DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: July 23, 2026
Time: After 8:30 a.m.
Place: Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

Public Hearing: May 26, 2026
Appeal Status: Appealable to City Council.
Expiration Date: July 30, 2026
Multiple Approval: Yes

Case No.: CPC-2020-1685-DB-SPR-VHCA
CEQA No.: ENV-2020-1686-SE
Incidental Cases:
Related Cases:
Council No.: 6 – Imelda Padilla
Plan Area: None
Specific Plan: Clean Up Green Up (CUGU)
Pacoima/Sun Valley
Certified NC: Sun Valley
GPLU: Neighborhood Office Commercial
Zone: C2-1VL-CUGU, R1P-1VL-CUGU, and P-1VL-CUGU

Applicant: Glenoaks Hills Rentals Inc.
Representative: Argineh Mailian, Mailian & Associates Inc.

PROJECT LOCATION: 8465 - 8479 North Glenoaks Boulevard and 8400 and 8424 North Wheatland Avenue

PROPOSED PROJECT: The proposed project is the construction, use, and maintenance of a four-story, 48 feet and 6 inches in height, 106,272 square-foot, 93-unit multi-family residential apartment building with associated recreational amenities on an approximately 54,514.4 square-foot lot. The project proposes a mix of market rate and affordable housing and will be comprised of 12 units (13 percent) for Low Income Households and seven units (seven percent) for Very Low-Income Household for a total of 19 affordable units and 74 market rate units.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 21080.66 (Assembly Bill 130), that the project is statutorily exempt from the California Environmental Quality Act (CEQA).

2. Pursuant to Los Angeles Municipal Code (LAMC), Chapter 1, Section 12.22 A.25, a 70 percent Density Bonus for a Housing Development Project totaling 93 dwelling units, including 74 market rate units, seven units for Very Low-Income Household occupancy, 12 units for Low Income Household occupancy, with the following three Off-Menu and three Waiver of Development Standards Incentives.

    a. **Floor Area Ratio (FAR) (Off-Menu Incentive):** An increase in FAR up to 2.025:1 in lieu of the standard 1.5:1 limit pursuant to LAMC Chapter 1, Section 12.21.1 A.1.

b. **Height (Off-Menu Incentive).** An up to 74 percent increase in the height requirement, allowing up to 48 feet and 6 inches in height in lieu of the permitted 28 feet pursuant to the zoning regulation of the R1P-1VL Zone pursuant to LAMC Chapter 1, Section 12.21.1 A.1.

c. **Side Yard (Off-Menu Incentive):** A decrease in the side yard setback, permitting a 4-foot side yard in lieu of the required 7-foot side yard pursuant to LAMC Chapter 1, Section 12.08 C2.A

d. **Transitional Height (Waiver):** A waiver to allow a building height of 48 feet and 6 inches in lieu of the permitted 25 feet within a distance of 0 to 49 feet and 33 feet within a distance of 50-99 feet for portions of the building located within the specified distances from a lot classified in the RW1 or more restrictive zone pursuant to LAMC Chapter 1, Section 12.21.1 A.10.

e. **Side Yard Plane Break (Waiver):** A waiver to eliminate the side yard plane break requirement per LAMC Chapter 1, 12.08 C2.A.

f. **Height (Waiver):** A waiver to allow a building height of 48 feet and 6 inches in lieu of the permitted 45 feet in the C2-1VL Zone pursuant to LAMC Chapter 1, Section 12.21.1 A.1; and,

3. Pursuant to LAMC Chapter 1, Section 16.05, Site Plan Review for a Housing Development Project totaling 93 dwelling units, including 74 market rate units, seven units for Very Low-Income Household occupancy, 12 units for Low Income Household occupancy.

RECOMMENDED ACTIONS:

1. **Determine**, based on the whole of the administrative record, that the project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.66,

2. **APPROVE a Density Bonus Compliance**, pursuant to LAMC, Section 12.22 A.25, a 70 percent Density Bonus for a Housing Development Project totaling 93 dwelling units, including 74 market rate units, seven units for Very Low-Income Household occupancy, 12 units for Low Income Household occupancy, with the following Off-Menu and Waiver of Development Standards Incentives:

a. **Floor Area Ratio (FAR) (Off-Menu Incentive):** An increase in FAR up to 2.025:1 in lieu of the standard 1.5:1 limit pursuant to LAMC Chapter 1, Section 12.21.1 A.1.

b. **Height (Off-Menu Incentive).** An up to 74 percent increase in the height requirement, allowing up to 48 feet and 6 inches in height in lieu of the permitted 28 feet per the zoning regulation of the R1P-1VL Zone pursuant to LAMC Chapter 1, Section 12.21.1 A.1.

c. **Side Yard (Off-Menu Incentive):** A decrease in the side yard setback, permitting a 4-foot side yard in lieu of the required 7-foot side yard pursuant to LAMC Chapter 1, 12.08 C2.A

d. **Transitional Height (Waiver):** A waiver to allow a building height of 48 feet and 6 inches in lieu of the permitted 33-foot transitional height limit in the R1P zone pursuant to LAMC Chapter 1, Section 12.21.1 A.10.

e. **Side Yard Plane Break (Waiver):** A waiver to eliminate the side yard plane break requirement per LAMC Chapter 1, Section 12.08 C2.A.

f. **Height (Waiver):** A waiver to allow a building height of 48 feet and 6 inches in lieu of the permitted 45 feet in the C2-1VL Zone pursuant to LAMC Chapter 1, Section 12.21.1 A.1.

3. **APPROVE a Site Plan Review**, pursuant to LAMC Chapter 1, Section 16.05, for a Housing Development Project totaling 93 dwelling units, including 74 market rate units, seven units for Very Low-Income Household occupancy, 12 units for Low Income Household occupancy,

4. **Adopt** the attached Findings for the requested approvals.

VINCENT P. BERTONI, AICP
Director of Planning

Phyllis Nathanson
Principal City Planner

JoJo Pewsawang
Senior City Planner

Dang Nguyen
City Planner

Joshua Ordonez
Planning Assistant

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Planning Commission Secretariat, 200 North Spring Street, Room 272, Los Angeles, CA 90012 (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to the programs, services, and activities. Sign language interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days' notice is strongly recommended. For additional information, please contact the Commission Secretariat (213) 978-1300.

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PROJECT ANALYSIS

Project Summary

The proposed project will consist of the construction of a 106,272 square foot apartment building comprising 93 units, 19 of which are to be reserved for affordable housing (seven Very Low-Income and 12 Low-Income), with associated recreational amenities. The building will be four stories (48 feet and 6 inches high), containing residential floor area with a floor area ratio of 2.025:1. The unit mix will be comprised of two studios, 26 one-bedroom units, 58 two-bedroom units, and seven three-bedroom units. The project will provide 127 automobile parking spaces within an underground parking level, alongside 72 long-term and seven short-term bicycle parking stalls. Additionally, the development features a total of 25,967 square feet of common open space.



Image 1. Rendering from Glenoaks Boulevard of the Multi-Family Residential building supplied by applicant.

Background

Subject Property

The proposed project is located at 8465 through 8479 North Glenoaks Boulevard and 8400 and 8424 North Wheatland Avenue in the Sun Valley - La Tuna Canyon Community Plan area in the City of Los Angeles.

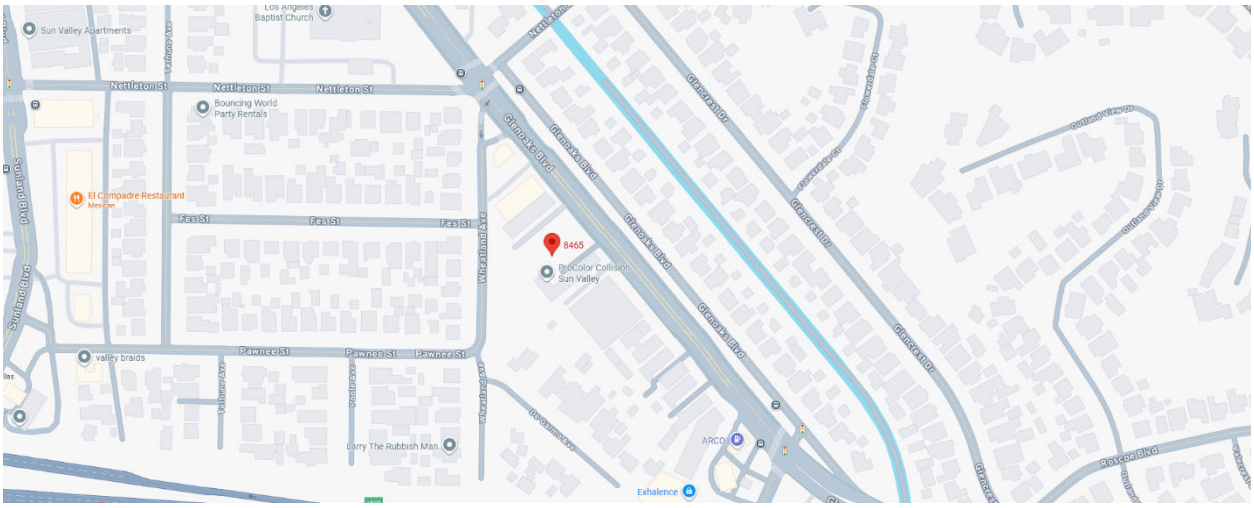


Figure 1. Regional and Site Location Map from maps.google.com

The site consists of five lots, corresponding to Los Angeles County Assessor Parcel No's. 2404019031, 2404019033, 2404019034, 2404019013, and 2404019014, with a total lot area of approximately 54,514.4 square feet. The site was developed with a single-family dwelling, a commercial retail building, and a restaurant, but the improvements have since been demolished and the site is currently vacant. The land will be prepared to accommodate the new development. Below is an aerial photograph with the project site highlighted in blue.

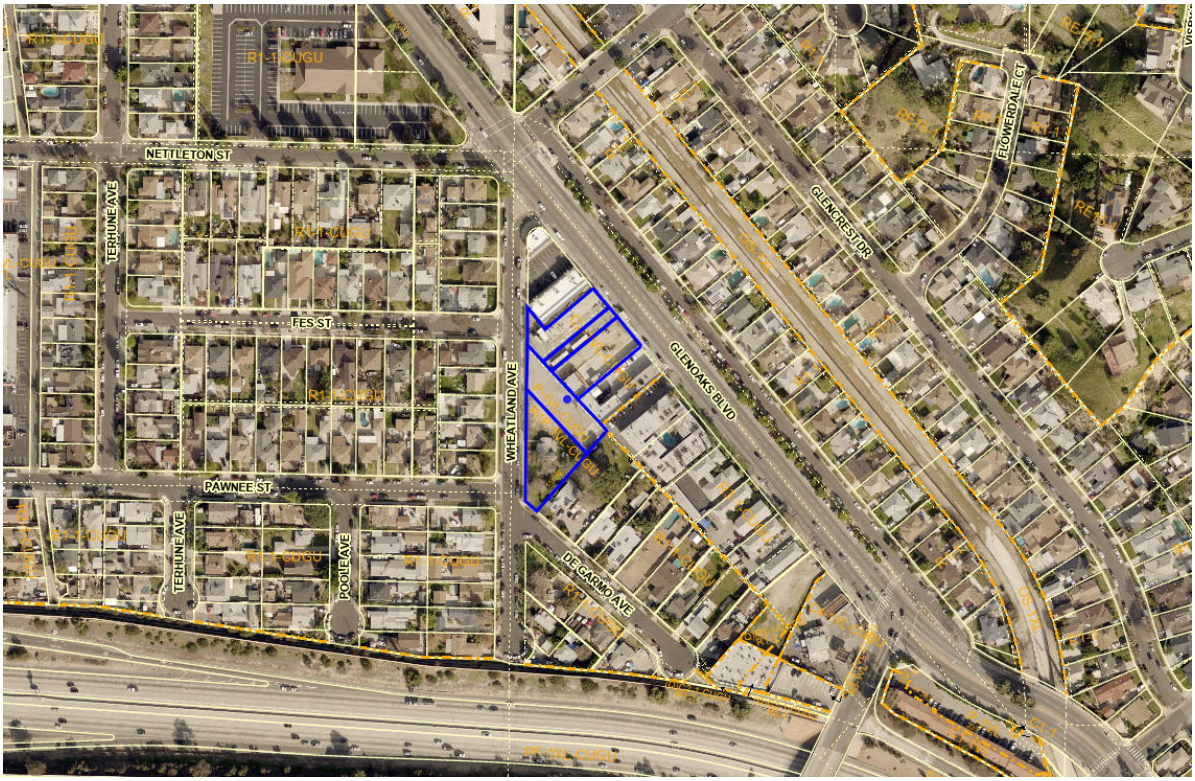


Figure 2. Aerial photography from zimas.lacity.org

The Sun Valley - La Tuna Canyon Community Plan designates the site for Neighborhood Office Commercial land uses with corresponding zones of C1, C1.5, C2, C4, RAS3, and RAS4. The site is zoned C2-1VL-CUGU, R1P-1VL-CUGU, and P-1VL-CUGU. The C2 Zone permits buildings

erected and used for residential purposes, provided that all portions of the building dedicated to residential use comply with the lot area and yard requirements of the R4 Zone. The R1P and P Zones generally prohibit multi-family development (LAMC Chapter 1, Sections 12.08 and 12.12.1); however, the project utilizes State density bonus provisions in accordance with California Government Code Section 65915, pursuant to AB 2345 (2020) for properties in a Very Low Vehicle Travel Area to allow the proposed residential use across all zones. The "1VL" Height District No. 1-VL designation allows a maximum height of 45 feet and three stories and a maximum floor area ratio (“FAR”) of 1.5:1 (LAMC Chapter 1, Section 12.21.1 A.1). The site is further located within the boundaries of the Pacoima/Sun Valley Clean Up Green Up (CUGU) Supplemental Use District, which establishes performance standards and development regulations that supersede the standard LAMC regulations when more restrictive. The site is also located within the Los Angeles State Enterprise Zone (ZI-2374).

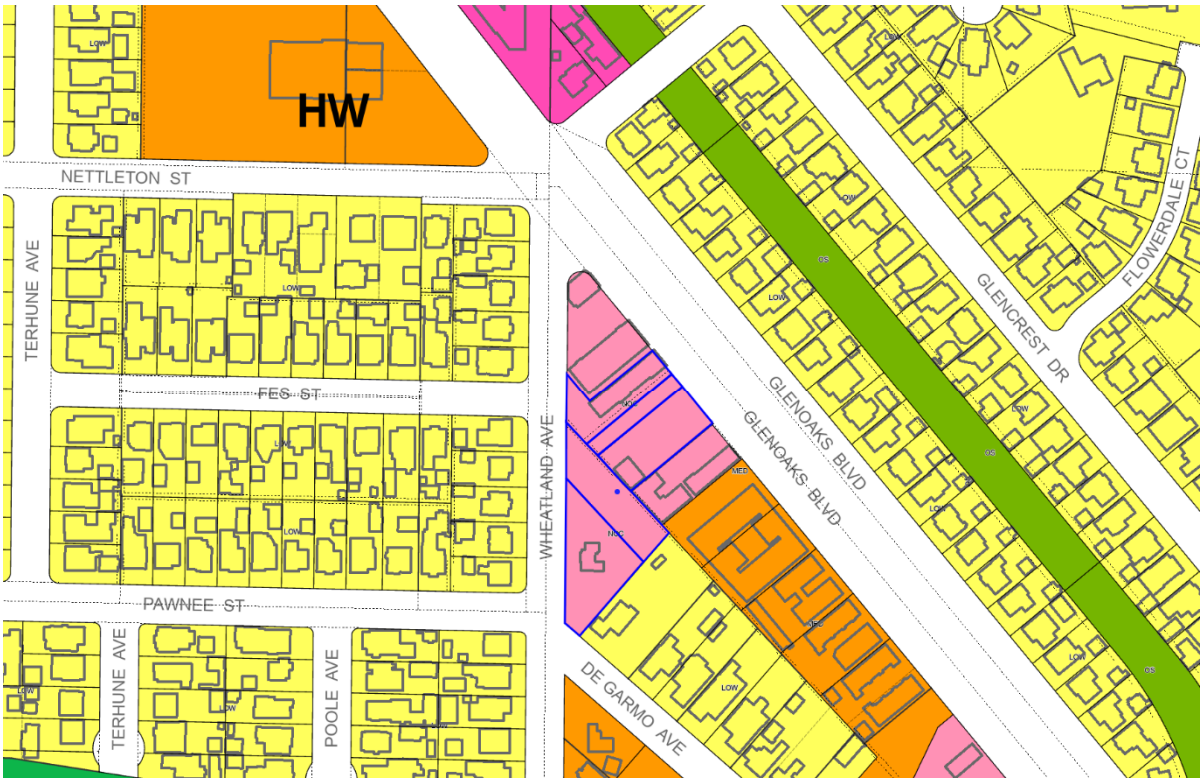


Figure 3. Land Use map from zimas.lacity.org

The subject property is not located in an Airport Hazard Area and is outside the flood zone. The site is also located within an Urban Agriculture Incentive Zone; however, the proposed project does not involve a contract to use the vacant property for agricultural purposes in exchange for reduced property taxes. The site is not located within a Liquefaction Area, the Verdugo Fault Zone, the Alquist-Priolo Fault Zone. Nor is it located within a Landslide Area, Tsunami Hazard Area, or a Methane Hazard site. Fire protection service is provided by the Valley Bureau, Battalion 12, Fire Station 77 of the Los Angeles Fire Department. Police protection service is provided by the Valley Bureau, Foothill Station (Reporting District 1676) of the Los Angeles Police Department.

The site was previously developed, but the improvements have since been demolished, and the site is currently vacant. There are no trees on the property and no street trees adjacent to the property. As such the project does not entail the removal of any trees. The project landscape plans indicate that 14 new street trees and four tree wells will be installed along Wheatland Avenue and Glenoaks Boulevard, subject to the requirements of the Urban Forestry Division. The

project also proposes a total of 69 new on-site trees. Any street tree removals in the public right-of-way would require approval by Public Works and would be subject to replacement mitigation consistent with Urban Forestry policies.



Figure 4. Zoning map from zimas.lacity.org

Project Overview

The applicant proposes developing the five existing, now vacant, lots with a new multi-family residential apartment building. The proposed project will contain 106,272 square feet of residential development comprising 93 dwelling units, 19 of which are to be reserved for affordable households (seven Very Low Income units and 12 Low Income units).

The project is proposed at four stories reaching a maximum height of 48 feet and 6 inches. The project will provide a 5-foot dedication along Glenoaks Boulevard. The unit mix consists of two studios, 26 one-bedroom units, 58 two-bedroom units, and seven three-bedroom units. The proposed project incorporates extensive recreational and service amenities, including flex turf surface areas for outdoor games, enlarged playground spaces, small tennis tables, and shade sails on the rooftop to allow residents to comfortably enjoy the outdoors. The project will provide 127 automobile parking spaces within an underground parking garage, 72 long-term residential bicycle parking stalls, and seven short-term residential bicycle parking stalls. The project will provide a total of 25,967 square feet of open space distributed across ground floor and rooftop areas.

The underground parking level will accommodate vehicle parking and bicycle storage racks. The ground floor (Level 1) through Level 4 will contain the residential units. The roof would be used to provide a common open space deck, shade structures, and solar panels.

The project has been designed and will be constructed to incorporate environmentally sustainable building features and construction protocols required by the Los Angeles Green Building Code and CALGreen. These standards will reduce energy and water usage and waste, thereby

reducing associated greenhouse gas emissions and helping minimize the impact on natural resources and infrastructure. To further these goals, the project proposes the installation of solar panels on the building's roof.

Density
According to the Affordable Housing Referral Form, the 54,514.4 square-foot lot area allows for a maximum base density of 135 dwelling units, based on the C2-1VL-CUGU Zone's allotment of one dwelling unit per 400 square feet of lot area. However, because the project is situated within a Very Low Vehicle Travel Area, it utilizes the provisions of AB 2334 (State Density Bonus Law). This allows the project to apply the density of the R4 Zone, which is the underlying land use designation for the highest density zone across the entire site. Furthermore, the utilization of AB 2334 permits residential developments in the R1P and P Zones, where such uses are otherwise prohibited by the base zoning. Consequently, the project's proposed 93 dwelling units are fully permitted under the C2-1VL-CUGU, R1P-1VL-CUGU, and P-1VL-CUGU Zones, consistent with the Neighborhood Commercial Community Plan Land Use.

Floor Area
The C2-1VL Zone permits a maximum Floor Area Ratio (FAR) of 1.5:1. The R1P-1VL Zone also restricts the Residential Floor Area Ratio to 45 percent. As part of the Density Bonus request, the project seeks an Off-Menu Incentive to increase the allowable FAR to 2.025:1 across the site. This incentive permits a total proposed floor area of 106,272 square feet.

Lot Coverage
No specific deviations for lot coverage have been requested by the applicant, and the standard base zone lot coverage regulations apply to the project. The project complies with the standard lot coverage requirements.

Height, Setbacks, and Step backs
The C2-1VL and P-1VL Zones permit a maximum height of 45 feet, while the R1P-1VL Zone restricts height to a maximum of 33 feet. Additionally, Transitional Height requirements limit the building to 33 feet. As part of the Density Bonus, the project requests an Off-Menu Incentive to allow an overall maximum building height of 48 feet and 6 inches across the site. The project also requests a Waiver of Development Standards for Transitional Height to permit the 48-foot, 6-inch height. For setbacks, the project requests an Off-Menu Incentive to reduce the required side yard in the R1P Zone from 7 feet to 4 feet, as well as a Waiver of Development Standards to waive the Side Yard Plane Break requirement per LAMC 12.08 C2.A.

Access and Circulation
Vehicular access to the subterranean parking would be provided via a driveway from Wheatland Avenue. Pedestrian access will be provided directly from the adjoining public rights-of-way along Glenoaks Boulevard and Wheatland Avenue.

Vehicular and Bicycle Parking
Pursuant to LAMC Chapter 1, Section 12.21 A.4(a), the 93 residential dwelling units are required to provide 126 parking spaces. As part of Density Bonus Parking Option 1, the project provides parking based on the number of bedrooms per unit. With 28 studio or one-bedroom units and 65 two or three-bedroom units, the project complies by providing 127 residential automobile parking spaces within a subterranean garage.

The project would provide short and long-term bicycle parking in compliance with LAMC requirements. For residential uses, the project is required to provide seven short-term and 70 long-term bicycle parking spaces and provides seven short-term and 72 long-term bicycle parking spaces for residential uses.

Landscaping
Landscaping, open space, and tree planting will be provided in compliance with LAMC requirements and applicable CUGU standards.

Surrounding Properties

Surrounding uses consist of a mix of single-family residential, multi-family residential, and commercial purposes. The subject property consists of multiple parcels located at 8465 through 8479 North Glenoaks Boulevard, as well as 8400 and 8424 North Wheatland Avenue. Portions of the subject site are currently zoned P-1VL-CUGU and C2-1VL-CUGU, with no existing uses other than a commercial parking lot for patrons or employees. The applicant is seeking a Site Plan Review and a Density Bonus (under AB 2334) for the construction of a new 93-unit multi-family apartment building. Directly abutting the property to the north, the property is zoned C2-1-CUGU and is developed with commercial uses, including a retail store and barbershop. To the east, across Glenoaks Boulevard, properties are zoned R1-1 and developed with single-family residences. Directly abutting the property to the south, properties are zoned C2-1-CUGU and R3-1-CUGU, developed with an auto body shop and an apartment building. To the southwest, across De Garmo Avenue, properties are zoned R1-1-CUGU and developed with single-family residences. Directly abutting the property to the west is a single-family residence on a lot zoned R1-1-CUGU. Additionally, to the northwest, across Wheatland Avenue, properties are zoned R1-1-CUGU and consist of single-family residences.

Street Designations

Glenoaks Boulevard, abutting the site to the east, is designated as a Boulevard II with a designated right-of-way width of 110 feet and a roadway width of 80 feet. It is currently improved with a concrete sidewalk, concrete curb, and gutter. A 5-foot street dedication is required along this property frontage.

Wheatland Avenue, abutting the site to the northwest, is designated as a Local Street - Standard with a designated right-of-way width of 60 feet and a roadway width of 36 feet. It is currently improved with a concrete sidewalk, concrete curb, and gutter.

De Garmo Avenue, abutting the site to the southwest, is designated as a Local Street - Standard with a designated right-of-way width of 60 feet and a roadway width of 36 feet. It is currently improved with a concrete sidewalk, concrete curb, gutter, and roadway pavement.

Site Related Cases and Permits:

Ordinance No. 184246 – On April 13, 2016, the Los Angeles City Council approved the following: An ordinance amending Sections 12.04, 12.20,12.24 and 12.32 of Article 2 of Chapter 1 of the Los Angeles Municipal Code, and Sections 13.03, 13.18 and 13.19 of Article 3 of Chapter 1 of the Los Angeles Municipal Code in order to authorize the establishment of a Clean Up Green Up Supplemental Use District within Boyle Heights, Pacoima/Sun Valley, and Wilmington to reduce cumulative health impacts resulting from incompatible land uses, establish a citywide Conditional Use for asphalt manufacturing and refinery facilities, and increase the notification requirement for projects within a surface mining district.

Ordinance No. 165141 – On October 3, 1989, the Los Angeles City Planning Commission approved the following: An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map by changing the height district from 1 to 1VL.

Ordinance No. 142275 – On July 22, 1971, the Los Angeles City Planning Commission approved the following: An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map by changing the zone and zone boundaries from P to R1P.

Ordinance No. 104125 – On September 23, 1954, the Los Angeles City Planning Commission approved the following: An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map by changing the zone and zone boundaries from R3 to C2.

Hearing Officer Notes

A public hearing was conducted remotely by Hearing Officer Joshua Ordonez on behalf of the City Planning Commission entirely through the internet and telephonically by Zoom on May 26, 2026. There were three people in attendance, including the applicant and their representative, as well as a representative from Council District 6. The representative from Council District 6 spoke in support of the project. There were zero comments opposed to the proposed project.

Professional Volunteer Program (PVP) Design Recommendations

The Professional Volunteer Program (PVP) enlists volunteer architects to critique pending developments and inform City Planning staff on complex design issues to encourage high-quality architecture in proposed projects that aligns with the City's broader design guidelines. The PVP provided the following comments for the subject project:

Pedestrian-First

- Original Note: *Make the ground floor apartments open straight to the street.*
    - Update: *Not addressed. The plans do not show the doors opening directly to the street. No reason has been given.*
- Original Note: *Move ground floor bedrooms away from the busy Wheatland Avenue so living rooms face the street instead.*
    - Update: *Addressed. The original notes confirm this change was already made.*
- Original Note: *Turn some of the inside courtyard into a seating area right on Wheatland Avenue.*
    - Update: *Partially addressed. They did not put a seating area right on the street, but they did add lots of play areas and seating on Wheatland Avenue, and towards the rear of the lots, as well as on the roof.*
- Original Note: *Move the garage door away from Glenoaks Boulevard to make the main walking lobby look better.*
    - Update: *Addressed. The original notes confirm this change was already made.*
- Original Note: *Stop making buildings that are completely closed off from the neighborhood.*
    - Update: *Addressed. To make the building look friendlier, they added warmer colors and wood siding.*

360° Design

- Original Note: *The long wall on Wheatland is boring and needs things like window covers (canopies) to break it up.*
    - Update: *Addressed. They added window awnings, columns, a raised roofline, and wood siding to make the wall look much more interesting.*
- Original Note: *Use the cool window designs from the back of the building on the front side to make it less boring.*
    - Update: *Addressed. They mixed horizontal and vertical lines and used different colors (like apricot and brown) and textures to make the whole building look better.*

- Original Note: *Use fancy screens for the balconies on Wheatland instead of basic metal railings.*
    - Update: *Not addressed. The plans still show standard metal railings for the balconies.*
- Original Note: *Fix the dark corner where the two building shapes meet so those apartments have better views and light.*
    - Update: *Addressed. The original notes confirm those specific apartments were removed.*

Climate-Adapted

- Original Note: *Sun Valley gets very hot, so you need to build shade structures outside.*
    - Update: *Addressed. They added shade sails to the roof and backyard so people can stay cool.*
- Original Note: *The outdoor space has too much concrete and feels like a parking lot.*
    - Update: *Addressed. They removed a lot of concrete and replaced it with trees, a playground, and fake grass for games.*
- Original Note: *Open up the U-shape of the building to let the wind blow through and give people views of the hills.*
    - Update: *Not addressed. The building's shape was not opened up to connect to the street .*
- Original Note: *Give people places to sit and things to do on the roof and in the courtyard.*
    - Update: *Addressed. They added ping pong tables, seating, and areas for games like cornhole and mini-golf.*
- Original Note: *Plant more big trees to help the environment.*
    - Update: *Addressed. They explicitly added more trees to the outdoor areas.*
- Original Note: *You must put solar panels on the roof because it is required by law.*
    - Update: *Addressed. The new roof drawings clearly show spots marked for solar panels.*

Conclusion

As shown in Exhibit “A” plans and findings below, the proposed project achieves General Plan and Sun Valley - La Tuna Canyon Community Plan goals with an overall design of the building and landscaping that reflects the harmonious integration of a new residential development with Glenoaks Boulevard and Wheatland Avenue. It creates an engaging and inviting pedestrian environment through appropriate setbacks and extensive ground floor and rooftop landscaping, including shade sails and flex turf areas. Introducing a new multi-family apartment building at this location will further promote neighborhood stability and housing supply by transforming five vacant lots into a vibrant residential community. The development of 93 dwelling units, 19 of which are to be reserved for affordable housing (12 for Low-Income and seven for Very Low-Income households) will meet several goals of the Housing Element and the Community Plan, especially those related to providing a range of housing choices for all economic levels and locating higher residential densities near transit. Given that the requested uses will be in harmony with relevant Planning documents and Code sections as described below in the Findings, the granting of the requested project entitlements will be in harmony with, and enhance, the surrounding area.

For the reasons stated above and, in the Findings, staff recommends approval of the requested entitlements for Site Plan Review and a Density Bonus under California Government Code Section 65915, pursuant to AB 2345 (2020). As conditioned, the project is compliant with all Sun Valley - La Tuna Canyon Community Plan regulations and guidelines , other than the specific off-menu incentives (such as increased height to 48 feet and 6 inches, increased FAR to 2.025:1,

and reduced side yards) and waivers of development standards (such as transitional height and side yard plane break requirements) requested.

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", dated December 12, 2023, 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 93 residential dwelling units, including On-Site Restricted Affordable Units.

3. **On-site Restricted Affordable Units.** 19 units shall be reserved for affordable households, consisting of 12 units for Low Income Households and seven units 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 AB 2334 and LAMC Chapter 1, Section 12.22 A.25.

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 19 units available to affordable households (12 Low Income and seven Very Low Income), which is equal to 20 percent of the project's total proposed units, 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 (19 units) 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 on-site 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. **Use.** The project is approved for a multi-family residential use including a 106,272 square foot Housing Development Project totaling 93 dwelling units, including 74 market rate units, seven units for Very Low-Income Household occupancy, 12 units for Low Income Household occupancy.

7. **Floor Area (Off-Menu Incentive)**. The project shall be limited to a maximum floor area of 106,272 square feet and an increased Floor Area Ratio (FAR) of 2.025:1.

8. **Height C2 Zone (Waiver).** The project is approved for a maximum height of 48 feet and 6 inches, as shown on the project plans, Exhibit “A”, attached to the subject case file.

9. **Transitional Height R1P Zone (Waiver).** The project is approved for a maximum building height of up to 48 feet and 6 inches within the transitional height zone, as shown on the project plans, Exhibit “A”. This is permitted in lieu of the transitional height requirements of LAMC Chapter 1, Section 12.21.1 A.10. Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any abutting properties and the public right-of-way.

10. **Front Yard Setback.** The project shall provide a front yard setback of 0 feet along the C2-Zoned portion of the site (Glenoaks Boulevard). For the R1P-Zoned portion along De Garmo Avenue, the project is subject to a prevailing front yard setback of 21 feet and 5 inches, with a proposed building setback of 43 feet and 3 inches.

11. **Side Yard Setback (Off-Menu Incentive).** The project shall provide a reduced side yard setback of 4 feet in lieu of the otherwise required 7 feet. This reduction is granted as an off-menu Density Bonus incentive.

12. **Side Yard Plane Break (Waiver).** The building shall be constructed without the side yard plane break otherwise required by LAMC Chapter 1, Section 12.08 C.2(a).

13. **Rear Yard Setback.** As the project site is designated as a through-lot, standard rear yard setback requirements are not applicable.

14. **Open Space.** The project shall provide a minimum of 25,967 square feet of open space as shown in Exhibit A.

15. **Mechanical and Rooftop Equipment Screening.** No mechanical or rooftop equipment shall be visible from Glenoaks Boulevard, Wheatland Avenue, or De Garmo Avenue, and shall be screened behind architectural elements as outlined in the Community Plan’s Urban Design guidelines.

16. **Lighting.** All outdoor lighting shall be directed, aimed, and shielded downward onto the site to prevent light trespass onto adjacent properties. A comprehensive lighting plan shall be submitted to, and approved by, the Department of City Planning prior to the submittal of building permit plans to the Department of Building and Safety.

17. **Parking.**

    a. **Automobile Parking for Residential Uses.** The project shall provide minimum of 127 automobile parking spaces for residential uses (64 standard and 63 compact) per LAMC Chapter 1, Section 12.22 A.25(d)(1) Parking Option 1.

    b. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e., the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth above.

c. **Bicycle Parking.** The project shall provide a minimum of 7 short-term bicycle parking spaces and 72 long-term bicycle parking spaces, in compliance with LAMC Chapter 1, Section 12.21 A.16

d. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC, to the satisfaction of the Department of Building and Safety. The project shall include at least 20 percent of the total automobile parking spaces developed on the project site capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating ampacity.

In addition, five percent of the total automobile parking spaces developed on the project site, and all parking spaces in excess of code required for the use, shall be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas.

When the application of either the required 20 percent or five percent results in a fractional space, round up to the next whole number. A label stating "EV CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.

18. **Streetscape Improvement.**

a. **Street Trees.** The project shall install street trees and tree wells along the public right-of-way as required by the Urban Forestry Division.

b. The trees are to be planted according to the Los Angeles Department of Public Works Standard for Street Tree Planting; actual tree species, placement, and spacing along Glenoaks Boulevard, Wheatland Avenue, and De Garmo Avenue shall be determined by the Bureau of Street Services and its Urban Forestry Division.

c. **Street Fixtures, Furniture and Equipment.** Any improvements in the public right-of-way are to use materials, finishes, and street furniture as determined by the Bureau of Street Lighting and Bureau of Street Services, in compliance with the streetscape design standards of the Sun Valley - La Tuna Canyon Community Plan.

19. **Modifications.** Any modifications, change of use, or increase in floor area of the property shall be cause for separate discretionary review pursuant to the applicable sections of the LAMC (including Section 16.05 for Site Plan Review and Section 12.22 A.25 for Density Bonus) and other applicable statutory requirements. The project site is not located within a Specific Plan Area.

20. **Solar-Ready Buildings.** The project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.

21. **Solar Power.** The project shall provide Photovoltaic Collectors for a Solar Hot Water System or photovoltaic provisions as required to comply with the 2019 California Energy Code for Solar Ready Buildings (Section 110.10) to be maintained for the life of the project.

22. **Solar and Electric Generator.** Generators used during the construction process shall be electric or solar powered. Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible.

23. **Stormwater/irrigation.** The project shall implement on-site stormwater infiltration as feasible based on the site soils conditions, the geotechnical recommendations, and the City of Los Angeles Department of Building and Safety Guidelines for Storm Water Infiltration. If on-site infiltration is deemed infeasible, the project shall analyze the potential for stormwater capture and reuse for irrigation purposes based on the City Low Impact Development (LID) guidelines.

24. **Utility Connections.** New utility connections shall be undergrounded to the maximum extent feasible.

Administrative Conditions of Approval

25. **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.

26. **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.

27. **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.

28. **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.

29. **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.

30. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

31. **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.

32. **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.

Indemnification. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

FINDINGS

DENSITY BONUS / AFFORDABLE HOUSING INCENTIVES PROGRAM FINDINGS

Housing Replacement

In accordance with California Government Code Sections 65915 and 65915.5, pursuant to AB 2222 (2014), applicants of Density Bonus Projects filed after 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 Replacement Unit Determination letter dated September 28, 2020, issued by the Los Angeles Housing and Community Investment Department (HCIDLA, now known as the Los Angeles Housing Department), the site contained a parking lot, a single-family dwelling, and commercial properties over the past five years. HCIDLA determined that the proposed housing development does not require the removal of housing that is prohibited from being demolished. Because the provisions of SB 330 do not apply to single-family dwellings on a single lot, commercial properties, or vacant lots, HCIDLA concluded that no SB 330 replacement affordable units are required. HCIDLA also confirmed that this determination applies to the proposed Density Bonus Project. Thus, the project is in compliance with the housing replacement provisions.

LAMC Criteria

Pursuant to Chapter 1, Section 12.22 A.25(g) of the LAMC and Government Code Section 65915, the Commission shall approve 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.

LAMC Chapter 1, Section 12.22 A.25 establishes that a Housing Development Project may qualify for one, two, or three incentives based on the percentage of units set aside for Very Low Income, Low Income, or Moderate-Income Households. The 54,514.4 square-foot lot area of the property allows for a maximum base density of 135 dwelling units. The project is proposing 93 units and is providing 19 units for affordable households (12 Low Income and seven Very Low Income), which equates to 20 percent of the project's total proposed units. This qualifies the project to utilize off-menu incentives and waivers provided by AB 2345 (2020). The project includes three off-menu incentives for increased

Floor Area Ratio (FAR), increased Height in the R1P Zone, and decreased Side Yard setbacks. It also includes three requests for waivers of development standards for Transitional Height, Side Yard Plane Break, and Height in the C2 Zone.

Off-Menu Incentives

FAR. The requested incentive, an increase in FAR to 2.025:1 in lieu of 1.5:1, permits exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs. This additional floor area is physically necessary to construct the overall space dedicated to residential uses and accommodate the total 93 dwelling units. By expanding the allowable building footprint and volume across the five currently vacant lots, the project can comfortably integrate the necessary market-rate units alongside the required residential amenities and open space, which in turn supports the applicant's decision to reserve 20 percent of the units (19 total) as affordable housing, specifically broken down into 12 units for Low-Income Households and seven units for Very Low-Income Households.

Height (R1P Zone). The requested incentive, an increase in height to 48 feet and 6 inches where 28 feet is otherwise allowed in the R1P Zone, permits exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs. The requested incentive allows the developer to expand the building envelope so the additional units can be constructed, and the overall space (dedicated to residential uses) is increased. These incentives support the applicant's decision to provide 19 affordable units for Low and Very Low-Income Households.

Side Yard Setback. The requested incentive, a reduced side yard setback of 4 feet in lieu of the required 7 feet, permits exceptions to zoning requirements that result in building design or construction efficiencies that lower the cost of providing affordable housing. The requested incentive allows the developer to maximize the buildable area of the site to hold the necessary residential units, and the costs associated with constructing housing units are decreased. These incentives support the applicant's decision to provide 19 affordable units for Low and Very Low-Income Households.

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 methods 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 Section 12.22 A.25 (e)(2), the project meets the additional eligibility criterion that is required for Density Bonus Projects.

The facades of the proposed building which face Glenoaks Boulevard, Wheatland Avenue, and De Garmo Avenue will be articulated in multiple ways with varied textures and materials, creating a visually interesting elevation that invites interaction with the street.

The structure will also be oriented toward the street with entrances, windows, and architectural features on street-facing elevations as required. The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. Finally, according to ZIMAS, the project is not located in a Hillside Area or a Very High Fire Hazard Severity Zone. Therefore, there is no substantial evidence that the proposed project incentives will have a specific adverse impact on the physical environment, on public health, or 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.

Pursuant to 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:

d. 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 will have a specific adverse impact on public health and safety or the physical environment, or any real property that is listed in the California Register of Historical Resources. 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)). The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. Therefore, there is no substantial evidence that the proposed project, and thus the requested Waivers, will have a specific adverse impact on the physical environment, or on public health and safety. Based on the above, there is no basis to deny the requested Waivers.

e. 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

Transitional Height (R1P Zone). The requested waiver, to allow a building height of 48 feet and 6 inches in lieu of the 33-foot transitional height limit allowed in the R1P Zone, permits exceptions to zoning requirements that result in building design or construction efficiencies that lower the cost of providing affordable housing. The requested waiver allows the developer to expand the building envelope so the additional units can be constructed, and the overall space (dedicated to residential uses) is increased. The strict application of the 33-foot building height would physically preclude the development of the project by restricting the vertical building envelope. Developing the 106,272 square feet of floor area and 93 units on a 54,514.4 square foot lot is physically impossible within a 33-foot envelope without severely compromising required ground-floor open space or parking. This waiver supports the applicant's decision to provide 12 affordable units for Low Income Households and seven Very Low Income Households for 55 years.

Side Yard Plane Break. The requested waiver, to omit the side yard plane break required pursuant to LAMC Chapter 1, Section 12.08 C2.A, permits exceptions to zoning requirements that result in building design or construction efficiencies that lower the cost of providing affordable housing. The requested waiver allows the developer to expand the building envelope so additional units can be constructed, and the overall space (dedicated to residential uses) is increased. This waiver supports the applicant's decision to provide 19 affordable units for Low and Very Low Income Households for 55 years.

Height (C2 Zone). The requested waiver, to allow a building height of 48 feet and 6 inches where 45 feet is otherwise the maximum permitted height in the C2 Zone, permits exceptions to zoning requirements that result in building design or construction efficiencies that lower the cost of providing affordable housing. The requested waiver allows the developer to expand the building envelope vertically to accommodate the additional residential units, reducing the costs associated with constructing housing units. This waiver supports the applicant's decision to provide 19 affordable units for Low and Very Low Income Households for 55 years.

f. 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.

Site Plan Review Findings

1. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan.

The project site is comprised of five vacant lots located at 8465 and 8479 North Glenoaks Boulevard, and 8400 and 8424 North Wheatland Avenue. The Sun Valley - La Tuna Canyon Community Plan designates the site for Neighborhood Office Commercial land uses. The property has underlying zoning of C2-1VL-CUGU, R1P-1VL-CUGU, and P-1VL-CUGU. The property is not located within a specific plan area. The Sun Valley - La Tuna Canyon Community Plan contains the following objectives:

> *Objective 1-1: To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.*

The project is consistent with the objectives of the Community Plan in that it utilizes vacant land for a new 93-unit multi-family residential apartment building. The proposed residential use will help serve the surrounding neighborhood by providing 74 market-rate units and 19 affordable housing units. The residential development will create a pedestrian-friendly environment by orienting building entrances to the street and providing direct pedestrian paths of travel from the sidewalk. The project will improve the public right-of-way by providing a 5-foot street dedication along Glenoaks Boulevard and will install street trees and tree wells as required by the Urban Forestry Division. The project will provide 10,371 square feet of total landscaping, which includes providing a landscaped buffer and enhancing both the ground and roof floors. As proposed, the project will be in substantial conformance with the provisions of the General Plan and the Sun Valley - La Tuna Canyon Community Plan.

2. The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development on neighboring properties.

Compatibility with Existing and Future Development

The proposed structure is consistent with the visual character of the area. Surrounding uses include single-family and multi-family residences, as well as commercial storefronts, auto body shops, and an apartment house. Adjoining and abutting properties feature zoning designations such as R1-1-CUGU, C2-1VL-CUGU, and R3-1-CUGU. While the four-story residential building is taller than some of the existing surrounding buildings, it includes extensive architectural articulation, combining materials such as stucco, natural-looking wood siding, metal and glass railings, and varied color palettes to minimize the appearance of bulk and massing. As such, the new structure will be similar in scale and compatible with existing buildings in the surrounding area.

Arrangement of Buildings (Height, Bulk, Setbacks)

Height
The underlying zones allow for maximum building heights of 45 feet in the C2 and P Zones, and 28 feet to 33 feet in the R1P Zone. Through Density Bonus off-menu incentives and waivers, the applicant has requested to allow a uniform building height of 48 feet and 6 inches across the project site. A building height of 48 feet and 6 inches is proposed for the four-story building.

Bulk
The project site is comprised of five vacant lots with a total lot area of 54,514.4 square feet. The project proposes 106,272 square feet of residential floor area. Through a Density Bonus off-menu incentive, the project is permitted an increased Floor Area Ratio (FAR) of 2.025:1. Therefore, the proposed project complies with the floor area requirements as modified by the density bonus incentives and will be compatible with the scale of development in the area.

Setbacks
The project provides a 0-foot front yard setback along the C2-Zoned portion on Glenoaks Boulevard, and a 43-foot, 3-inch front yard setback on the R1P-Zoned portion along De Garmo Avenue. Through a Density Bonus off-menu incentive, the project provides a

reduced side yard setback of 4 feet in lieu of the otherwise required 7 feet. Because the site is designated as a through-lot, rear yard setbacks are not applicable.

The location of the building has been designed to be compatible with adjacent uses. While the four-story proposed building is taller than some existing buildings to the north and south, it is compatible with the adjacent uses as it incorporates significant architectural articulation, balconies, and landscaping to minimize the appearance of bulk and massing. Therefore, the proposed height, bulk, and setbacks of the development are compliant with the requested Density Bonus provisions.

Parking, Loading Areas, Trash Collection

The project will include a total of 127 automobile parking spaces located within an underground parking garage. The project will also provide 79 bicycle parking spaces, consisting of 72 long-term spaces and seven short-term spaces. The project will include on-site trash collection for both refuse and recyclable materials, with trash enclosures integrated into the ground floor level to effectively screen these areas.

Landscaping

Currently the site does not have any trees or landscaping as it is vacant land. The proposed project will provide 10,371 square feet of total landscaping, consisting of 4,471 square feet of ground floor landscape area and 5,900 square feet of roof floor landscape area. The planting plan includes drought-tolerant trees, shrubs, and ground covers. New street trees will be planted along the public right-of-way as required by the Urban Forestry Division.

Lighting

The proposed project's lighting scheme will be compatible with surrounding development. The project has been conditioned so that exterior lighting is directed onto the project site and flood lighting is located so as not to impact any surrounding residential uses.

The project has been conditioned, herein, to ensure that the proposed arrangement of buildings, off-street parking facilities, and other such pertinent improvements will be compatible with existing and future development on neighboring properties.

3. That any residential project provides recreational and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties.

The proposed project involves the development of a 93-unit multi-family apartment building. The proposed project provides 25,967 square feet of total open space, which exceeds the required minimum of 11,275 square feet of open space. To improve habitability for the residents, the project incorporates extensive recreational and service amenities, including flex turf surface areas for outdoor games, enlarged playground spaces, small tennis tables, and shade sails on the rooftop to allow residents to comfortably enjoy the outdoors. The project also features 10,371 square feet of total landscaping to enhance both the ground floor and the roof level.

CEQA Findings

4. Pursuant to State CEQA Guidelines and City Guidelines and based on the whole of the administrative record, a project qualifies for a Statutory Exemption if it is developed as a Housing Development Project as defined as § 65905.5(b) of the California Government Code (Govt. Code) and meets eligibility criteria and procedural requirements in PRC § 21080.66 (including as terms are defined in that section). The proposed 93-unit development satisfies all locational, density, and environmental criteria required for an urban infill Housing Development Project under PRC Section 21080.66. As such the project has been granted a Statutory Exemption under ENV-2020-1686-SE and has been found to be exempt from CEQA pursuant to Public Resources Code Section 21080.66 and no subsequent EIR, negative declaration, mitigated negative declaration, categorical exemption, or addendum is required for approval of the project.

5. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 186,952, have been reviewed and it has been determined that this project is located outside the Flood Zone.

EXHIBIT A: PROJECT PLANS



VIEW FROM THE GLENOAKS BLVD



VIEW FROM THE WHEATLAND AVE



VIEW FROM THE WHEATLAND AVE



VIEW FROM THE BACKYARD

8465 GLENOAKS BLVD, SUN VALLEY, CA 91352

NEW MULTISTORY APARTMENT BUILDING WITH UNDERGROUND PARKING

We present the updated version of the building at

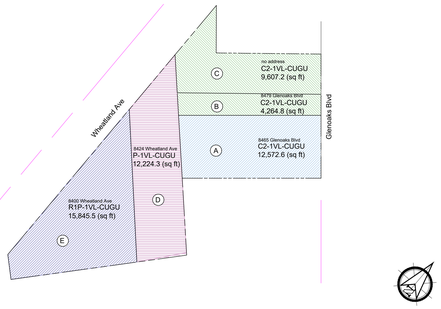
8465 Glenoaks Blvd Sun Valley, CA 91352

Throughout this ongoing work in process, we have considered all the suggestions and observations made by the honorable members of the commission. Great attention was paid to the open spaces and the pastime of residents. A lot of recreation spaces have been created on the rooftop and in the backyard. We reduced the concrete space by adding trees, flex turf surface areas, enlarged playground space, and added small tennis tables. Flex turf surface areas can be used to play outdoor games such as croquet, spike ball, cornhole, twister, mini golf, badminton, lawn darts, etc. They will make backyard time with friends and family fun and relaxing all year long. Shade sails are proposed to enjoy the outdoors for a long period of time. Residents will have fresh air and a good view from the rooftop. Shade sails will keep them cool no matter how long they stay on the rooftop while giving them the comfort they need. Similarly, a great deal of attention was paid to the space suitable for children, they can play and spend their time there. Overall, all the possible opportunities have been implemented for the residents' comfort so they can enjoy themselves fully.

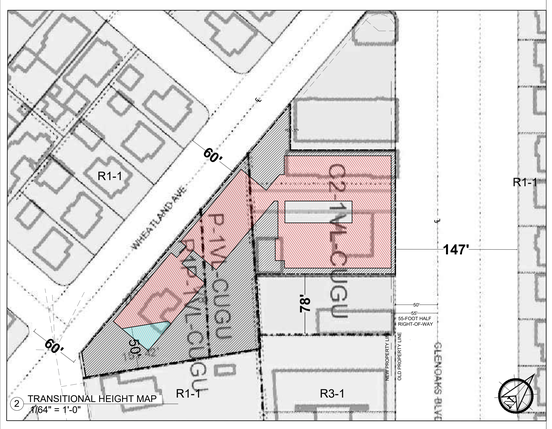
Interweaving of horizontal and vertical lines give the building a special style and signature. The fourth floor doesn't make the building heavier, just the opposite, it makes the building lighter. It is especially noticed from the Wheatland Ave. Warm pastel colors bring out the unique "personality", the spirit and the depth of the building. Combinations of apricot, beige, cream, brown, and white colors give the building a much warmer look. To give the facade a more intense look, we not only added windows and an awning, but also used different textures. The combination of stucco and natural-looking wood siding gives the building a more attractive look. To give the building a more solemn look, we added columns, raised front parapet, and used various textures and colors. Natural-looking wood siding was added to Wheatland elevation, also warm light brown accents were added.

EXHIBIT "A"
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Case No. CPC-2020-1685-DB-SPR-VHCA

03/23/2024



1 ZONE BOUNDARIES MAP
1/64" = 1'-0"

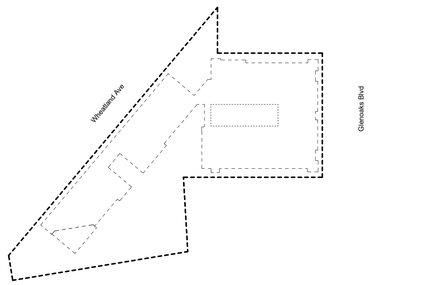


2 TRANSITIONAL HEIGHT MAP
1/64" = 1'-0"

HEIGHT LIMITATION COMPLIANCE ON ELEVATIONS

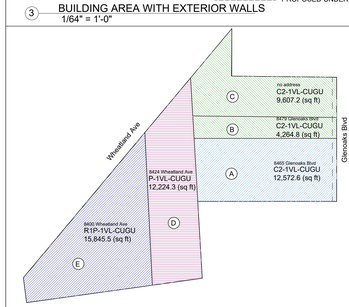
Distance	Height
0 to 49 feet	25 feet
50 to 99 feet	33 feet
100 to 199 feet	61 feet

H=23 FEET
H=42 FEET
H=48'-6"
GROUND FLOOR



LEGEND:
PROPOSED BUILDING AREA
PROPOSED UNDERGROUND PARKING

3 BUILDING AREA WITH EXTERIOR WALLS
1/64" = 1'-0"



SCOPE OF WORKS:

1.COMBINE 5 PARCELS IN ONE
2.PROVIDE 4 STORY APARTMENT BUILDING* WITH UNDERGROUND PARKING

(PER AB2334 (1ST INCENTIVE), AN ADDITIONAL ONE STORY UP TO 11 FEET.)

EXISTING LOT AREA: 54,514.4 SQ.FT.
STREET DEDICATION 5'X148'=740 SQ.FT.
54,514.4 -740 = **53,774.4** SQ.FT. (THE EXISTING LOT AREA MINUS THE STREET DEDICATION)

PROPOSED LOT AREA: **53,774.4** SQ.FT.

AFFORDABLE UNITS- AB 2334
PROPOSED 20% OF THE TOTAL UNITS OF THE PROJECT FOR LOW AND VERY LOW INCOME- 93 X 20% = 19 UNITS

TOTAL :19 AFFORDABLE UNITS(7 UNITS- VERY LOW INCOME and 12 UNITS-LOW INCOME)

ALL PROPOSED UNITS ARE FOR RENT

PROPOSED BUILDING HEIGHT: 48'-6" (FROM THE GRADE LEVEL)

PROPOSED UNDERGROUND PARKING: 51,940 SQ.FT. (LEVEL-10.00') WITHIN EXTERIOR WALLS

SEE FLOOR AREA CALCULATION-A-0.3
PROPOSED FIRST-FLOOR AREA
(EXTERIOR WALLS ARE NOT INCLUDED): 27,016 SQ.FT.
INCLUDES COVERED PORCHES, HALLWAYS, AND BALCONIES
PROPOSED SECOND-FLOOR AREA
(EXTERIOR WALLS ARE NOT INCLUDED): 27,066 SQ.FT.
INCLUDES COVERED PORCHES, HALLWAYS, AND BALCONIES
PROPOSED THIRD - FLOOR AREA
(EXTERIOR WALLS ARE NOT INCLUDED): 26,153 SQ.FT.
INCLUDES COVERED PORCHES, HALLWAYS, AND BALCONIES
PROPOSED FOURTH -FLOOR AREA
(EXTERIOR WALLS ARE NOT INCLUDED): 25,931 SQ.FT.
INCLUDES COVERED PORCHES, HALLWAYS, AND BALCONIES
PROPOSED ROOF -FLOOR AREA
(EXTERIOR WALLS ARE NOT INCLUDED):106 SQ.FT.

27,016+27,066+26,153+25,931+106=106,272 SF

TOTAL FLOOR AREA=106,272 SF

OPEN SPACE AREA CALCULATION : 25,967 SQ.FT. (SEE A-0.1)

PER **AB2334** GENERAL PLAN LAND USE DESIGNATION (GPLU) FOR THE CALCULATION OF MAXIMUM DENSITY IS USED
DENSITY CALCULATION:(12.11.C.4)
(A)12,572.6 + (B)4,264.8 +(C)9,607.2 + (D)12,224.3 + (E)15,845.5 = 54,514.4-740
53,774.4 / 400 = 135 UNITS (ALLOWED) > 93 UNITS (PROPOSED)

ALL COMMENTS IN GREEN HAVE BEEN RESOLVED OR NOT APPLICABLE.
ITEMS IN RED ARE STILL PENDING.
ITEMS IN BLUE ARE NOT REQUIRED TO BE ADDRESSED FOR PZAF SIGN OFF. WILL BE REQUIRED FOR PERMIT ISSUANCE.
ITEMS IN MAGENTA ARE CANCELED.

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: Caleb Wong
DATE: 09/05/2024
APPLICATION #: 20010-10002-02260

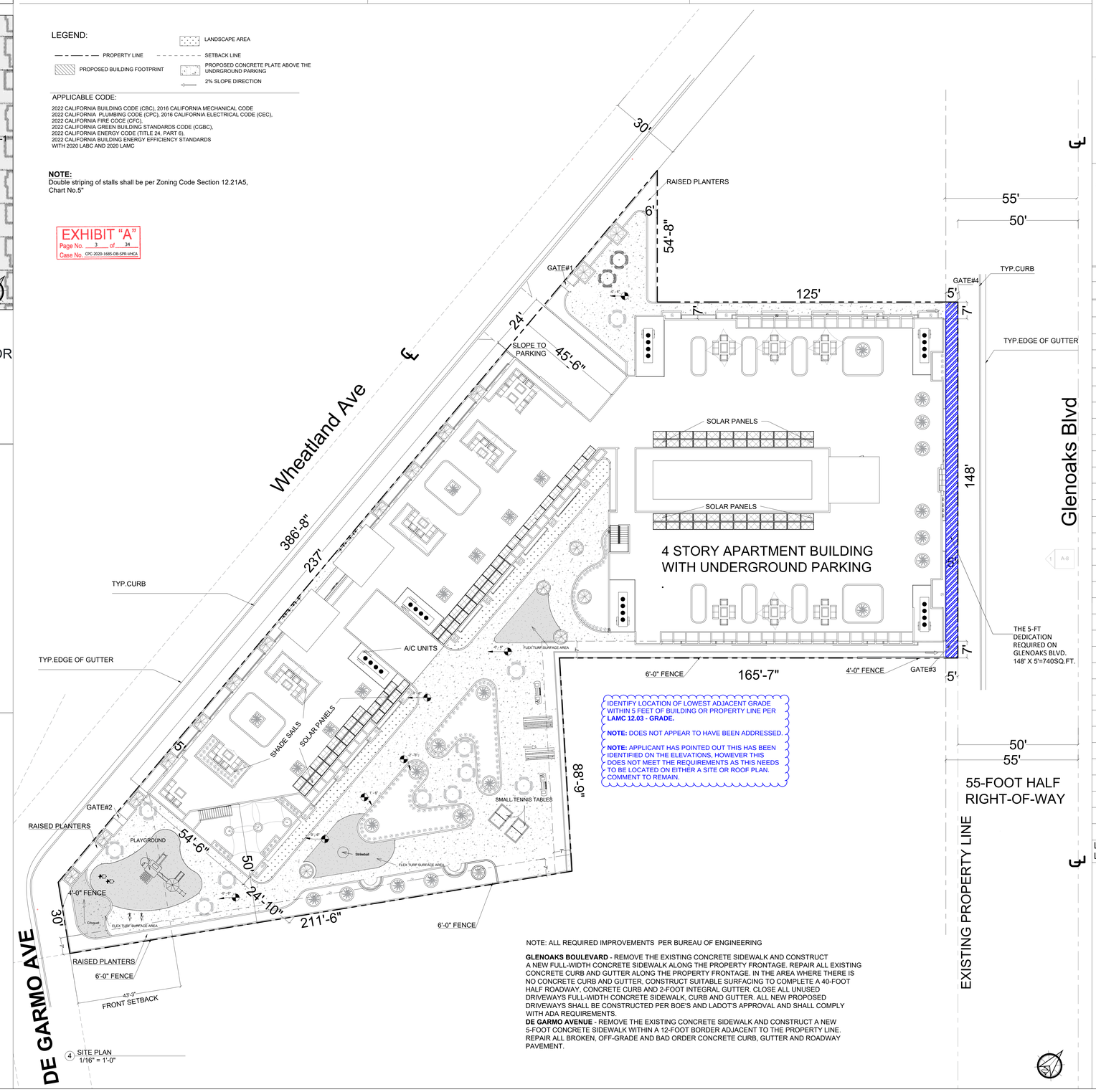
LEGEND:
PROPERTY LINE
PROPOSED BUILDING FOOTPRINT
LANDSCAPE AREA
SETBACK LINE
PROPOSED CONCRETE PLATE ABOVE THE UNDRGROUND PARKING
2% SLOPE DIRECTION

APPLICABLE CODE:

2022 CALIFORNIA BUILDING CODE (CBC), 2016 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE (CPC), 2016 CALIFORNIA ELECTRICAL CODE (CEC),
2022 CALIFORNIA FIRE CODE (CFC),
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC),
2022 CALIFORNIA ENERGY CODE (TITLE 24, PART 6),
2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
WITH 2020 LABC AND 2020 LAMC

NOTE:
Double striping of stalls shall be per Zoning Code Section 12.21A5, Chart No.5"

EXHIBIT "A"
Page No. 3 of 34
Case No. CPC-2020-1685-DB-SPR-VHCA



IDENTIFY LOCATION OF LOWEST ADJACENT GRADE WITHIN 5 FEET OF BUILDING OR PROPERTY LINE PER **LAMC 12.03 - GRADE.**

NOTE: DOES NOT APPEAR TO HAVE BEEN ADDRESSED.

NOTE: APPLICANT HAS POINTED OUT THIS HAS BEEN IDENTIFIED ON THE ELEVATIONS, HOWEVER THIS DOES NOT MEET THE REQUIREMENTS AS THIS NEEDS TO BE LOCATED ON EITHER A SITE OR ROOF PLAN. COMMENT TO REMAIN.

4 SITE PLAN
1/16" = 1'-0"

NOTE: ALL REQUIRED IMPROVEMENTS PER BUREAU OF ENGINEERING

GLENOAKS BOULEVARD - REMOVE THE EXISTING CONCRETE SIDEWALK AND CONSTRUCT A NEW FULL-WIDTH CONCRETE SIDEWALK ALONG THE PROPERTY FRONTAGE. REPAIR ALL EXISTING CONCRETE CURB AND GUTTER ALONG THE PROPERTY FRONTAGE. IN THE AREA WHERE THERE IS NO CONCRETE CURB AND GUTTER, CONSTRUCT SUITABLE SURFACING TO COMPLETE A 40-FOOT HALF ROADWAY, CONCRETE CURB AND 2-FOOT INTEGRAL GUTTER. CLOSE ALL UNUSED DRIVEWAYS FULL-WIDTH CONCRETE SIDEWALK, CURB AND GUTTER. ALL NEW PROPOSED DRIVEWAYS SHALL BE CONSTRUCTED PER BOE'S AND LADOT'S APPROVAL AND SHALL COMPLY WITH ADA REQUIREMENTS.
DE GARMO AVENUE - REMOVE THE EXISTING CONCRETE SIDEWALK AND CONSTRUCT A NEW 5-FOOT CONCRETE SIDEWALK WITHIN A 12-FOOT BORDER ADJACENT TO THE PROPERTY LINE. REPAIR ALL BROKEN, OFF-GRADE AND BAD ORDER CONCRETE CURB, GUTTER AND ROADWAY PAVEMENT.

ADDRESS (A):
8465 N GLENOAKS BLVD, SUN VALLEY, CA 91352

LEGAL DESCRIPTION:
ASSESSOR'S ID NO: 2404019034
PIN NUMBER: 192B177 324
ARB (LOT CUT REFERENCE) NONE
ZONNING: C2-1VL-CUGU
PROPERTY BOUNDARY DESCRIPTION:
TRACT: P M 592
MAP REFERENCE: BK 4-67
PROJECT SUMMARY:
LOT/PARCEL AREA (CALCULATED) = 12,572.6 SQ.FT.
EXISTING BUILDING : 1,230 SQ.FT. (TO BE DEMO)

ADDRESS (B):
8479 N GLENOAKS BLVD, SUN VALLEY, CA 91352

LEGAL DESCRIPTION:
ASSESSOR'S ID NO: 2404019033
PIN NUMBER: 192B177 313
ARB (LOT CUT REFERENCE) NONE
ZONNING: C2-1VL-CUGU
PROPERTY BOUNDARY DESCRIPTION:
TRACT : P M 592
MAP REFERENCE: BK 4-67
PROJECT SUMMARY:
LOT/PARCEL AREA (CALCULATED) = 4,264.8 SQ.FT.
EXISTING BUILDING : NONE

ADDRESS (C):
NONE

LEGAL DESCRIPTION:
ASSESSOR'S ID NO: 2404019031
PIN NUMBER: 192B177 1006
ARB (LOT CUT REFERENCE) NONE
ZONNING: C2-1VL-CUGU
PROPERTY BOUNDARY DESCRIPTION:
TRACT : P M 592
MAP REFERENCE: BK 4-671
PROJECT SUMMARY:
LOT/PARCEL AREA (CALCULATED) = 9,607.2 SQ.FT.
EXISTING BUILDING : 3,626.0 SQ.FT. (TO BE DEMO)

ADDRESS (D):
8424 N WHEATLAND AVE, SUN VALLEY, CA 91352

LEGAL DESCRIPTION:
ASSESSOR'S ID NO: 2404019013
PIN NUMBER: 192B177 351
ARB (LOT CUT REFERENCE) NONE
ZONNING: P-1VL-CUGU
PROPERTY BOUNDARY DESCRIPTION:
TRACT : TR 7893
MAP REFERENCE: M B 108-39
PROJECT SUMMARY:
LOT/PARCEL AREA (CALCULATED) = 12,224.3 SQ.FT.
EXISTING BUILDING S.F.D.: NONE

ADDRESS (E):
8400 N WHEATLAND AVE, SUN VALLEY, CA 91352

LEGAL DESCRIPTION:
ASSESSOR'S ID NO: 2404019014
PIN NUMBER: 192B177 372
ARB (LOT CUT REFERENCE) NONE
ZONNING: R1P-1VL-CUGU
PROPERTY BOUNDARY DESCRIPTION:
TRACT : TR 7893
MAP REFERENCE: M B 108-39
PROJECT SUMMARY:
LOT/PARCEL AREA (CALCULATED) = 15,845.5 SQ.FT.
EXISTING BUILDING S.F.D.: 982.0 SQ.FT. (TO BE DEMO)

DRAWINGS INDEX

SHEET No	ARCHITECTURAL
	TITLE SHEET
A-0	SITE PLAN
A-0.0	ZONE BOUNDARIES MAP
A-0.1	OPEN SPACE AREA CALCULATION
A-0.2	CUGU
A-0.3	FLOOR AREA CALCULATION
A-0.4	BUILDABLE AREA CALCULATION & RFA/FAR
A-1	PARKING FLOOR PLAN
A-2	RENTABLE FLOOR AREA
A-3	FIRST FLOOR PLAN
A-4	SECOND FLOOR PLAN
A-5	THIRD FLOOR PLAN
A-6	ROOF PLAN
A-7	ELEVATIONS
A-8	ELEVATIONS
A-9	ELEVATIONS
A-10	SECTIONS
A-11	SECTIONS
C-0.1	GRADING NOTES
C-1.0	GRADING PLAN
C-2.0	GRADING SECTIONS
C-3.0A	ROOF/SITE DRAINAGE/LID PLAN
C-3.0B	BASEMENT DRAINAGE/LID PLAN
C-3.1	DRAINAGE/LID DETAILS
T-1	TOPOGRAPHIC SURVEY MAP
T-2	TOPOGRAPHIC SURVEY MAP
C-0.1	GRADING NOTES
C-1.0	GRADING PLAN
C-2.0	GRADING SECTIONS
C-3.0A	ROOF/SITE DRAINAGE/LID PLAN
C-3.0B	BASEMENT DRAINAGE/LID PLAN
C-3.1	DRAINAGE/LID DETAILS
SHEET No	LANDSCAPE DESIGN
L-1, L-2, L-3, L-4, L-5, L-6, L-7, L-8, L-9, L-10, L-11, L-12, L-13, L-14	14 SHEETS



VICINITY MAP

WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY CARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER, AND NO PART THEREOF SHALL BE COPIED DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

EXTERIORS & INTERIORS
unigraphics
1636 N. VERDUGO RD., GLENDALE, CA 91208
T.: 818 564 5063

No.	Description
	NEW MULTISTORY APARTMENT BUILDING WITH UNDERGROUND PARKING

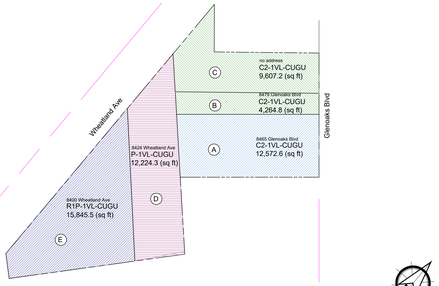
JOB ADDRESS:
8465 GLENOAKS BLVD
SUN VALLEY, CA 91352

OWNER:
SAMVEL KESHISHYAN

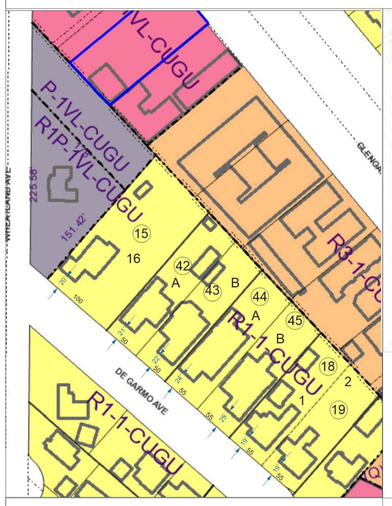
Project number	R - 00723
Date	12 DECEMBER, 2023
Drawn by	D.N.
Checked by	G.B.

A-0

Scale 1/16" = 1'-0"



1 ZONE BOUNDARIES MAP
1/64" = 1'-0"



VICINITY MAP

Add Lot

Enter the Lot Information after adding rows:

Lot	Frontage (ft)	Setback (ft)
15	100	20
42	50	21
43	50	22
44	55	24
45	55	25
18	55	19
19	55	19

Clear | Calculate

Results

Number of lots: **7**

Prevailing Setback: **21.43 ft**

Calculation

Total no of lots entered: **7**
Total frontage entered: **420.00 ft**
40% from total frontage entered: **168.00 ft**
No of lots used in the calculation: **7**
Setback range used: **19.00 ft - 25.00 ft**
Total frontage used in the calculation: **420.00 ft**

Lots Used

Lot	Frontage (ft)	Setback (ft)
15	100.00	20.00
18	55.00	19.00
19	55.00	19.00
42	50.00	21.00
43	50.00	22.00
44	55.00	24.00
45	55.00	25.00

View Calculation Details

PREVAILING SETBACK: 21.5'-0"<43'-3" PROVIDED

PREVAILING SETBACK CALCULATION

INCENTIVES HAS BEEN USED

1.HEIGHT FOR R1P ZONE 28'-0"<48'-6" HEIGHT IS PROPOSED

2.TRANSITIONAL HEIGHT FOR R1P ZONE 33'-0"<48'-6" HEIGHT IS PROPOSED

3.INCREASE FAR UP TO 2.025:1 (INSTEAD OF 1.5:1) FAR(ALLOWED)**39,667.05** + RFA (ALLOWED)**7,130.4** =**46,797.45** SQ.FT.
46,797.45 SQ.FT.< TOTAL(PROPOSED) 108,890 SQ.FT.

APPEARS TO BE DIFFERENT FROM TITLE SHEET, APPLICANT TO CONFIRM.

4. SIDE YARD FOR R1P ZONE 4'-0"<7'-0"

5. SIDE YARD PLANE BREAK REQUIRED PER LAMC 12.08 C2.A -SIDE YARD PLANE BREAK IS NOT PROVIDED

INCLUDE AVERAGING INCENTIVE PER **LAMC 12.22 A25.f.8.**

FAR(ALLOWED)**39,667.05**
RFA(ALLOWED)**7,130.4**
TOTAL(ALLOWED)**46,797.45** SQ.FT.< TOTAL(PROPOSED) 106,272 **SQ.FT.**
HEIGHT(ALLOWED) **45'-0"** (C2)< HEIGHT(PROPOSED) **48'-6"**
HEIGHT(ALLOWED) **28'-0"** (R1P) < HEIGHT(PROPOSED) **48'-6"**
FRONT(ALLOWED) **0'-0"** (C2) < FRONT(PROPOSED) **1'-0"**
FRONT(ALLOWED) **21'-5"** (R1P) > FRONT(PROPOSED) **43'-3"**
SIDE(ALLOWED)**7'-0"** (R1P) > SIDE(PROPOSED) **4'-0"**(R1P)
SIDE(ALLOWED)**7'-0"** (C2) = SIDE(PROPOSED) **7'-0"**(C2)

AVERAGING INCENTIVE, PER LAMC 12.22 A25.F.8.

		LOT SIZE		FAR	HEIGHT REQUIRED	HEIGHT PROPOSED	FRONT REQUIRED	FRONT PROPOSED	SIDE REQUIRED	SIDE PROPOSED	REAR
A	C2-1VL-CUGU	12,572.7	1.5:1	18,859.05 SQ.FT.	45'-0"	48'-6"	0'-0"	1'-0"	7'-0"	7'-0"	N/A
B	C2-1VL-CUGU	4,264.8	1.5:1	6,397.2 SQ.FT.	45'-0"	48'-6"	0'-0"	1'-0"	7'-0"	7'-0"	N/A
C	C2-1VL-CUGU	9,607.2	1.5:1	14,410.8 SQ.FT.	45'-0"	48'-6"	0'-0"	1'-0"	7'-0"	7'-0"	N/A
D	P-1VL-CUGU	12,224.3	N/A	N/A	N/A		10'-0"	N/A	N/A	N/A	N/A
E	R1P-1VL-CUGU	15,845.5		RFA 0.45 7,130.4 SQ.FT.	28'-0"	42'-0"	21.5'-0" PREVAILING SETBACK	43'-3"	7'-0"	4'-0"	N/A
TOTAL STREET DEDICATION		54,514.4 740									
TOTAL		**53,774.4.4**		**46,797.45** SQ.FT.							

LEGEND:

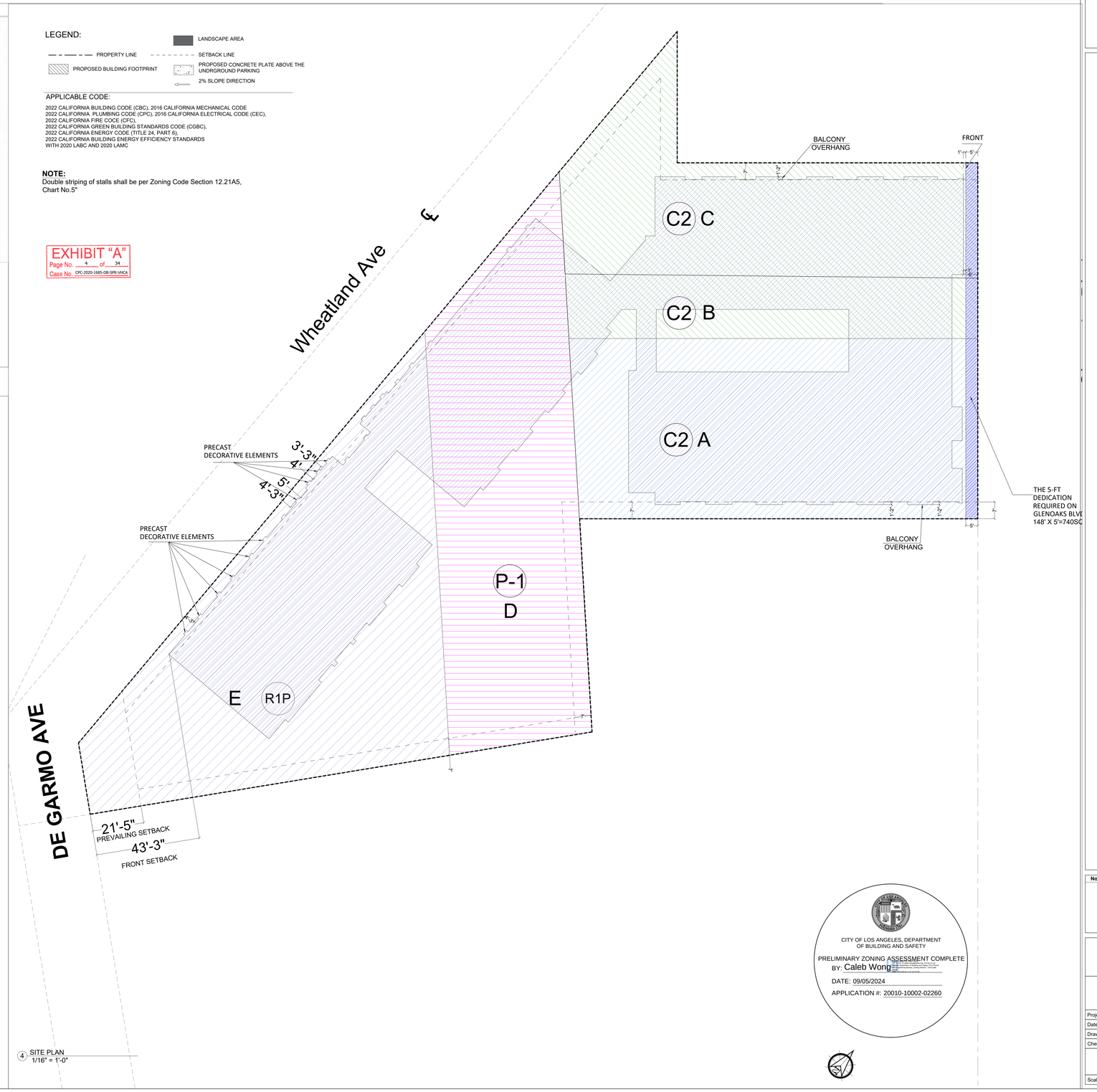
- LANDSCAPE AREA
- PROPERTY LINE
- SETBACK LINE
- PROPOSED BUILDING FOOTPRINT
- PROPOSED CONCRETE PLATE ABOVE THE UNDRGROUND PARKING
- 2% SLOPE DIRECTION

APPLICABLE CODE:

2022 CALIFORNIA BUILDING CODE (CBC), 2016 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE (CPC), 2016 CALIFORNIA ELECTRICAL CODE (CEC),
2022 CALIFORNIA FIRE CODE (CFC),
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC),
2022 CALIFORNIA ENERGY CODE (TITLE 24, PART 6),
2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
WITH 2020 LABC AND 2020 LAMC

NOTE:
Double striping of stalls shall be per Zoning Code Section 12.21A5,
Chart No.5"

EXHIBIT "A"
Page No. 4 of 34
Case No. CPC-2020-1685-DB-SPR-VHCA



4 SITE PLAN
1/16" = 1'-0"

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: Caleb Wong
DATE: 09/05/2024
APPLICATION #: 20010-10002-02260

WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY CARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER, AND NO PART THEREOF SHALL BE COPIED DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS

EXTERIORS & INTERIORS
unigraphics
1636 N. VERDUGO RD., GLENDALE, CA 91208
T.: 818 564 5063

No.	Description
	NEW MULTISTORY APARTMENT BUILDING WITH UNDERGROUND PARKING

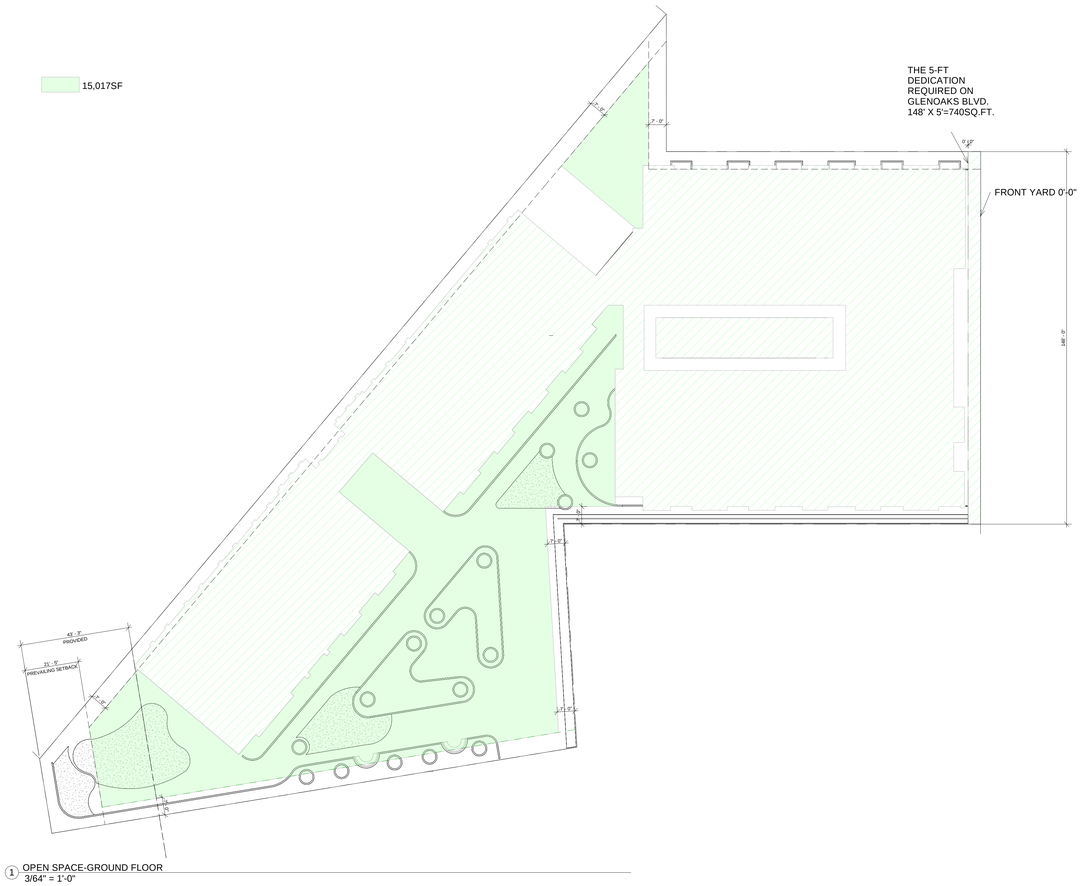
JOB ADDRESS:
8465 GLENOAKS BLVD
SUN VALLEY, CA 91352

OWNER:
SAMVEL KESHISHYAN

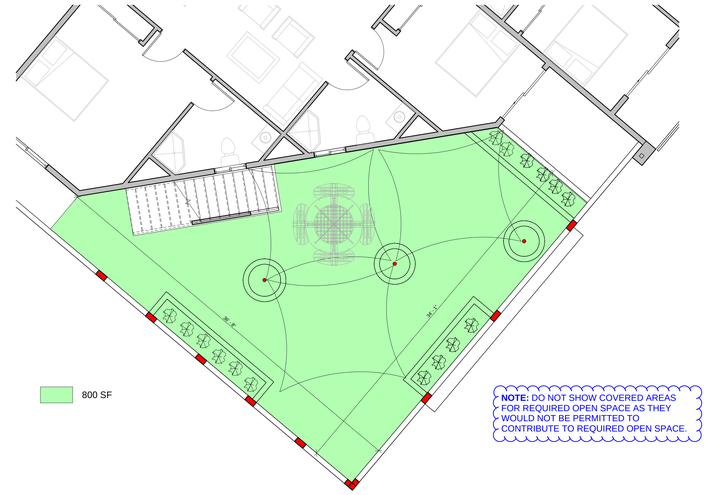
Project number	R - 00723
Date	12 DECEMBER, 2023
Drawn by	D.N.
Checked by	G.B.

A-0.0

Scale 1/16" = 1'-0"



1 OPEN SPACE-GROUND FLOOR
3/64" = 1'-0"



2 LEVEL 3 - OPEN PATIO
1 : 60

NOTE: DO NOT SHOW COVERED AREAS FOR REQUIRED OPEN SPACE AS THEY WOULD NOT BE PERMITTED TO CONTRIBUTE TO REQUIRED OPEN SPACE.

OPEN SPACE AREA REQUIREMENT

FOR THREE HABITABLE ROOMS UNITS (1 BEDROOM): 125 SQ.FT.

FOR MORE THAN THREE HABITABLE ROOMS UNITS (2, 3 BEDROOMS): 175 SQ.FT.

NUMBER OF PROPOSED APARTMENTS:

STUDIO: 2
1 BEDROOM: 26
2 BEDROOMS: 58
3 BEDROOMS: 7

TOTAL : 93

OPEN SPACE REQUIREMENTS PER LAMC 12.21 G			
# Habitable Rooms		SF/DU	Minimum Required
3>X	28	100 SF	**2800**
3=X	58	125 SF	**7250**
3<X	7	175 SF	**1225**
		Total:	**11275**

Total = **11275 SQ.FT.** REQUIRED OPEN SPACE

OPEN SPACE AREA CALCULATION

GROUND FLOOR-15,017 SF (SEE DIAGRAM #1)
THIRD FLOOR-800 SF (SEE DIAGRAM #2)
ROOF-10,150 SF (SEE DIAGRAM #2) 12.21 G (a) (4) (III)

15,017+800+10,150=**25,967>11,275 SQ.FT.** REQUIRED OPEN SPACE


10,150 SF
A/C UNITS
A/C UNITS
SHADE SAILS
SOLAR PANELS
SOLAR PANELS
SOLAR PANELS
ROOF ACCESS #4
ROOF ACCESS #3
ROOF ACCESS #2
ROOF ACCESS #1
ROOF 24,956 SQ.FT. (LEVEL 28.50)
SHADE SAILS
A/C UNITS
A/C UNITS
A/C UNITS
SHADE SAILS
SOLAR PANELS
12' - 0"
22' - 3"
22' - 3"
12' - 0"
12' - 0"
12' - 0

ADJACENT PROPERTIES:

A

Zoning R1-1- CUGU

RESIDENCES

B

Zoning R1-1

RESIDENCES

ABUTTING PROPERTIES:

C

Zoning R1-1- CUGU

RESIDENCE (SFD)

D

Zoning C2-1-CUGU

AUTO BODY SHOP

E

Zoning R3-1-CUGU

APARTMENT HOUSE

F

Zoning C2-1-CUGU

Zoning C2-1-CUGU

1.HOOKAH LOUNGE

2.STORE- SMART HOME
AND R/V SPECIALISTS

3. BARBERSHOP

NOTE:

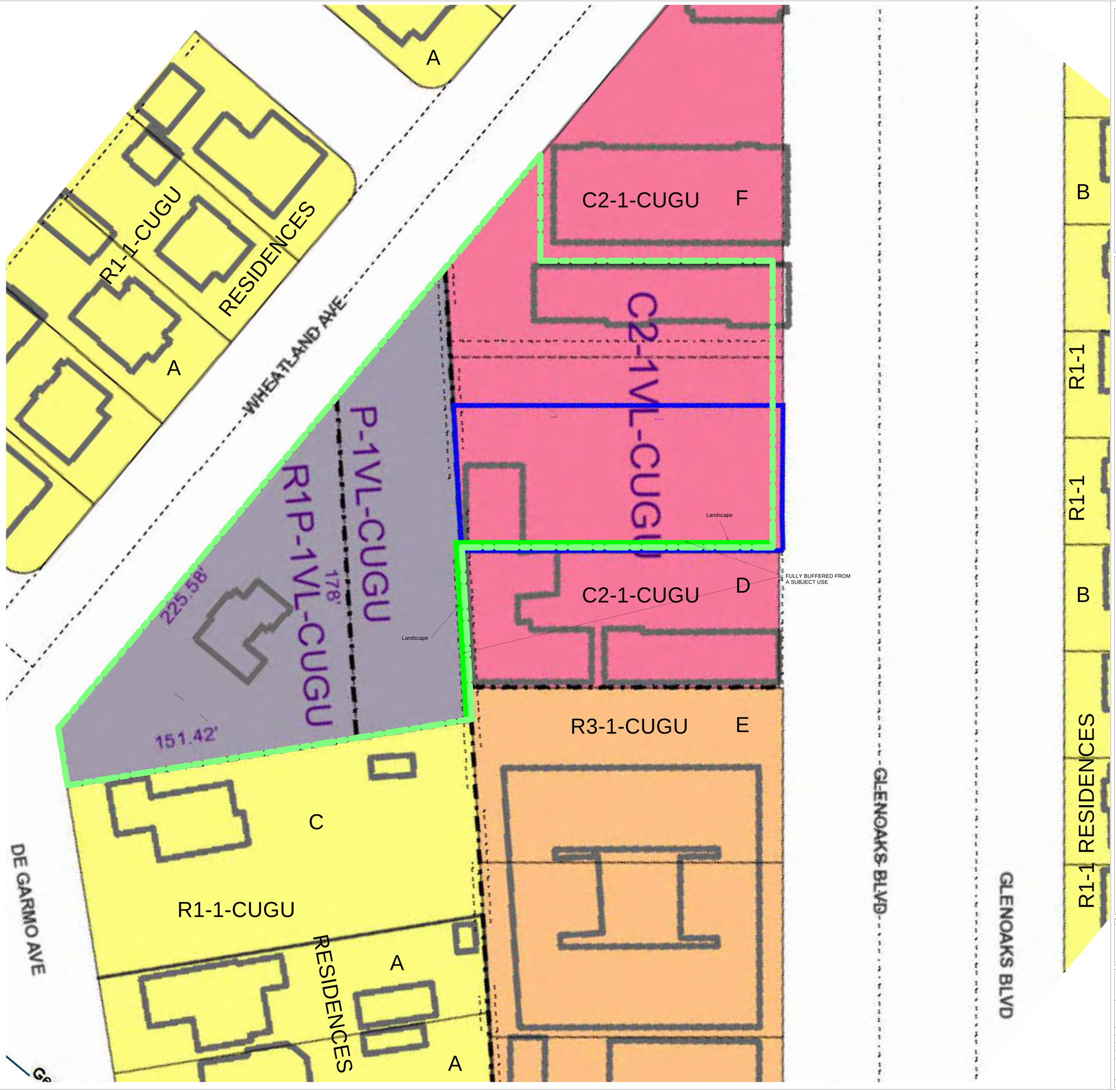
PROJECT IS ADJACENT TO SUBJECT USE PER **LAMC 13.18.**

EXHIBIT "A"
Page No. 6 of 34
Case No. CPC-2020-1685-DB-SPR-VHCA

CITY OF LOS ANGELES, DEPARTMENT
OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: Caleb Wong
DATE: 09/05/2024
APPLICATION #: 20010-10002-02260

1 CUGU
1/16" = 1'-0"



WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THESE DRAWINGS ARE NOT TO BE USED FOR THE PURPOSES OF ANY CARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

EXTERIORS & INTERIORS
unigraphics
1636 N. VERDUGO RD., GLENDALE, CA 91208
T:: 818 564 5063

No.	Description

NEW MULTISTORY
APARTMENT BUILDING
WITH UNDERGROUND
PARKING

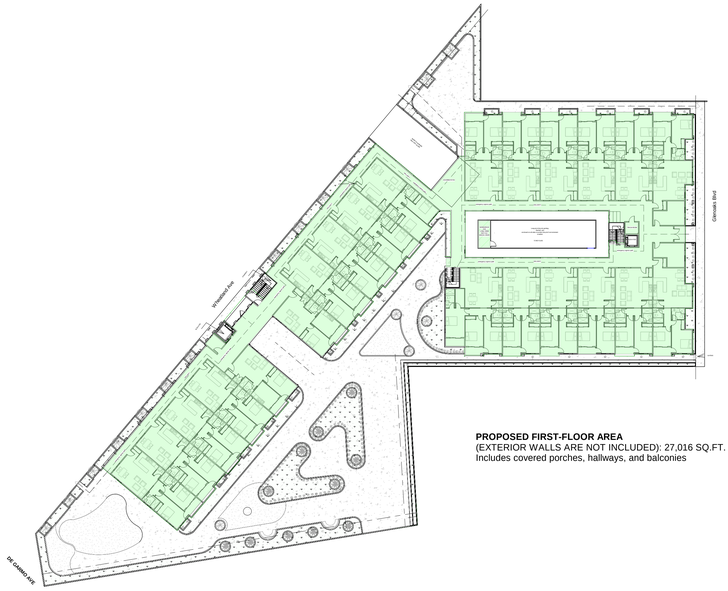
JOB ADDRESS:
8465 GLENOAKS BLVD
SUN VALLEY, CA 91352

OWNER:
SAMVEL KESHISHYAN

Project number	R- 00119
Date	27 JUNE, 2022
Drawn by	Author
Checked by	Checker

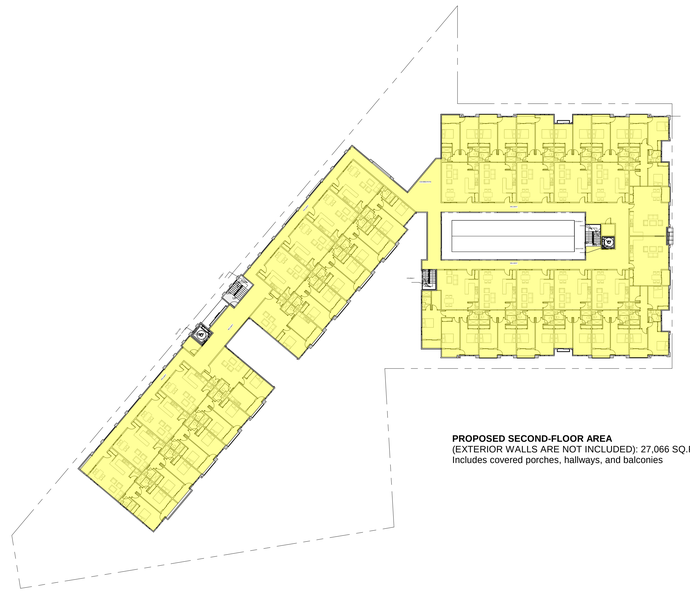
A-0.2

Scale 1/16" = 1'-0"



PROPOSED FIRST-FLOOR AREA
(EXTERIOR WALLS ARE NOT INCLUDED): 27,016 SQ.FT.
Includes covered porches, hallways, and balconies

1 LEVEL 1-FLOOR AREA
1" = 30'-0"



PROPOSED SECOND-FLOOR AREA
(EXTERIOR WALLS ARE NOT INCLUDED): 27,066 SQ.FT.
Includes covered porches, hallways, and balconies

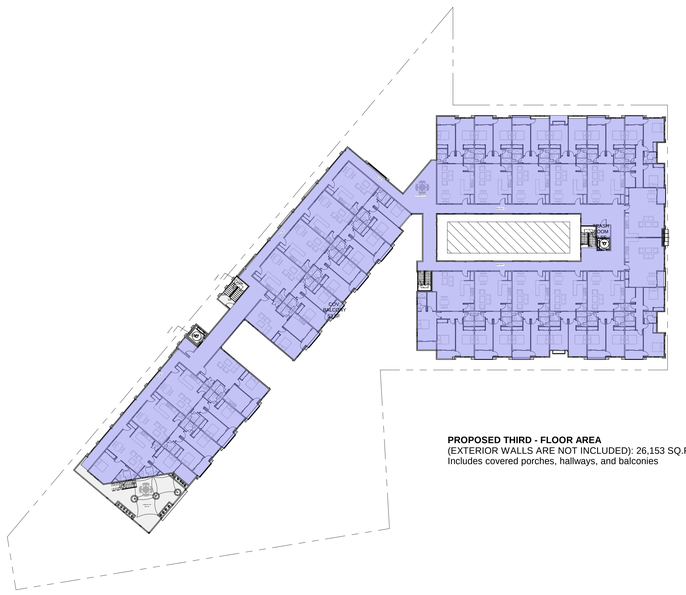
2 LEVEL 2 -FLOOR AREA
1" = 30'-0"

FLOOR AREA CALCULATION METHOD:

The area in square feet confined within the exterior walls of a Building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing Building-operating equipment or machinery, parking areas with associated driveways and ramps, space dedicated to bicycle parking, space for the landing and storage of helicopters, Outdoor Dining Areas, and Basement storage areas.

27,016+27,066+26,153+25,931+106=106,272 SF

TOTAL FLOOR AREA=106,272 SF



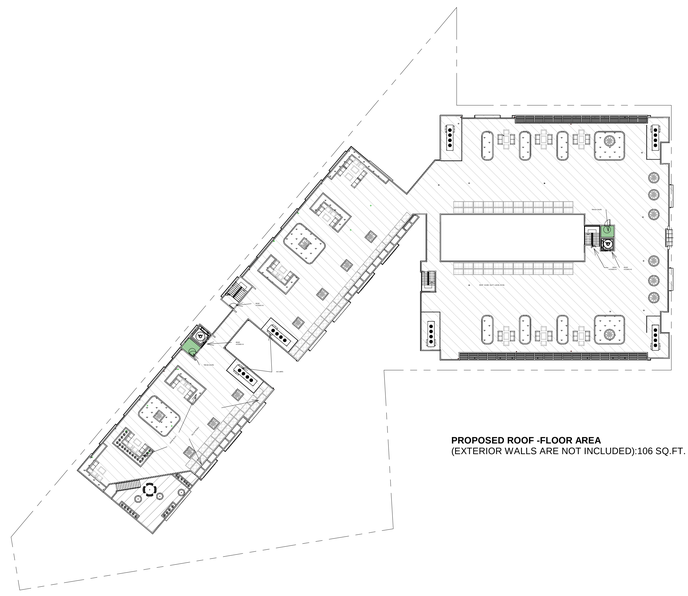
PROPOSED THIRD - FLOOR AREA
(EXTERIOR WALLS ARE NOT INCLUDED): 26,153 SQ.FT.
Includes covered porches, hallways, and balconies

3 LEVEL 3 -FLOOR AREA
1" = 30'-0"



PROPOSED FOURTH -FLOOR AREA
(EXTERIOR WALLS ARE NOT INCLUDED): 25,931 SQ.FT.
Includes covered porches, hallways, and balconies

4 LEVEL 4 -FLOOR AREA
1" = 30'-0"



PROPOSED ROOF -FLOOR AREA
(EXTERIOR WALLS ARE NOT INCLUDED):106 SQ.FT.

5 ROOF - FLOOR AREA
1" = 30'-0"

EXHIBIT "A"
Page No. 7 of 34
Case No. CPC-2020-1685-DB-SPR-VHCA

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: Caleb Wong
DATE: 09/05/2024
APPLICATION #: 20010-10002-02260

WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THESE DRAWINGS MUST BE VERIFIED BY ANY CARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

EXTERIORS & INTERIORS
unigraphics
1636 N. VERDUGO RD., GLENDALE, CA 91208
T.: 818 554 5063

No.	Description

NEW MULTISTORY APARTMENT BUILDING WITH UNDERGROUND PARKING

JOB ADDRESS:
8465 GLENOAKS BLVD
SUN VALLEY, CA 91352

OWNER:
SAMVEL KESHISHYAN

Project number	R- 00119
Date	27 JUNE, 2022
Drawn by	Author
Checked by	Checker

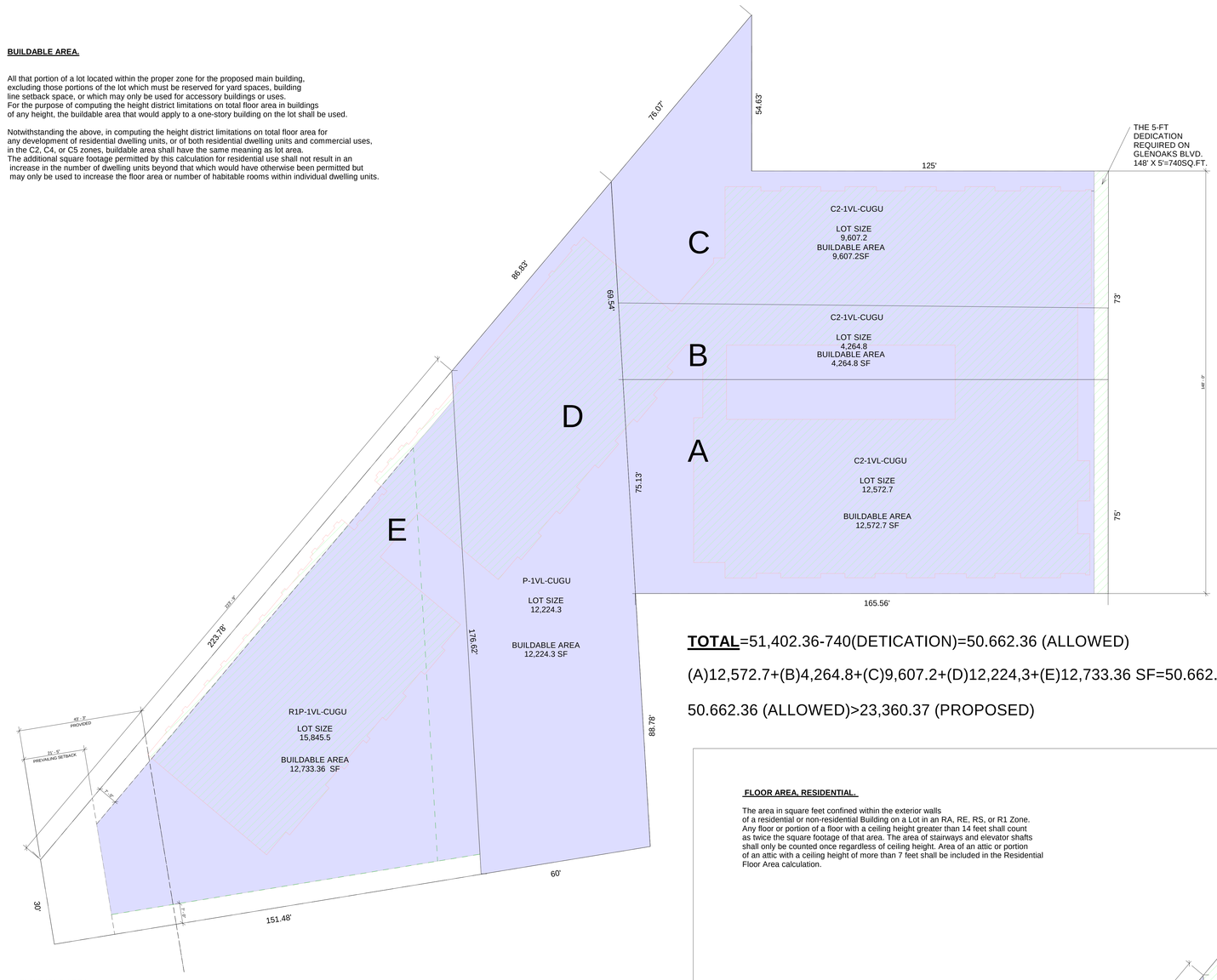
A-0.3

Scale 1" = 30'-0"

BUILDABLE AREA.

All that portion of a lot located within the proper zone for the proposed main building, excluding those portions of the lot which must be reserved for yard spaces, building line setback space, or which may only be used for accessory buildings or uses.
For the purpose of computing the height district limitations on total floor area in buildings of any height, the buildable area that would apply to a one-story building on the lot shall be used.

Notwithstanding the above, in computing the height district limitations on total floor area for any development of residential dwelling units, or of both residential dwelling units and commercial uses, in the C2, C4, or C5 zones, buildable area shall have the same meaning as lot area.
The additional square footage permitted by this calculation for residential use shall not result in an increase in the number of dwelling units beyond that which would have otherwise been permitted but may only be used to increase the floor area or number of habitable rooms within individual dwelling units.



TOTAL=51,402.36-740(DETICATION)=50.662.36 (ALLOWED)

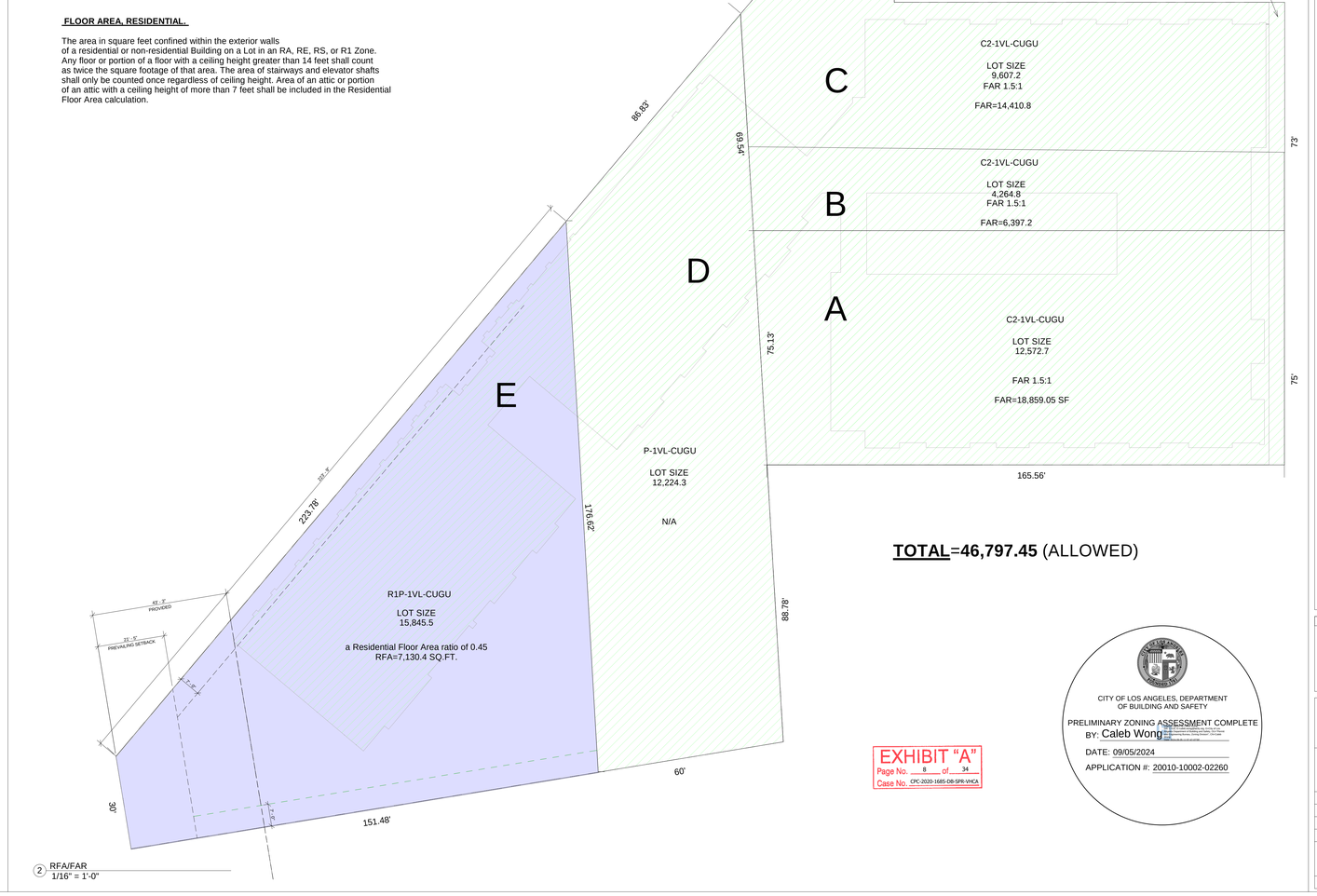
(A)12,572.7+(B)4,264.8+(C)9,607.2+(D)12,224,3+(E)12,733.36 SF=50.662.36

50.662.36 (ALLOWED)>23,360.37 (PROPOSED)

1 BUILDABLE AREA
1/16" = 1'-0"

FLOOR AREA, RESIDENTIAL.

The area in square feet confined within the exterior walls of a residential or non-residential Building on a Lot in an RA, RE, RS, or R1 Zone. Any floor or portion of a floor with a ceiling height greater than 14 feet shall count as twice the square footage of that area. The area of stairways and elevator shafts shall only be counted once regardless of ceiling height. Area of an attic or portion of an attic with a ceiling height of more than 7 feet shall be included in the Residential Floor Area calculation.



TOTAL=46,797.45 (ALLOWED)

2 RFA/FAR
1/16" = 1'-0"

EXHIBIT "A"
Page No. 8 of 34
Case No. CPC-2020-1685-DB-SPR-VHCA

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
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EXTERIORS & INTERIORS
unigraphics
1636 N. VERDUGO RD., GLENDALE, CA 91208
T.: 818 564 5063

No.	Description
	NEW MULTISTORY APARTMENT BUILDING WITH UNDERGROUND PARKING

JOB ADDRESS:
8465 GLENOAKS BLVD
SUN VALLEY, CA 91352

OWNER:
SAMVEL KESHISHYAN

Project number	R- 00119
Date	27 JUNE, 2022
Drawn by	Author
Checked by	Checker

A-0.4

Scale 1/16" = 1'-0"

PROPOSED UNDERGROUND PARKING:
(WITH EXTERIOR AND INTERIOR WALLS): 54,370 SQ.FT.

PROPOSED UNDERGROUND PARKING:
(WITH INTERIOR WALLS): 53,184 SQ.FT.

LEGEND:

Ⓢ STANDART PARKING (9' X 18')

Ⓒ COMPACT PARKING (8' X 16')

ACCESSIBLE SPACE

EV parking space

EV Charging Station

NUMBER OF APARTMENTS:

STUDIO:	2
1 BEDROOM:	26
2 BEDROOMS:	58
3 BEDROOMS:	7
TOTAL :	**93**

PARKING CAPACITY REQUIREMENT (LAMC SECTION 12.22 A.25, ORDINANCE NO. 179,681)
Parking Option 1. (SEE AFFORDABLE HOUSING REFERRAL FORM)

FOR 0-1 BEDROOM - 1 PARKING SPACE 28 X 1 = 28

FOR 2-3 BEDROOMS - 1.5 PARKING SPACE 65 X 1.5 = 97.5=98

PARKING CAPACITY CALCULATION

28 x 1 = 28 PARKING SPACE
65 X 1.5 = 98 PARKING SPACE

28+98 = **126 PARKING SPACE** (REQUIRED)

PROPOSED 100 STANDART PARKING SPACE (22 OF WHICH **EV** parking spaces)
PROPOSED (3 STANDART) ACCESSIBLE PARKING SPACE (1 OF WHICH **EV** parking space)
PROPOSED 1 ACCESSIBLE VAN SPACE (ONE OF THE 18 INITIALLY-INSTALLED EVCS)
(100+3+1=104 - 11(NOT ACCEBLE TANDEM PARKING)=93 ACCESSIBLE STANDARD STALL PER DWELLING UNIT PROVIDED
PROPOSED 23 COMPACT PARKING SPACE(LESS THAN 40% OF WHOLE CAPACITY -17 OF WHICH **EV** parking spaces)

100 + 3 + 1 + 23= **127 PROPOSED PARKING SPACE>**126 (REQUIRED)
TOTAL : 127 PARKING SPACE

EV parking spaces (REQUIRED PER 186485 ordinance)

30% (39) of the total number of parking spaces required
with 10% (14) to be initially installed EV Charging Stations (EVCS)
One of the 14 initially-installed EVCSs must be an accessible van space
(complying with Section 11B-812.7)

EV PARKING CAPACITY CALCULATION

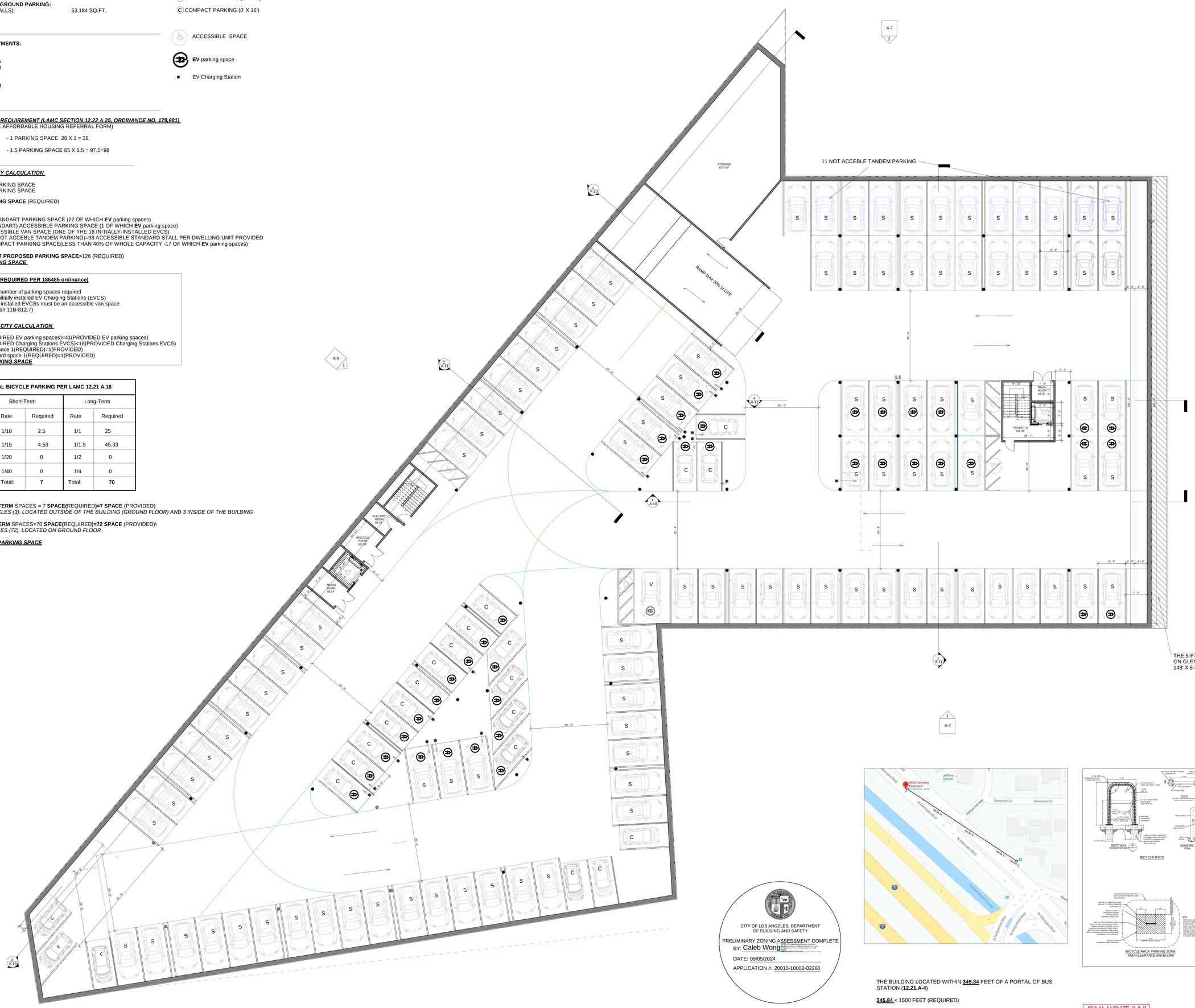
127X 30%=39 (REQUIRED EV parking spaces)<41(PROVIDED EV parking spaces)
127X 10%=13 (REQUIRED Charging Stations EVCS)<18(PROVIDED Charging Stations EVCS)
Accessible EV van space 1(REQUIRED)=1(PROVIDED)
Accessible EV standard space 1(REQUIRED)=1(PROVIDED)
TOTAL : 41 EV PARKING SPACE

RESIDENTIAL BICYCLE PARKING PER LAMC 12.21 A.16				
93	Short-Term		Long-Term	
Units	Rate	Required	Rate	Required
1-25	1/10	2.5	1/1	25
26-100	1/15	4.53	1/1.5	45.33
101-200	1/20	0	1/2	0
201+	1/40	0	1/4	0
NOTE: FRACTION UP TO ONE-HALF IS DISREGARDED	Total:	**7**	Total:	**70**

NUMBER OF **SHORT-TERM** SPACES = 7 **SPACE(**REQUIRED**)=7 SPACE** (PROVIDED)
** SHORT TERM BICYCLES (3), LOCATED OUTSIDE OF THE BUILDING (GROUND FLOOR) AND 3 INSIDE OF THE BUILDING*

NUMBER OF **LONG-TERM** SPACES=70 **SPACE(**REQUIRED**)=72 SPACE** (PROVIDED)\
** LONG TERM BICYCLES (72), LOCATED ON GROUND FLOOR*

TOTAL: 72 BICYCLE PARKING SPACE



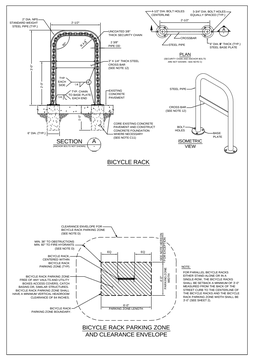
1 UNDERGROUND -1
1" = 10'-0"

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: Caleb Wong
DATE: 09/05/2024
APPLICATION #: 20010-10002-02260

THE BUILDING LOCATED WITHIN **345.84** FEET OF A PORTAL OF BUS STATION (**12.21.A-4**)

345.84 < 1500 FEET (REQUIRED)



BICYCLE RACK DETAIL

EXHIBIT "A"
Page No. 9 of 34
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T.: 818 564 5063

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SUN VALLEY, CA 91352

OWNER:
SAMVEL KESHISHYAN

Project number	R- 00119
Date	27 JUNE, 2022
Drawn by	D.N.
Checked by	G.B.
Scale	1" = 10'-0"

A-1



1 LEVEL 1
1" = 40'-0"



2 LEVEL 2
1" = 40'-0"



3 LEVEL 3
1" = 40'-0"



4 LEVEL 4
1" = 40'-0"

Area Schedule LEVEL 1			
Number	Name	Area	Level
001	OFFICE	193 SF	LEVEL 1
002	STORAGE	193 SF	LEVEL 1
101	2 BEDROOMS	943 SF	LEVEL 1
102	2 BEDROOMS	937 SF	LEVEL 1
103	2 BEDROOMS	937 SF	LEVEL 1
104	2 BEDROOMS	937 SF	LEVEL 1
105	2 BEDROOMS	937 SF	LEVEL 1
106	3 BEDROOMS	1264 SF	LEVEL 1
107	2 BEDROOMS	943 SF	LEVEL 1
108	2 BEDROOMS	937 SF	LEVEL 1
109	2 BEDROOMS	937 SF	LEVEL 1
110	2 BEDROOMS	937 SF	LEVEL 1
111	2 BEDROOMS	937 SF	LEVEL 1
112	2 BEDROOMS	937 SF	LEVEL 1
113	2 BEDROOMS	955 SF	LEVEL 1
114	2 BEDROOMS	944 SF	LEVEL 1
115	2 BEDROOMS	944 SF	LEVEL 1
116	2 BEDROOMS	944 SF	LEVEL 1
117	1 BEDROOM	693 SF	LEVEL 1
118	1 BEDROOM	693 SF	LEVEL 1
119	2 BEDROOMS	944 SF	LEVEL 1
120	2 BEDROOMS	944 SF	LEVEL 1
121	2 BEDROOMS	944 SF	LEVEL 1
122	2 BEDROOMS	944 SF	LEVEL 1
Grand total: 24		20921 SF	

Area Schedule LEVEL 2			
Number	Name	Area	Level
201	3 BEDROOMS	1303 SF	LEVEL 2
202	2 BEDROOMS	937 SF	LEVEL 2
203	2 BEDROOMS	937 SF	LEVEL 2
204	2 BEDROOMS	937 SF	LEVEL 2
205	2 BEDROOMS	937 SF	LEVEL 2
206	3 BEDROOMS	1264 SF	LEVEL 2
207	3 BEDROOMS	1305 SF	LEVEL 2
208	2 BEDROOMS	937 SF	LEVEL 2
209	2 BEDROOMS	952 SF	LEVEL 2
210	2 BEDROOMS	952 SF	LEVEL 2
211	2 BEDROOMS	937 SF	LEVEL 2
212	2 BEDROOMS	937 SF	LEVEL 2
213	2 BEDROOMS	955 SF	LEVEL 2
214	2 BEDROOMS	945 SF	LEVEL 2
215	2 BEDROOMS	945 SF	LEVEL 2
216	2 BEDROOMS	945 SF	LEVEL 2
217	1 BEDROOM	693 SF	LEVEL 2
218	1 BEDROOM	693 SF	LEVEL 2
219	2 BEDROOMS	944 SF	LEVEL 2
220	2 BEDROOMS	944 SF	LEVEL 2
221	2 BEDROOMS	944 SF	LEVEL 2
222	2 BEDROOMS	944 SF	LEVEL 2
Grand total: 22		21287 SF	

Area Schedule LEVEL 3			
Number	Name	Area	Level
301	3 BEDROOMS	1302 SF	LEVEL 3
302	2 BEDROOMS	934 SF	LEVEL 3
303	2 BEDROOMS	934 SF	LEVEL 3
304	2 BEDROOMS	934 SF	LEVEL 3
305	2 BEDROOMS	934 SF	LEVEL 3
306	3 BEDROOMS	1264 SF	LEVEL 3
307	3 BEDROOMS	1302 SF	LEVEL 3
308	2 BEDROOMS	934 SF	LEVEL 3
309	2 BEDROOMS	949 SF	LEVEL 3
310	2 BEDROOMS	949 SF	LEVEL 3
311	2 BEDROOMS	934 SF	LEVEL 3
312	2 BEDROOMS	934 SF	LEVEL 3
313	2 BEDROOMS	955 SF	LEVEL 3
314	2 BEDROOMS	945 SF	LEVEL 3
315	2 BEDROOMS	945 SF	LEVEL 3
316	2 BEDROOMS	945 SF	LEVEL 3
317	1 BEDROOM	693 SF	LEVEL 3
318	1 BEDROOM	693 SF	LEVEL 3
319	2 BEDROOMS	945 SF	LEVEL 3
320	2 BEDROOMS	945 SF	LEVEL 3
321	2 BEDROOMS	964 SF	LEVEL 3
Grand total: 21		20332 SF	

Area Schedule LEVEL 4			
Number	Name	Area	Level
400	1 BEDROOM	707 SF	LEVEL 4
401	2 BEDROOMS	948 SF	LEVEL 4
402	1 BEDROOM	628 SF	LEVEL 4
403	1 BEDROOM	628 SF	LEVEL 4
404	1 BEDROOM	628 SF	LEVEL 4
405	1 BEDROOM	628 SF	LEVEL 4
406	1 BEDROOM	628 SF	LEVEL 4
407	1 BEDROOM	628 SF	LEVEL 4
408	2 BEDROOMS	766 SF	LEVEL 4
409	2 BEDROOMS	948 SF	LEVEL 4
410	1 BEDROOM	628 SF	LEVEL 4
411	1 BEDROOM	628 SF	LEVEL 4
412	1 BEDROOM	628 SF	LEVEL 4
413	1 BEDROOM	628 SF	LEVEL 4
414	2 BEDROOMS	937 SF	LEVEL 4
415	2 BEDROOMS	937 SF	LEVEL 4
416	1 BEDROOM	635 SF	LEVEL 4
417	1 BEDROOM	635 SF	LEVEL 4
418	1 BEDROOM	635 SF	LEVEL 4
419	1 BEDROOM	635 SF	LEVEL 4
420	2 BEDROOMS	945 SF	LEVEL 4
421	1 BEDROOM	693 SF	LEVEL 4
422	1 BEDROOM	693 SF	LEVEL 4
423	1 BEDROOM	635 SF	LEVEL 4
424	1 BEDROOM	635 SF	LEVEL 4
425	1 BEDROOM	630 SF	LEVEL 4
426	STUDIO	485 SF	LEVEL 4
427	STUDIO	284 SF	LEVEL 4
Grand total: 28		19059 SF	

AFFORDABLE UNITS- AB 2334
PROPOSED 20% OF THE TOTAL UNITS OF THE PROJECT FOR LOW AND VERY LOW INCOME- 93 X 20% = 19 UNITS

TOTAL : **19 AFFORDABLE UNITS(7 UNITS- VERY LOW INCOME and 12 units-LOW INCOME)**

FIRST FLOOR : AFFORDABLE UNITS
103 (2 bedrooms)-VL
105 (2 bedrooms)-LI
110 (2 bedrooms)-LI
117 (1 bedroom)-LI
122 (2 bedrooms)-VL

SECOND FLOOR : AFFORDABLE UNITS
202 (2 bedrooms)-VL
204 (2 bedrooms)-LI
206 (3 bedrooms)-LI
211 (2 bedrooms)-LI
218 (1 bedroom)-VL

THIRD FLOOR : AFFORDABLE UNITS
305 (2 bedrooms)-VL
308 (2 bedrooms)-LI
313 (2 bedrooms)-LI
319 (2 bedrooms)-LI

FOURTH FLOOR : AFFORDABLE UNITS
402 (1 bedroom)-LI
405 (1 bedroom)-LI
411 (1 bedroom)-VL
418 (1 bedroom)-LI
427 (studio)-VL

NUMBER OF APARTMENTS:

STUDIO:	2
1 BEDROOM:	26
2 BEDROOMS:	58
3 BEDROOMS:	7
TOTAL :	**93**

EXHIBIT "A"
Page No. 10 of 34
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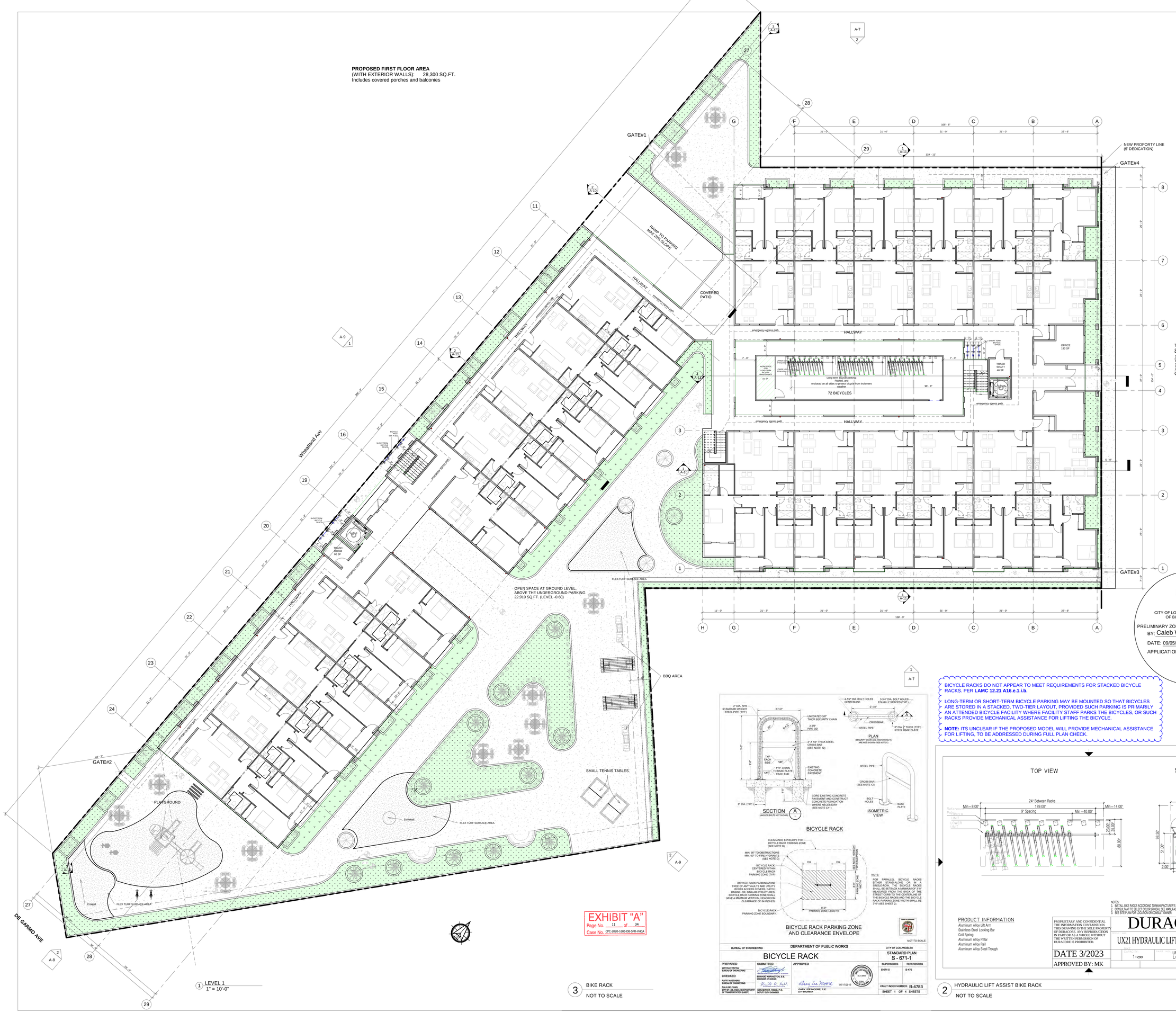
OWNER:
SAMVEL KESHISHYAN

Project number	R- 00119
Date	27 JUNE, 2022
Drawn by	D.N.
Checked by	G.B.

A-2

Scale 1" = 40'-0"

PROPOSED FIRST FLOOR AREA
(WITH EXTERIOR WALLS): 28,300 SQ.FT.
Includes covered porches and balconies



1 LEVEL 1
1" = 10'-0"

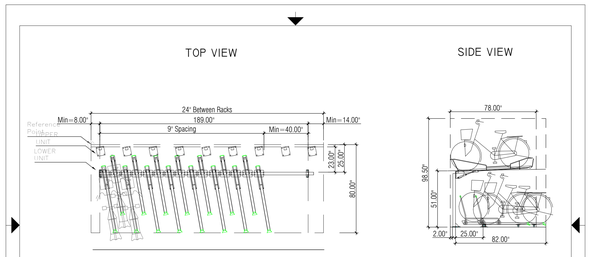
EXHIBIT "A"
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Case No. CPC-2020-1685-DB-SPR-VHCA

3 BIKE RACK
NOT TO SCALE

BICYCLE RACKS DO NOT APPEAR TO MEET REQUIREMENTS FOR STACKED BICYCLE RACKS. PER **LAMC 12.21 A16.e.1.i.b.**

LONG-TERM OR SHORT-TERM BICYCLE PARKING MAY BE MOUNTED SO THAT BICYCLES ARE STORED IN A STACKED, TWO-TIER LAYOUT, PROVIDED SUCH PARKING IS PRIMARILY AN ATTENDED BICYCLE FACILITY WHERE FACILITY STAFF PARKS THE BICYCLES, OR SUCH RACKS PROVIDE MECHANICAL ASSISTANCE FOR LIFTING THE BICYCLE.

NOTE: ITS UNCLEAR IF THE PROPOSED MODEL WILL PROVIDE MECHANICAL ASSISTANCE FOR LIFTING, TO BE ADDRESSED DURING FULL PLAN CHECK.



PRODUCT INFORMATION
Aluminum Alloy Lift Arm
Stainless Steel Locking Bar
Coil Spring
Aluminum Alloy Pillar
Aluminum Alloy Rail
Aluminum Alloy Steel Trough

NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR FINISH, SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OF CONSULT OWNER.

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF DURACORE. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF DURACORE IS PROHIBITED.

DURACORE
UX21 HYDRAULIC LIFT ASSIST BIKE RACK

DATE 3/2023
APPROVED BY: MK

SCALE: 1-<> | UPPER UNIT UX21-L1-S, LOWER UNIT UX21-L3 | REV 1

2 HYDRAULIC LIFT ASSIST BIKE RACK
NOT TO SCALE

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DATE: 09/05/2024
APPLICATION #: 20010-10002-02260

WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THESE PLANS SHALL NOT BE MODIFIED OF ANY CARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

EXTERIORS & INTERIORS
unigraphics
1636 N. VERDUGO RD., GLENDALE, CA 91208
T.: 818 564 5063

No.	Description
	NEW MULTISTORY APARTMENT BUILDING WITH UNDERGROUND PARKING

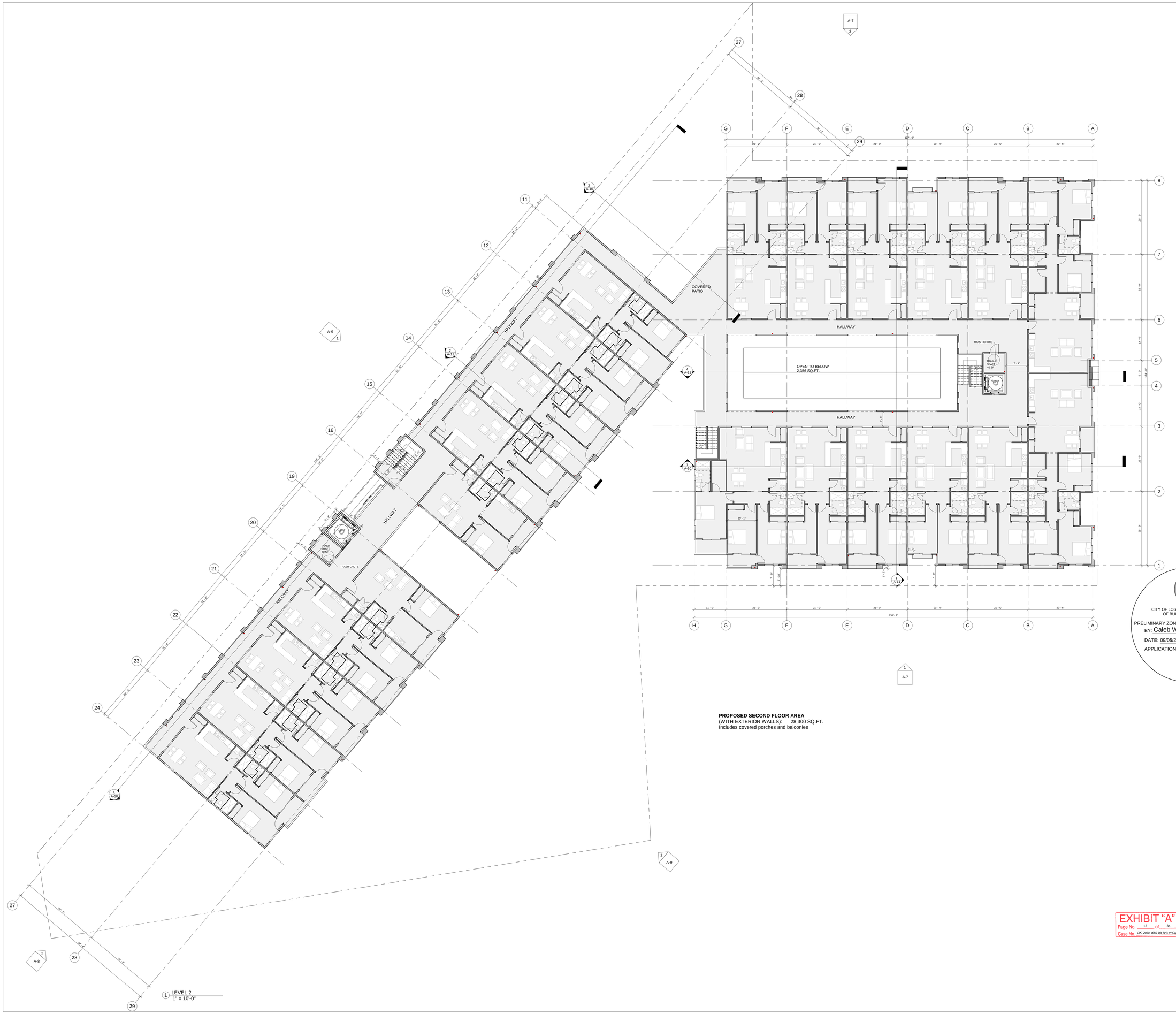
JOB ADDRESS:
8465 GLENOAKS BLVD
SUN VALLEY, CA 91352

OWNER:
SAMVEL KESHISHYAN

Project number	R- 00119
Date	27 JUNE, 2022
Drawn by	D.N.
Checked by	G.B.

A-3

Scale 1" = 10'-0"



WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THESE DRAWINGS ARE NOT TO BE USED FOR ANY CARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER AND NO PART THEREOF SHALL BE COPIED DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

EXTERIORS & INTERIORS

1636 N. VERDUGO RD., GLENDALE, CA 91208
T.: 818 564 5063

No.	Description

NEW MULTISTORY APARTMENT BUILDING WITH UNDERGROUND PARKING

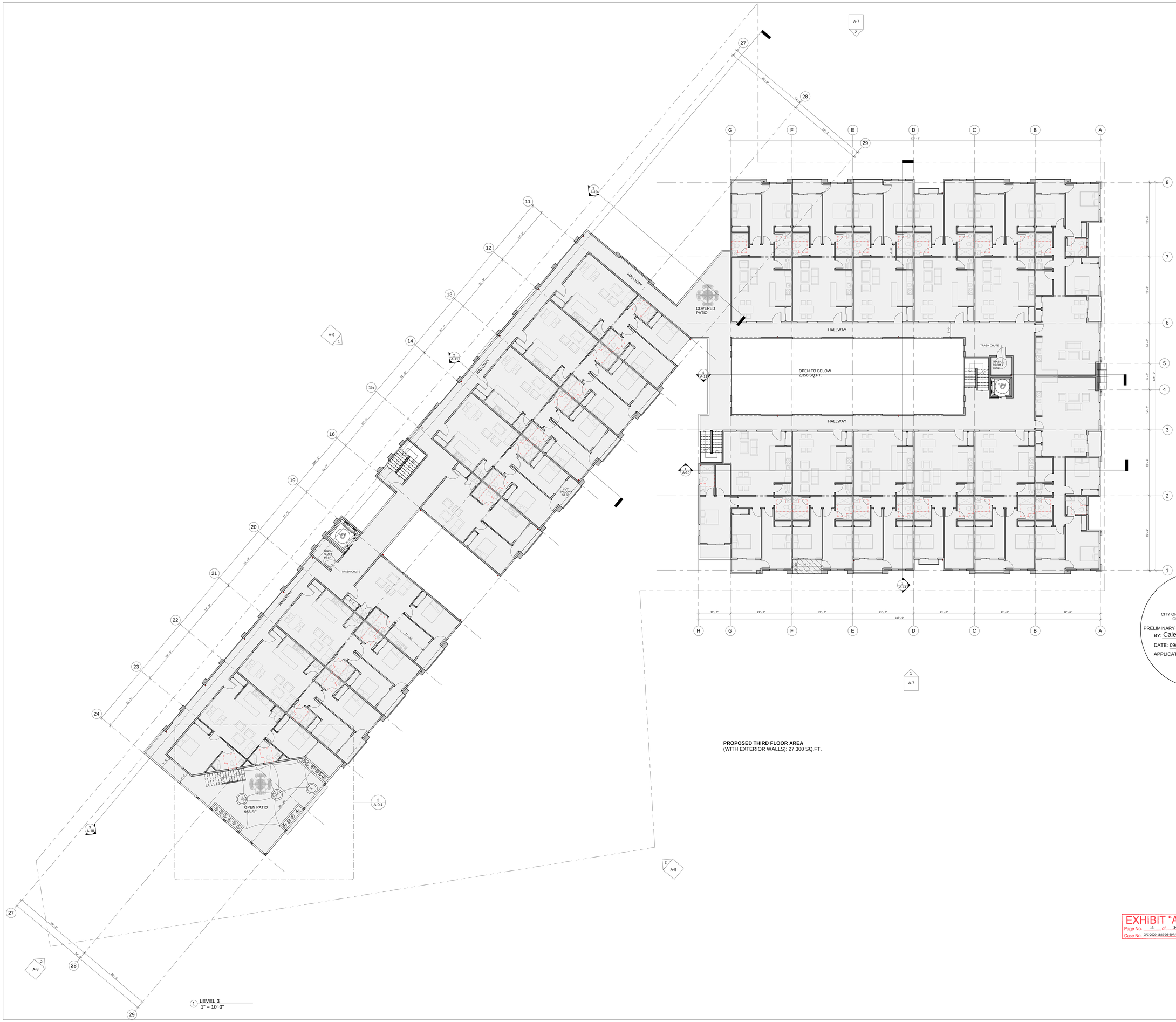
JOB ADDRESS:
8465 GLENOAKS BLVD
SUN VALLEY, CA 91352

OWNER:
SAMVEL KESHISHYAN

Project number	R- 00119
Date	27 JUNE, 2022
Drawn by	D.N.
Checked by	G.B.

A-4

Scale 1" = 10'-0"



1 LEVEL 3
1" = 10'-0"

PROPOSED THIRD FLOOR AREA
(WITH EXTERIOR WALLS): 27,300 SQ.FT.

WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THESE PLANS SHALL BE NOTIFIED OF ANY CARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: Caleb Wong

DATE: 09/05/2024

APPLICATION #: 20010-10002-02260

EXHIBIT "A"
Page No. 13 of 34
Case No. CPC-2020-1685-DB-SPR-VHCA

EXTERIORS & INTERIORS
unigraphics
1636 N. VERDUGO RD., GLENDALE, CA 91208
T.: 818 564 5063

No.	Description
	NEW MULTISTORY APARTMENT BUILDING WITH UNDERGROUND PARKING

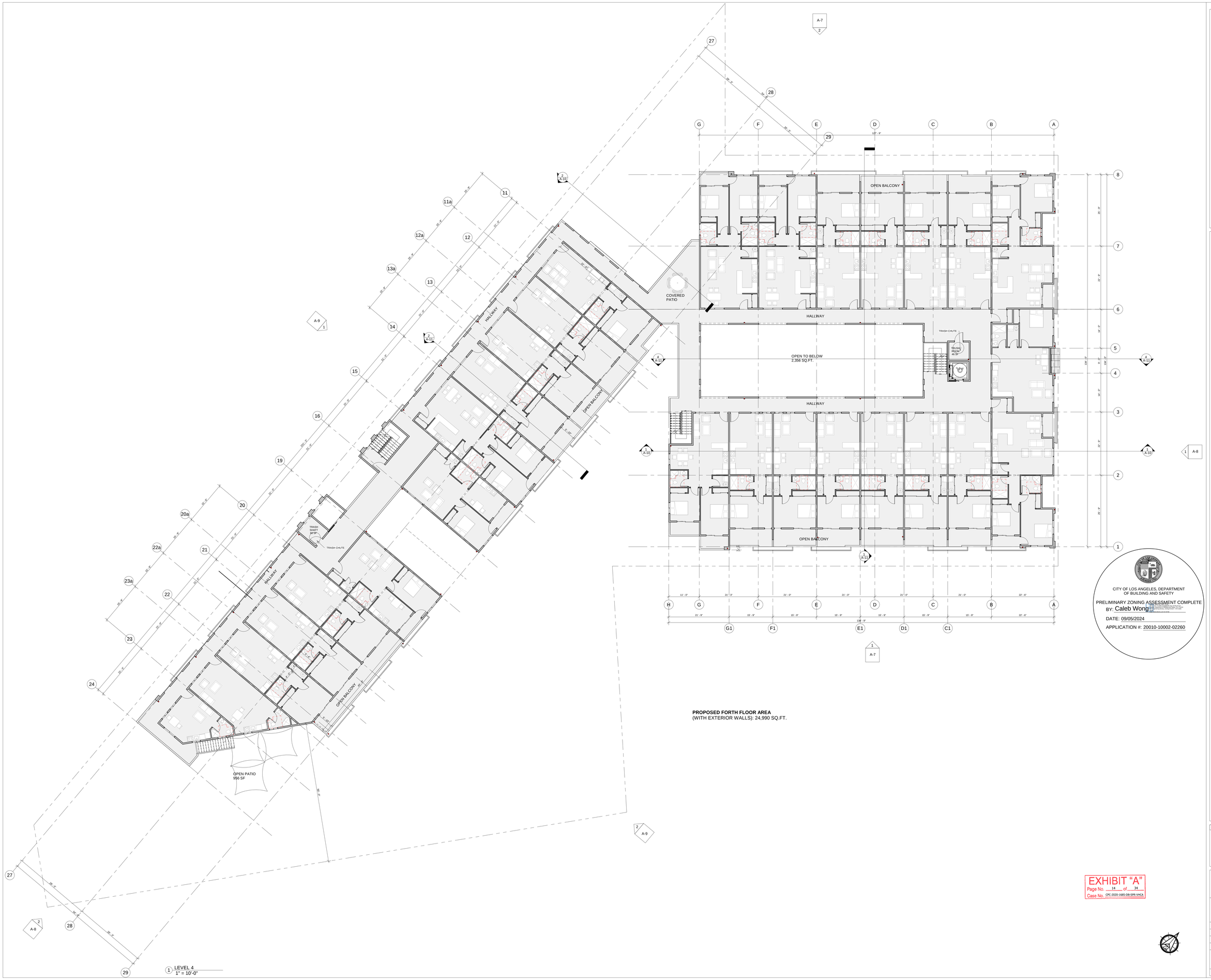
JOB ADDRESS:
8465 GLENOAKS BLVD
SUN VALLEY, CA 91352

OWNER:
SAMVEL KESHISHYAN

Project number	R- 00119
Date	27 JUNE, 2022
Drawn by	D.N.
Checked by	G.B.

A-5

Scale 1" = 10'-0"



1 LEVEL 4
1" = 10'-0"

PROPOSED FORTH FLOOR AREA
(WITH EXTERIOR WALLS): 24,990 SQ.FT.

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: Caleb Wong

DATE: 09/05/2024

APPLICATION #: 20010-10002-02260

EXHIBIT "A"
Page No. 14 of 34
Case No. CPC-2020-1685-DB-SPR-VHCA

WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY CARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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T.: 818 564 5063

No.	Description

NEW MULTISTORY APARTMENT BUILDING WITH UNDERGROUND PARKING

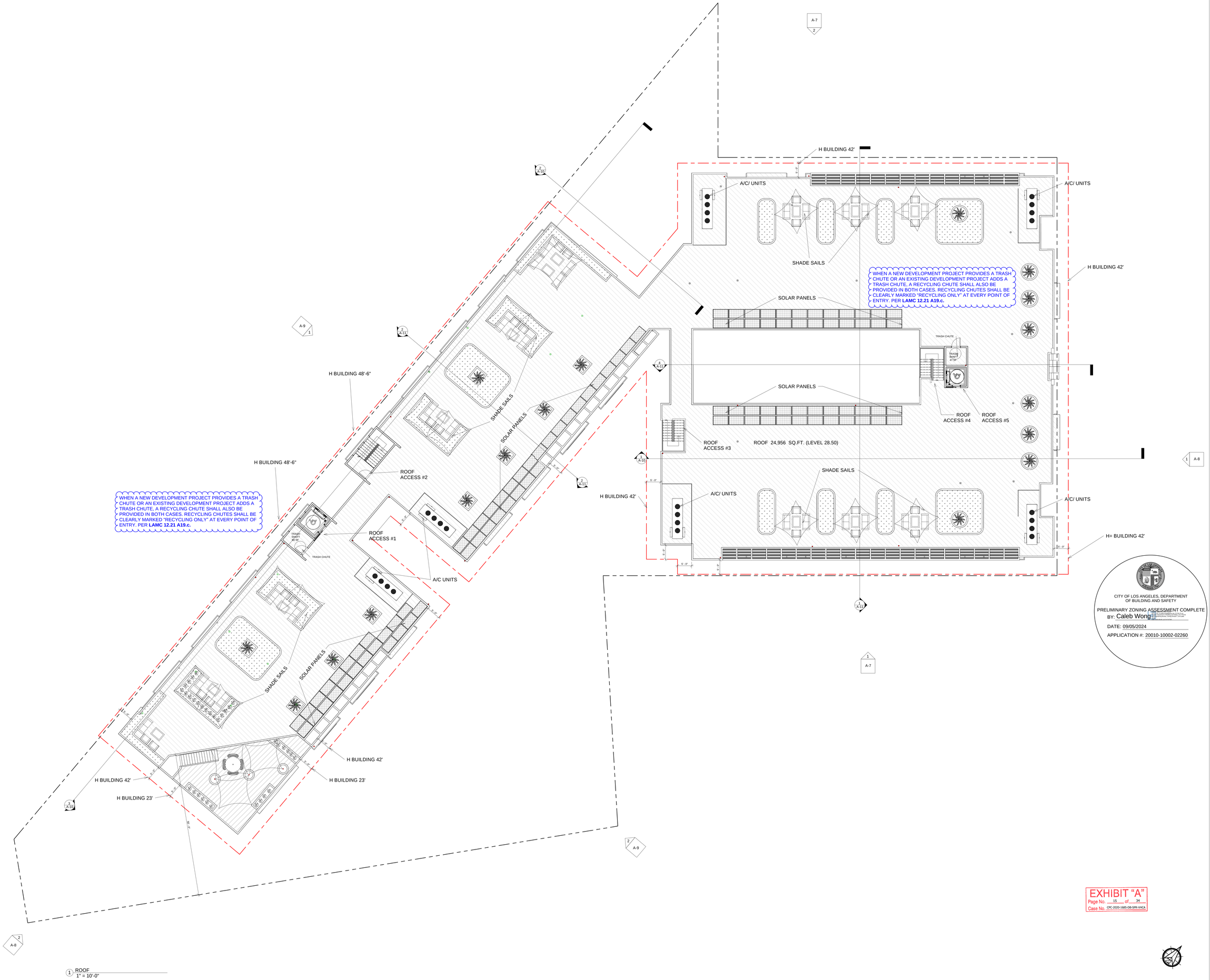
JOB ADDRESS:
8465 GLENOAKS BLVD
SUN VALLEY, CA 91352

OWNER:
SAMVEL KESHISHYAN

Project number	R- 00119
Date	27 JUNE, 2022
Drawn by	D.N.
Checked by	G.B.

A-6

Scale 1" = 10'-0"



CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: Caleb Wong

DATE: 09/05/2024

APPLICATION #: 20010-10002-02260

EXHIBIT "A"
Page No. 15 of 34
Case No. CPC-2020-1685-DB-SPR-VHCA

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EXTERIORS & INTERIORS
unigraphics
1636 N. VERDUGO RD., GLENDALE, CA 91208
T.: 818 564 5063

No.	Description
	NEW MULTISTORY APARTMENT BUILDING WITH UNDERGROUND PARKING

JOB ADDRESS:
8465 GLENOAKS BLVD
SUN VALLEY, CA 91352

OWNER:
SAMVEL KESHISHYAN

Project number	R- 00119
Date	27 JUNE, 2022
Drawn by	Author
Checked by	Checker

A-6.1

Scale 1" = 10'-0"

ELEVATION KEYNOTES

1. STUCCO, COLOR 72 ADOBE(50)BASE 200 BY LAHABRA



Material: Stucco
Color: 72 ADOBE(50)BASE 200
Manufacturer: LAHABRA
ALBEDO APPROX.:70%

2. STUCCO, COLOR 97 PACIFIC SAND(57)BASE 200 BY LAHABRA



Material: Stucco
Color: 97 PACIFIC SAND(57)BASE 200
Manufacturer: LAHABRA
ALBEDO APPROX.:70%

3. STUCCO, 820 SILVERADO(48)BASE 200 BY LAHABRA



Material: Stucco
Color: 820 SILVERADO(48)BASE 200
Manufacturer: LAHABRA
ALBEDO APPROX.:70%

4. STUCCO, 50 CRYSTAL WHITE (79) BASE 100 BY LAHABRA



Material: Stucco
Color: 50 CRYSTAL WHITE (79) BASE 100
Manufacturer: LAHABRA
ALBEDO APPROX.:70%

5. SIDING, COLOR-CEDAR, AWP 1818 VINTAGEWOOD



Materials: Fiber cement siding
Category: Siding
Style: Contemporary
Manufacturer: TBD

6. STUCCO, 278 TRABUCO (42) BASE 200 BY LAHABRA



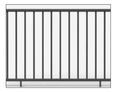
Material: Stucco
Color: 278 TRABUCO (42) BASE 200
Manufacturer: LAHABRA
ALBEDO APPROX.:70%

7. ALUCOBOND COLOR CHAMPAGNE METALLIC BY ALUCOBOND



Material: ALUCOBOND
Color: CHAMPAGNE METALLIC
Manufacturer: TBD

8. 42" HIGH METAL RAILING.Color Black



Material: Aluminum Railing: Black Finish
Style: Contemporary
Manufacturer: TBD

9. AWNING COLOR:"BURGUNDY"



Materials: Fabric/Powder coated Aluminum
Category: Awnings
Style: Contemporary
Manufacturer: TBD

10. PERGOLA COLOR:BROWN



Materials: Composite Vinyl
Category: Pergola
Style: Contemporary
Manufacturer: TBD

11. WINDOWS



Frame Material: Vinyl
Color: Black
Category: WINDOW
Glass = 1/8" SunCoatMAX (Low-E) over 1/8" 4th Surface HP Coating with Gray EdgeGard/MAX Spacer
Glazing = Dual Glaze with Argon
Style: Contemporary
Manufacturer: TBD

12. GARAGE DOOR



ROLL UP ALUMINUM GRILL DOOR
Frame Material: Steel
Color: Aluminum
Style: Contemporary
Manufacturer: TBD

13. Privacy Fence



Privacy Fence
Material: Vinyl
Color: Dark Walnut
Style: Contemporary
Manufacturer: TBD



1 SOUTH EAST
3/16" = 1'-0"



2 NORTH WEST
3/16" = 1'-0"

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: Caleb Wong

DATE: 09/05/2024

APPLICATION #: 20010-10002-02260

EXHIBIT "A"
Page No. 16 of 34
Case No. CPC-2020-1685-DB-SPR-VHCA

WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE ARCHITECT MUST BE NOTIFIED OF ANY CARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

EXTERIORS & INTERIORS
unigraphics
1636 N. VERDUGO RD., GLENDALE, CA 91208
T:: 818 564 5063

No.	Description
	NEW MULTISTORY APARTMENT BUILDING WITH UNDERGROUND PARKING

JOB ADDRESS:
8465 GLENOAKS BLVD
SUN VALLEY, CA 91352

OWNER:
SAMVEL KESHISHYAN

Project number	R- 00119
Date	27 JUNE, 2022
Drawn by	D.N.
Checked by	G.B.

A-7

Scale 3/16" = 1'-0"

ELEVATION KEYNOTES

1 STUCCO, COLOR 72 ADOBE(50)BASE 200 BY LAHABRA

Material: Stucco
Color: 72 ADOBE(50)BASE 200
Manufacturer: LAHABRA
ALBEDO APPROX.:70%

2 STUCCO, COLOR 97 PACIFIC SAND(57)BASE 200 BY LAHABRA

Material: Stucco
Color: 97 PACIFIC SAND(57)BASE 200
Manufacturer: LAHABRA
ALBEDO APPROX.:70%

3 STUCCO, 820 SILVERADO(48)BASE 200 BY LAHABRA

Material: Stucco
Color: 820 SILVERADO(48)BASE 200
Manufacturer: LAHABRA
ALBEDO APPROX.:70%

4 STUCCO, 50 CRYSTAL WHITE (79) BASE 100 BY LAHABRA

Material: Stucco
Color: 50 CRYSTAL WHITE (79) BASE 100
Manufacturer: LAHABRA
ALBEDO APPROX.:70%

5 SIDING, COLOR-CEDAR, AWP 1818 VINTAGEWOOD

Materials: Fiber cement siding
Category: Siding
Style: Contemporary
Manufacturer: TBD

6 STUCCO, 278 TRABUCO (42) BASE 200 BY LAHABRA

Material: Stucco
Color: 278 TRABUCO (42) BASE 200
Manufacturer: LAHABRA
ALBEDO APPROX.:70%

7 ALUCOBOND COLOR CHAMPAGNE METALLIC BY ALUCOBOND

Material: ALUCOBOND
Color: CHAMPAGNE METALLIC
Manufacturer: TBD

8 42" HIGH METAL RAILING.Color Black

Material: Aluminum Railing: Black Finish
Style: Contemporary
Manufacturer: TBD

9 AWNING COLOR:"BURGUNDY"

Materials: Fabric/Powder coated Aluminum
Category: Awnings
Style: Contemporary
Manufacturer: TBD

10 PERGOLA COLOR:BROWN

Materials: Composite Vinyl
Category: Pergola
Style: Contemporary
Manufacturer: TBD

11 WINDOWS

Frame Material: Vinyl
Color: Black
Category: WINDOW
Glass = 1/8" SunCoatMAX (Low-E) over 1/8" 4th Surface HP Coating with Gray EdgeGardMAX Spacer
Glazing = Dual Glaze with Argon
Style: Contemporary
Manufacturer: TBD

12 GARAGE DOOR

ROLL UP ALUMINUM GRILL DOOR
Frame Material: Steel
Color: Aluminum
Style: Contemporary
Manufacturer: TBD

13 Privacy Fence

Privacy Fence
Material: Vinyl
Color: Dark Walnut
Style: Contemporary
Manufacturer: TBD


1
2
3
4
5
6
7
8
134' - 0"
25' - 9"
22' - 9"
14' - 0"
9' - 0"
14' - 0"
22' - 9"
25' - 9"
3 A-10
7 A-11
ELEVATOR ROOM/SHAFT
PROPERTY LINE
5' - 0"
5' - 0"
T.O. BUILDING 48' - 0"
PARAPET 41' - 6"
ROOF 39' - 6"
LEVEL 4 CEILING 37' - 0"
LEVEL 4 28' - 6"
Level 3 CEILING 27' - 6"
LEVEL 3 19' - 0"
Level 2 CEILING 18' - 0"
LEVEL 2 9' - 6"
Level 1 CEILING 8' - 6"
LEVEL 1 0' - 0"
GROUND FLOOR 0" - 6"
3' - 6"
3' - 6"
42' - 0"
42' - 0"
42' - 0"
33' - 0"
9' - 6"
9' - 6"
9' - 6



1 WEST
1/8" = 1'-0"



2 EAST
1/8" = 1'-0"

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: Caleb Wong

DATE: 09/05/2024

APPLICATION #: 20010-10002-02260

EXHIBIT "A"
Page No. 18 of 34
Case No. CPC-2020-1685-DB-SPR-VHCA

WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSION. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSION AND CONDITIONS. THESE DRAWINGS ARE NOT TO BE MODIFIED OF ANY CARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF EXTERIORS & INTERIORS unigraphics AND SHALL NOT BE USED FOR ANY PROJECT EXCEPT THE ONE FOR WHICH THEY ARE PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

EXTERIORS & INTERIORS unigraphics
1636 N. VERDUGO RD., GLENDALE, CA 91208
T.: 818 564 5063

ELEVATION KEYNOTES

1 STUCCO, COLOR 72 ADOBE(50)BASE 200 BY LAHABRA

Material: Stucco
Color: 72 ADOBE(50)BASE 200
Manufacturer: LAHABRA
ALBEDO APPROX.:70%

2 STUCCO, COLOR 97 PACIFIC SAND(57)BASE 200 BY LAHABRA

Material: Stucco
Color: 97 PACIFIC SAND(57)BASE 200
Manufacturer: LAHABRA
ALBEDO APPROX.:70%

3 STUCCO, 820 SILVERADO(48)BASE 200 BY LAHABRA

Material: Stucco
Color: 820 SILVERADO(48)BASE 200
Manufacturer: LAHABRA
ALBEDO APPROX.:70%

4 STUCCO, 50 CRYSTAL WHITE (79) BASE 100 BY LAHABRA

Material: Stucco
Color: 50 CRYSTAL WHITE (79) BASE 100
Manufacturer: LAHABRA
ALBEDO APPROX.:70%

5 SIDING, COLOR-CEDAR, AWP 1818 VINTAGEWOOD

Materials: Fiber cement siding
Category: Siding
Style: Contemporary
Manufacturer: TBD

6 STUCCO, 278 TRABUCO (42) BASE 200 BY LAHABRA

Material: Stucco
Color: 278 TRABUCO (42) BASE 200
Manufacturer: LAHABRA
ALBEDO APPROX.:70%

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Color: CHAMPAGNE METALLIC
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Materials: Fabric/Powder coated Aluminum
Category: Awnings
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Materials: Composite Vinyl
Category: Pergola
Style: Contemporary
Manufacturer: TBD

11 WINDOWS

Frame Material: Vinyl
Color: Black
Category: WINDOW
Glass = 1/8" SunCoatMAX (Low-E) over 1/8" 4th Surface HP Coating with Gray EdgeGardMAX Spacer
Glazing = Dual Glaze with Argon
Style: Contemporary
Manufacturer: TBD

No.	Description
	NEW MULTISTORY APARTMENT BUILDING WITH UNDERGROUND PARKING

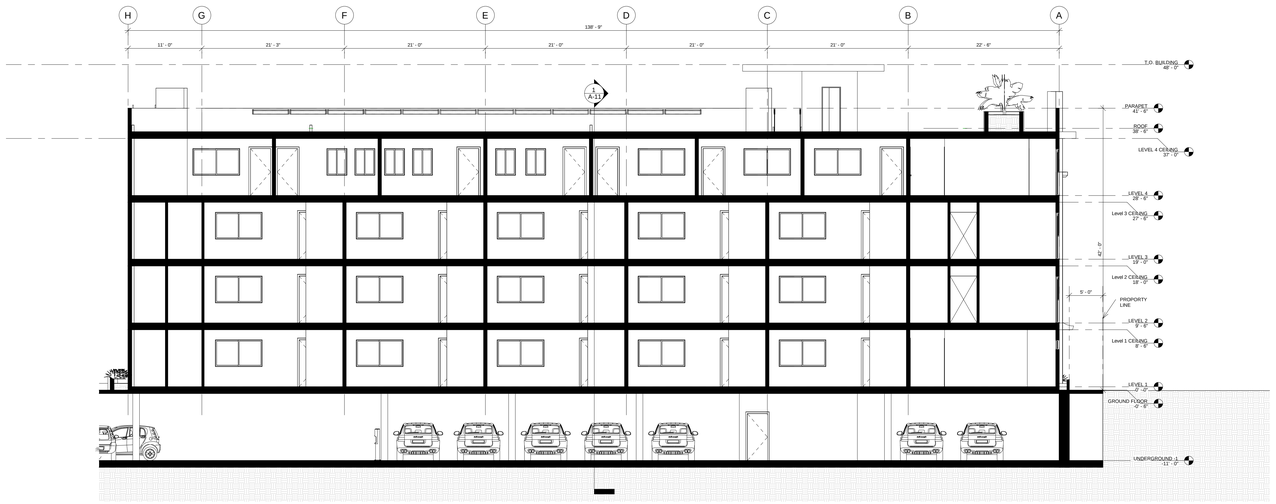
JOB ADDRESS:
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OWNER:
SAMVEL KESHISHYAN

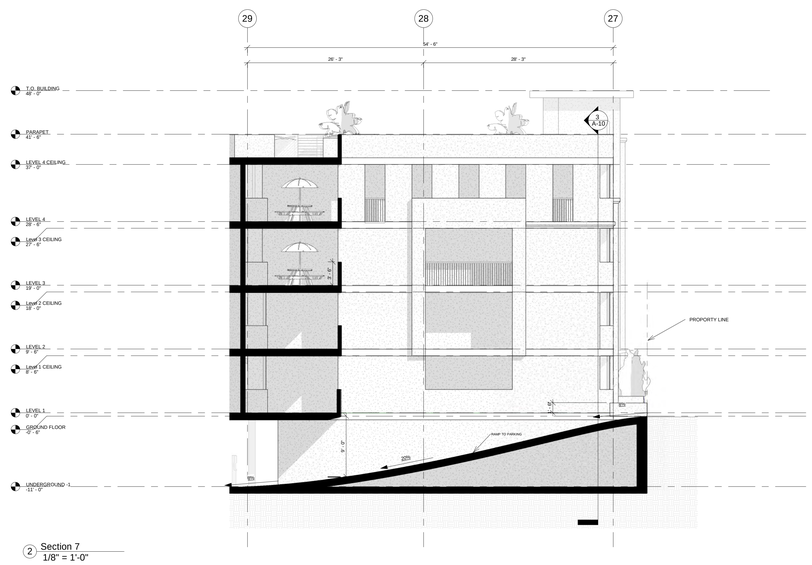
Project number	R- 00119
Date	27 JUNE, 2022
Drawn by	D.N.
Checked by	G.B.

A-9

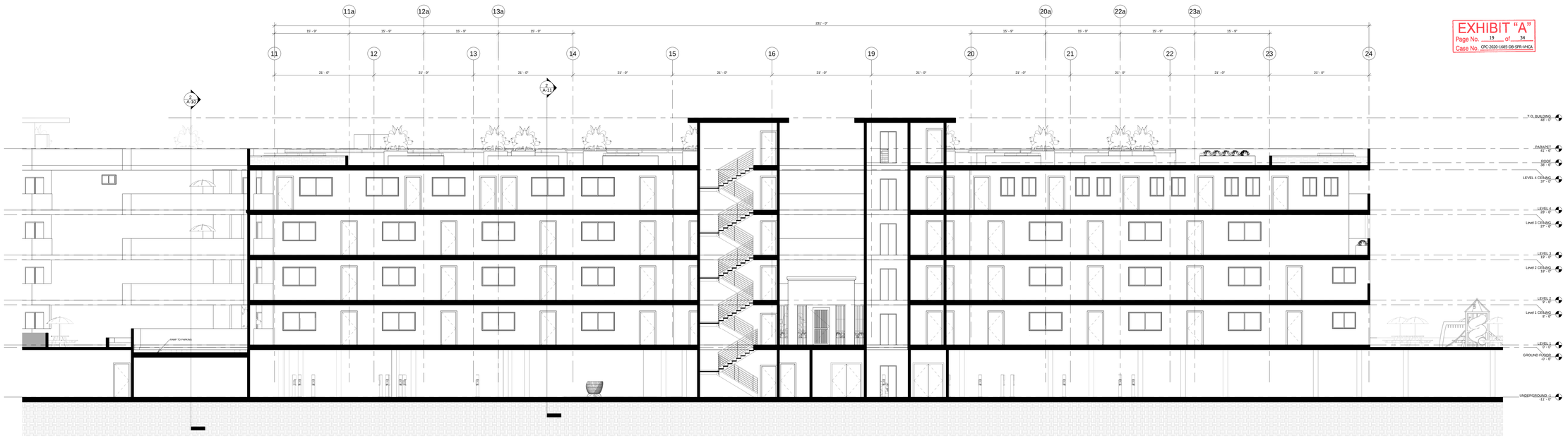
Scale 1/8" = 1'-0"



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



2 Section 7
1/8" = 1'-0"



3 Section 3
1/8" = 1'-0"

EXHIBIT "A"
Page No. 19 of 34
Case No. CPC-2020-1685-DB-SPR-VHCA

WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY CARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

EXTERIORS & INTERIORS
unigraphics
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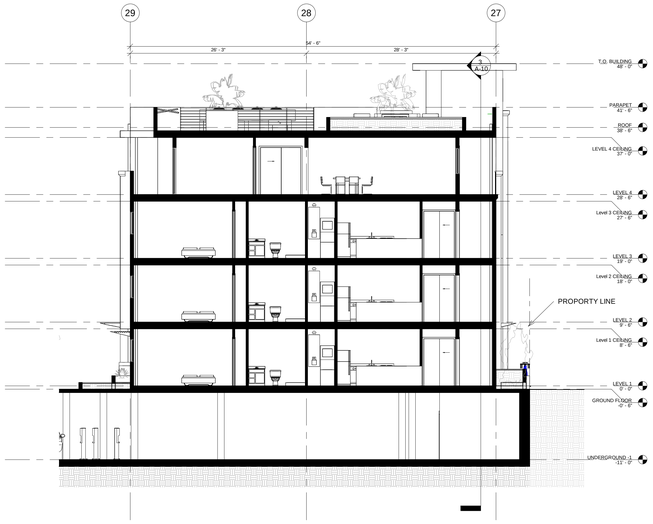
JOB ADDRESS:
8465 GLENOAKS BLVD
SUN VALLEY, CA 91352

OWNER:
SAMVEL KESHISHYAN

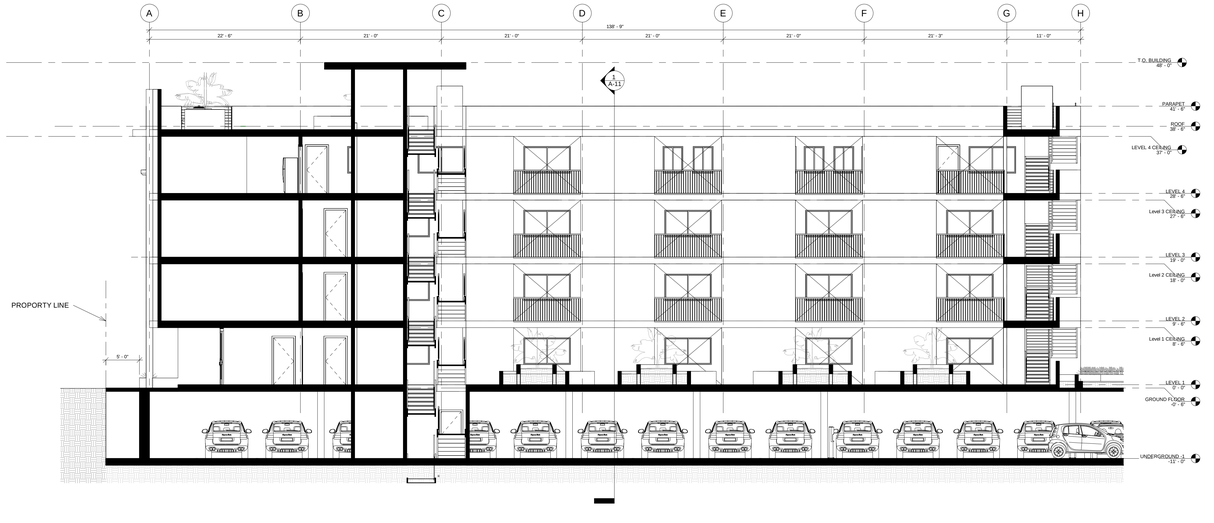
Project number	R- 00119
Date	27 JUNE, 2022
Drawn by	D.N.
Checked by	G.B.

A-10

Scale 1/8" = 1'-0"

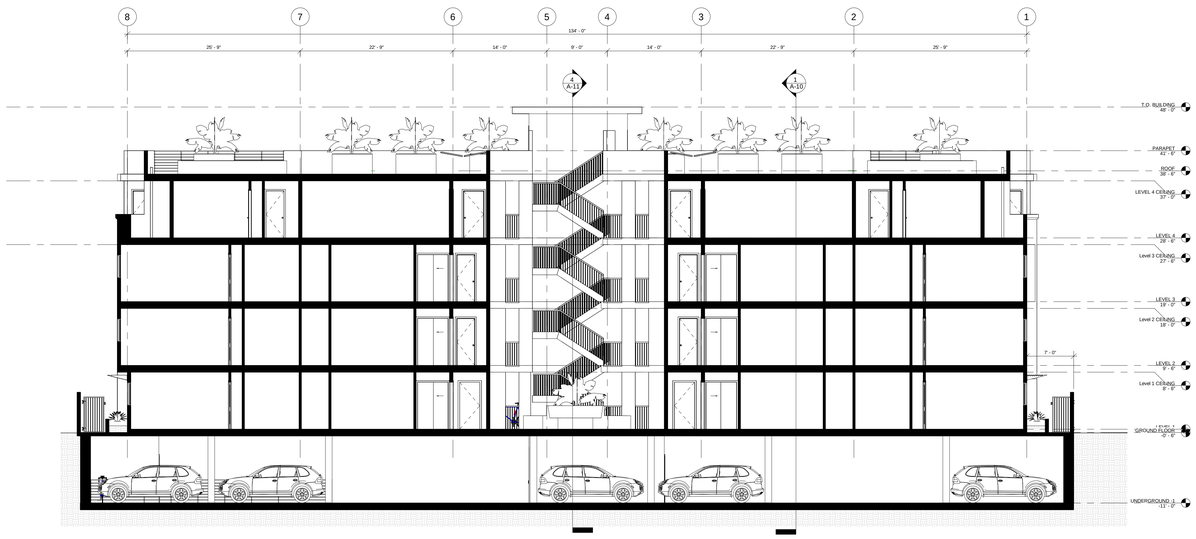


2 Section 4
1/8" = 1'-0"



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

EXHIBIT "A"
Page No. 20 of 34
Case No. CPC-2020-1685-DB-SPR-VHCA



1 Section 5
1/8" = 1'-0"

WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THESE NOTES MUST BE COPIED ONTO ALL OF ANY CARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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unigraphics
1636 N. VERDUGO RD., GLENDALE, CA 91208
T.: 818 554 5063

No.	Description

NEW MULTISTORY
APARTMENT BUILDING
WITH UNDERGROUND
PARKING

JOB ADDRESS:
8465 GLENOAKS BLVD
SUN VALLEY, CA 91352

OWNER:
SAMVEL KESHISHYAN

Project number	R- 00119
Date	27 JUNE, 2022
Drawn by	D.N.
Checked by	G.B.

A-11

Scale 1/8" = 1'-0"

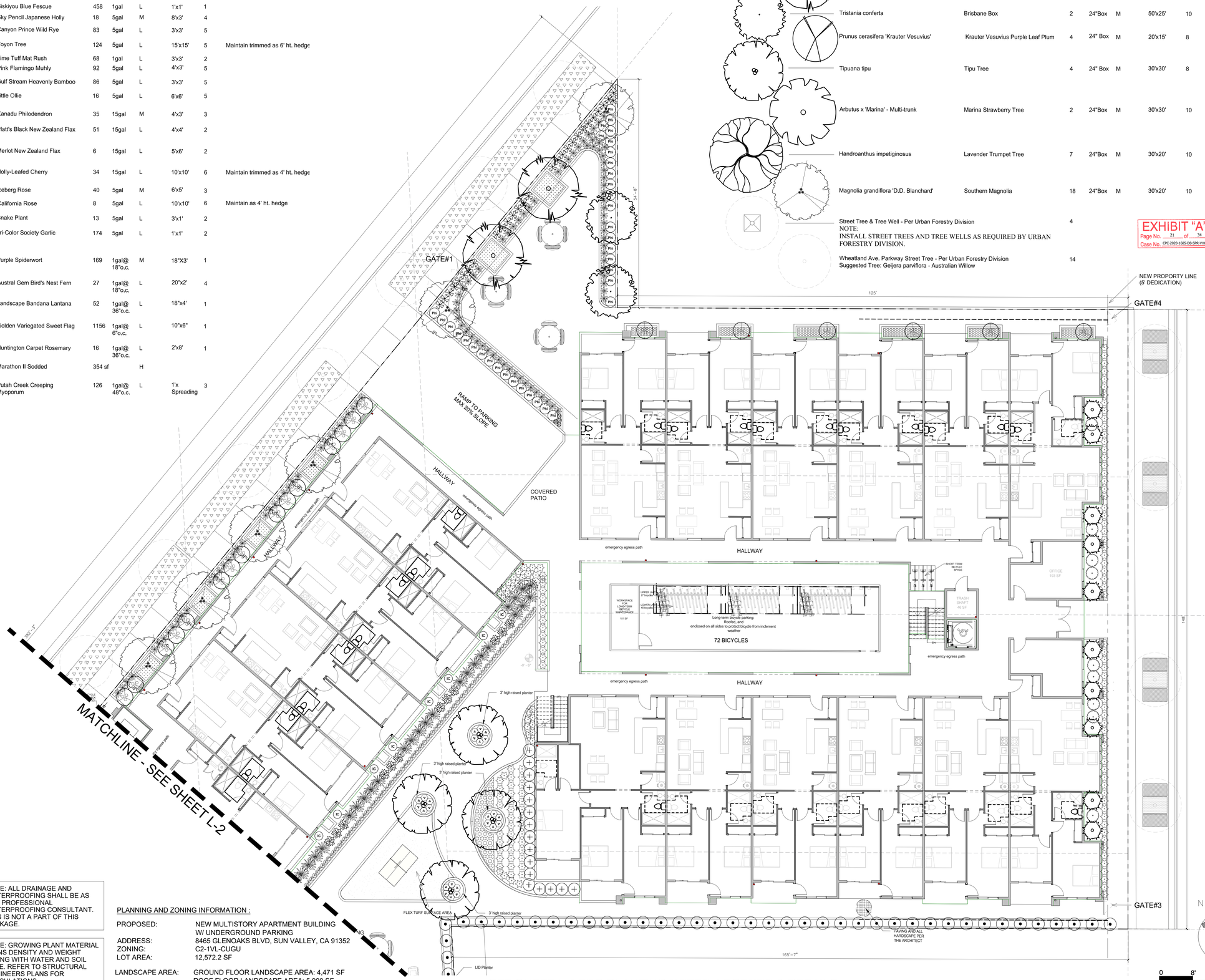
PLANT LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WUCOLS PF.	SIZE AT MATURITY	YEARS	REMARKS
	SHRUBS							
As	Aeonium 'Sunburst'	Copper Pinwheel	10	5gal	L	2'x2'	2	
	Agave attenuata 'Ray of Light'	Foxtail Agave	33	5gal	L	3'x5'	2	
	Asparagus densiflorus 'Myers'	Foxtail Fern	146	5gal	M	2'x2'	2	
	Chondropetalum tectorum	Cape Rush	257	5gal	L	3'x4'	2	
	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	10	15gal	L	10'x5'	4	
Di la	Dianella tasmanica 'Silver Streak'	Variegated Flax Lily	60	5gal	M	3'x2'	3	
D	Dudleya pulverulenta	Chalk Dudleya	6	5gal	L	2'x2'	4	
F	Festuca 'Siskiyou Blue'	Siskiyou Blue Fescue	458	1gal	L	1'x1'	1	
IC	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	18	5gal	M	8'x3'	4	
	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	83	5gal	L	3'x3'	5	
	Heteromeles arbutifolia	Toyon Tree	124	5gal	L	15'x15'	5	Maintain trimmed as 6' ht. hedge
V	Lomandra hybrida 'Lomlon' PP#23,034	Lime Tuff Mat Rush	68	1gal	L	3'x3'	2	
Muh	Muhlenbergia 'Pink Flamingo'	Pink Flamingo Muhly	92	5gal	L	4'x3'	5	
	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	86	5gal	L	3'x3'	5	
	Olea europea 'Montra'	Little Ollie	16	5gal	L	6'x6'	5	
Phi	Philodendron x 'Xanadu'	Xanadu Philodendron	35	15gal	M	4'x3'	3	
	Phormium tenax 'Merlot'	Platt's Black New Zealand Flax	51	15gal	L	4'x4'	2	
Pho te	Phormium 'Pink Stripe	Merlot New Zealand Flax	6	15gal	L	5'x6'	2	
	Prunus ilicifolia	Holly-Leafed Cherry	34	15gal	L	10'x10'	6	Maintain trimmed as 4' ht. hedge
Ro	Rosa f. 'Iceberg'	Iceberg Rose	40	5gal	M	6'x5'	3	
	Rosa californica	California Rose	8	5gal	L	10'x10'	6	Maintain as 4' ht. hedge
	Sansevieria trifasciata	Snake Plant	13	5gal	L	3'x1'	2	
	Tulbaghia violacea 'Tricolor'	Tri-Color Society Garlic	174	5gal	L	1'x1'	2	
	GROUNDCOVER							
	Tradescantia pallida 'Purple Heart'	Purple Spiderwort	169	1gal@ 18"o.c.	M	18"X3'	1	
	Asplenium hybrid 'Austral Gem'	Austral Gem Bird's Nest Fern	27	1gal@ 18"o.c.	L	20"x2'	4	
	Lantana camara Bandana	Landscape Bandana Lantana	52	1gal@ 36"o.c.	L	18"x4'	1	
	Acorus gramineus 'Ogon'	Golden Variegated Sweet Flag	1156	1gal@ 6"o.c.	L	10"x6"	1	
	Rosmarinus o. 'Huntington Carpet'	Huntington Carpet Rosemary	16	1gal@ 36"o.c.	L	2'x8'	1	
	Turf	Marathon II Sodded	354 sf		H			
	Myoporum parvifolium 'Putah Creek'	Putah Creek Creeping Myoporum	126	1gal@ 48"o.c.	L	1'x Spreading	3	

PLANT LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WUCOLS PF.	SIZE AT MATURITY	YEARS	REMARKS
	TREES							
	Aloe bainesii	Tree aloe	4	24" Box	L	30'x20'	20	
	Betula nigra 'Little King'	Fox Valley Dwarf River Birch	5	24"Box	M	10'x10'	10	
	Olea Europaea 'Monher'	Majestic Beauty Fruitless Olive	12	24"Box	M	30'x25'	8	Single Trunk
	Podocarpus gracilior	Fern Podocarpus	11	24"Box	M	30'x25'	10	
	Tristania conferta	Brisbane Box	2	24"Box	M	50'x25'	10	
	Prunus cerasifera 'Krauter Vesuvius'	Krauter Vesuvius Purple Leaf Plum	4	24" Box	M	20'x15'	8	
	Tipuana tipu	Tipu Tree	4	24" Box	M	30'x30'	8	
	Arbutus x 'Marina' - Multi-trunk	Marina Strawberry Tree	2	24"Box	M	30'x30'	10	Attractive Bark, Fruiting
	Handroanthus impetiginosus	Lavender Trumpet Tree	7	24"Box	M	30'x20'	10	Pink Flowers
	Magnolia grandiflora 'D.D. Blanchard'	Southern Magnolia	18	24"Box	M	30'x20'	10	
	Street Tree & Tree Well - Per Urban Forestry Division NOTE: INSTALL STREET TREES AND TREE WELLS AS REQUIRED BY URBAN FORESTRY DIVISION.		4					
	Wheatland Ave. Parkway Street Tree - Per Urban Forestry Division Suggested Tree: Geijera parviflora - Australian Willow		14					

EXHIBIT "A"
Page No. 21 of 34
Case No. CPC-2020-1685-DB-SPR-VHCA



NOTE: THE CITY REQUIRES THAT ALL TREE PLANTERS ARE TO BE 42" DEEP WITH A SOIL VOLUME OF 900 CU. FT. THESE PLANS ARE FOR PLANTING AND IRRIGATION ONLY. REFER TO STRUCTURAL, CIVIL, ARCHITECTURAL AND WATERPROOFING EXPERT PLANS FOR ALL CONSTRUCTION ELEMENTS.

NOTE: ALL PLANTERS NOT OVER NATURAL GRADE REQUIRE SPECIAL STRUCTURAL CALCULATIONS BY OTHERS.

NOTE: ALL DRAINS, AIR GAPS, WATER PROOFING AND PLANTER SPECIFICATIONS BY OTHERS. THESE PLANS ARE FOR PLANTING AND IRRIGATION ONLY. DO NOT ALTER OR PUNCTURE ANY WATER PROOFING.

NOTE: ALL DRAINAGE AND WATERPROOFING SHALL BE AS PER PROFESSIONAL WATERPROOFING CONSULTANT. THIS IS NOT A PART OF THIS PACKAGE.

NOTE: GROWING PLANT MATERIAL GAINS DENSITY AND WEIGHT ALONG WITH WATER AND SOIL TYPE. REFER TO STRUCTURAL ENGINEERS PLANS FOR CALCULATIONS.

PLANNING AND ZONING INFORMATION :

PROPOSED:	NEW MULTISTORY APARTMENT BUILDING W/ UNDERGROUND PARKING
ADDRESS:	8465 GLENOAKS BLVD, SUN VALLEY, CA 91352
ZONING:	C2-1VL-CUGU
LOT AREA:	12,572.2 SF
LANDSCAPE AREA:	GROUND FLOOR LANDSCAPE AREA: 4,471 SF ROOF FLOOR LANDSCAPE AREA: 5,900 SF TOTAL LANDSCAPE AREA: 10,640 SF

SEE SHEET L-5 FOR PLANTING NOTES, LEGENDS & DETAILS

NORTH

0 8' 16' 24'

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

SARMEN INC

10847 Wescott Ave.
Sunland, CA 91040
(818) 482-3737
sarmenabedi@gmail.com

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REVISION	BY

OWNER: SAMVEL KESHISHYAN

PROJECT: 8465 GLENOAKS BLVD. SUN VALLEY, CA 91352

DRAWING TITLE: GROUND FLOOR - PLANTING PLAN

REGISTERED LANDSCAPE ARCHITECT RYAN D. DIERKING No. 6328 EXP. 8/31/26 STATE OF CALIFORNIA

RLA #6625, RYAN DIERKING
714-388-6320

DATE:	8/15/2025
SCALE:	1/8"=1'-0"
DRAWN:	S.A.
APPROVED:	
JOB :	19-047
SHEET:	L - 1 1 OF 14

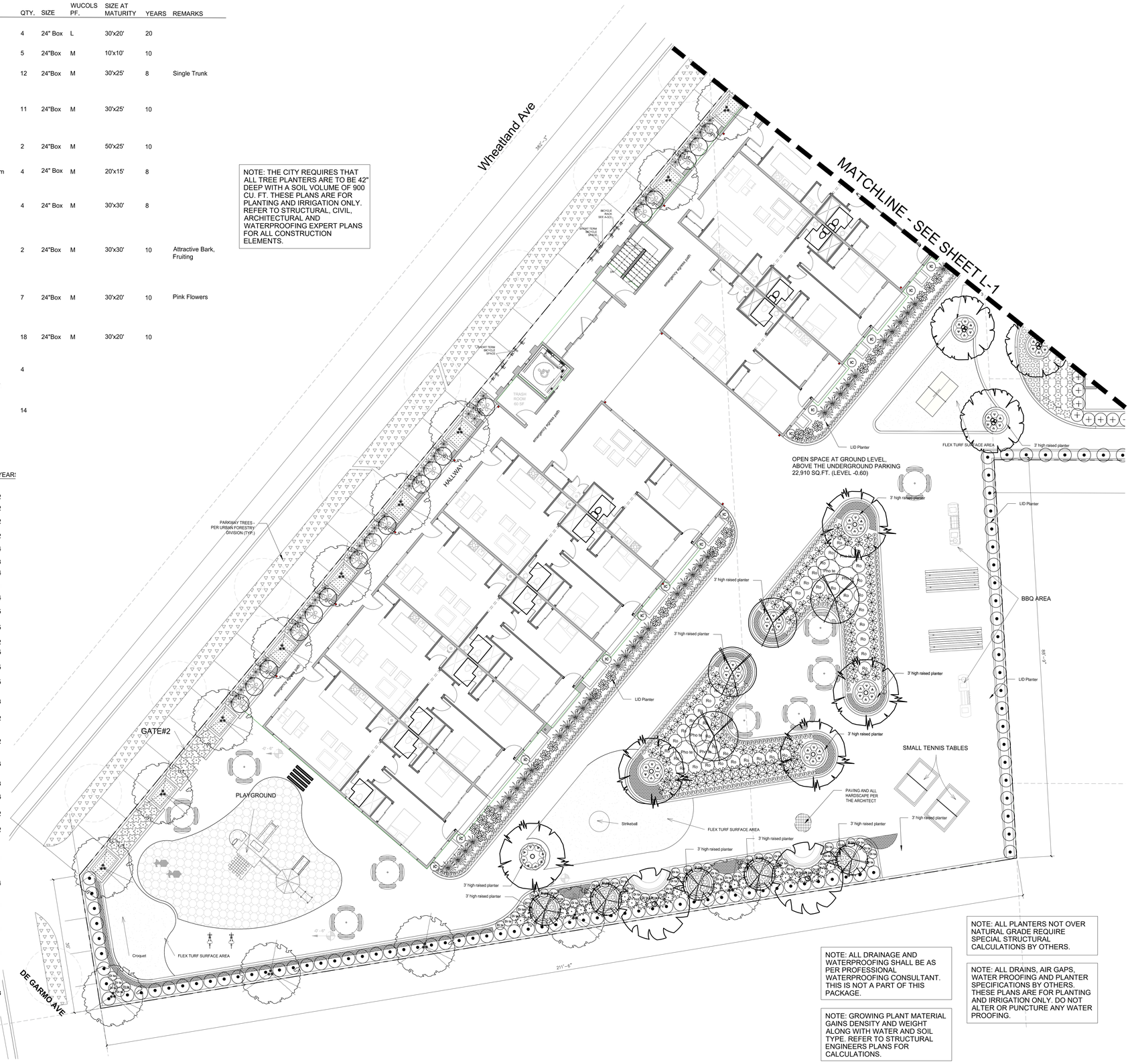
PLANT LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WUCOLS PF.	SIZE AT MATURITY	YEARS	REMARKS
	TREES							
	Aloe bainesii	Tree aloe	4	24" Box	L	30'x20'	20	
	Betula nigra 'Little King'	Fox Valley Dwarf River Birch	5	24"Box	M	10'x10'	10	
	Olea Europaea 'Monher'	Majestic Beauty Fruitless Olive	12	24"Box	M	30'x25'	8	Single Trunk
	Podocarpus gracilior	Fern Podocarpus	11	24"Box	M	30'x25'	10	
	Tristania conferta	Brisbane Box	2	24"Box	M	50'x25'	10	
	Prunus cerasifera 'Krauter Vesuvius'	Krauter Vesuvius Purple Leaf Plum	4	24" Box	M	20'x15'	8	
	Tipuana tipu	Tipu Tree	4	24" Box	M	30'x30'	8	
	Arbutus x 'Marina' - Multi-trunk	Marina Strawberry Tree	2	24"Box	M	30'x30'	10	Attractive Bark, Fruiting
	Handroanthus impetiginosus	Lavender Trumpet Tree	7	24"Box	M	30'x20'	10	Pink Flowers
	Magnolia grandiflora 'D.D. Blanchard'	Southern Magnolia	18	24"Box	M	30'x20'	10	
	Street Tree & Tree Well - Per Urban Forestry Division NOTE: INSTALL STREET TREES AND TREE WELLS AS REQUIRED BY URBAN FORESTRY DIVISION.		4					
	Wheatland Ave. Parkway Street Tree - Per Urban Forestry Division Suggested Tree: Geijera parviflora - Australian Willow		14					

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PLANT LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WUCOLS PF.	SIZE AT MATURITY	YEARS
	SHRUBS						
As	Aeonium 'Sunburst'	Copper Pinwheel	10	5gal	L	2'x2'	2
	Agave attenuata 'Ray of Light'	Foxtail Agave	33	5gal	L	3'x5'	2
	Asparagus densiflorus 'Myers'	Foxtail Fern	146	5gal	M	2'x2'	2
	Chondropetalum tectorum	Cape Rush	257	5gal	L	3'x4'	2
	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	10	15gal	L	10'x5'	4
Di te	Dianella tasmanica 'Silver Streak'	Variegated Flax Lily	60	5gal	M	3'x2'	3
D	Dudleya pulverulenta	Chalk Dudleya	6	5gal	L	2'x2'	4
F	Festuca 'Siskiyou Blue'	Siskiyou Blue Fescue	458	1gal	L	1'x1'	1
IC	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	18	5gal	M	8'x3'	4
	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	83	5gal	L	3'x3'	5
	Heteromeles arbutifolia	Toyon Tree	124	5gal	L	15'x15'	5
	Lomandra hybrida 'Lomlon' PP#23,034	Lime Tuff Mat Rush	68	1gal	L	3'x3'	2
Mub	Muhlenbergia 'Pink Flamingo'	Pink Flamingo Muhly	92	5gal	L	4'x3'	5
	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	86	5gal	L	3'x3'	5
	Olea europea 'Montra'	Little Ollie	16	5gal	L	6'x6'	5
PN	Philodendron x 'Xanadu'	Xanadu Philodendron	35	15gal	M	4'x3'	3
	Phormium tenax 'Merlot'	Platt's Black New Zealand Flax	51	15gal	L	4'x4'	2
Pho te	Phormium 'Pink Stripe	Merlot New Zealand Flax	6	15gal	L	5'x6'	2
	Prunus ilicifolia	Holly-Leafed Cherry	34	15gal	L	10'x10'	6
Ro	Rosa f. 'Iceberg'	Iceberg Rose	40	5gal	M	6'x5'	3
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	Tulbaghia violacea 'Tricolor'	Tri-Color Society Garlic	174	5gal	L	1'x1'	2
	GROUNDCOVER						
	Tradescantia pallida 'Purple Heart'	Purple Spiderwort	169	1gal@ 18"o.c.	M	18"X3'	1
	Asplenium hybrid 'Austral Gem'	Austral Gem Bird's Nest Fern	27	1gal@ 18"o.c.	L	20"x2'	4
	Lantana camara Bandana	Landscape Bandana Lantana	52	1gal@ 36"o.c.	L	18"x4'	1
	Acorus gramineus 'Ogon'	Golden Variegated Sweet Flag	1156	1gal@ 6"o.c.	L	10"x6"	1
	Rosmarinus o. 'Huntington Carpet'	Huntington Carpet Rosemary	16	1gal@ 36"o.c.	L	2'x8'	1
	Turf	Marathon II Sodded	354 sf		H		
	Myoporum parvifolium 'Putah Creek'	Putah Creek Creeping Myoporum	126	1gal@ 48"o.c.	L	1'x Spreading	3



NOTE: ALL DRAINAGE AND WATERPROOFING SHALL BE AS PER PROFESSIONAL WATERPROOFING CONSULTANT. THIS IS NOT A PART OF THIS PACKAGE.

NOTE: GROWING PLANT MATERIAL GAINS DENSITY AND WEIGHT ALONG WITH WATER AND SOIL TYPE. REFER TO STRUCTURAL ENGINEERS PLANS FOR CALCULATIONS.

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EXHIBIT "A"
Page No. 22 of 34
Case No. CPC-2020-1685-DB-SPR-VHCA

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ADDRESS:	8465 GLENOAKS BLVD, SUN VALLEY, CA 91352
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NORTH

0 8' 16' 24'

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

SEE SHEET L-5 FOR PLANTING NOTES, LEGENDS & DETAILS

SARMEN INC
10847 Wescott Ave.
Sunland, CA 91040
(818) 482-3737
sarmenabedi@gmail.com

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REVISION	BY

OWNER: SAMVEL KESHISHYAN

PROJECT: 8465 GLENOAKS BLVD. SUN VALLEY, CA 91352

DRAWING TITLE: GROUND FLOOR - PLANTING PLAN

REGISTERED LANDSCAPE ARCHITECT RYAN D'ERK INC. NO. 5625 RYAN DIERKING STATE OF CALIFORNIA

RLA #5625, RYAN DIERKING 714-388-6320

DATE:	8/15/2025
SCALE:	1/8"=1'-0"
DRAWN:	S.A.
APPROVED:	
JOB :	19-047
SHEET:	L - 2 2 OF 14

PLANT LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WUCOLS PF.	SIZE AT MATURITY	YEARS	REMARKS
	SHRUBS							
Ae	Aeonium 'Sunburst'	Copper Pinwheel	10	5gal	L	2'x2'	2	
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	Chondropetalum tectorum	Cape Rush	257	5gal	L	3'x4'	2	
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F	Festuca 'Siskiyou Blue'	Siskiyou Blue Fescue	458	1gal	L	1'x1'	1	
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	Heteromeles arbutifolia	Toyon Tree	124	5gal	L	15'x15'	5	Maintain trimmed as 6' ht. hedge
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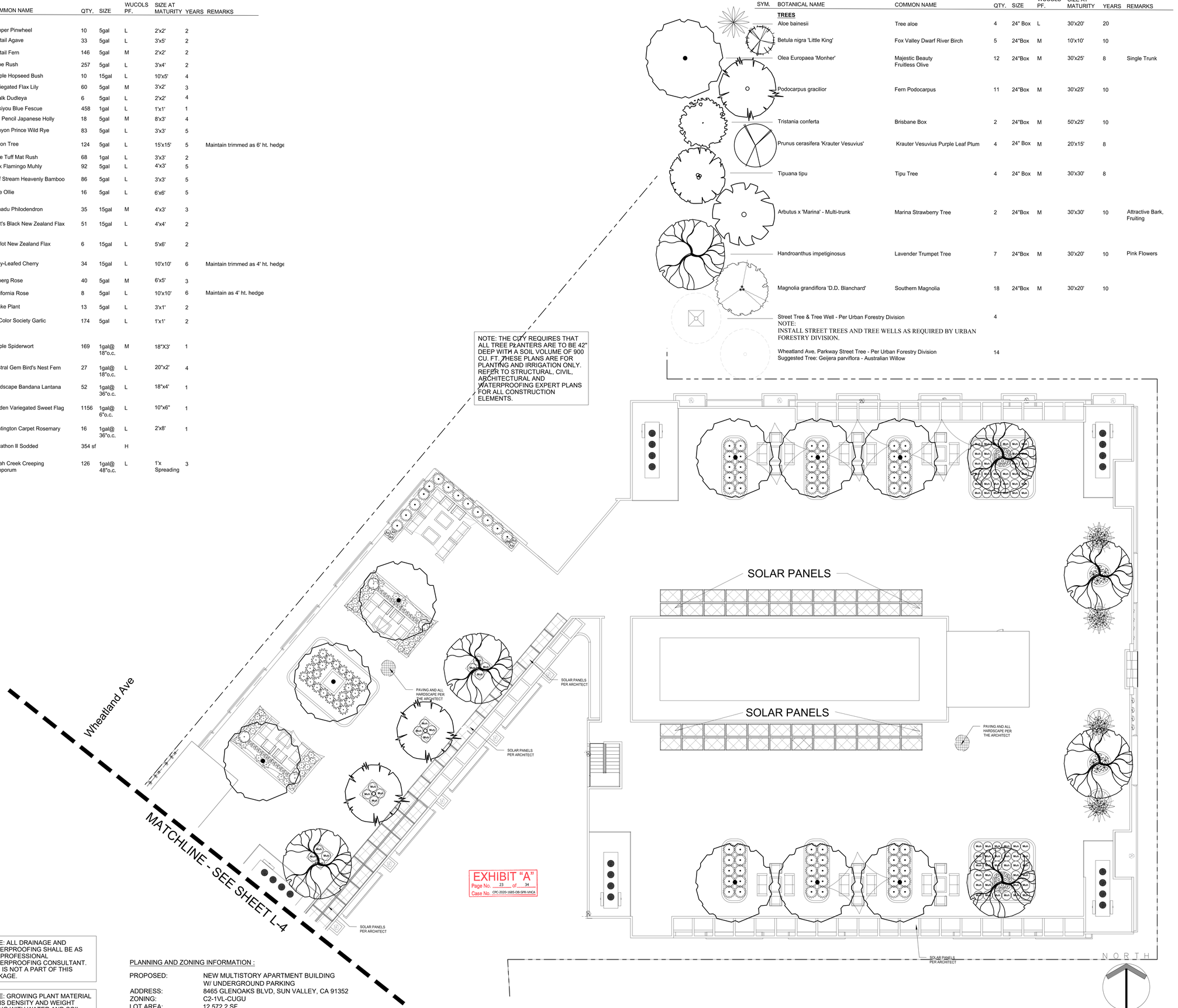


EXHIBIT "A"
Page No. 23 of 34
Case No. CPC-2020-1685-DB-SPR-VHCA

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SEE SHEET L-5 FOR PLANTING NOTES, LEGENDS & DETAILS

0 8' 16' 24'
SCALE: 1/8" = 1'-0"

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REVISION	BY

OWNER: SAMVEL KESHISHYAN

PROJECT: 8465 GLENOAKS BLVD. SUN VALLEY, CA 91352

DRAWING TITLE: ROOF LEVEL - PLANTING PLAN

RYAN DIERKING No. 5625 LANDSCAPE ARCHITECT 53126 EXP. DATE STATE OF CALIFORNIA
RLA #5625, RYAN DIERKING
714-388-6320

DATE:	8/15/2025
SCALE:	1/8"=1'-0"
DRAWN:	S.A.
APPROVED:	
JOB :	19-047
SHEET:	L - 3

3 OF 14

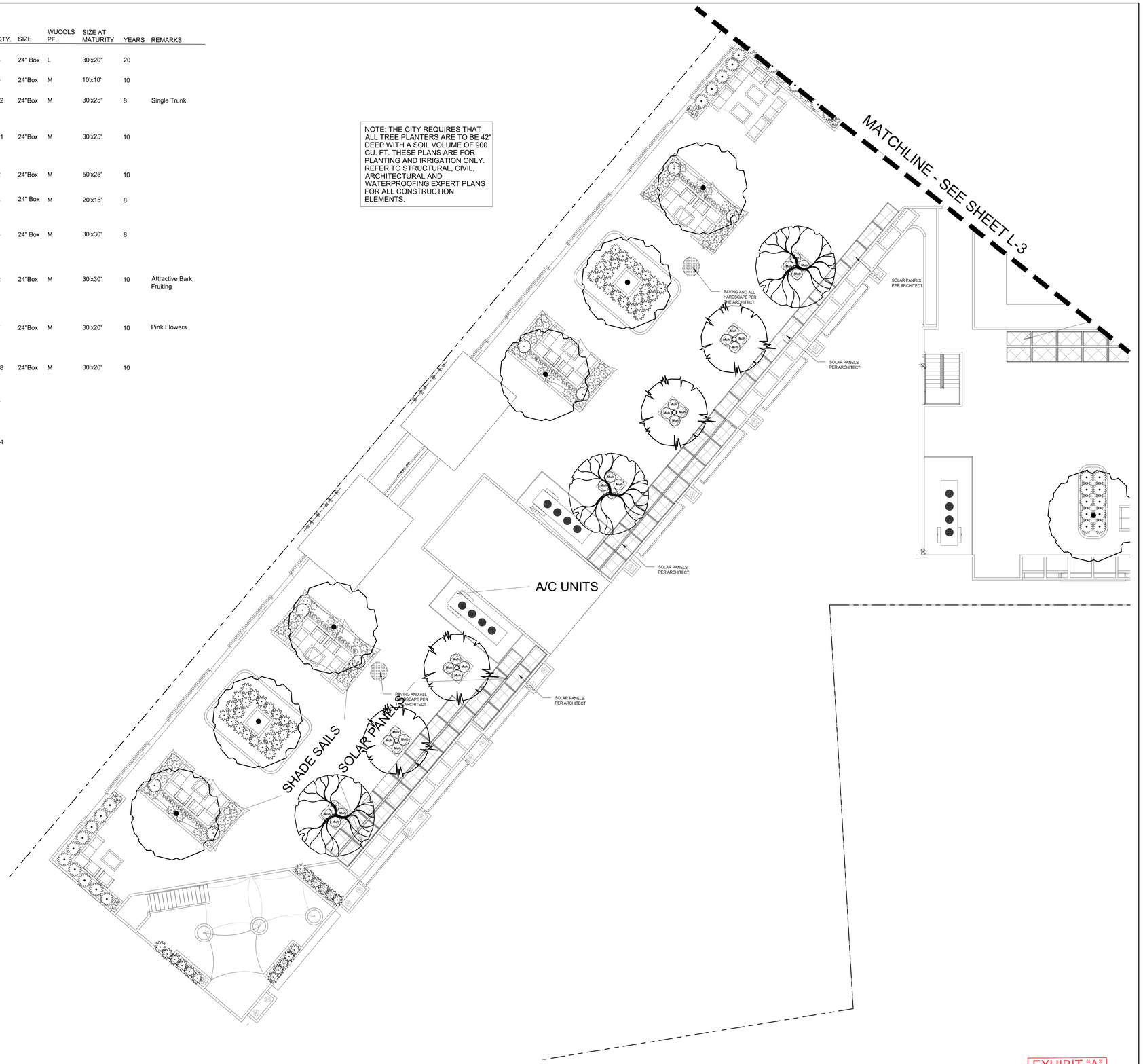
PLANT LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WUCOLS PF.	SIZE AT MATURITY	YEARS	REMARKS
	TREES							
	Aloe bainesii	Tree aloe	4	24" Box	L	30'x20'	20	
	Betula nigra 'Little King'	Fox Valley Dwarf River Birch	5	24"Box	M	10'x10'	10	
	Olea Europaea 'Monher'	Majestic Beauty Fruitless Olive	12	24"Box	M	30'x25'	8	Single Trunk
	Podocarpus gracilior	Fern Podocarpus	11	24"Box	M	30'x25'	10	
	Tristania conferta	Brisbane Box	2	24"Box	M	50'x25'	10	
	Prunus cerasifera 'Krauter Vesuvius'	Krauter Vesuvius Purple Leaf Plum	4	24" Box	M	20'x15'	8	
	Tipuana tipu	Tipu Tree	4	24" Box	M	30'x30'	8	
	Arbutus x 'Marina' - Multi-trunk	Marina Strawberry Tree	2	24"Box	M	30'x30'	10	Attractive Bark, Fruiting
	Handroanthus impetiginosus	Lavender Trumpet Tree	7	24"Box	M	30'x20'	10	Pink Flowers
	Magnolia grandiflora 'D.D. Blanchard'	Southern Magnolia	18	24"Box	M	30'x20'	10	
	Street Tree & Tree Well - Per Urban Forestry Division NOTE: INSTALL STREET TREES AND TREE WELLS AS REQUIRED BY URBAN FORESTRY DIVISION.		4					
	Wheatland Ave. Parkway Street Tree - Per Urban Forestry Division Suggested Tree: Geijera parviflora - Australian Willow		14					

PLANT LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WUCOLS PF.	SIZE AT MATURITY	YEARS
	SHRUBS						
Ae	Aeonium 'Sunburst'	Copper Pinwheel	10	5gal	L	2'x2'	2
	Agave attenuata 'Ray of Light'	Foxtail Agave	33	5gal	L	3'x5'	2
	Asparagus densiflorus 'Myers'	Foxtail Fern	146	5gal	M	2'x2'	2
	Chondropetalum tectorum	Cape Rush	257	5gal	L	3'x4'	2
	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	10	15gal	L	10'x5'	4
Dia	Dianella tasmanica 'Silver Streak'	Variegated Flax Lily	60	5gal	M	3'x2'	3
D	Dudleya pulverulenta	Chalk Dudleya	6	5gal	L	2'x2'	4
F	Festuca 'Siskiyou Blue'	Siskiyou Blue Fescue	458	1gal	L	1'x1'	1
IC	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	18	5gal	M	8'x3'	4
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	Heteromeles arbutifolia	Toyon Tree	124	5gal	L	15'x15'	5
V	Lomandra hybrida 'Lomlon' PP#23,034	Lime Tuff Mat Rush	68	1gal	L	3'x3'	2
Muh	Muhlenbergia 'Pink Flamingo'	Pink Flamingo Muhly	92	5gal	L	4'x3'	5
	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	86	5gal	L	3'x3'	5
	Olea europea 'Montra'	Little Ollie	16	5gal	L	6'x6'	5
Phi	Philodendron x 'Xanadu'	Xanadu Philodendron	35	15gal	M	4'x3'	3
	Phormium tenax 'Merlot'	Platt's Black New Zealand Flax	51	15gal	L	4'x4'	2
Pho te	Phormium 'Pink Stripe	Merlot New Zealand Flax	6	15gal	L	5'x6'	2
	Prunus ilicifolia	Holly-Leafed Cherry	34	15gal	L	10'x10'	6
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	Tulbaghia violacea 'Tricolor'	Tri-Color Society Garlic	174	5gal	L	1'x1'	2
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	Asplenium hybrid 'Austral Gem'	Austral Gem Bird's Nest Fern	27	1gal@ 18"o.c.	L	20"x2'	4
	Lantana camara Bandana	Landscape Bandana Lantana	52	1gal@ 36"o.c.	L	18"x4'	1
	Acorus gramineus 'Ogon'	Golden Variegated Sweet Flag	1156	1gal@ 6"o.c.	L	10"x6"	1
	Rosmarinus o. 'Huntington Carpet'	Huntington Carpet Rosemary	16	1gal@ 36"o.c.	L	2'x8'	1
	Turf	Marathon II Sodded	354 sf		H		
	Myoporum parvifolium 'Putah Creek'	Putah Creek Creeping Myoporum	126	1gal@ 48"o.c.	L	1'x Spreading	3

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NOTE: GROWING PLANT MATERIAL GAINS DENSITY AND WEIGHT ALONG WITH WATER AND SOIL TYPE. REFER TO STRUCTURAL ENGINEERS PLANS FOR CALCULATIONS.

SEE SHEET L-5 FOR PLANTING NOTES, LEGENDS & DETAILS

PLANNING AND ZONING INFORMATION :

PROPOSED:	NEW MULTISTORY APARTMENT BUILDING W/ UNDERGROUND PARKING
ADDRESS:	8465 GLENOAKS BLVD, SUN VALLEY, CA 91352
ZONING:	C2-1VL-CUGU
LOT AREA:	12,572.2 SF
LANDSCAPE AREA:	GROUND FLOOR LANDSCAPE AREA: 4,471 SF ROOF FLOOR LANDSCAPE AREA: 5,900 SF TOTAL LANDSCAPE AREA: 10,640 SF

N O R T H

0 8' 16' 24'

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

EXHIBIT "A"
Page No. 24 of 34
Case No. CPC-2020-1685-DB-SPR-VHCA

SARMEN INC
10847 Wescott Ave.
Sunland, CA 91040
(818) 482-3737
sarmenabedi@gmail.com

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REVISION	BY

OWNER: SAMVEL KESHISHYAN

PROJECT: 8465 GLENOAKS BLVD. SUN VALLEY, CA 91352

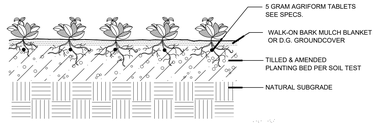
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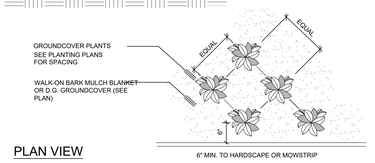
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714-388-6320

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DRAWN:	S.A.
APPROVED:	
JOB :	19-047
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4 OF 14

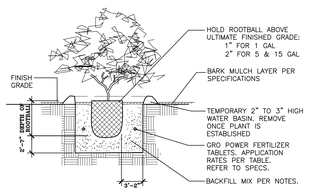
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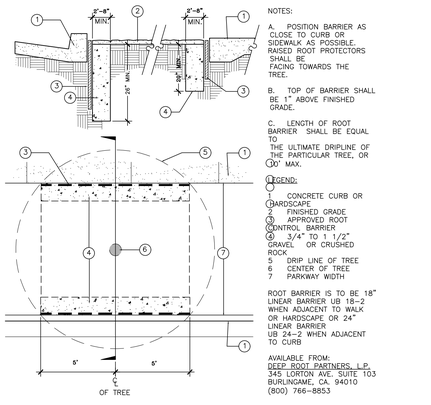


PLAN VIEW

1 GROUND COVER PLANTING



2 SHRUB PLANTING DETAIL



NOTES:

A. POSITION BARRIER AS CLOSE TO CURB OR SIDEWALK AS POSSIBLE, RAISED ROOT PROTECTORS SHALL BE FACING TOWARDS THE TREE.

B. TOP OF BARRIER SHALL BE 1" ABOVE FINISHED GRADE.

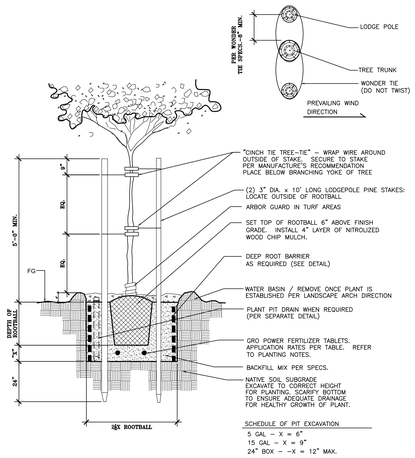
C. LENGTH OF ROOT BARRIER SHALL BE EQUAL TO THE ULTIMATE DRIPLINE OF THE PARTICULAR TREE, OR 30' MAX.

LEGEND:
1. CONCRETE CURB OR HARDSCAPE
2. FINISHED GRADE
3. APPROVED ROOT CONTROL BARRIER
4. 3/4" TO 1 1/2" GRAVEL OR CRUSHED ROCK
5. DRIP LINE OF TREE
6. CENTER OF TREE
7. PARKWAY WIDTH

ROOT BARRIER IS TO BE 18" LINEAR BARRIER UB 18-2 WHEN ADJACENT TO WALK OR HARDSCAPE OR 24" LINEAR BARRIER UB 24-2 WHEN ADJACENT TO CURB

AVAILABLE FROM:
DEEP ROOT PARTNERS, L.P.
345 LORTON AVE. SUITE 103
BURLINGAME, CA. 94010
(800) 766-8853

3 ROOT BARRIER



4 DOUBLE STAKED TREE

PLANTING INSTALLATION NOTE

ADJUSTMENTS TO PLANT LAYOUT MAY BE REQUIRED IN THE FIELD DURING INSTALLATION BY THE LANDSCAPE ARCHITECT OR CITY REPRESENTATIVE TO ADDRESS SITE SPECIFIC SOLAR ORIENTATIONS OR MICROCLIMATIC CONDITIONS NOT REFLECTED IN THESE TYPICAL PLANS.

PLANTING NOTES

WEED CONTROL

WHERE PERENNIAL WEEDS EXIST ON SITE AT THE BEGINNING OF WORK, CLEAN AND REMOVE THESE WEEDS BY MOWING OR GRUBBING OFF ALL PLANT MATRIAL. UPON COMPLETION OF SOIL PREPARATION AND PLANTING OF ALL SPECIMEN TREES, BEGIN WEED ABATEMENT PROGRAM BY APPLYING: 100 POUNDS OF A COMMRCIAL FERTILIZER, 46-0-0, PER ACRE AND PER MANUFACTURER'S SPECIFICATIONS. WATER ALL AREAS FOUR (4) TIMES DAILY FOR FOURTEEN (14) CONSECUTIVE DAYS UNTIL WEED SEEDS HAVE GERMINATED. CEASE WATERING FOR THREE (3) DAYS. SPRAY A NON-SELECTIVE, NON-RESIDUAL, SYSTEMIC HERBICIDE TO ERADICATE GERMINATED WEEDS. LET THE WEEDS DIE WITHOUT IRRIGATION FOR A MINIMUM DEPTH OF ½" INCH BELOW THE SURFACE OF THE SOIL. IF STUBBORN AND RESIDUAL WEEDS (I.E. BERMUDA) SHOULD PERSIST, ERADICATION PROCEDURE SHOULD BE REPEATED. THE TYPE OF WEEDS THAT EXIST SHOULD BE INDENTIFIED AND COORDINATED WITH AN APPROVED LICENSED PEST CONTROL ADVISOR TO ENSURE COMPATIBILITY WITH CHEMICAL AND SEASON OF APPLICATION. DO NOT USE MATERIAL OR METHOD THAT WOULD ADVERSELY AFFECT NEW PLANTINGS, SLOPE STABILIZATION OR HYDROSEEDING.

SOIL TEST

AFTER ALL SOIL HAS BEEN IMPORTED TO THE SITE AND ROUGH GRADING COMPLETED BUT PRIOR TO SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH A COPY OF THE SOIL TEST FOR AGRICULTURAL SUITABILITY AND FERTILITY (PREPARED BY A CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES MEMBER) TO THE CONTRACTING OFFICER.
UPON REVIEWING THE SOILS REPORT THE CONTRACTING OFFICER MAY MAKE SPECIES SUBSTITUTIONS TO THE PLANT LIST.

SOIL PREPARATION - ON GRADE

MACHINE ROTOFILL THE FOLLOWING AMENDMENTS INTO THE SOIL AT RATES INDICATED PER 100 SF: (THESE RATES ARE FOR BID PURPOSES ONLY. ACTUAL RATES TO CORRESPOND TO CONTRACTOR'S SOILS REPORT.)
4 CU. YDS. NITROGEN STABILIZED SAWDUST
150 LBS. GYPSUM
70 LBS. TRI-C2-6-4 w/ 5% S (SOIL CONDITIONER & FERTILIZER)

DEEP ROOT BARRIERS

ALL TREES WITHIN 5 FEET OF ANY PERMANENT HARDSCAPE ELEMENT SUCH AS CONCRETE WALKS, WALLS OR BUILDINGS SHALL BE PLANTED WITH AN APPROPRIATE SIZED ROOT BARRIER (UNLESS OTHERISE NOTED ON PLANS).

TOP DRESSING

ALL SHRUB AND GROUNDCOVER AREAS SHALL RECEIVE 2" LAYER OF "MOJAVE GOLD" 3/8" CRUSHED ROCK UNLESS OTHERWISE INDICATED. HOLD FINISH GRADE 1" BELOW ADJACENT WALK ELEVATION (SUBMIT SAMPLE FOR APPROVAL)

BACKFILL FOR ON-STRUCTURE AND PRECAST PLANTERS

LIGHTWEIGHT SOIL MIX
FORMULA PER CUBIC YARD OF MIX
AMOUNT-INGREDIENTS
½ CU. YARD - FINE SAND
½ CU. YARD - PEAT MOSS
½ CU. YARD - TREATED FIR / PINE BARK
1 LB. - CALCIUM NITRATE
3 LBS. - SINGLE SUPERPHOSPHATE
½ LBS. - POTASSIUM SUI
9 LBS. - DOLOMITE LATE

PRIOR TO SOIL INSTALLATION, CONTRACTOR SHALL PROVIDE A LETTER OF CERTIFICATION THAT LIGHT WEIGHT SOIL MEETS ABOVE SPECS AND DOES NOT EXCEED A SATURATED WEIGHT OF 100 LBS. PER CUBIC FOOT.

DUE TO DECOMPOSITION OF ORGANICS IN LIGHTWEIGHT SOIL, MAINTENANCE CONTRACTOR WILL BE REQUIRED TO ADD LIGHTWEIGHT SOIL AS REQUIRED TO MAINTAIN SOIL LEVEL AS SHOWN ON DETAIL.

BACKFILL OF PLANT MATERIAL

USE BACKFILL MIX TO BACKFILL (ON-GRADE) PLANT PITS AS SHOWN ON DETAILS. (USE LIGHTWEIGHT PERMEABLE PLANTING SOIL MIX TO BACKFILL ON-STRUCTURE PLANT PITS.) SET ROOT BALL CROWN OF TREES 3" ABOVE NEW FINISH GRADE AND 2" ABOVE FINISH FOR ALL 5 AND 15 GALLON SHRUBS.

STAKING & GUYING

ON-GRADE TREES TO BE STAKED OR GUYED PER DETAILS. DO NOT STAKE TREES PLANTED ON STRUCTURE. FOR ALL "ON-STRUCTURE" TREES REQUIRING SUPPORT, GUY TO PRE-SET EYE BOLTS OR USE WOOD DEADMAN.

TREE PLACEMENT NOTES:

ALL TREES SHALL BE LOCATED OR ADJUSTED
IN ACCORDANCE TO THE FOLLOWING REQUIREMENTS:
* A MIN. OF 5' FROM ANY BUILDING FACE OR ROOF EVE.
* A MIN. OF 4' FROM ALL HARDSCAPE INCLUDING CURBS, WALKS AND WALLS
* A MIN. OF 3' FROM WATER METERS, LIGHTS, OR ANY OTHER UTILITIES
* A MIN. OF 8' FROM ELECTRICAL TRANSFORMERS
* A MIN. OF 2' FROM DRAIN LINE PIPES
(ITALIAN CYPRESS & STRELITZIA ARE EXCLUDED FROM THE ABOVE RESTRICTIONS.)

TREES ARE NOT TO BE PLACED WITHIN BOTTOM OF SWALE
LINES OR WHERE THEY COULD INTERFERE W/ SITE DRAINAGE

SHRUB PLACEMENT NOTES:

*HOLD ALL SHRUBS A MIN. OF 30" AWAY FROM STUCCO BUILDING WALLS AS MEASURED FROM THE CENTER OF THE ROOTBALL TO FACE-OF-WALL.
*HOLD ALL GROUNDCOVER 18" AWAY FROM FACE-OF-WALL

NOTE: BLOCK WALLS ARE EXCLUDED FOR THE ABOVE CRITERIA

NOTES:
1. A minimum of 3-inch layer of cedar bark mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
2. All Trees to be planted with commercial root barriers.
3. Use class I or class II Compost as a soil amendment in all landscaped areas.
4. For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.
5. Recirculating water shall be used for water features.

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LANDSCAPE CALCULATION

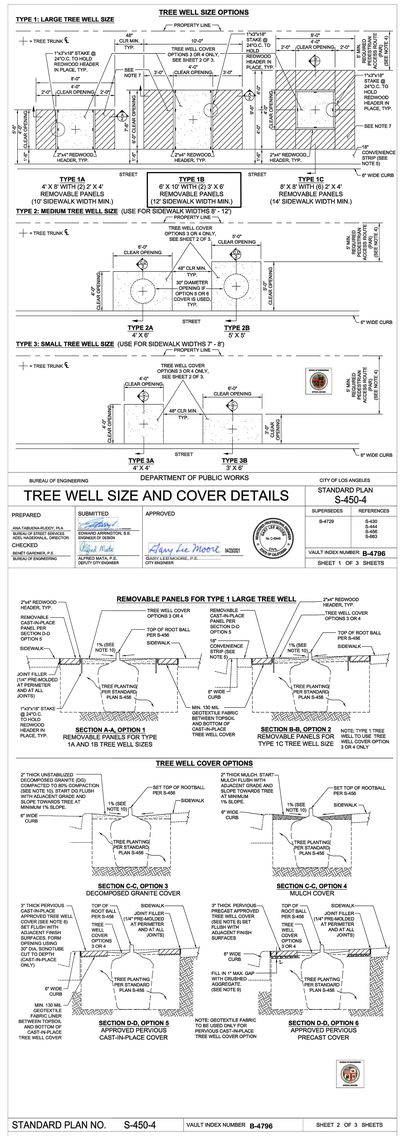
REQUIRED		PROVIDED	
PROJECT SITE: 12,572.2 SQ.FT.		24" Box trees:	44x1=44
		Use of Class I or Class II compost as a soil amendment in all landscaped areas	3
POINTS REQUIRED:	15	TOTAL POINTS:	47

COMPLIANCE NOTE:
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

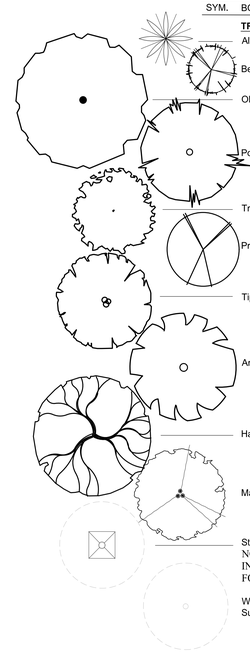
8/15/2025
DATE SIGNATURE

TREE WELL SIZE AND COVER DETAILS

S-450-4 CITY OF LOS ANGELES DETAIL



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Case No.: CPC-2020-1685-DB-SPR-VHCA

SARMEN INC
10847 Wescott Ave.
Sunland, CA 91040
(818) 482-3737
sarmenabedi@gmail.com

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REVISION	BY

OWNER
SAMVEL KESHISHYAN

PROJECT
8465 GLENOAKS BLVD.
SUN VALLEY, CA 91352

DRAWING TITLE
PLANTING NOTES, DETAILS & LEGENDS

REGISTERED LANDSCAPE ARCHITECT RYAN D. DIERKING 93106 EXP. RATE STATE OF CALIFORNIA
RLA #5625, RYAN DIERKING
714-588-6330

DATE: 8/15/2025
SCALE: 1/8"=1'-0"
DRAWN: S.A.
APPROVED:
JOB : 19-047
SHEET:
L - 5
5 OF 14

IRRIGATION NOTES

1. DO NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED, WHEN IT IS OBVIOUS THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING DESIGNING, SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE, OTHERWISE THE IRRIGATION CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

2. THIS DESIGN IS DIAGRAMMATIC, EQUIPMENT SHOWN IN PAVED AREAS IS FOR CLARIFICATION ONLY, AND IS TO BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE.

3. UNLESS OTHERWISE NOTED, 120 VOLT ELECTRICAL POWER FOR CONTROLLER(S) TO BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR WILL MAKE FINAL ELECTRICAL CONNECTION TO AUTOMATIC CONTROLLER(S) FROM OUTLET PROVIDED BY OTHERS.

4. ALL WIRES FROM CONTROLLER TO AUTOMATIC VALVES TO BE COPPER, DIRECT BURIAL, MIN. #14 GAUGE. INSTALL IN SAME TRENCH AS MAINLINE PIPING WHERE POSSIBLE. MIN. COVERAGE OVER WIRE TO BE 18". COMMON WIRE TO BE WHITE IN COLOR. CONTROL WIRES TO BE A DIFFERENT COLOR FOR EACH CONTROLLER USED. BUNDLE AND TAPE WIRESTOGETHER MIN. 20" ON CENTER.

5. FINAL LOCATIONS FOR BACKFLOW PREVENTER(S) AND CONTROLLER(S) TO BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE, IN THE FIELD.

6. INSTALL ALL EQUIPMENT (VALVES, GATE VALVES, BOXES ETC.) IN PLANTING AREAS ONLY, NOT IN LAWN AREAS.

7. PROVIDE MIN. 18" COVERAGE OVER ALL PRESSURE LINES, AND MIN. OF 12" COVERAGE OVER ALL NON-PRESSURE LINES. ALL PIPING UNDER PAVING TO BE MIN. SCHEDULE 40 P.V.C. AND TO HAVE MIN. 24" COVER OVER PIPING.

8. IRRIGATION CONTRACTOR TO FLUSH ALL LINES AND ADJUST ALL SPRINKLERS FOR MAXIMUM PERFORMANCE, AND TO PREVENT OVERSPRAY ONTO WALKS, DRIVES, BUILDING, ETC.. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT ACTUAL SITE CONDITIONS.

9. SHRUBBERY SPRINKLERS ADJACENT TO PARKING LOT OR ALONG WALKS OR ROADS SHALL BE INSTALLED WITH HIGH POP-UP BODIES.

10. DRIPPERLINE WILL BE INSTALLED MAXIMUM 6" FROM HARDSURFACE AND WILL BE SPACED AT MAXIMUM 12" ON CENTER FOR ENTIRE PLANTED AREA WHERE SHOWN. ALL TUBING WILL BE CONNECTED TO EITHER P.V.C. HEADER OR TO OTHER TUBING. THERE WILL BE NO "DEAD ENDS." TOP OF DRIPPERLINE WILL BE AT SAME LEVEL AS FINISH GRADE.

11. IRRIGATION CONTRACTOR WILL INSTALL SWING CHECK VALVES OR SPRING LOADED CHECK VALVES AS REQUIRED TO ELIMINATE EXCESSIVE DRAINAGE FROM LOW SPRINKLERS. THIS WILL BE IN ADDITION TO ANY CHECK VALVES SHOWN ON PLAN.

12. ALL P.V.C. MAINLINE FITTING TO BE "LONG SOCKET" TYPE AS MANUFACTURED BY DURA COMPANY.

13. UPON COMPLETION, IRRIGATION CONTRACTOR TO SUPPLY TO OWNER, A COMPLETE SET OF REPRODUCIBLE "AS-BUILT" DRAWINGS. DRAWING WILL SHOW LOCATION OF ALL VALVES, CROSSINGS, QUICK COUPLING VALVES, ETC. EACH CONTROLLER TO HAVE ITS OWN CONTROLLER CHART. CHART WILL CLEARLY SHOW EACH AREA SPRINKLED IN A DIFFERENT COLOR. AND WILL BE LAMINATED BETWEEN 2 LAYERS OF 10MIL. CLEAR PLASTIC.

14. THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY IRRIGATION CONTRACTOR AT NO COST TO OWNER.

15. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

16. UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

17. IDENTIFICATION OF A POTABLE AND NONPOTABLE WATER SYSTEM. IN BUILDINGS WHERE POTABLE WATER AND NONPOTABLE WATER SYSTEMS ARE INSTALLED, EACH SYSTEM SHALL BE CLEARLY IDENTIFIED IN ACCORDANCE WITH SECTION 601.2.1 THROUGH SECTION 602.2.4

601.2.1 POTABLE WATER. GREEN BACKGROUND WITH WHITE LETTERING
601.2.2 COLOR AND INFORMATION. EACH SYSTEM SHALL BE IDENTIFIED WITH A COLORED PIPE OR BAND AND CODED WITH PAINTS, WRAPS, AND MATERIALS COMPATIBLE WITH THE PIPING.

601.2.2.1 ALTERNATE WATER SOURCES. ALTERNATE WATER SOURCE SYSTEMS SHALL HAVE A PURPLE (PANTONE COLOR NO. 512, 522C, OR EQUIVALENT) BACKGROUND WITH UPPERCASE LETTERING AND SHALL BE FIELD OR FACTORY MARKED AS FOLLOWS:

1) GRAY WATER SYSTEMS SHALL BE MARKED IN ACCORDANCE WITH THIS SECTION WITH THE WORDS "CAUTION: NONPOTABLE GRAY WATER, DO NOT DRINK" IN YELLOW LETTERS (PANTONE 108 OR QUIVALENT).

2) RECLAIMED (RECYCLED) WATER SYSTEMS SHALL BE MARKED IN ACCORDANCE WITH THIS SECTION WITH THE WORDS: "CAUTION: NONPOTABLE RECLAIMED (RECYCLED) WATER, DO NOT DRINK" IN BLACK LETTERS.

3) ON SITE TREATED WATER SYSTEMS SHALL BE MARKED IN ACCORDANCE WITH THIS SECTION WITH THE WORDS: "CAUTION: ON-SITE TREATED NONPOTABLE WATER, DO NOT DRINK" IN YELLOW LETTERS (PANTONE 108 OR EQUIVALENT).

4) RAINWATER CATCHMENT SYSTEMS SHALL BE MARKED IN ACCORDANCE WITH THIS SECTION WITH THE WORDS: "CAUTION: NONPOTABLE RAINWATER, DO NOT DRINK" IN YELLOW LETTERS (PANTONE 108 OR QUIVALENT).

18. ALL SPRINKLER HEADS OF THE SAME TYPE SHALL BE OF THE SAME MANUFACTURER.

19. OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24-INCHES OF ANY NON-PERMEABLE SURFACE.

20. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES

21. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO DEPTH OF SIX INCHES INTO THE SOIL.

22. PRESSURE REGULATION DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

23. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

24. I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

25. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

26. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS,OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

27. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

28. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICATION MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

RAIN / ET SENSOR PLACEMENT NOTE:

THE RAIN SENSOR SHALL BE INSTALLED ON THE SOUTH OR SOUTHWESTERN FACING AREA OF THE ROOF. THE AREA SELECTED SHALL BE IN A CLEAR OPEN AREA OF THE ROOF NOT EFFECTED BY SHADE FROM ANOTHER BUILDING OR TREE. THE CONTRACTOR SHALL INSTALL THE SENSOR ON AN EAVE OR FASCIA BOARD PER THE DIRECTION OF THE LANDSCAPE ARCHITECT. ALL WIRING SHALL BE CONCEALED PER THE DIRECTION OF THE LANDSCAPE ARCHITECT EITHER WITHIN PVC CONDUIT OR OTHER MEANS AS DIRECTED BY THE LANDSCAPE ARCHITECT.

DRIPLINE SUPPLY/EXHAUST LATERAL PIPE SIZING:

ZONE FLOW	PIPE SIZE
0 – 5 GPM	DRIPLINE TUBING or 1/2" PVC
5 – 8 GPM	3/4" PVC
8.1 – 13 GPM	1" PVC
13.1 – 22 GPM	1 1/4" PVC
22.1 – 30 GPM	1 1/2" PVC

SIZE / NO. GPM

PRESSURE LOSS CALCULATIONS

WATER METER		'A' (POTABLE)	1"
ELEVATION		NOT AVAILABLE	
STATIC PRESSURE		74 PSI	
SOURCE OF INFORMATION		OWNER – CONTRACTOR TO VERIFY	
PHONE NUMBER		–	
DATE OF INFORMATION		10-12-21	
REMOTE CONTROL VALVE #10A			SIZE 1"
MAXIMUM DEMAND		10.4 G.P.M.	
ELEVATION OF HIGHEST HEAD		–	
QTY.	SIZE	ITEM	P.S.I. LOSS
1	1"	WATER METER	.6
1	1.5"	BACKFLOW	12.0
1	1.5"	FLOW METER	2.0
1	1.5"	MASTER VALVE	3.2
360'	2"	MAIN LINE	4.3
1	1"	R.C.V. ASSEMBLY	4.0
		LATERAL LINE LOSS	(5.0 MAX.)
		FITTING LOSS (10%)	3.1
0'		ELEVATION CHANGE (+0')	0.0
PRESSURE TO OPERATE HEADS:			30
TOTAL PRESSURE REQUIRED:			64.2
LOWEST STATIC PRESSURE AVAILABLE:			74
RESIDUAL PRESSURE:			+9.8 PSI

CITY OF LOS ANGELES LANDSCAPE ORDINANCE IRRIGATION POINTS

REQUIRED FOR 12,572.2 SQ.FT. PROJECT: 200

TECHNIQUE	TABLE II ITEM	# OF ITEM	POINTS PER ITEM	TOTAL PONTS
Drip/low precipitation circuits	1	5	5	25
Automatic irrigation controller w/ cycling capacity	3	2	5	10
Plants on site to remain more than 3 years	6	85	2	170
Lawn area 0%-15% of landscape area	2	1	10	10
Rain sensor	4	2	2	4
TOTAL POINTS				219

Hydrozone	Plant water use type	Plant factor (PF)	Hydrozone Area (HA) square feet	PFxHA (square feet)
1	Low	0.2	140	28
2	Low	0.2	321	64.2
3	High	1.0	350	350
4	Low	0.2	589	117.8
5	Moderate	0.4	422	168.8
6	Moderate	0.4	613	245.2
7	Moderate	0.4	1,277	510.8
8	Moderate	0.4	1,264	505.6
9	Moderate	0.4	535	214
10	Low	0.2	1,977	395.4
11	Moderate	0.4	949	379.6
12	High	1.0	527	527
13	Low	0.2	545	109
14	Low	0.2	545	109
15	Low	0.2	691	138.4
16	Low	0.2	682	136.4

Water Budget Calculation:

MAXIMUM APPLIED WATER ALLOWANCE (MAWA):
(ETo)(0.62)(ETAF)(AREA)
(50.1)(0.62)(0.55)(10,337)=176,598.3 GALLONS

Estimated Total Water Use (ETWU):
(ETo)(0.62)x((PFxHA)/IE)
(50.1)x(0.62)x(3,781.2/0.81) =145,002 Gallons

The ETWU (145,002 Gallons per year) is less than MAWA (176,598.3 Gallons per year), the water budget complies with the MAWA.

COMPLIANCE NOTE:
I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

8/15/2025
DATE SIGNATURE

IRRIGATION LEGEND

SYM.	DESCRIPTION
	RAINBIRD XCZ-075-PRF & XCZ-100-PRF CONTROL ZONE KIT -REMOTE CONTROL VALVE FOR BUBBLER SYSTEMS.
WS	HUNTER WIRELESS SOLAR SYNC SENSOR, MOUNT UP TO 800' FROM RECEIVER
MV	HUNTER 1.5" MASTER VALVE - IBV SERIES VALVE - NORMALLY CLOSED
FS	HUNTER FCT-100 - 1.5" FLOW-CLIK FLOW SENSOR
	FEBCO 825 Y - 1.5" BACKFLOW PREVENTION UNIT - TO BE INSTALLED in STAINLESS STEEL ENCLOSURE POWDER COATED COLOR BLACK.
	NIBCO BRASS BALL VALVE - LINE SIZE
FDC	FIRE DEPARTMENT CONNECTION - FOR REFERENCE ONLY
P.O.C.	VERIFY LOCATION ON SITE POINT OF CONNECTION
	2" PRESSURE MAINLINE LINE CLASS 315 PVC - INSTALL DEPTHS PER DETAIL. LABELED PER RAIN WATER PIPE LABELING NOTE BELOW
	NON-PRESSURE LATERAL LINE SCH. 40 P.V.C. - INSTALL DEPTHS PER DETAIL. LABELED PER RAIN WATER PIPE LABELING NOTE BELOW
	DRIP LINE FLUSH CAP
A	HUNTER ICORE IC-600-PL OUTDOOR WALL MOUNT CONTROLLER with SOLAR SYNC. (ONE ON EACH FLOOR)
M	POTABLE WATER METER - LOCATE IN FIELD
IM	IRRIGATION WATER METER - HUNTER HC-100 FLOW. INSTALL IN PLASTIC VALVE BOX. INSTALL PER MANUFACTURER'S SPECIFICATIONS. WIRE TO IRRIGATION CONTROLLER. CONNECT TO OWNERS WI-FI FOR WEATHER BASED IRRIGATION.
F	HUNTER PLD-BV MANUAL FLUSH VALVE. - PROVIDE 3' OF TUBING AFTER THE BALL VALVE. INSTALL VALVE INSIDE 6" ROUND VALVE BOX, ONE AT THE FAR END OF DRIPLINE LATERAL. INSTALL MINIMUM OF ONE FLUSH VALVE PER MAXIMUM OF 800' OF TUBING. MULTIPLE FLUSH VALVES MAY BE REQUIRED WITHIN DRIPLINE LAYOUT. ALWAYS INSTALL VALVES IN OPPOSITE DIRECTIONS OF THE PVC/DRIP CONNECTION MANIFOLD. - INSTALL ONE FOR EACH PLANTER AT THE LOW POINT OF THE SYSTEM.
A	INSTALL 1 AIR RELIEF VALVE PER SYSTEM AT THE HIGHEST ELEVATION POINT. SEE DETAIL
	HUNTER HDL-09-18-CV SUB-SURFACE DRIPLINE TUBING 1.0 GPH EMITTERS at 18" ON CENTER SPACING- ALL TUBING SHALL BE INSTALLED 1" MINIMUM BELOW FINISHED SOIL GRADE W/ 9" WIRE STAKES FIVE (4) FEET ON CENTER; VERIFY THE LAYOUT AND 18" ON CENTER ROW SPACING IN THE FIELD PRIOR TO STARTING WORK. INSTALL SUB-SURFACE DRIP IRRIGATION SYSTEM PER MANUFACTURER'S SPECIFICATIONS. FOR ALL TURF AREAS USE HDL-09-12-CV SUB-SURFACE DRIPLINE TUBING 1.0 GPH EMITTERS at 16" ON CENTER SPACING LABELED PER STORM WATER / CISTERN WATER PIPE LABELING NOTE BELOW
B	BUBBLER HUNTER PCB-25 HEAD ON SCH. 80 NIPPLE EACH SYMBOL REPRESENTS TWO BUBBLERS PER TREE. PLACE BUBBLERS AT EDGE OF ROOTBALL ON OPPOSITE SIDES OF TREE TYPICAL. INSTALL BUBBLERS 1" BELOW FINISH GRADE WITHIN PERFORATED PVC DRAIN PIPE.
	RAINBIRD QUICK COUPLER 33DLRC
	RAINBIRD XACZ-075-PRF CONTROL ZONE KIT - REMOTE CONTROL ATMOSPHERIC VALVE FOR DRIP SYSTEMS.
NIB	NIBCO BRASS LOCKING KEY HOSE BIB - ATTACH TO BUILDING BY PLUMBER. INSTALL PER LOCAL BUILDING CODE.
	RAIN WATER PIPE LABELING NOTE: ALL RAIN WATER LINES (PRESSURE / NON-PRESSURE SHALL BE IDENTIFIED BY CONTINUOUS LETTERING ON THREE INCH (3") MINIMUM WIDTH YELLOW TAPE WITH ONE INCH BLACK LETTERING BEARING THE CONTINUOUS WORDING "NON POTABLE RAINWATER" PERMANENTLY AFFIXED AT FIVE FOOT INTERVALS ATOP ALL HORIZONTAL PIPING, LATERALS AND MAINS. IDENTIFICATION TAPE SHALL EXTEND TO ALL VALVE BOXES AND / OR VAULTS, EXPOSED PIPING, HYDRANTS AND QUICK COUPLERS. TAGS SHALL BE IDENTIFIED WITH THE APPROPRIATE WORDING ON BOTH SIDES. TAGS IDENTIFYING RAIN WATER SHALL HAVE THE APPROPRIATE WORDING ON ONE SIDE AND SYMBOL ON THE OPPOSITE SIDE.
	RAIN WATER VALVE BOX LABELING NOTE: FOR EXPOSED PIPING, VALVE BOXES, CONTROL VALVES, QUICK COUPLING VALVES, OUTLETS AND RELATED APPURETENANCES SHALL BE CODED AND LABLED OR TAGGED "NON POTABLE RAINWATER - DO NOT DRINK" IN BLACK OR WHITE CONTRASTING LETTERING ON A YELLOW BACKGROUND. TAGS SHALL BE IDENTIFIED WITH THE APPROPRIATE WORDING ON BOTH SIDES. TAGS IDENTIFYING RAIN WATER SHALL HAVE THE APPROPRIATE WORDING ON ONE SIDE AND SYMBOL ON THE OPPOSITE SIDE.

COUNTY OF LOS ANGELES – DEPARTMENT OF PUBLIC HEALTH

PUBLIC HEALTH PROGRAMS AND SERVICES – ENVIROMENTAL HEALTH
CROSS-CONNECTION & WATER POLLUTION CONTROL PROGRAM
5050 Commerce Drive, Rm. 116, Baldwin Park, CA 91706-1423

A GUIDE TO SAFE STORM-WATER/CISTERN WATER REUSE, PIPELINE CONSTRUCTION AND INSTALLATION

INTRODUCTION: Rain Water is NOT to be confused with tertiary treated, Title 22 water. It is NOT Recycled Water as defined in Cal. Code of Reg., Title 22. With that point being made and as a result of increasing interest and initiative to use onsite storm-water/cistern water capture techniques for onsite landscape irrigation supply and the consequential need or desire for the transmission and use thereof, this Department has found it necessary to develop the following guidelines for water pipeline construction, installation and safe reuse of this type water for the protection of domestic water supplies and public health.

1. Presently within the County of Los Angeles there are no regulatory definition of rain water that would categorize it as either recycled water or any other regulated water source. It is an alternate water source as referenced in the Uniform Plumbing Code. Therefore rain water, i.e. non-potable water, for the purposes of these guidelines, shall be recognized as an alternate non-potable water source and any regulation pertaining to domestic water and the protection of the domestic water supply in relation to an alternate non-potable water supply shall apply.

2. Plans and specifications for the rain water capture, distribution, use and operational practices shall be submitted for review and approval to the County of Los Angeles Department of Public Health prior to implementation. Building & Safety Departments having jurisdiction shall also be notified for approval.

3. Prior to commencing construction the Contractor shall contact the Los Angeles County Department of Public Health, Cross Connection and Water Pollution Control Program, to arrange for inspection of all on-site rain water and potable water work. No excavation or open trench may be backfilled without first securing Health Department approval. If any piping, rain water or potable, is installed prior to plan check approval and/or inspection, all or any portion of the system may be required to be exposed and corrected as necessary.

4. **SEPARATION** – In order to minimize construction accidents resulting in pipeline breaks, infiltration of storm water/cistern water from leaking water lines into domestic water lines, or accidental cross-connections between storm water/cistern water and potable water systems, maximum attainable separation of rain water lines and potable water lines shall be practiced.

   i. Parallel construction: there shall be at least a four foot (4') separation, all distances measured from pipeline outside diameter.

   ii. Cross-Over construction: As perpendicular as possible; one foot (1') separation, with potable above rain water; full pipe length centered over crossing.

   iii. Alternate Cross-Over construction (distance not maintained): Either the rain water or non-potable water lines may be sleeved with the same class piping for one full pipe length (minimum four feet) centered over the cross-over.

   iv. The rain water system shall be constructed in conformance with potable water system construction standards and in accordance with all other governing codes, rules and regulations.

   v. Unused or abandoned potable water lines are to be severed as close to water mains as practical, capped and a four-foot section of abandoned line removed and cemented under Health Department supervision.

   Existing On-site piping To the extent feasible, maximum separation of rain water and potable water lines shall be practiced upon system addition or modification.

5. **IDENTIFICATION:** All rain water lines (pressure/non-pressure), valve boxes, hydrants and appurtenances shall be identified to clearly distinguish between rain water and potable water systems. Specific wording on identification tape shall be required. Evaluation shall be on a case-by-case basis, but with the understanding that the minimum requirement for pipeline identification is per the Uniform Plumbing Code.

   A. ***POTABLE WATER*** – All potable water lines shall be installed in accordance with the Uniform Plumbing Code and all other governing codes, rules and regulations. Buried potable water lines shall be identified by continuous lettering on three in (3") minimum width blue or green tape with one inch black lettering bearing the continuous wording **"Potable Water"** permanently affixed at five foot intervals atop all horizontal piping, laterals and mains. Identification tape shall extend to all valve boxes and/or vaults, exposed piping and hydrants. Identification tape is not necessary for extruded colored PVC with continuous wording **"Potable Water"** printed in contrasting lettering on opposite sides of the pipe.

   B. ***RAIN WATER*** All Rain Water (pressure/ non-pressure) shall be identified by continuous lettering on three inch (3") minimum width yellow tape with one inch black lettering bearing the continuous wording *"NON-POTABLE RAINWATER"* permanently affixed at five foot intervals atop all horizontal piping, laterals and mains. Identification tape shall extend to all valve boxes and/or vaults, exposed piping, hydrants and quick couplers.

   C. ***NON-POTABLE WATER*** – All non-potable irrigation/industrial water lines (pressure/non-pressure) shall be identified be continuous lettering on three inch (3") minimum width yellow tape with one inch black lettering bearing the continuous wording **"Non-Potable Water"** permanently affixed at five foot intervals atop all horizontal piping, laterals and mains. Identification tape shall extend to all valve boxes and/or vaults, exposed piping, hydrants and quick couplers. Non-potable water is water supplied from the potable water system through an appropriate backflow preventer serving a non-potable use.

   Exposed piping, valve boxes, vaults, control valves, quick coupling valves, outlets and related appurtenances shall be color coded and labeled or tagged to differentiate between storm-water/cistern water, potable water and non-potable water systems, i.e.,
   i. "**Caution** Rain **water/cistern water - Do Not Drink"** in black or white contrasting lettering on a yellow background.
   ii. **"Potable Water"** in BLACK lettering on blue or green background.
   iii. **"Non-Potable Water – Do Not Drink"** black lettering on yellow background.

Tags shall be identified with the appropriate wording on both sides. Tags identifying rain water shall have the appropriate wording on one side and symbol on the opposite side.

6. Aquifers shall be protected against contamination by rain water via deteriorated or inadequately protected water well casings by correcting these physical deficiencies

7. An on-site water supervisor having the responsibility for the protection of the potable water system from cross-connections, shall be appointed as provided for under Title 17, Section 7586, California Code of Regulations. The water supervisor shall be responsible for installation, operation, and maintenance of the storm water/cistern water and potable water systems, prevention of potential hazards, implementing these guidelines and coordination with the cross-connection control program of the water purveyor and this Department. Authorizations for piping changes or additions to either the potable or recycled wastewater systems shall be subject to review and approval by the water supervisor. The name and position of this individual shall be reported to the water purveyor and the County of Los Angeles Department of Health Services.

8. As-built plans shall be prepared and updated as necessary by the user showing the location of storm water/cistern water and potable water system piping.

9. In areas of public access to rain water systems, hose bibbs shall not be permitted in order to prevent the unauthorized use of rain water. Quick couplers are permissible in lieu of hose bibb outlets and shall only be connected to rain water lines.

10. Irrigation shall be by means of either drip irrigation and/or bubblers. Misting, spraying into the air is not permitted.
    a. Rain water reuse as irrigation water shall be subsurface or bubblers. Spray irrigation of rain water is not permitted.
    b. Irrigation practice shall be controlled to prevent surface runoff of rain water from lands owned or controlled by the user.

NOTES:

- Recirculating water systems shall be used for water features.
- Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.
- Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.
- A diagram of the irrigation plan showings hydrozones shall be kept with the irrigation controller for subsequent management purposes.
- A certificate of completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project.
- An irrigation audit report shall be completed at the time of final inspection.

EXHIBIT "A"
Page No. 26 of 34
Case No. CPC-2020-1685-DB-SPR-VHCA

NOTE: ALL PLANTERS NOT OVER NATURAL GRADE REQUIRE SPECIAL STRUCTURAL CALCULATIONS BY OTHERS.

NOTE: ALL DRAINS, AIR GAPS, WATER PROOFING AND PLANTER SPECIFICATIONS BY OTHERS. THESE PLANS ARE FOR PLANTING AND IRRIGATION ONLY. DO NOT ALTER OR PUNCTURE ANY WATER PROOFING.

NOTE: IRRIGATION ON LEVELS ABOVE GRADE OR IN ENCLOSED BUILDING COURTYARDS SHOW SEPARATE POC'S AND BACKFLOWS. THESE POC'S CAN BE COMBINED IF CIVIL ENGINEER SHOWS A SUMP SYSTEM OR CONNECTION POINT IN EACH COURTYARD. ALL SYSTEMS MUST BE CONNECTED TO BACKFLOW AT SOME POINT IN THE LINE PREVENTING CONTAMINATION TO WATER SOURCE.

SARMEN INC
10847 Wescott Ave.
Sunland, CA 91040
(818) 482-3737
sarmenabedi@gmail.com

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REVISION	BY

OWNER: SAMVEL KESHISHYAN

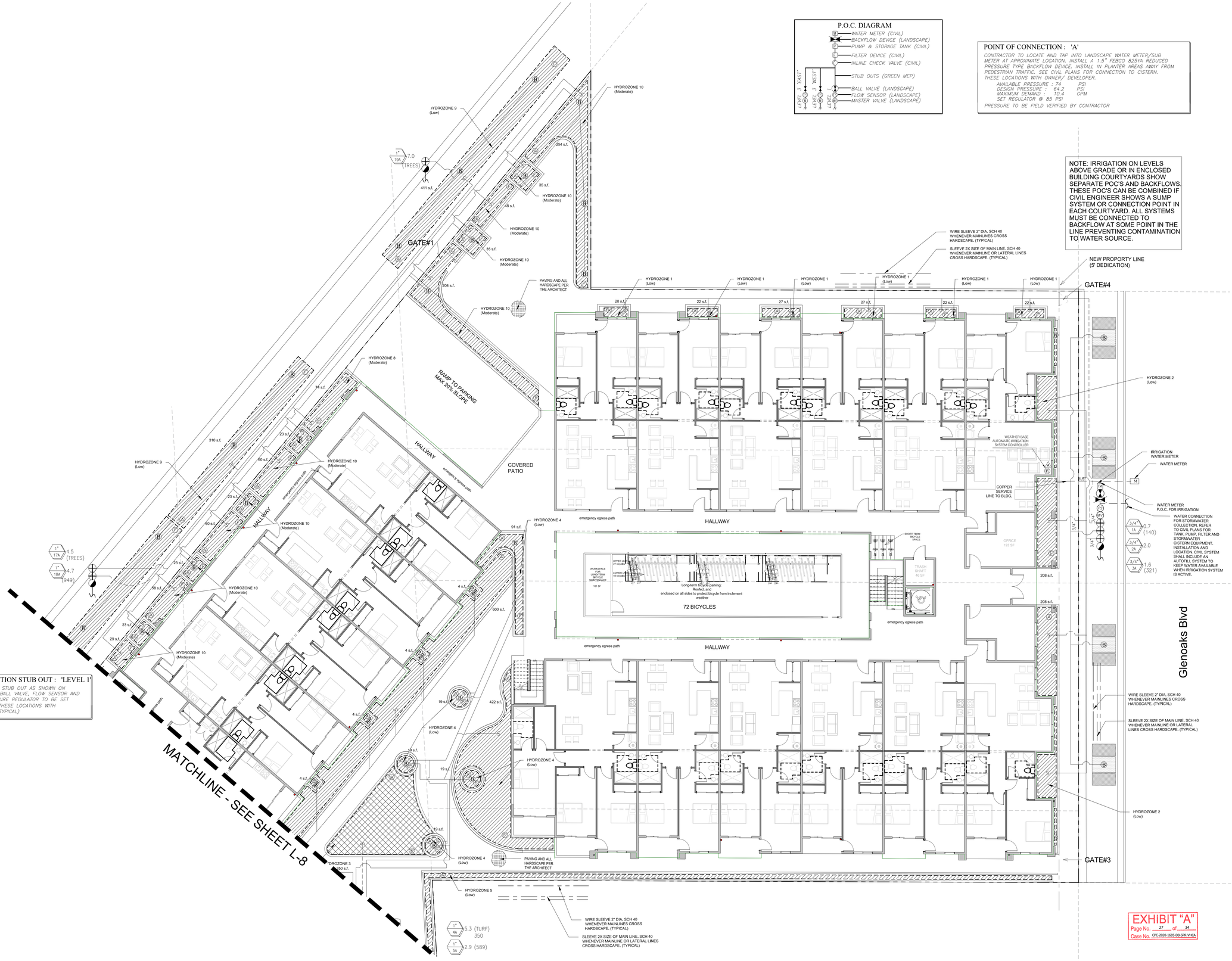
PROJECT: 8465 GLENOAKS BLVD. SUN VALLEY, CA 91352

DRAWING TITLE: IRRIGATION NOTES & LEGENDS

RICHARD STEVEN DIERKING — LANDSCAPE ARCHITECT — 5/31/26 EXP. DATE — STATE OF CALIFORNIA

RLA #6525, RYAN DIERKING
714-388-6320

DATE: 8/15/2025
SCALE: 1/8"=1'-0"
DRAWN: S.A.
APPROVED:
JOB : 19-047
SHEET: L - 6
6 OF 14



NOTE: ALL PLANTERS NOT OVER NATURAL GRADE REQUIRE SPECIAL STRUCTURAL CALCULATIONS BY OTHERS.

NOTE: ALL DRAINS, AIR GAPS, WATER PROOFING AND PLANTER SPECIFICATIONS BY OTHERS. THESE PLANS ARE FOR PLANTING AND IRRIGATION ONLY. DO NOT ALTER OR PUNCTURE ANY WATER PROOFING.

SEE SHEET L-6 FOR IRRIGATION NOTES & LEGENDS

SEE SHEETS L-11 & L-12 FOR IRRIGATION DETAILS

PLANNING AND ZONING INFORMATION :

PROPOSED:	NEW MULTISTORY APARTMENT BUILDING W/ UNDERGROUND PARKING
ADDRESS:	8465 GLENOAKS BLVD, SUN VALLEY, CA 91352
ZONING:	C2-1VL-CUGU
LOT AREA:	12,572.2 SF
LANDSCAPE AREA:	GROUND FLOOR LANDSCAPE AREA: 4,471 SF ROOF FLOOR LANDSCAPE AREA: 5,900 SF TOTAL LANDSCAPE AREA: 10,640 SF

NORTH

0 8' 16' 24'

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

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REVISION	BY

OWNER: SAMVEL KESHISHYAN

PROJECT: 8465 GLENOAKS BLVD. SUN VALLEY, CA 91352

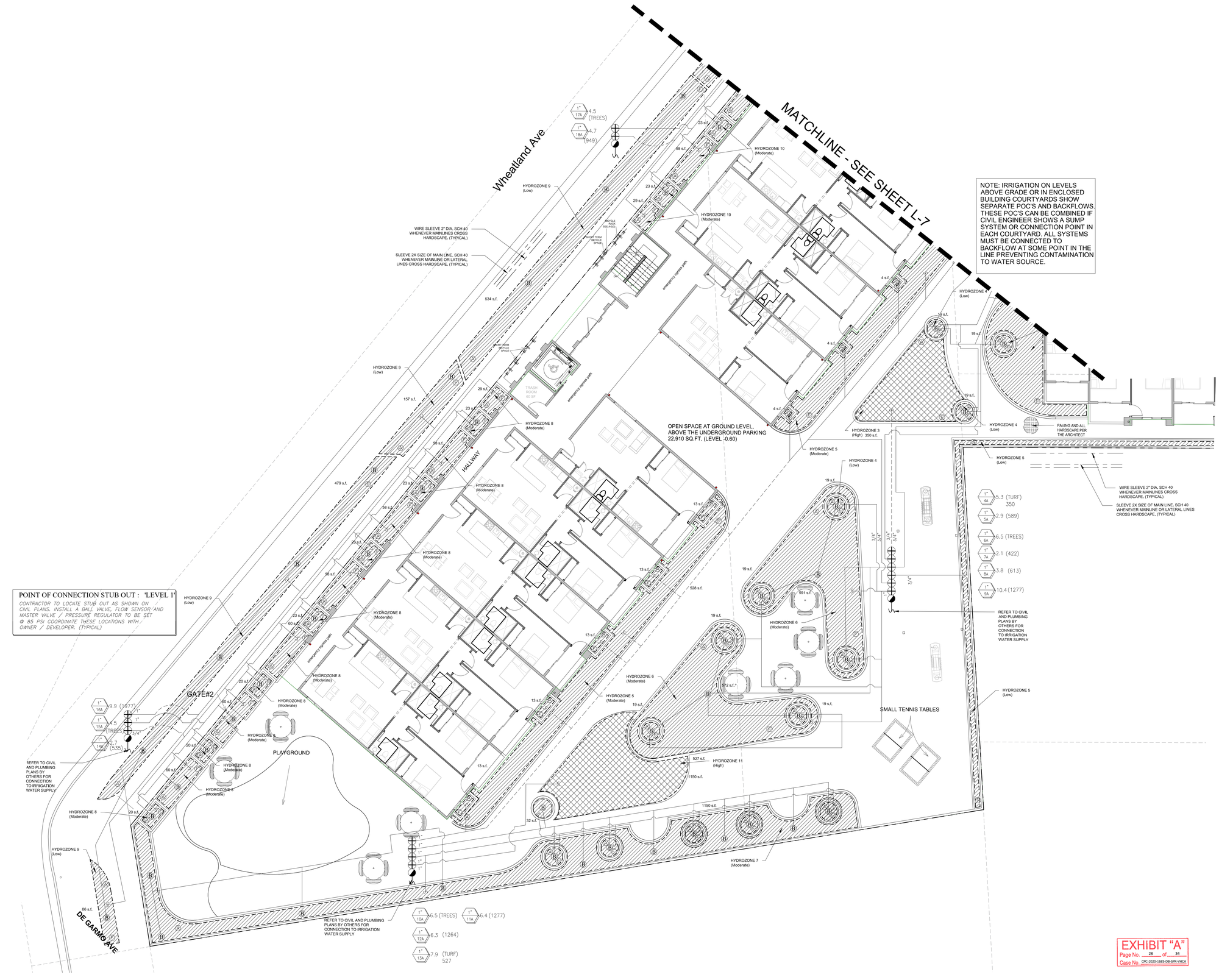
DRAWING TITLE: GROUND FLOOR - IRRIGATION PLAN

REGISTERED LANDSCAPE ARCHITECT RYAN DIERKING No. 6528 93539 EXP. DATE STATE OF CALIFORNIA

RLA #6528, RYAN DIERKING
714-350-6320

DATE:	8/15/2025
SCALE:	1/8"=1'-0"
DRAWN:	S.A.
APPROVED:	
JOB :	19-047
SHEET:	L - 7

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NOTE: ALL PLANTERS NOT OVER NATURAL GRADE REQUIRE SPECIAL STRUCTURAL CALCULATIONS BY OTHERS.

NOTE: ALL DRAINS, AIR GAPS, WATER PROOFING AND PLANTER SPECIFICATIONS BY OTHERS. THESE PLANS ARE FOR PLANTING AND IRRIGATION ONLY. DO NOT ALTER OR PUNCTURE ANY WATER PROOFING.

NOTE: ALL DRAINAGE AND WATERPROOFING SHALL BE AS PER PROFESSIONAL WATERPROOFING CONSULTANT. THIS IS NOT A PART OF THIS PACKAGE.

NOTE: GROWING PLANT MATERIAL GAINS DENSITY AND WEIGHT ALONG WITH WATER AND SOIL TYPE. REFER TO STRUCTURAL ENGINEERS PLANS FOR CALCULATIONS.

SEE SHEET L-6 FOR IRRIGATION NOTES & LEGENDS

SEE SHEETS L-11 & L-12 FOR IRRIGATION DETAILS

PLANNING AND ZONING INFORMATION :

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EXHIBIT "A"
Page No. 28 of 34
Case No. CPC-2020-1585-DB-SPR-VHCA

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PROJECT: 8465 GLENOAKS BLVD. SUN VALLEY, CA 91352

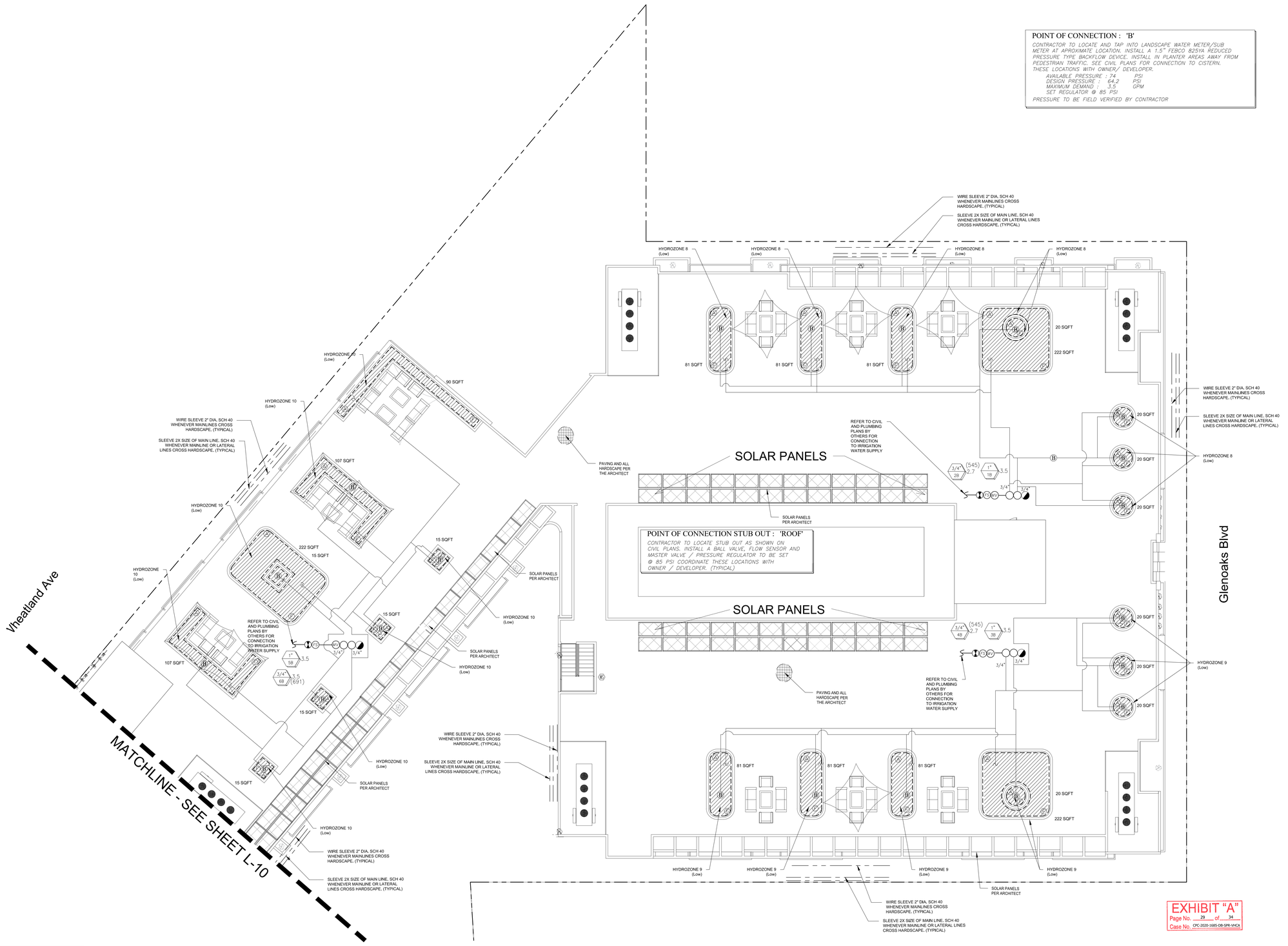
DRAWING TITLE: GROUND FLOOR - IRRIGATION PLAN

REGISTERED LANDSCAPE ARCHITECT RYAN D. DIERKING No. 5652 STATE OF CALIFORNIA
5/31/26 EXP. DATE

RLA #5625, RYAN DIERKING
714-380-6320

DATE:	8/15/2025
SCALE:	1/8"=1'-0"
DRAWN:	S.A.
APPROVED:	
JOB :	19-047
SHEET:	L - 8

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NOTE: IRRIGATION ON LEVELS ABOVE GRADE OR IN ENCLOSED BUILDING COURTYARDS SHOW SEPARATE POC'S AND BACKFLOWS. THESE POC'S CAN BE COMBINED IF CIVIL ENGINEER SHOWS A SUMP SYSTEM OR CONNECTION POINT IN EACH COURTYARD. ALL SYSTEMS MUST BE CONNECTED TO BACKFLOW AT SOME POINT IN THE LINE PREVENTING CONTAMINATION TO WATER SOURCE.

NOTE: ALL PLANTERS NOT OVER NATURAL GRADE REQUIRE SPECIAL STRUCTURAL CALCULATIONS BY OTHERS.

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NOTE: GROWING PLANT MATERIAL GAINS DENSITY AND WEIGHT ALONG WITH WATER AND SOIL TYPE. REFER TO STRUCTURAL ENGINEERS PLANS FOR CALCULATIONS.

SEE SHEET L-6 FOR IRRIGATION NOTES & LEGENDS

SEE SHEETS L-11 & L-12 FOR IRRIGATION DETAILS

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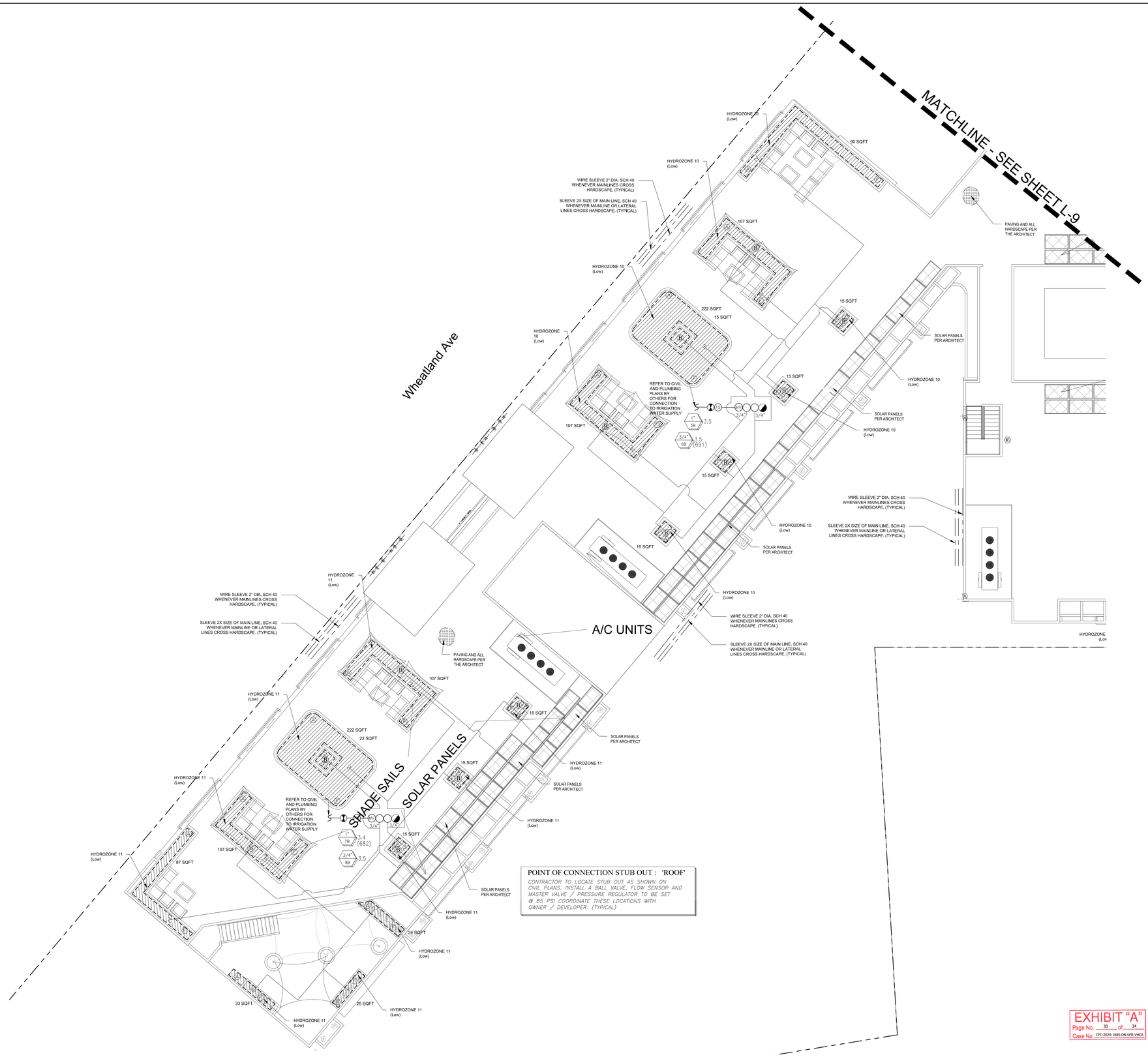
DRAWING TITLE: ROOF LEVEL - IRRIGATION PLAN

REGISTERED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA — 3/17/26 EXP. DATE

RLA #5625, RYAN DIERKING
714-388-6320

DATE:	8/15/2025
SCALE:	1/8"=1'-0"
DRAWN:	S.A.
APPROVED:	
JOB :	19-047
SHEET:	L - 9

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NOTE: IRRIGATION ON LEVELS ABOVE GRADE OR IN ENCLOSED BUILDING COURTYARDS SHOW SEPARATE POC'S AND BACKFLOWS. THESE POC'S CAN BE COMBINED IF CIVIL ENGINEER SHOWS A SUMP SYSTEM OR CONNECTION POINT IN EACH COURTYARD. ALL SYSTEMS MUST BE CONNECTED TO BACKFLOW AT SOME POINT IN THE LINE PREVENTING CONTAMINATION TO WATER SOURCE.

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SEE SHEETS L-11 & L-12 FOR IRRIGATION DETAILS

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NORTH

0 8' 16' 24'

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

EXHIBIT "A"
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Case No. CPC-2020-1685-DB-SPR-VHCA

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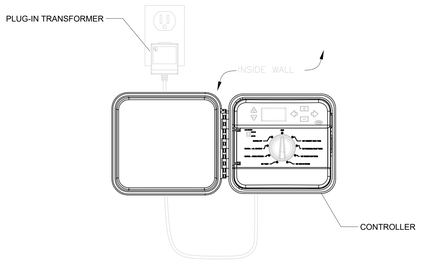
PROJECT: 8465 GLENOAKS BLVD. SUN VALLEY, CA 91352

DRAWING TITLE: ROOF LEVEL - IRRIGATION PLAN

REGISTERED LANDSCAPE ASSOCIATE RYAN DIERKING No. 6320 STATE OF CALIFORNIA
6320 EXP. DATE
RLA #6625, RYAN DIERKING 714-388-6320

DATE:	8/15/2025
SCALE:	1/8"=1'-0"
DRAWN:	S.A.
APPROVED:	
JOB :	19-047
SHEET:	L - 10
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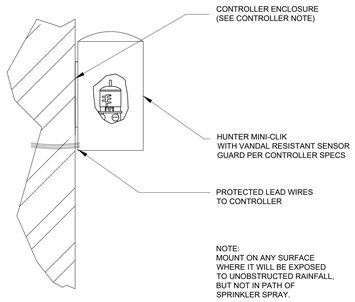
(D) CONTROLLER



NOTE:
INSTALL ENCLOSURE AS INDICATED BY CITY STANDARD & MANUFACTURER'S RECOMMENDATION.

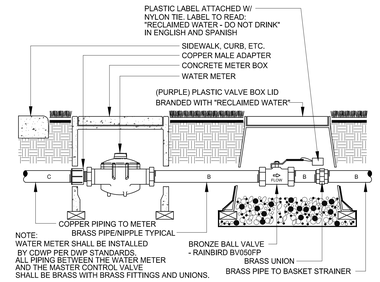
ROUTE WIRES AND SLEEVE THROUGH WALL AS PER CITY STANDARD RECOMMENDATION.

(C) WIRELESS RAIN/FREEZE SENSOR



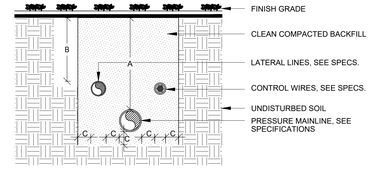
NOTE:
MOUNT ON ANY SURFACE
WHERE IT WILL BE EXPOSED
TO UNOBSTRUCTED RAINFALL,
BUT NOT IN PATH OF
SPRINKLER SPRAY.

(B) TYPICAL POINT OF CONNECTION



NOTE:
WATER METER SHALL BE INSTALLED BY CDWP PER DWP STANDARDS.
ALL PIPING BETWEEN THE WATER METER AND THE MASTER CONTROL VALVE SHALL BE BRASS WITH BRASS FITTINGS AND UNIONS.

(A) PIPE INSTALLATION



DIMENSION	A	B	C
3/4" TO 2-1/2" IN SIZE	18"	12"	4"
3" TO 6" IN SIZE	24"		4"

(H) WIRE CONNECTION



NOTE:
WIRE CONNECTOR SHALL BE A 3M DBY DIRECT BURY SPLICE KIT.

KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PREFILLED WITH GEL.

DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2 - 3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES SHALL REQUIRE A LARGER APPROVED WIRE CONNECTION.

(G) FLUSH VALVE

(F) FLOW METER

(E) SLEEVE INSTALLATION

DIMENSION	A	B	C	D
ROADWAY PAVING 11/2" TO 4" IN SIZE	36"	18"	18"	4"
PEDESTRIAN PAVING 11/2" TO 4" IN SIZE	18"	12"	12"	4"

DETAIL ALSO FOR PIPE INSTALLED IN ROCK SOIL.

(L) REMOTE CONTROL VALVE

LEGEND

1. ELECTRIC CONTROL VALVE.
2. RECTANGULAR VALVE BOX W/ PURPLE BOLT DOWN COVER. HEAT BRAND VALVE STATION NO. ON LID & "RECLAIMED WATER" IN 2" HIGH CHARACTERS.
3. CHRISTY'S I.D.TAG (PURPLE) - NUMBERED TO MATCH DRAWINGS.
4. FINISH GRADE.
5. PVC. MALE ADAPTER (TYP.)
6. PURPLE PVC PIPE W/ WORDS "RECLAIMED WATER - DO NOT DRINK" TO SPRINKLERS. ANGLE PIPE TO SPECIFIED DEPTH WITH 45 DEG. ELLS.
7. COMMON BRICK (4 REQUIRED).
8. COMMON WIRE TO OTHER VALVES ON SAME CONTROLLER.
9. 3/4" CRUSHED ROCK. 8" DEEP.
10. CONTROL/COMMON WIRES FROM CONTROLLER.
11. PURPLE PVC SCHEDULE 40 PIPE W/ WORDS "RECLAIMED WATER - DO NOT DRINK"
12. PVC 9x5 90 DEG. ELL.
13. WIRE CONNECTOR.
14. MAIN LINE FITTING W/SOLVENT WELD OUTLET.
15. COIL WIRES PER SPECIFICATIONS.
16. PLASTIC LABEL ATTACHED WITH NYLON TIE LABEL TO READ "RECLAIMED WATER - DO NOT DRINK" IN ENGLISH AND SPANISH

* 2" IN SHRUB AREAS.
1" IN TURF AREAS.

(K) THRUST BLOCKS

SECTION VIEW - N.T.S.

NOTES:

ALL CONCRETE USED IN THRUST BLOCKS SHALL BE 470-C-2000.

SUPPLY LINES 2" IN DIAMETER AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKING. BELL AND GASKET PIPE MAY USE PIPE RESTRAINT SYSTEMS.

THRUST BLOCKS SHALL BE A MINIMUM OF 1 CUBIC FT. OF CONCRETE. PIPE SHALL NOT BE ENCASED IN CONCRETE.

ALL MAINLINES SHALL BE INSTALLED AND TESTED ACCORDING TO THE MANUFACTURER'S INSTALLATION SPECIFICATIONS.

ALL TRENCH DEPTH AND WIDTH SHALL BE PER THE SPECIFICATIONS.

WRAP PLASTIC FITTINGS IN CONTACT WITH CONCRETE USING BLACK PIPE TAPE.

(J) GATE VALVE

1. ROUND VALVE BOX WITH PURPLE BOLT-DOWN COVER - HEAT BRAND "GV","RECLAIMED WATER" ON VALVE BOX COVER IN 2" HIGH LETTERS.
2. FINISH GRADE.
3. GATE VALVE WITH BRONZE WHEELHANDLE OR CROSSHANDLE.
4. 6" DIA. SCH. 40 PVC PIPE EXTENSION - LENGTH AS REQUIRED.
5. 3/4" CRUSHED ROCK - 8" DEPTH.
6. COMMON BRICK (2 REQUIRED).
7. PVC MALE ADAPTER (TYPICAL).
8. 2" CLEARANCE.
9. PVC MAIN LINE PIPE (PURPLE) W/ WORDS "RECLAIMED WATER - DO NOT DRINK"
10. PLASTIC LABEL ATTACHED WITH NYLON TIE LABEL TO READ "RECLAIMED WATER - DO NOT DRINK" IN ENGLISH AND SPANISH

* 1" IN TURF AREAS.
2" IN SHRUB AREAS.

(I) BACKFLOW PREVENTOR

NOTE: INSTALL BACKFLOW PREVENTER AS REQ. BY LOCAL CODES AND HEALTH DEPT. VERIFY LOCAL REQS. PRIOR TO INSTALLATION.

USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL PVC TO PVC OR METAL TO PVC MALE PIPE THREADS

EXHIBIT "A"
Page No. 31 of 34
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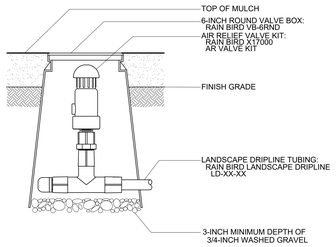
PROJECT: 8465 GLENOAKS BLVD. SUN VALLEY, CA 91352

DRAWING TITLE: IRRIGATION DETAILS

RYAN DIERRING — EXPIRATION DATE: 6/30/26 — REGISTERED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA

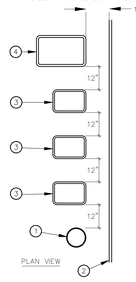
RLA #5625, RYAN DIERRING
714-588-6320

DATE: 8/15/2025
SCALE: 1/8"=1'-0"
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JOB : 19-047
SHEET: L - 11
11 OF 14



(D) AIR RELIEF VALVE

VALVE BOX LABELING NOTE:
HEAT BRAND ALL VALVE BOX COVERS IN 2" HIGH LETTERS
PER EQUIPMENT LOCATED WITHIN VALVE BOXES, AND W/ "RECLAIMED WATER".
LABEL "GV" FOR ALL GATE VALVES
LABEL "QCV" FOR ALL QUICK COUPLINE VALVES
LABEL "MV" FOR ALL MASTER VALVES
LABEL "VALVE STATION" FOR ALL CONTROL VALVES W/ "RECLAIMED WATER"
LABEL "FM" FOR ALL FLOW MASTER VALVES



LEGEND - USE CARSON VALVE BOXES.

1.10" DIAMETER CIRCULAR VALVE BOX.

2.EDGE OF LAWN, WALK, FENCE, CURB, ETC.

3.14" x 19" RECTANGULAR VALVE BOX.

4.20" x 30" RECTANGULAR VALVE BOX.

NOTES

A.CENTER VALVE BOX OVER VALVE TO FACILITATE SERVICING OF VALVE.

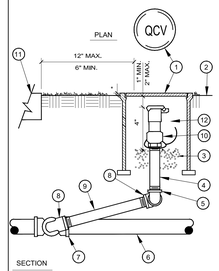
B.SET VALVE BOXES 2" MAXIMUM ABOVE GRADE IN MULCH COVER OR GROUNDCOVER/SHRUB AREAS - SET FLUSH WITH FINISH GRADE IN TURF AREAS.

C.SET VALVE BOX AND VALVE ASSEMBLY IN GROUND-COVER/SHRUB AREA WHERE POSSIBLE - INSTALL IN TURF ONLY IF THERE IS NO ADJACENT GROUND-COVER.

D.SET VALVE BOXES PARALLEL TO ONE ANOTHER AND PERPENDICULAR TO EDGE.

E.AVOID HEAVY COMPACTION OF SOIL AROUND VALVE BOXES TO PREVENT THEIR DEFORMATION/COLLAPSE.

(C) VALVE BOX INSTALLATION



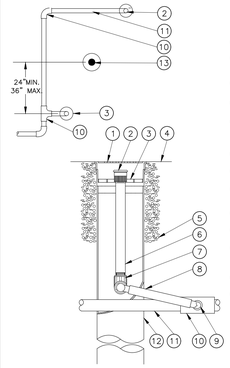
LEGEND

1. 10" ROUND VALVE BOX WITH PURPLE BOLT-DOWN COVER - HEAT BRAND "QCV" "RECLAIMED WATER" ON VALVE BOX COVER IN 2" HIGH LETTERS.
2. FINISH GRADE.
3. 3/4" CRUSHED ROCK, 6" DEPTH.
4. BRASS NIPPLE. (LENGTH AS REQUIRED).
5. BRASS 90 DEG. ELL.
6. PURPLE PVC MAINLINE PIPING W/ WORDS "RECLAIMED WATER - DO NOT DRINK"
7. MAINLINE FITTING.
8. BRASS 90 DEG. STREET ELL.
9. BRASS NIPPLE - 6" LONG.
10. QUICK COUPLING VALVE MADE SPECIFICALLY FOR RECLAIMED WATER SYSTEM.
11. WALK OR CURB.
12. PLASTIC LABEL ATTACHED W/ NYLON TIE LABEL TO READ "RECLAIMED WATER - DO NOT DRINK" IN ENGLISH AND SPANISH

* 1" IN LAWN AREAS.
2" IN SHRUB AREAS.

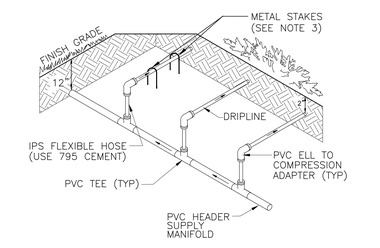
NOTE: USE TEFLON TAPE ON ALL MALE PIPE THREADS.

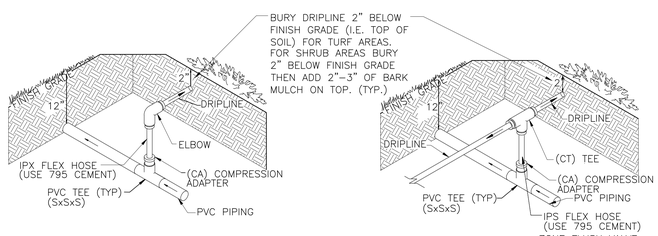
(B) QUICK COUPLER

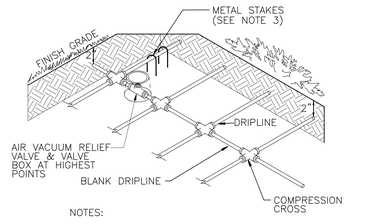


1. 4-INCH GRATE (INCLUDED)
2. BUBBLER: SEE IRRIGATION LEGEND (INCLUDED)
3. ROOT WATERING SYSTEM:
4. FINISH GRADE
5. OPTIONAL PEA GRAVEL OR RWS SAND SOCK (RWS-SOCK) FOR SANDY SOILS
6. 1/2-INCH PVC SCH 80 NIPPLE (INCLUDED)
7. 1/2-INCH 90-DEGREE ELBOW (INCLUDED)
8. 12-INCH SWING ASSEMBLY (INCLUDED)
9. 1/2-INCH MALE NPT INLET (INCLUDED)
10. PVC SCH 40 TEE OR EL
11. LATERAL PIPE W/ WORDS "RECLAIMED WATER DO NOT DRINK" IN ENGLISH AND SPANISH
12. 4-INCH BASKET WEAVE CANISTER (INCLUDED)
13. TREE

(A) ROOT WATERING SYSTEM

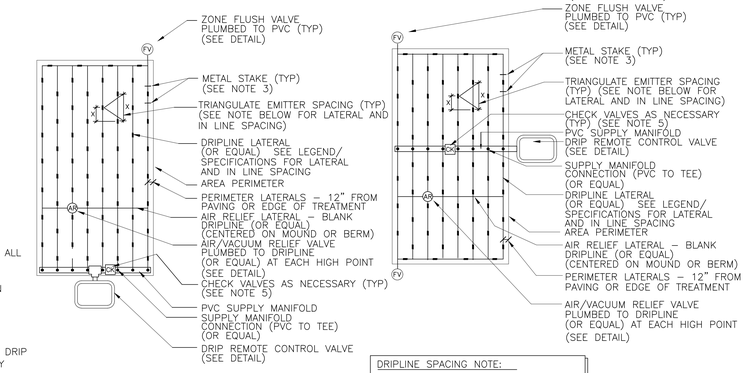






NOTES:

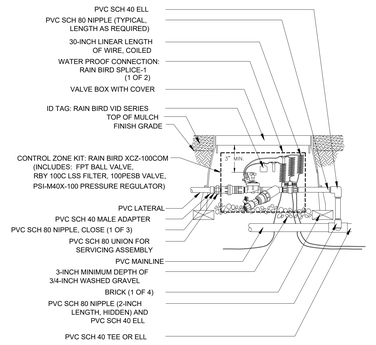
1. SEE IRRIGATION NOTES,LEGEND/SPECIFICATIONS FOR ALL DIMENSIONS AND LATERAL AND INLINE SPACING
2. ALL FITTINGS TO BE USED WILL BE PER MANUFACTURERS SPECIFICATIONS. USE COMPRESSION FITTINGS ONLY OR APPROVED EQUAL
3. BURY DRIPLINE 2" BELOW GRADE AND STAKE EACH DRIPLINE AT 4' O.C. OR AS NECESSARY TO INSURE SECURITY
2. ALL TREES ARE TO BE PLANTED WITHIN CENTER OF DRIP LINE RUNS. KEEP DRIP LINE A MINIMUM OF 2' AWAY FROM TREE TRUNK.
5. INSTALL CHECK VALVES AT 6' ELEVATION CHANGE INTERVALS (TYP)



DRIPLINE SPACING NOTE:

DRIPLINE LATERALS WITHIN SHRUB/GROUND COVER AREAS ARE TO BE SPACED AT 18" O.C.

(G) XERIGATION CONTROL ZONE KIT



(E) DRIP VALVE

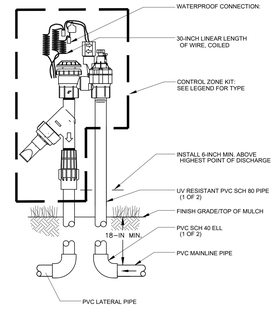


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(F) DRIP ANTI-SYPHON ASSEMBLY

SARMEN INC
10847 Wescott Ave.
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REVISION	BY

OWNER
SAMVEL KESHISHYAN

PROJECT
8465 GLENOAKS BLVD.
SUN VALLEY, CA 91352

DRAWING TITLE
IRRIGATION DETAILS

RLA #6525, RYAN DIERKING
714-389-6320

DATE:	8/15/2025
SCALE:	1/8"=1'-0"
DRAWN:	S.A.
APPROVED:	
JOB :	19-047
SHEET:	L - 12

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IRRIGATION SYSTEM

I. SCOPE

Provide all labor, materials, transportation, and services necessary to furnish and install irrigation system as shown on the drawings and described herein.

II. QUALITY ASSURANCE AND REQUIREMENTS

A. Permits and Fees:
The contractor shall obtain and pay for any and all permits and all inspections as required.

B. Manufacturers Directions:
Manufacturers directions and detailed drawings shall be followed in all cases where the manufacturers of articles used in this contract furnish directions covering points not shown in the drawings and specifications.

C. Ordinances and Regulations:
All local, municipal and state laws, and rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications, and their provisions shall be carried out by the contractor. Anything contained in these specifications shall not be construed to conflict with any of the above rules and regulations or requirements of the same. However, when these specifications and drawings call for or describe materials, workmanship, or construction of a better quality, higher standards, or larger size than is required by the above rules and regulations, the provisions of these specifications and drawings shall take precedence.

D. Explanation of Drawings:
1. Due to the scale of drawings, it is not possible to indicate all offsets, fittings, sleeves, etc. which may be required. The contractor shall carefully investigate the structural and finished conditions affecting all of his work and plan his work accordingly, furnishing such fittings, etc. as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting and architectural features.
2. The word Architect as used herein shall refer to the Owners authorized representative.
3. All work called for on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications.
4. The contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or discrepancies in area dimensions exist that might not have been considered. Such obstructions or differences should be brought to the attention of the Owners authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revision necessary.

III. SUBMITTALS

A. Material List:
1. The contractor shall furnish the articles, equipment, materials or processes specified by name in the drawings and specifications. No substitution will be allowed without prior written approval by the Architect.
2. Complete material list shall be submitted prior to performing any work. Material list shall include the manufacturer, model number and description of all materials and equipment to be used.
3. Equipment or materials installed or furnished without prior approval of the Architect may be rejected and the contractor required to remove such materials from the site at his own expense.
4. Approval of any item, alternate or substitute indicates only that the product or products apparently meet the requirements of the drawings and specifications on the basis of the information or samples submitted.
5. Manufacturers warranties shall not relieve the contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.

B. Record and As-Built Drawings:
1. The contractor shall provide and keep up to date a complete as-built record set of blue line ozalid prints which shall be corrected daily and show every change from the original drawings and specifications and the exact as-built locations, sizes, and kinds of equipment. Prints for this purpose may be obtained from the Architect at cost. This set of drawings shall be kept on the site and shall be used only as a record set.
2. These drawings shall also serve as work progress sheets, and the contractor shall make neat and legible annotations thereon daily as the work proceeds, showing the work as actually installed. These drawings shall be available at all times for the inspection and shall be kept in a location designated by the Architect.
3. Before the date of the final inspection, the contractor shall transfer all information from the as-built prints to an ozalid sepia, procured from the Architect. All work shall be neat, in ink and subject to the approval of the Architect.
4. The contractor shall dimension from two (2) permanent points of reference, building corners, sidewalks, or road intersections, etc., the location of the following items:
a. Connection to existing water lines.
b. Connection to existing electrical power.
c. Gate valves.
d. Routing of sprinkler pressure lines (dimension maximum 100 feet along routing).
e. Sprinkler control valves.
f. Routing of control wiring.
g. Quick coupling valves.
h. Other related equipment as directed by the Architect.

C. Controller Charts:
1. As-built drawings shall be approved by the Architect before controller charts are prepared.
2. Provide one controller chart for each controller supplied.
3. The chart shall show the area controlled by the automatic controller and shall be the maximum size which the controller door will allow.
4. The chart is to be a reduced drawing of the actual as-built system. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be enlarged to a size that will be readable when reduced.
5. The chart shall be a black line or blue line ozalid print and a different color shall be used to indicate the area of coverage for each station.
6. When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 10 mils.
7. These charts shall be completed and approved prior to final inspection of the irrigation system.

D. Operation and Maintenance Manuals:
1. Prepare and deliver to the Architect within ten calendar days prior to completion of the construction, two hard cover binders with three rings containing the following information:
a. Index sheet stating contractors address and telephone number, list of equipment with name and addresses of local manufacturers representatives.
b. Catalog and parts sheets on every material and equipment installed under this contract.
c. Guarantee statement.
d. Complete operating and maintenance instruction on all major equipment.
2. In addition to the above mentioned maintenance manuals, provide the Owners maintenance personnel with instructions for major equipment and show evidence in writing to the Architect at the conclusion of the project that this service has been rendered.

E. Equipment to be Furnished:
1. Supply as a part of this contract the following tools:
a. Two (2) sets of special tools required for removing, disassembling and adjusting each type of sprinkler and valve supplied on this project.
b. Two (2) five foot valve keys for operation of gate valves.
c. Two (2) keys for each automatic controller.
d. Two (2) quick coupler keys and matching hose swivels for each type of quick coupling valve installed.
2. The above mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final inspection can occur, evidence that the Owner has received material must be shown to the Architect.

IV. PRODUCT DELIVERY, STORAGE AND HANDLING

A. Handling of PVC Pipe and Fittings:
The contractor is cautioned to exercise care in handling, loading, unloading and storing of PVC pipe and fittings. All PVC pipe shall be transported in a vehicle which allows the length of pipe to lie flat so as not to subject it to undue bending or concentrated external loan at any point. Any section of pipe that has been dented or damaged will be discarded and, if installed, shall be replaced with new piping.

V. GUARANTEE

A. The guarantee for the sprinkler irrigation system shall be made in accordance with the attached form. The general conditions and supplementary conditions of these specifications shall be filed with the Owner or his representative prior to acceptance of the irrigation system.
B. A copy of the guarantee form shall be included in the operations and maintenance manual.
C. The guarantee form shall be re-typed onto the contractors letterhead and contain the following information:

GUARANTEE FOR SPRICKLER IRRIGATION SYSTEM

We hereby guarantee that the sprinkler irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse or neglect excepted. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make such repairs or replacements within a reasonable time after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefor upon demand.

PROJECT: _____
LOCATION: _____
COMPANY: _____
SIGNED: _____
ADDRESS: _____
PHONE: _____
DATE OF ACCEPTANCE: _____

VI. MATERIALS

A. General: Use only new materials of brands and types noted on drawings, specified herein, or approved equals.
B. PVC Pressure Main Line Pipe and Fittings:
1. Pressure main line piping for sizes 2 inches and larger, shall be PVC Class 315.
2. Pipe shall be made from an NSF approved Type I, Grade I, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specification PS-22-70, with an appropriate standard dimension (S.D.R.). (Solvent-weld Pipe).
3. Pressure main line piping for sizes 1-1/2 inches and smaller shall be PVC Schedule 40 with solvent welded joints.
4. Pipe shall be made from NSF approved Type I, Grade I PVC compound conforming to ASTM resin specification 1785. All pipe must meet requirements as set forth in Federal Specification PS-21-70. (Solvent-weld Pipe).
5. PVC solvent-weld fittings shall be Schedule 40, 1-2, II-I NSF approved conforming to ASTM test procedure D2466.
6. Solvent cement and primer for PVC solvent-weld pipe and fittings shall be of type and installation methods prescribed by the manufacturer.
7. All PVC pipe must bear the following markings:
a. Manufacturers name
b. Nominal pipe size
c. Schedule or class
d. Pressure rating in P.S.I.
e. NSF (National Sanitation Foundation) approval
f. Date of extrusion
8. All fittings shall bear the manufacturers name or trademark, material designation, size applicable I.P.S. schedule and NSF seal of approval.

C. PVC Non-Pressure Lateral Line Piping:
1. Non-pressure buried lateral line piping shall be PVC class 200 with solvent-weld joints.
2. Pipe shall be made from NSF approved, Type I, Grade II PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specification PS-22-70, with an appropriate standard dimension ratio.
3. Except as noted in paragraph 1 and 2 of section 2.01C, all requirements for non-pressure lateral line pipe and fittings shall be the same as for solvent-weld pressure main line pipe and fittings as set forth in section f2.018 of these specifications.

D. Brass Pipe and Fittings:
1. Where indicated on the drawings, use red brass screwed pipe conforming to Federal Specification number WW-P-351.
2. Fittings shall be red brass conforming to Federal Specification number WW-P-460.

E. Galvanized Pipe Fittings:
1. Where indicated on the drawings, use galvanized steel pipe ASA Schedule 40 mild steel screwed pipe.
2. Fittings shall be medium galvanized screwed beeded malleable iron. Galvanized couplings may be merchant coupling.
3. All galvanized pipe and fittings installed below grade shall be painted with two (2) coats of Kippers number 50 Bitumastic.

F. Gate Valves:
1. Gate Valves 3 inch and smaller shall be 125 lb. SWP bronze gate valve with screw-in bonnet, nonrising stem and solid wedge disc.
2. Gate valves 3 inch and smaller shall have threaded ends and shall be equipped with a bronze handwheel.
3. Gate valves 3 inch and smaller shall be similar to those manufactured by Nibco or approved equal.
4. All gate valves shall be installed per installation detail.

G. Quick Coupling Valves:
1. Quick coupling valves shall have a brass two-piece body designed for working pressure of 150 P.S.I. operable with quick coupler. Key size and type shall be as shown on plans.

H. Backflow Prevention Units:
1. Backflow preventers and or vacuum breakers shall be of size and type as indicated on the drawings. All sprinkler irrigation systems that are using water from the potable water system shall require backflow prevention. All backflow prevention units shall be installed in accordance with the requirements set forth by local codes and the County Health Department.
2. Sprinkler irrigation systems which use water from the reclaimed water system will not require backflow prevention. However, all pressure main line piping receiving water from the reclaimed water system shall be of an approved type of purple pipe approved warning tape. Refer to reclaimed water notes for additional information.

I. Anti-Drain Valves:
1. Anti-drain valves shall be of heavy duty virgin PVC construction with F.I.P. thread inlet and outlet. Internal parts shall be stainless steel and neoprene. Anti-drain valve shall be field adjustable against drawout from 5 to 40 feet of head. Anti-drain valve shall be similar to the Valcon ADV or approved equal.

J. Control Wiring:
1. Connections between the automatic controllers and the electric control valves shall be made with direct burial copper wire AWG-U.F. 600 volt. Pilot wires shall be a different color wire for each automatic controller. Common wires shall be white with a different color stripe for each automatic controller. Install in accordance with valve manufacturers specification and wire chart. In no case shall wire size be less than number 14.
2. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible.
3. Where more than one (1) wire is placed in a trench, the wiring shall be taped together at intervals of ten (10) feet.
4. An expansion curl should be provided within three (3) feet of each wire connection and at least every one hundred (100) feet of wire length on runs more than one hundred (100) feet in length. Expansion curls shall be formed by wrapping at least five (5) turns of wire around a one-inch in diameter pipe then withdrawing the pipe.
5. All splices shall be made with Scotch-Lok #3576 Connector Sealing Packs, Pen-Tite wire connector, or approved equal. Use on splice per connector sealing back.
6. Field splices between the automatic controller and electrical control valves will not be allowed without prior approval of the Architect.

K. Automatic Controllers:
1. Automatic controllers shall be of size and type shown on the plans.
2. Final location of automatic controllers shall be approved by the Owners authorized representative.
3. Unless otherwise noted on the plans, the 120v volt electrical power to the automatic controller Location to be furnished by others. The final electrical hook-up shall be the responsibility of the irrigation contractor.

L. Electric Control Valves:
1. All electric control valves shall be the same manufacturer as the automatic controllers, or per plan.
2. All electric control valves shall have a manual flow adjustment.
3. Provide and install one control valve box for each electric control valve.

M. Control Valve Boxes:
1. Use 9 inch x 24 inch round box for all gate valves, Brooks number 9 or approved equal.
2. Use 9-1/2 inch x 16 inch x 11 inch rectangular box for all electrical control valves, Carson Industries 1419-12B or approved equal.

N. Sprinkler Heads:
1. All sprinkler heads shall be of the same size, type and deliver the same rate of precipitation with diameter (or radius) of throw, pressure, and discharge as shown on the plants and or specified in these special provisions.
2. Spray heads shall have a screw adjustment.
3. Riser units shall be fabricated in accordance with the details shown on the plans.
4. Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler body.
5. All sprinkler heads of the same type shall be of the same manufacturer.
6. Overhead irrigation shall not be permitted within 24-inches of any non-permeable surface.

VII. INSPECTION

A. Site Conditions:
1. All scaled dimensions are approximate. The contractor shall check and verify all size dimensions and receive Architects approval prior to proceeding with work under this section.
2. Exercise extreme care in excavating and working near existing utilities,. Contractor shall be responsible for damages to utilities which are cause by his operations or neglect. Check existing utilities drawings for existing utility locations.
3. Coordinate installation of sprinkler irrigation materials, including pipe, so there shall be NO interference with utilities or other construction or difficulty in planting trees, shrubs, and groundcovers.
4. The contractor shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the sprinkler irrigation system.

VIII. PREPARATION

A. Physical Layout:
1. Prior to installation, the contractor shall stake out all pressure supply lines, routing and location of sprinkler heads.
2. All layout shall be approved by Architect prior to installation.

B. Water Supply:
1. Sprinkler irrigation system shall be connected to water supply point of connection as indicated on the drawings.
2. Connections shall be made at approximate locations as shown on drawings. Contractor is responsible for minor changes caused by actual site conditions.

C. Electrical Supply:
1. Electrical connections for automatic controller shall be made to electrical points of connection as indicated on the drawings,.
2. Connections shall be made at approximate locations as shown on drawings. Contractor is responsible for minor changes caused by actual site conditions.

IX. INSTALLATION

A. Trenching:
1. Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on drawings and as noted.
2. Provide for a minimum of eighteen (18) inches cover for all pressure supply lines.
3. Provide for a minimum cover of twelve (12) inches for all non-pressure lines.
4. Provide for a minimum cover of eighteen (18) inches for all control wiring.

B. Backfilling:
1. The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand, or other approved materials, free from clods of earth or stones. Backfill shall be mechanically compacted in landscaped areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken areas, humps or other surface irregularities.
2. A fine granular material backfill will be initially placed on all lines. No foreign matter larger than one-half (1/2) inch in size will be permitted in the initial backfill.
3. Flooding of trenches will be permitted only with approval of the Architect.
4. If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn or planting, or other construction area is necessary, the contractor shall make all required adjustments without cost to the Owner.

C. Trenching and Backfill Under Paving:
1. Trenches located under areas where paving, asphaltic concrete or concrete will be installed shall be backfilled with sand (a layer six (6) inches below the pipe and three (3) inches above the pipe) and compacted in layers to 95 percent compaction, using manual or mechanical tamping devices. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil And shall be left in a firm unyielding condition. All trenches shall be left flush with the adjoining grade. The sprinkler irrigation contractor shall set in place, cap and pressure test all piping under paving prior to the paving work.
2. Generally, piping under existing walks is done by jacking, boring or hydraulic driving, but where any cutting or breaking of sidewalks and/or concrete is necessary, it shall be done and replaced by the contractor as part of the contract cost. Permission to cut or break sidewalks and/or concrete shall be obtained from the Architect. No hydraulic driving will be permitted under concrete paving.

D. Assemblies:
1. Routing of sprinkler irrigation lines as indicated on the drawings is diagrammatic. Install lines (and various assemblies) in such a manner as to conform with the details per plans.
2. Install NO multiple assemblies on plastic lines. Provide each assembly with its own outlet.
3. Install all assemblies specified herein in accordance with respective detail. In absence of detail drawings or specifications pertaining to specific items required to complete work, perform such work in accordance with best standard practice with prior approval of Architect.
4. PVC pipe and fittings shall be thoroughly cleaned of dirt, dust and moisture before installation. Installation and solvent welding methods shall be as recommended by the pipe and fitting manufacturer.
5. On PVC to metal connections, the contractor shall work the metal connections first. Teflon tape or approved equal shall be used on all threaded PVC to PVC, and on all threaded PVC to metal joints. Light wrench pressure is all that is required,. Where threaded PVC connections are required, use threaded PVC adapters into which the pipe may be welded.

E. Line Clearance:
All lines shall have a minimum clearance of six (6) inches from each other and from lines of other trades. Parallel lines shall not be installed directly over one another.

F. Automatic Controller:
Install as per manufacturers instructions. Remote control valves shall be connected to controller in numerical sequence as shown on the drawings.

G. High Voltage Wiring for Automatic Controller:
1. 120 volt power connection to the automatic controller shall be provided by the irrigation contractor.
2. All electrical work shall conform to local codes, ordinances, and union authorities having jurisdiction.

H. Remote Control Valves:
Install where shown on drawings and details. When grouped together, allow at least twelve (12) inches between valves. Install each remote control valve in a separate valve box. The irrigation controller letter and the valve station number shall be placed on a plastic identity tag and attached to the valve wires. The valve box shall be branded on the cover with the same information.

I. Flushing of System:
1. After all new sprinkler pipe lines and risers are in place and connected. All necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and a full head of water used to flush out the system.
2. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Architect.

J. Sprinkler Heads:
1. Install the sprinkler heads as designated on the drawings. Sprinkler heads to be installed in this work shall be equivalent in all respects to those itemized.
2. Spacing of heads shall not exceed the maximum indicated on the drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.

X. TEMPORARY REPAIRS

The Owner reserves the right to make temporary repairs as necessary to keep the sprinkler system equipment in operating condition. The exercise of this right by the Builder-Developer shall not relieve the contractor of his responsibilities under the terms of the guarantee as herein specified.

XI. EXISTING TREES

Where it is necessary to excavate adjacent to existing trees, the contractor shall use all possible care to avoid injury to trees and tree roots. Excavation in areas where two (2) inch and larger roots occur shall be done by hand. All roots two (2) inches and larger in diameter, except directly in the path of pipe or conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a ditching machine is run close to trees having roots smaller than two (2) inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts thorough. Roots one (1) inch and larger in diameter shall be painted with two coats of Tree Seal, or equal. Trenches adjacent to trees should be closed within twenty-four (24) hours; and where this is not possible, the side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

XII. FIELD QUALITY CONTROL

A. Adjustment of the System:
1. The contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible.
2. It is determined that adjustments in the irrigation equipment will provide proper and more adequate cover, the contractor shall make such adjustments prior to planting. Adjustments may also include changes in nozzle sizes and degrees of arc as required.
3. Lowering raised sprinkler heads by the contractor shall be accomplished within ten (10) days after notification by Owner.
4. All sprinkler heads shall be set perpendicular to finished grades unless otherwise designated on the plans.

B. Testing of Irrigation system:
1. The contractor shall request the presence of the Architect in writing at least 72 hours in advance of testing.
2. Test all pressure lines under hydrostatic pressure of 150 lbs. per square inch, and prove watertight. Note: Testing of pressure main lines shall occur prior to installation of electric control valves.
3. All piping under paved areas shall be tested under hydrostatic pressure of 150 lbs. per square inch, and proved watertight, prior to paving.
4. Sustain pressure in lines for not less than two (2) hours. If leaks develop, replace joints and repeat test until entire system is proven watertight.
5. All hydrostatic tests shall be made only in the presence of the Architect, or other duly authorized representative of the Owner. No pipe shall be backfilled until it has been inspected, tested and approved in writing.
6. Furnish necessary force pump and all other test equipment.
7. When the sprinkler irrigation system is completed, perform a coverage test in the presence of the Architect to determine if the water coverage for planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from plans, or where he system has been willfully installed as indicated on the drawings when it is obviously inadequate, without bringing this to the attention of the Architect. This test shall be accomplished before any ground cover is planted.
8. Upon completion of each phase of work, entire system shall be tested and adjusted to meet site requirements.

XIII. MAINTENANCE

A. The entire sprinkler irrigation system shall be under full automatic operation for a period of seven (7) days prior to any planting.
B. The Architect reserves the right to waive or shorten the operation period.

XIV. CLEAN-UP

Clean-up shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site, all walks and paving shall be broomed or washed down, and any damage sustained on the work of others shall be repaired to original conditions.

XV. FINAL INSPECTION PRIOR TO ACCEPTANCE

A. The contractor shall operate each system in its entirety for the Architect at time of final inspection. Any items deemed not acceptable by the inspector shall be reworked to the complete satisfaction of the Architect.
B. The contractor shall show evidence to the Architect that the Owner has received all accessories, charts, record drawings, and equipment as required before final inspection can occur.

XVI. FINAL INSPECTION SCHEDULE

A. Contractor shall be responsible for notifying the Architect in advance for the following inspections, according to the time indicated:
1. Pre-job Conference - 7 days
2. Pressure supply line installation and testing - 72 hours
3. Automatic controller installation - 72 hours
4. Control wire installation - 72 hours
5. Lateral line and sprinkler installation - 72 hours
6. Coverage test - 72 hours
7. Final inspection - 7 days

B. When inspections have been conducted by other than the Architect show evidence of when and by whom these inspections were made.
C. No inspection will commence without as-built drawings. In the event the contractor calls for an inspection without as-built drawings, without completing previously noted corrections, or without preparing the system for inspection, he shall be responsible for reimbursing the Architect at the rate of $75.00 per hour portal to portal (plus transportation costs) for the inconvenience. No further inspections will be scheduled until this charge has been paid.

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REVISION	BY

OWNER: SAMVEL KESHISHYAN

PROJECT: 8465 GLENOAKS BLVD. SUN VALLEY, CA 91352

DRAWING TITLE: IRRIGATION SPECIFICATIONS

REGISTERED LANDSCAPE ARCHITECT RYAN D. DIERKING No. 5625 STATE OF CALIFORNIA
RLA #5625, RYAN DIERKING
714-388-6320

DATE: 8/15/2025
SCALE: 1/8"=1'-0"
DRAWN: S.A.
APPROVED:
JOB : 19-047
SHEET: L - 13
13 OF 14

PLANTING SPECIFICATIONS

I. SCOPE

Furnish all material, labor, transportation, equipment, and property to complete the landscaping of the planting areas shown on the drawings, or reasonably implied to complete the construction. Included as a part of the work of this Section, but not necessarily limited by it, are the following items:

A. Pre-planting weed control of all planting areas.
B. Soil preparation and fine grading of all planting areas, including the addition of soil amendments.
C. Preparation of all planting and specimen tree holes.
D. Furnishing and installation of all plant materials, lawns, ground covers, mulches, etc.
E. Furnishing and installation of all required planting backfill materials, tree stakes, guy wires, and miscellaneous material.
F. Providing maintenance for ninety (90) continuous calendar days after acceptance of construction.
G. Guarantee and replacement.

II. MATERIALS

All materials shall be of standard, approved and first grade quality and shall be in prime conditions when installed and accepted. Any commercially processed or packaged material shall be delivered to the site in the original unopened container bearing the manufacturers guaranteed analysis. Contractor shall supply Owner with a sample of all supplied materials accompanied by analytical data from an approved laboratory source illustrating compliance or bearing the manufacturers guaranteed analysis.

A. Topsoil:
Topsoil, as required, shall be obtained from on site excavations.

B. Soil Conditioners and Fertilizers:
Soil conditioners may include any or all of the specific conditioners herein specified.

1. Nitrogen stabilized organic amendment.
Amendment shall be fir or cedar sawdust. Source shall be derived from wood of fir or wood of cedar containing the following physical properties:

Percent Passing	Sieve Size
95-100	6.33 mm (1/4 inch)
80-100	2.38 (No. 8, 8 mesh)
0-30	500 Micron (No. 35, 32 mesh)

Chemistry shall be:
Nitrogen Content (dry weight) - 0.65% - 0.84%
Iron Content - Minimum 0.08 % dilute acid soluble Fe. on dry weight basis.
Soluble Salts - Maximum 3.5 Millimohos centimeter at 25 degrees centigrade as determined by saturation extract method.
Ash - (dry weight) 0 - 6.0%

2. Other Materials:
Fertilizer shall be delivered to the site in the original unopened containers and of commercial grade, uniform in composition, dry and free flowing, of the following analysis
a. Gro-Power Plus
b. Gro-Power planting tablets
c. As Specified

C. Tree Support:
Materials for staking and guying shall be as follows:
1. Support stakes shall be lodge pole pine stakes, Length as determined to facilitate upright stand as described.
2. Ties: Elastic webbing, polyethylene tape, or Owner approved tie.
3. Guy wire, steel guy anchor and plastic hose tie of adequate size and length to safely support tree.

D. Miscellaneous Materials:
Sand: Washed river sand or equal.
Post Emergent Weed Killer: Paraquat, Roundup, or Owner approved herbicide.
Tree Wound Paint: As approved.
Fiber: Wood cellulose mulching fiber Conweb or equal.
Chemical Additive: Seed germinating additive CPA 4000 or equal.

1. Nomenclature:
The scientific and common names of plants herein specified conform with the approved names given in A Checklist of Woody Ornamental Plants in California, Manual 32, published by the University of California School of Agriculture (1963).

2. Plant List for Bid:
The contractor is herein referred to the landscape plans for the plant material selection and the requirements of this section of the specifications. Container sizes, unless otherwise stated, have been used to indicate the size of the plant material required.

3. Labeling/Delivery:
Each group of plant materials delivered to the site shall be clearly labeled as to species, variety and nursery source; however, determination of plant species or variety will be made by the Landscape Architect, and his decision will be final.
The contractor shall notify the Landscape Architect 72 hours in advance of delivery of all plant materials and shall submit an itemized list of the plants in each delivery.
As a convenience to the contractor, the Landscape Architect upon request, will inspect box size material at the source nursery prior to delivery at the cost of the contractor. Said source nurseries shall be reasonably close to the project site as determined by the Landscape Architect. Plant material so inspected shall arrive at the project site in an undamaged condition.

4. Quality and Size:
Plants shall be in accordance with the California State Department of Agricultures regulation for nursery inspections, rules and grading. All plants shall have a normal habit of growth and shall be sound, healthy, vigorous, and free of insect infestations, plant diseases, sun scalds, fresh abrasions of the bark, excessive abrasions, or other objectionable disfigurements. Tree trunks shall be sturdy and well (hardened off). All plants shall have normally well - developed branch systems and vigorous and fibrous root systems which are not root or pot bound. In the event of disagreement as to condition of root system, the root condition of the plants furnished by the contractor in containers will be determined by removal of earth from the roots of not less than two plants or more than two percent of the total number of plants of each species or variety. Where container grown plants are from several sources, the roots of not less than two plants of each species or variety from each source will be inspected. In case the sample plants inspected are found to be defective, the Landscape Architect reserves the right to reject the entire lot or lots of plants represented by the defective samples, The Landscape Architect is the sole judge as to acceptability. Any plants rendered unsuitable for planting because of this inspection will be considered as samples and will be provided at the expense of the contractor.
The size of the plants will correspond with that normally expected for species and variety of commercially available nursery stock, or as specified in the Special Conditions or drawings. The minimum acceptable size of all plants, measured before pruning with the branches in normal position, shall conform with the measurements, if any specified on the drawings in the list of plants to be furnished. Plants larger in size than specified may be used with the approval of the Landscape Architect, but the use of larger plants will make no change in contract price. If the use of larger plants is approved, the ball of earth or spread of roots for each plant will be increased proportionately.

5. Rejection or Substitutions:
All plants not conforming to the requirements herein specified, shall be considered defective, and such plants, whether in place or not, shall be marked as rejected and immediately removed from the site of the work and replaced with new plants at the contractors expense. The plants shall be of the species, variety, size and condition specified herein or as shown on the drawings. Under no condition will there be any substitution of plants or sizes of those listed on the accompanying plans, except with the expressed consent of the Landscape Architect.

6. Pruning:
At no time shall trees or plant material be pruned, trimmed or topped prior to delivery and any alteration of their shape shall be conducted only with the approval and when in the presence of the Landscape Architect and as noted in the Planting Specifications.

7. Protection:
All plants at all times shall be handled and stored so that they are adequately protected from drying out, from wind burn, or from any other injury.

8. Right of Inspection:
The Landscape Architect reserves the right to approve or reject at any time upon delivery or during the work any or all plant material regarding size, variety or condition.

E. Seed:
All seed used shall be labeled and shall be furnished in sealed standard containers with signed copies of a statement from the vendor, certifying that each container of seed delivered is fully labeled in accordance with the California State Agricultural Code and is equal to or better than the requirements of these specifications.

F. Hydro-Mulching Materials:
The hydro-mulch mix shall consist of wood cellulose mulching fiber, Conweb mulching fiber or equal.

G. Hydro-Mulching Application:
Equipment: Hydraulic equipment used for the application of the fertilizer, seed and slurry of prepared wood pulp shall be of the Super Hydroseeder type as approved by the Landscape Architect. This equipment shall have a built-in agitation system and operating capacity sufficient to agitate, suspend and homogeneously mix a slurry containing not less than 40 lbs. of fiber mulch plus a combined total of 7 lbs. fertilizer solids for each 100 gallons of water. The slurry distribution lines shall be large enough to prevent stoppage and shall be equipped with a set of hydraulic spray nozzles which will provide a continuous non-fluctuating discharge. The slurry tank shall have a minimum capacity of 1,500 gallons and shall be mounted on a traveling unit, either self-propelled or drawn by a separate unit, which will place the slurry tank and spray nozzles within sufficient proximity to the areas to be seeded.

III. GRADING AND SOIL PREPARATION

The general subsoil grading, deep ripping, tilling, and establishment of the rough grade will be done by others, under a separate contract. Other work such as fine grading, cultivation (and in some cases, addition of topsoil) and/or soil conditioners are required to prepare the finish grade. After approximate finished grades have been established, soil shall be conditioned and fertilized in the following manner. Materials shall, at the following rates, be uniformly spread and cultivated thoroughly by means of mechanical tiller into the top 6 inch of soil per 1000 square feet:

Application Rates
See Soil Notes
4 cu. Yards of Nitrogen Stabilized Organic Amendment

All soil areas shall be compacted and settled by application of heavy irrigation to a minimum depth of twelve (12) inches.

A. Final Grades:
After the foregoing specified deep watering, minor modifications to grade may be required to establish the final grade. These areas shall not be worked until the moisture content has been reduced to a point where working it will not destroy soil structure.
1. Finish grading shall insure proper drainage of the site.
2. All areas shall be graded so that the final grades will be one inch below adjacent paved areas, sidewalks, valve boxes, headers, clean-outs, drains, manholes, etc.
3. Surface drainage shall be away from all building foundations.
4. Eliminate all erosion scars.
5. "For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.

IV. PLANTING INSTALLATION

Actual planting shall be performed during those periods when weather and soil conditions are suitable and in accordance with locally accepted practices, as approved by the Landscape Architect.

A. Weed Control:
After soil preparation and establishment of final grades prior to any planting, the contractor shall irrigate thoroughly for a period of time, two (2) to three (3) weeks or until weed seeds have germinated. When there is sufficient weed seed germination, the contractor shall apply a post-emergent weed killer, according to the directions of the manufacturer. The contractor shall then wait an additional one (1) week to allow the weed killer to dissipate, then plant as indicated in the plans and specifications.

B. Layout of Major Plantings:
Locations for plants and outlines of areas to be planted shall be marked on the ground by the contractor before any pits are dug. All such locations shall be approved by the Landscape Architect. If an underground construction or utility line is encountered in the excavation of planting areas, other locations for planting may be selected by the Landscape Architect.

C. Planting of Trees, Shrubs and Vines:
1. Excavation for planting: Excavation for planting shall include the stripping and stacking of all acceptable topsoil encountered within the areas to be excavated for trenches, tree holes, plant pits and planting beds.
a. Protect all areas from excessive compaction when trucking plants or other material to the planting site.
b. All excavated holes shall have vertical sides with roughened surfaces and shall be of a size that is twice the diameter and 6 inch minimum deeper than the root ball.
c. Excess soil generated from the planting holes and not used as backfill or in establishing the final grades shall be removed from the site.

2. Planting:
No planting shall be done in any area until the area concerned has been satisfactorily prepared in accordance with these specifications.
Only as many plants as can be planted and watered on that same day shall be distributed in planting area.
Containers shall be opened and plants shall be removed in such a manner that the ball of earth surrounding the roots is not broken, and they shall be planted and watered as herein specified immediately after removal from the containers. Containers shall not be opened prior to placing the plants in the planting area.
Container plants shall be backfilled with:
See Soil Notes

Palm Backfill
8 parts by volume washed river sand
2 parts by volume nitrogen stabilized organic amendment
10 lbs. Gro-Power palm fertilizer per cubic yard of mix
2 lbs. Agricultural gypsum per cubic yard of mix

All plants which settle deeper than specified above shall be raised to the correct level. After the plant has been placed, additional backfill shall be added to the hole to cover approximately one-half of the height of the root ball. At this stage water shall be added to the top of the partly filled hole to thoroughly saturate the root ball and adjacent soil.
After the water has completely drained, planting tablets shall be placed as indicated below:
3 tablets per one gallon container
8 tablets per five gallon container
15 tablets per fifteen gallon container
16 tablets per 20 inch and 24 inch box
18 tablets per 30 inch box
20 tablets per 36 inch box
22 tablets per 42 inch box
24 tablets per 48 inch box

Larger sizes: For each half inch caliper measured 14 inches above soil level use 3 additional tablets. The reminder of the hole shall then be backfilled.
Planting tablets shall be set with each plant on the top of the root ball while the plants are still in their containers so the required number of tablets to be used in each hole can be easily verified.
After backfilling, an earthen basin shall be constructed around each plant. Each basin shall be of a depth sufficient to hold at least two inches of water. Basins shall be of a size suitable for the individual plant. In no case shall a basin for a fifteen gallon plant be less than four feet in diameter; a five gallon plant, less than three feet in diameter; and a one gallon plant, less than two feet in diameter. The basins shall be constructed of amended backfill materials.

3. Pruning:
Pruning shall be limited to the minimum necessary to remove injured twigs and branches, and to compensate for loss of roots during transplanting, but never to exceed one-third of the branching structure. Upon approval of the Landscape Architect, pruning may be done before delivery of plants, but not before plants have been inspected and approved. Cuts over three-quarters of an inch in diameter shall be painted with tree wound paint.

4. Staking and Guying:
Staking of all trees shall conform to tree staking and tree guying details and as herein specified. Protective stakes may be planted with the tree, driving them into undisturbed soil at the bottom of the planting hole until 18 inches remains above ground level. Support stakes tall enough to support the particular tree shall be driven 18 inches into the soil. A line drawn between the two support stakes shall be at right angles to the most troublesome wind direction. Attach crossties to the supportive stakes on the leeward side of the prevailing wind. Ties shall be place as low on the trunk as possible but high enough so the tree will return to upright after deflection. To find the proper height for tie locations, hold the trunk in one hand, pull the top to one side and release. The height at which the trunk will just return to the upright when the top is released is the height at which to attach the ties. Ties are to form a loose loop around the tree trunk and auxiliary stake so that the trunk cannot work towards the support stakes. Support stakes are not to exceed 6 inches above the tie locations. The auxiliary stake shall be attached to those trees needing extra trunk support as determined by the Landscape Architect. Wind and wrap the top of the wire with friction tape. One tree of each size shall be staked and approved by the Landscape Architect prior to continued staking.

D. Ground Covers:
Ground covers will be planted in the areas indicated on the plans. Ground cover plants shall be grown in flats, peat pots, or taken as cuttings, as indicated on the plans. Flat grown plants (rooted cuttings) shall remain in those flats until transplanting. The flats soil shall contain sufficient moisture so that it will not fall apart when lifting the plants. If plants from peat pits are used, the pots shall be protected at all times prior to planting to prevent unnecessary drying of the root ball. Unrooted cuttings shall be 10 inches or more in length. They shall be insect and disease free tip cuttings from healthy, vigorous and strong growing plants. Mature or brown-colored stem growths or cuttings which have been trimmed or rooted before planting will not be accepted. Cuttings shall be planted not more than 2 days after cutting and shall not be allowed to dry or wither.
1. Ground cover shall be planted in straight rows and evenly spaced, unless otherwise noted, and at intervals called out in the drawings. Triangular spacing shall be used unless otherwise noted on the plans.
2. Each rooted plant shall be planted with its appropriate amount of flat soil or in a peat pot, in a manner that will insure minimum disturbance of the root system, but in no case shall this depth be less than two nodes. To avoid drying out, plantings shall be immediately sprinkled after planting until the entire area is soaked to the full depth of each hole, unless otherwise noted on the drawings.

E. Lawn:
Lawn shall be planted by hydroseeding and sodded as indicated on the plans. All areas shall be free from weeds and weed residue.

F. Hydroseeding:
Hydroseeding shall include application of mulch, fertilizer and seed planting bed preparation, pre and post-planting irrigation.
1. After soil preparation, establishment of final grades and weed control, the surface two (2) inches of soil shall be loosened by harrow rototiller and floated level and irrigated just prior to planting.
2. Preparation: The slurry preparation shall take place at the site of work and shall begin by adding water to the tank when the engine is at half throttle. When the water level has reached the height of the agitator shaft, good recirculation shall be established and at this time the seed and chemical additive shall be added. Fertilizer shall then be added followed by wood pulp mulch. The wood pulp mulch shall only be added to the mixture after the tank is at least one-third filled with water. The engine throttle shall be opened to full speed when the tank is half filled with water. All the wood pulp mulch shall be added by the time the tank is two-thirds to three-fourths full. Spraying shall commence five minutes after addition of the chemical additive when the tank is full.
Application rates:
Fiber 1,500 lbs. per acre.
Seed See plans
Gro-Power Plus 1,200 lbs. per acre (if area has been soil prepped, only use 400 lbs. per acre
Chemical Additives 3 gallons per acre
Urea Formaldehyde 300 lbs. per acre
3. Application: The operator shall spray the area with a uniform visible coat by using the green color of the wood pulp as a guide. The slurry shall be applied in a sweeping motion, in an arched stream so as to fall like rain allowing the wood fibers material to spread at the required rate per acre.
4. Time Limit: All slurry mixture which has not been applied with in two hours after mixing will be rejected and removed from the project at the contractors expense.
5. Irrigation: Immediately after completion of hydroseeding, each area shall be irrigated. Irrigation during the germination period of the seeds shall keep the hydro-mulch moist at all times without creating run-off, erosion or over-saturation. The irrigation system is to be in operating condition and have been tested before planting is started.

V. ESTABLISHMENT AND MAINTENANCE PERIOD

The contractor shall continuously maintain all areas involved in this contract during the progress of the work and during the establishment period until final acceptance of the work by the Owner. The contractor shall request an inspection to begin the plant establishment period after all planting and related work has been completed in accordance with the Contract Documents. A prime requirement is that all lawn areas shall show an even, healthy stand of grass seedlings which shall have been mowed twice. If such criteria is met to the satisfaction of the Landscape Architect, a field notification will be issued to the contractor to establish the effective beginning date of the plant establishment and maintenance period. Any day when the contractor fails to adequately maintain plantings, replace unsuitable plants or do weed control or other work, as determined necessary by the Landscape Architect, will not be credited as one of the plant establishment working days. Improper maintenance or possible poor condition of any planting at the termination of the scheduled establishment period may cause postponement of the final completion date of the contract. Maintenance shall be continued by the contractor until all work is acceptable. In order to carry out the plant establishment work, the contractor shall furnish sufficient men and adequate equipment to perform the work during the plant establishment period. Maintenance shall be according to the following standards:

A. All areas shall be kept free of debris and all planted areas shall be weeded and cultivated at intervals of not more than ten (10) days. Watering, mowing, rolling, edging, trimming, fertilization, spraying and pest control, as may be required, shall be included in the establishment period.
B. The contractor shall be responsible for maintaining adequate protection of the area. Damaged areas shall be repaired at the contractors expense.
C. Between the 15th day and the 20th day of the establishment period, the contractor shall reseed all spots or areas within the lawn where normal turf growth is not evident.
D. Fertilize all planting areas with the following - See soil notes
E. Mowing of turf will commence when the grass has reached a height of two inches. The height of cut will be 1 to 1-1/2 inches. Mowing will be at least weekly after the first cut. Turf must be well established and free of bare spots and weeds to the satisfaction of the Landscape Architect prior to final acceptance.
F. The contractors maintenance period will be extended if these provisions are not filled.
G. Clean-up:
The contractor shall keep the premises free from accumulation of waste materials and debris. After all planting operations have been completed, the contractor shall remove all trash, excess soil, empty plant containers, tools, and equipment used in this work and/or any other debris resulting from his work on the site. Any scars, ruts, or mars in the area caused by the landscape work shall be repaired at the contractors expense. The contractor shall leave the site area broom clean and shall wash down all paved areas within the contract area leaving the premises in a clean condition.

GUARANTEE AND REPLACEMENT

A. All plant material installed under the contract shall be guaranteed against any and all poor, inadequate or inferior materials and /or workmanship for a period of one year. Any plant found to be dead or in poor condition due to faulty materials or workmanship, as determined by the Landscape Architect, shall be replaced by the contractor at his expense.
B. Any materials found to be dead, or in poor condition during the establishment period shall be replaced immediately. The Landscape Architect shall be the sole judge as to the condition of material. Material to be replaced within the guarantee period shall be replaced by the contractor within 15 days of written notification by the Owner.
C. Replacement shall be made in the same manner as required for original plantings. Materials and labor involved in the replacing of material shall be supplied by the contractor at no additional cost to the Owner.

VI. INSPECTIONS

Normal progress inspection shall be requested from the Landscape Architect at least 72 hours in advance of an anticipated inspection. An inspection will be made by the Landscape Architect on each of the steps listed below. The contractor will not be permitted to initiate the succeeding steps of work until he has received written approval to proceed by the Owner.
A. Immediately prior to the commencement of the work on this section
B. Completion of fine grading.
C. Completion of soil conditioning
D. Prior to application of post-emergent weed killers.
E. Pre or post-delivery of all plant material.
F. Completion of major plant layout.
G. Prior to hydroseeding or installation of sod.
H. Commencement of maintenance.
I. Completion of first 30 day maintenance period.
Final Acceptance of the Project: Prior to the date of the final inspection, the contractor shall acquire from the Owner approved mylar prints, and finally record from the job record set all changes made during construction, label said prints As-Builts, and deliver to the Landscape Architect. Prior to the date of final inspection, the contractor shall deliver to the Landscape Architect the Landscape and Irrigation Guarantee as required.

SOIL NOTES

1. Soil Preparation - add 50 lbs. of Agricultural Gypsum 1,000 sq. ft.
2. Backfill shall consist of the following:
7 parts native on site soil, by volume
3 parts nitrolized shavings, by volume 16 lbs. Gro-power Plus per cubic yard of mix
3. Hydro-seeding - For already soil prepared areas, apply 280 lbs. Gro-power Hi-Nitrogen per acre.
For non-prepped soil areas, apply 1,000 lbs. Gro-power Plus and 300 lbs. Gro-power Controlled release per acre.
4. Maintenance - Feed with 20 lbs. Gro-power Plus 1,000 sq. ft. on days 45 and 85 of maintenance.

NOTES

The above materials are for bid purposes only. The exact materials will be determined after the grading is completed, along with a soils test by the Landscape Contractor

AGRONOMIC SOIL REPORT

Contractor shall obtain a agronomic soil report prior to start of construction. this report is required for pre-installation meeting along with all it's recomended material being on-site for inspection prior to begining work.

EXHIBIT "A"
Page No. 34 of 34
Case No. CPC-2020-1685-DB-SPR-VHCA

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REVISION	BY

OWNER: SAMVEL KESHISHYAN

PROJECT: 8465 GLENOAKS BLVD. SUN VALLEY, CA 91352

DRAWING TITLE: PLANTING SPECIFICATIONS

REGISTERED LANDSCAPE ARCHITECT RYAN DIERKING 5570 EXP. 04/30 STATE OF CALIFORNIA

RLA #5625, RYAN DIERKING
714-388-6320

DATE:	8/15/2025
SCALE:	1/8"=1'-0"
DRAWN:	S.A.
APPROVED:	
JOB :	19-047
SHEET:	L - 14
	14 OF 14

EXHIBIT B: ENV-2020-1686-SE

DEPARTMENT OF CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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DEPUTY DIRECTOR

NOTIFICATION OF EXEMPTION
JUSTIFICATION FOR PROJECT EXEMPTION
CASE NO. ENV-2020-1686-SE

On Thursday, May 28, the Planning Department determined that the subject project is Statutorily Exempt under California Public Resource Code (PRC) § 21080.66 (Assembly Bill [AB] 130, 2025).

A project qualifies for a Statutory Exemption if it is developed as a Housing Development Project as defined as § 65905.5(b) of the California Government Code (Govt. Code) and meets the following eligibility criteria and procedural requirements in PRC § 21080.66 (including as terms are defined in that section):

Site and Environmental Criteria

(a) The Project Site is 20 acres or less.

(b) The Project Site is located within an incorporated municipality or within an urban area.

(c) The Project Site meets any of the following criteria:

i. Has been previously developed with an urban use.
ii. At least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses.
iii. At least 75 percent of the area within a one-quarter mile radius of the site is developed with urban uses.
iv. For sites with four sides, at least three out of four sides are developed with urban uses and at least two-thirds of the perimeter of the site adjoins parcels that are developed with urban uses

(d) The Project is consistent with the applicable General Plan and zoning, and applicable local coastal program. If the General Plan and zoning are inconsistent with one another, the project shall be deemed consistent with both if the project is consistent with one.

(e) The Project's minimum density is 15 dwelling units per acre or more (applicable to the City of Los Angeles in compliance with Government Code § 65913.4(a)(5)).

(f) The Project Site satisfies the requirements of Government Code § 65913.4(a)(6), which require that the site is not located within specified environmentally sensitive areas, which generally includes certain lands that are in or designated the following: the coastal zone, prime farmland or farmland of statewide importance, wetlands (as defined by the U.S. Fish and Wildlife Service), very high fire hazard severity zone, a hazardous waste site listed pursuant to PRC § 65962.5 or by DTSC pursuant to California Health and Safety Code

(HSC) § 25356, a designated earthquake fault zone, a special flood hazard area, a regulatory floodway as determined by FEMA, a natural community or habitat conservation plan area, habitat for protected special status species, or land under conservation easement. *Note, there are specific criteria and a number of exceptions for the areas listed above. Govt. Code § 65913.4(a)(6) should be read in detail to determine eligibility for a project site.*

(g) The Project does not require the demolition of a historic structure that was placed on a national, state, or local historic register before the date a preliminary application was submitted for the project.

Procedural Requirements
Per PRC § 21080.66, the City must comply with the following general requirements in order to utilize the exemption:

(a) Provide notice to applicable California Native American Tribe and engage in consultation if requested.

(b) Add conditions of approval related to tribal cultural resources during ground-disturbing activities (unless waived by the Tribe; monitoring is only required if the Tribe(s) requests it).

(c) Add conditions of approval related to environmental hazards and hazardous substances, including requiring a Phase I Environmental Site Assessment (ESA).

(d) Add conditions of approval related to protecting indoor air quality if any housing on the project site is located within 500 feet of a freeway.

Project Description
The applicant proposes a new 48 feet and 6 inches high, four-story 106,272 square-foot, 93 unit multi-family residential apartment building on an approximately 54,514.4 square foot lot. The project proposes a mix of market rate and affordable housing and will be comprised of 12 units (13%) for Low Income Households and 7 units (7%) for Very Low-Income Households for a total of 19 affordable units and 74 market rate units.

As a qualifying Housing Development Project as defined in § 65905.5(b) of the Govt. Code, the project qualifies for the Statutory CEQA Exemption pursuant to PRC § 21080.66 as described below:

SITE AND ENVIRONMENTAL CRITERIA

In reviewing the following criteria, the City relied upon the project files and geographical data files in ZIMAS from official state and City records.

(a) The Project Site is 20 acres or less.

The project site is approximately 1.25 acres pre-dedication, per the Zone Information & Map Access System (ZIMAS).

(b) The Project Site is located within an incorporated municipality or within an urban area.

The site is located within the boundaries of the City of Los Angeles.

(c) The Project Site meets the following criteria: The site has been previously developed with an urban use.

The project site, which consists of five contiguous parcels, has a documented history of being improved with structures and paved surfaces for commercial and residential purposes. Specifically, a review of property records and city databases confirms the following previous urban developments across the site:

- The parcels located at 8424 N. Wheatland Avenue and 8479 N. Glenoaks Boulevard have been developed and utilized as commercial parking lots.
- The parcel at 8400 N. Wheatland Avenue was developed as a combination commercial store and single-family residential dwelling.
- The parcel identified by APN 2404-019-031 was developed and utilized as a commercial supermarket.
- The parcel at 8465 N. Glenoaks Boulevard was developed and utilized as a commercial store.

Because the entirety of the project site has been previously altered, paved, and occupied by these established commercial and residential operations within a designated Neighborhood Office Commercial land use area, it conclusively meets the criteria of having been previously developed with an urban use.

(d) The Project is consistent with the applicable General Plan and zoning, and applicable local coastal program.

Pursuant to PRC § 21080.66(a)(4): A housing development project shall be deemed consistent with the applicable general plan and zoning ordinance, and any applicable local coastal program, if there is substantial evidence that would allow a reasonable person to conclude that the housing development project is consistent. If the General Plan and zoning are not consistent with one another, the project shall be deemed consistent with both if the project is consistent with one. The approval of a density bonus, incentives or concessions, waivers or reductions of development standards, and reduced parking ratios pursuant to Section 65915 of the Government Code shall not be grounds for determining that the project is inconsistent with the applicable general plan, zoning ordinance, or local coastal program.

The site is located in the Sunland – La Tuna Canyon Community Plan and has a General Plan Land Use Designation of Neighborhood Office Commercial and is zoned C2-1VL-CUGU, R1P-1VL-CUGU, and P-1VL-CUGU. As shown in the case file, which information is incorporated here by reference, the project is consistent with the applicable Sunland – La Tuna Canyon Community Plan designation and policies and all applicable zoning designations and regulations.

The proposed 93-unit multi-family apartment building advances the goals of the Sun Valley - La Tuna Canyon Community Plan by developing currently vacant land to provide new housing that meets the diverse economic and physical needs of the area's projected population (Objective 1-1). The inclusion of 19 restricted affordable units (12 Low-Income and 7 Very Low-Income) alongside 74 market-rate units directly addresses the Community Plan's goal that a range of housing choices should be made available to persons of all economic backgrounds.

Additionally, the project aligns with the Citywide General Plan Framework Element. By placing new residential density near major transit stops, including Metro Local Lines 90 and 92, the project fulfills Objective 3.15 to focus housing and mixed uses around urban transit stations. The development also enhances the public realm in accordance with Framework Element Policy 5.5.1 by providing 10,840 square feet of total landscaping including 4,471 square feet of ground floor landscaping and 5,900 square feet of roof floor landscaping —and by planting new street trees and tree wells along the public right-of-way as required by the Urban Forestry Division.

Regarding zoning consistency, the project is permitted within the site's underlying C2-1VL-CUGU, R1P-1VL-CUGU, and P-1VL-CUGU zones through the application of the State Density Bonus Law and AB 2334. By setting aside 20% of the total units for Low and Very Low-Income households, the project qualifies for off-menu incentives and waivers of development standards that modify the base zoning to physically accommodate the affordable housing. Specifically, the project utilizes incentives to permit an increased Floor Area Ratio (FAR) of 2.025:1, an increased building height of 48 feet and 6 inches, and a reduced side yard setback of 4 feet. Furthermore, the project utilizes waivers for transitional height limits, side yard plane breaks, and C2 zone maximum height restrictions. With the approval of these density bonus incentives and waivers, the 106,272 square-foot building and its provided parking fully comply with the modified zoning envelope.

Therefore, the project is consistent with the General Plan and complies with the local zoning of the site.

(e) The Project's minimum density is 15 dwelling units per acre or more.

The Project proposes 93 dwelling units and the site is 1.25 acres (54514.4 square feet of lot area), with a proposed density of 74.4 dwelling units per acre.

(f) The Project Site satisfies the requirements of Government Code § 65913.4(a)(6), subject to criteria and exceptions, which requires that the site is not located within any of the specified environmentally sensitive areas, which generally includes certain lands that are in or designated the following: the coastal zone, prime farmland or farmland of statewide importance, wetlands (as defined by the U.S. Fish and Wildlife Service), very high fire hazard severity zone, hazardous waste site listed pursuant to PRC § 65962.5 or by DTSC pursuant to HSC § 25356, designated earthquake fault zone, special flood hazard area, regulatory floodway as determined by FEMA, a natural community or habitat conservation plan, habitat for protected special status species, or land under conservation easement.

Based on a review of ZIMAS and other applicable sources, the project site is not located within any of the specified environmentally sensitive areas listed in Government Code § 65913.4(a)(6), including the coastal zone, farmland, wetlands (as defined by USFWS), very high fire hazard severity zone, hazardous waste site listed pursuant to PRC § 65962.5, special flood hazard area, regulatory floodway as determined by FEMA, natural community or habitat conservation plan area, a habitat for protected special status species, or land within a conservation easement, except for **a seismic/earthquake fault zone** and as explained below the applicable exception in § 65913.4(a)(6) applies.

The Project Site is located in an earthquake fault zone. However, the project will comply with adopted applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and incorporated by the City under Chapter 12.2 (commencing with Section 8875) of

Division 1 of Title 2, and as such, the exception to sites in earthquake fault zones applies to the City and the Project Site.

(g) The Project does not require the demolition of a historic structure that was placed on a national, state, or local historic register before the date a preliminary application was submitted for the project.

The Project Site does not contain any historic structures placed on a national, state, or local historic register.

(h) For a project that was deemed complete on or after January 1, 2025, no portion of the project is for hotel, motel, other transient lodging (not including residential hotel or resident use as short-term lodging).

No portion of the Project shall be used for hotel, motel, or other transient lodging.

PROCEDURAL CRITERIA

(a) Tribal Notification/Consultation and Conditions

The City has met the tribal notification and consultation requirement in PRC § 21080.66(b) as evidenced in the case file. This includes the City providing formal notification via certified mail to each California Native American Tribe that is traditionally and culturally affiliated with the project as an invitation to consult on the proposed project, its location, and the project's potential effects on tribal cultural resources. Additionally, this includes adhering to the requisite number of days for a tribe to request consultation and to accept the invitation to consult, and the City to initiate and close consultation. The City has imposed binding conditions of approval required in PRC § 21080.66(b)(4), including tribal monitoring as requested by the Gabrieleño Band of Mission Indians – Kizh Nation.

<u>TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities</u>

A. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.

C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any

discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.

D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)

A. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects

A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.

B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.

C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).

D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.

E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

(b) Environmental Hazards and Hazardous Substances Conditions

The City has imposed a binding condition of approval as required in PRC § 21080.66(c)(1) to conduct a Phase I environmental assessment and take other steps to mitigate contamination if found.

(c) Freeway Adjacent Project Conditions

The subject site is within 500 feet of a freeway, and the City has imposed a binding condition of approval as required in PRC § 21080.66(c)(2) for building filtration and indoor air quality.

Notice: Although not subject to a City condition of approval or enforcement, applicants who rely on the AB130 exemption should be aware they will be responsible for compliance with the State wage and labor standard requirements in PRC § 21080.66(d).

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-2020-1685-DB-SPR-VHCA / Density Bonus, Site Plan Review, Vested Housing Crisis Act;

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2020-1686-SE
PROJECT TITLE	COUNCIL DISTRICT
8465 Glenoaks Blvd.	6 – Padilla

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
8465 - 8479 North Glenoaks Boulevard and 8400 and 8424 North Wheatland Avenue (Glenoaks Boulevard & Wheatland Avenue)

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
The proposed project is the construction, use, and maintenance of a four-story, 48 feet and 6 inches in height, 106,272 square-foot, 93-unit multi-family residential apartment building with associated recreational amenities on an approximately 54,514.4 square-foot lot. The project proposes a mix of market rate and affordable housing and will be comprised of 12 units (13 percent) for Low Income Households and seven units (seven percent) for Very Low-Income Household for a total of 19 affordable units and 74 market rate units.

NAME OF APPLICANT / OWNER:
Glenoaks Hills Rentals Inc.

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Argineh Mailian	(818) 427-1220

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☒ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) **Section 21080.66 (Assembly Bill 130)**

☐ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) _____

☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

_____

JUSTIFICATION FOR PROJECT EXEMPTION: ☒ Additional page(s) attached
project qualifies for a Statutory Exemption if it is developed as a Housing Development Project as defined as § 65905.5(b) of the California Government Code (Govt. Code) and meets eligibility criteria and procedural requirements in PRC § 21080.66 (including as terms are defined in that section). The proposed 93-unit development satisfies all locational, density, and environmental criteria required for an urban infill Housing Development Project under PRC Section 21080.66.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

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	STAFF TITLE
Joshua Ordonez *Joshua Ordonez*	Planning Assistant
ENTITLEMENTS APPROVED Project Permit Compliance Review	

DISTRIBUTION: County Clerk, Agency Record
Rev. 6-22-2021

EXHIBIT C: SITE PHOTOS


FIRE




FIRE
HOOKAH LOUNGE
& SMOKE SHOP


FIRE
CHEN




CALIFORNIA
PENAL CODE
NOT A
THROUGH
STREET
7SDU005




Fes St
10600W
42
A


SOMEONE OUT THERE IS ALIVE, SAFE, AND HOME WITH THEIR LOVED ONES. BECAUSE WE EXIST.
BYRNA.COM
LAMAR
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CALIFORNIA
BAGDAS7
8AVD353


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& SMOKE SHOP


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Collision
MOTORSPORT






BLUE BIRD