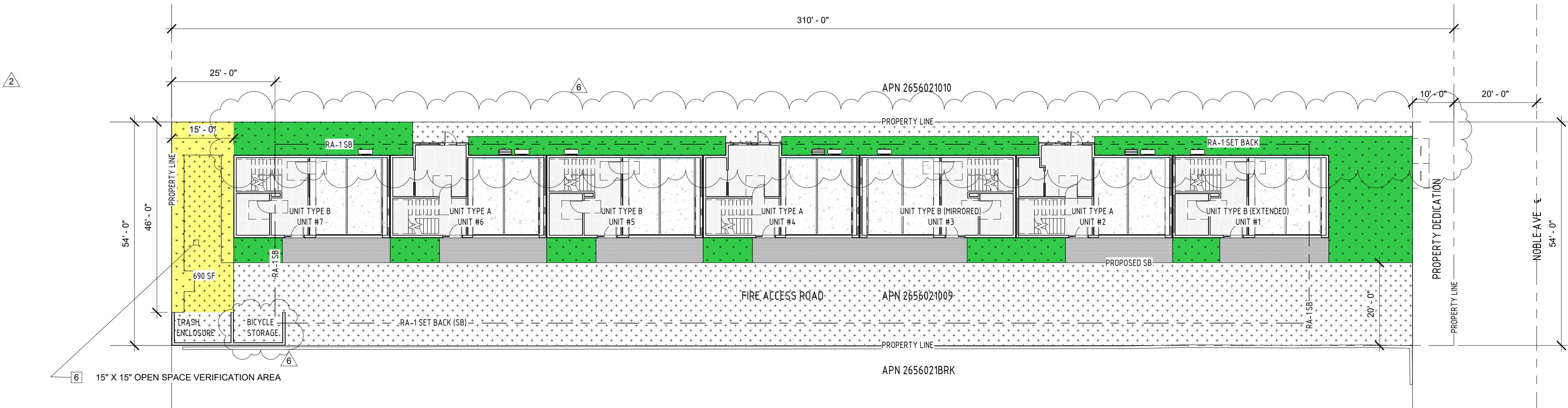
TITLE
ACCESSIBILITY PLAN

A-01.12

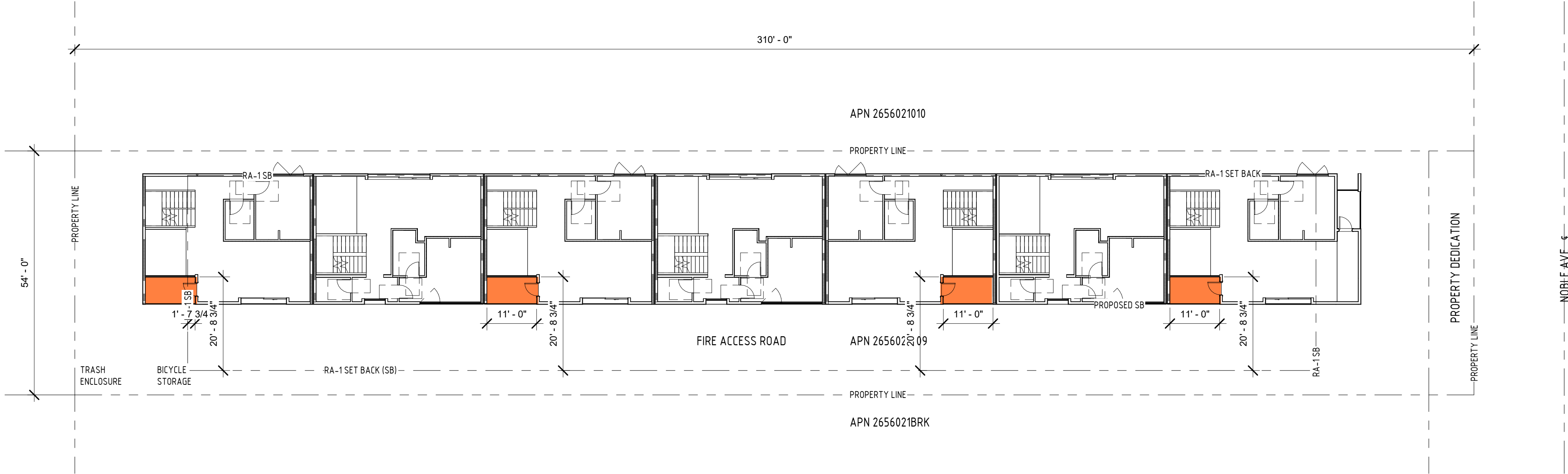
BOOKNAME	SHEETS	LEVEL	REVISIONS
SCALE		As indicated	
DATE		12/18/23	
PHASE		PLANNING SUBMITTAL	

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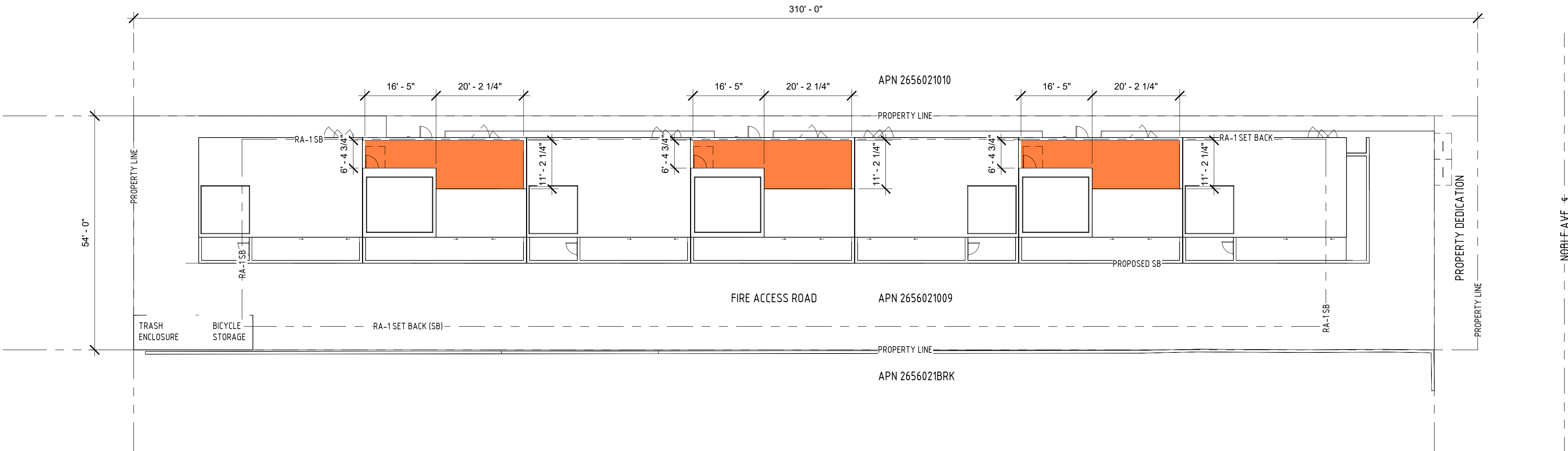
LADBS



① OPEN SPACE DIAGRAM LEVEL 1
1/16" = 1'-0"

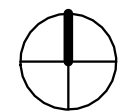


② OPEN SPACE DIAGRAM LEVEL 2
1/16" = 1'-0"



③ OPEN SPACE DIAGRAM ROOF
1/16" = 1'-0"

EXHIBIT "A"
Page No. 17 of 60
Case No. CPC-2025-796-DB-HCA



LEGEND

- OPEN SPACE
- PLANTED AREAS NOT COUNTING TOWARD OPEN SPACE
- ROOF DECKS, NOT COUNTED TOWARD OPEN SPACE

KEYNOTE

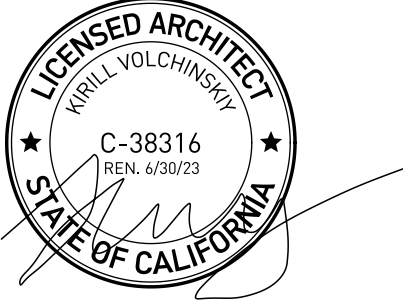
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REVISIONS

No	DESCRIPTION	DATE
2	ZONING 1	3/19/2025
3	ZONING 2	4/3/2025
6	PLANNING COMMENTS 1	10/30/2025

NOTES

OPEN SPACE CALCULATION
PROVIDED: 615 SF BACK YARD.
REQUIRED PER LAMC 12.21 G.2:
175 SF PER UNIT WITH 4 OR MORE ROOMS.
(7) UNITS WITH MORE THAN 4 ROOMS * 175 =
1,225 SF REQUIRED

A MINIMUM OF **25 PERCENT** OF THE COMMON OPEN SPACE AREA SHALL BE PLANTED WITH GROUND COVER, SHRUBS OR TREES. AT LEAST ONE **24-INCH BOX TREE** FOR EVERY FOUR DWELLING UNITS SHALL BE PROVIDED ON SITE AND MAY INCLUDE STREET TREES IN THE PARKWAY. **PER LAMC 12.21 G.2.a.3**

KEY PLAN

TITLE

ZONING DIAGRAMS -
OPEN SPACE

A-01.14

DATE	REVISION	DATE	REVISION

SCALE As indicated

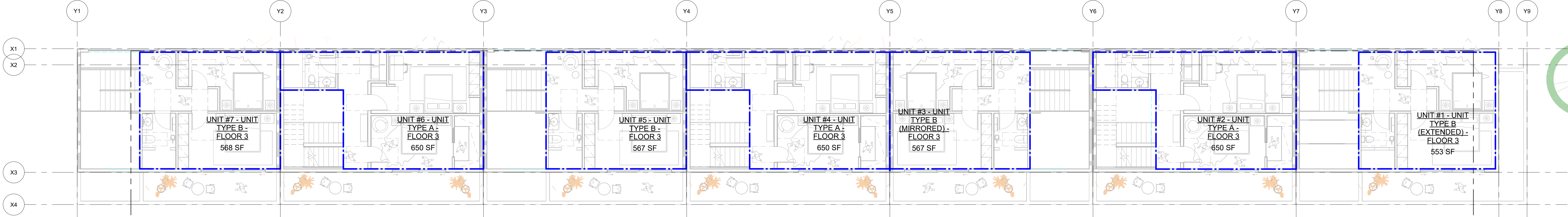
DATE 12/18/23

PHASE PLANNING SUBMITTAL

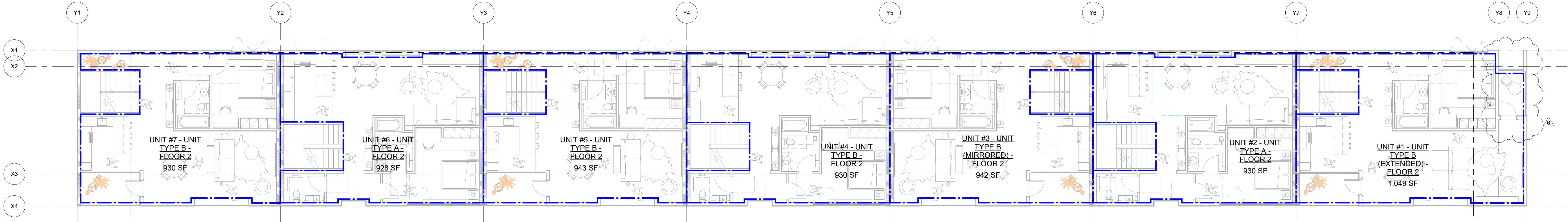
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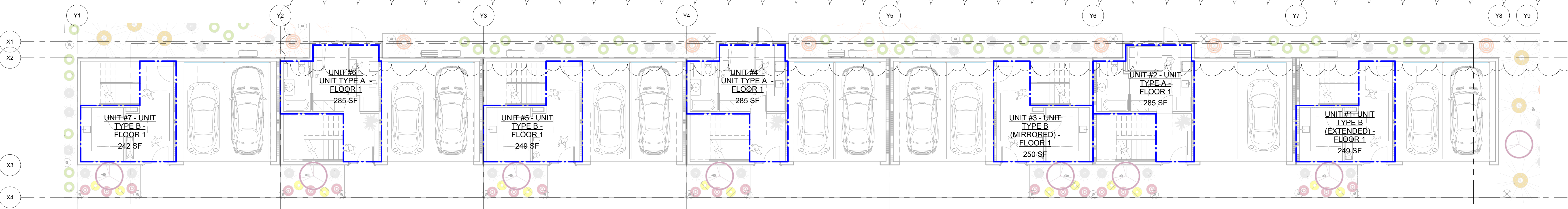
04 AREA PLAN ROOF - ZONING
1/8" = 1'-0"



03 AREA PLAN FLOOR 3 - ZONING
1/8" = 1'-0"



02 AREA PLAN FLOOR 2 - ZONING
1/8" = 1'-0"



01 AREA PLAN FLOOR 1 - ZONING
1/8" = 1'-0"

EXHIBIT "A"
Page No. 18 of 60
Case No. CPC-2025-796-DB-HCA

ZONING AREA SCHEDULE - FLOOR 1			ZONING AREA SCHEDULE - FLOOR 2			ZONING AREA SCHEDULE - FLOOR 3		
AREA NAME	LEVEL	AREA	AREA NAME	LEVEL	AREA	AREA NAME	LEVEL	AREA
UNIT #1 - UNIT TYPE B (EXTENDED) - FLOOR 1	Floor 01	249 SF	UNIT #1 - UNIT TYPE B (EXTENDED) - FLOOR 2	Floor 02	1,049 SF	UNIT #1 - UNIT TYPE B (EXTENDED) - FLOOR 3	Floor 03	553 SF
UNIT #2 - UNIT TYPE A - FLOOR 1	Floor 01	285 SF	UNIT #2 - UNIT TYPE A - FLOOR 2	Floor 02	930 SF	UNIT #2 - UNIT TYPE A - FLOOR 3	Floor 03	650 SF
UNIT #3 - UNIT TYPE B (MIRRORED) - FLOOR 1	Floor 01	250 SF	UNIT #3 - UNIT TYPE B (MIRRORED) - FLOOR 2	Floor 02	942 SF	UNIT #3 - UNIT TYPE B (MIRRORED) - FLOOR 3	Floor 03	567 SF
UNIT #4 - UNIT TYPE A - FLOOR 1	Floor 01	285 SF	UNIT #4 - UNIT TYPE B - FLOOR 2	Floor 02	930 SF	UNIT #4 - UNIT TYPE A - FLOOR 3	Floor 03	650 SF
UNIT #5 - UNIT TYPE B - FLOOR 1	Floor 01	249 SF	UNIT #5 - UNIT TYPE B - FLOOR 2	Floor 02	943 SF	UNIT #5 - UNIT TYPE B - FLOOR 3	Floor 03	567 SF
UNIT #6 - UNIT TYPE A - FLOOR 1	Floor 01	285 SF	UNIT #6 - UNIT TYPE A - FLOOR 2	Floor 02	928 SF	UNIT #6 - UNIT TYPE A - FLOOR 3	Floor 03	650 SF
UNIT #7 - UNIT TYPE B - FLOOR 1	Floor 01	242 SF	UNIT #7 - UNIT TYPE B - FLOOR 2	Floor 02	930 SF	UNIT #7 - UNIT TYPE B - FLOOR 3	Floor 03	568 SF
Grand total: 7		1,844 SF	Grand total: 7		6,652 SF	Grand total: 7		4,205 SF

ZONING AREA SCHEDULE		
AREA NAME	LEVEL	AREA
UNIT #1 - UNIT TYPE B (EXTENDED) - FLOOR 1	Floor 01	249 SF
UNIT #2 - UNIT TYPE A - FLOOR 1	Floor 01	285 SF
UNIT #3 - UNIT TYPE B (MIRRORED) - FLOOR 1	Floor 01	250 SF
UNIT #4 - UNIT TYPE A - FLOOR 1	Floor 01	285 SF
UNIT #5 - UNIT TYPE B - FLOOR 1	Floor 01	249 SF
UNIT #6 - UNIT TYPE A - FLOOR 1	Floor 01	285 SF
UNIT #7 - UNIT TYPE B - FLOOR 1	Floor 01	242 SF
UNIT #1 - UNIT TYPE B (EXTENDED) - FLOOR 2	Floor 02	1,049 SF
UNIT #2 - UNIT TYPE A - FLOOR 2	Floor 02	930 SF
UNIT #3 - UNIT TYPE B (MIRRORED) - FLOOR 2	Floor 02	942 SF
UNIT #4 - UNIT TYPE B - FLOOR 2	Floor 02	930 SF
UNIT #5 - UNIT TYPE B - FLOOR 2	Floor 02	943 SF
UNIT #6 - UNIT TYPE A - FLOOR 2	Floor 02	928 SF
UNIT #7 - UNIT TYPE B - FLOOR 2	Floor 02	930 SF
UNIT #1 - UNIT TYPE B (EXTENDED) - FLOOR 3	Floor 03	553 SF
UNIT #2 - UNIT TYPE A - FLOOR 3	Floor 03	650 SF
UNIT #3 - UNIT TYPE B (MIRRORED) - FLOOR 3	Floor 03	567 SF
UNIT #4 - UNIT TYPE A - FLOOR 3	Floor 03	650 SF
UNIT #5 - UNIT TYPE B - FLOOR 3	Floor 03	567 SF
UNIT #6 - UNIT TYPE A - FLOOR 3	Floor 03	650 SF
UNIT #7 - UNIT TYPE B - FLOOR 3	Floor 03	568 SF
Grand total: 21		12,700 SF

NOTES

- THE ZONING FLOOR AREA IS A THE MEASUREMENT OF THE AREA WITHIN THE INSIDE SURFACE OF THE EXTERIOR WALLS, BUT NOT INCLUDING THE EXTERIOR WALLS, STAIRWAYS AND SHAFTS.
- DOES NOT INCLUDE ROOMS HOUSING BUILDING-OPERATING EQUIPMENT, PARKING AREAS, DRIVEWAYS, RAMPS, BICYCLE PARKING, HELICOPTER LANDING AND STORAGE, AND BASEMENT STORAGE AREAS.

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DESIGN PROFESSIONAL
KIRILL VOLCHINSKIY, AIA



REVISIONS

No	DESCRIPTION	DATE
2	ZONING 1	3/19/2025
3	ZONING 2	4/3/2025
4	ZONING 3	4/18/2025
5	ZONING 4	4/29/2025
6	PLANNING COMMENTS 1	10/30/2025

KEY PLAN

TITLE

ZONING AREA PLANS

A-01.15

SCALE 1/8" = 1'-0"

DATE 12/18/23

PHASE PLANNING SUBMITTAL

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EXHIBIT "A"
Page No. 19 of 60
Case No. CPC-2025-796-DB-HCA

BUILDING CODE AREA SCHEDULE - FLOOR 1			BUILDING CODE AREA SCHEDULE - FLOOR 2			BUILDING CODE AREA SCHEDULE - FLOOR 3		
AREA NAME	LEVEL	AREA	AREA NAME	LEVEL	AREA	AREA NAME	LEVEL	AREA
UNIT #1- UNIT TYPE B (EXTENDED) - FLOOR 1	Floor 01	682 SF	UNIT #1- UNIT TYPE B (EXTENDED) - FLOOR 2	Floor 02	1,059 SF	UNIT #1 - UNIT TYPE B (EXTENDED) - FLOOR 3	Floor 03	792 SF
UNIT #2 - UNIT TYPE A - FLOOR 1	Floor 01	719 SF	UNIT #2- UNIT TYPE A - FLOOR 2	Floor 02	996 SF	UNIT #2 - UNIT TYPE A - FLOOR 3	Floor 03	792 SF
UNIT #3- UNIT TYPE B (MIRRORED) - FLOOR 1	Floor 01	682 SF	UNIT #3- UNIT TYPE B (MIRRORED) - FLOOR 2	Floor 02	931 SF	UNIT #3 - UNIT TYPE B (MIRRORED) - FLOOR 3	Floor 03	788 SF
UNIT #4 - UNIT TYPE A - FLOOR 1	Floor 01	719 SF	UNIT #4- UNIT TYPE A - FLOOR 2	Floor 02	996 SF	UNIT #4 - UNIT TYPE A - FLOOR 3	Floor 03	792 SF
UNIT #5- UNIT TYPE B - FLOOR 1	Floor 01	682 SF	UNIT #5 - UNIT TYPE B - FLOOR 2	Floor 02	931 SF	UNIT #5 - UNIT TYPE B - FLOOR 3	Floor 03	788 SF
UNIT #6- UNIT TYPE A - FLOOR 1	Floor 01	719 SF	UNIT #6- UNIT TYPE A - FLOOR 2	Floor 02	996 SF	UNIT #6 - UNIT TYPE A - FLOOR 3	Floor 03	792 SF
UNIT #7- UNIT TYPE B - FLOOR 1	Floor 01	682 SF	UNIT #7 - UNIT TYPE B - FLOOR 2	Floor 02	931 SF	UNIT #7 - UNIT TYPE B - FLOOR 3	Floor 03	791 SF
Grand total: 7		4,885 SF	Grand total: 7		6,841 SF	Grand total: 7		5,535 SF

BUILDING CODE AREA SCHEDULE		
AREA NAME	LEVEL	AREA
UNIT #1- UNIT TYPE B (EXTENDED) - FLOOR 1	Floor 01	682 SF
UNIT #2 - UNIT TYPE A - FLOOR 1	Floor 01	719 SF
UNIT #3- UNIT TYPE B (MIRRORED) - FLOOR 1	Floor 01	682 SF
UNIT #4 - UNIT TYPE A - FLOOR 1	Floor 01	719 SF
UNIT #5- UNIT TYPE B - FLOOR 1	Floor 01	682 SF
UNIT #6- UNIT TYPE A - FLOOR 1	Floor 01	719 SF
UNIT #7- UNIT TYPE B - FLOOR 1	Floor 01	682 SF
UNIT #1- UNIT TYPE B (EXTENDED) - FLOOR 2	Floor 02	1,059 SF
UNIT #2- UNIT TYPE A - FLOOR 2	Floor 02	996 SF
UNIT #3- UNIT TYPE B (MIRRORED) - FLOOR 2	Floor 02	931 SF
UNIT #4- UNIT TYPE A - FLOOR 2	Floor 02	996 SF
UNIT #5 - UNIT TYPE B - FLOOR 2	Floor 02	931 SF
UNIT #6- UNIT TYPE A - FLOOR 2	Floor 02	996 SF
UNIT #7 - UNIT TYPE B - FLOOR 2	Floor 02	931 SF
UNIT #1- UNIT TYPE B (EXTENDED) - FLOOR 3	Floor 03	792 SF
UNIT #2 - UNIT TYPE A - FLOOR 3	Floor 03	788 SF
UNIT #3 - UNIT TYPE B (MIRRORED) - FLOOR 3	Floor 03	792 SF
UNIT #4 - UNIT TYPE A - FLOOR 3	Floor 03	788 SF
UNIT #5 - UNIT TYPE B - FLOOR 3	Floor 03	792 SF
UNIT #6 - UNIT TYPE A - FLOOR 3	Floor 03	792 SF
UNIT #7 - UNIT TYPE B - FLOOR 3	Floor 03	791 SF
Grand total: 21		17,260 SF

NOTES

- THE BUILDING CODE FLOOR AREA IS A THE MEASUREMENT OF THE AREA WITHIN THE INSIDE SURFACE OF THE EXTERIOR WALLS, EXCLUDING VENT SHAFTS WITH NO OPENINGS OR INTERIOR COURTS.
- THE FLOOR AREA OF A BUILDING NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS SHALL BE THE USABLE AREA UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.
- BUILDING CODE IS WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, CLOSETS, THICKNESS OF INTERIOR WALLS, OR OTHER FEATURES.

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KIRILL VOLCHINSKIY, AIA



REVISIONS

No	DESCRIPTION	DATE
2	ZONING 1	3/19/2025
6	PLANNING COMMENTS 1	10/30/2025

KEY PLAN

2

BUILDING CODE
AREA PLANS

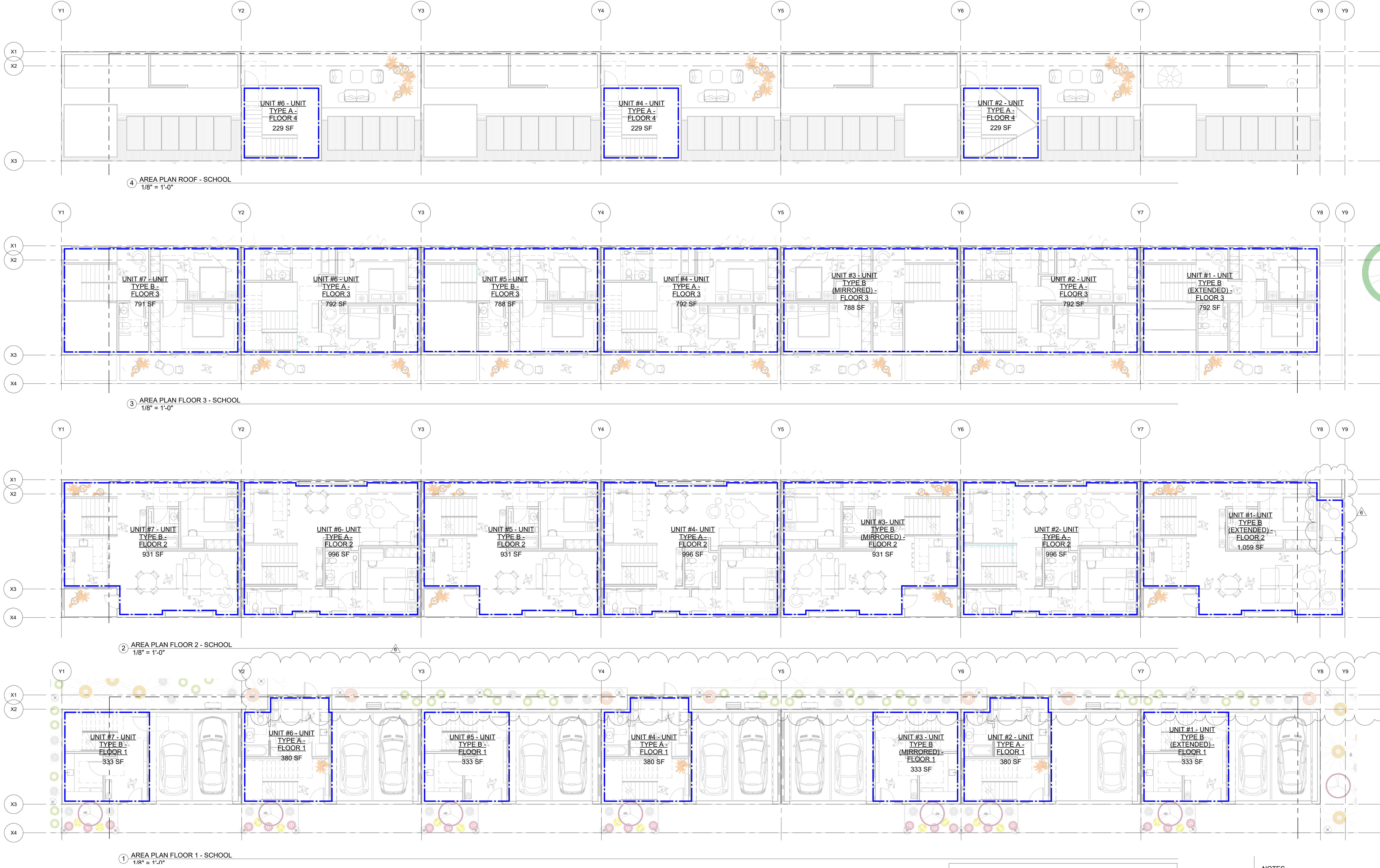
A-01.16

SCALE 1/8" = 1'-0"

DATE 12/18/23

PHASE PLANNING SUBMITTAL

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REVISIONS

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2	ZONING 1	3/19/2025
6	PLANNING COMMENTS 1	10/30/2025

KEY PLAN

2

NOTES

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- THE FLOOR AREA OF A BUILDING NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS SHALL BE THE USABLE AREA UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.
- BUILDING CODE IS WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, CLOSETS, THICKNESS OF INTERIOR WALLS, OR OTHER FEATURES.

TITLE

SCHOOL AREA PLANS

A-01.17

SCALE 1/8" = 1'-0"

DATE 12/18/23

PHASE PLANNING SUBMITTAL

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EXHIBIT "A"
Page No. 20 of 60
Case No. CPC-2025-796-DB-HCA

SCHOOL AREA SCHEDULE - FLOOR 1			SCHOOL AREA SCHEDULE - FLOOR 2			SCHOOL AREA SCHEDULE - FLOOR 3		
NAME	LEVEL	AREA	NAME	LEVEL	AREA	NAME	LEVEL	AREA
UNIT #1 - UNIT TYPE B (EXTENDED) - FLOOR 1	Floor 01	333 SF	UNIT #1- UNIT TYPE B (EXTENDED) - FLOOR 2	Floor 02	1,059 SF	UNIT #1 - UNIT TYPE B (EXTENDED) - FLOOR 3	Floor 03	792 SF
UNIT #2 - UNIT TYPE A - FLOOR 1	Floor 01	380 SF	UNIT #2- UNIT TYPE A - FLOOR 2	Floor 02	996 SF	UNIT #2 - UNIT TYPE A - FLOOR 3	Floor 03	792 SF
UNIT #3 - UNIT TYPE B (MIRRORED) - FLOOR 1	Floor 01	333 SF	UNIT #3- UNIT TYPE B (MIRRORED) - FLOOR 2	Floor 02	931 SF	UNIT #3 - UNIT TYPE B (MIRRORED) - FLOOR 3	Floor 03	788 SF
UNIT #4 - UNIT TYPE A - FLOOR 1	Floor 01	380 SF	UNIT #4- UNIT TYPE A - FLOOR 2	Floor 02	996 SF	UNIT #4 - UNIT TYPE A - FLOOR 3	Floor 03	792 SF
UNIT #5 - UNIT TYPE B - FLOOR 1	Floor 01	333 SF	UNIT #5- UNIT TYPE B - FLOOR 2	Floor 02	931 SF	UNIT #5 - UNIT TYPE B - FLOOR 3	Floor 03	788 SF
UNIT #6 - UNIT TYPE A - FLOOR 1	Floor 01	380 SF	UNIT #6- UNIT TYPE A - FLOOR 2	Floor 02	996 SF	UNIT #6 - UNIT TYPE A - FLOOR 3	Floor 03	792 SF
UNIT #7 - UNIT TYPE B - FLOOR 1	Floor 01	333 SF	UNIT #7 - UNIT TYPE B - FLOOR 2	Floor 02	931 SF	UNIT #7 - UNIT TYPE B - FLOOR 3	Floor 03	791 SF
Grand total: 7		2,471 SF	Grand total: 7		6,841 SF	Grand total: 7		5,535 SF
SCHOOL AREA SCHEDULE - FLOOR 4								
NAME	LEVEL	AREA						
UNIT #2 - UNIT TYPE A - FLOOR 4	Floor 04	229 SF						
UNIT #4 - UNIT TYPE A - FLOOR 4	Floor 04	229 SF						
UNIT #6 - UNIT TYPE A - FLOOR 4	Floor 04	229 SF						
Grand total: 3		687 SF						

SCHOOL AREA SCHEDULE		
NAME	LEVEL	AREA
UNIT #1 - UNIT TYPE B (EXTENDED) - FLOOR 1	Floor 01	333 SF
UNIT #2 - UNIT TYPE A - FLOOR 1	Floor 01	380 SF
UNIT #3 - UNIT TYPE B (MIRRORED) - FLOOR 1	Floor 01	333 SF
UNIT #4 - UNIT TYPE A - FLOOR 1	Floor 01	380 SF
UNIT #5 - UNIT TYPE B - FLOOR 1	Floor 01	333 SF
UNIT #6 - UNIT TYPE A - FLOOR 1	Floor 01	380 SF
UNIT #7 - UNIT TYPE B - FLOOR 1	Floor 01	333 SF
UNIT #3- UNIT TYPE B (EXTENDED) - FLOOR 2	Floor 02	1,059 SF
UNIT #2- UNIT TYPE A - FLOOR 2	Floor 02	996 SF
UNIT #3- UNIT TYPE B (MIRRORED) - FLOOR 2	Floor 02	931 SF
UNIT #4- UNIT TYPE A - FLOOR 2	Floor 02	996 SF
UNIT #5 - UNIT TYPE B - FLOOR 2	Floor 02	931 SF
UNIT #6- UNIT TYPE A - FLOOR 2	Floor 02	996 SF
UNIT #7 - UNIT TYPE B - FLOOR 2	Floor 02	931 SF
UNIT #1 - UNIT TYPE B (EXTENDED) - FLOOR 3	Floor 03	792 SF
UNIT #2 - UNIT TYPE A - FLOOR 3	Floor 03	792 SF
UNIT #3 - UNIT TYPE B (MIRRORED) - FLOOR 3	Floor 03	788 SF
UNIT #4 - UNIT TYPE A - FLOOR 3	Floor 03	792 SF
UNIT #5 - UNIT TYPE B - FLOOR 3	Floor 03	788 SF
UNIT #6 - UNIT TYPE A - FLOOR 3	Floor 03	792 SF
UNIT #7 - UNIT TYPE B - FLOOR 3	Floor 03	791 SF
UNIT #2 - UNIT TYPE A - FLOOR 4	Floor 04	229 SF
UNIT #4 - UNIT TYPE A - FLOOR 4	Floor 04	229 SF
UNIT #6 - UNIT TYPE A - FLOOR 4	Floor 04	229 SF
Grand total: 24		15,534 SF

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[illegible]

ROOM SCHEDULE - UNIT TYPE B - UNIT 1			
Name	Number	Floor	Area
HALLWAY	B111	1	231 SF
LAUNDRY	B112	1	80 SF
GARAGE	B113	1	349 SF
GRAND ROOM	B211	2	764 SF
BEDROOM	B212	2	167 SF
BATHROOM	B213	2	54 SF
HALL	B311	3	106 SF
BEDROOM	B312	3	164 SF
BEDROOM	B313	3	189 SF
BATHROOM	B314	3	63 SF
Grand total: 10		2,168 SF	

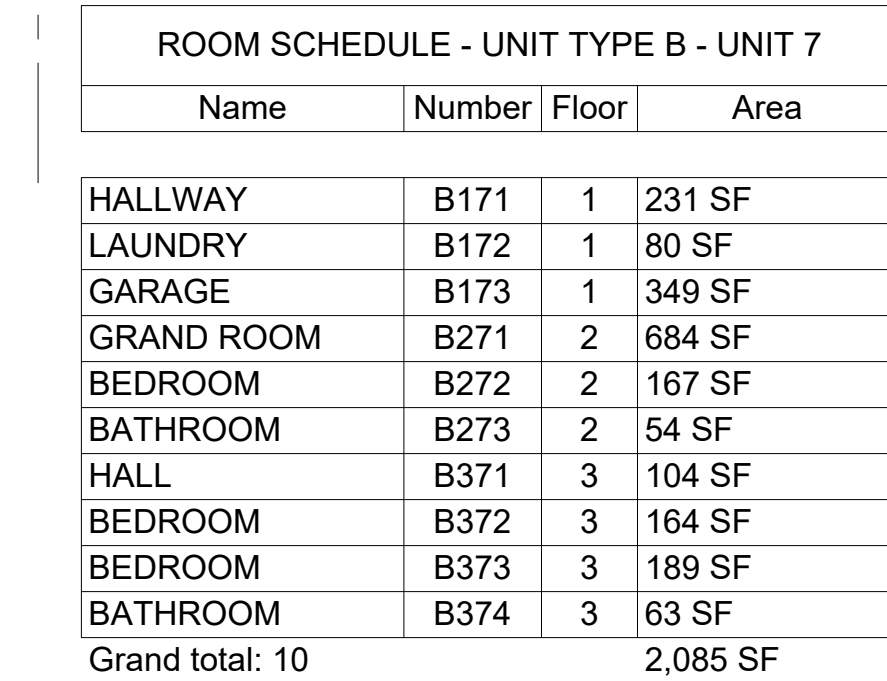
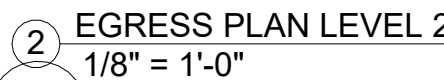
1. OCCUPANT LOAD FACTOR FOR RESIDENTIAL IS 200SF GROSS PER LABC 1004.5
2. MAX OCCUPANT LOAD PER SPACE IS 20 PER LABC 1006.2.1
3. MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE IS 125 FOR SPACES WITH ONE EXIT PER LABC 1006.2.1. IF PROTECTED BY AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.3
4. FIRE RESISTIVE REQUIREMENTS:
 - 1-HOUR WALL BETWEEN UNITS
 - 1-HOUR WALL BETWEEN GARAGE AND ADJACENT UNIT, WITH CORRESPONDING FIRE-RATED DOOR, WHERE APPEARS.

A-01.20

DATE 12/18/23

PHASE PLANNING SUBMITTAL

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ROOM SCHEDULE - UNIT TYPE A - UNIT 6				
Name	Number	Floor	Area	
HALLWAY	A161	1	158 SF	
STUDIO	A162	1	151 SF	
BATHROOM	A163	1	47 SF	
GARAGE	A164	1	342 SF	
GRAND ROOM	A261	2	657 SF	
BEDROOM	A262	2	200 SF	
BATHROOM	A263	2	64 SF	
BATHROOM	A264	2	41 SF	
HALL	A361	3	122 SF	
BEDROOM	A362	3	209 SF	
BEDROOM	A363	3	149 SF	
CLOSET	A364	3	46 SF	
BATHROOM	A365	3	62 SF	
Grand total: 13			2,246 SF	

ROOM SCHEDULE - UNIT TYPE B - UNIT 5			
Name	Number	Floor	Area
HALLWAY	B151	1	231 SF
LAUNDRY	B152	1	80 SF
GARAGE	B153	1	349 SF
GRAND ROOM	B251	2	684 SF
BEDROOM	B252	2	167 SF
BATHROOM	B253	2	54 SF
HALL	B351	3	105 SF
BEDROOM	B352	3	164 SF
BEDROOM	B353	3	189 SF
BATHROOM	B354	3	63 SF
Grand total: 10			2,086 SF

ROOM SCHEDULE - UNIT TYPE A - UNIT 4			
Name	Number	Floor	Area
HALLWAY	A141	1	158 SF
STUDIO	A142	1	151 SF
BATHROOM	A143	1	47 SF
GARAGE	A144	1	342 SF
GRAND ROOM	A241	2	657 SF
BEDROOM	A242	2	200 SF
BATHROOM	A243	2	64 SF
BATHROOM	A244	2	41 SF
HALL	A341	3	124 SF
BEDROOM	A342	3	209 SF
BEDROOM	A343	3	149 SF
CLOSET	A344	3	46 SF
BATHROOM	A345	3	62 SF
Grand total: 13			2,248 SF

ROOM SCHEDULE - UNIT TYPE B MIRROR - UNIT 3			
Name	Number	Floor	Area
HALLWAY	B131	1	231 SF
LAUNDRY	B132	1	80 SF
GARAGE	B133	1	349 SF
GRAND ROOM	B231	2	684 SF
BEDROOM	B232	2	167 SF
BATHROOM	B233	2	54 SF
HALL	B331	3	106 SF
BEDROOM	B332	3	164 SF
BEDROOM	B333	3	189 SF
BATHROOM	B334	3	63 SF
Grand total: 10			2,088 SF

ROOM SCHEDULE - UNIT TYPE A - UNIT 2			
Name	Number	Floor	Area
HALLWAY	A121	1	158 SF
STUDIO	A122	1	144 SF
BATHROOM	A123	1	54 SF
GARAGE	A124	1	342 SF
GRAND ROOM	A221	2	571 SF
BEDROOM	A222	2	200 SF
BATHROOM	A223	2	64 SF
BATHROOM	A224	2	41 SF
HALL	A321	3	136 SF
BEDROOM	A322	3	209 SF
BEDROOM	A323	3	149 SF
CLOSET	A324	3	46 SF
BATHROOM	A325	3	62 SF
Grand total: 13			2,175 SF

ROOM SCHEDULE - UNIT TYPE B - UNIT 1			
Name	Number	Floor	Area
HALLWAY	B111	1	231 SF
LAUNDRY	B112	1	80 SF
GARAGE	B113	1	349 SF
GRAND ROOM	B211	2	764 SF
BEDROOM	B212	2	167 SF
BATHROOM	B213	2	54 SF
HALL	B311	3	106 SF
BEDROOM	B312	3	164 SF
BEDROOM	B313	3	189 SF
BATHROOM	B314	3	63 SF
Grand total: 10		2,168 SF	

DBS

ROOM SCHEDULE - FLOOR 1		
Name	Number	Area
HALLWAY	B111	231 SF
LAUNDRY	B112	80 SF
GARAGE	B113	349 SF
HALLWAY	A121	158 SF
STUDIO	A122	144 SF
BATHROOM	A123	54 SF
GARAGE	A124	342 SF
HALLWAY	B131	231 SF
LAUNDRY	B132	80 SF
GARAGE	B133	349 SF
HALLWAY	A141	158 SF
STUDIO	A142	151 SF
BATHROOM	A143	47 SF
GARAGE	A144	342 SF
HALLWAY	B151	231 SF
LAUNDRY	B152	80 SF
GARAGE	B153	349 SF
HALLWAY	A161	158 SF
STUDIO	A162	151 SF
BATHROOM	A163	47 SF
GARAGE	A164	342 SF
HALLWAY	B171	231 SF
LAUNDRY	B172	80 SF
GARAGE	B173	349 SF
Grand total: 24		4,734 SF

ROOM SCHEDULE - FLOOR 2		
Name	Number	Area
GRAND ROOM	B211	764 SF
BEDROOM	B212	167 SF
BATHROOM	B213	54 SF
GRAND ROOM	A221	571 SF
BEDROOM	A222	200 SF
BATHROOM	A223	64 SF
BATHROOM	A224	41 SF
GRAND ROOM	B231	684 SF
BEDROOM	B232	167 SF
BATHROOM	B233	54 SF
GRAND ROOM	A241	657 SF
BEDROOM	A242	200 SF
BATHROOM	A243	64 SF
BATHROOM	A244	41 SF
GRAND ROOM	B251	684 SF
BEDROOM	B252	167 SF
BATHROOM	B253	54 SF
GRAND ROOM	A261	657 SF
BEDROOM	A262	200 SF
BATHROOM	A263	64 SF
BATHROOM	A264	41 SF
GRAND ROOM	B271	684 SF
BEDROOM	B272	167 SF
BATHROOM	B273	54 SF
Grand total: 24		6,494 SF

ROOM SCHEDULE - FLOOR 3		
Name	Number	Area
HALL	B311	106 SF
BEDROOM	B312	164 SF
BEDROOM	B313	189 SF
BATHROOM	B314	63 SF
HALL	A321	136 SF
BEDROOM	A322	209 SF
BEDROOM	A323	149 SF
CLOSET	A324	46 SF
BATHROOM	A325	62 SF
HALL	B331	106 SF
BEDROOM	B332	164 SF
BEDROOM	B333	189 SF
BATHROOM	B334	63 SF
HALL	A341	124 SF
BEDROOM	A342	209 SF
BEDROOM	A343	149 SF
CLOSET	A344	46 SF
BATHROOM	A345	62 SF
HALL	B351	105 SF
BEDROOM	B352	164 SF
BEDROOM	B353	189 SF
BATHROOM	B354	63 SF
HALL	A361	122 SF
BEDROOM	A362	209 SF
BEDROOM	A363	149 SF
CLOSET	A364	46 SF
BATHROOM	A365	62 SF
HALL	B371	104 SF
BEDROOM	B372	164 SF
BEDROOM	B373	189 SF
BATHROOM	B374	63 SF
Grand total: 31		3,669 SF

EXHIBIT "A"
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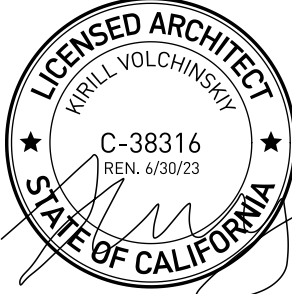




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DESIGN PROFESSIONAL
KIRILL VOLCHINSKIY, AIA



REVISIONS

NO	DESCRIPTION	DATE

KEY PLAN

NOTES

TITLE
EGRESS PLANS

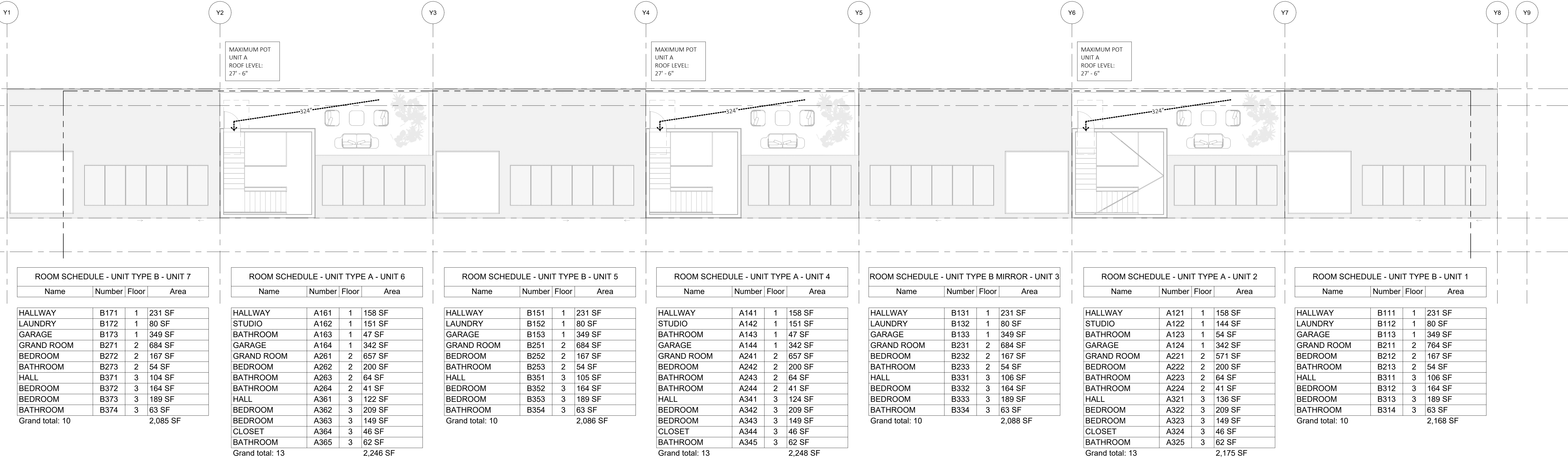
A-01.21

BOOKING	SHEETS	LEVEL	REVISION
SCALE		1/8" = 1'-0"	
DATE		12/18/23	
PHASE		PLANNING SUBMITTAL	

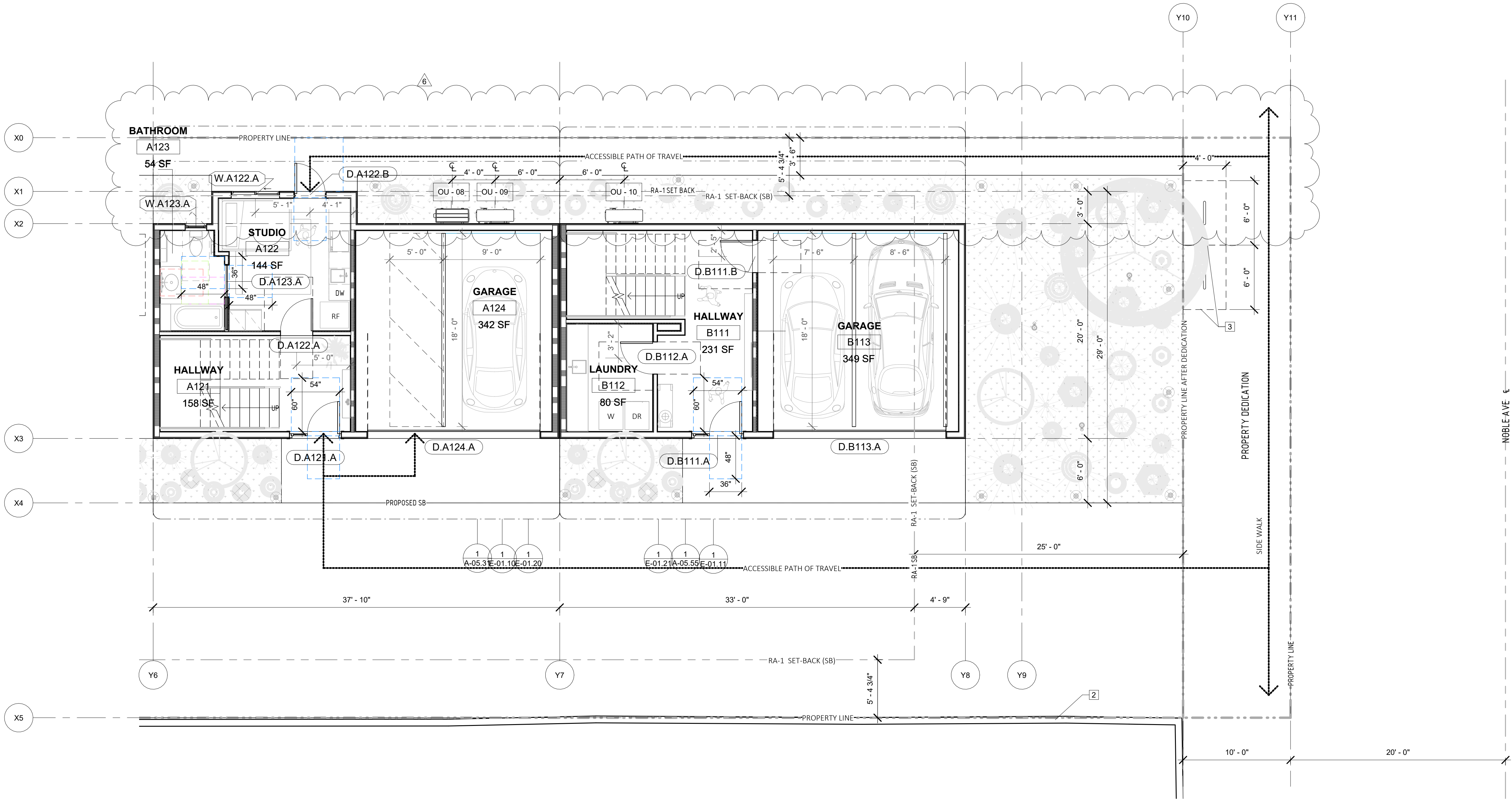
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1 EGRESS PLAN LEVEL 3
1/8" = 1'-0"

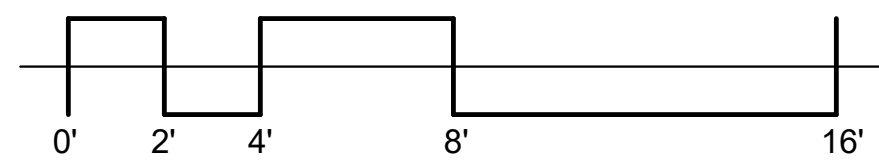


LADBS



2 ARCH_FP_01 FLOOR_PART_01
3/16" = 1'-0"

EXHIBIT "A"
Page No. 23 of 60
Case No. CPC-2025-796-DB-HCA



LEGEND

- (E) WALL
- (N) WALL
- (N) 1 HR RATED WALL
- EXHAUST FAN
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR

- FLOOR TILE
- ENGINEERED HARDWOOD FLOORING
- CONCRETE SLAB
- WOOD DECKING
- BERRIDGE METAL ROOF
- PERMEABLE PAVERS FILLED WITH GRAVEL

KEYNOTE

- (E) CONC. CMU WALL TO REMAIN. 6FT TALL.
- (2) SHORT-TERM BICYCLE RACKS PER LADOT STANDARD PLAN S-671-1. 48" x 72" CLEAR. INSTALL PER 1/A-09.10
- SOLAR AREA. TOTAL ROOF AREA FOR ENTIRE LARGEST UNIT IS 1,249 SF. REQUIRED SF OF SOLAR ARRAY IS 187 SF (15%)

NOTES

ROOM SCHEDULE - FLR 01 - PART 01

Name	Number	Area
HALLWAY	B111	231 SF
LAUNDRY	B112	80 SF
GARAGE	B113	349 SF
HALLWAY	A121	158 SF
STUDIO	A122	144 SF
BATHROOM	A123	54 SF
GARAGE	A124	342 SF
Grand total:	7	1,358 SF

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DESIGN PROFESSIONAL

KIRILL VOLCHINSKIY, AIA



REVISIONS

No	DESCRIPTION	DATE
6	PLANNING COMMENTS 1	10/30/2025

KEY PLAN

TITLE

PROPOSED FLOOR
PLAN - FLR 01 - PART
01

A-02.11

DATE	DATE	DATE	DATE

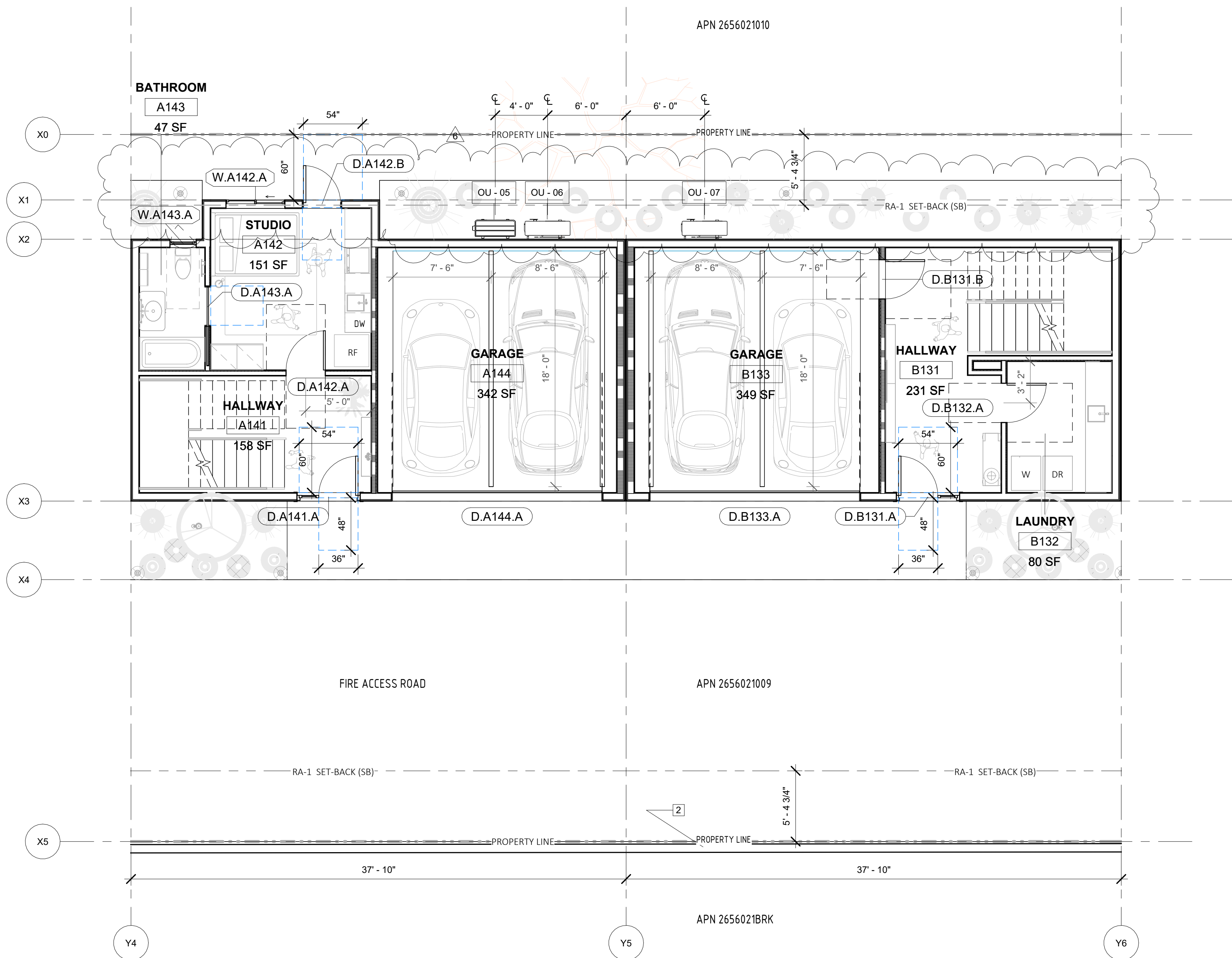
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DATE 12/18/23

PHASE PLANNING SUBMITTAL

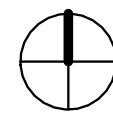
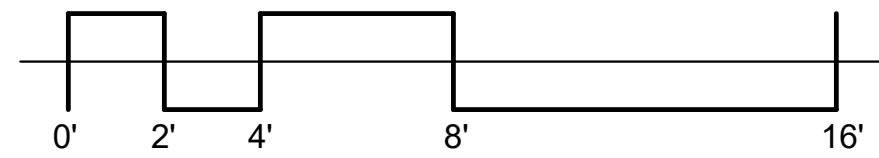
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LADBS



2 ARCH. FP. 01 FLOOR PART 02
3/16" = 1'-0"

EXHIBIT "A"
Page No. 24 of 60
Case No. CPC-2025-796-DB-HCA



LEGEND

(E) WALL

(N) WALL

(N) 1 HR RATED WALL

EXHAUST FAN

SMOKE DETECTOR

CARBON MONOXIDE DETECTOR

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OCA

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KEYNOTE

1 30SF RECYCLING AREA

2 (E) CONC. CMU WALL TO REMAIN, 6FT TALL

DESIGN PROFESSIONAL

KIRILL VOLCHINSKIY, AIA

LICENSED ARCHITECT

KIRILL VOLCHINSKIY

C-38316

EXPI. 6/30/23

STATE OF CALIFORNIA

REVISIONS

No	DESCRIPTION	DATE
6	PLANNING COMMENTS 1	10/30/2025

NOTES

ROOM SCHEDULE - FLR 01 - PART 02

Name	Number	Area
HALLWAY	B131	231 SF
LAUNDRY	B132	80 SF
GARAGE	B133	349 SF
HALLWAY	A141	158 SF
STUDIO	A142	151 SF
BATHROOM	A143	47 SF
GARAGE	A144	342 SF
Grand total: 7		1,358 SF

KEY PLAN

TITLE

PROPOSED FLOOR
PLAN - FLR 01 - PART
02

A-02.12

DATE

12/18/23

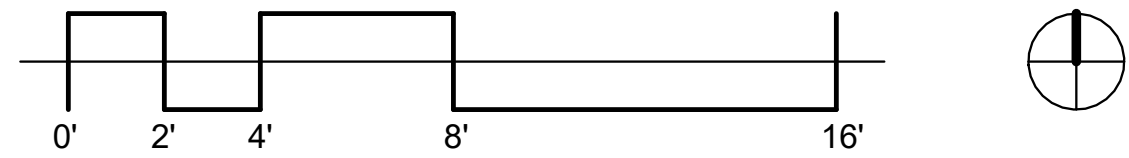
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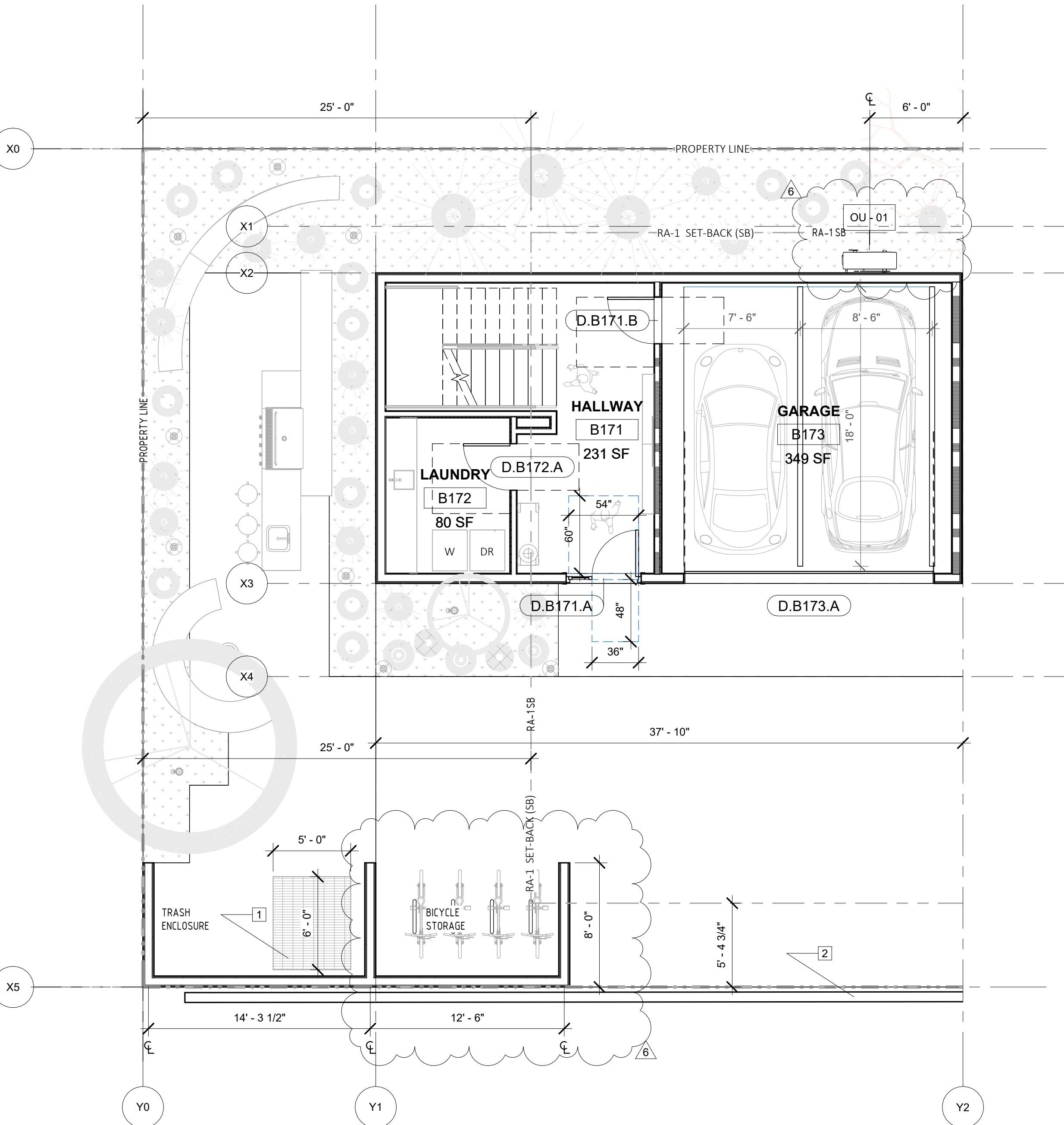
PHASE

PLANNING SUBMITTAL

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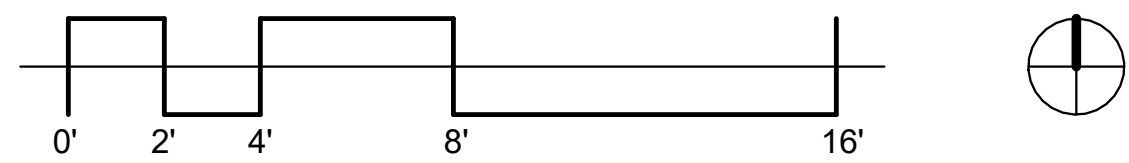


LADBS



2 ARCH_FP_01 FLOOR PART_04
3/16" = 1'-0"

EXHIBIT "A"
Page No. 26 of 60
Case No. CPC-2025-796-DB-HCA



LEGEND

(E) WALL

(N) WALL

(N) 1 HR RATED WALL

EXHAUST FAN

SMOKE DETECTOR

CARBON MONOXIDE DETECTOR

FLOOR TILE

ENGINEERED HARDWOOD FLOORING

CONCRETE SLAB

WOOD DECKING

BERRIDGE METAL ROOF

PERMEABLE PAVERS FILLED WITH GRAVEL

KEYNOTE

1

30SF RECYCLING AREA

NOTES

ROOM SCHEDULE - FLR 01 - PART 04

Name	Number	Area
HALLWAY	B171	231 SF
LAUNDRY	B172	80 SF
GARAGE	B173	349 SF
Grand total: 3		661 SF

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OCA

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LICENSED ARCHITECT

KIRILL VOLCHINSKIY

C-38316

10/10/2023

STATE OF CALIFORNIA

REVISIONS

No	DESCRIPTION	DATE
6	PLANNING COMMENTS 1	10/30/2025

KEY PLAN

TITLE

PROPOSED FLOOR PLAN - FLR 01 - PART 04

A-02.14

DATE

12/18/23

PHASE

PLANNING SUBMITTAL

SCALE

As indicated

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LADBS

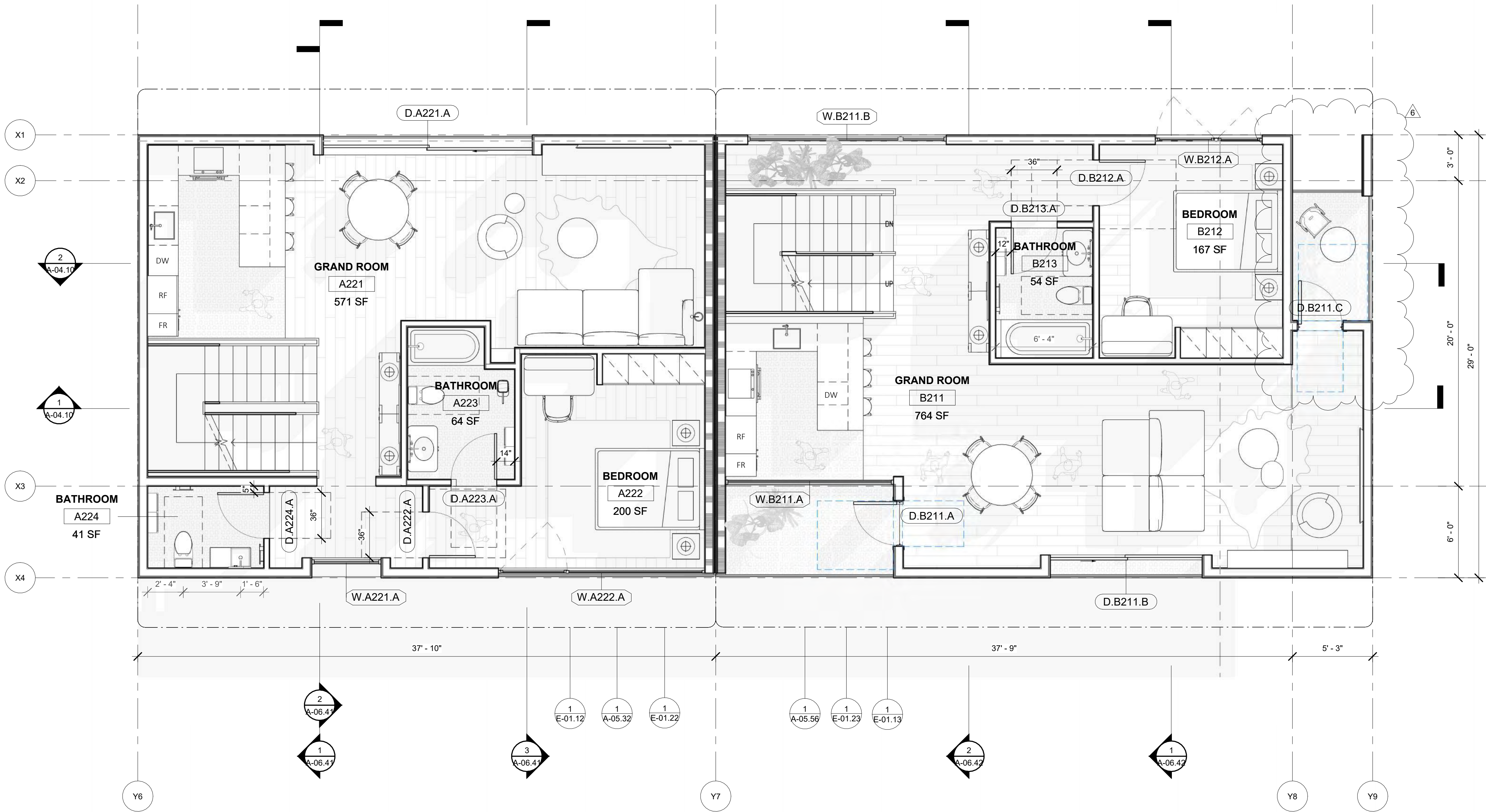
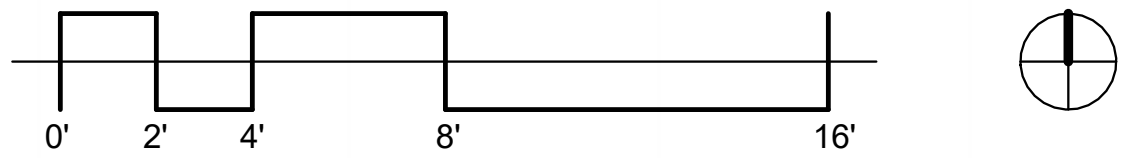


EXHIBIT "A"
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Case No. CPC-2025-796-DB-HCA



2 ARCH. FP_02 FLOOR_PART_01
1/4" = 1'-0"

LEGEND

(E) WALL

(N) WALL

(N) 1 HR RATED WALL

EXHAUST FAN

SMOKE DETECTOR

CARBON MONOXIDE DETECTOR

FLOOR TILE

ENGINEERED HARDWOOD FLOORING

CONCRETE SLAB

WOOD DECKING

BERRIDGE METAL ROOF

PERMEABLE PAVERS FILLED WITH GRAVEL

KEYNOTE

1

30SF RECYCLING AREA

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KIRILL VOLCHINSKIY

C-38316

EXPI. 6/30/23

STATE OF CALIFORNIA

REVISIONS

No	DESCRIPTION	DATE
6	PLANNING COMMENTS 1	10/30/2025

NOTES

ROOM SCHEDULE - FLR 02 - PART 01

Name	Number	Area
GRAND ROOM	B211	764 SF
BEDROOM	B212	167 SF
BATHROOM	B213	54 SF
GRAND ROOM	A221	571 SF
BEDROOM	A222	200 SF
BATHROOM	A223	64 SF
BATHROOM	A224	41 SF
Grand total:	7	1,860 SF

KEY PLAN

TITLE

PROPOSED FLOOR
PLAN - FLR 02 - PART
01

A-02.21

DISCIPLINE	SHEET	LEVEL	REVISION

SCALE

1/4" = 1'-0"

DATE

12/18/23

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LADBS

1 ARCH_FP_02 FLOOR_PART_02
1/4" = 1'-0"

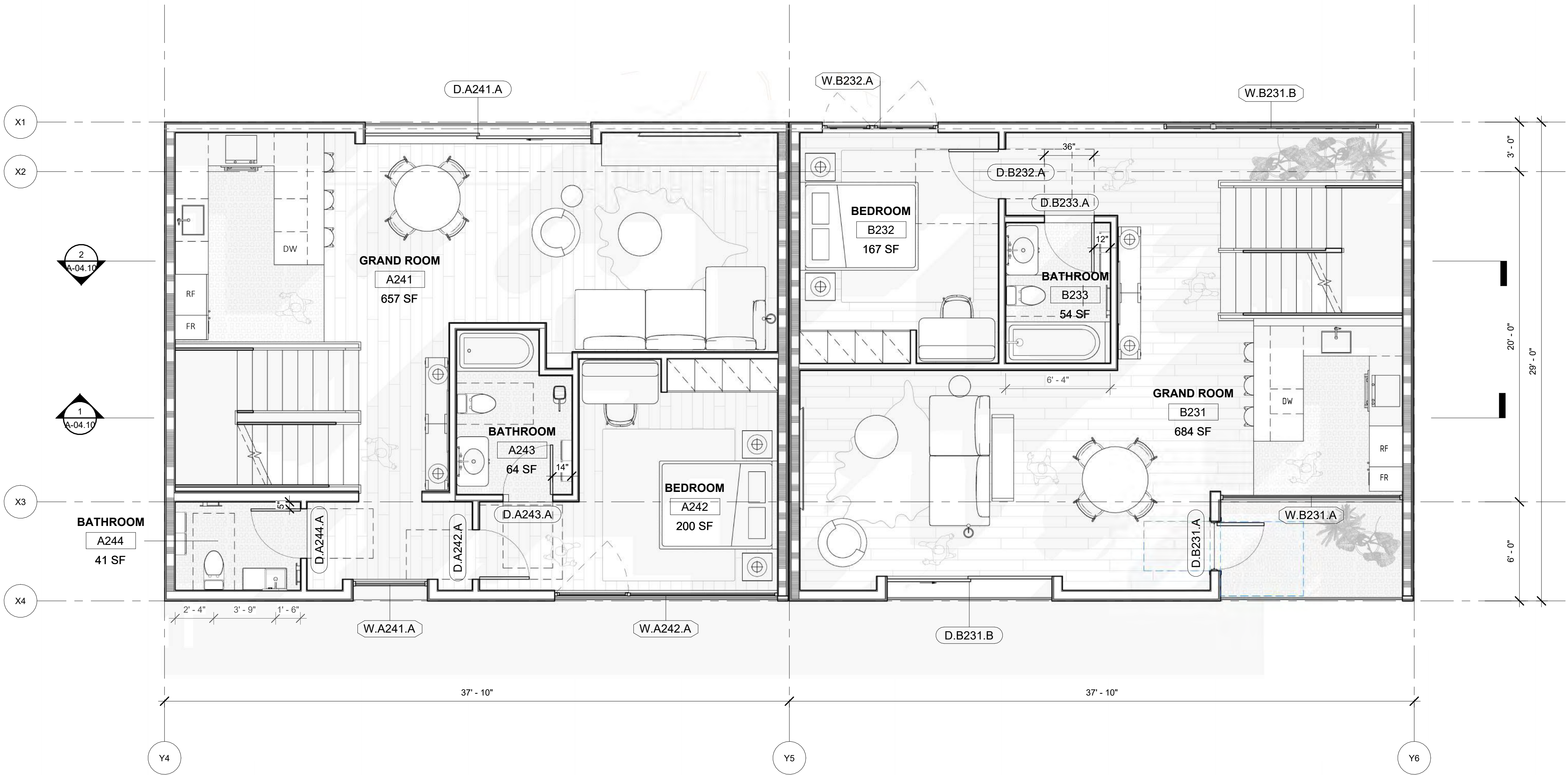
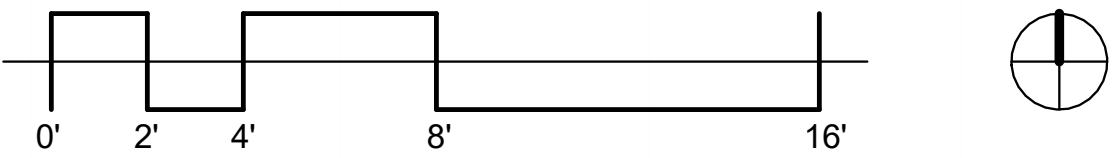


EXHIBIT "A"
Page No. 28 of 60
Case No. CPC-2025-796-DB-HCA



LEGEND

(E) WALL

(N) WALL

(N) 1 HR RATED WALL

EXHAUST FAN

SMOKE DETECTOR

CARBON MONOXIDE DETECTOR

FLOOR TILE

ENGINEERED HARDWOOD FLOORING

CONCRETE SLAB

WOOD DECKING

BERRIDGE METAL ROOF

PERMEABLE PAVERS FILLED WITH GRAVEL

KEYNOTE

1 30SF RECYCLING AREA

NOTES

ROOM SCHEDULE - FLR 02 - PART 02

Name	Number	Area
GRAND ROOM	B231	684 SF
BEDROOM	B232	167 SF
BATHROOM	B233	54 SF
GRAND ROOM	A241	657 SF
BEDROOM	A242	200 SF
BATHROOM	A243	64 SF
BATHROOM	A244	41 SF
Grand total: 7		1,865 SF

9335 N NOBLE AVE

OCA

ADDRESS

9335 N NOBLE AVE
NORTH HILLS, CA 91343

OWNER

MILAD JASHNEIH
22548 PACIFIC COAST HWY #304
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M.JASHNEIH@GMAIL.COM
(310) 850-9469

DESIGN PROFESSIONAL

KIRILL VOLCHINSKIY, AIA

LICENSED ARCHITECT

KIRILL VOLCHINSKIY

C-38316

EXPI. 6/30/23

STATE OF CALIFORNIA

REVISIONS

No	DESCRIPTION	DATE

KEY PLAN

TITLE

PROPOSED FLOOR
PLAN - FLR 02 - PART
02

A-02.22

SCALE

1/4" = 1'-0"

DATE

12/18/23

PHASE

PLANNING SUBMITTAL

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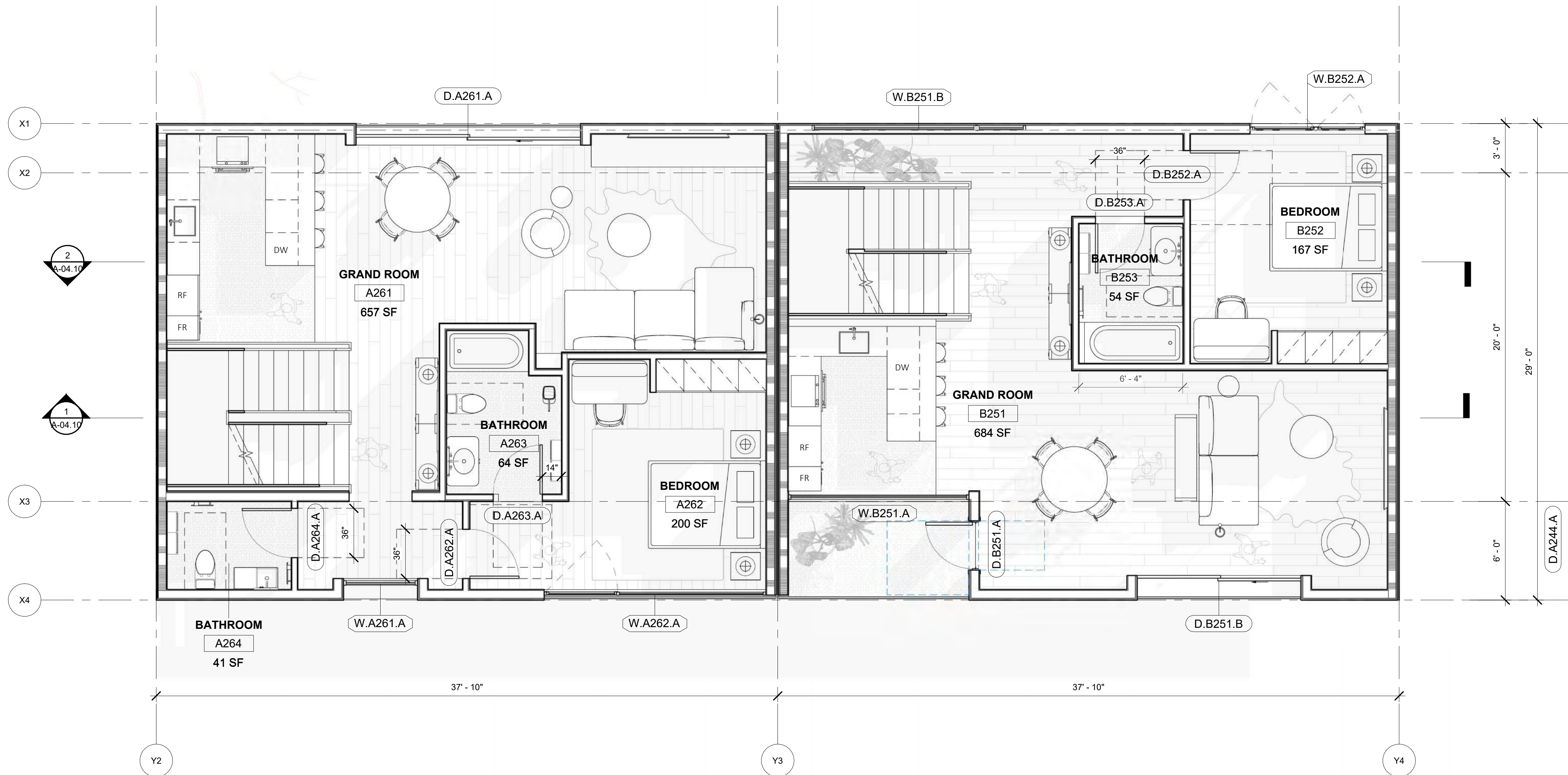
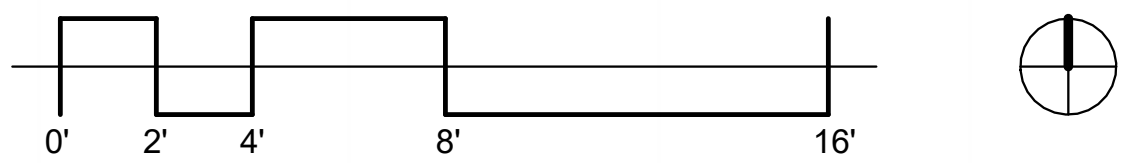


EXHIBIT "A"
Page No. 29 of 60
Case No. CPC-2025-796-DB-HCA



1 ARCH_FP_02 FLOOR_PART_03
1/4" = 1'-0"

LEGEND

(E) WALL

(N) WALL

(N) 1 HR RATED WALL

EXHAUST FAN

SMOKE DETECTOR

CARBON MONOXIDE DETECTOR

FLOOR TILE

ENGINEERED HARDWOOD FLOORING

CONCRETE SLAB

WOOD DECKING

BERRIDGE METAL ROOF

PERMEABLE PAVERS FILLED WITH GRAVEL

KEYNOTE

1 30SF RECYCLING AREA

NOTES

ROOM SCHEDULE - FLR 02 - PART 03

Name	Number	Area
GRAND ROOM	B251	684 SF
BEDROOM	B252	167 SF
BATHROOM	B253	54 SF
GRAND ROOM	A261	657 SF
BEDROOM	A262	200 SF
BATHROOM	A263	64 SF
BATHROOM	A264	41 SF
Grand total: 7		1,865 SF

9335 N NOBLE AVE

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LICENSED ARCHITECT
KIRILL VOLCHINSKIY
C-38316
EXPI. 6/30/23
STATE OF CALIFORNIA

REVISIONS

No	DESCRIPTION	DATE

KEY PLAN

TITLE
PROPOSED FLOOR
PLAN - FLR 02 - PART
03

A-02.23

EXHIBIT

SHEETS

LEVEL

REVISIONS

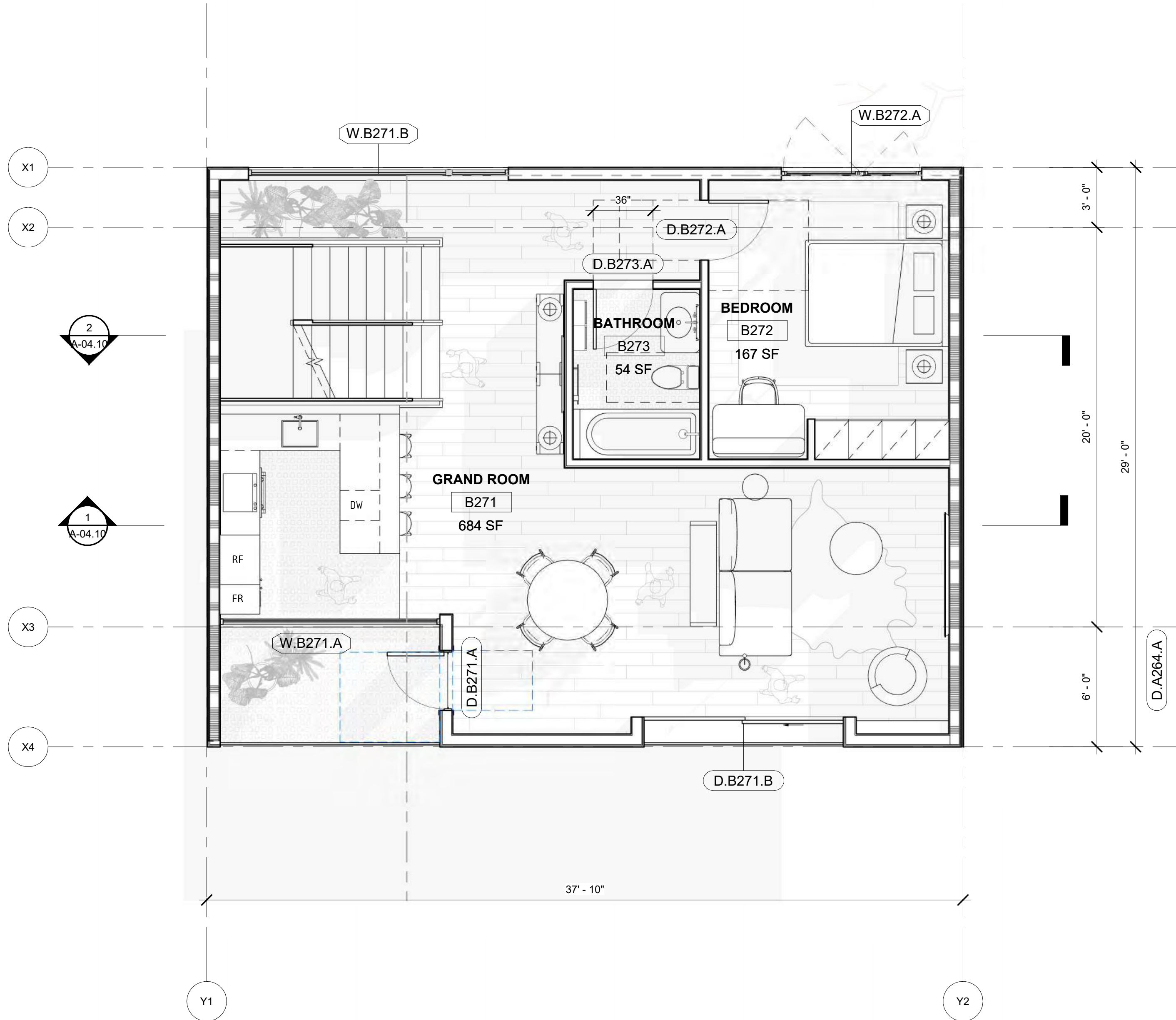
SCALE
1/4" = 1'-0"

DATE
12/18/23

PHASE
PLANNING SUBMITTAL

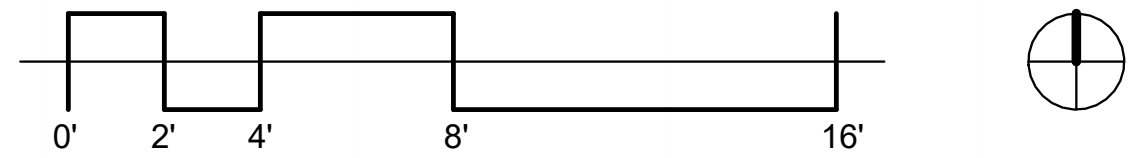
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LADBS



1 ARCH_FP_02 FLOOR_PART_04
1/4" = 1'-0"

EXHIBIT "A"
Page No. 30 of 60
Case No. CPC-2025-796-DB-HCA



LEGEND

(E) WALL

(N) WALL

(N) 1 HR RATED WALL

EXHAUST FAN

SMOKE DETECTOR

CARBON MONOXIDE DETECTOR

FLOOR TILE

ENGINEERED HARDWOOD FLOORING

CONCRETE SLAB

WOOD DECKING

BERRIDGE METAL ROOF

PERMEABLE PAVERS FILLED WITH GRAVEL

KEYNOTE

1

30SF RECYCLING AREA

NOTES

ROOM SCHEDULE - FLR 02 - PART 04

Name	Number	Area
GRAND ROOM	B271	684 SF
BEDROOM	B272	167 SF
BATHROOM	B273	54 SF
Grand total: 3		904 SF

9335 N NOBLE AVE

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KIRILL VOLCHINSKIY

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EXPI. 6/30/23

STATE OF CALIFORNIA

REVISIONS

No	DESCRIPTION	DATE

KEY PLAN

TITLE

PROPOSED FLOOR
PLAN - FLR 02 - PART
04

A-02.24

SCALE

1/4" = 1'-0"

DATE

12/18/23

PHASE

PLANNING SUBMITTAL

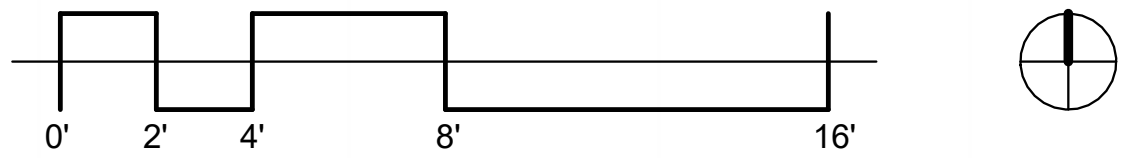
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LADBS



1 ARCH_FP_03 FLOOR_PART_01
1/4" = 1'-0"

EXHIBIT "A"
Page No. 31 of 60
Case No. CPC-2025-796-DB-HCA



LEGEND

- (E) WALL
- (N) WALL
- (N) 1 HR RATED WALL
- EXHAUST FAN
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR

- FLOOR TILE
- ENGINEERED HARDWOOD FLOORING
- CONCRETE SLAB
- WOOD DECKING
- BERRIDGE METAL ROOF
- PERMEABLE PAVERS FILLED WITH GRAVEL

KEYNOTE

- 1 30SF RECYCLING AREA

NOTES

ROOM SCHEDULE - FLR 03 - PART 01

Name	Number	Area
HALL	B311	106 SF
BEDROOM	B312	164 SF
BEDROOM	B313	189 SF
BATHROOM	B314	63 SF
HALL	A321	136 SF
BEDROOM	A322	209 SF
BEDROOM	A323	149 SF
CLOSET	A324	46 SF
BATHROOM	A325	62 SF
Grand total:	9	1,125 SF

9335 N NOBLE AVE

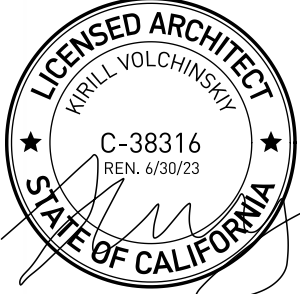


ADDRESS
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DESIGN PROFESSIONAL

KIRILL VOLCHINSKIY, AIA



REVISIONS

No	DESCRIPTION	DATE

KEY PLAN

TITLE

PROPOSED FLOOR
PLAN - FLR 03 - PART
01

A-02.31

DATE	SHEET	LEVEL	REVISION
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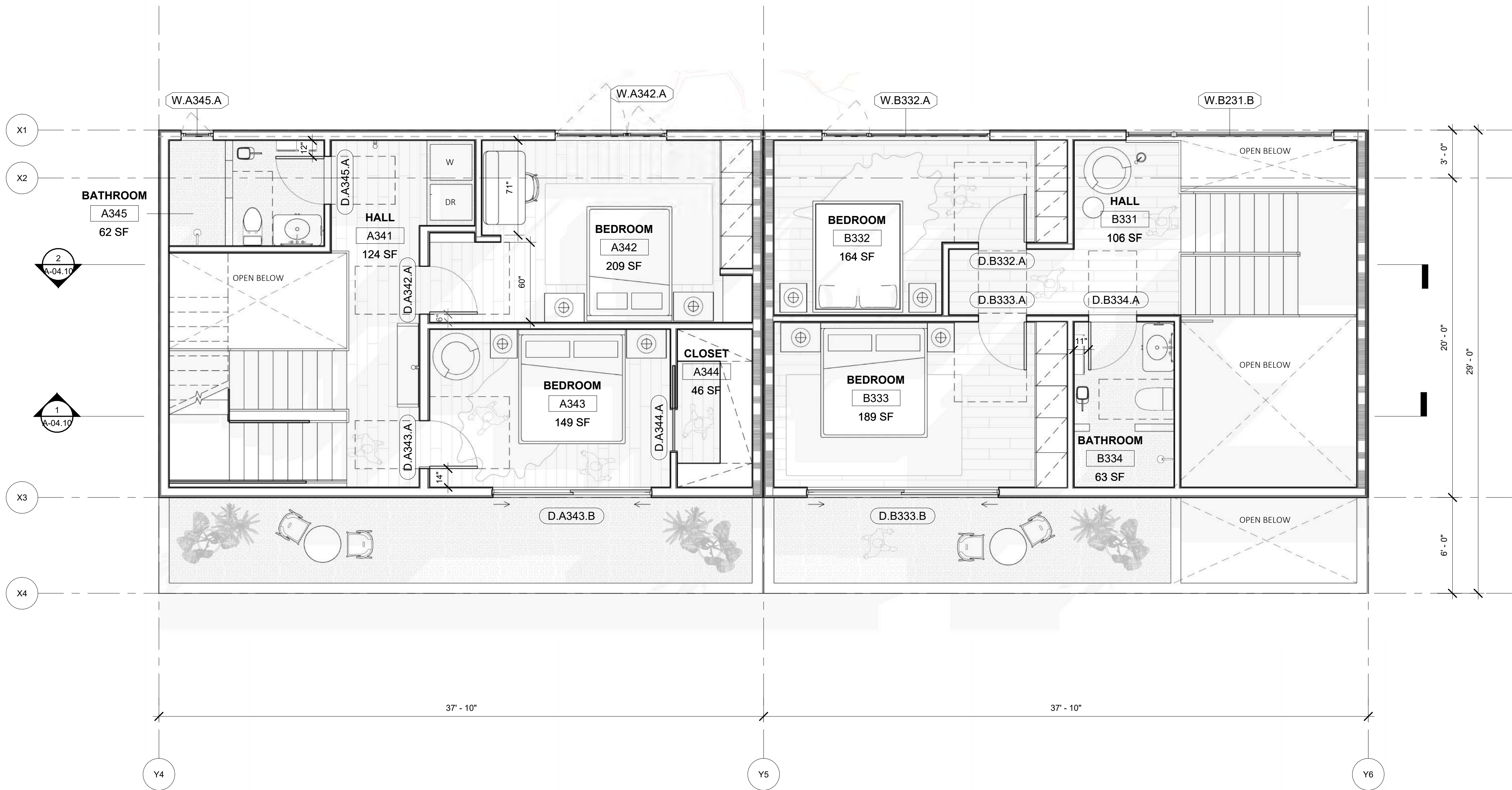
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DATE 12/18/23

PHASE PLANNING SUBMITTAL

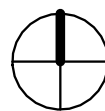
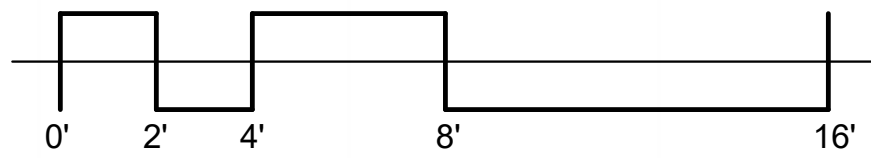
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LADBS



1 ARCH_FP_03 FLOOR_PART_02
1/4" = 1'-0"

EXHIBIT "A"
Page No. 32 of 60
Case No. CPC-2025-796-DB-HCA



LEGEND

- (E) WALL
- (N) WALL
- (N) 1 HR RATED WALL
- EXHAUST FAN
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR

- FLOOR TILE
- ENGINEERED HARDWOOD FLOORING
- CONCRETE SLAB
- WOOD DECKING
- BERRIDGE METAL ROOF
- PERMEABLE PAVERS FILLED WITH GRAVEL

KEYNOTE

- 1 30SF RECYCLING AREA

NOTES

ROOM SCHEDULE - FLR 03 - PART 02

Name	Number	Area
HALL	B331	106 SF
BEDROOM	B332	164 SF
BEDROOM	B333	189 SF
BATHROOM	B334	63 SF
HALL	A341	124 SF
BEDROOM	A342	209 SF
BEDROOM	A343	149 SF
CLOSET	A344	46 SF
BATHROOM	A345	62 SF
Grand total:	9	1,113 SF

9335 N NOBLE AVE



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(310) 850-9469

DESIGN PROFESSIONAL
KIRILL VOLCHINSKIY, AIA



REVISIONS

No	DESCRIPTION	DATE

KEY PLAN

TITLE

PROPOSED FLOOR
PLAN - FLR 03 - PART
02

A-02.32

DATE	SHEET	LEVEL	REVISION
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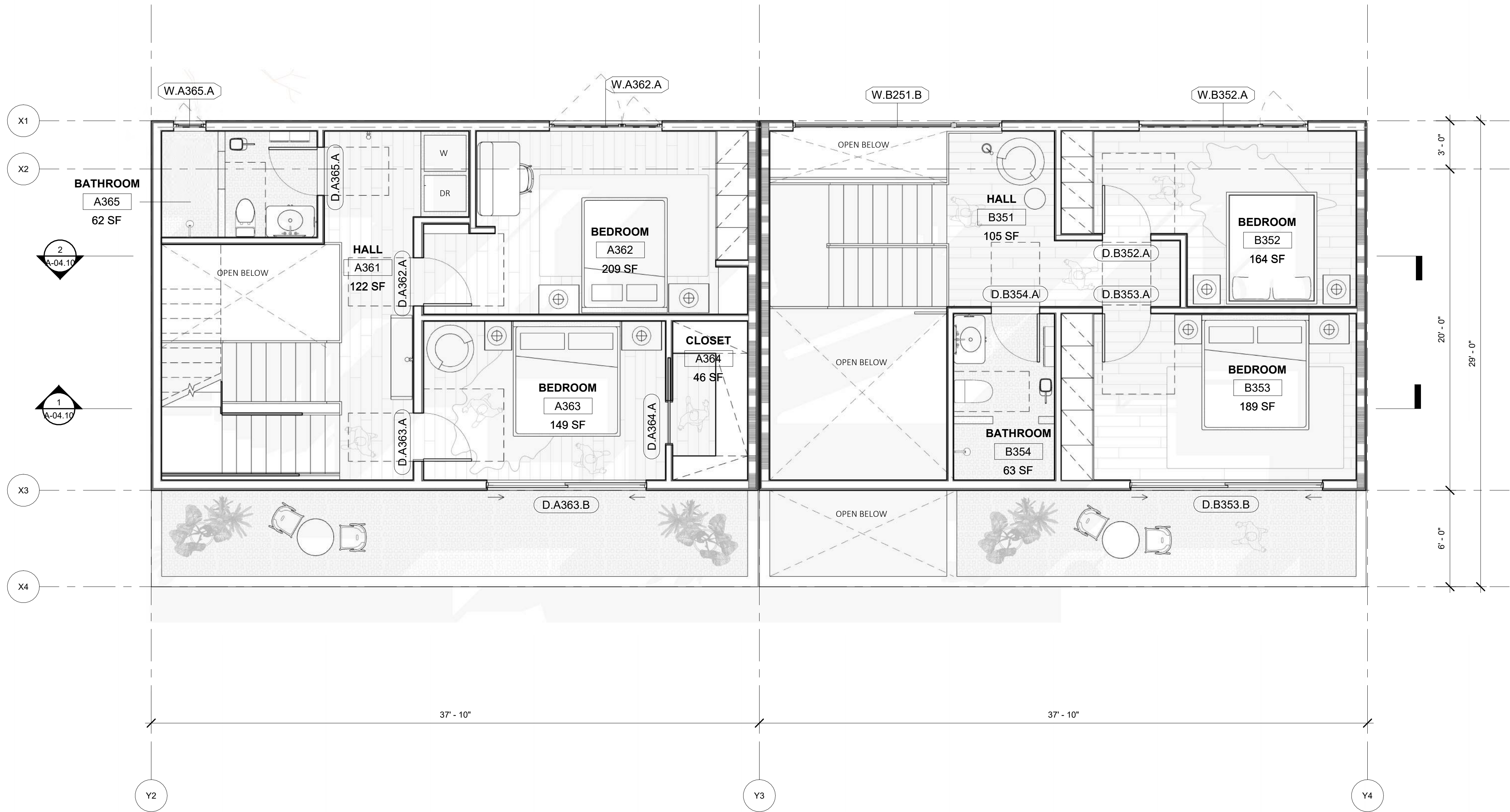
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DATE 12/18/23

PHASE PLANNING SUBMITTAL

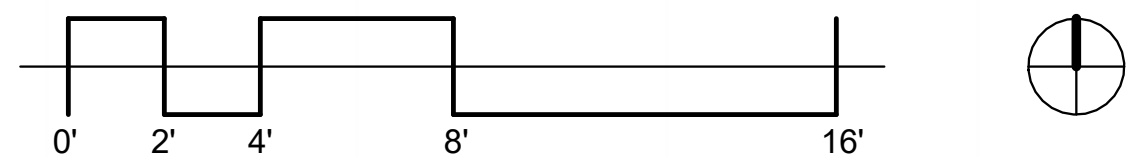
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LADBS



1 ARCH_FP_03 FLOOR_PART_03
1/4" = 1'-0"

EXHIBIT "A"
Page No. 33 of 60
Case No. CPC-2025-796-DB-HCA



LEGEND

(E) WALL

(N) WALL

(N) 1 HR RATED WALL

EXHAUST FAN

SMOKE DETECTOR

CARBON MONOXIDE DETECTOR

FLOOR TILE

ENGINEERED HARDWOOD FLOORING

CONCRETE SLAB

WOOD DECKING

BERRIDGE METAL ROOF

PERMEABLE PAVERS FILLED WITH GRAVEL

KEYNOTE

1 30SF RECYCLING AREA

DESIGN PROFESSIONAL
KIRILL VOLCHINSKIY, AIA

LICENSED ARCHITECT
KIRILL VOLCHINSKIY
C-38316
EXPI. 6/30/23
STATE OF CALIFORNIA

REVISIONS

No	DESCRIPTION	DATE

NOTES

ROOM SCHEDULE - FLR 03 - PART 03

Name	Number	Area
HALL	B351	105 SF
BEDROOM	B352	164 SF
BEDROOM	B353	189 SF
BATHROOM	B354	63 SF
HALL	A361	122 SF
BEDROOM	A362	209 SF
BEDROOM	A363	149 SF
CLOSET	A364	46 SF
BATHROOM	A365	62 SF
Grand total:	9	1,110 SF

KEY PLAN

TITLE

PROPOSED FLOOR
PLAN - FLR 03 - PART
03

A-02.33

DATE	SHEET	LEVEL	REVISION

SCALE

1/4" = 1'-0"

DATE

12/18/23

PHASE

PLANNING SUBMITTAL

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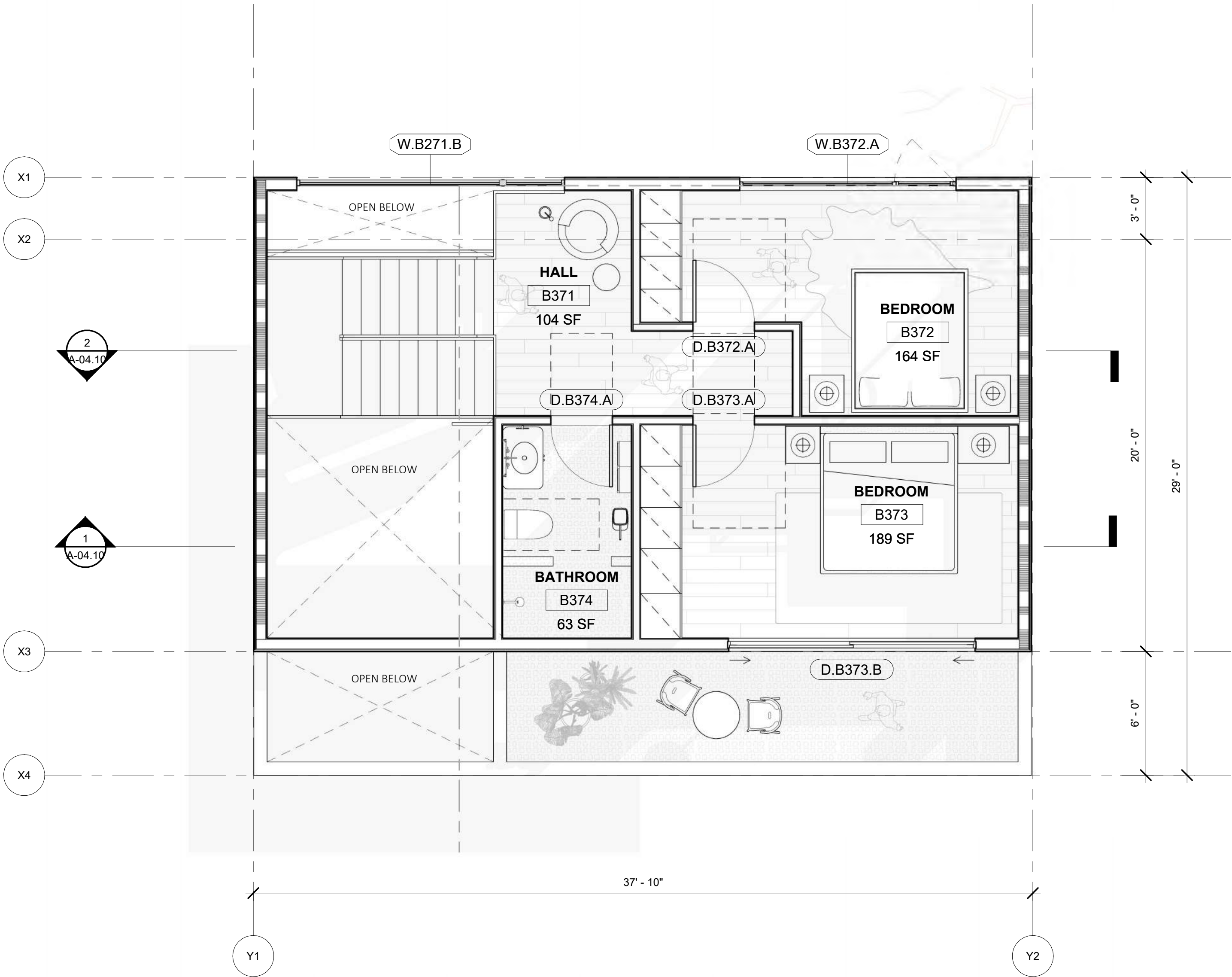
9335 N NOBLE AVE

OCA

ADDRESS
9335 N NOBLE AVE
NORTH HILLS, CA 91343

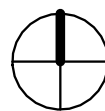
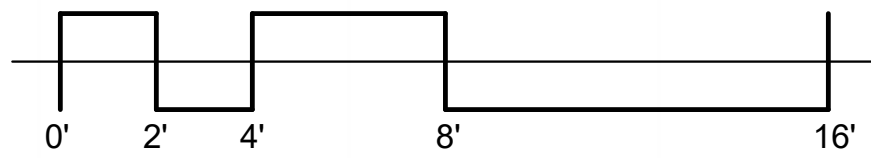
OWNER
MILAD JASHNEIH
22548 PACIFIC COAST HWY #304
MALIBU, CA 90265
M.JASHNEIH@GMAIL.COM
(310) 850-9469

LADBS



1 ARCH_FP_03 FLOOR_PART_04
1/4" = 1'-0"

EXHIBIT "A"
Page No. 34 of 60
Case No. CPC-2025-796-DB-HCA



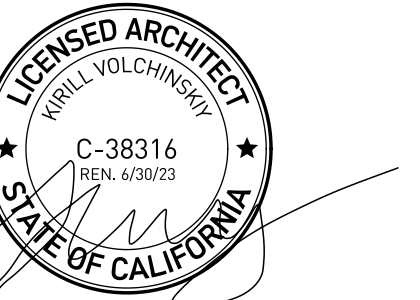
LEGEND	9335 N NOBLE AVE
<div><div><div><div><div></div><div>(E) WALL</div></div><div><div></div><div>(N) WALL</div></div><div><div><div></div><div></div><div></div><div></div></div><div>(N) 1 HR RATED WALL</div></div><div><div><div></div><div></div></div><div>EXHAUST FAN</div></div><div><div><div>SD</div></div><div>SMOKE DETECTOR</div></div><div><div><div>CMD</div></div><div>CARBON MONOXIDE DETECTOR</div></div></div></div><div><div><div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></di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(310) 850-9469

DESIGN PROFESSIONAL
KIRILL VOLCHINSKIY, AIA



REVISIONS

[illegible]

NOTES

KEY PLAN

1. THE SOLAR ZONE TOTAL AREA SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN FIVE FEET AND ARE NO LESS THAN 80 SQUARE FEET EACH FOR BUILDINGS WITH ROOF AREAS LESS THAN OR EQUAL TO 10,000 SQUARE FEET. SINCE WE HAVE 3 BUILDINGS, WE CAN HAVE THE MIN AREA IS 240SF, BUT THIS IS OVERRIDDEN BY THE NEXT POINT.
2. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING OR ON THE ROOF OR OVERHANG OF ANOTHER STRUCTURE LOCATED WITHIN 250 FEET OF THE BUILDING OR ON COVERED PARKING INSTALLED WITH THE BUILDING PROJECT, AND SHALL HAVE A TOTAL AREA NO LESS THAN 15 PERCENT OF THE TOTAL ROOF AREA OF THE BUILDING EXCLUDING ANY SKYLIGHT AREA.

TITLE

PROPOSED ROOF
PLAN - PART 01

A-02.41

DISCIPLINE	
SUBJECTS	
LEVEL	
BUILDING	

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

DATE 12/18/23

PHASE	PLANNING SUBMITTAL
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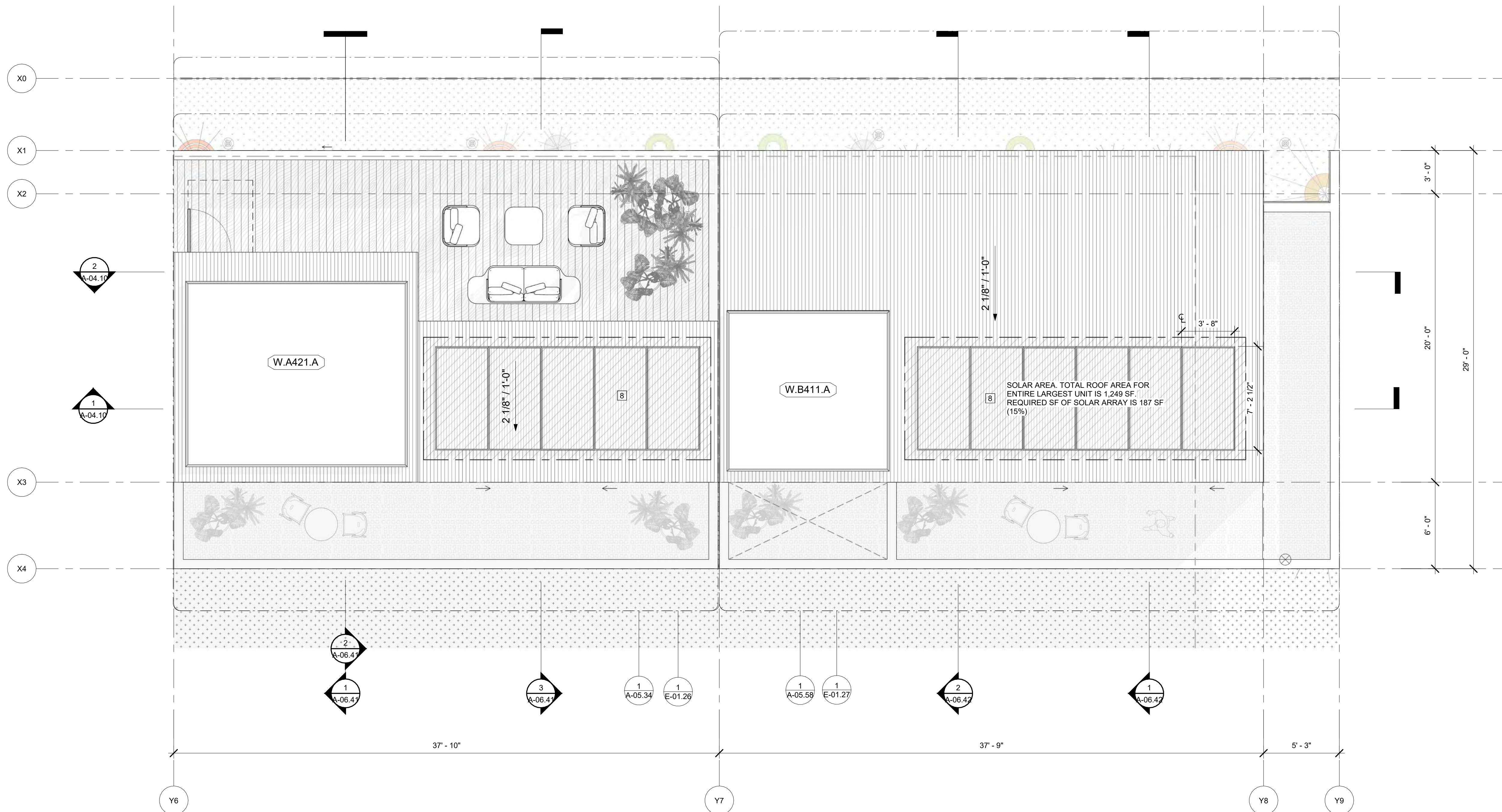
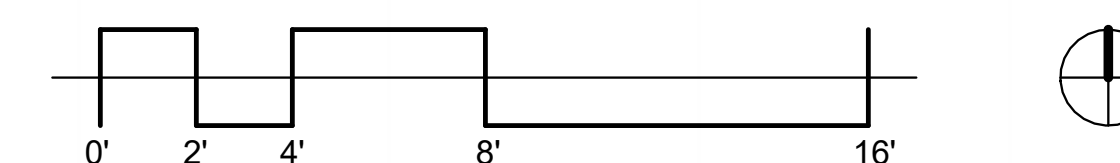


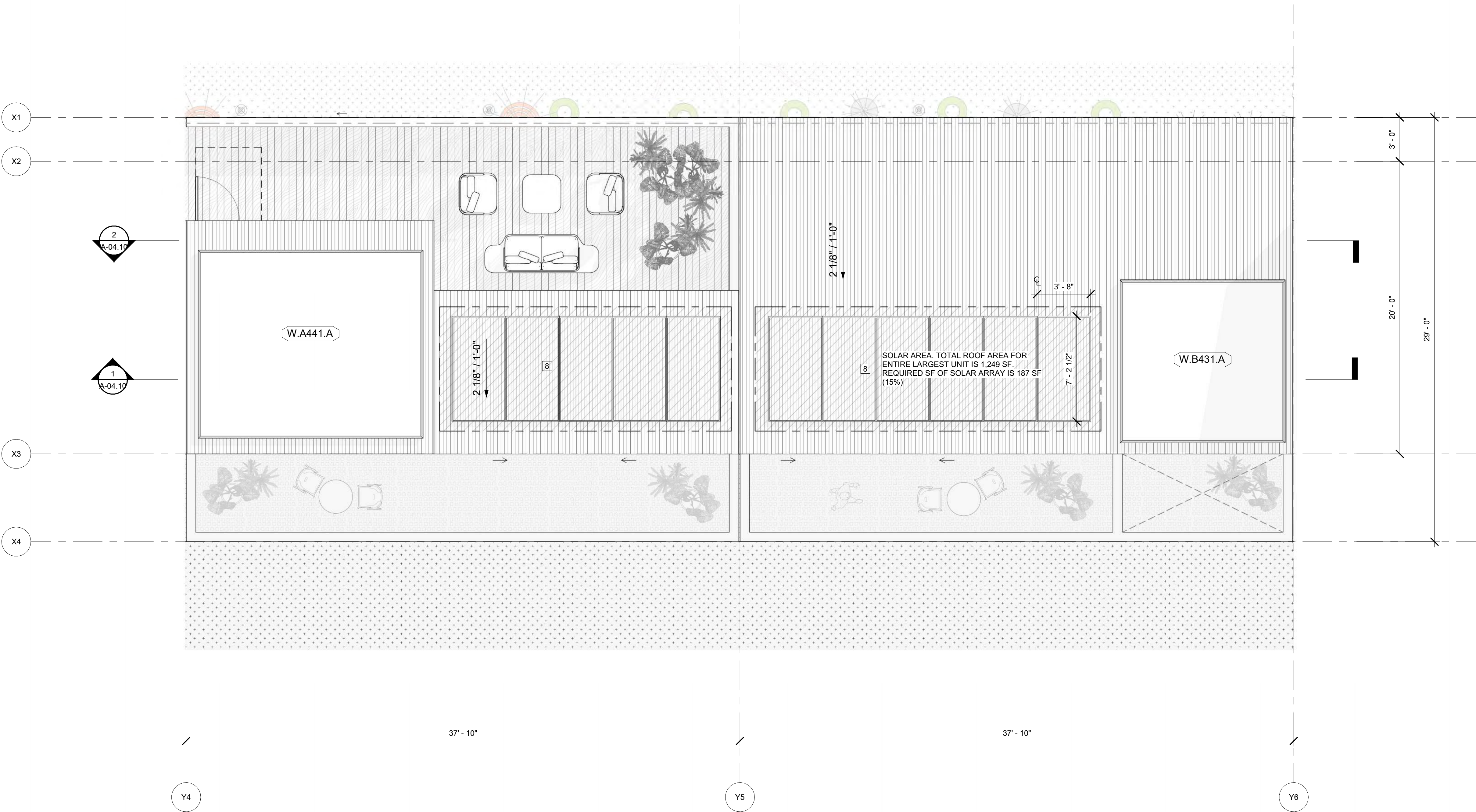
EXHIBIT "A"
Page No. 35 of 60
Case No. CPC-2025-796-DB-HCA



1 ARCH_RP_ROOF_PART_01
1/4" = 1'-0"

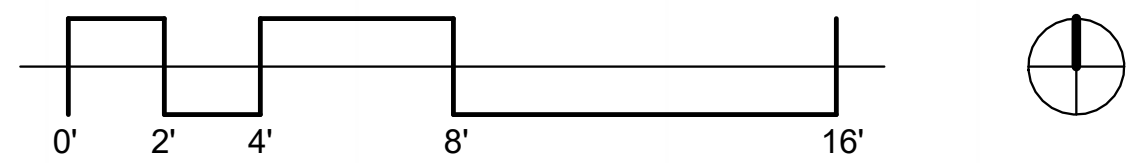
LADBS

LADBS



1 ARCH_RP ROOF_PART_02
1/4" = 1'-0"

EXHIBIT "A"
Page No. 36 of 60
Case No. CPC-2025-796-DB-HCA



LEGEND

- FLOOR TILE
- ENGINEERED HARDWOOD FLOORING
- CONCRETE SLAB
- WOOD DECKING
- BERRIDGE METAL ROOF
- PERMEABLE PAVERS FILLED WITH GRAVEL

KEYNOTE

8 SOLAR AREA. TOTAL ROOF AREA FOR ENTIRE LARGEST UNIT IS 1,249 SF. REQUIRED SF OF SOLAR ARRAY IS 187 SF (15%)

NOTES

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DESIGN PROFESSIONAL
KRILL VOLCHINSKIY, AIA



REVISIONS

No	DESCRIPTION	DATE
6	PLANNING COMMENTS 1	10/30/2025

KEY PLAN

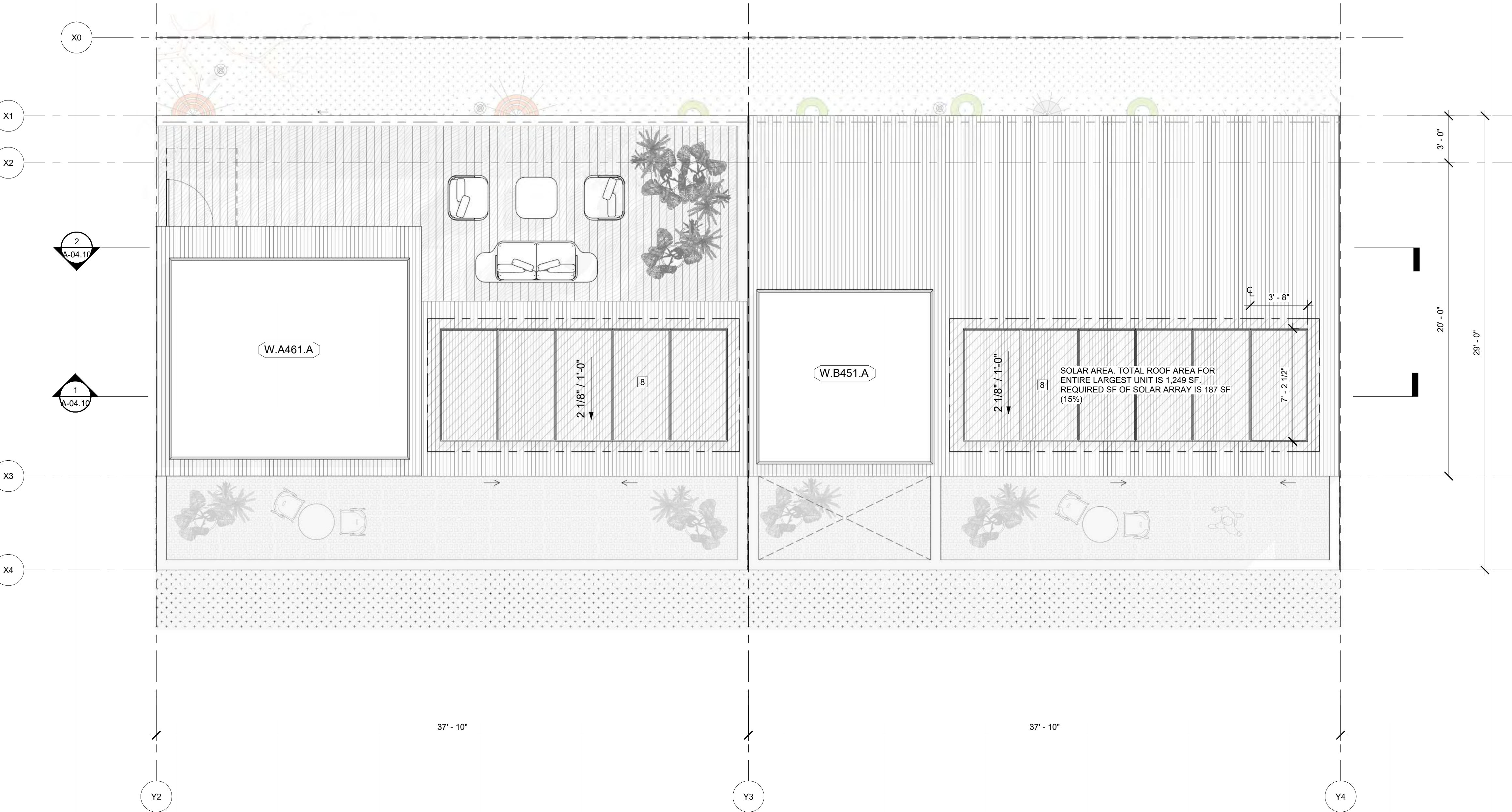
TITLE
PROPOSED ROOF
PLAN - PART 02

A-02.42

DATE	SCALE	DATE	PHASE
	1/4" = 1'-0"	12/18/23	PLANNING SUBMITTAL

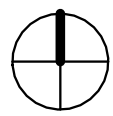
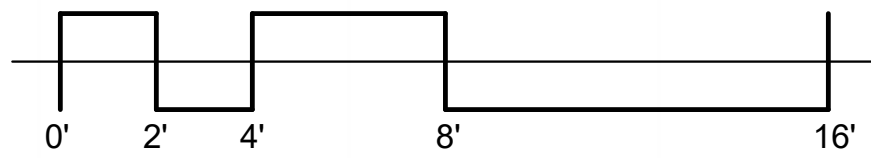
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LADBS



1 ARCH_RP ROOF_PART_03
1/4" = 1'-0"

EXHIBIT "A"
Page No. 37 of 60
Case No. CPC-2025-796-DB-HCA



LEGEND

FLOOR TILE

ENGINEERED HARDWOOD FLOORING

CONCRETE SLAB

WOOD DECKING

BERRIDGE METAL ROOF

PERMEABLE PAVERS FILLED WITH GRAVEL

KEYNOTE

8

SOLAR AREA. TOTAL ROOF AREA FOR ENTIRE LARGEST UNIT IS 1,249 SF. REQUIRED SF OF SOLAR ARRAY IS 187 SF (15%)

NOTES

9335 N NOBLE AVE

OCA

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DESIGN PROFESSIONAL

KRILL VOLCHINSKIY, AIA

LICENSED ARCHITECT

KRILL VOLCHINSKIY

C-38316

EXPI. 6/30/23

STATE OF CALIFORNIA

REVISIONS

No	DESCRIPTION	DATE
6	PLANNING COMMENTS 1	10/30/2025

KEY PLAN

TITLE

PROPOSED ROOF
PLAN - PART 03

A-02.43

DATE	BY	DATE	BY

SCALE

1/4" = 1'-0"

DATE

12/18/23

PHASE

PLANNING SUBMITTAL

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LADBS

1 ARCH_RP ROOF PART_04
1/4" = 1'-0"

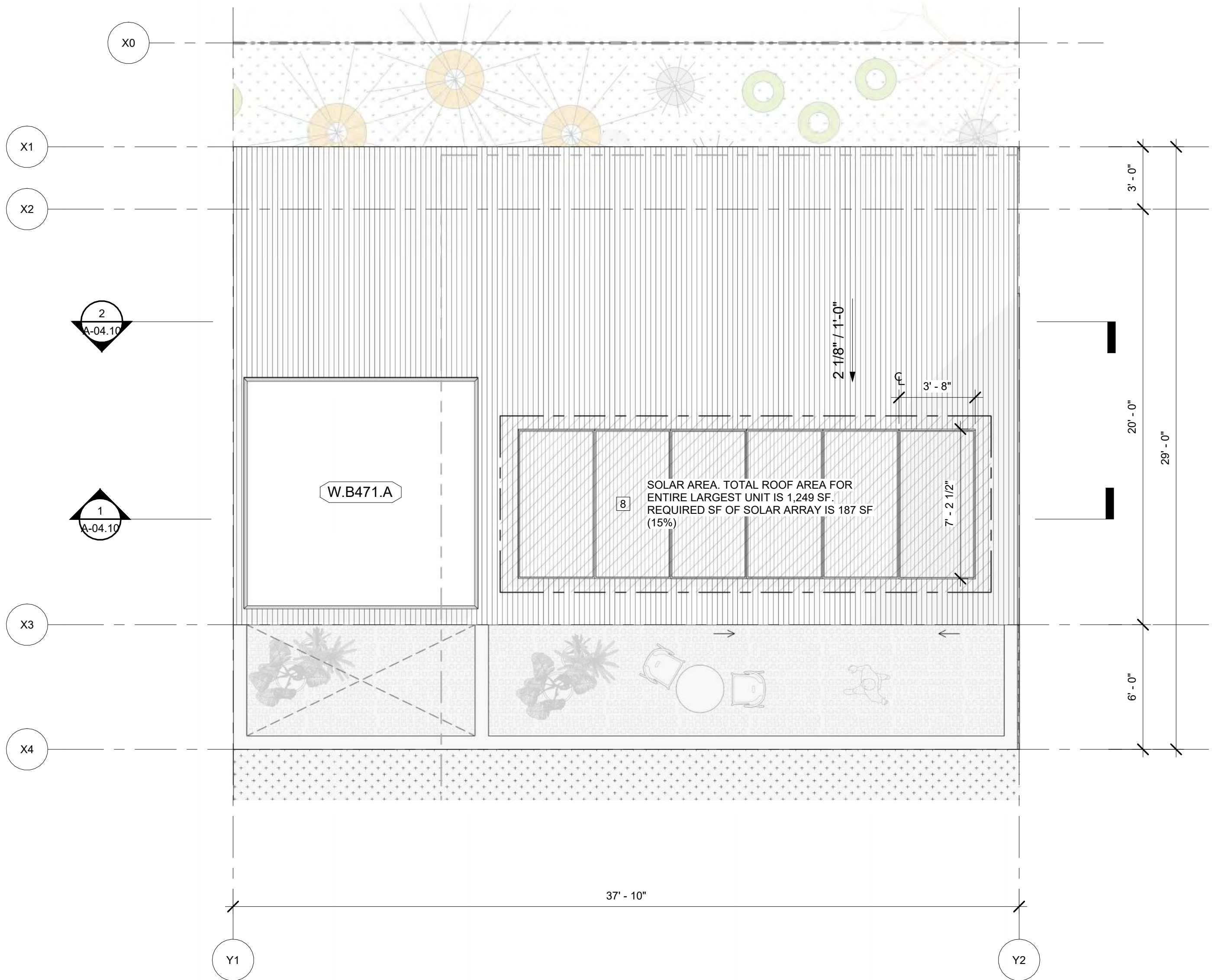
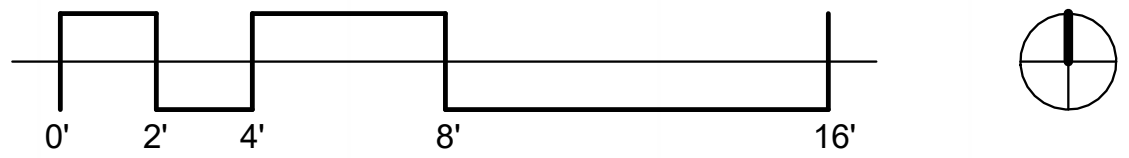


EXHIBIT "A"
Page No. 38 of 60
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LEGEND

FLOOR TILE

ENGINEERED HARDWOOD FLOORING

CONCRETE SLAB

WOOD DECKING

BERRIDGE METAL ROOF

PERMEABLE PAVERS FILLED WITH GRAVEL

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KEYNOTE

8

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DESIGN PROFESSIONAL

KRILL VOLCHINSKIY, AIA

C-38316

10/1/2023

KRILL VOLCHINSKIY

STATE OF CALIFORNIA

REVISIONS

No	DESCRIPTION	DATE
6	PLANNING COMMENTS 1	10/30/2025

NOTES

KEY PLAN

TITLE

PROPOSED ROOF
PLAN - PART 04

A-02.44

DATE	BY	DATE	BY	DATE	BY

SCALE

1/4" = 1'-0"

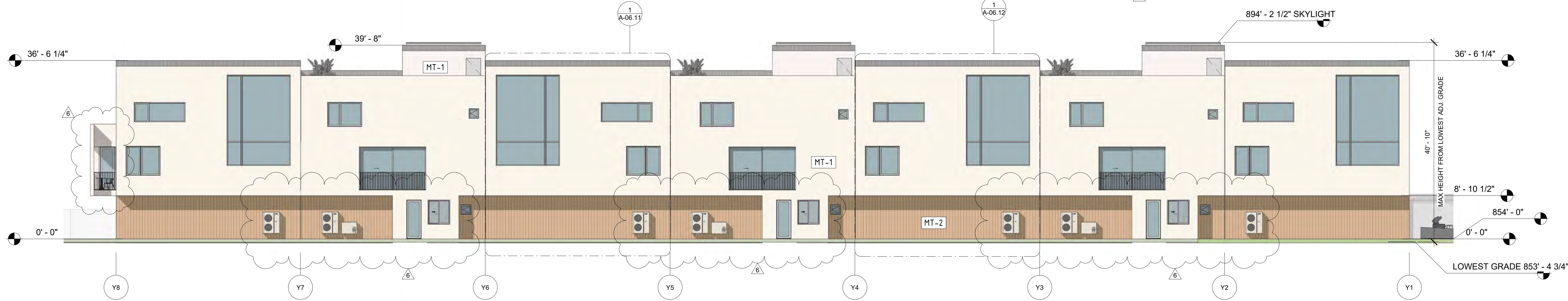
DATE

12/18/23

PHASE

PLANNING SUBMITTAL

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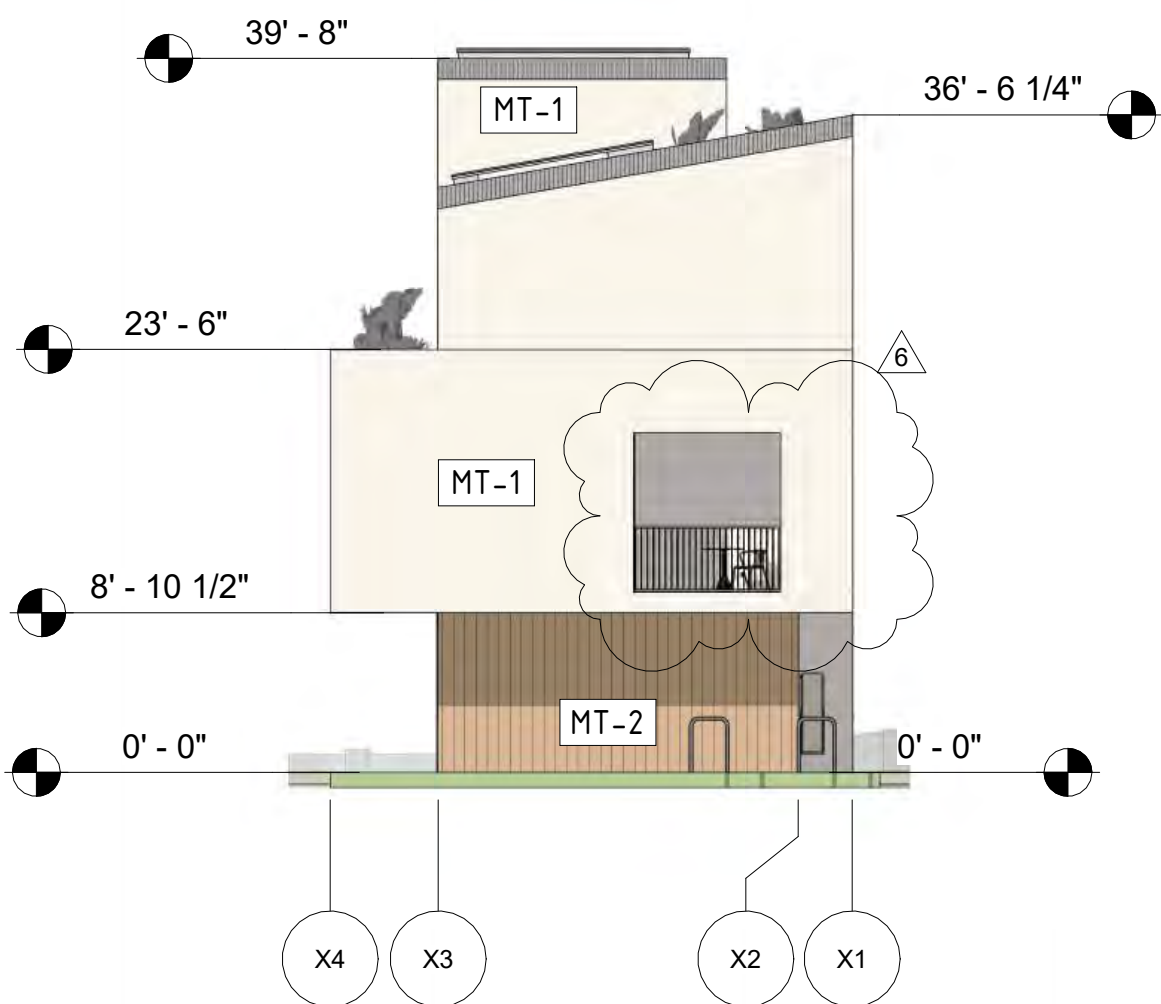


2 ARCH. ELEVATION NORTH
1" = 10'-0"

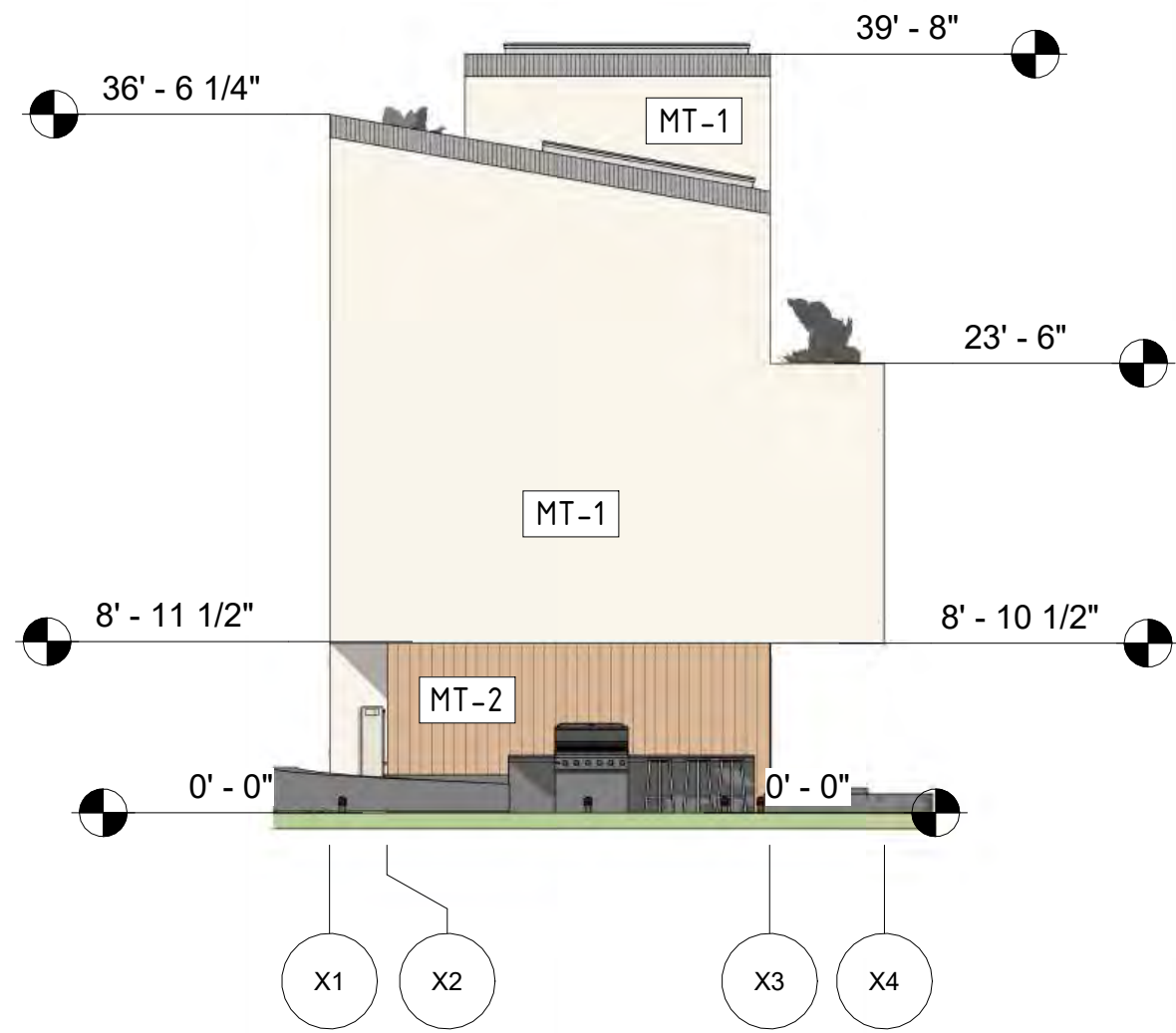


3 ARCH. ELEVATION SOUTH
1" = 10'-0"

EXHIBIT "A"
Page No. 39 of 60
Case No. CPC-2025-796-DB-HCA



4 ARCH. ELEVATION EAST
3/32" = 1'-0"



1 ARCH. ELEVATION WEST
1" = 10'-0"

MATERIAL SCHEDULE				
Material: Mark	ELEMENT NAME	MATERIAL NAME	NAME AND COLOR NUMBER	MATERIAL IMAGE
MT-1	WALL	STUCCO	TEXSTONE, PRODUCT: ORTEX STUCCO COLOR COAT (MC-315), CLASS A FIRE RATED	
MT-2	WALL	WOOD VERTICAL SLAT PANELS	THERMORY BENCHMARK THERMO-PINE C65, CLADDING, WOOD: PINE	
MT-3	ROOF	STANDING SEAM METAL ROOF	BERRIDGE MANUFACTURING COMPANY, PRODUCT: HIGH SEAM TEE-PANEL, COLOR: CHARCOAL GREY	

LEGEND

9335 N NOBLE AVE



ADDRESS
9335 N NOBLE AVE
NORTH HILLS, CA 91343

OWNER
MILAD JASHNEIH
22548 PACIFIC COAST HWY #304
MALIBU, CA 90265
M.JASHNEIH@GMAIL.COM
(310) 850-9469

KEYNOTE

DESIGN PROFESSIONAL
KIRILL VOLCHINSKIY, AIA



REVISIONS

No	DESCRIPTION	DATE
2	ZONING 1	3/19/2025
6	PLANNING COMMENTS 1	10/30/2025

NOTES

KEY PLAN

TITLE

PROPOSED EXTERIOR
ELEVATIONS

A-03.10

DATE	SCALE	LEVEL	REVISION

SCALE As indicated

DATE 12/18/23

PHASE PLANNING SUBMITTAL

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DESIGN PROFESSIONAL
KIRILL VOLCHINSKIY, AIA



REVISIONS

No	DESCRIPTION	DATE
2	ZONING 1	3/19/2025
6	PLANNING COMMENTS 1	10/30/2025

KEY PLAN

TITLE

PROPOSED SECTIONS

A-04.10

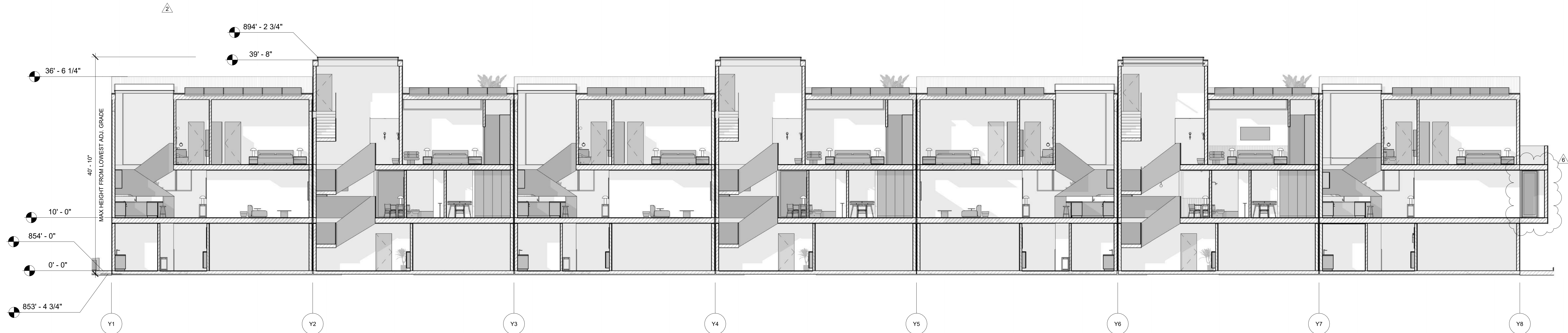
EXISTENCE	SWETS	LEVEL	REVISION
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SCALE 1/8" = 1'-0"

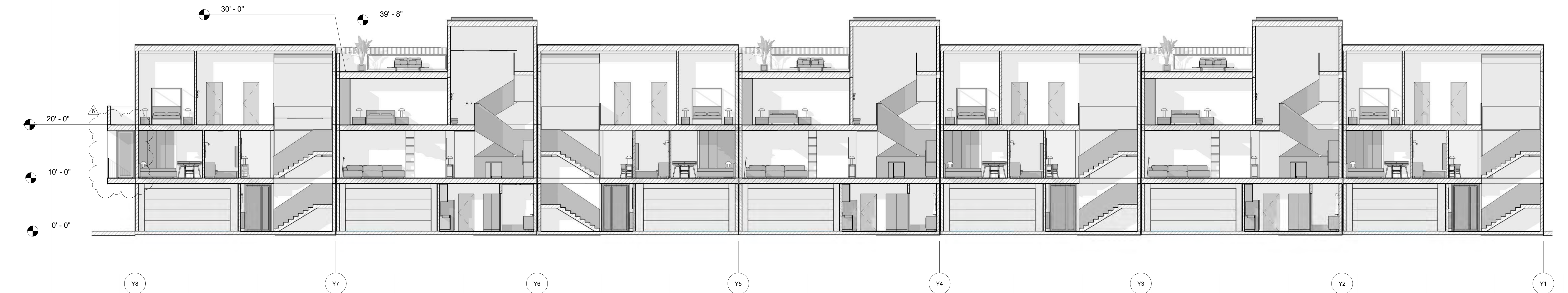
DATE 12/18/23

PHASE PLANNING SUBMITTAL

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1 SECTION LONGITUDINAL 1
1/8" = 1'-0"

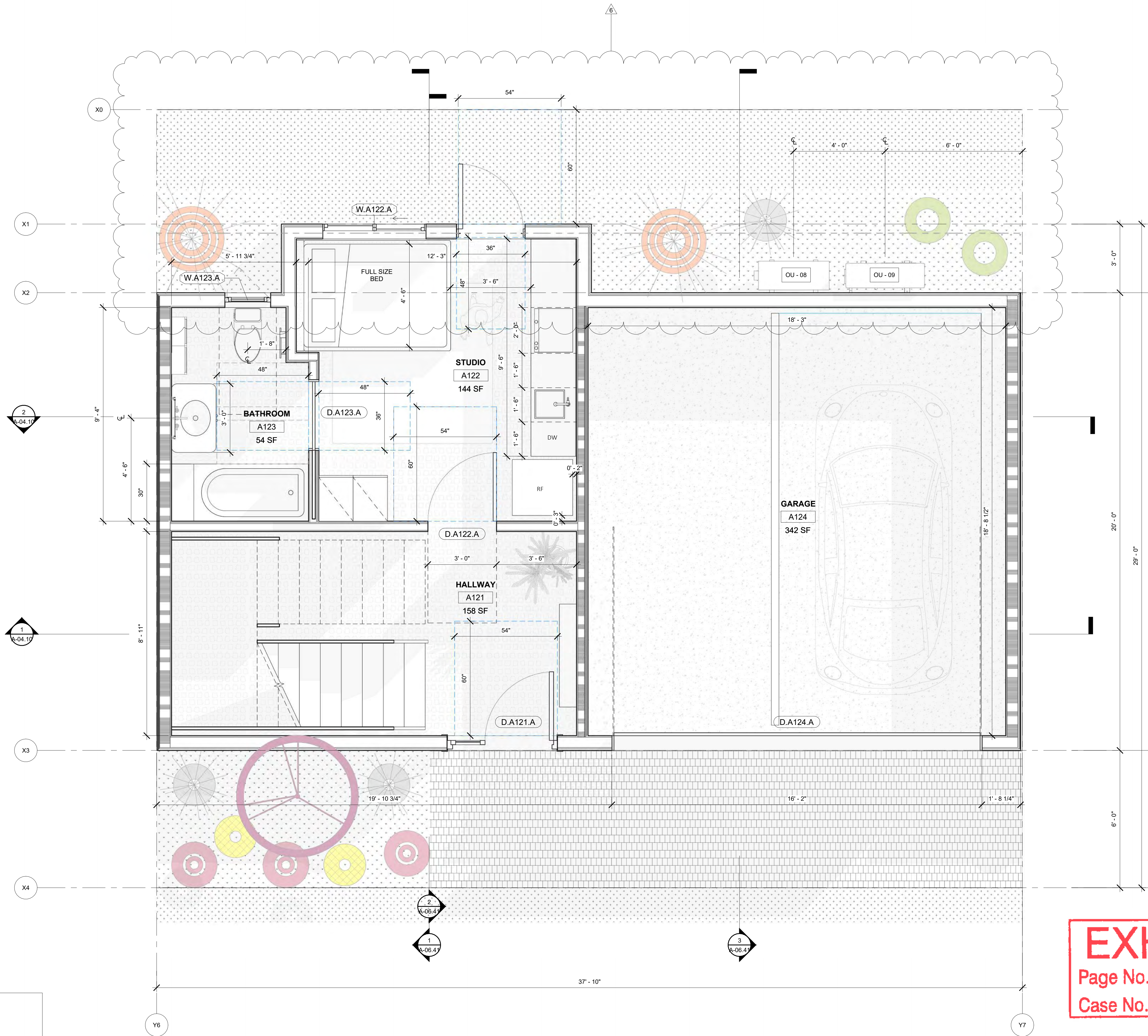


2 SECTION LONGITUDINAL 2
1/8" = 1'-0"

EXHIBIT "A"
Page No. 40 of 60
Case No. CPC-2025-796-DB-HCA

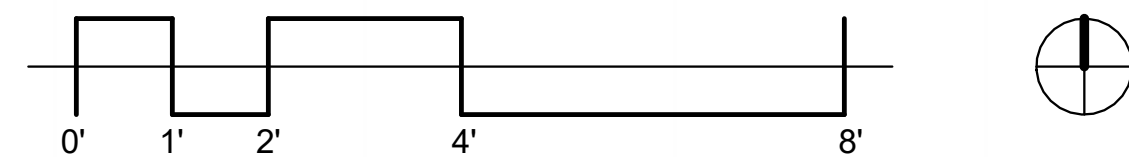


LADBS



ENLARGED GROUND FLOOR PLAN -
UNIT A
1/2" = 1'-0"

EXHIBIT "A"
Page No. 41 of 60
Case No. CPC-2025-796-DB-HCA



LEGEND

- FLOOR TILE
- ENGINEERED HARDWOOD FLOORING
- CONCRETE SLAB
- WOOD DECKING
- BERRIDGE METAL ROOF
- PERMEABLE PAVERS FILLED WITH GRAVEL

KEYNOTE

NOTES

ROOM SCHEDULE - FLR 01 - UNIT A

Name	Number	Area
HALLWAY	A121	158 SF
STUDIO	A122	144 SF
BATHROOM	A123	54 SF
GARAGE	A124	342 SF
Grand total: 4		697 SF

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(310) 850-9469

DESIGN PROFESSIONAL
KIRILL VOLCHINSKIY, AIA



REVISIONS

No	DESCRIPTION	DATE
6	PLANNING COMMENTS 1	10/30/2025

KEY PLAN

TITLE
ENLARGED GROUND
FLOOR PLAN - UNIT
TYPE A

A-05.31

DATE	SCALE
DATE	As indicated
DATE	06/22/24
PHASE	PLANNING SUBMITTAL

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LADBS

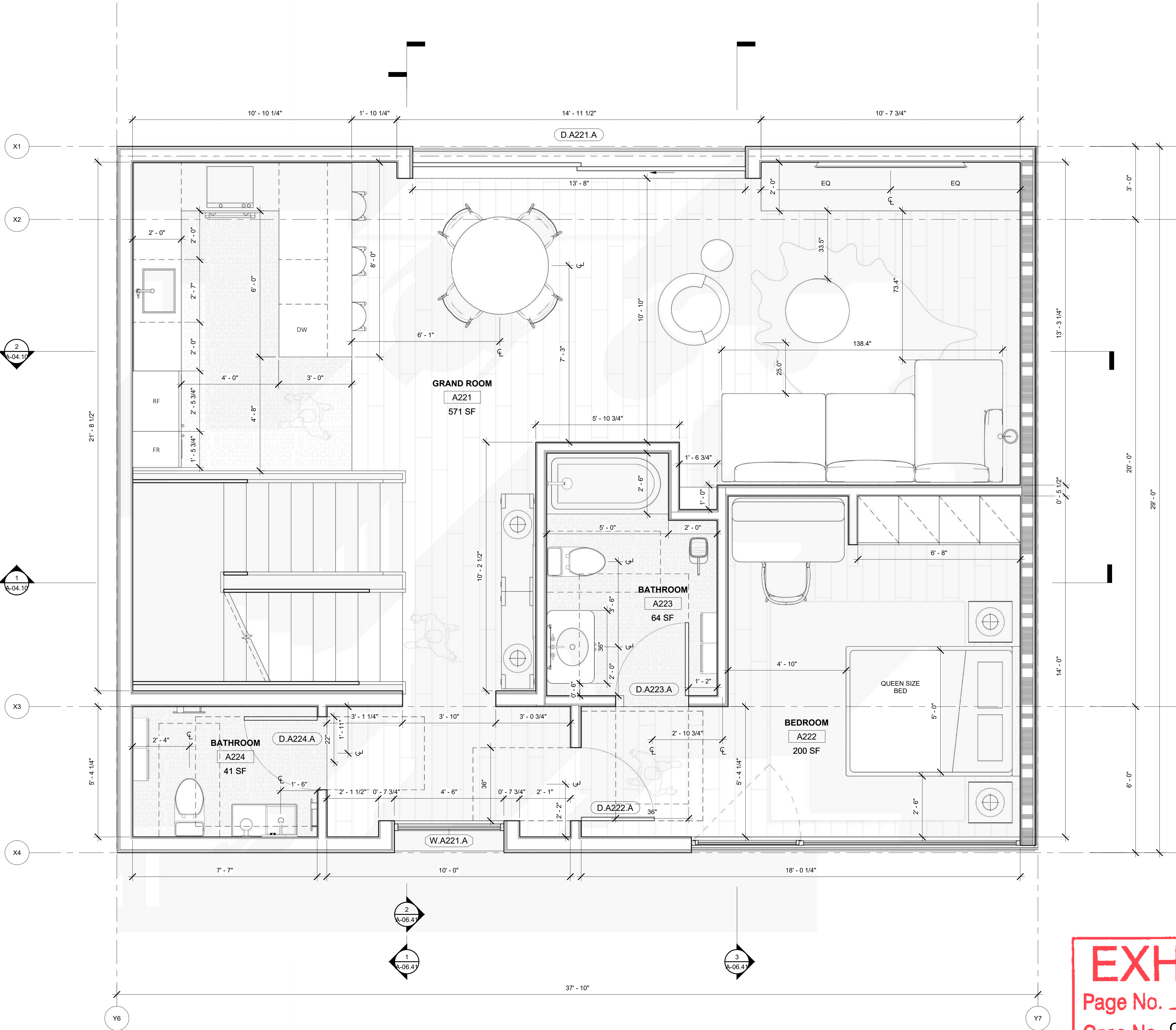
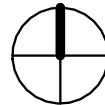
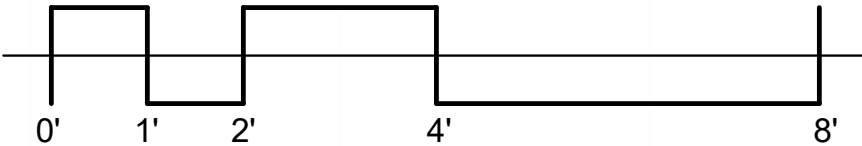


EXHIBIT "A"
Page No. 42 of 60
Case No. CPC-2025-796-DB-HCA

1 ENLARGED FIRST FLOOR PLAN - UNIT A
1/2" = 1'-0"



LEGEND

FLOOR TILE

ENGINEERED HARDWOOD FLOORING

CONCRETE SLAB

WOOD DECKING

BERRIDGE METAL ROOF

PERMEABLE PAVERS FILLED WITH GRAVEL

KEYNOTE

DESIGN PROFESSIONAL

KIRILL VOLCHINSKIY, AIA

C-38316

06/01/23

KIRILL VOLCHINSKIY

STATE OF CALIFORNIA

REVISIONS

No	DESCRIPTION	DATE

NOTES

KEY PLAN

ROOM SCHEDULE - FLR 02 - UNIT A

Name	Number	Area
GRAND ROOM	A221	571 SF
BEDROOM	A222	200 SF
BATHROOM	A223	64 SF
BATHROOM	A224	41 SF
Grand total: 4		875 SF

TITLE

ENLARGED FIRST FLOOR PLAN - UNIT TYPE A

A-05.32

DATE

06/22/24

PHASE

PLANNING SUBMITTAL

SCALE

As indicated

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9335 N NOBLE AVE

OCA

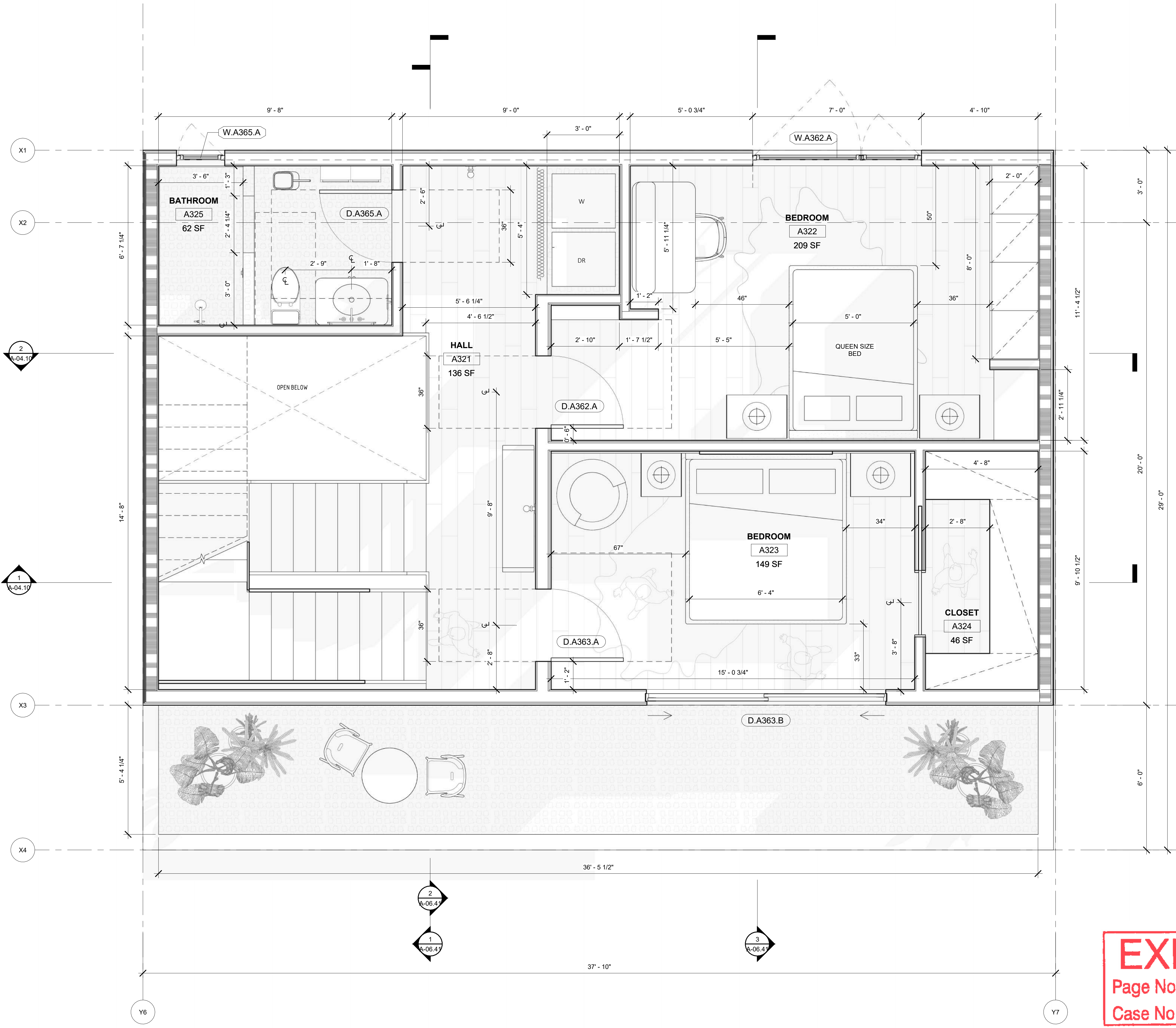
ADDRESS

9335 N NOBLE AVE
NORTH HILLS, CA 91343

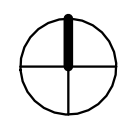
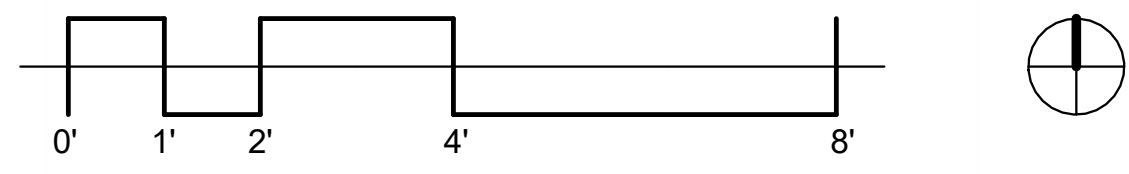
OWNER

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LADBS



ENLARGED SECOND FLOOR PLAN -
UNIT A
1/2" = 1'-0"



LEGEND

FLOOR TILE

ENGINEERED HARDWOOD FLOORING

CONCRETE SLAB

WOOD DECKING

BERRIDGE METAL ROOF

PERMEABLE PAVERS FILLED WITH GRAVEL

KEYNOTE

DESIGN PROFESSIONAL

KIRILL VOLCHINSKIY, AIA

LICENSED ARCHITECT

KIRILL VOLCHINSKIY

C-38316

EXPI. 6/30/23

STATE OF CALIFORNIA

REVISIONS

No	DESCRIPTION	DATE

NOTES

ROOM SCHEDULE - FLR 03 - UNIT A

Name	Number	Area
HALL	A321	136 SF
BEDROOM	A322	209 SF
BEDROOM	A323	149 SF
CLOSET	A324	46 SF
BATHROOM	A325	62 SF
Grand total:	5	602 SF

TITLE

ENLARGED SECOND FLOOR - UNIT TYPE A

A-05.33

DATE	SHEET	LEVEL	REVISION

SCALE

As indicated

DATE

06/22/24

PHASE

PLANNING SUBMITTAL

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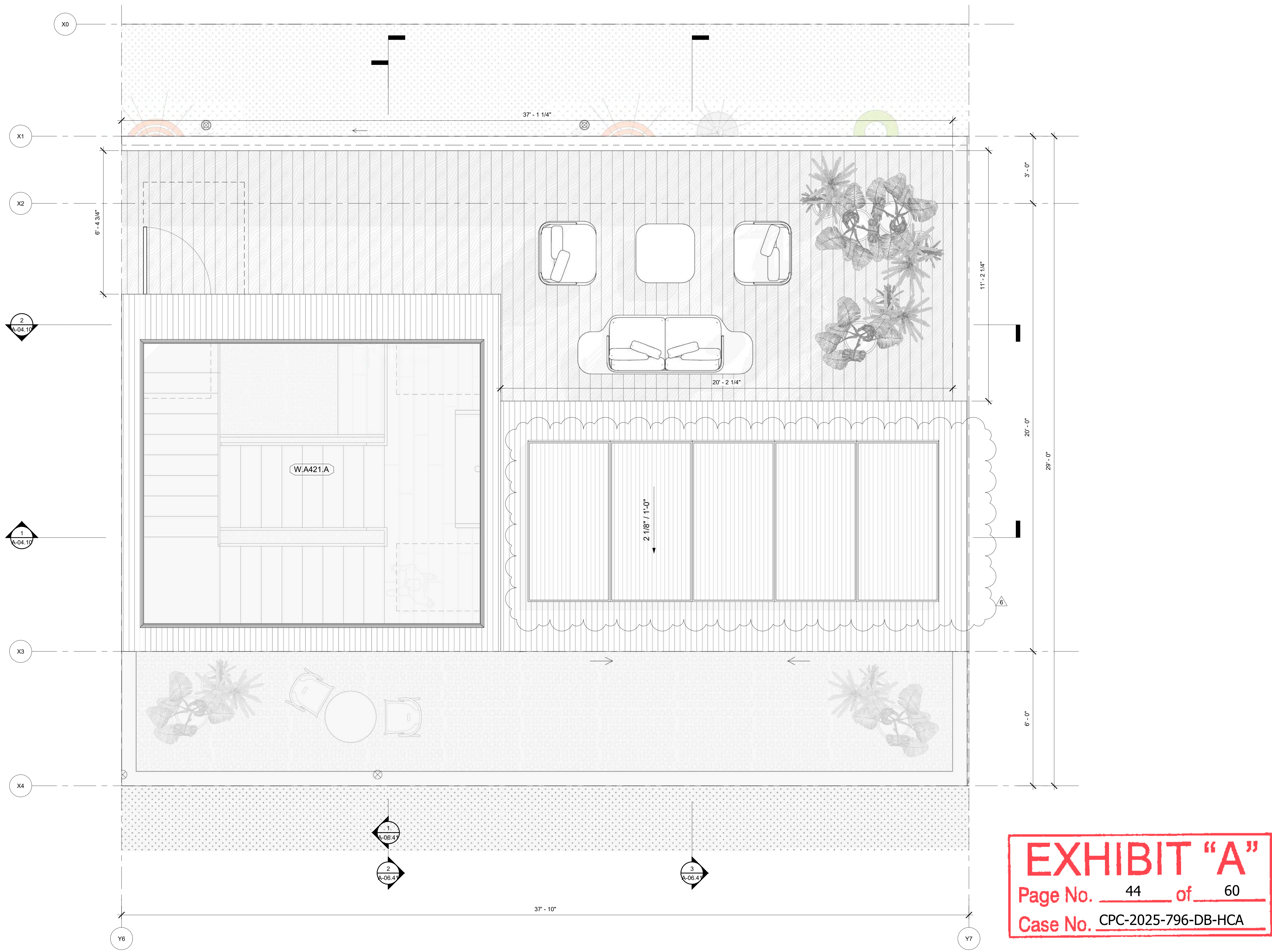
ADDRESS

9335 N NOBLE AVE
NORTH HILLS, CA 91343

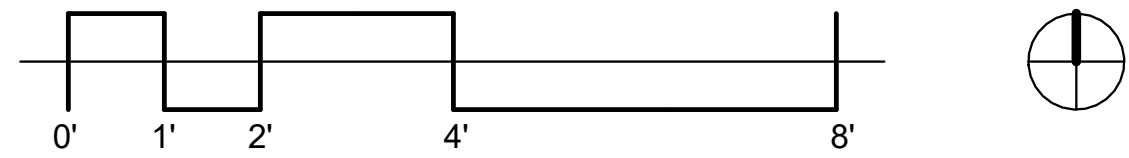
OWNER

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(310) 850-9469

LADBS



1 ENLARGED ROOF PLAN - UNIT A
1/2" = 1'-0"



LEGEND

FLOOR TILE

ENGINEERED HARDWOOD FLOORING

CONCRETE SLAB

WOOD DECKING

BERRIDGE METAL ROOF

PERMEABLE PAVERS FILLED WITH GRAVEL

KEYNOTE

DESIGN PROFESSIONAL

KIRILL VOLCHINSKIY, AIA

C-38316

10/01/2023

LICENSED ARCHITECT

KIRILL VOLCHINSKIY

STATE OF CALIFORNIA

REVISIONS

No	DESCRIPTION	DATE
6	PLANNING COMMENTS 1	10/30/2025

NOTES

KEY PLAN

TITLE

ENLARGED ROOF PLAN - UNIT TYPE A

A-05.34

DATE	REVISION	DATE

SCALEAs indicated

DATE06/22/24

PHASEPLANNING SUBMITTAL

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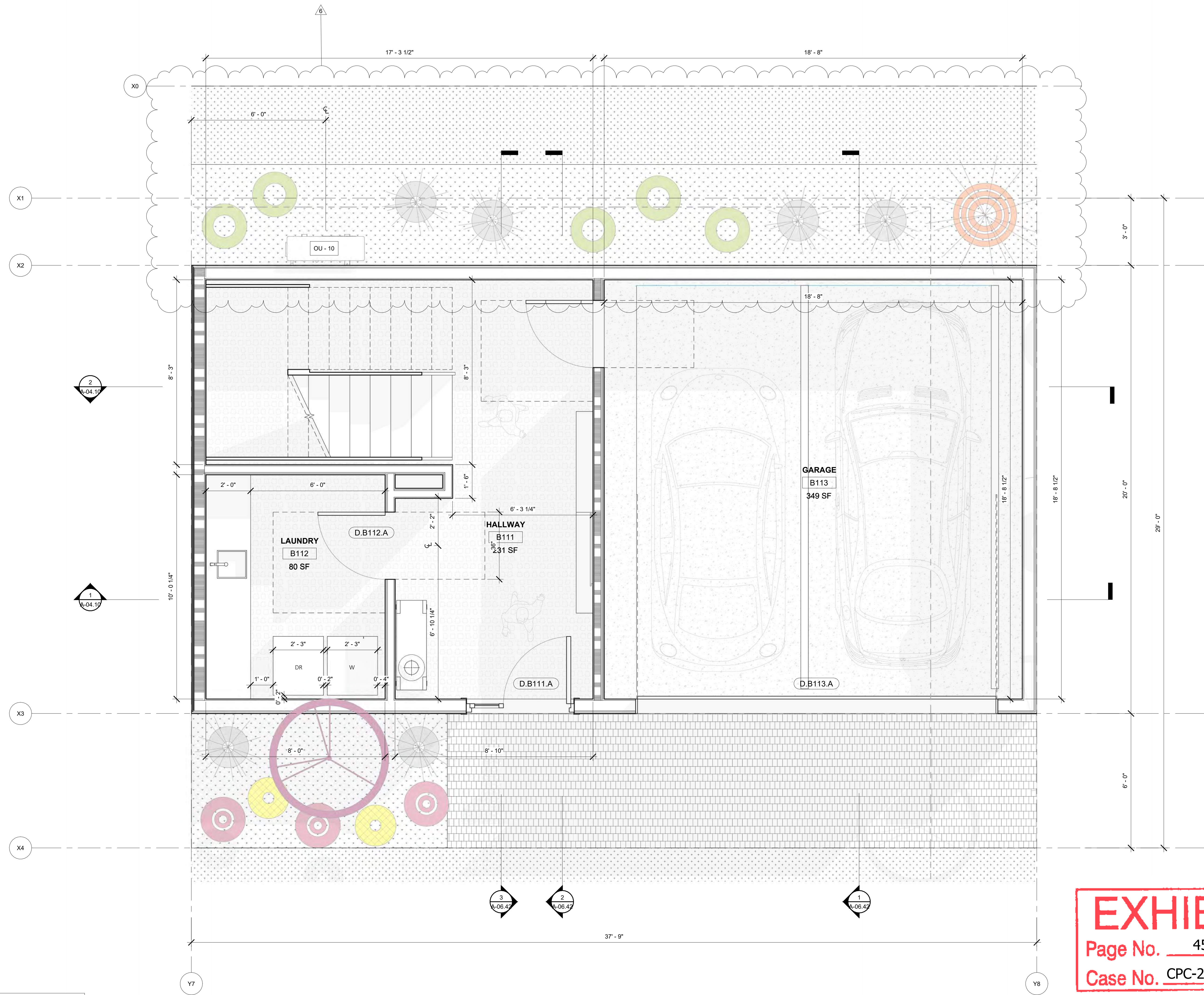
ADDRESS

9335 N NOBLE AVE
NORTH HILLS, CA 91343

OWNER

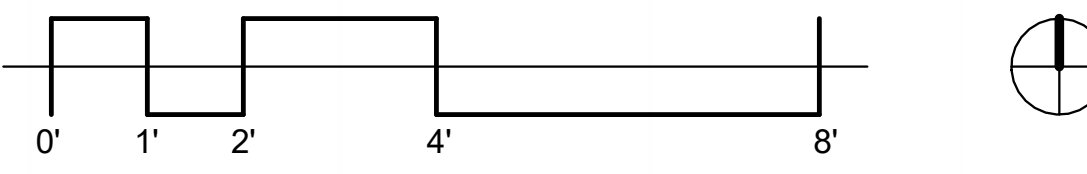
MILAD JASHNEIH
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LADBS



ENLARGED GROUND FLOOR PLAN - UNIT B
1/2" = 1'-0"

EXHIBIT "A"
Page No. 45 of 60
Case No. CPC-2025-796-DB-HCA



LEGEND

FLOOR TILE

ENGINEERED HARDWOOD FLOORING

CONCRETE SLAB

WOOD DECKING

BERRIDGE METAL ROOF

PERMEABLE PAVERS FILLED WITH GRAVEL

KEYNOTE

DESIGN PROFESSIONAL

KIRILL VOLCHINSKIY, AIA

C-38316

10/11/2023

KIRILL VOLCHINSKIY

STATE OF CALIFORNIA

REVISIONS

No	DESCRIPTION	DATE
6	PLANNING COMMENTS 1	10/30/2025

NOTES

ROOM SCHEDULE - FLR 01 - UNIT B

Name	Number	Area
HALLWAY	B111	231 SF
LAUNDRY	B112	80 SF
GARAGE	B113	349 SF
Grand total:	3	661 SF

TITLE

ENLARGED GROUND FLOOR PLAN - UNIT TYPE B

A-05.55

DATE

SCALE

PHASE

10/30/2025

As indicated

PLANNING SUBMITTAL

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9335 N NOBLE AVE

OCA

ADDRESS

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MALIBU, CA 90265
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LADBS

LEGEND

9335 N NOBLE AVE



ADDRESS
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(310) 850-9469

- FLOOR TILE
- ENGINEERED HARDWOOD FLOORING
- CONCRETE SLAB
- WOOD DECKING
- BERRIDGE METAL ROOF
- PERMEABLE PAVERS FILLED WITH GRAVEL

KEYNOTE

DESIGN PROFESSIONAL
KIRILL VOLCHINSKIY, AIA



REVISIONS

No	DESCRIPTION	DATE
6	PLANNING COMMENTS 1	10/30/2025

NOTES

KEY PLAN

ROOM SCHEDULE - FLR 02 - UNIT B

Name	Number	Area
GRAND ROOM	B211	764 SF
BEDROOM	B212	167 SF
BATHROOM	B213	54 SF
Grand total: 3		984 SF

TITLE

ENLARGED FIRST FLOOR PLAN - UNIT TYPE B

A-05.56

DATE	SHEET	LEVEL	REVISION
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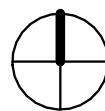
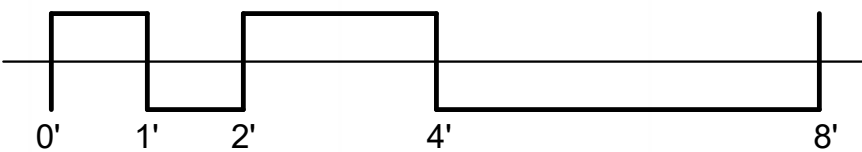
SCALE As indicated

DATE 06/22/24

PHASE PLANNING SUBMITTAL

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1 ENLARGED FIRST FLOOR PLAN - UNIT B
1/2" = 1'-0"



LADBS

LEGEND

FLOOR TILE

ENGINEERED HARDWOOD FLOORING

CONCRETE SLAB

WOOD DECKING

BERRIDGE METAL ROOF

PERMEABLE PAVERS FILLED WITH GRAVEL

KEYNOTE

DESIGN PROFESSIONAL

KIRILL VOLCHINSKIY, AIA

C-38316

06/01/23

LICENSED ARCHITECT

KIRILL VOLCHINSKIY

STATE OF CALIFORNIA

REVISIONS

No	DESCRIPTION	DATE

NOTES

KEY PLAN

ROOM SCHEDULE - FLR 03 - UNIT B

Name	Number	Area
HALL	B311	106 SF
BEDROOM	B312	164 SF
BEDROOM	B313	189 SF
BATHROOM	B314	63 SF
Grand total:	4	523 SF

TITLE

ENLARGED SECOND FLOOR PLAN - UNIT TYPE B

A-05.57

DATE

06/22/24

PHASE

PLANNING SUBMITTAL

SCALE

As indicated

0' 1' 2' 4' 8'

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9335 N NOBLE AVE

OCA

ADDRESS

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NORTH HILLS, CA 91343

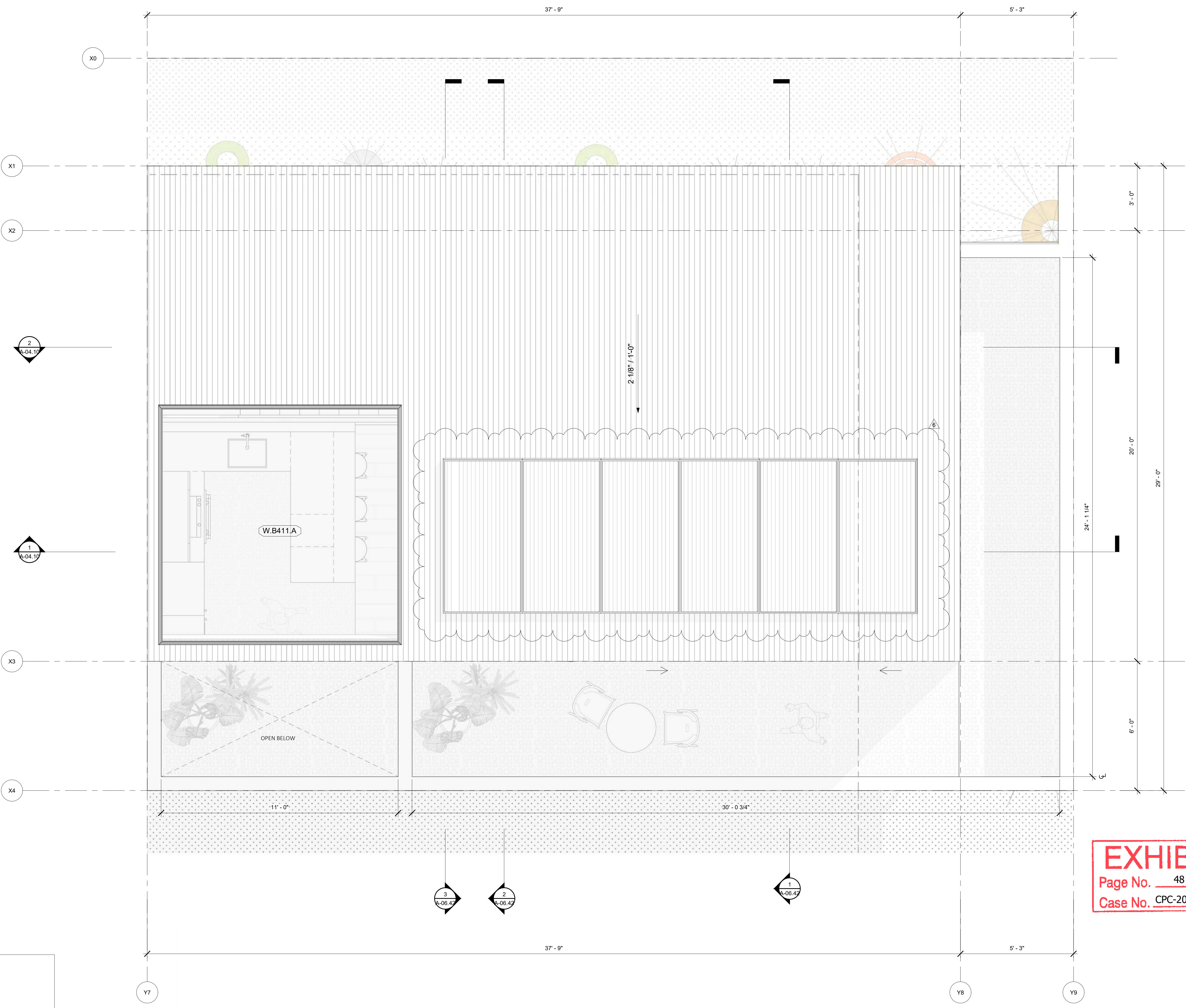
OWNER

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M.JASHNEIH@GMAIL.COM
(310) 850-9469

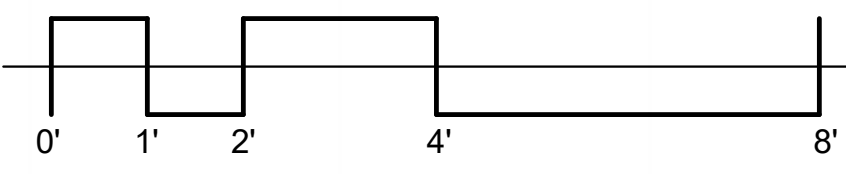
ENLARGED SECOND FLOOR PLAN - UNIT B
1/2" = 1'-0"

EXHIBIT "A"
Page No. 47 of 60
Case No. CPC-2025-796-DB-HCA

LADBS




1 ENLARGED ROOF PLAN - UNIT B
1/2" = 1'-0"



LEGEND

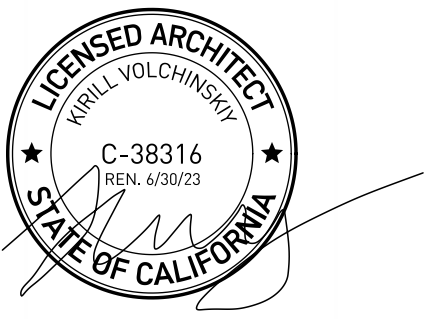
9335 N NOBLE AVE



ADDRESS
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(310) 850-9469

KEYNOTE

DESIGN PROFESSIONAL
KIRILL VOLCHINSKIY, AIA


NOTES

REVISIONS

No	DESCRIPTION	DATE
6	PLANNING COMMENTS 1	10/30/2025

KEY PLAN

TITLE
ENLARGED ROOF
PLAN - UNIT TYPE B

A-05.58

DISCIPLINE	SHEET	LEVEL	REVISION

SCALE 1/2" = 1'-0"

DATE 06/22/24

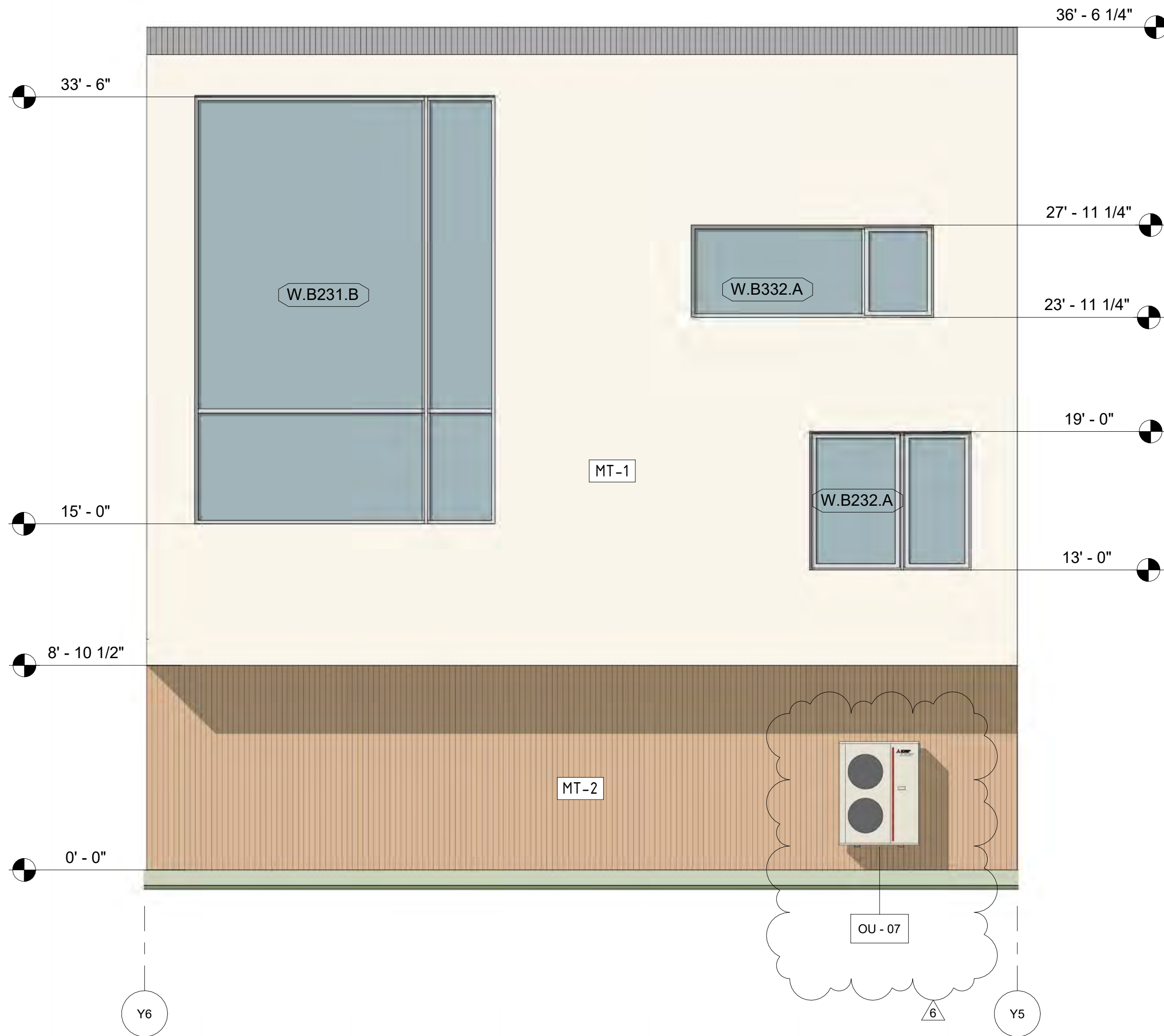
PHASE PLANNING SUBMITTAL

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2



ENLARGED EXTERIOR ELEVATION
2 SOUTH - UNIT TYPE A - UNIT #2
1/4" = 1'-0"



ENLARGED EXTERIOR ELEVATION
1 NORTH - UNIT TYPE A - UNIT #2
1/4" = 1'-0"

MATERIAL SCHEDULE				
Material: Mark	ELEMENT NAME	MATERIAL NAME	NAME AND COLOR NUMBER	MATERIAL IMAGE
MT-1	WALL	STUCCO	TEXSTONE, PRODUCT: ORTEX STUCCO COLOR COAT (MC-315), CLASS A FIRE RATED	
MT-2	WALL	WOOD VERTICAL SLAT PANELS	THERMORY BENCHMARK THERMO-PINE C65, CLADDING, WOOD: PINE	
MT-3	ROOF	STANDING SEAM METAL ROOF	BERRIDGE MANUFACTURING COMPANY, PRODUCT: HIGH SEAM TEE-PANEL, COLOR: CHARCOAL GREY	

EXHIBIT "A"
Page No. 49 of 60
Case No. CPC-2025-796-DB-HCA

LEGEND

9335 N NOBLE AVE

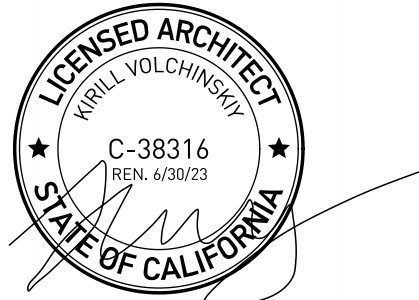


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(310) 850-9469

KEYNOTE

DESIGN PROFESSIONAL
KIRILL VOLCHINSKIY, AIA



REVISIONS

No	DESCRIPTION	DATE
2	ZONING 1	3/19/2025
6	PLANNING COMMENTS 1	10/30/2025

NOTES

KEY PLAN

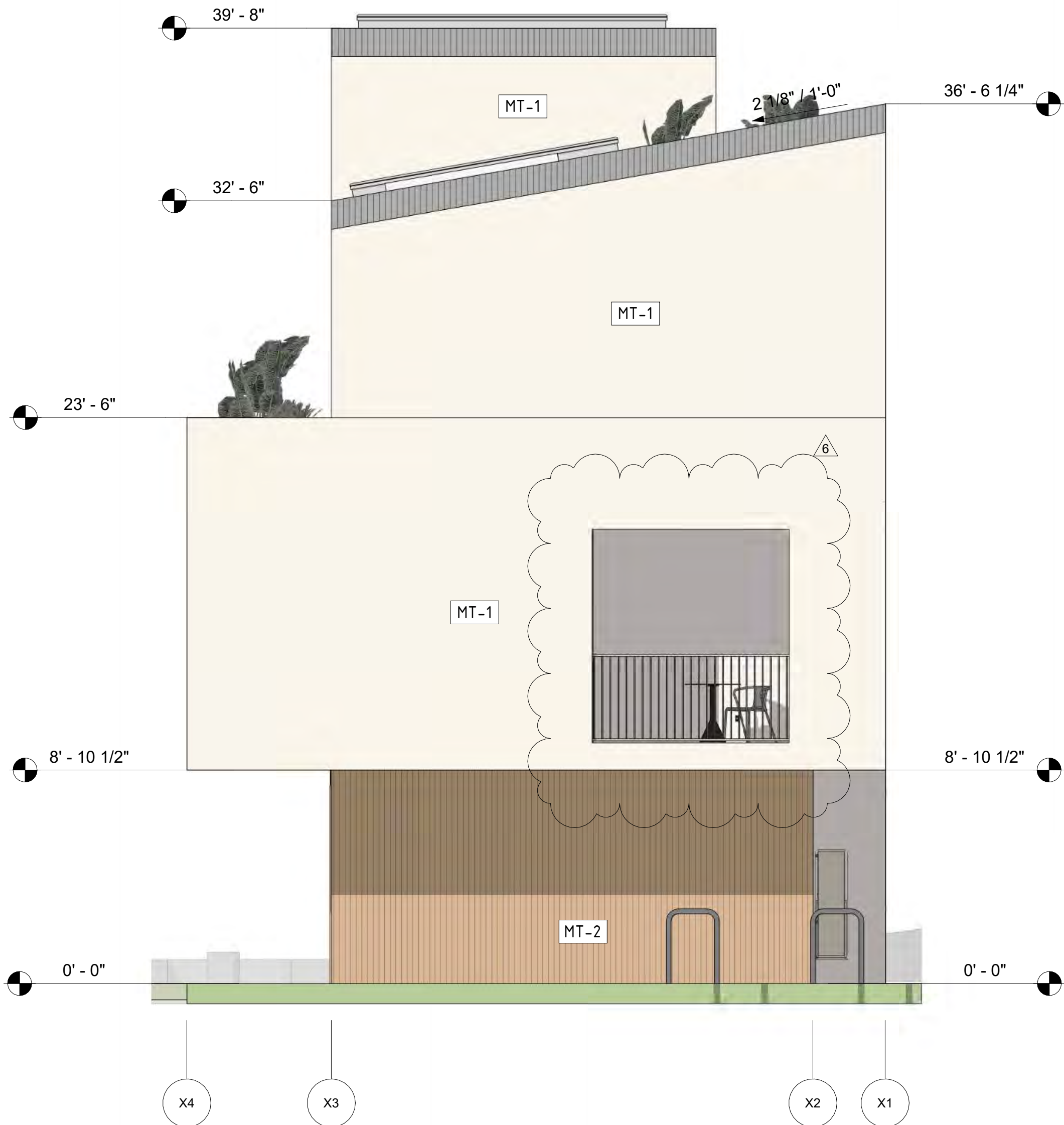
TITLE

ENLARGED EXTERIOR
ELEVATIONS - UNIT
TYPE A - UNIT #1

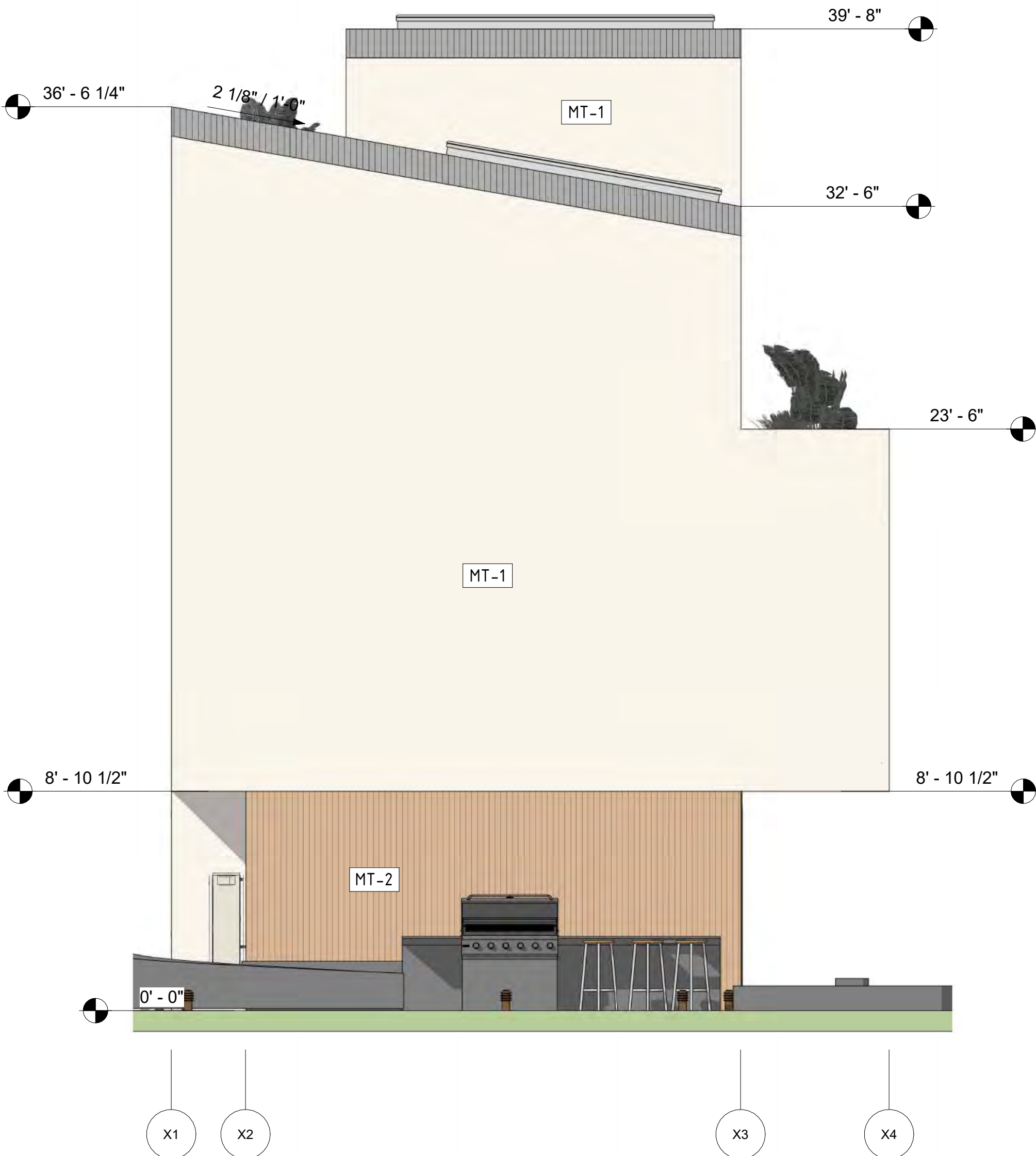
A-06.11

DATE	REVISED	DATE	REVISED	DATE	REVISED
SCALE 1/4" = 1'-0"					
DATE 07/06/24					
PHASE PLANNING SUBMITTAL					

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② ENLARGED ELEVATION EAST
1/4" = 1'-0"



① ENLARGED ELEVATION WEST
1/4" = 1'-0"

MATERIAL SCHEDULE				
Material: Mark	ELEMENT NAME	MATERIAL NAME	NAME AND COLOR NUMBER	MATERIAL IMAGE
MT-1	WALL	STUCCO	TEXSTONE, PRODUCT: ORTEX STUCCO COLOR COAT (MC-315), CLASS A FIRE RATED	
MT-2	WALL	WOOD VERTICAL SLAT PANELS	THERMORY BENCHMARK THERMO-PINE C65, CLADDING, WOOD: PINE	
MT-3	ROOF	STANDING SEAM METAL ROOF	BERRIDGE MANUFACTURING COMPANY,PRODUCT: HIGH SEAM TEE-PANEL, COLOR: CHARCOAL GREY	

EXHIBIT "A"
Page No. 51 of 60
Case No. CPC-2025-796-DB-HCA

LEGEND

9335 N NOBLE AVE

ADDRESS

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(310) 850-9469

KEYNOTE

DESIGN PROFESSIONAL
KIRILL VOLCHINSKIY, AIA

NOTES

REVISIONS		
No	DESCRIPTION	DATE
6	PLANNING COMMENTS 1	10/30/2025

KEY PLAN

TITLE

ENLARGED EXTERIOR ELEVATIONS - EAST & WEST

A-06.13

DATE	SHEET	LEVEL	REVISION

SCALE

1/4" = 1'-0"

DATE

07/06/24

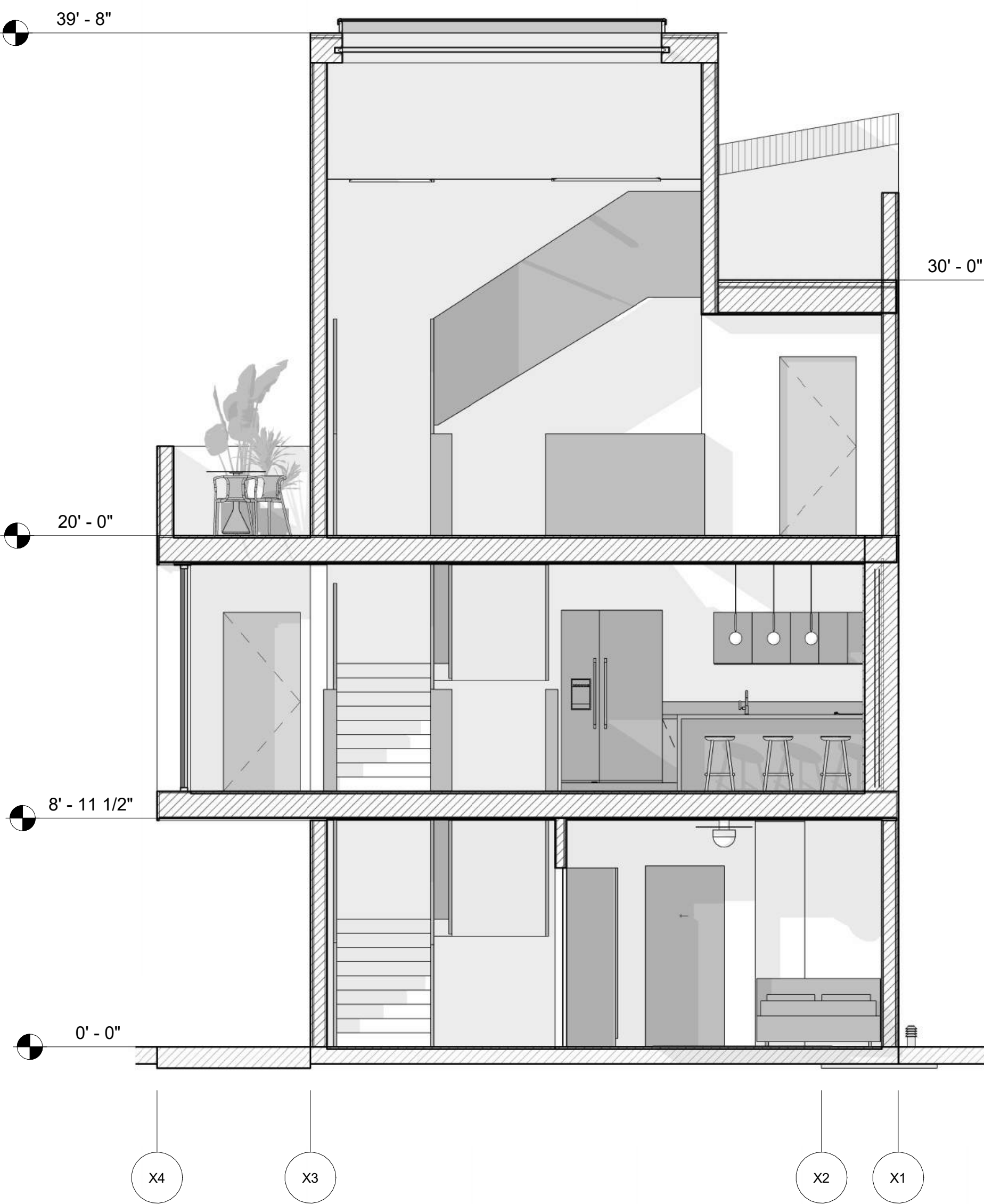
PHASE

PLANNING SUBMITTAL

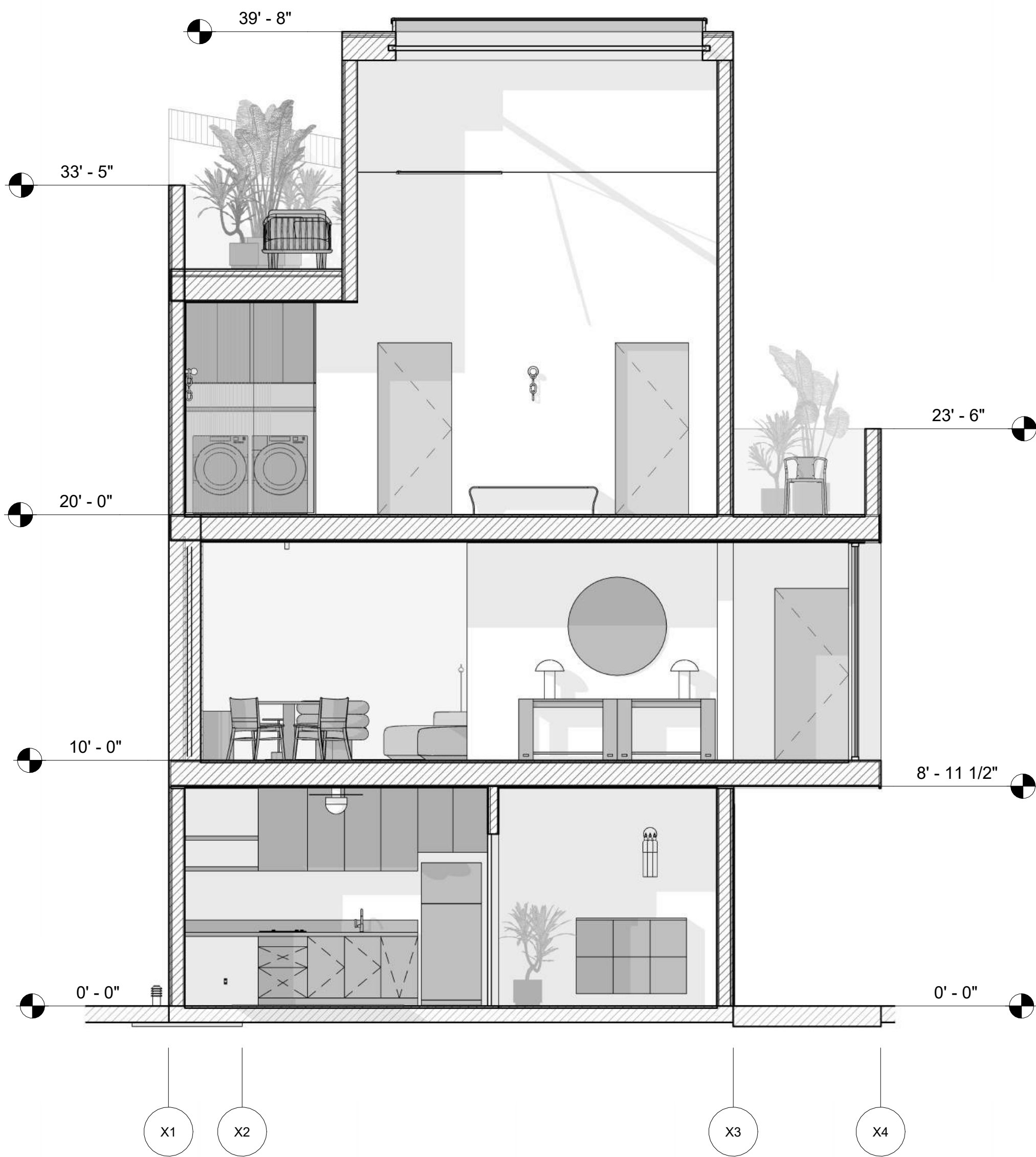
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LADBS

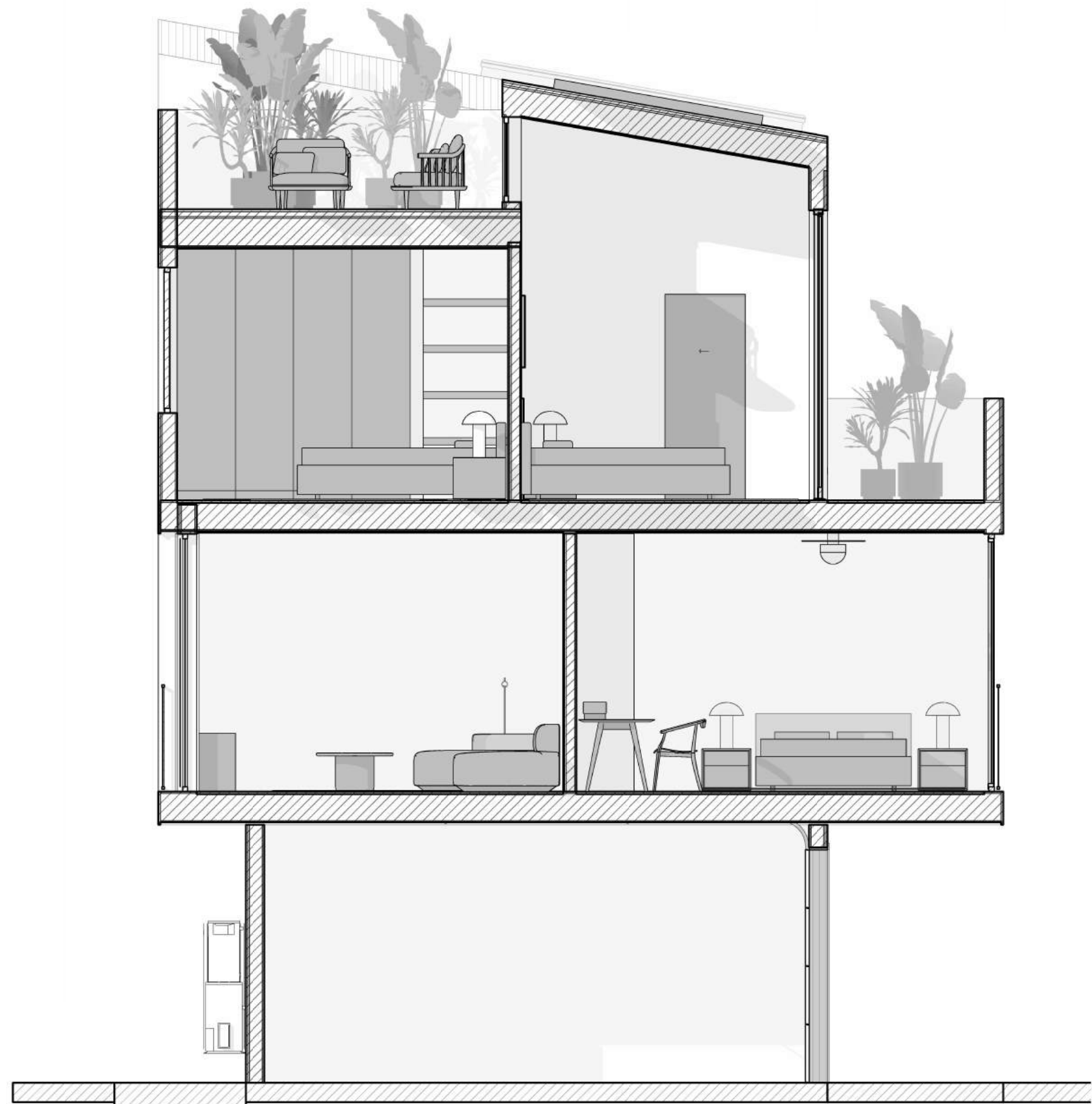
LADBS



① UNIT TYPE A - ENLARGED SECTION 1
1/4" = 1'-0"



② UNIT TYPE A - ENLARGED SECTION 2
1/4" = 1'-0"



③ UNIT TYPE A - ENLARGED SECTION 3
1/4" = 1'-0"

EXHIBIT "A"
Page No. 52 of 60
Case No. CPC-2025-796-DB-HCA

LEGEND

9335 N NOBLE AVE

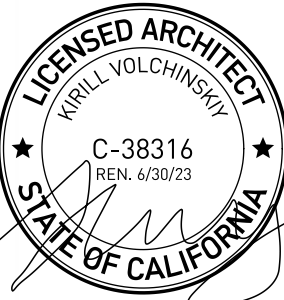


ADDRESS
9335 N NOBLE AVE
NORTH HILLS, CA 91343

OWNER
MILAD JASHNEIH
22548 PACIFIC COAST HWY #304
MALIBU, CA 90265
M.JASHNEIH@GMAIL.COM
(310) 850-9469

KEYNOTE

DESIGN PROFESSIONAL
KIRILL VOLCHINSKIY, AIA



REVISIONS

No	DESCRIPTION	DATE

NOTES

KEY PLAN

TITLE

ENLARGED SECTIONS
- UNIT TYPE A

A-06.41

REVISION	DATE	BY	REVISION

SCALE 1/4" = 1'-0"

DATE 12/18/23

PHASE PLANNING SUBMITTAL

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LEGEND

9335 N NOBLE AVE

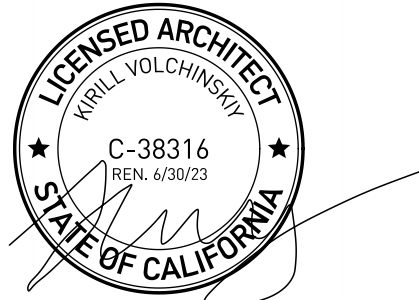


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(310) 850-9469

KEYNOTE

DESIGN PROFESSIONAL
KIRILL VOLCHINSKIY, AIA



REVISIONS

No	DESCRIPTION	DATE

NOTES

KEY PLAN

TITLE
ENLARGED SECTIONS
- UNIT TYPE B

A-06.42

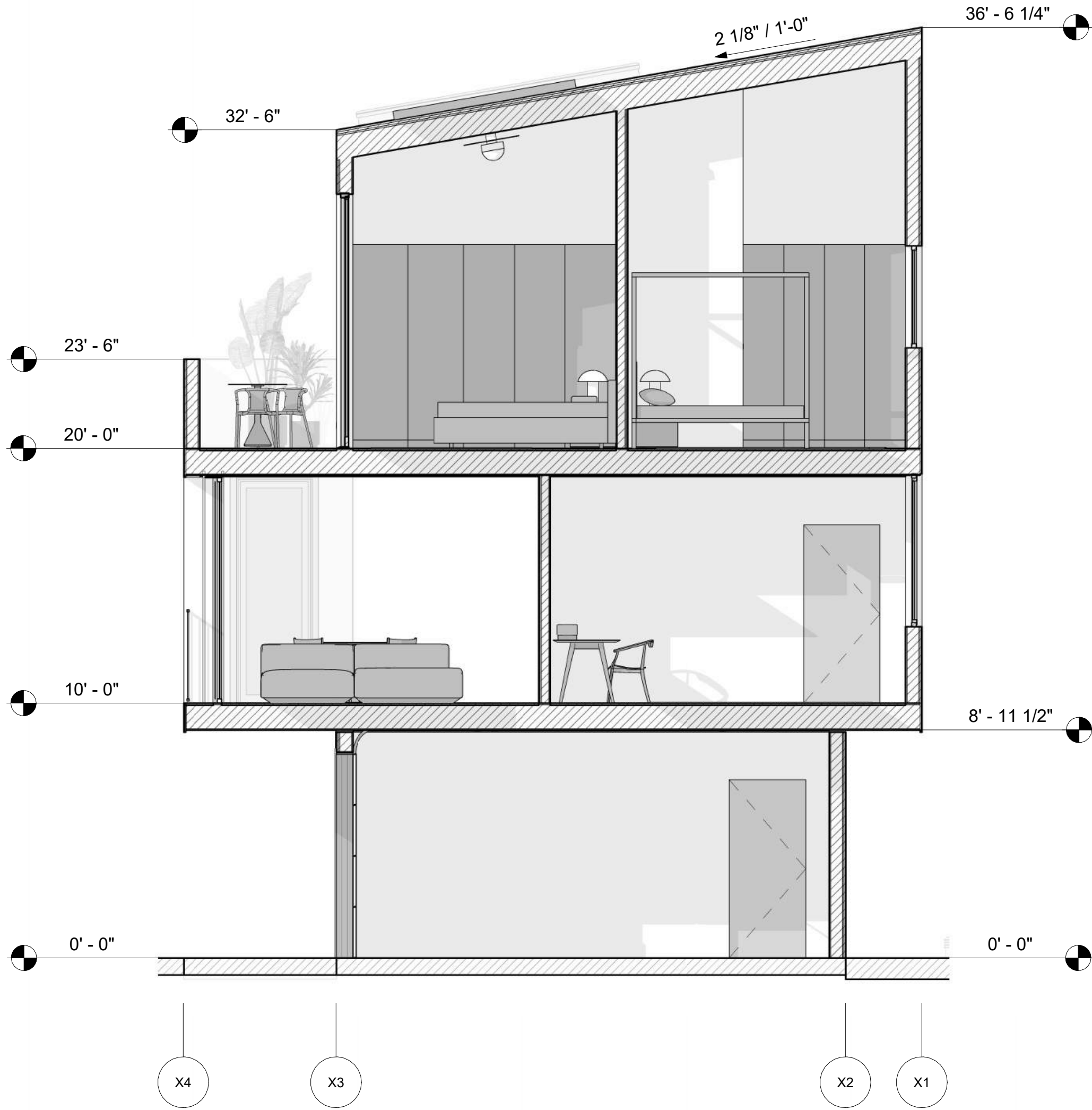
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SCALE 1/4" = 1'-0"

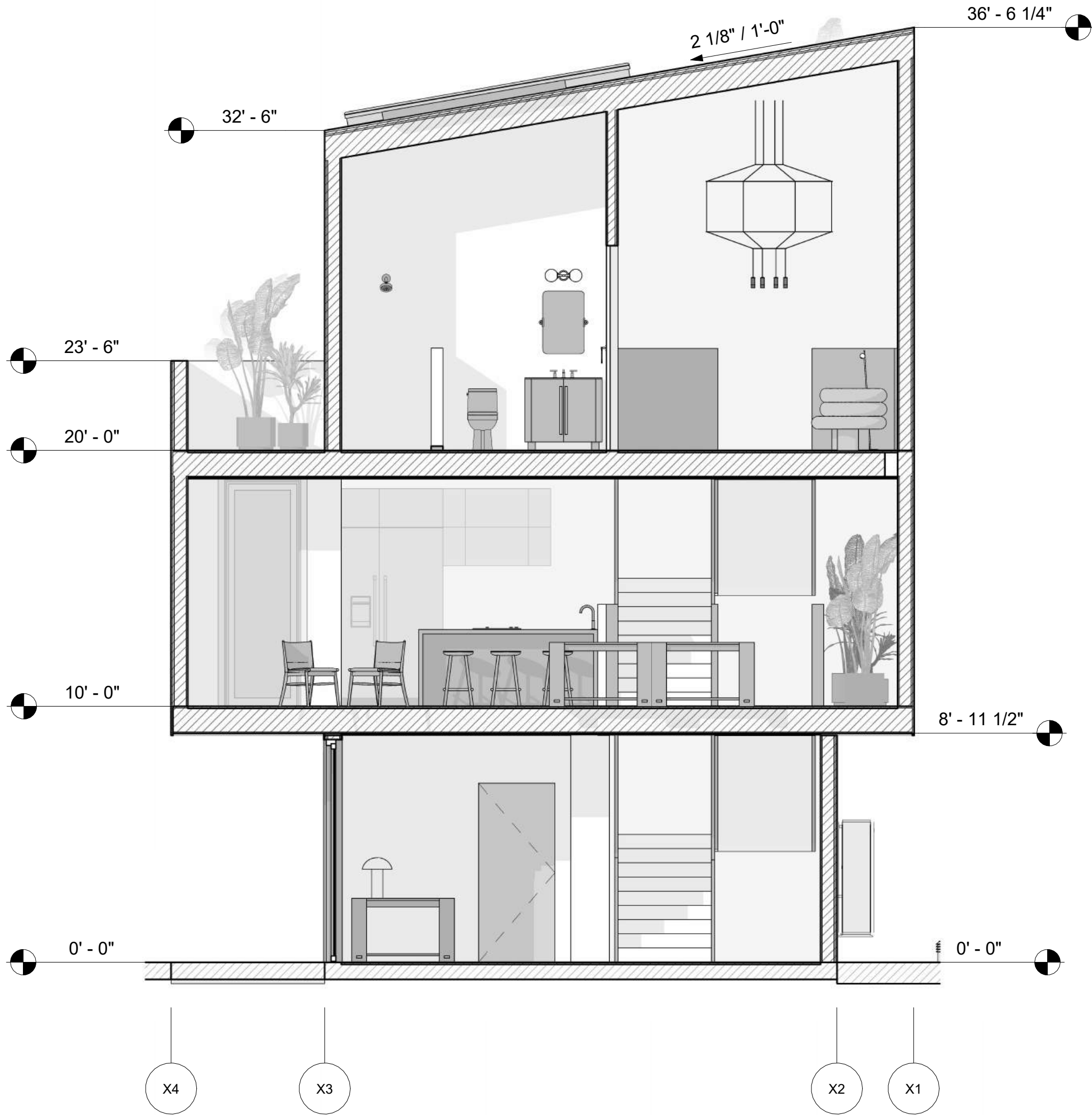
DATE 12/18/23

PHASE PLANNING SUBMITTAL

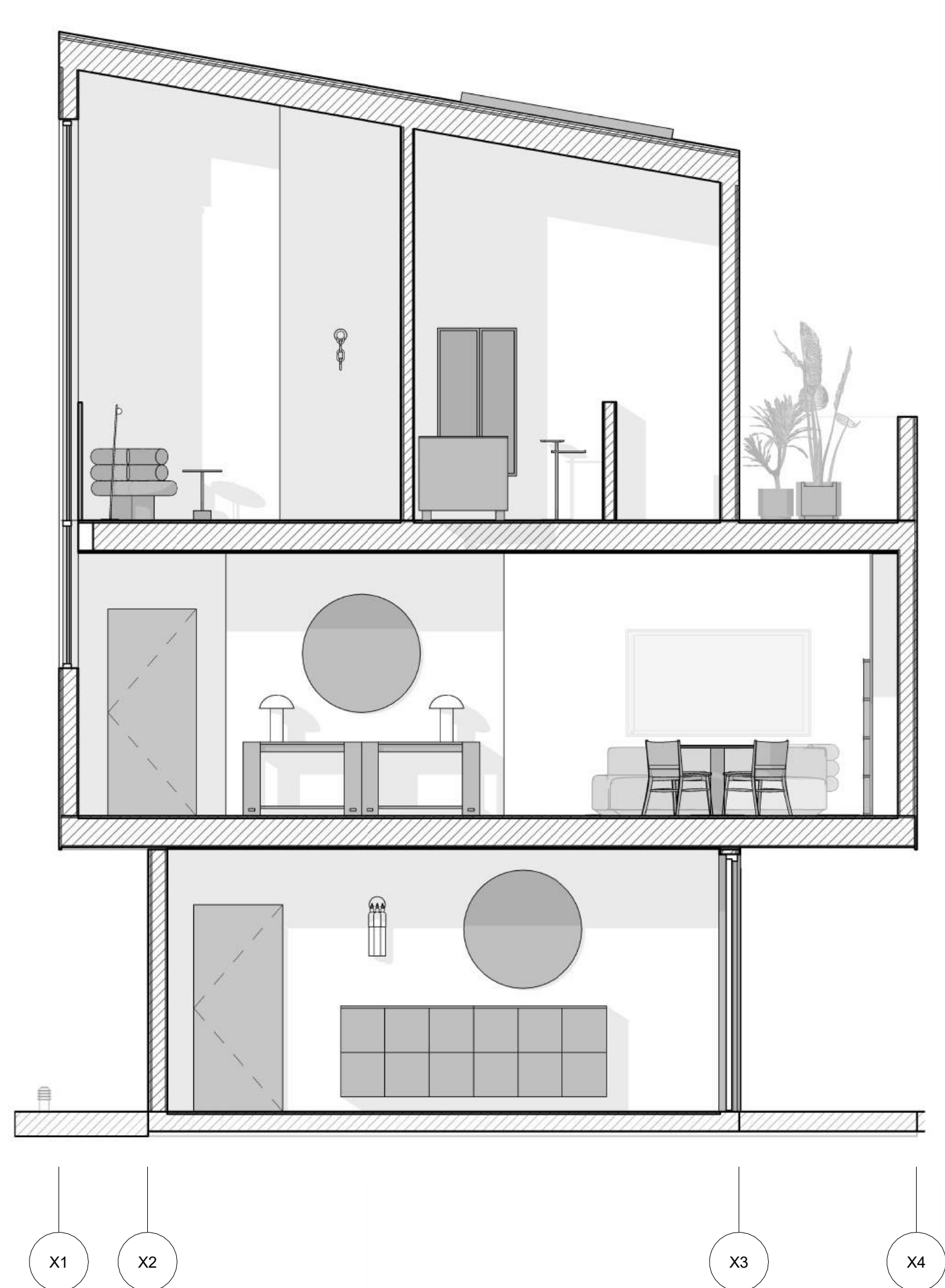
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① UNIT TYPE B - ENLARGED SECTION 1
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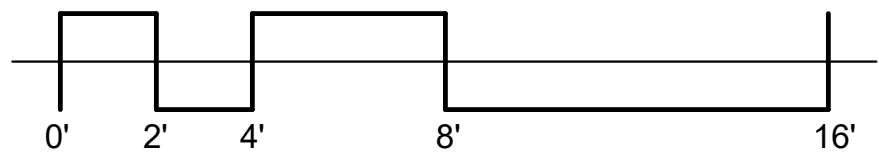


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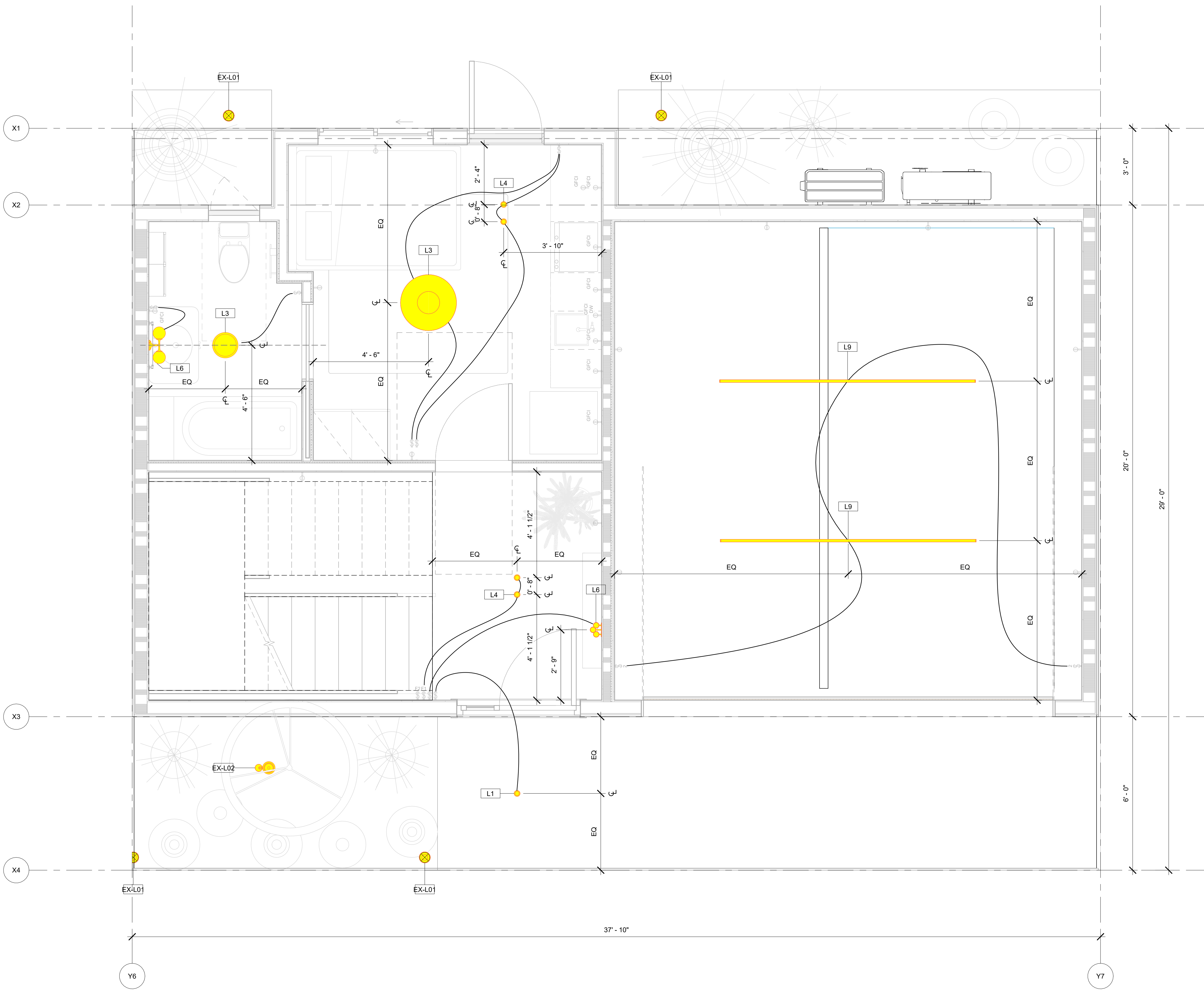


③ UNIT TYPE B - ENLARGED SECTION 3
1/4" = 1'-0"

EXHIBIT "A"
Page No. 53 of 60
Case No. CPC-2025-796-DB-HCA



LADBS



ENLARGED GROUND FLOOR CEILING
PLAN - UNIT A
1/2" = 1'-0"

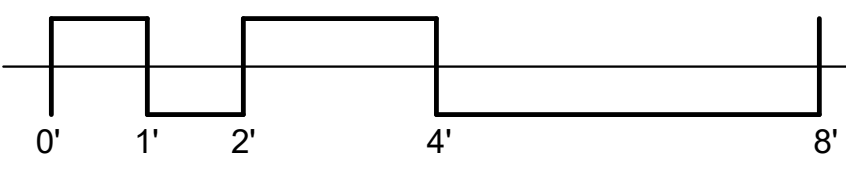


EXHIBIT "A"
Page No. 54 of 60
Case No. CPC-2025-796-DB-HCA

LEGEND

(E) WALL

(N) WALL

RECESSED DOWNLIGHT

RECESSED DOWNLIGHT - ROTATING

RECESSED DOWNLIGHT - CYLINDER/ PROJECTOR

WALL SCONCE

LINEAR LED LIGHT

FLOOR LAMP

TABLE LAMP

CEILING LAMP

WALL SCONCE

WALL SCONCE

PENDANT LAMP

WALL/CEILING SPOT LIGHT

PATHLIGHT

9335 N NOBLE AVE

OCA

ADDRESS

9335 N NOBLE AVE
NORTH HILLS, CA 91343

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KEYNOTE

DESIGN PROFESSIONAL

KIRILL VOLCHINSKIY, AIA

LICENSED ARCHITECT

KIRILL VOLCHINSKIY

C-38316

EXPI. 6/30/23

STATE OF CALIFORNIA

NOTES

REVISIONS

No	DESCRIPTION	DATE

KEY PLAN

LIGHTING FIXTURES SCHEDULE

Type Mark	Description
L1	RECESSED DOWNLIGHT OUTDOOR - 4"
L2	RECESSED DOWNLIGHT WET LOCATIONS - 4"
L3	FLUSH MOUNT CEILING LIGHT
L4	RECESSED DOWNLIGHT - 4"
L5	FLOOR LAMP
L6	WALL SCONCE
L7	TABLE LAMP
L8	PENDANT LAMP
L9	LED LINEAR LIGHT
L10	PATHLIGHT
L11	CABLE LIGHTING

LANDSCAPE LIGHTING FIXTURES...

Type Mark	Description
EX-L01	LANDSCAPE BOLLARD - BYSTED LOUIS POULSEN
EX-L02	LED FLOODLIGHT

TITLE

LIGHTING PLAN - ENLARGED GROUND FLOOR UNIT A

E-01.10

SCALE

As indicated

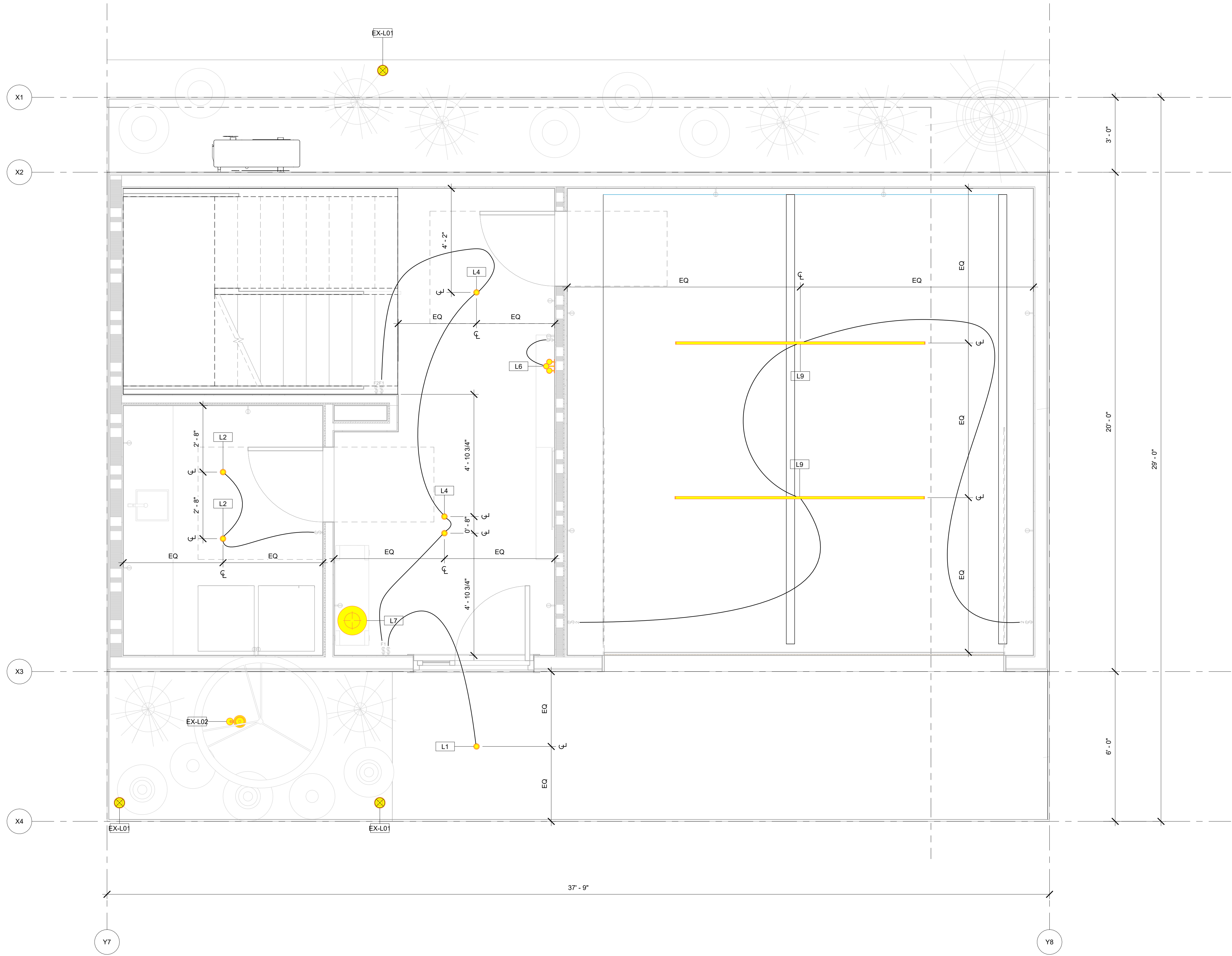
DATE

12/18/23

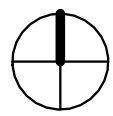
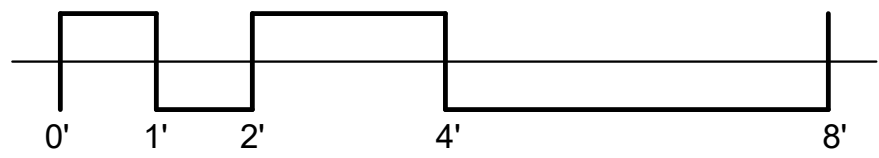
PHASE

PLANNING SUBMITTAL

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ENLARGED GROUND FLOOR CEILING
PLAN - UNIT B
1/2" = 1'-0"



LEGEND

(E) WALL

(N) WALL

RECESSED DOWNLIGHT

RECESSED DOWNLIGHT - ROTATING

RECESSED DOWNLIGHT - CYLINDER/ PROJECTOR

WALL SCONCE

LINEAR LED LIGHT

FLOOR LAMP

TABLE LAMP

CEILING LAMP

WALL SCONCE

WALL SCONCE

PENDANT LAMP

WALL/CEILING SPOT LIGHT

PATHLIGHT

9335 N NOBLE AVE

OCA

ADDRESS

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NORTH HILLS, CA 91343

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KEYNOTE

DESIGN PROFESSIONAL
KIRILL VOLCHINSKIY, AIA

LICENSED ARCHITECT

KIRILL VOLCHINSKIY

C-38316

EXPI. 6/30/23

STATE OF CALIFORNIA

REVISIONS

No	DESCRIPTION	DATE

NOTES

KEY PLAN

LIGHTING FIXTURES SCHEDULE

Type Mark	Description
L1	RECESSED DOWNLIGHT OUTDOOR - 4"
L2	RECESSED DOWNLIGHT WET LOCATIONS - 4"
L3	FLUSH MOUNT CEILING LIGHT
L4	RECESSED DOWNLIGHT - 4"
L5	FLOOR LAMP
L6	WALL SCONCE
L7	TABLE LAMP
L8	PENDANT LAMP
L9	LED LINEAR LIGHT
L10	PATHLIGHT
L11	CABLE LIGHTING

LANDSCAPE LIGHTING FIXTURES...

Type Mark	Description
EX-L01	LANDSCAPE BOLLARD - BYSTED LOUIS POULSEN
EX-L02	LED FLOODLIGHT

TITLE

LIGHTING PLAN -
ENLARGED GROUND
FLOOR UNIT B

E-01.11

DATE

10/07/24

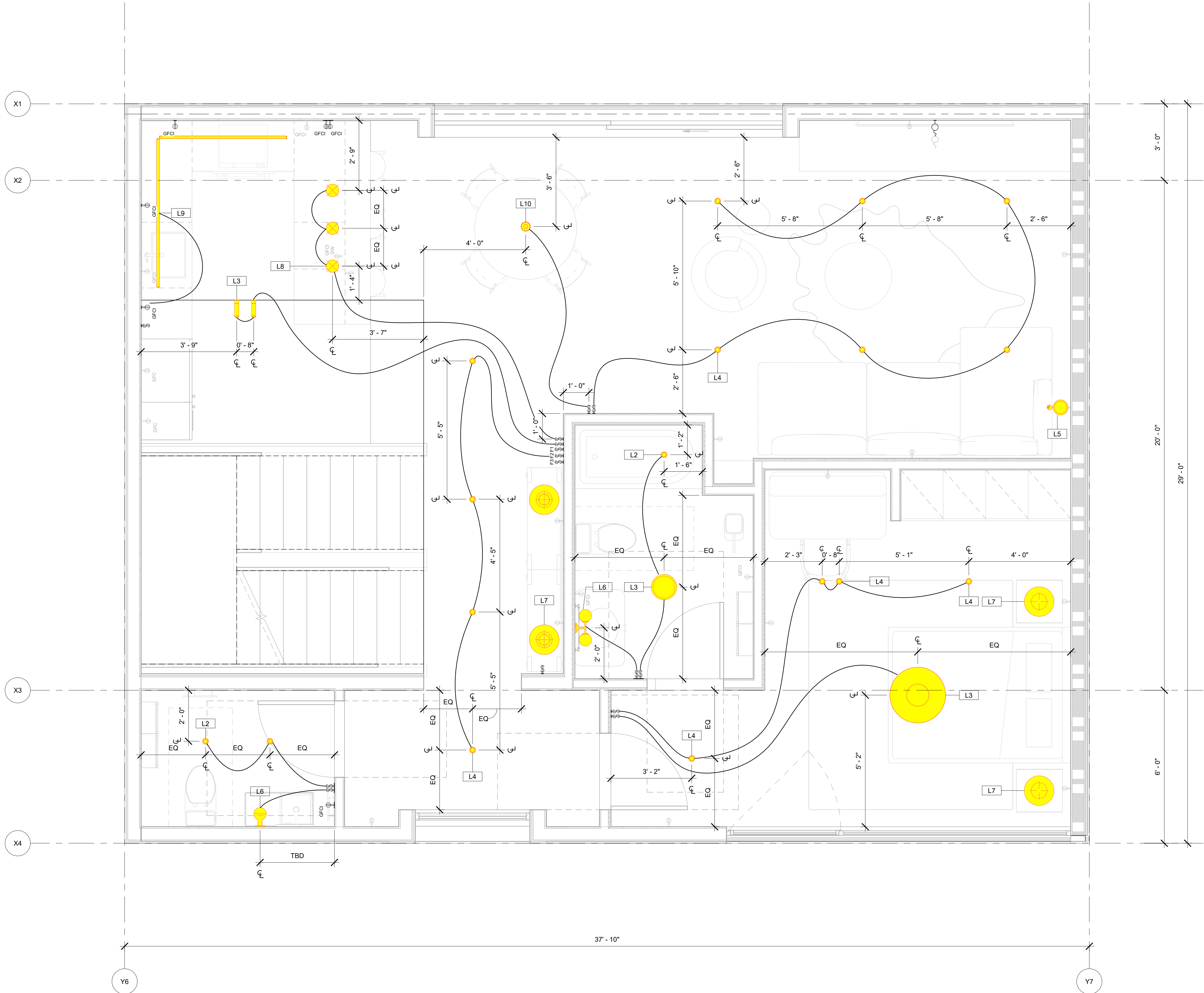
PHASE

PLANNING SUBMITTAL

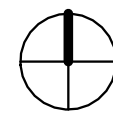
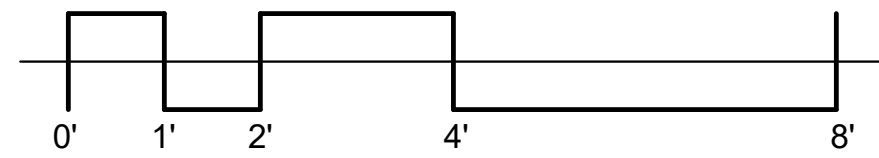
SCALE

As indicated

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ENLARGED FIRST FLOOR CEILING PLAN
② - UNIT A
1/2" = 1'-0"



LEGEND

- (E) WALL
- (N) WALL
- RECESSED DOWNLIGHT
- RECESSED DOWNLIGHT - ROTATING
- RECESSED DOWNLIGHT - CYLINDER/ PROJECTOR
- ⊗ WALL SCONCE
- ⌞ LINEAR LED LIGHT
- ⊙ FLOOR LAMP
- ⊕ TABLE LAMP
- ⊙ CEILING LAMP
- ⌞ WALL SCONCE
- ⊗ PENDANT LAMP
- ⌞ WALL/CEILING SPOT LIGHT
- ⊞ PATHLIGHT

KEYNOTE

NOTES

LIGHTING FIXTURES SCHEDULE

Type Mark	Description
L1	RECESSED DOWNLIGHT OUTDOOR - 4"
L2	RECESSED DOWNLIGHT WET LOCATIONS - 4"
L3	FLUSH MOUNT CEILING LIGHT
L4	RECESSED DOWNLIGHT - 4"
L5	FLOOR LAMP
L6	WALL SCONCE
L7	TABLE LAMP
L8	PENDANT LAMP
L9	LED LINEAR LIGHT
L10	PATHLIGHT
L11	CABLE LIGHTING

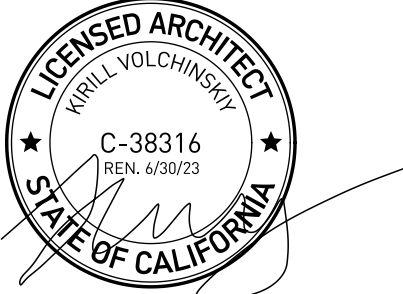
9335 N NOBLE AVE



ADDRESS
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DESIGN PROFESSIONAL
KIRILL VOLCHINSKIY, AIA



REVISIONS

No	DESCRIPTION	DATE

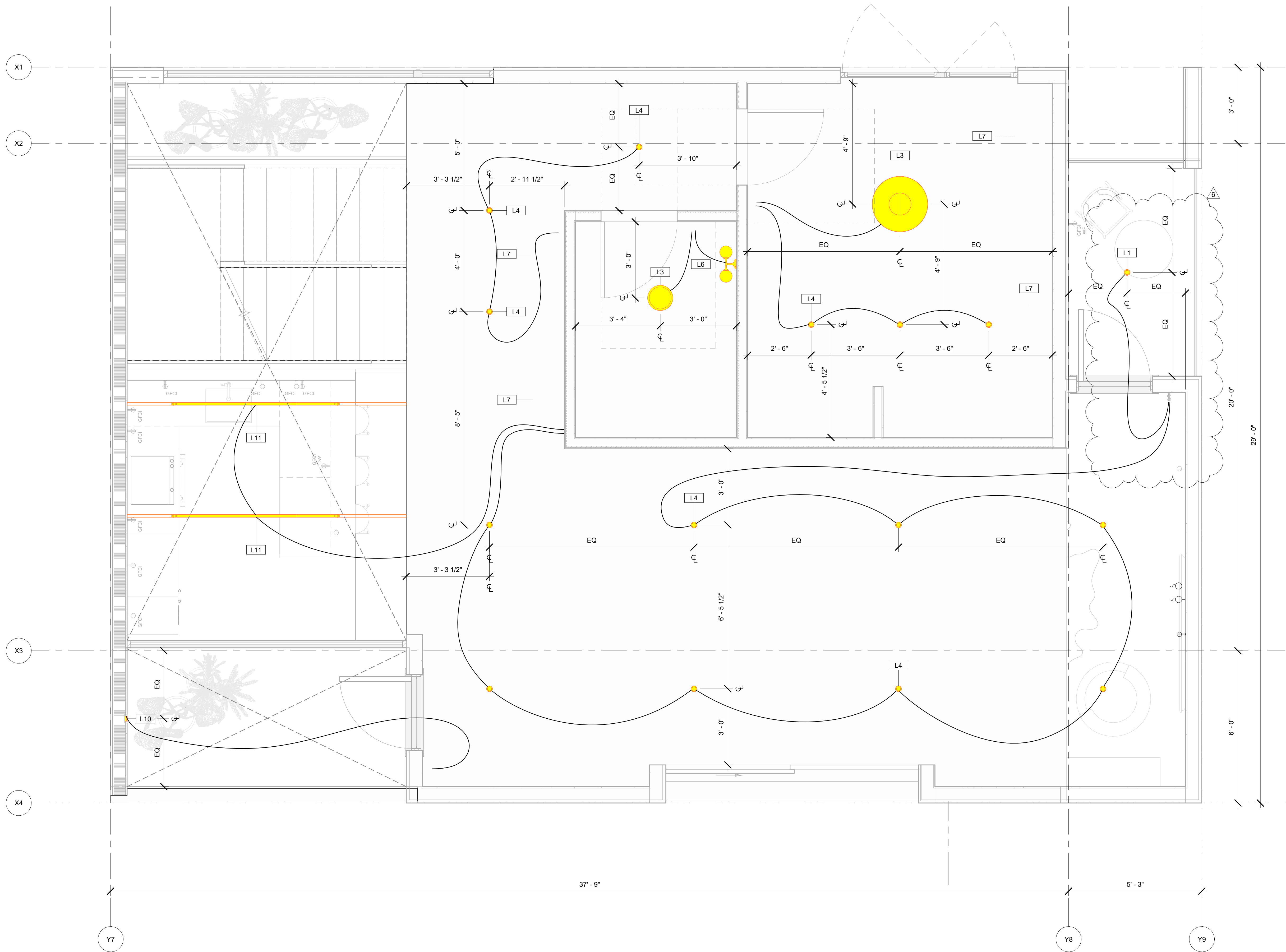
KEY PLAN

TITLE
LIGHTING PLAN -
ENLARGED FIRST
FLOOR UNIT A

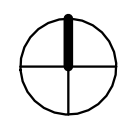
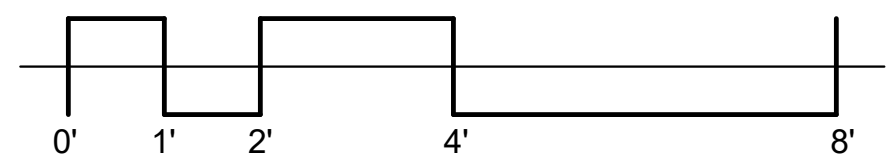
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DATE	SHEET	LEVEL	REVISION
SCALE	As indicated		
DATE	10/07/24		
PHASE	PLANNING SUBMITTAL		

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ENLARGED FIRST FLOOR CEILING PLAN
- UNIT B
② 1/2" = 1'-0"



LEGEND

- (E) WALL
- (N) WALL
- RECESSED DOWNLIGHT
- RECESSED DOWNLIGHT - ROTATING
- RECESSED DOWNLIGHT - CYLINDER/ PROJECTOR
- ⊗ WALL SCONCE
- | LINEAR LED LIGHT
- FLOOR LAMP
- ⊕ TABLE LAMP
- ⊙ CEILING LAMP
- WALL SCONCE
- ⊗ PENDANT LAMP
- | WALL/CEILING SPOT LIGHT
- ▬ PATHLIGHT

KEYNOTE

NOTES

LIGHTING FIXTURES SCHEDULE

Type Mark	Description
L1	RECESSED DOWNLIGHT OUTDOOR - 4"
L2	RECESSED DOWNLIGHT WET LOCATIONS - 4"
L3	FLUSH MOUNT CEILING LIGHT
L4	RECESSED DOWNLIGHT - 4"
L5	FLOOR LAMP
L6	WALL SCONCE
L7	TABLE LAMP
L8	PENDANT LAMP
L9	LED LINEAR LIGHT
L10	PATHLIGHT
L11	CABLE LIGHTING

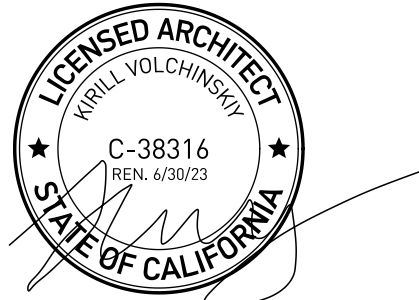
9335 N NOBLE AVE



ADDRESS
9335 N NOBLE AVE
NORTH HILLS, CA 91343

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M.JASHNEIH@GMAIL.COM
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DESIGN PROFESSIONAL
KIRILL VOLCHINSKIY, AIA



REVISIONS

No	DESCRIPTION	DATE
6	PLANNING COMMENTS 1	10/30/2025

KEY PLAN

TITLE
LIGHTING PLAN -
ENLARGED FIRST
FLOOR UNIT B

E-01.13

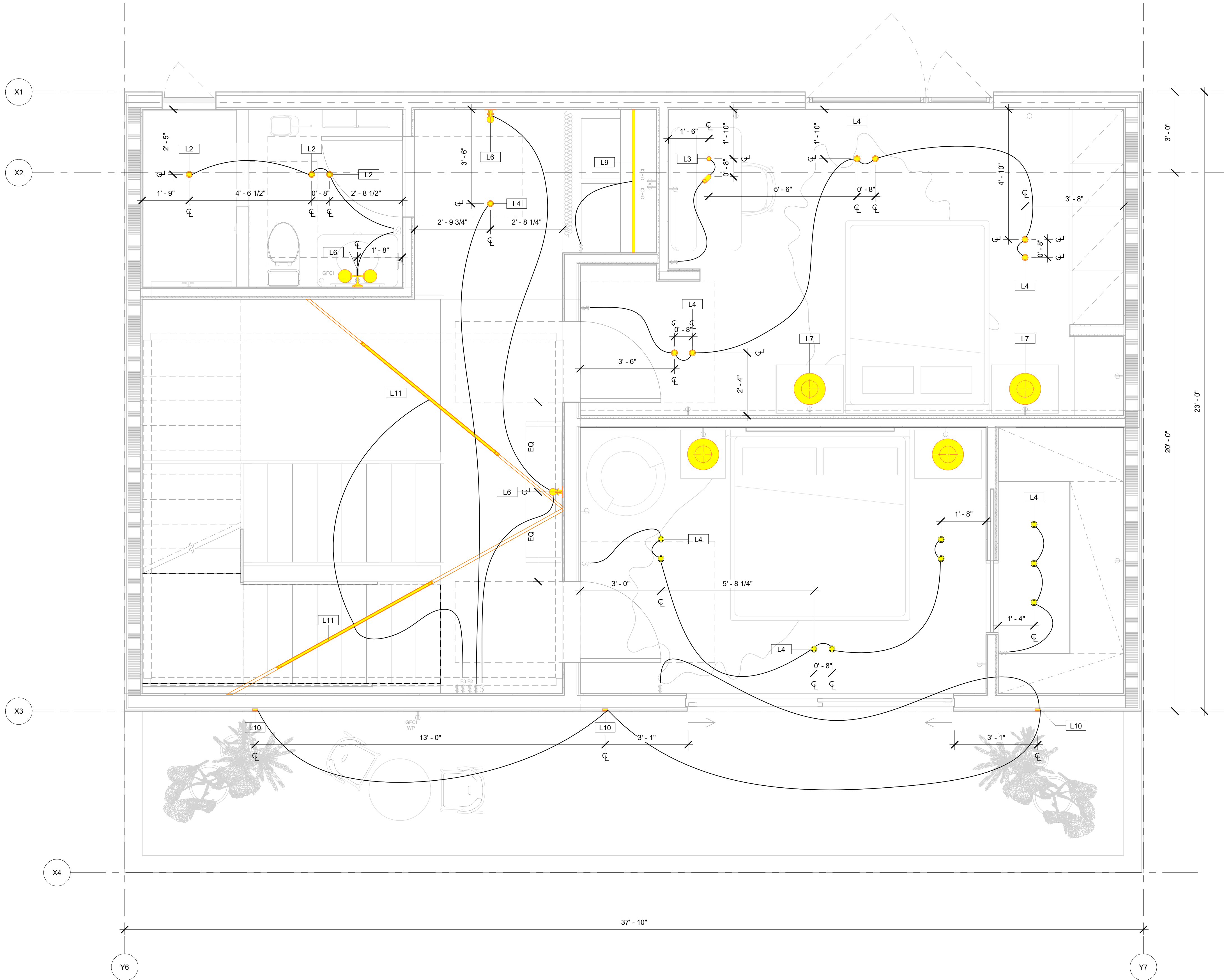
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SCALE	As indicated			
DATE	10/07/24			
PHASE	PLANNING SUBMITTAL			

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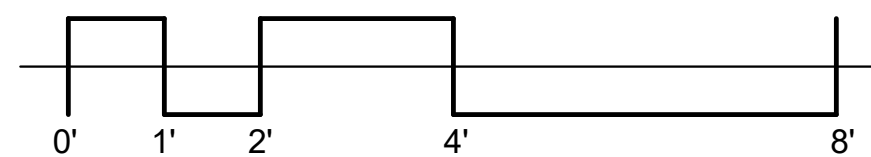
EXHIBIT "A"

Page No. 58 of 60

Case No. CPC-2025-796-DB-HCA



ENLARGED SECOND FLOOR CEILING
PLAN - UNIT A
1/2" = 1'-0"



LEGEND

- (E) WALL
- (N) WALL
- RECESSED DOWNLIGHT
- RECESSED DOWNLIGHT - ROTATING
- RECESSED DOWNLIGHT - CYLINDER/ PROJECTOR
- WALL SCONCE
- LINEAR LED LIGHT
- FLOOR LAMP
- TABLE LAMP
- CEILING LAMP
- WALL SCONCE
- WALL SCONCE
- PENDANT LAMP
- WALL/CEILING SPOT LIGHT
- PATHLIGHT

KEYNOTE

NOTES

LIGHTING FIXTURES SCHEDULE

Type Mark	Description
L1	RECESSED DOWNLIGHT OUTDOOR - 4"
L2	RECESSED DOWNLIGHT WET LOCATIONS - 4"
L3	FLUSH MOUNT CEILING LIGHT
L4	RECESSED DOWNLIGHT - 4"
L5	FLOOR LAMP
L6	WALL SCONCE
L7	TABLE LAMP
L8	PENDANT LAMP
L9	LED LINEAR LIGHT
L10	PATHLIGHT
L11	CABLE LIGHTING

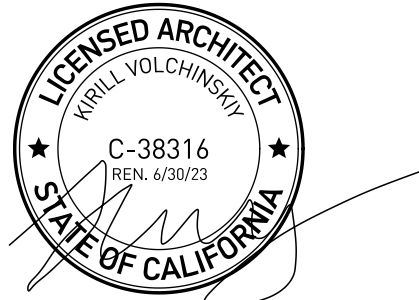
9335 N NOBLE AVE



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(310) 850-9469

DESIGN PROFESSIONAL
KIRILL VOLCHINSKIY, AIA



REVISIONS

No	DESCRIPTION	DATE

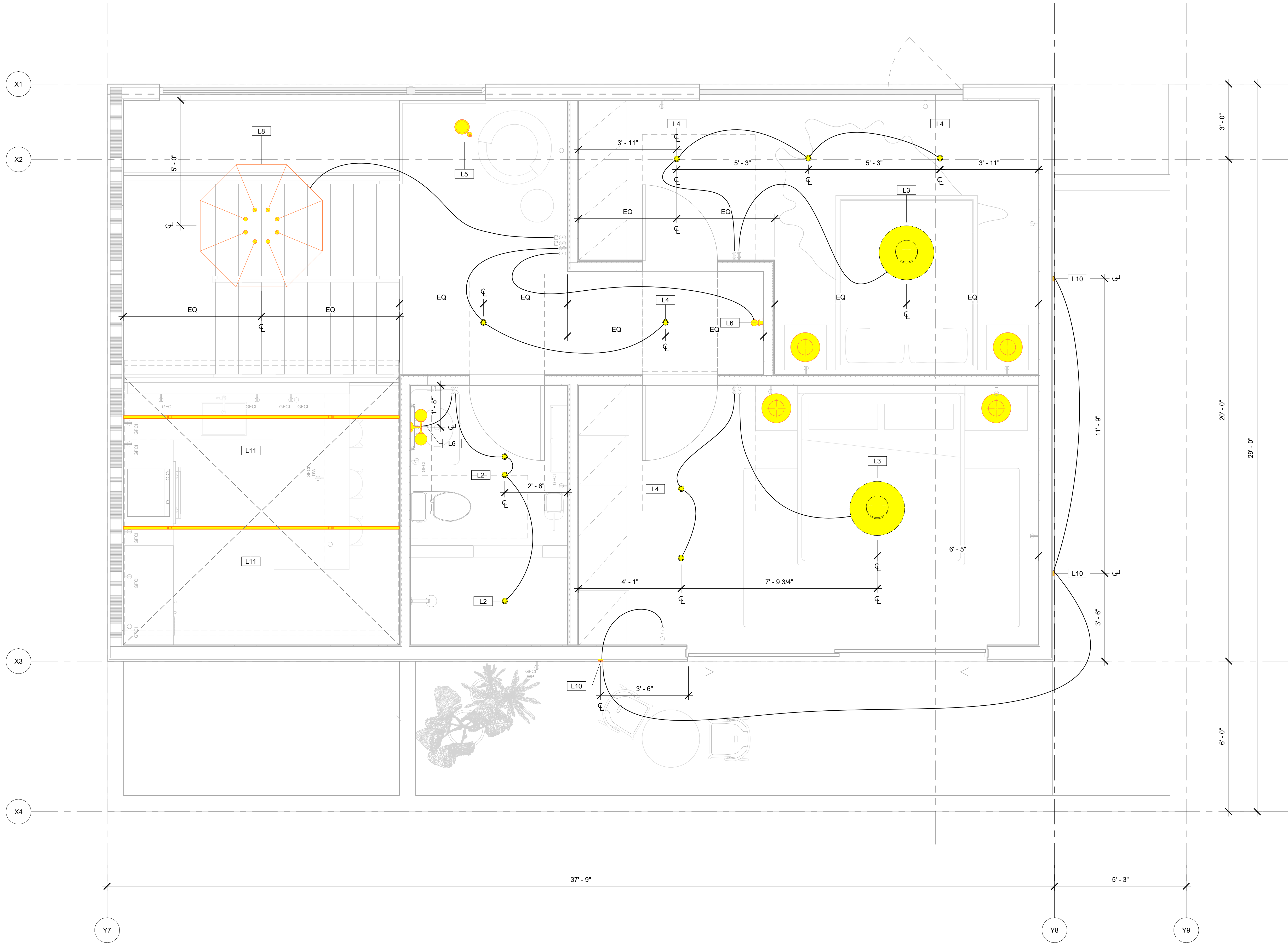
KEY PLAN

TITLE
LIGHTING PLAN -
ENLARGED SECOND
FLOOR UNIT A

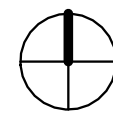
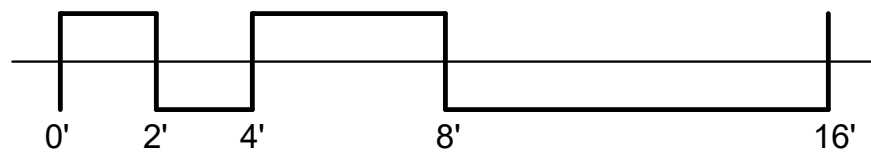
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DATE	DATE	DATE	DATE	DATE
SCALE	As indicated			
DATE	10/07/24			
PHASE	PLANNING SUBMITTAL			

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ENLARGED SECOND FLOOR CEILING
PLAN - UNIT B
1/2" = 1'-0"



LEGEND

- (E) WALL
- (N) WALL
- RECESSED DOWNLIGHT
- RECESSED DOWNLIGHT - ROTATING
- RECESSED DOWNLIGHT - CYLINDER/ PROJECTOR
- WALL SCONCE
- LINEAR LED LIGHT
- FLOOR LAMP
- TABLE LAMP
- CEILING LAMP
- WALL SCONCE
- PENDANT LAMP
- WALL/CEILING SPOT LIGHT
- PATHLIGHT

KEYNOTE

NOTES

LIGHTING FIXTURES SCHEDULE

Type Mark	Description
L1	RECESSED DOWNLIGHT OUTDOOR - 4"
L2	RECESSED DOWNLIGHT WET LOCATIONS - 4"
L3	FLUSH MOUNT CEILING LIGHT
L4	RECESSED DOWNLIGHT - 4"
L5	FLOOR LAMP
L6	WALL SCONCE
L7	TABLE LAMP
L8	PENDANT LAMP
L9	LED LINEAR LIGHT
L10	PATHLIGHT
L11	CABLE LIGHTING

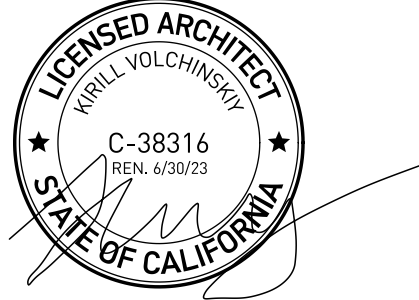
9335 N NOBLE AVE



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(310) 850-9469

DESIGN PROFESSIONAL
KIRILL VOLCHINSKIY, AIA



REVISIONS

No	DESCRIPTION	DATE

KEY PLAN

TITLE
LIGHTING PLAN -
ENLARGED SECOND
FLOOR UNIT B

E-01.15

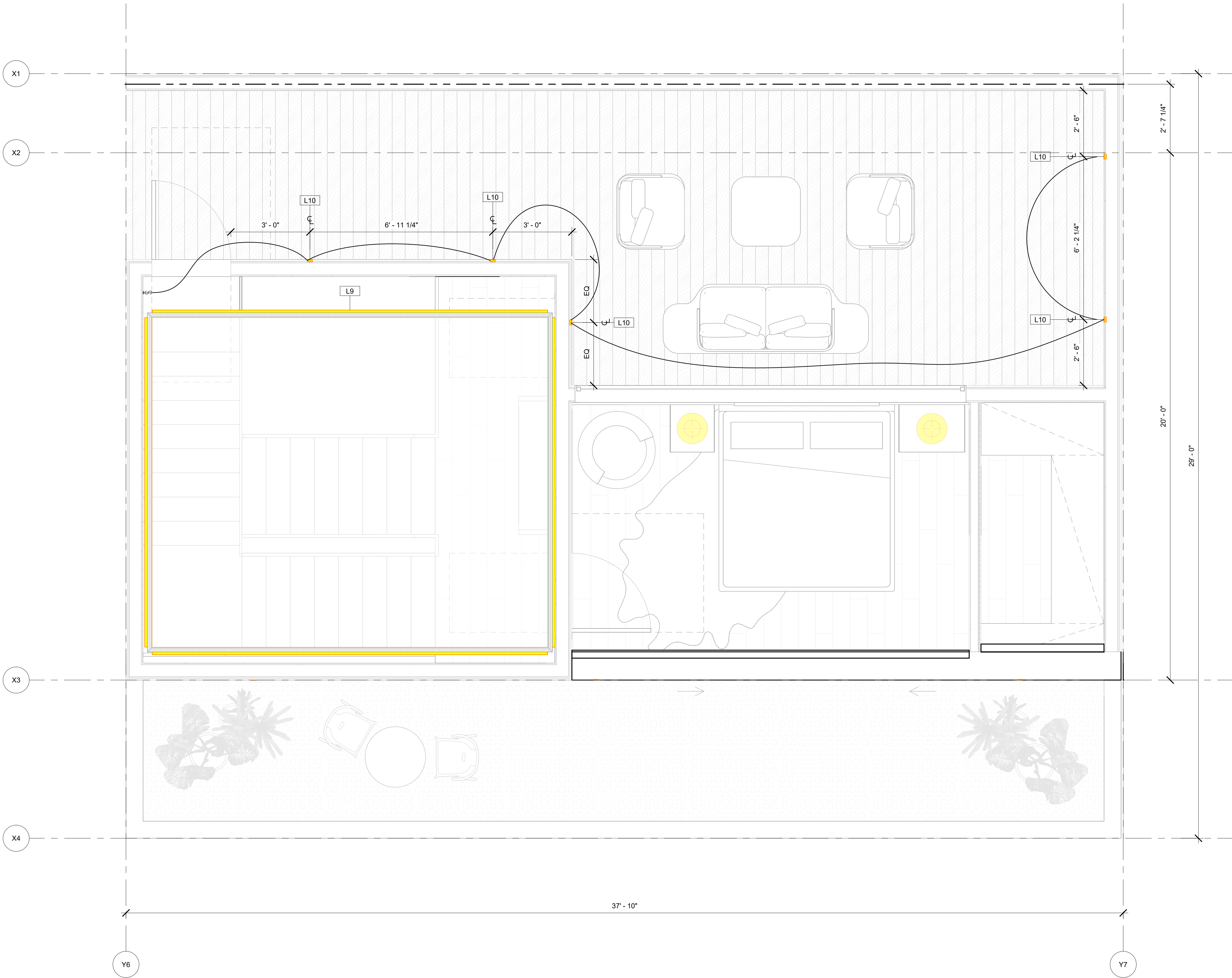
DATE	SHEET	LEVEL	REVISION
SCALE	As indicated		
DATE	10/07/24		
PHASE	PLANNING SUBMITTAL		

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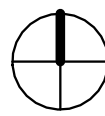
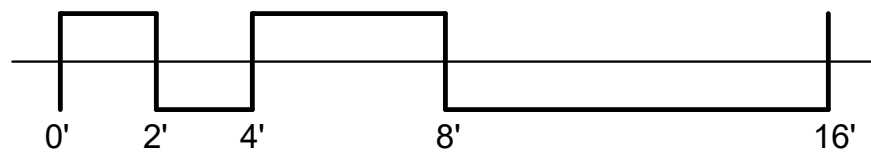
EXHIBIT "A"

Page No. 60 of 60

Case No. CPC-2025-796-DB-HCA



ENLARGED ROOF PLAN - UNIT A
LIGHTING PLAN
1/2" = 1'-0"



LEGEND

- (E) WALL
- (N) WALL
- RECESSED DOWNLIGHT
- RECESSED DOWNLIGHT - ROTATING
- RECESSED DOWNLIGHT - CYLINDER/ PROJECTOR
- WALL SCONCE
- LINEAR LED LIGHT
- FLOOR LAMP
- TABLE LAMP
- CEILING LAMP
- WALL SCONCE
- WALL SCONCE
- PENDANT LAMP
- WALL/CEILING SPOT LIGHT
- PATHLIGHT

KEYNOTE

NOTES

LIGHTING FIXTURES SCHEDULE

Type Mark	Description
L1	RECESSED DOWNLIGHT OUTDOOR - 4"
L2	RECESSED DOWNLIGHT WET LOCATIONS - 4"
L3	FLUSH MOUNT CEILING LIGHT
L4	RECESSED DOWNLIGHT - 4"
L5	FLOOR LAMP
L6	WALL SCONCE
L7	TABLE LAMP
L8	PENDANT LAMP
L9	LED LINEAR LIGHT
L10	PATHLIGHT
L11	CABLE LIGHTING

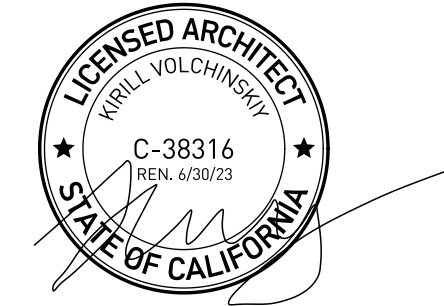
9335 N NOBLE AVE



ADDRESS
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NORTH HILLS, CA 91343

OWNER
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22548 PACIFIC COAST HWY #304
MALIBU, CA 90265
M.JASHNEIH@GMAIL.COM
(310) 850-9469

DESIGN PROFESSIONAL
KIRILL VOLCHINSKIY, AIA



REVISIONS

No	DESCRIPTION	DATE

KEY PLAN

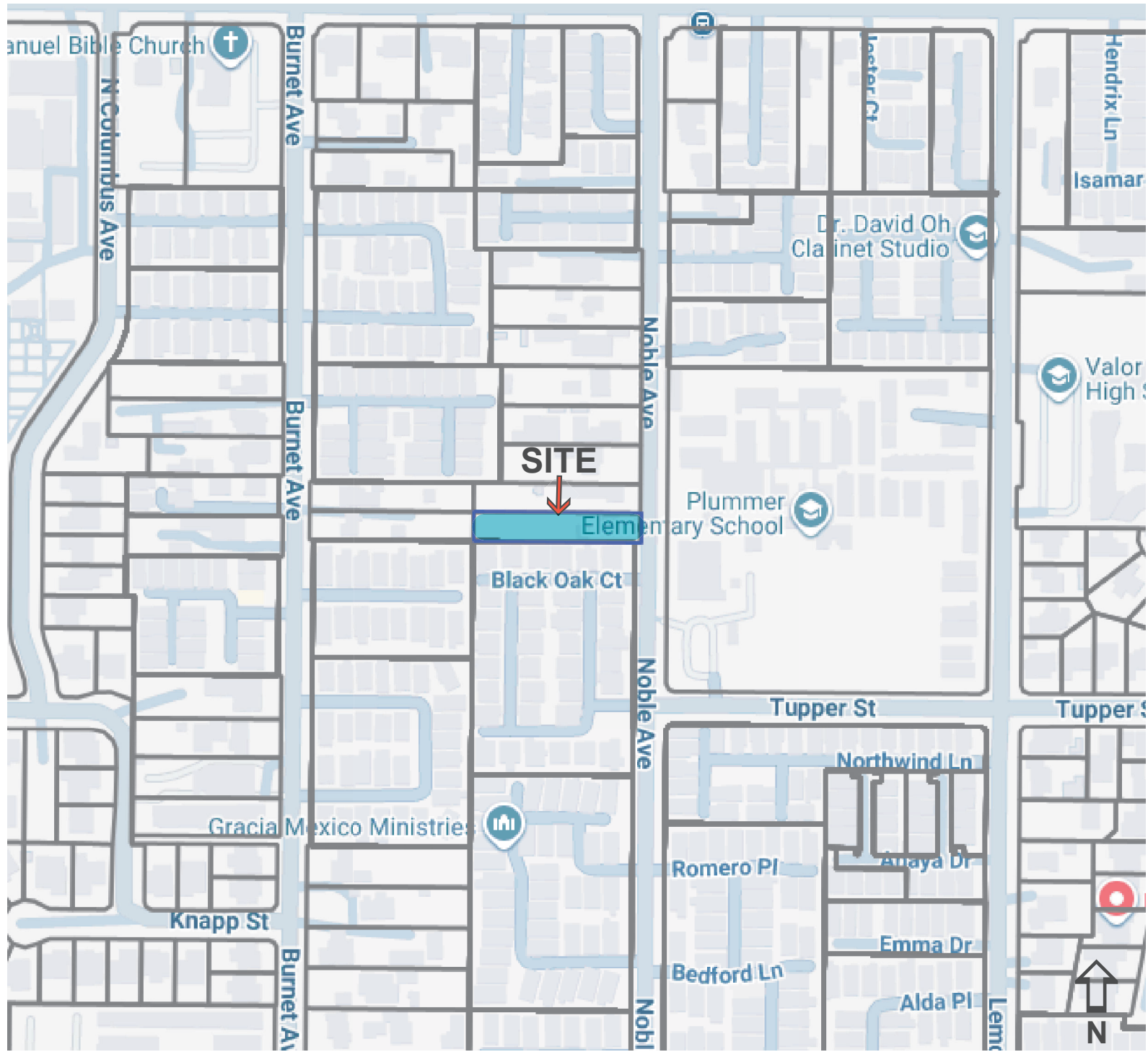
TITLE
LIGHTING PLAN -
ENLARGED ROOF
FLOOR - UNIT A

E-01.16

DATE	DATE	DATE	DATE	DATE
SCALE	As indicated			
DATE	10/07/24			
PHASE	PLANNING SUBMITTAL			

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Exhibit B – Vicinity Map, Radius Map, and Zoning Map



VICINITY MAP

9335 N. Noble Ave., North Hills, CA 91403



L.A. MAPPING SERVICE, INC

781 Pinefalls Ave., Diamond Bar, CA 91789
(909) 595-0903 www.lamapping.com



PLANNING APPROVAL DISCRETIONARY REVIEW

C.D. 7
C.T. 1171.01
P.A. MISSION HILLS
PANORAMA CITY
NORTH HILLS

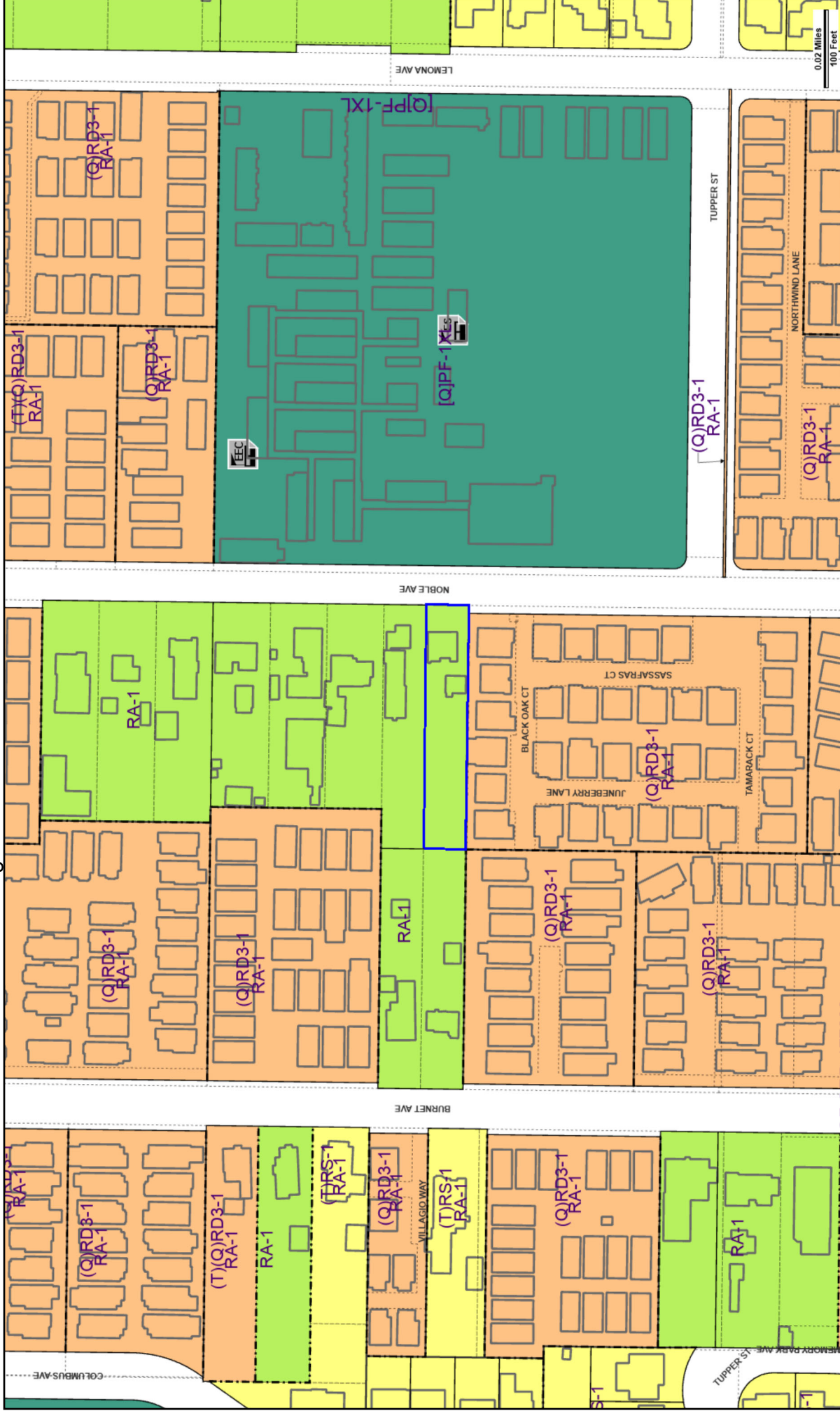


L.A. MAPPING SERVICE, INC
781 Pinefalls Ave., Diamond Bar, CA 91789
(909) 595-0903 | info@lamapping.com
www.lamapping.com

LEGAL:
THE S'LY 64' PORTION OF LOT 61
TRACT NO. 2070 (M.B. 26-37-38)

ADDRESS:
9335 N. NOBLE AVE.
NORTH HILLS, CA 91403

CASE NO.
DATE: 8 - 18 - 25
SCALE: 1" = 100'
USES FIELD
D.M. 198 B 145
T.B. PAGE: 501 GRID: H-6
NET AC. = 0.384



Zoning: RA-1
General Plan: Low Medium I Residential

Tract: TR 2070
Block: None
Lot: FR 61
Arb: 5

Address: 9335 1-7 N NOBLE AVE
APN: 2656021009
PIN #: 198B145 163



LEGEND

GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
- CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
- P, PB
- PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial - Mixed High Residential
- Regional Center Commercial

FRAMEWORK

COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

PARKING

- Parking Buffer

PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside / Airport Landside Support
- Airport Airside
- LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

























- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

INDUSTRIAL

- Limited Industrial
- Light Industrial

CHAPTER 1A LEGEND

General Plan Designation

	Transit Core		Medium Residential		Agriculture
	Traditional Core		Low Neighborhood Residential		Hybrid Industrial
	Regional Center		Low Medium Residential		Markets
	High Residential		Low Residential		Light Industrial
	Community Center		Compact Residential		Production
	Village		Very Low Residential		Industrial
	Neighborhood Center		Minimum Residential		Open Space
	Medium Neighborhood Residential				Public Facilities
					Public Facilities - Freeways

Zone Use Districts

	Open Space		Residential-Mixed		Industrial-Mixed
	Agricultural		Commercial		Public
	Residential Single Family		Commercial-Mixed		Freeway
	Residential Multiple Family		Industrial		

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)

- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway


MISC. LINES


- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor


POINTS OF INTEREST


 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
HW Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	P Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	


SCHOOLS/PARKS WITH 500 FT. BUFFER


 Existing School/Park Site


 Planned School/Park Site


 Inside 500 Ft. Buffer


 Aquatic Facilities


 Beaches


 Child Care Centers


 Dog Parks


 Golf Course


 Historic Sites


 Horticulture/Gardens


 Skate Parks


 Other Facilities


 Park / Recreation Centers


 Parks


 Performing / Visual Arts Centers


 Recreation Centers


 Senior Citizen Centers


 Opportunity School


 Charter School


 Elementary School

 Span School


 Special Education School


 High School


 Middle School


 Early Education Center

COASTAL ZONE

 Coastal Commission Permit Area

 Dual Permit Jurisdiction Area

 Single Permit Jurisdiction Area

 Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1


 Tier 3


 Tier 2

 Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.


WAIVER OF DEDICATION
OR IMPROVEMENT


 Public Work Approval (PWA)


 Waiver of Dedication or Improvement (WDI)


MIXED INCOME INCENTIVE PROGRAM (MIIP)

TRANSIT ORIENTED INCENTIVE AREAS (TOIA)


 T-1


 T-2


 T-3

 Outside of TOIA


OPPORTUNITY CORRIDORS (OC)


 OC-1


 OC-2

 OC-3


CORRIDOR TRANSITION INCENTIVE AREAS (CT)


 CT-1


 CT-2


 CT-3


OTHER SYMBOLS


 Lot Line


 Tract Line


 Lot Cut


 Easement


 Zone Boundary


 Building Line


 Lot Split


 Community Driveway


 Building Outlines 2020


 Building Outlines 2017


 Airport Hazard Zone


 Census Tract


 Coastal Zone


 Council District


 LADBS District Office


 Downtown Parking


 Fault Zone


 Fire District No. 1


 Tract Map


 Parcel Map


 Flood Zone


 Hazardous Waste


 High Wind Zone

 Hillside Grading

 Historic Preservation Overlay Zone

 Specific Plan Area

 Very High Fire Hazard Severity Zone

 Wells - Active


 Wells - Inactive

Exhibit C – Environmental Clearance

COUNTY CLERK'S USE

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

CPC-2025-796-DB-HCA (Density Bonus)

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2025-797-CE

PROJECT TITLE

COUNCIL DISTRICT

7-Rodriguez

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

☐ Map attached.

9335 N Noble Avenue 91343 (Between Plummer Street and Tupper Street)

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

A Density Bonus Request pursuant to LAMC Section 12.22 A25 and AB 2334. The demolition of an existing single-family home and detached garage, for the construction of a three-story, 15,012.6 square foot residential building consisting of seven residential (townhome style) units and 14 parking spaces, with one unit to be reserved for Very-Low Income Occupancy, with the following Off-Menu Incentives and Waivers of Development Standards:

- a. Off-Menu Incentive for a residential floor area of 15,012.6 square feet in lieu of the otherwise permitted 4,184 square feet per Los Angeles Municipal Code Section 12.07.C.5;
- b. Off-Menu Incentive for a rear yard setback of 15 feet in lieu of the otherwise required 25 feet per Los Angeles Municipal Code Section 12.07.C.3;
- c. Off-Menu Incentive for a side yard setback of 5 feet on the northern side of the parcel in lieu of the otherwise required 5.4 feet per Los Angeles Municipal Code Section 12.07.C.2;
- d. Off-Menu Incentive for a front yard setback of 15 feet in lieu of the otherwise required 25 feet per Los Angeles Municipal Code Section 12.07.C.1;
- e. Waiver of Development Standards from the height standard of 36 feet in the RA Zone when a roof is greater than a 25 percent slope as required by LAMC Section 12.21.1 permitting a building height of 40 feet 10 inches in height; and,
- f. Waiver of Development Standards from the open space standard as required by LAMC Section 12.21.G to allow 690 square feet of open space in lieu of the required 1,225 square feet of open space.

The project will provide 14 vehicular parking spaces and will remove ten existing nonprotected trees on-site, eight of which are considered significant. The project will plant 2 trees and 119 shrubs. There is no proposed grading.

NAME OF APPLICANT / OWNER:

Kirill Volchinskiy / Milad Jashneih

CONTACT PERSON (If different from Applicant/Owner above) Kirill Volchinskiy	(AREA CODE) TELEPHONE NUMBER EXT. (415) 602-0626
EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.) <div style="text-align: center; margin-bottom: 10px;">STATE CEQA STATUTE & GUIDELINES</div> <div style="display: flex; flex-direction: column; gap: 10px;"> <div> <input type="checkbox"/> STATUTORY EXEMPTION(S) Public Resources Code Section(s) _____ </div> <div> <input checked="" type="checkbox"/> CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33) CEQA Guideline Section(s) / Class(es) <u>CEQA Guidelines Section 15332 / Class 32</u> </div> <div> <input type="checkbox"/> OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b)) _____ </div> </div>	
JUSTIFICATION FOR PROJECT EXEMPTION: <input checked="" type="checkbox"/> Additional page(s) attached <p>The project is exempt because it involves the development of a qualified urban infill development (Class 32 Exemption Justification attached). None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Location: Project does not request an Exemption that makes this exception applicable. (b) Cumulative Impact: Per ZIMAS, the LADBS Haul Route Status Table, and Navigate LA, there are no concurrent approved or pending projects or haul routes within the same place of the project site. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. (c) Significant Effect: The project will not have a significant effect on the environment due to unusual circumstances. Most adjacent lots are developed with single-family dwellings/multi-family structures, and the subject site is of similar size and slope to nearby properties. The project site is located in a typical urbanized area of the Mission Hills – Panorama City – North Hills Community Plan, and the project would be consistent with the designated zoning and would adhere to all requirements of the LAMC, with the approval of the Density Bonus incentives. The project is not unusual for the vicinity of the site, and is similar in scope to other existing residential uses in the area. Furthermore, there is not a reasonable possibility that the project would have a significant effect on the environment due to unusual circumstances. The project site is not located in the Very High Fire Hazard Severity Zone. (d) Scenic Highways: The project is not in the vicinity of a state scenic highway and will not damage scenic resources in a state scenic highway. (e) Hazardous Waste Sites: The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. (f) Historical Resources: Per ZIMAS, SurveyLA, and/or Historic Places LA, the project site is not identified or eligible as a historical resource. The project will not cause a substantial adverse change in the significance of a historical resource.</p> <input checked="" type="checkbox"/> None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project; no unusual circumstance is found.	
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT. If different from the applicant, the identity of the person undertaking the project.	
CITY STAFF USE ONLY:	
CITY STAFF NAME AND SIGNATURE Shane Strunk <i>Shane Strunk</i>	STAFF TITLE Planning Assistant
ENTITLEMENTS APPROVED Density Bonus with menu incentives and waivers (CPC-2025-796-DB-HCA)	

DISTRIBUTION: County Clerk, Agency Record Rev. 9-17-2025



JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2025-797-CE

On DATE, the City of Los Angeles determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following discussion.

PROJECT DESCRIPTION:

The Project involves the demolition of an existing single-family home and detached garage, for the construction of a three-story, 15,012.6 square foot multifamily residential building consisting of seven residential (town-home style) units and 14 parking spaces, with one unit reserved for Very-Low Income Occupancy. Each unit consists of three levels, which includes a two-car garage on the first level and two residential levels above the garage. The Project proposes the removal of ten existing nonprotected trees on-site, six of which are considered significant (8 inches in diameter or more). The Project proposes to plant 2 trees as well as 119 shrubs. There is no proposed grading.

CEQA DETERMINATION - CLASS 32 CATEGORICAL EXEMPTION APPLIES

Class 32 consists of projects characterized as in-fill development meeting the five findings described below:

- 1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.**

The site is zoned RA-1 with a General Plan Land Use Designation of Low Medium Density Residential. The site is located within the Mission Hills – Panorama City – North Hills Community Plan area. The site is identified as a Housing Element (HE) Site per the 2021 – 2029 Housing Element's Site Inventory for no net loss and housing replacement requirements. As proposed, the multifamily project would provide seven units, which includes one unit set aside for Very Low Income Households, which would replace the existing single-family home currently on-site. Additionally, the Replacement Unit Determination (RUD) issued by the Los Angeles Housing Department on March 9, 2023 requires the multifamily project to replace the existing single-family home with one Very Low Income Unit for SB 8

(Housing Crisis Act of 2019) compliance. Therefore, the project complies with both the HE Site Inventory for no net loss and housing replacement, and SB 8. Furthermore, the proposed multifamily residential project does not violate any applicable zoning regulations and is consistent with the General Plan Land Use Designation, policies, and all applicable zoning designations and regulations. Therefore, the project is consistent with the existing zoning, general plan and all other applicable land use regulations.

2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.38 acres. Lots adjacent to the subject site are developed with the following urban uses: single-family residential dwellings and multifamily residential dwellings, and a public elementary school.

3. The project site has no value as habitat for endangered, rare or threatened species.

The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare, or threatened species. There are no protected trees on-site. However, there are two identified Protected Trees off-site (Coastal Live Oak) on an abutting site in which their dripline and canopy may extend onto the subject property. According to the Certified Arborist Tree Report prepared by Harmony Gardens and dated September 27, 2022, these two off-site protected trees will be secured by a tree protection zone so that they are not disturbed as a part of the project.

Per the Tree Report, a tree protection zone is a designated area to be fenced off during all construction activities that encompasses an entire tree to the edge of the canopy. While the two Protected Trees identified are not on the subject site, parts of their canopies are on the subject site, meaning the tree protection zones shall protect the parts of the canopies of the Protected Trees that are on the subject site.

4. Approval of the project would not result in any significant effects to traffic, noise, air quality, or water quality.

The project is subject to Regulatory Compliance Measures (RCMs) in the City of Los Angeles that regulate impacts related to air quality, traffic, construction and operational noise, and water quality. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a transportation study. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds.

5. The site can be adequately served by all required utilities and public services.

The construction of one multifamily residential building consisting of seven dwelling units and 14 enclosed parking spaces are located on a site which has been previously developed and is consistent with the General Plan. The project is in an urbanized area that is adequately served by public facilities including fire protection, police protection, schools and parks, as well as by other utilities.

Therefore, the project meets all of the criteria for a Class 32 exemption.

CEQA SECTION 15300.2: EXCEPTIONS TO THE USE OF CATEGORICAL EXEMPTIONS

The City has further considered whether the proposed project is subject to any of the six exceptions (listed as a-f) set forth in 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.*

This Categorical Exemption does not rely upon an exemption under Class 3, 4, 5, 6, or 11, and therefore, this exception does not apply.

- 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 request is for a density bonus application for the construction of a seven unit multifamily residential project in the RA-1 Zone. The surrounding area includes single-family and multi-family residential uses, and a public elementary school. Based on a review of the City of Los Angeles Department of City Planning Zone Information Map Access System (ZIMAS) for nearby case approvals (<http://zimas.lacity.org/>) for recently issued permits for other entitlements requested on property in the surrounding area, there are no approvals of the same type occurring in the vicinity. Therefore, the proposed project will not result in significant cumulative impacts from successive projects of the same type in the same place.

- 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 proposed project is located in RA-1 Zone. The site is located within the Mission Hills – Panorama City – North Hills Community Plan area, with a land use designation of Low Medium I Residential. The properties to the north and west are zoned RA-1 and (Q)RD3-1, respectively; and they are designated for Low Medium I Residential land uses. These properties are developed with single- and multi-family dwelling units. The properties to the south are zoned (Q)RD3-1 and are designated for Low Medium I Residential land uses. These properties are developed with multi-family dwelling units. The properties to the east, across Noble Avenue, are zoned [Q]PF-1XL and (Q)RD3-1, and are designated for Public Facilities and Low Medium I Residential land uses, respectively. The [Q]PF-1XL zoned property is developed with Plummer Elementary School and the (Q)RD3-1 zoned properties are improved with multi-family dwelling units.

Based on a review of the data reported on ZIMAS for the subject property, the site is not

located within a Coastal Zone, Very High Fire Severity Zone, Flood Zone, Watercourse, Hazardous Waste/Border Zone, Methane Hazard Site, High Wind Velocity Area, Special Grading Area, Oil Well Area, Landslide Area, Liquefaction Area, Preliminary Fault Rupture Study Area, Santa Monica Mountains Zone, or Tsunami Zone.

This site is located within an Urban Agriculture Incentive Zone, but no agricultural uses are proposed. The project site is located 3.3 km from the Northridge Fault and is not located within the Alquist-Priolo Fault Zone. Additionally, the site is within an Airport Hazard area labeled "200 feet Height Limit Above Elevation 790," which the project shall not surpass based on the proposed structures and the allowed height based on the zone.

The Project itself does not present any unusual circumstances because it fits into the character of the surrounding single- and multi-family neighborhood. The Project will result in the construction of a three-story residential building consisting of seven residential units. The Project utilizes a California State Density Bonus Law, which permits a number of concessions and waiver of development standards in return for restricting one residential unit for one Very Low-Income Occupancy. Furthermore, the Project complies with local and state ordinances and is consistent with the local zoning. Therefore, the Project will not produce any significant impacts due to unusual circumstances.

Thus, the project does not involve unusual circumstances which would result in significant impacts.

- 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.*

Based on a review of the California Scenic Highway Mapping System (<https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>), the subject site is not located along a State Scenic Highway, nor are there any designated State Scenic Highways located near the project site.

Based on this, the proposed project will not result in damage to scenic resources in 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 or proximate to the project site. In addition, there is no evidence of historic or current use, or disposal of hazardous or toxic materials at this location. Since the project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites, 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 project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, or the Los Angeles Historic-Cultural Monuments Register, and/or any local register according to the City's HistoricPlacesLA and/or SurveyLA website. Based on this, the project will not cause a substantial adverse change in the significance of a historic resource, and this exception does not apply.

In conclusion, the project meets all of the requirements of the Categorical Exemption set forth at CEQA Guidelines, Section 15332, Class 32. None of the exceptions to the Categorical Exemption(s) under CEQA Guidelines Section 15300.2, applies to the proposed project, and it is therefore appropriate to determine this project is categorically exempt from the requirements of CEQA.