OFFICE OF ZONING ADMINISTRATION
200 N. SPRING STREET, ROOM 763
LOS ANGELES, CA 90012-4801
(213) 978-1318

ESTINEH MAILIAN
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS
JACK CHIANG
HENRY CHU
TIM FARGO
JONATHAN A. HERSHEY, AICP
UNDINE PETRULIS
CHRISTINE M. SAPONARA
COURTNEY SHUM
CHRISTINA TOY LEE
JORDANN TURNER

CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

LOS ANGELES DEPARTMENT
OF CITY PLANNING
EXECUTIVE OFFICES

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

CRAIG R. WEBER
DEPUTY DIRECTOR

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Decision Date: July 1, 2026

Last Day to File an Appeal: July 16, 2026

Gegam Burnazyan & Ara Amyan (A)(O)
7921 Denivelle Road
Los Angeles, CA 91040

Jake Malott (R)
Whitestone DCI
7190 West Sunset Boulevard, Suite 507
Los Angeles, CA 90046

Artdesign
1370 East Colorado Street
Glendale, CA 91205

CASE NO. ZA-2022-8791-ZAD-SPP
ZONING ADMINISTRATOR'S
DETERMINATION & PROJECT
PERMIT COMPLIANCE
7921 Denivelle Road
Sunland - Tujunga - Lake View Terrace -
Shadow Hills - East La Tuna Canyon
Zone: RE40-1
D. M.: 210B193
C. D.: 7 - Rodriguez
CEQA: ENV-2022-8792-CE
Legal Description: Lot 3051 (Arb 2) and
Lot 3052 (Arb 2), Tract 3712

Pursuant to the California Environmental Quality Act (CEQA), I hereby DETERMINE:

> based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15303, Class 3, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites or historical resources applies.

Pursuant to Los Angeles Municipal Code (LAMC), Chapter 1, Section 12.24 X.28(a)(7)(i), I hereby DENY:

> a Zoning Administrator's Determination to permit the construction of a new single-family dwelling on a lot fronting a Substandard Hillside Limited Street without providing a 20-foot wide Adjacent Minimum Roadway as required by LAMC Chapter 1, Section 12.21 C.10(i)(2).

Pursuant to LAMC, Chapter 1, Section 12.24 X.28(a)(7)(ii), I hereby APPROVE:

a Zoning Administrator's Determination to permit the construction of a new single-family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20-foot-wide Continuous Paved Roadway from the driveway apron to the boundary of the Hillside Area as required by LAMC Chapter 1, Section 12.21 C.10(i)(3); and

Pursuant to LAMC Chapter 1, Section 11.5.7.C, I hereby APPROVE:

a Project Permit Compliance Review for the construction of a new 1,869 square-foot, two-story single-family dwelling with an attached 369 square-foot garage in the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan,

Upon the following terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.

3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.

6. Within 30 days of the effective date of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for inclusion in the case file.

7. Approved herein is the construction, use, and maintenance of a new 1,869 square-foot, two-story single-family dwelling with an attached 369 square-foot garage without providing a minimum 20-foot-wide Continuous Paved Roadway from the driveway apron of the residence to the boundary of the Hillside Area.

8. The applicant shall provide a 20-foot Adjacent Minimum Roadway Width, to the satisfaction of the Bureau of Engineering.

9. No other deviations have been requested or approved from any other applicable provisions of the Hillside regulations (LAMC Chapter 1, Section 12.21 C.10). All applicable provisions shall be observed.

10. On- and off-site drainage of the project, including stormwater runoff mitigation measures, shall be reviewed and approved by the Department of Building and Safety and the Department of Public Works. Stormwater mitigation regulations shall be complied with at all times.

11. Outdoor lighting shall be designed and installed with shielding, so that the light does not overflow onto adjacent residential properties.

12. Prior to any sign-off of plans by the Development Services Center, the project shall comply with all requirements of the Department of Building and Safety's Grading Division, including the conditions of approval contained in the Geology and Soils Report Approval Letter, dated June 11, 2026 (Log #137025-01), and any subsequent amendments. All conditions shall be printed on the plans submitted to the Development Services Center for plan check.

13. Prior to any sign-off of plans by the Development Services Center, the plot plan and the landscape plan shall be submitted to the Los Angeles Fire Department (LAFD) for review of compliance with the Los Angeles Municipal Code fire protection provisions for hillside dwellings. Said Department's approval shall be included in the plans submitted to the Development Services Center.

14. Any removal of protected trees first requires approval from the Board of Public Works. A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, and shall be provided to the satisfaction of Urban Forestry Division, for review and approval prior to implementation of the Tree Report's recommended measures.

15. Pursuant to the recommendations of the Biological Resources Assessment, prepared by Bargas Environmental Consulting, dated February 28, 2022, if construction occurs during the nesting bird season (February 1 to September 30), a nesting bird survey shall be conducted within one week of construction initiation. If active nests of Migratory Bird Treaty Act-protected species are identified during the survey, and the surveying biologist determines that the nests could be impacted, the biologist shall develop and follow a written plan including measures to ensure the protection of nesting bird resources. Said plan shall be submitted to the Department of City Planning to be included in the subject case file.

16. The applicant shall adhere to the Hillside Development Construction Traffic Management Plan, approved by the Department of Transportation on February 26, 2025, that was submitted to the case file, except as such activity is specifically varied or required by the conditions imposed herein by this grant.

17. The applicant shall identify a construction manager and provide a telephone number for any inquiries or complaints from residents regarding construction activities. Prior to the commencement of site excavation and construction activities, the phone number and the name of the contact person shall be provided to the property owners/residents on the adjoining properties. The contact information shall be posted on the site so that it is visible to any interested party.

18. **Hauling Truck Trips.** A maximum of four trucks are permitted to haul per hour per project site. A grouping or convoy of hauling vehicles shall not be allowed; only one hauling vehicle is permitted per project site at any one time.

19. **Hauling Truck Operations.** All hauling vehicles must be identified by a placard identifying the project address which shall be prominently displayed on each hauling vehicle.

20. **Equipment.**

    a. 10-wheeler dump trucks (with a 10 cubic yard capacity) or smaller are the only type of trucks permitted for hauling of earth. Notwithstanding the foregoing, the Board of Building and Safety Commissioners may authorize the use of other types of hauling vehicles for a project through the Haul Route approval process.

    b. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.

21. **Operating Hours and Construction Activity.**

    a. Hauling operations shall be conducted only on Monday through Friday, between the hours of 9:00 a.m. and 3:00 p.m. Hauling operations on Saturdays, Sundays, or state or federal designated holidays is strictly prohibited.

    b. Haul trucks shall be staged off-site and outside of the Hillside Area.

    c. Construction activity shall be limited to Monday through Friday, between the hours of 8:00 a.m. to 6:00 p.m. Exterior construction work at any other time is strictly prohibited. However, interior construction work may be conducted on Saturdays between the hours of 8:00 a.m. to 6:00 p.m. Excess exterior illumination of the site through the use of flood lights and/or similar lighting devices is strictly prohibited after 6:00 p.m. on any day of the week.

d. A log noting the dates of hauling activity and the number of hauling truck trips per day shall be available on the job site at all times.

e. The owner or contractor shall control dust caused by grading and hauling and provide reasonable control of dust caused or exacerbated by wind at all times. Grading and hauling activities shall be discontinued during periods of high winds and Red Flag days as determined by the Los Angeles Fire Department.

f. Loads shall be secured by trimming and shall be covered to prevent spillage and dust. Haul trucks are to be contained at the export site to prevent blowing of dirt and are to be cleaned of loose earth at the export site to prevent spilling.

g. Streets shall be cleaned of spilled materials at the termination of each workday.

h. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit from the project site in each direction.

i. Flag person(s) shall be required for all project sites. Flag persons with radio control and warning signs shall be in compliance with the latest edition of the "Work Area Traffic Control Handbook." Flag persons provided at the job site shall assist trucks in and out of the project area.

SAN GABRIEL/VERDUGO MOUNTAINS SCENIC PRESERVATION PLAN PROJECT PERMIT COMPLIANCE REVIEW

22. **Building Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped **Exhibit "A"**, and attached to the subject case file. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.

23. **Use.** The project is approved for the construction, use, and maintenance of a new 1,869 square-foot, two-story single-family dwelling with an attached 369 square-foot garage.

24. **Height.** The project is approved for a height of 22 feet and six inches. The Specific Plan does not regulate allowable height outside of Scenic Highway Corridors; therefore, total height shall be limited to that permitted by the height district of the Zone.

25. **Equinekeeping.** The subject property is not located within an Equinekeeping "K" District regulated by Section 13.05 of the Los Angeles Municipal Code.

26. **Oak Trees**. No Oak Trees shall be removed as a result of the project.

27. **Grading.** The applicant shall meet all Los Angeles Municipal Code requirements for grading. The project is approved for 0 cubic yards of Grading Fill and 148 cubic yards of Grading Cut. No deviation from LAMC requirements was requested or approved herein. The applicant shall comply with all requirements of the Department of Building and Safety's Grading Division, including the conditions of approval contained in the Geology and Soils Report Approval Letter, dated June 11, 2026 (Log #137025-01), and any subsequent amendments.

28. **Prohibited Plant Materials.** The following plant materials shall be prohibited on-site, including palm trees:

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

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

29. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

(i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, 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.

(ii) 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.

(iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

The City shall have the sole right to choose its counsel, including the City

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

For purposes of this condition, the following definitions apply:

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

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

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

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. Unless otherwise provided in Chapter 1A, Chapter 1 (General Provisions and Zoning), or in a project's conditions of approval, any approval by the Zoning Administrator, Director of Planning, an Area Planning Commission, or the City Planning Commission as initial decision makers that is not effectuated within three years of its effective date becomes null and void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 13A.2.7.G of Chapter 1A of the Los Angeles Municipal Code provides:

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

Chapter 1 (General Provisions and Zoning), shall constitute a violation of this Chapter or Chapter 1 (General Provisions and Zoning) and shall be subject to the same penalties as any other violation of this Code."

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

NOTICE

The applicant is further advised that subsequent contact regarding this determination must be with the Development Services Center. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on February 5, 2025, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for granting a Zoning Administrator's Determination, under the provisions of LAMC, Chapter 1, Section 12.24 X, and approving a Project Permit Compliance Review, under the provisions of LAMC, Chapter 1, Section 11.5.7.C, have been established by the following facts:

BACKGROUND

The subject site is an approximately 10,495 square-foot rectangular shaped property consisting of two legal lots, with 60 feet of frontage on the north side of Denivelle Road, and a depth of 175 feet. The property is located within the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan, which designates the property for Very Low II Residential land use, with corresponding zones of RE15 and RE11. The property is in the RE40-1 Zone, which is not a corresponding zone but is permitted within this land use category. The site is also within the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan. In addition, the property is in a Hillside Area, an Urban Agriculture Incentive Zone, a Very High Fire Hazard Severity Zone, a High Wind Velocity Area, Special Grading Area (BOE Basic Grid Map A-13372), a Red Flag Restricted Parking area, and within the Verdugo Fault Zone. Per Zoning Information File No. 2438, applicants are advised that, for properties zoned RA, RE20, RE40, A1, or A2, a completed "Equine Keeping Checklist", the form for which is supplied by the Department of Building and Safety during the plan check process, must be submitted to the Department of Building and Safety prior to the issuance of a building permit.

The project is the construction, use, and maintenance of a new 1,869 square-foot, two-story single-family dwelling with an attached 369 square-foot garage. 200 square feet of the garage is exempt from counting as Residential Floor Area. The slope band analysis

indicates the maximum Residential Floor Area on the site is 2,137.95 square feet; the Residential Floor Area of the project is 2,038.3 square feet, which is less than the maximum allowed. The applicant is requesting relief from providing the 20-foot Adjacent Minimum Roadway Width and the minimum 20-foot-wide Continuous Paved Roadway from the driveway apron of the residence to the boundary of the Hillside Area.

The subject property was previously approved, pursuant to Case No. ZA-2005-8349-ZAD, for the construction of a similarly sized single-family dwelling without providing the otherwise required minimum 20-foot-wide Continuous Paved Roadway from the driveway apron of the residence to the boundary of the Hillside Area. Condition No. 6 of that grant required the applicant to provide the 20-foot Adjacent Minimum Roadway Width. The Department of Building and Safety issued a Geology and Soils Report Approval Letter on April 14, 2005, and has since issued a new Approval Letter dated June 11, 2026 (Log #137025-01).

A Hillside Development Construction Traffic Management Plan was prepared by the applicant and approved by the Los Angeles Department of Transportation on February 26, 2025. A Tree Disclosure Statement, signed by the applicant on October 31, 2022, indicates there are no protected trees or shrubs on the property and no street trees in the adjacent public right-of-way. A Biological Resources Assessment, prepared by Bargas Environmental Consulting for the project and dated August 4, 2022, concluded that vegetation on the site is highly disturbed and there are no special status plants expected to occur. One special status wildlife species, the San Diegan Tiger Whiptail (California Species of Special Concern) is locally common and could be present. However, this species is mobile and unlikely to be affected by the proposed project. Four special status wildlife species, all of which would be unlikely to be affected by the proposed project, have a low potential to occur. The proposed project is located on a disturbed parcel and would not be expected to impact any special status biological resources. The report recommends that if construction occurs during the nesting bird season (February 1 to September 30), a nesting bird survey should be conducted within one week of construction initiation. If active nests of Migratory Bird Treaty Act-protected species are identified during the survey, and the surveying biologist determines that the nests could be impacted, the biologist should develop a written plan including measures to ensure the protection of nesting bird resources.

Surrounding Properties

Properties to the north, west, and east of the subject site are zoned RE40-1 and are either vacant or improved with single-family dwellings. Properties across Denivelle Road to the south, are zoned R1-1 and improved with single-family dwellings.

Streets

Denivelle Road, adjoining the subject property to the south, is designated as a Local Street-Standard, with a designated right-of-way width of 60 feet and a designated roadway width of 36 feet. The street is improved with a paved roadway and concrete curb. However, according to the Bureau of Engineering, Denivelle Road adjoining the property is a Substandard Hillside Limited Street, with a right-of-way width of 40 feet and a roadway

width of 18 feet. The Adjacent Roadway Width is less than the required minimum width of 20 feet, and there is no minimum 20-foot-wide Continuous Paved Roadway from the driveway apron of the proposed residence to the boundary of the Hillside Area. No additional dedication is required.

Previous relevant cases, related actions on the site/in the area include:

ZA-2005-8349-ZAD – On July 31, 2006, the Zoning Administrator granted a Zoning Administrator's Determination to permit the construction of a 1,832 square-foot single-family dwelling with an attached garage, on a substandard limited hillside street with a width of less than 20 feet, observing a reduced side yard of 10 feet in lieu of the required 11 feet in the RE40-1 Zone.

Ordinance No. 175,736 – On February 8, 2004, an ordinance establishing the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan went into effect.

Ordinance No. 171,936 – On April 18, 1998, an ordinance changed the zone on the property to RE40-1.

There are no Zoning Administrator Determination grants for the construction of a new single-family home within 500 feet of the subject property.

PUBLIC HEARING

A Notice of Public Hearing was sent to property owners and/or occupants abutting the property for which an application had been filed with the Department of City Planning. All interested parties were invited to attend the public hearing during which they could listen, ask questions, or present testimony regarding the project. Interested parties were also invited to submit written comments regarding the request prior to the hearing. The public hearing was held by Associate Zoning Administrator Phyllis Nathanson on February 5, 2025. The Associate Zoning Administrator's notes and background information are incorporated herein. The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the project. Since Zoning Administration hearings are not subject to the Brown Act, the public hearing was conducted entirely telephonically and by videoconference.

At the start of the public hearing, the Zoning Administrator corrected the hearing notice by stating the following:

> *The hearing notice indicates the applicant is seeking relief from the Zoning Code requirement to provide a minimum 20-foot-wide Continuous Paved Roadway from the driveway apron to the boundary of the Hillside Area. However, the applicant had also requested in their application they also sought relief from providing a minimum 20-foot Adjacent Roadway Width, as required by LAMC Section 12.21 C.10(i)(2). This additional request will also be considered by the Zoning Administrator.*

The applicant's representative then presented an overview of the project, highlighting the following:

- The applicant is requesting relief from widening the roadway from the property to the Hillside Area boundary, which is impossible, and from widening the adjacent roadway.
- The project is in compliance with the provisions of the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan.
- The same request by the previous owner was approved in 2006. The design of the project was different. The grant was never utilized, and this request is to renew that grant.
- The property is now vacant, but it was previously excavated, and retaining walls were constructed to retain the slope integrity. The invasive work has already been completed.
- The proposed residence is in line with the neighborhood and in scale with other developments. Today's standards are more rigorous.
- All other provisions will be adhered to. The only relief requested is for widening the roadway.
- The project will be providing a two-car garage plus parking space for two additional vehicles. The project is for one single-family residence. Space for four vehicles provides sufficient parking.
- The slope band analysis determined the maximum Residential Floor Area allowed on the property. The proposed project is much less than the maximum.
- The project will not remove any trees. The arborist report and biologist study have been submitted.
- The previous Zoning Administrator did not require the off-site roadway improvements, concluding they were infeasible because the various properties were not under the control of the applicant.
- The property is already zoned for a single-family dwelling, it has been graded, and the retaining walls have already been installed.
- Regulations prohibit construction vehicles from impeding the access of emergency vehicles.
- The Neighborhood Council is in support, and the applicant's team has met City Council District 7 twice. They have no concerns with the project. They are positive about the creative use of space in the tight area and believe the project is a beautiful functional addition to the neighborhood.

After the presentation, the Zoning Administrator asked questions that were answered, summarized as:

Zoning Administrator: I see that the Sunland-Tujunga Neighborhood Council submitted two letters in support of the project.

Applicant's Representative: Yes, but they only took one vote.

Zoning Administrator: At one point the project was to include a smaller main residence and an Accessory Dwelling Unit (ADU), but now the main residence is proposed to be 1,869 square feet and no ADU, is that correct?

Applicant's Representative: Yes, the residence is still small. They tried to fit an ADU, but it was too tight and not feasible.

Zoning Administrator: According to the calculations submitted, the maximum Residential Floor Area permitted is 2,137.95 square feet, and the new construction totals 2,038.3 square feet of Residential Floor Area, is that correct?

Applicant's Representative: Yes.

Zoning Administrator: I did not see a Hillside Construction Traffic Management Plan, which is required by the Department of Transportation. Can you prepare and submit one?

Applicant's Representative: It is not required for this application but will be required by the Department of Building and Safety, and it will be submitted as part of construction. It is not generally requested by City Planning.

Zoning Administrator: Is there any grading, fill, or export?

Applicant's Representative: Approximately 140 cubic yards of cut is proposed, which would be exported. No haul route is required for that amount. It has already been approved by the Department of Building and Safety.

Zoning Administrator: It is not uncommon for Zoning Administrators to grant relief from the requirement to widen the roadway to the minimum width of 20 feet beyond the property to the boundary of the Hillside Area. However, it is very rare for a Zoning Administrator to grant relief from widening the portion of the roadway adjacent to the applicant's property to a minimum width of 20 feet. Are there unusual circumstances that prevent the widening of the adjacent roadway for this property to justify such relief?

Applicant's Representative: Widening the adjacent roadway would be arbitrary. The curb follows the rest of the street. The roadway is 18 feet wide in front of the property. Pushing it in would create a jog in the roadway.

The hearing was then opened for public testimony. There was only one individual who spoke, Karey Call, who resides at 7925 Denivelle Road. She made the following points: She was asked by the property owner to attend this hearing.

- She remembers the original excavation. The digging went so deep that pipes were exposed.
- There were no retaining walls put up with the illegal excavation by the previous owner.
- She invites the lovely home proposed.
- She would like a retaining wall constructed between the two properties. Currently, there is nothing holding back the earth.
- There is earth movement with rain. The property at 7925 Denivelle Road is losing portions of their foundation.

After the neighbor spoke, the Zoning Administrator allowed the applicant's representative to respond to any issues raised. The following responses were provided:

Applicant's Representative: She is sharing her email so that the neighbor can reach out

to her directly. The health of the neighborhood and the hillside is important to the applicant.

Applicant: The neighbor has raised a legitimate concern, but it is not applicable to the subject property. The grading was already approved and signed off by the Department of Building and Safety in accordance with code requirements.

Correspondence

Elizabeth Optholt, Whitestone DCI, applicant's representative, in an email dated February 17, 2025, updated the Zoning Administrator that they are in the process of obtaining approval of a Hillside Construction Traffic Management Plan. In addition, she confirmed that the existing retaining walls and grading were reviewed, permitted, and inspected by the City in 2005/2006, under Permit No. 05030-20000-00080, Board File 050149, and the site has an approved haul route from then. The records pertaining to the site grading, retaining walls, and the haul route are attached to the email. The applicant's representative also indicated that an email (copy attached) was sent to the neighbor explaining that in addition to the work completed by the previous owner, the addition of the single-family dwelling will be subject to additional City review, 2025 Building and Safety standards, and inspections.

Karey Call, in an email dated February 16, 2025, provided the permit number (08020-20000-00126) for the retaining wall that needed to be built for 7925 Denivelle Road. The inspector's name is Gayk Manukyan.

Karey Call, in an email dated February 15, 2025, asked the Zoning Administrator to view the property on Google Earth to see the fence coming down and the land movement into the V-gutter belonging to 7921 Denivelle Road. She states this is due to the fact that the only retaining wall that exists is the one they built on their property line along with a V-gutter, which has been acting as a catch basin for the emailer's soil.

Karey Call, in an email dated February 7, 2025, forwarded photos and attachments. The summary of attachments references Attachments A through F. However, only D through F were attached. Photos A through D were attached.

- Photo A – with notes stating that the 7925 Denivelle Road chain link fence begins to fall into V-gutter belonging to 7921 Denivelle Road.
- Photo B – with notes stating 7921 Denivelle Road retaining wall, wrought iron and V-gutter built without a retaining wall to support soil from 7925 Denivelle Road.
- Photo C – with notes stating further property damage with land movement.
- Photo D – with notes stating landslide into V-gutter on the west side of 7921 Denivelle Road.
- Attachment D – is a page from Case No. ZA-2005-8349-ZAD, identifying alleged violations of the Condition Nos. 6, 8, 10, 12, and 15.
- Attachment E – is a copy of the Property Activity Report on 7921 Denivelle Road, dated March 29, 2008.

- Attachment F – is a summary of the plan check on Permit No. 08020-20000-00126, dated March 24, 2008.

Karey Call, in an email dated February 7, 2025, stated she would be willing to pay $1,000 for someone to come out and see what she is claiming to underscore how serious she is.

Karey Call, in an email dated February 7, 2025, stated she has pictures to support her claims.

Karey Call, in an email dated February 7, 2025, regarding inaccurate information found about a retaining wall having been built to support her property. She states this is not true or correct information, even though someone from the Department of Building and Safety signed off on the matter. She states this, among other important facts have been found to support her claim, that another look into the matter is necessary prior to the Zoning Administrator reaching any decisions about the development of a single-family dwelling being built without a retaining wall first on her side of the wall and V-gutter the property owners of 7921 built years ago.

Karey Call, in an email dated February 2, 2025, alleged illegal excavation without permit beginning in 2003, resulting in pipes on her property exposed and damaged, with her property undermined and subject to movement with each rainy season. She learned of the sale of the property at 7921 Denivelle Road and of the proposed development and asked that the attached documents be reviewed in considering the applicant's request.

- Attachment A –a page from Case No. ZA-2005-8349-ZAD with standard language advising about the transferability of the grant.
- Attachment B – the status of various permits on 7921 Denivelle Road, highlighting Permit No. 08020-20000-00126.
- Attachment C - a summary of the plan check on Permit No. 08020-20000-00126, dated March 24, 2008.
- Attachment D –a page from Case No. ZA-2005-8349-ZAD, with notes that dispute text in the findings of that case which state the property at 7925 Denivelle Road is vacant – her dispute is that she has been there since 1993. Also, she disputes a statement that the portion of Denivelle Road in front of the property will be widened, since it was not done.
- Attachment E - a page from Case No. ZA-2005-8349-ZAD, with notes that dispute text in the findings of that case with regard to widening of the roadway in front of the property.

Lydia Grant, President, Sunland-Tujunga Neighborhood Council, in letters dated June 14, 2023, and July 12, 2023, stated that the Sunland-Tujunga Neighborhood Council Land Use Committee does not support any street widening requirement in the area. Even widening the street in front of the new house would result in major disruptions to the slope and surrounding properties. The same project was approved by the City in 2006 and

found to be an extreme burden for not only the property owner but also the surrounding neighbor properties as well, should the street widening be required by the City.

ZONING ADMINISTRATOR'S DETERMINATION FINDINGS

In order for a deviation from the zoning regulations to be granted, all of the legally mandated findings delineated in LAMC, Chapter 1, Section 12.24 X must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

1. **That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

   The subject site is an approximately 10,495 square-foot rectangular shaped property consisting of two legal lots, with 60 feet of frontage on the north side of Denivelle Road, and a depth of 175 feet. The property is in the RE40-1 Zone, which allows a single-family dwelling. The property is in a Hillside Area, a Very High Fire Hazard Severity Zone, a High Wind Velocity Area, Special Grading Area (BOE Basic Grid Map A-13372), and a Red Flag Restricted Parking area.

   The subject site is currently vacant but for retaining walls and fencing constructed in conjunction with a project previously approved on the property, under Case No. ZA-2005-8349-ZAD, the grant for which is no longer valid. Properties to the north, west, and east are zoned RE40-1 and either vacant or improved with single-family dwellings. Properties across Denivelle Road to the south, west, and east are zoned R1-1 and RE40-1 and improved with single-family dwellings.

   At this location, Denivelle Road is a Substandard Hillside Limited Street, with a right-of-way width of 40 feet and a roadway width of 18 feet. The Adjacent Roadway Width is less than the required minimum width of 20 feet, and there is no minimum 20-foot-wide Continuous Paved Roadway beyond the subject property to the boundary of the Hillside Area.

   The project is the construction, use, and maintenance of a new 1,869 square-foot, two-story single-family dwelling with an attached 369 square-foot garage (200 square feet of the garage is exempt from counting as Residential Floor Area). The slope band analysis concluded that the maximum Residential Floor Area on the site is 2,137.95 square feet; the Residential Floor Area of the project is 2,038.3 square feet, which is less than the maximum allowed.

   In order to construct the project, the applicant is requesting relief from providing the 20-foot Adjacent Minimum Roadway Width and the minimum 20-foot-wide Continuous Paved Roadway from the driveway apron of the residence to the boundary of the Hillside Area. The Zoning Administrator has denied the applicant's request for relief from providing the 20-foot Adjacent Minimum Roadway Width and approved the applicant's request for relief from providing the minimum 20-foot-

wide Continuous Paved Roadway from the driveway apron of the residence to the boundary of the Hillside Area.

In denying the applicant's request to not improve that portion of Denivelle Road adjacent to the subject property, the Zoning Administrator has ensured that in moving forward with the construction of the proposed new single-family dwelling, the roadway will be incrementally paved to the 20-foot minimum required width, improving access for residents, visitors, and emergency vehicles in the area. As other properties in the area are upgraded by new construction or additions, the portion of Denivelle Road adjacent to those properties will also be required to be paved to the 20-foot minimum width. In addition, denying relief from widening the adjacent roadway to the 20-foot minimum is consistent with the decision pursuant to Case No. ZA-2005-8349-ZAD. In that case the Zoning Administrator imposed Condition No. 6, which states that "West Denivelle Road shall be dedicated and improved to a width of 20 feet adjacent to the subject property to the satisfaction of the City Engineer."

The new proposed single-family dwelling will comply with all other provisions of the Zoning Code and the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan. At less than the maximum Residential Floor Area, the project is in scale with other development in the area. A single-family dwelling was previously approved for the site under ZA-2005-8349-ZAD; however, the grant was not utilized. While the residence was never built, the site had been prepared for the construction of the residence. In its preparatory state, with grading and retaining walls/fencing, the site is currently unattractive and visually detracts from the neighborhood. The applicant will be required to comply with the conditions outlined in the Department of Building and Safety Geology and Soils Report Approval Letter issued on June 11, 2026 (Log #137025-01). The proposed new residence is an aesthetic addition to the area and has the support of the Sunland-Tujunga Neighborhood Council and Council District 7. The improvements will enhance the built environment by providing a new single-family dwelling with a modernized exterior and provide the city with additional housing that is updated and in keeping with the quality neighborhood in which the property is located.

Therefore, the project will enhance the built environment in the surrounding neighborhood and will perform a function that is essential and beneficial to the community and the city.

2. **That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The subject site is an approximately 10,495 square-foot rectangular shaped property consisting of two legal lots, with 60 feet of frontage on the north side of Denivelle Road, and a depth of 175 feet. The property is within the jurisdiction of the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan, which designates the property for Very Low II

Residential land use, with corresponding zones of RE15 and RE11. The property is in the RE40-1 Zone, which is not a corresponding zone but is permitted within this land use category. The site is also within jurisdiction of the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan. In addition, the property is in a Hillside Area, a Very High Fire Hazard Severity Zone, a High Wind Velocity Area, Special Grading Area (BOE Basic Grid Map A-13372), and a Red Flag Restricted Parking area.

The subject site is currently vacant but for retaining walls and fencing constructed in conjunction with a project previously approved on the property, under Case No. ZA-2005-8349-ZAD, the grant for which is no longer valid. Properties to the north, west, and east are zoned RE40-1 and either vacant or improved with single-family dwellings. Properties across Denivelle Road to the south, west, and east are zoned R1-1 and RE40-1 and improved with single-family dwellings.

At this location, Denivelle Road is a Substandard Hillside Limited Street, with a right-of-way width of 40 feet and a roadway width of 18 feet. The Adjacent Roadway Width is less than the required minimum width of 20 feet, and there is no minimum 20-foot-wide Continuous Paved Roadway beyond the subject property to the boundary of the Hillside Area.

The project is the construction, use, and maintenance of a new 1,869 square-foot, two-story single-family dwelling with an attached 369 square-foot garage (200 square feet of the garage is exempt from counting as Residential Floor Area). The slope band analysis concluded that the maximum Residential Floor Area on the site is 2,137.95 square feet; the Residential Floor Area of the project is 2,038.3 square feet, which is less than the maximum allowed.

In order to construct the project, the applicant is requesting relief from providing the 20-foot Adjacent Minimum Roadway Width and the minimum 20-foot-wide Continuous Paved Roadway from the driveway apron of the residence to the boundary of the Hillside Area. The Zoning Administrator has denied the applicant's request for relief from providing the 20-foot Adjacent Minimum Roadway Width and approved the applicant's request for relief from providing the minimum 20-foot-wide Continuous Paved Roadway from the driveway apron of the residence to the boundary of the Hillside Area.

According to the Bureau of Engineering, the existing adjacent roadway is currently improved to a width of 18 feet. The Zoning Administrator has denied the applicant's request to not widen that portion of the roadway that is adjacent to the applicant's property to 20 feet (Adjacent Minimum Roadway Width), which results in the applicant being required to complete the adjacent roadway a maximum of two feet. The applicant did not provide any written justification in their application for waiving the 20-foot Adjacent Minimum Roadway Width requirement. At the public hearing, the Zoning Administrator asked the applicant's representative if there was any unusual circumstance that prevented the applicant from providing this requirement. The representative responded that the improvement would create a jog in the roadway. Though true, the Zoning Administrator did not view this as

sufficient justification to waive the requirement. In denying the applicant's request to not improve the adjacent portion of Denivelle Road, the Zoning Administrator has ensured that in moving forward with the construction of the proposed new single-family dwelling, the roadway will be incrementally paved to the 20-foot minimum required width, improving access for residents, visitors, and emergency vehicles in the area. As other properties in the area are upgraded by new construction or additions, the portion of Denivelle Road adjacent to those properties will also be required to be paved to the 20-foot minimum width.

Conversely, the Zoning Administrator has approved the applicant's request to not widen Denivelle Road beyond their property to the boundary of the Hillside Area (Continuous Paved Roadway). In approving the applicant's request for relief from the Continuous Paved Roadway, the Zoning Administrator has spared the applicant undue hardship that could prevent the construction of the new single-family dwelling. Widening the roadway beyond the applicant's property to the boundary of the Hillside Area would entail coordination with, and cooperation of, multiple neighbors and access to property owned by others. The additional grading and possible new retaining walls and relocation of power pole infrastructure would be cost prohibitive, out of proportion to the construction of a modestly sized single-family residence, and inconsistent with efforts to increase the supply of housing in the face of the City's housing crisis.

A neighbor residing at 7925 Denivelle Road provided testimony at the public hearing and submitted multiple emails regarding retaining walls, a V-gutter, land movement, and property damage. The neighbor has specifically complained about insufficient retention of soil and run-off impacts, referencing Permit No. 08020-20000-00126) for a retaining wall that was never built. Department of Building and Safety records indicate that the quality review for the permit was completed March 24, 2008, but the permit was never issued. While the complaints raised are not related to the Zoning Code or the relief from Zoning Code provisions requested by the applicant, the relief granted by the Zoning Administrator enables the applicant to proceed with constructing the proposed residence.

The project will be required to comply with all the regulations of the Municipal Code and all other applicable government/regulatory agencies, except for the requirement to improve Denivelle Road beyond the applicant's property to the boundary of the Hillside Area. In addition, to ensure the project's compatibility with the neighborhood and further protect the public health, welfare, and safety, the Zoning Administrator has imposed a number of conditions on the project. On- and off-site drainage of the project is required to be reviewed and approved by the Department of Building and Safety, and stormwater mitigation regulations are required to be complied with at all times. Grading is limited to 148 cubic yards of cut that will be exported. A Geology and Soils Report Approval letter was issued by the Grading Division of the Department of Building and Safety dated June 11, 2026 (Log #137025-01). The applicant is required to comply with the conditions of that Report.

The applicant is required to comply with the Hillside Development Construction

Traffic Management Plan, approved by the Department of Transportation. The applicant is also required to identify a construction manager and provide contact information to owners and residents of adjoining properties to facilitate responses to inquiries and resolution of complaints. Relevant provisions from the Hillside Construction Regulations district, though not otherwise required on this property, have been imposed by the Zoning Administrator to mitigate the impact of construction-related activities during the construction period. Review of plans by the Fire Department is required. Outdoor lighting is limited and excess exterior illumination after 6:00 p.m. is prohibited.

The neighbor at 7925 Denivelle Road also complained that several conditions imposed in the 2006 granting of ZA-2005-8349-ZAD have not been complied with. However, the 2006 grant expired prior to being utilized. Consequently, the grant and its terms are considered terminated and void, and therefore, the applicant is not bound by the grant's conditions of approval. Instead, the applicant will be subject to the conditions imposed with the approval granted herein.

The subject property is zoned for a single-family dwelling. As approved, the new residence will not negatively impact the neighborhood. The project scale is in line with the character of the neighborhood and will not create additional traffic impacts in the vicinity. The design provides ample on-site parking.

Aside from relief from the Continuous Paved Roadway requirement requested by the applicant, the proposed project will be built in accordance with all hillside regulations. The conditions of approval imposed herein will help to ensure the project compatibility with the surrounding neighborhood and it will also help ensure that the resulting project will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety of the community.

3. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The General Plan is the city's roadmap for future growth and development. The General Plan Elements establish goals and policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the LAMC. Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The General Plan is composed of the Framework Element, seven state-mandated elements, and four additional elements adopted by the City Council. The Framework Element establishes the broad overall policy and direction for the General Plan. Approval of the project is in substantial conformance with the following Framework Element housing goals and objectives:

Goal 4A: An equitable distribution of housing opportunities by type and

cost accessible to all residents of the city.

Objective 4.4: *Reduce regulatory and procedural barriers to increase housing production and capacity in appropriate locations.*

The Housing Element provides a plan for the City's existing and future housing needs to ensure a range of housing choices for residents of all income levels. The Housing Element provides decision-makers policy guidance to evaluate discretionary housing applications. This approval conforms to the following goals and objectives in the Housing Element:

Goal 1: *A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.*

Objective 1.2: *Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.*

The project is in conformance with the aforementioned goals and objectives of the General Plan because the proposed single-family dwelling, minimal in size, will provide an additional housing unit, preserving the character of the area.

The Land Use Element of the City's General Plan divides the city into 34 Community Plans. The project site is located within the boundaries of the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan, which designates the property for Very Low II Residential land uses corresponding to the RE15, and RE11 Zones. While the subject property is in the RE40 Zone, which is not one of the corresponding zones for this land use category, the RE40 Zone is a more restrictive zone and is in substantial conformance with the purposes, intent, and provisions of the General Plan as reflected in the adopted Community Plan.

As approved and conditioned, the proposed new single-family dwelling will not adversely impact the surrounding land uses. The project is consistent with the following components of the Community Plan:

Goal 1: *A safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the community.*

Objective 1-3: *To preserve and enhance the varied and distinct residential character and integrity of existing single and multi-family neighborhoods.*

Policy 1-3.1: *Consider factors such as neighborhood character and identity, compatibility of land uses, impacts on livability, impacts on services and public facilities, impacts on traffic levels, and environmental impacts when changes in residential densities are*

proposed.

Policy 1-3.2: *Seek a high degree of architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.*

Policy 1-6.2: *Consider the steepness of the topography and the suitability of the geology in any proposal for development within the Plan area.*

The proposed project is the construction of a new single-family dwelling on the subject site, which is consistent with the Plan's Very Low II Residential land use designation and the RE40 Zone. As such, the proposed project will preserve the integrity of the single-family homes in the area and improve the appearance of the site, which was previously prepared for the development of a residence that was never built.

The proposed single-family dwelling is of a size and height that is consistent and will blend with much of the surrounding single-family development in the area. The potential for increased vehicle trips resulting from the project is minimal and consistent with that associated with single-family development. Denivelle Road is not a through street and terminates less than a quarter mile northwest of the subject site. As a result, the street will not carry through traffic; vehicles using Denivelle Road will likely be limited to trips associated with local single-family development. Any traffic increase will be minimal, associated with a single residence.

The property is also located within the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan and is subject to Project Permit Compliance Review, which is part of the authorization granted herein and addressed in Condition Nos. 22 through 28 and Finding Nos. 8 and 9.

Therefore, the project substantially conforms with the purpose, intent and provisions of the General Plan, the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan, and the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan.

4. That the proposed use is in conformity with the public necessity, convenience, general welfare, and good zoning practice.

The Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan designates the subject property for Very Low II Residential land use, with corresponding zones of RE15 and RE11 and Height District No.1. The project site consists of two legal lots, for a total of 10,495 square feet of lot area. The proposed single-family dwelling on this property is in keeping with the spirit and intent of the Community Plan and is in harmony with the various elements of the General Plan. The construction of a single-family dwelling is in line with the character of the neighborhood.

Good planning practice attempts to balance the needs of property owners and the community without imposing undue hardships on either. The project provides ample parking on site and will not create additional traffic impacts in the vicinity. At this location, Denivelle Road is a Substandard Hillside Limited Street, with a right-of-way width of 40 feet and a roadway width of 18 feet. The Adjacent Roadway Width is less than the required minimum width of 20 feet, and there is no minimum 20-foot-wide Continuous Paved Roadway beyond the subject property to the boundary of the Hillside Area. In order to construct the project, the applicant has requested relief from providing the 20-foot Adjacent Minimum Roadway Width and the minimum 20-foot-wide Continuous Paved Roadway from the driveway apron of the residence to the boundary of the Hillside Area. The Zoning Administrator has denied the applicant's request for relief from providing the 20-foot Adjacent Minimum Roadway Width and approved the applicant's request for relief from providing the minimum 20-foot-wide Continuous Paved Roadway from the driveway apron of the residence to the boundary of the Hillside Area.

In denying the applicant's request to not improve that portion of Denivelle Road adjacent to the subject property, the Zoning Administrator has ensured that in moving forward with the construction of the proposed new single-family dwelling, the roadway will be incrementally paved to the 20-foot minimum required width, improving access for residents, visitors, and emergency vehicles in the area. As other properties in the area are upgraded by new construction or additions, the portion of Denivelle Road adjacent to those properties will also be required to be paved to the 20-foot minimum width. In addition, denying relief from widening the adjacent roadway to the 20-foot minimum is consistent with the decision pursuant to Case No. ZA-2005-8349-ZAD; in that case the Zoning Administrator imposed Condition No. 6, which states that "West Denivelle Road shall be dedicated and improved to a width of 20 feet adjacent to the subject property to the satisfaction of the City Engineer." Further, the applicant did not provide sufficient justification for waiving this requirement.

Conversely, the Zoning Administrator has approved the applicant's request to not widen Denivelle Road beyond their property to the boundary of the Hillside Area (Continuous Paved Roadway). In approving the applicant's request for relief from the Continuous Paved Roadway, the Zoning Administrator has spared the applicant undue hardship that could prevent the construction of the new single-family dwelling. Widening the roadway beyond the applicant's property to the boundary of the Hillside Area would entail coordination with, and cooperation of, multiple neighbors and access to property owned by others. The additional grading and possible new retaining walls and relocation of power pole infrastructure would be cost prohibitive and out of proportion to the construction of a modestly sized single-family residence and inconsistent with efforts to increase the supply of housing in the face of the City's housing crisis.

Therefore, to proceed with the project, the applicant will have to widen the roadway adjacent to their property by two feet to provide the minimum 20-foot width, as required by the Bureau of Engineering. The applicant will also be required to comply with the Department of Building and Safety Geology and Soils Report

Approval Letter issued on June 11, 2026 (Log #137025-01). As conditioned, facilitating the construction of the proposed residence by waiving the requirement to widen the roadway beyond the applicant's property but requiring the widening of the roadway adjacent to the applicant's property to provide the required minimum 20-foot-wide roadway is in conformity with public necessity, convenience, general welfare, and good zoning practice.

ZONING ADMINISTRATOR'S DETERMINATION SUPPLEMENTAL FINDINGS - STREET ACCESS

5. The vehicular traffic associated with the building or structure will not create an adverse impact on street access or circulation in the surrounding neighborhood.

The Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan designates the subject property for Very Low II Residential land use, with corresponding zones of RE15 and RE11. The proposed project is the construction, use, and maintenance of a new 1,869 square-foot, two-story single-family dwelling with an attached 369 square-foot garage (200 square feet of the garage is exempt from counting as Residential Floor Area). The slope band analysis concluded that the maximum Residential Floor Area on the site is 2,137.95 square feet; the Residential Floor Area of the project is 2,038.3 square feet, which is less than the maximum allowed. The project's modest size on property that combines two legal lots, for a total area of 10,494 square feet, aligns with the character and feel of the neighborhood and will not create an adverse impact on street access or circulation in the surrounding neighborhood.

According to the Bureau of Engineering, the existing adjacent roadway is currently improved to a width of 18 feet. The Zoning Administrator has denied the applicant's request to not widen that portion of the roadway that is adjacent to the applicant's property to 20 feet (Adjacent Minimum Roadway Width), which results in the applicant being required to complete the adjacent roadway a maximum of two feet. The applicant did not provide any written justification for not providing the 20-foot Adjacent Minimum Roadway Width in their application. At the public hearing, the Zoning Administrator asked the applicant's representative if there was any unusual circumstance that prevented the applicant from providing this requirement. The applicant's representative responded that the improvement would create a jog in the roadway. Though true, the Zoning Administrator did not view this as sufficient justification to waive the requirement. In denying the applicant's request to not improve the adjacent portion of Denivelle Road, the Zoning Administrator has ensured that in moving forward with the construction of the proposed new single-family dwelling, the roadway will be incrementally paved to the 20-foot minimum required width, improving access for residents, visitors, and emergency vehicles in the area. As other properties in the area are upgraded by new construction or additions, the portion of Denivelle Road adjacent to those properties will also be required to be paved to the 20-foot minimum width.

Conversely, the Zoning Administrator has approved the applicant's request to

waive the requirement to widen Denivelle Road beyond their property to the boundary of the Hillside Area (Continuous Paved Roadway). In approving the applicant's request for relief from the Continuous Paved Roadway, the Zoning Administrator has spared the applicant undue hardship that could prevent the construction of the new single-family dwelling. Widening the roadway beyond the applicant's property to the boundary of the Hillside Area would entail coordination with, and cooperation of, multiple neighbors and access to property owned by others. The additional grading and possible new retaining walls and relocation of power pole infrastructure would be cost prohibitive and out of proportion to the construction of a modestly sized single-family residence and inconsistent with efforts to increase the supply of housing in the face of the City's housing crisis. Conditions have been imposed on the grant to ensure compatibility with the neighborhood and protect the public health, welfare, and safety.

Access to the subject project will be from Denivelle Road. The project will provide the required two off-street covered parking spaces and two additional parking spaces. The new residence will not have an adverse impact on street access or circulation in the surrounding neighborhood. The amount of traffic generated by a single-family dwelling is low. Denivelle Road is narrow, and parking has been restricted to one side of the street. There is no through traffic on the street due to the lack of through access. As a result, traffic associated with the proposed dwelling will not be unusual and is not likely to impact street access after the dwelling is built. To proceed with the project, the applicant has been required to widen the roadway adjacent to the property to the minimum 20-foot width. Conditions to mitigate the impact of construction-related activities have also been imposed, as described in Finding No.2.

Therefore, the vehicular traffic associated with the building or structure will not create an adverse impact on street access or circulation in the surrounding neighborhood.

6. The building or structure will not be materially detrimental or injurious to the adjacent property or improvements and will not have a materially adverse safety impact on the surrounding neighborhood.

The subject site is currently vacant but for retaining walls and fencing constructed in conjunction with a project previously approved on the property, under Case No. ZA-2005-8349-ZAD, the grant for which is no longer valid. Properties to the north, west, and east are zoned RE40-1 and either vacant or improved with single-family dwellings. Properties across Denivelle Road to the south, west, and east are zoned R1-1 and RE40-1 and improved with single-family dwellings.

The project is the construction, use, and maintenance of a new 1,869 square-foot, two-story single-family dwelling with an attached 369 square-foot garage (200 square feet of the garage is exempt from counting as Residential Floor Area). The slope band analysis concluded that the maximum Residential Floor Area on the site is 2,137.95 square feet; the Residential Floor Area of the project is 2,038.3 square feet, which is less than the maximum allowed. The project will provide a

two-car garage and space for two additional parked vehicles. Providing ample on-site parking will serve to limit potential use of the limited curb parking available on the street. The subject property is zoned for a single-family dwelling. As approved, the proposed new residence will not negatively impact the neighborhood. The project scale is in line with the character of the neighborhood and will not create additional traffic impacts in the vicinity.

At this location, Denivelle Road is a Substandard Hillside Limited Street, with a right-of-way width of 40 feet and a roadway width of 18 feet. The Adjacent Roadway Width is less than the required minimum width of 20 feet, and there is no minimum 20-foot-wide Continuous Paved Roadway beyond the subject property to the boundary of the Hillside Area.

In order to construct the proposed residence, the applicant requested relief from providing the 20-foot Adjacent Minimum Roadway Width and the minimum 20-foot-wide Continuous Paved Roadway from the driveway apron of the residence to the boundary of the Hillside Area. The Zoning Administrator denied the applicant's request for relief from providing the 20-foot Adjacent Minimum Roadway Width and approved the applicant's request for relief from providing the minimum 20-foot-wide Continuous Paved Roadway from the driveway apron of the residence to the boundary of the Hillside Area.

According to the Bureau of Engineering, the existing adjacent roadway is currently improved to a width of 18 feet. The Zoning Administrator has denied the applicant's request to not widen that portion of the roadway that is adjacent to the applicant's property to 20 feet (Adjacent Minimum Roadway Width), which results in the applicant being required to complete the adjacent roadway a maximum of two feet. The applicant did not provide any written justification in their application for waiving the 20-foot Adjacent Minimum Roadway Width. At the public hearing, the applicant's representative justified not widening the adjacent roadway by stating the improvement would create a jog in the roadway. Though true, the Zoning Administrator did not view this as sufficient justification to waive the requirement. In denying the applicant's request to waive improving the adjacent portion of Denivelle Road, the Zoning Administrator has ensured that in moving forward with the construction of the proposed new single-family dwelling, the adjacent roadway will be paved to the 20-foot minimum required width, incrementally improving access for residents, visitors, and emergency vehicles in the area. As other properties in the area are upgraded by new construction or additions, the portion of Denivelle Road adjacent to those properties will also be required to be paved to the 20-foot minimum width.

Conversely, the Zoning Administrator has approved the applicant's request to not widen Denivelle Road beyond their property to the boundary of the Hillside Area (Continuous Paved Roadway). In approving the applicant's request for relief from the Continuous Paved Roadway, the Zoning Administrator has spared the applicant undue hardship that could prevent the construction of the new single-family dwelling. Widening the roadway beyond the applicant's property to the boundary of the Hillside Area would entail coordination with, and cooperation of,

multiple neighbors and access to property owned by others. The additional grading, new retaining walls, and possible relocation of power pole infrastructure would be cost prohibitive and out of proportion to the construction of a modestly sized single-family residence and inconsistent with efforts to increase the supply of housing in the face of the City's housing crisis.

A neighbor residing at 7925 Denivelle Road provided testimony at the public hearing and submitted multiple emails regarding retaining walls, a V-gutter, land movement, and property damage. The neighbor has specifically complained about insufficient retention of soil and run-off impacts, referencing Permit No. 08020-20000-00126) for a retaining wall that was never built. Department of Building and Safety records indicate that the quality review for the permit was completed March 24, 2008, but the permit was never issued. While the complaints raised are not related to the Zoning Code or the relief from Zoning Code provisions requested by the applicant, the relief granted by the Zoning Administrator enables the applicant to proceed with constructing the proposed residence.

The project will be required to comply with all the regulations of the Municipal Code and all other applicable government/regulatory agencies, except for the requirement to improve Denivelle Road beyond the applicant's property to the boundary of the Hillside Area. In addition, to ensure the project's compatibility with the neighborhood and further protect the public health, welfare, and safety, the Zoning Administrator has imposed a number of conditions on the project. On- and off-site drainage of the project is required to be reviewed and approved by the Department of Building and Safety, and stormwater mitigation regulations are required to be complied with at all times. Grading is limited to 148 cubic yards of cut that will be exported. A Geology and Soils Report Approval letter was issued by the Grading Division of the Department of Building and Safety dated June 11, 2026 (Log #137025-01). The applicant is required to comply with the conditions of that Report.

The applicant is required to comply with the Hillside Development Construction Traffic Management Plan, approved by the Department of Transportation. The applicant is also required to identify a construction manager and provide contact information to owners and residents of adjoining properties to facilitate responses to inquiries and resolution of complaints. Relevant provisions from the Hillside Construction Regulations district, though not otherwise required on this property, have been imposed by the Zoning Administrator to mitigate the impact of construction-related activities during the construction period. Review of plans by the Fire Department is required. Outdoor lighting is limited and excess exterior illumination after 6:00 p.m. is prohibited.

The conditions of approval imposed herein, and other regulatory requirements, will help ensure the project will not be materially detrimental or injurious to the adjacent property or improvements and will not have a materially adverse safety impact on the surrounding neighborhood.

7. The site and/or existing improvements make strict adherence to LAMC Section 12.21C.10(i) impractical or infeasible.

The project, a new 1,869 square-foot, two-story single-family dwelling with an attached 369 square-foot garage, which complies with the maximum Residential Floor Area permitted on the property. The subject property fronts on Denivelle Road. According to the Bureau of Engineering, Denivelle Road adjoining the property is a Substandard Hillside Limited Street, with a right-of-way width of 40 feet and a roadway width of 18 feet. The Adjacent Roadway Width is less than the required minimum width of 20 feet, and there is no minimum 20-foot-wide Continuous Paved Roadway from the driveway apron of the proposed residence to the boundary of the Hillside Area. No additional dedication has been required.

The applicant has requested relief from providing the 20-foot Adjacent Minimum Roadway Width and the minimum 20-foot-wide Continuous Paved Roadway from the driveway apron of the residence to the boundary of the Hillside Area. The Zoning Administrator has denied the applicant's request for relief from providing the 20-foot Adjacent Minimum Roadway Width and approved the applicant's request for relief from providing the minimum 20-foot-wide Continuous Paved Roadway from the driveway apron of the residence to the boundary of the Hillside Area. Thus, the applicant, in order to proceed with the construction of the residence, will have to widen the adjacent roadway and would comply with LAMC Section 12.21C.10(i)(2)

However, strict adherence to LAMC Section 12.21C.10(i)(3) is impractical and infeasible. Widening the roadway beyond the applicant's property to the boundary of the Hillside Area would entail coordination with, and cooperation of, multiple neighbors and access to property owned and controlled by others. Such widening may require the demolition of portions of existing structures as well as mature trees or private landscaping features that encroach into the right-of-way and improvement areas. Further, the additional grading and possible new retaining walls relocation of power pole infrastructure would be cost prohibitive and out of proportion to the construction of a modestly sized single-family residence. Enforcement of this requirement would ultimately make the project infeasible due to the unfulfillment of an impossible condition.

PROJECT PERMIT COMPLIANCE FINDINGS

The property is within the jurisdiction of the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan, which designates the property for Very Low II Residential land use, with corresponding zones of RE15 and RE11. The property is in the RE40-1 Zone, which is not a corresponding zone but is permitted within this land use category.

The site is also within jurisdiction of the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan. The subject site is not located within a Prominent Ridgeline Protection Area, within a Scenic Highway Corridor, or in an Equinekeeping "K" District.

In order for Project Permit Compliance Review to be granted, two of the legally mandated findings delineated in LAMC Section 11.5.7 C.2 must be made in the affirmative. Following is a delineation of the findings and the application of the relevant facts of the case to the same:

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

The proposed project is located within the boundaries of the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan and meets the definition of a project under Section 4 of the Specific Plan. The project involves the construction, use, and maintenance of a new 1,869 square-foot two-story single-family dwelling, observing a maximum height of 22 feet and six inches.

Section 7 of the Specific Plan Regulates Equine Protection. The proposed project is not located in an Equinekeeping "K" District, on an Official Equestrian Trail, as shown on Specific Plan Map No. 3, or on a Non-Public Equestrian Trail, as shown on Specific Plan Map No. 4.

Section 8.B of the Specific Plan prohibits the removal of oak trees without prior written approval. This site is conditioned to comply with this provision. No oak trees shall be removed, trimmed, or moved.

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

The project site is not located within a Scenic Highway Corridor and therefore does not need to comply with the height regulations of the Scenic Highway Corridor.

As such, the project substantially complies with the applicable regulations, findings, standards, and provisions of the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan.

9. **That the project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

Pursuant to State CEQA Guidelines and City Guidelines and based on the whole of the administrative record, the project has been granted a Categorical Exemption under ENV-2022-8792-CE and has found to be exempt from CEQA pursuant to CEQA Guidelines, Section 15303, Class 3. There is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

ADDITIONAL MANDATORY FINDINGS

10. 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. 186,592, have been reviewed and it has been determined that this project is located outside of a flood zone.

APPEALS

WHO CAN FILE AN APPEAL

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

HOW TO FILE AN APPEAL

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

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

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)

QR Code to Online Appeal Filing

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

IN-PERSON APPEAL FILINGS

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

QR Code to Forms for In-Person Appeal Filing	a. The Department of City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; b. Alternatively, appeal applications can be filed with staff at DSC public counters.

DEPARTMENT OF CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

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

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

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

DETERMINATION EFFECTIVE DATE

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

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

SCHEDULING CASE CONDITION CLEARANCE AND BUILDING PERMIT SIGN-OFFS

QR Code to BuildLA Appointment Portal for Condition Clearance

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

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

Inquiries regarding the matter shall be directed to Dang Nguyen, Project Planner at (818) 374-5050.

UNDINE PETRULIS
Associate Zoning Administrator

UP:PN:JP:DN:JO:mc

cc: Councilmember Monica Rodriguez
Seventh District
Adjoining Property Owners
Interested Parties

7921 DENIVELLE RD, SUNLAND-TUJUNGA, CA 91040

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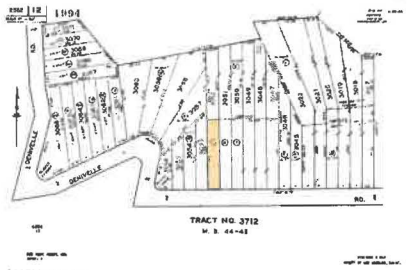
VICINITY MAP



ASSESSOR MAP

SCOPE OF WORK

NEW 1,869.3 SQFT 2-STORY SFD WITH 369 SQFT ATTACHED GARAGE

PROJECT DATA

ADDRESS: 7921 W DENIVELLE RD, SUNLAND-TUJUNGA CA 91040
CLIENT: GEGAM BURNAZYAN

LEGAL DESCRIPTION

ASSESSOR PARCEL NUMBER (APN)	2552 012 009
TRACT	TR 3712
BLOCK	NONE
LOT	3052
ZONING	RE40-1

AREA SUMMARY

LOT AREA	10495.2 SQ FT
FAR ALLOWABLE PER SLOPE BAND ANALISYS	2,137.95 SQ FT
NEW MAIN HOUSE BASEMENT FLOOR	371 SQFT
NEW MAIN HOUSE FIRST FLOOR	1,498.3 SQFT
NEW 2-CAR GARAGE	369 SQFT (200 EXEMPT)
TOTAL RFA	**2,038.3 SQ FT<2,137.9 SQ FT**

ARCHITECTURAL SHEET INDEX

Layout ID	Layout Name
A.01	NOTES VICINITY & ASSESSORS MAP
A.02	EXISTING AND PROPOSED SITE PLAN
A.03	PROPOSED FIRST FLOOR PLAN, WINDOW/DOOR SCHEDULES
A.04	PROPOSED SECOND FLOOR PLAN, WINDOW/DOOR SCHEDULES
A.05	PROPOSED FLOOR AND ROOF PLANS
A.06	PROPOSED NORTH ELEVATIONS
A.07	PROPOSED WEST ELEVATIONS
A.08	PROPOSED SOUTH ELEVATIONS
A.09	PROPOSED EAST ELEVATIONS
A.10	PROPOSED SECTIONS S-1, S-2
A.11	FRONT FACADE RENDERINGS
A.12	MATERIAL BOARD
GRN-01	GREEN NOTES

BUILDING CODE

-2022 CALIFORNIA RESIDENTIAL CODE (CRC)
-2022 CALIFORNIA MECHANICAL CODE (CMC)
-2022 CALIFORNIA ELECTRICAL CODE (CRC)
-2022 CALIFORNIA PLUMBING CODE (CPC)
-2022 CALIFORNIA GREEN BUILDING CODE (CAL GREEN)
-2022 GBSC

BUILDING CODE DATA LEGEND

OCCUPANCY GROUP ————(R3)
DESCRIPTION OF USE ————(SFD)
TYPE OF CONSTRUCTION ————(VB)
NUMBER OF STORIES ————(2)
HEIGHT ————(23')
SPRINKLERS ————(NO) VALUATION
YEAR SFD BUILT ————(1964)
HIGH FIRE ZONE: NO

ARTDESIGN COMPANY
TEL: 818 221 53 03
WWW.ARTDESIGN.COMPANY

DATE:03/27/2024
JOB NO: AD22-007

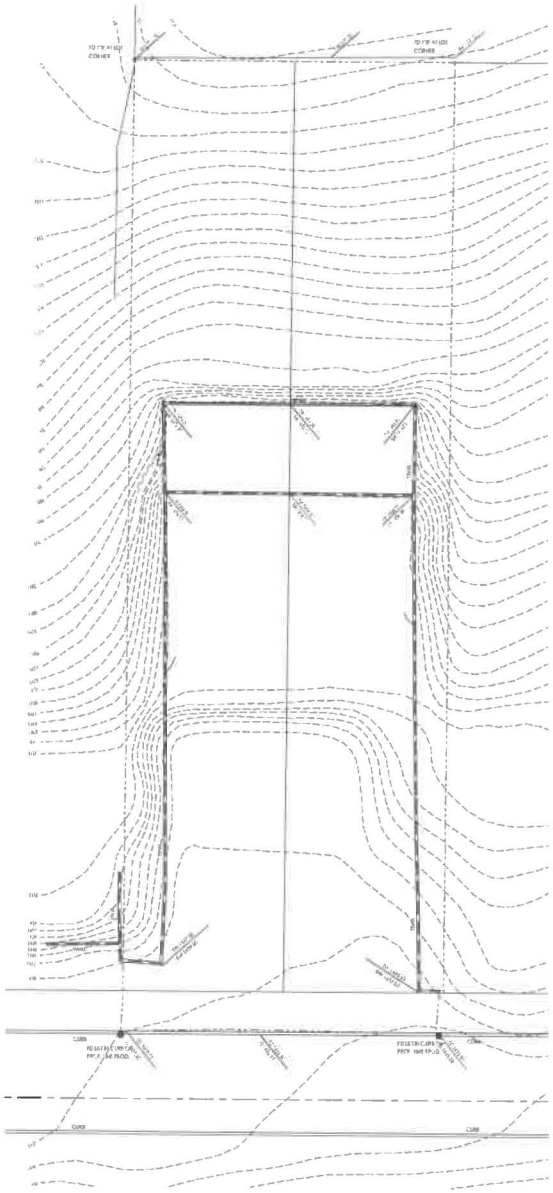
REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			

DESIGNED BY: MM
CHECKED BY: AA

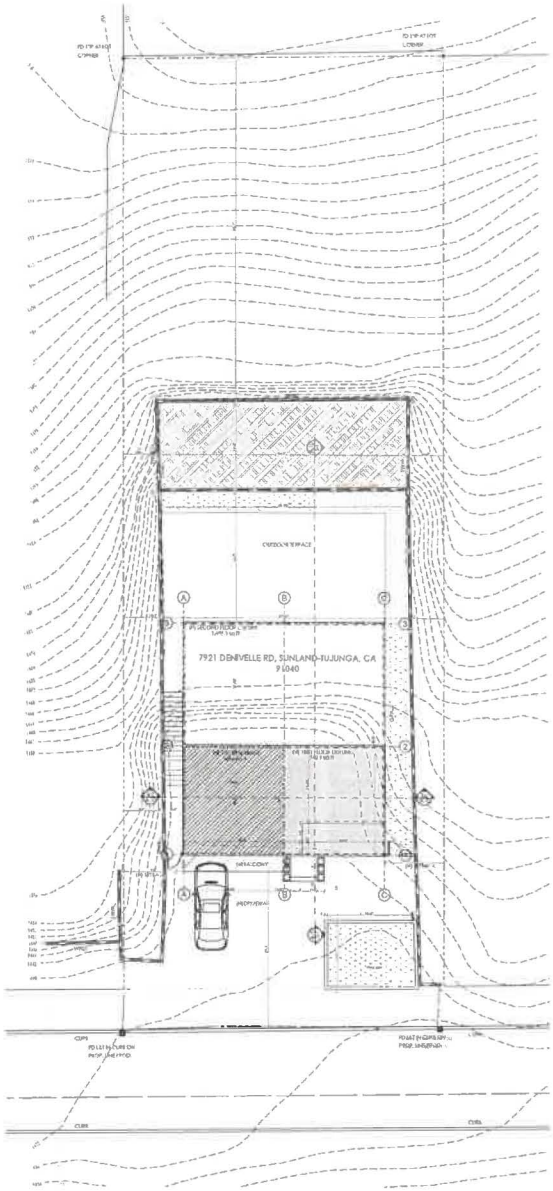
CLIENT/OWNER	GEGAM BURNAZYAN
JOB ADDRESS	7921 DENIVELLE RD, SUNLAND-TUJUNGA, CA 91040
PROJECT	BURNAZYAN RESIDENCE

NOTES VICINITY & ASSESSORS MAP

A.01



EXISTING SITE PLAN 3/32" = 1'-0"



PROPOSED SITE PLAN 3/32" = 1'-0"

LEGEND

- IN-GROUND FLOOR OUTLINE
- IN-FIRST FLOOR OUTLINE
- 2-CAR GARAGE
- LANDSCAPE
- GRADE

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ARTDESIGN COMPANY
TEL: 818.221.53.01
WWW.ARTDESIGN.COMPANY

DATE:03/27/2024
JOB NO: AD22-007

REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			

DESIGNED BY: MM
CHECKED BY: AA

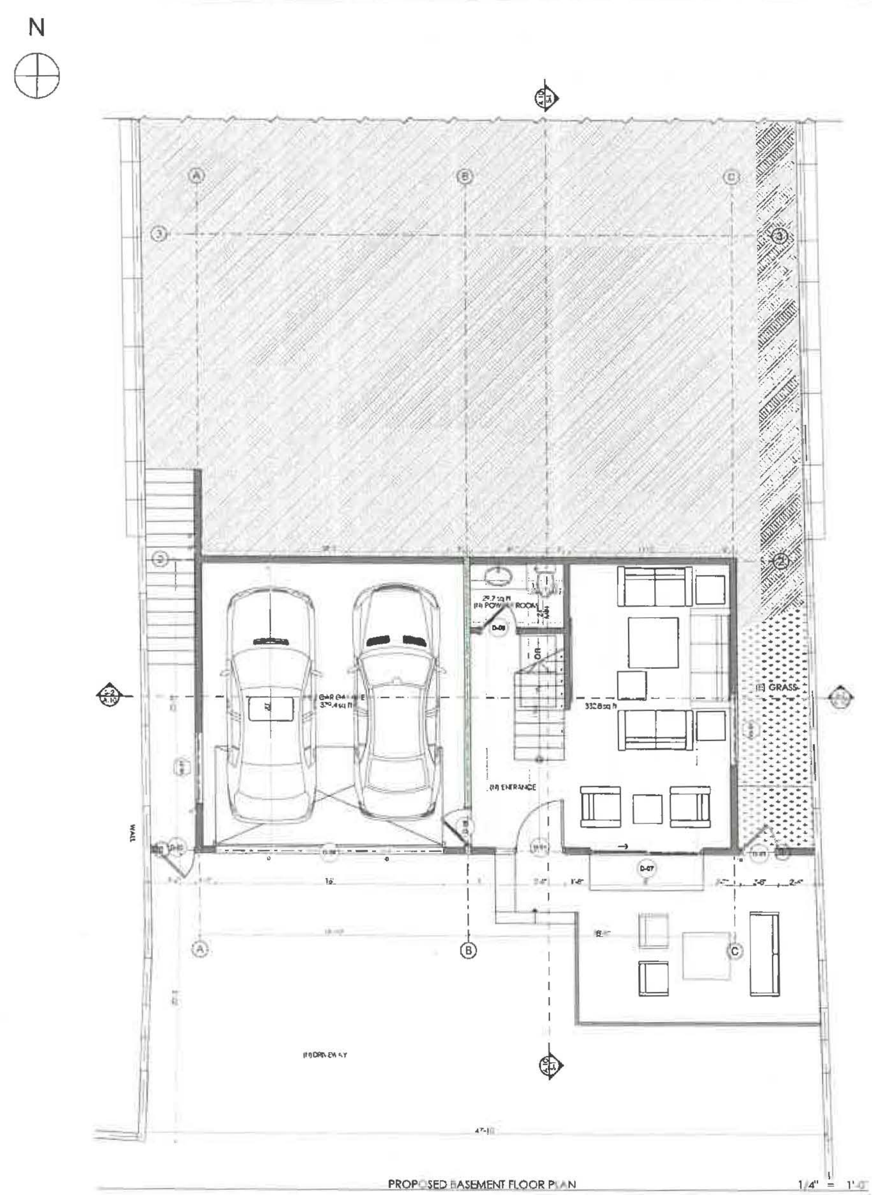
ADRS STAMP

CLIENT/OWNER	OSGAM BURNAZYAN
JOB ADDRESS	7921 DENIVELLE RD, SUNLAND-TUJUNGA, CA 91040
PROJECT	BURNAZYAN RESIDENCE

EXISTING AND PROPOSED SITE PLAN

A.02

SHEET NUMBER
2



PROPOSED BASEMENT FLOOR PLAN 1/4" = 1'-0"

(S/D) HARD-WIRED SMOKE DETECTOR WITH BATTERY BACK UP. A SMOKE DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SLEEPING AREA. BATTERY OPERATED SMOKE DETECTOR PERMITTED IN EXISTING CONSTRUCTION.

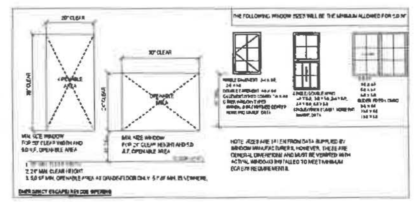
(CO) HARD-WIRED CARBON MONOXIDE DETECTOR WITH BATTERY BACK UP. A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SLEEPING AREA. BATTERY OPERATED CARBON MONOXIDE DETECTOR PERMITTED IN EXISTING CONSTRUCTION.

(F) MIN 50-CFM WITH HUMIDITY SENSOR EXHAUST FAN WITH MINIMUM 5 AIR CHANGE PER HOUR. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL.

(B-1) PROVIDE 72" NON-ABSORBENT WALL SURFACE IN ALL BATHTUB AND SHOWER COMPARTMENTS.

(T.A) 12" x 12" TUB ACCESS PANEL

ELECTRICAL NOTES:
A. INSTALL ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION (AFCI) IN ACCORDANCE WITH CEC 210.12 IN ALL NEW CONSTRUCTION (INCLUDING ADDITIONS) AND WHERE INSTALLING NEW CIRCUITS WITHIN EXISTING RESIDENCES.
B. INSTALL GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION (GFCI) IN ACCORDANCE WITH CEC 210.8 IN ALL NEW CONSTRUCTION (INCLUDING ADDITIONS) AND WHERE RENOVATING WITHIN EXISTING RESIDENCES.
C. PROVIDE TAMPER RESISTANT RECEPTACLES IN ACCORDANCE WITH CEC 406.11 IN ALL CONSTRUCTION (INCLUDING ADDITIONS) AND WHERE RENOVATING WITHIN EXISTING RESIDENCES



NOTE:
BEDROOM EGRESS WINDOWS HAVE A MINIMUM CLEAR OPENING AREA OF 5.7SF WHEN ABOVE THE GRADE-FLOOR AND 5SF ON THE GRADE-FLOOR, A MINIMUM NET HEIGHT OF 24", A MINIMUM NET WIDTH OF 20", AND A SILL HEIGHT NOT MORE THAN 44" ABOVE FINISH FLOOR. MANUFACTURER'S DATA SHOWING COMPLIANCE WITH EGRESS REQUIREMENTS MUST BE REPRODUCED ON THE DRAWINGS FOR ANY WINDOWS DEVIATING FROM THE APPROVED WINDOW SIZES SHOWN ON THE CITY OF BURBANK CONVENTIONAL CONSTRUCTION SHEET (CRC R310.1)

1. Contractors responsible for the construction of a wind or seismic force resisting system/component listed in the Statement of Special Inspection shall submit a written statement of responsibility to the LADBS inspectors and the owner prior to the commencement of work on such system or component per Sec 1704.4
2. Continuous Special Inspection by a registered deputy inspector is required for field welding, post-installed adhesive anchors installed horizontally or upwardly inclined to resist sustained tension loads, shotcrete placement, concrete strength fc>2500 psi, sprayed on fireproofing, engineering masonry, high-lift grouting, high-load diaphragms, special moment-resisting concrete frames, and helical pile foundations.
3. Foundation sill shall be naturally durable or preservative-treated wood
4. Field Welding to be done by welders certified by the LADBS for (structural steel) (reinforcing steel) (light gauge steel). Continuous inspection is required.
5. Shop welds must be performed in a LADBS licensed fabricator shop.
6. LADBS licensed fabricator is required for (Trusses), (Structural Steel).
7. Glued-laminated timbers must be fabricated in a LADBS licensed shop. Identify grade symbol and lamination species per 2015 NDS Supplement Table 5A.
8. Provide lead hole 40%-70% of threaded shank diameter and full diameter for smooth shank portion.
9. Periodic Special Inspection is required for wood shear walls, shear panels, and diaphragms, including nailing, bolting, anchoring, and other fastening to components of the seismic force resisting system. Special Inspection by a deputy inspector is required where the fastener spacing of the sheathing is 4 inches on center or less.
10. Special activity inspection is required for (buildings over 5 stories or 60' in height) (buildings over 50,000 sq. ft. of ground floor area) (buildings over 100,000 sq. ft. of total floor area).
11. A copy of the Los Angeles Research Report and/or conditions of listing shall be made available at the job site.

The VOC Content Verification Checklist, Form GRN2 shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification.
All new carpets installed in the building interior shall meet the testing and product requirements of one of the following:
1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health's Specifications 01350
3. NSF/ANSI 140 at the Gold Level
4. Scientific Certifications System Indoor Advantage™ Gold.
All new carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label Program.
80% of the total area receiving resilient flooring shall comply with one or more of the following:
1. Certified as a CHPS Low-Emitting Material in the CHPS High Performance Products Database
2. Certified under UL GREENGUARD Gold
3. Certified under the Resilient Floor Covering Institute FloorScore Program
4. Meet the California Department of Public Health's Specification 01350
New hardwood plywood, particle board and medium density products used in the interior or exterior of the building shall meet the formaldehyde limits listed in table 4.504.5
The Formaldehyde Emissions Verifications Checklist, Form GRN 3, shall be completed prior to final inspection approval. The manufacturer's specifications showing formaldehyde content for all applicable wood products shall be readily available at the job site and be provided to the field inspector for verification.
New mechanically ventilated buildings within 1,000 feet of a freeway shall provide regularly occupied areas of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.
Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory by inspector.
The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J-2011, ANSI/ACCA 29D-2014 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 3 Manual S-2014.

Protection of wood and wood based products from decay shall be provided in the locations specified per Section R317.1 by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 3 of AWPA U1.
Provide anti-Graffiti finish within the first 9 feet, measured from grade, at exterior walls and doors. Exception: Maintenance of building affidavit is recorded by the owner to covenant and agree with the City of Los Angeles to remove any graffiti within 7 days of the graffiti being applied. (6306)

LEGEND
(N) WALL
1-HOUR FIRE RATED WALL

DOOR SCHEDULE

Element ID	Quantity	W x H Size	View
D-01	1	3'-6"x13'...	
D-03	1	2'-8"x8'-0"	
D-03	1	2'-8"x8'-6"	
D-04	1	16'-0"x7'...	
D-06	2	3'-0"x7'-0"	
D-07	1	16'-0"x7'...	
D-07	2	2'-8"x7'-0"	
D-07	2	8'-0"x8'-0"	
D-07	4	3'-0"x7'-0"	

WINDOW SCHEDULE

Element ID	Quantity	W x H Size	Window sill height	View
W-01	1	5'-0"x2'-0"	5'-0"	
W-01	1	5'-0"x2'-6"	6'-0"	
W-02	1	5'-0"x3'-0"	3'-8"	
W-02	2	2'-0"x3'-0"	3'-8"	
W-03	1	4'-0"x3'-4"	3'-8"	
W-04	1	4'-0"x3'-0"	3'-6"	

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ARTDESIGN
ARTDESIGN COMPANY
TEL: 818 221 53 01
WWW.ARTDESIGN.COMPANY

DATE: 03/27/2024
JOB NO.: AD22-007

REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			

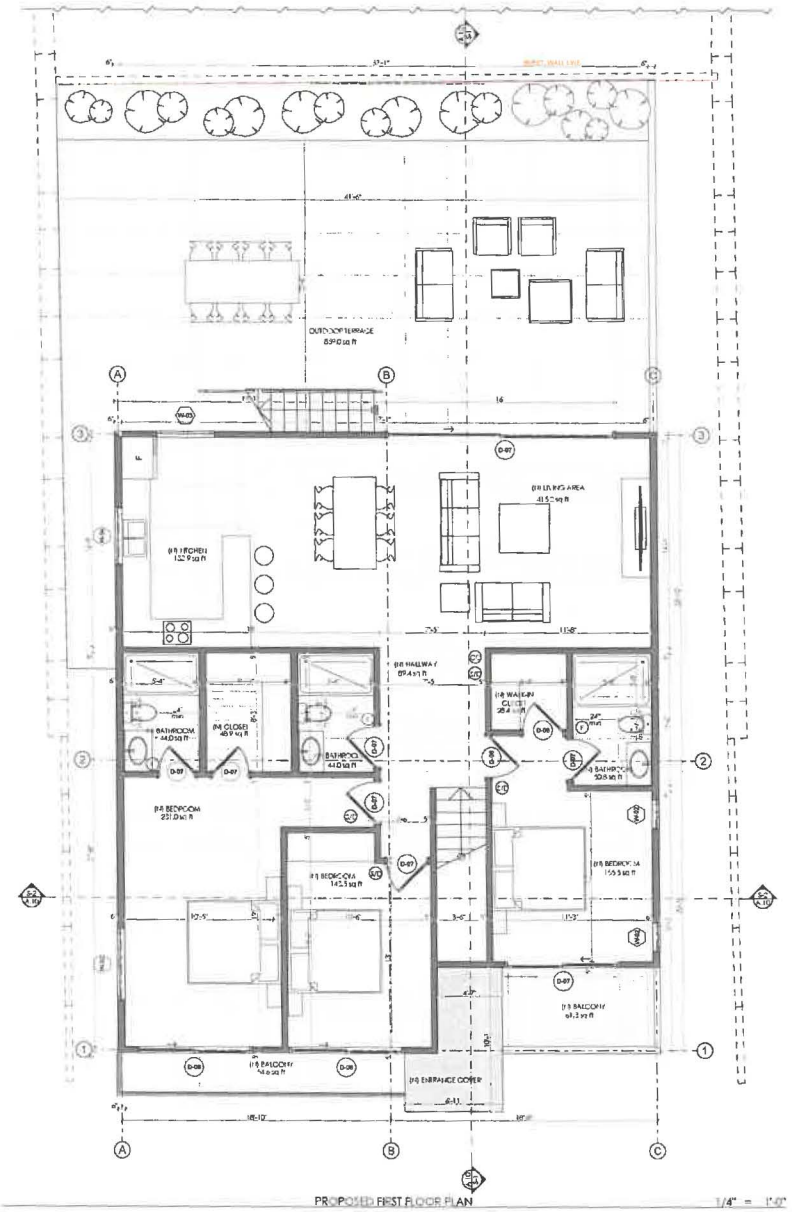
DESIGNED BY: MM
CHECKED BY: AA

CLIENT/OWNER	GEGAM BURNAZYAN
JOB ADDRESS	7921 DENIVELLE RD, SUNLAND-TUJUNGA, CA 91040
PROJECT	BURNAZYAN RESIDENCE

PROPOSED FIRST FLOOR PLAN, WINDOW/DOOR SCHEDULES

A.03

SHEET NUMBER 3



PROPOSED FIRST FLOOR PLAN 1/4" = 1'-0"

(SD) HARD-WIRED SMOKE DETECTOR WITH BATTERY BACK UP. A SMOKE DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SLEEPING AREA. BATTERY OPERATED SMOKE DETECTOR PERMITTED IN EXISTING CONSTRUCTION.

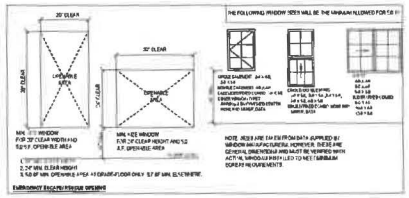
(CO) HARD-WIRED CARBON MONOXIDE DETECTOR WITH BATTERY BACK UP. A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SLEEPING AREA. BATTERY OPERATED CARBON MONOXIDE DETECTOR PERMITTED IN EXISTING CONSTRUCTION.

(F) MIN 50 CFM WITH HUMIDITY SENSOR EXHAUST FAN WITH MINIMUM 5 AIR CHANGE PER HOUR. FAN SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL.

(NA) PROVIDE 72" NON-ABSORBENT WALL SURFACE IN ALL BATHTUB AND SHOWER COMPARTMENTS.

(TA) 12" x 12" TUB ACCESS PANEL

ELECTRICAL NOTES:
A. INSTALL ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION (AFCI) IN ACCORDANCE WITH CEC 210.12 IN ALL NEW CONSTRUCTION (INCLUDING ADDITIONS) AND WHERE INSTALLING NEW CIRCUITS WITHIN EXISTING RESIDENCES.
B. INSTALL GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION (GFCI) IN ACCORDANCE WITH CEC 210.8 IN ALL NEW CONSTRUCTION (INCLUDING ADDITIONS) AND WHERE REPLACING AN OUTLET IN EXISTING RESIDENCES.
C. PROVIDE TAMPER RESISTANT RECEPTACLES IN ACCORDANCE WITH CEC 406.12 IN ALL CONSTRUCTION (INCLUDING ADDITIONS) AND WHERE REPLACING A WHOLE EXISTING RESIDENCES.



NOTE:
BEDROOM EGRESS: WINDOWS HAVE A MINIMUM CLEAR OPENING AREA OF 5.7SF WHEN ABOVE THE GRADE/FLOOR AND SITE OPENABLE AREA. A MINIMUM NET HEIGHT OF 24", A MINIMUM NET WIDTH OF 20", AND A SILL HEIGHT NOT MORE THAN 44" ABOVE FINISH FLOOR. MANUFACTURER'S DATA SHOWING COMPLIANCE WITH EGRESS REQUIREMENTS MUST BE REPRODUCED ON THE DRAWINGS FOR WINDOWS DEVIATING FROM THE APPROVED WINDOW SIZES SHOWN ON THE CITY OF BURBANK CONDITIONAL CONSTRUCTION SHEET (CRC R310.1)

1. Construction requirements for the construction of a wind or seismic force resisting system/component listed in the Statement of Special Inspection shall submit a written statement of responsibility to the LADBS inspector and the owner prior to the commencement of work on such system or component per Sec. 1704.4
2. Continuous Special Inspection by a registered deputy inspector is required for field welding, post-installed adhesive anchors installed horizontally or overhead and mechanically assisted anchors installed horizontally or overhead, concrete strength for 2,500 psi, sandwich panel shear wall, engineering masonry, high-lift grouting, high-lift grouting, deep foundations, spread footings, retaining walls, cast-in-place frames, and helical pile foundations.
3. Foundations shall be normally dug by an experienced skilled worker.
4. Field welding to be done by welders certified by the LADBS for structural steel (particularly shear walls and moment frames). Continuous inspection is required.
5. Shop welds must be performed in a LADBS licensed fabrication shop.
6. Welded connections shall be made either by welding or bolting.
7. Welded connections shall be made either by welding. LADBS shall stamp, identify, date (month and year) and mark welders per ANSI/AISC 360 Implement Table 5A.
8. Bolts shall have ASTM F08 of threaded shank diameter and full diameter for smooth shank portion.
9. Periodic Special Inspection is required for wood shear walls, shear panels, and diaphragms, including nailing, bolting, anchoring, and other fastening to components of the lateral force resisting system. Special inspection by a deputy inspector is required where the fastener spacing of 6 inch or less on center or less.
10. Special inspection inspections required for Buildings over 3 stories or 40 ft in height (buildings over 90,000 sq. ft. of gross floor area) (buildings over 233,000 sq. ft. of total floor area).
11. A copy of the Los Angeles Research Report and/or conditions of listing shall be made available at the job site.

The VOC Content Verification Checklist, form CR-2 shall be completed and, upon request, presented to the field inspector prior to the installation of the product. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification.
All new carpets installed in the building interior shall meet the testing and product requirements of one of the following:
1. Carpet and Rug Institute's Green Label Plus Program
2. California Department of Public Health's Specification 01350
3. NSF/ANSI 140 at the Gold Level
4. Scientific Certifications Systems Indoor Advantage™ Gold
All new carpet cushions installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label Program.
80% of the total area receiving resilient flooring shall comply with one or more of the following:
1. Certified as a CHPS Low-Emitting Material in the CHPS High Performance Products Database
2. Certified under UL GREENGUARD Gold
3. Certified under the Resilient Floor Covering Institute Floorscore Program
4. Meet the California Department of Public Health's Specification 01350.
New hardwood plywood, particle board and medium density fiberboard used in the interior or exterior of the building shall meet the formaldehyde limits listed in Table 4.504.5.
Prior to final inspection approval, the manufacturer's specifications showing formaldehyde content for all applicable wood products shall be readily available at the job site and be provided to the field inspector for verification.
Hardscape materials within 1,000 feet of a freeway shall provide minimum composite cover of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.
Building materials with visible signs of water or mold damage shall not be installed. Walls and floor framing shall not be enclosed until it is inspected and found to be satisfactory by inspector. The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J-2011, ANSI/ACCA 29-D/ANSI for ASHRAE handbook of fundamentals or other equivalent sizing methods in accordance with ANSI/ACCA 5 Manual S-2014.
Protection of wood and wood boards products from decay shall be provided in the locations specified per Section R317.1 by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA U1.
Provide anti-graffiti finish within the first 9 feet, measured from grade, of exterior walls and doors. Exception: Maintenance of building finishes recognized by the owner to conform and agree with the City of Los Angeles to remove any graffiti within 72 hours of the graffiti being applied. (LADBS)

DOOR SCHEDULE

Element ID	Quantity	W x H Size	View
D-01	1	3'-6"x13'...	
D-03	1	2'-8"x8'-0"	
D-03	1	2'-8"x8'-6"	
D-04	1	16'-0"x7'...	
D-06	2	3'-0"x7'-0"	
D-07	1	16'-0"x7'...	
D-07	2	2'-8"x7'-0"	
D-07	2	8'-0"x8'-0"	
D-07	4	3'-0"x7'-0"	

WINDOW SCHEDULE

Element ID	Quantity	W x H Size	Window sill height	View
W-01	1	5'-0"x2'-0"	5'-0"	
W-01	1	5'-0"x2'-6"	6'-0"	
W-02	1	5'-0"x3'-0"	3'-8"	
W-02	2	2'-0"x3'-0"	3'-8"	
W-03	1	4'-0"x3'-4"	3'-8"	
W-04	1	4'-0"x3'-0"	3'-6"	

EXHIBIT "A"
Page No. 4 of 13
Case No. ZA-2022-8791-ZAD-SPP

ARTDESIGN COMPANY
TEL: 818 271 53 01
WWW.ARTDESIGN.COMPANY

DATE:03/27/2024
JOB NO: AD22-067

REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			

DESIGNED BY: MM
CHECKED BY: AA

CLIENT/OWNER: GEGAM BURNAZYAN
JOB ADDRESS: 7921 DENIVELLE RD. SUNLAND-TUJUNGA, CA 91040
PROJECT: BURNAZYAN RESIDENCE

PROPOSED SECOND FLOOR PLAN, WINDOW/DOOR SCHEDULES

A.04

SOLAR NOTES
THE SOLAR ZONE SHALL BE FREE OF OBSTRUCTIONS AND BE SETBACK AT LEAST TWO TIMES THE HEIGHT OF ANY OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEYS, EQUIPMENT, PARAPETS, AND STAIRWELLS.
THE SOLAR ZONE SHALL NOT BE LOCATED HIGHER THAN 18 INCHES (MEB) BELOW THE RIDGE AND SHALL NOT BE LOCATED CLOSER THAN 18 INCHES TO A HIP OR VALLEY IF PLACED ON BOTH SIDES OF THE HIP OR VALLEY.
PROVIDE A MIN. 3 FO SHAWDE CLEAR ACCESS PATHWAY (MEASURE FROM THE LOAD BEARING WALLS) TO THE SOLAR ZONE TO THE RIDGE ON ALL SIDE OF EACH ROOF SLOPE WHERE THE SOLAR ZONE IS ARE LOCATED
THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS.
THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE END FROM THE INPUT FEEDER LOCATION OF MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC" (1.2.11.4, 690.64 B (7) (1) (3), LATEST REVISION 8TH).

1. NEW ROOF SLOPE 2:12 MIN W/TWO LAYERS OF UNDERLAYMENT PAPER
2. ROOFING (PER ROOF BELOW) SHALL BE GAF EL-GOOKING ROOFING, OR PROPER SHINGLE
3. PROVIDE A 1" SOLAR REFLECTANCE ROOFING MATERIAL SHALL HAVE A MIN 3 YEAR AGED SOLAR REFLECTANCE EQUAL TO, OR GREATER THAN THE VALUES SPECIFIED IN TABLE 4.106.5
4. PROVIDE A 3 YEAR THERMAL EMITTANCE, ROOFING MATERIALS SHALL HAVE A COOL ROOF RATING CONNECTORS (TRC) INITIAL OR AGED THERMAL EMITTANCE EQUAL TO OR GREATER THAN THE SPECIFIED IN TABLE 4.106.5 SOLAR REFLECTANCE VALUES SHALL BE BASED ON THE AGED REFLECTANCE VALUE OF THE ROOFING PRODUCT OR THE EQUATION

All Listed Products (click on the product name for submittal documents)

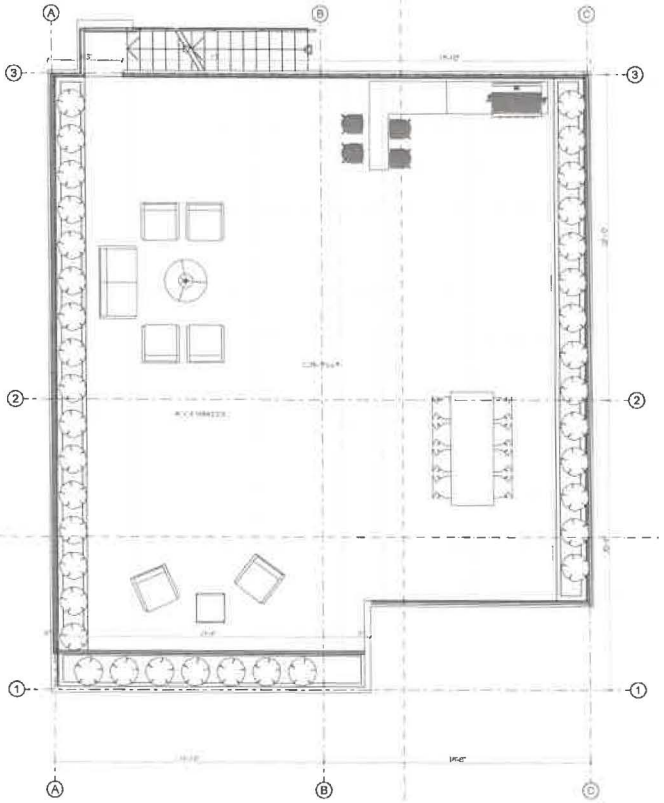
Title 24 is based on new requirements effective July 1, 2014. Aged SRI (Title 24) is calculated using Aged Reflectivity and Initial Emissivity.

*Calculated value per Title 24 requirements.

Program Unit	Initial Reflectivity	3 Yr. Reflectivity	Initial Emissivity	3 Yr. Emissivity	Initial SRI	Aged SRI	Aged SRI (Title 24)	Low Slope	Steep Slope	CRRC Product ID #	Title 24	Miami '22	LEED Credit	Energy Star
Product Area: Single Ply Membranes														
[illegible]	0.73	0.67*	0.90	Pending	92	Pending	86	x	x	0676-2191	Not Eligible	Yes	Contributes	Pending
[illegible]	0.83	0.72	0.84	0.91	103	89	87	x	x	0676-0039	Yes	Yes	Contributes	Yes
[illegible]	0.83	0.72	0.84	0.91	103	89	87	x	x	0676-0054	Yes	Yes	Contributes	Yes
[illegible]	0.71	0.67	0.87	0.90	88	82	81	x	x	0676-2095	Yes	Yes	Contributes	Yes
[illegible]	0.73	0.66	0.85	0.88	88	80	81	x	x	0676-2099	Yes	Yes	Contributes	Yes
[illegible]	0.80	0.63	0.86	0.86	95	76	87	x	x	0676-0303	Not Eligible	Not Eligible	Not Eligible	Not Eligible

GAF

FLAT ROOF CONSTRUCTION NOTES:
EVERGUARD TPO-ENERGY TAN
PRODUCT ID#-0676-0039
INITIAL REFLECTIVITY = .72
INITIAL EMISSIVITY = .89
3-YR. REFLECTIVITY = .66
3-YR. EMISSIVITY = .89
AGED SRI INDEX = 80



PROPOSED SECOND FLOOR PLAN 1/4" = 1'-0"

EXHIBIT "A"
Page No. 5 of 13
Case No. ZA-2022-8791-ZAD-SPP

ARTDESIGN COMPANY
TEL: 818.231.53.01
WWW.ARTDESIGN.COMPANY

DATE:03/27/2024
JOB NO: AD22-007

THE NATURE OF WORKS AND PROPOSITIONS AND DESIGN, DESIGN, AND ARRANGEMENT REPRESENTED THEREIN ARE THE PROPERTY OF ARTDESIGN COMPANY. THE REPRODUCTION, ALTERATION, DISTRIBUTION OR DISCLOSURE TO OTHERS OF THESE CONCEPTS IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARTDESIGN COMPANY, IS PROHIBITED. ALL DRAWINGS, SPECIFICATIONS AND ESTIMATES PREPARED BY ARTDESIGN COMPANY PURSUANT TO THIS AGREEMENT ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ARTDESIGN COMPANY. ARTDESIGN COMPANY SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RIGHTS, INCLUDING COPYRIGHTS. THESE DRAWINGS AND SPECIFICATIONS MAY BE SUBMITTED TO OTHERS FOR REVIEW AND PROCEEDING WITH THE PURPOSE.

REV	DATE	DESCRIPTION	BY
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DESIGNED BY: MM
CHECKED BY: AA

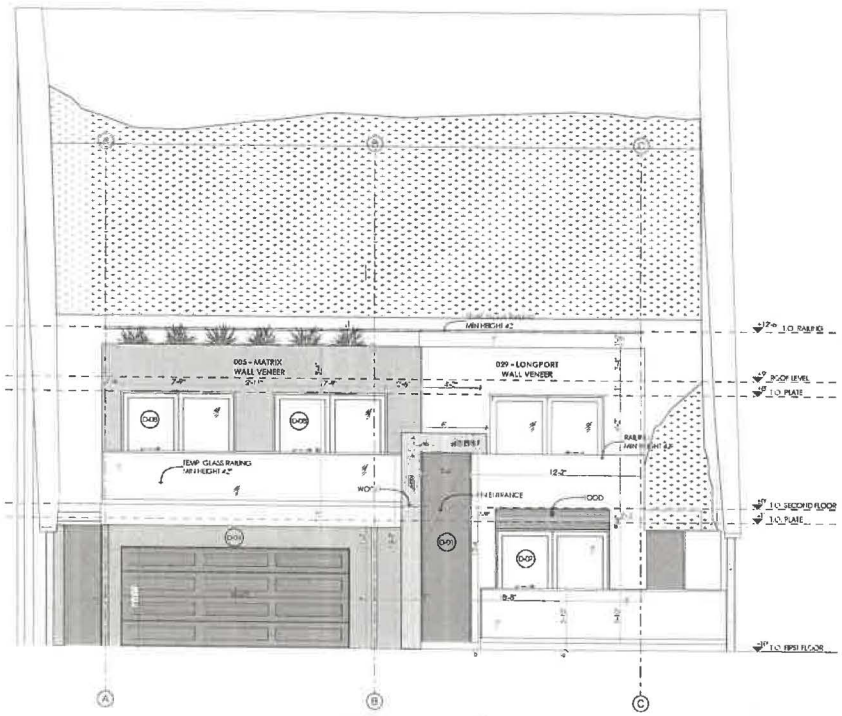
LABEL STAMP SPACE

CLIENT/OWNER	GEGAM BURNAYTAN
JOB ADDRESS	7921 DENSVELLE RD. SUNLAND-TUJUNGA, CA 91040
PROJECT	BURNAYTAN RESIDENCE

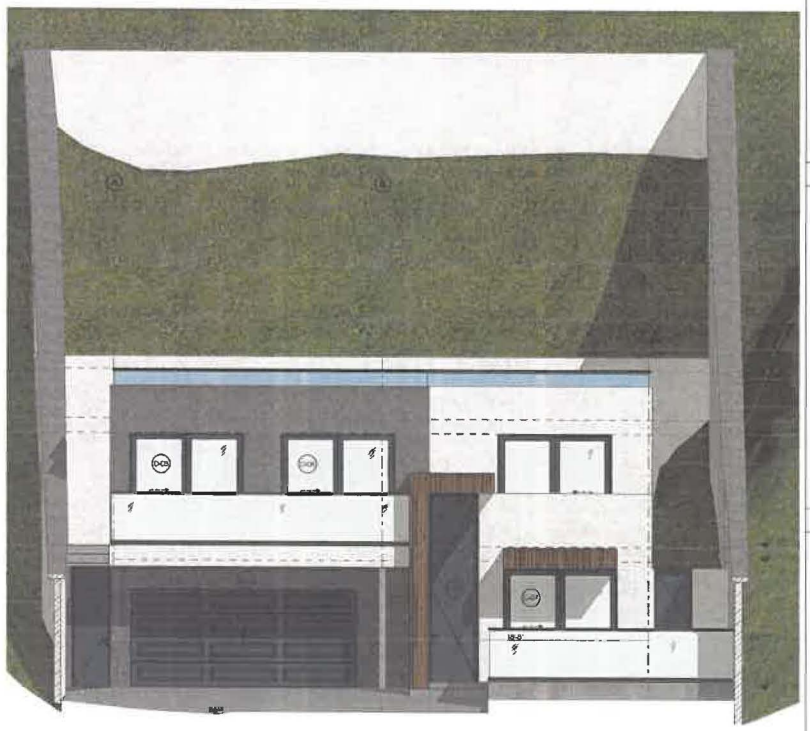
PROPOSED FLOOR AND ROOF PLANS

A.05

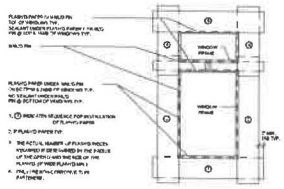
SHEET NUMBER
5



PROPOSED NORTH ELEVATION 1/4" = 1'-0"



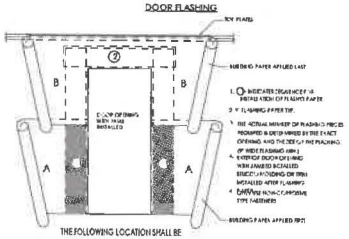
COLORED NORTH ELEVATION 1/4" = 1'-0"



WINDOW FLASHING

N.S.T.

DOOR FLASHING



THE FOLLOWING LOCATION SHALL BE PROVIDED WITH SAFETY GLAZING

EXHIBIT "A"
Page No. 6 of 13
Case No. ZA-2022-8791-ZAD-SPP

ARTDESIGN COMPANY
ARTDESIGN.COMPANY@GMAIL.COM
WWW.ARTDESIGN.COMPANY

DATE:03/27/2024
JOB NO: AD22-007

THE WORK OF WRITING AND DRAWING, AND SIMILAR SUBSIDIARY AND ORIGINAL WORK REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. ALL DRAWINGS AND SPECIFICATIONS, INCLUDING ELECTRONIC CONTENT, CONSTITUTE CONCLUSIVE EVIDENCE OF THEIR RESTRICTIVE USE AND PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON REQUEST. ALL REPRODUCTIONS SHALL BEAR THE COPYRIGHT NOTICE OF THE DESIGNER. ALL CONTRACTORS ON THE JOB AND THE OWNER SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB AND THE OWNER SHALL BE NOTIFIED OF ANY VARIANCE FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THIS DRAWING. ANY VARIANCE FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THIS DRAWING MUST BE REPORTED TO THE DESIGNER BEFORE ANY WORK IS PERFORMED.

REV	DATE	DESCRIPTION	BY
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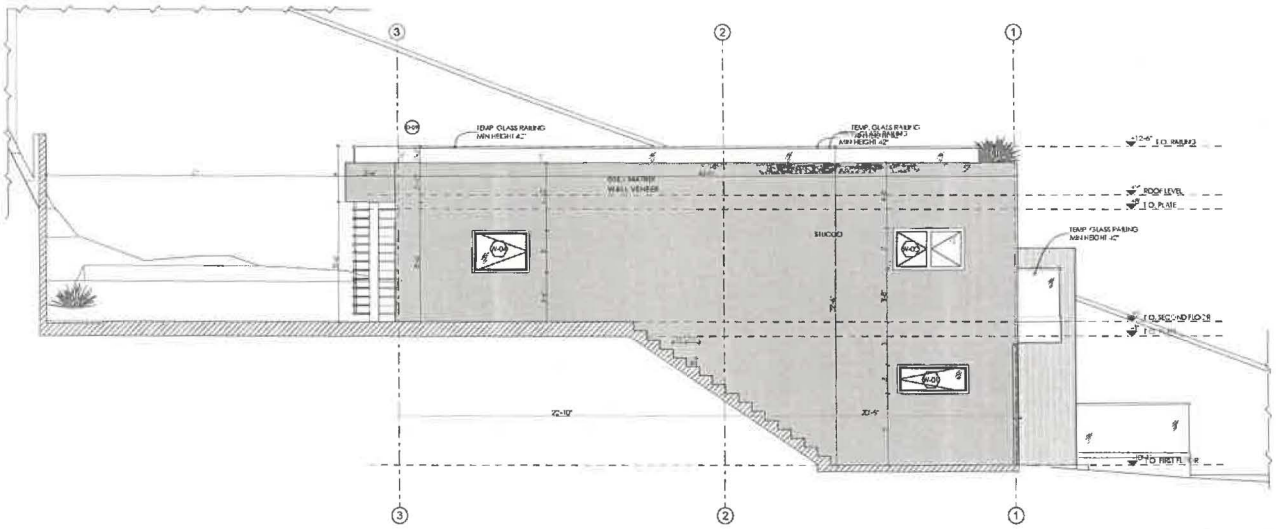
DESIGNED BY: MM
CHECKED BY: AA

CLIENT/OWNER	GEGAM BURNAYAN
JOB ADDRESS	7921 DISNIVELLE RD, SUNLAND-TUJUNGA, CA 91040
PROJECT	BURNAYAN RESIDENCE

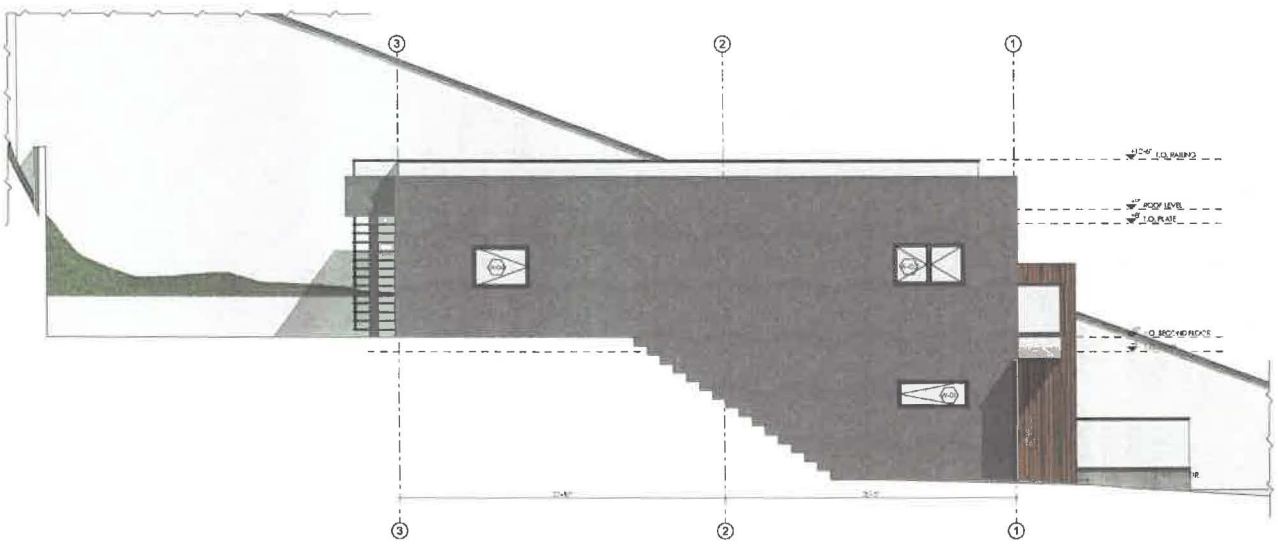
PROPOSED NORTH ELEVATIONS

A.06

SHEET NUMBER
6



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



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

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Page No. 7 of 13
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ARDESIGN COMPANY
TEL: 818 221 63 01
WWW.ARDESIGN.COMPANY

DATE:03/27/2024
JOB NO: A022-007

THE NOTE DRAWINGS AND SPECIFICATIONS AND DESIGN, WHICH ARE HEREIN REPRESENTED, WERE ARE AND REMAIN THE PROPERTY OF THE DESIGNER, AND NOT PARTIES THERETO HAVE NO RIGHT TO USE OR COPY, DISCLOSE TO OTHERS OR DISTRIBUTE THE SAME WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. WHEN, CONTRACT WITH THE DESIGNER, AND PROPERTY OF THE DESIGNER. THE DESIGNER HAS NO RESPONSIBILITY FOR THE ACTUAL WORK, UNTIL, UNLESS, AND UNTIL THE DESIGNER HAS BEEN EMPLOYED TO SUPERVISE THE WORK. ALL WORK MUST BE SUPERVISED BY A LICENSED CONTRACTOR. ALL DIMENSIONS MUST BE VERIFIED ON THE JOB AND THE DESIGNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE SCALED. SHOP DRAWINGS MUST BE SUBMITTED TO THE DESIGNER FOR REVIEW PRIOR TO CONSTRUCTION.

REV	DATE	DESCRIPTION	BY
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DESIGNED BY: MM
CHECKED BY: AA

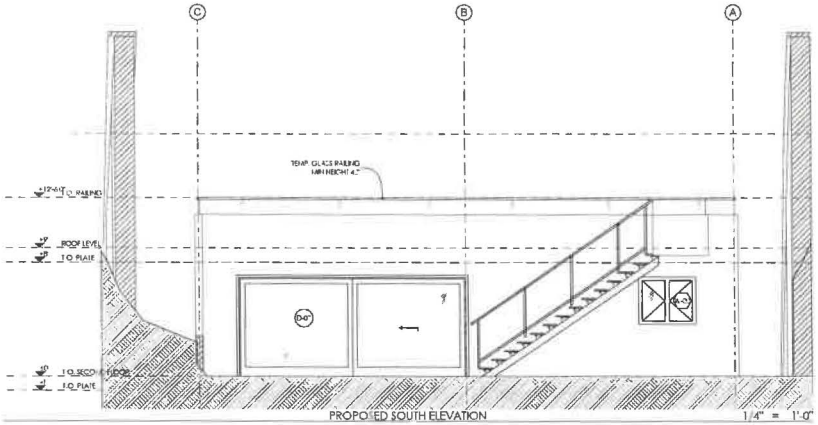
LADBS STAMP FRAME

CLIENT/OWNER	GEGAM BURNATYAN
JOB ADDRESS	7921 DEBNVELLE RD. SUN AND TUJUNGA, CA 91040
PROJECT	BURNATYAN RESIDENCE

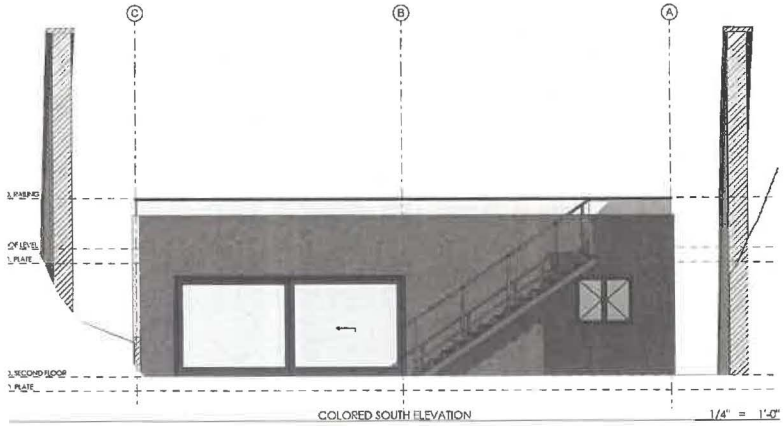
PROPOSED WEST ELEVATIONS

A.07

SHEET NUMBER
7



PROPOSED SOUTH ELEVATION 1/4" = 1'-0"



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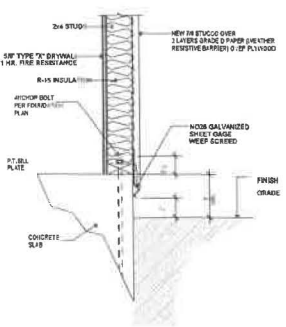
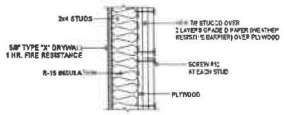
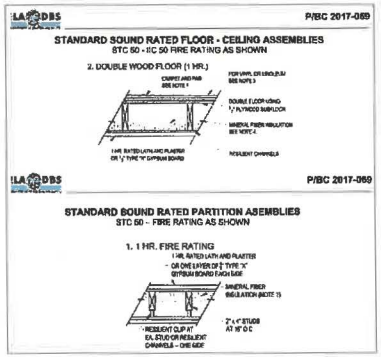


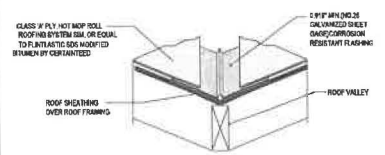
1 WEEP SCREED N.S.T.



2 IPE WOOD SIDING N.S.T.



3 N.S.T.



4 FLASHING AT VALLEY N.S.T.

EXHIBIT "A"
Page No. 8 of 13
Case No. ZA-2022-8791-ZAD-SPP

AREDESIGN COMPANY
TEL: 818 221 53 01
WWW.AREDESIGN.COMPANY

DATE:03/27/2024
JOB NO. AD22-007

REV	DATE	DESCRIPTION	BY
1			
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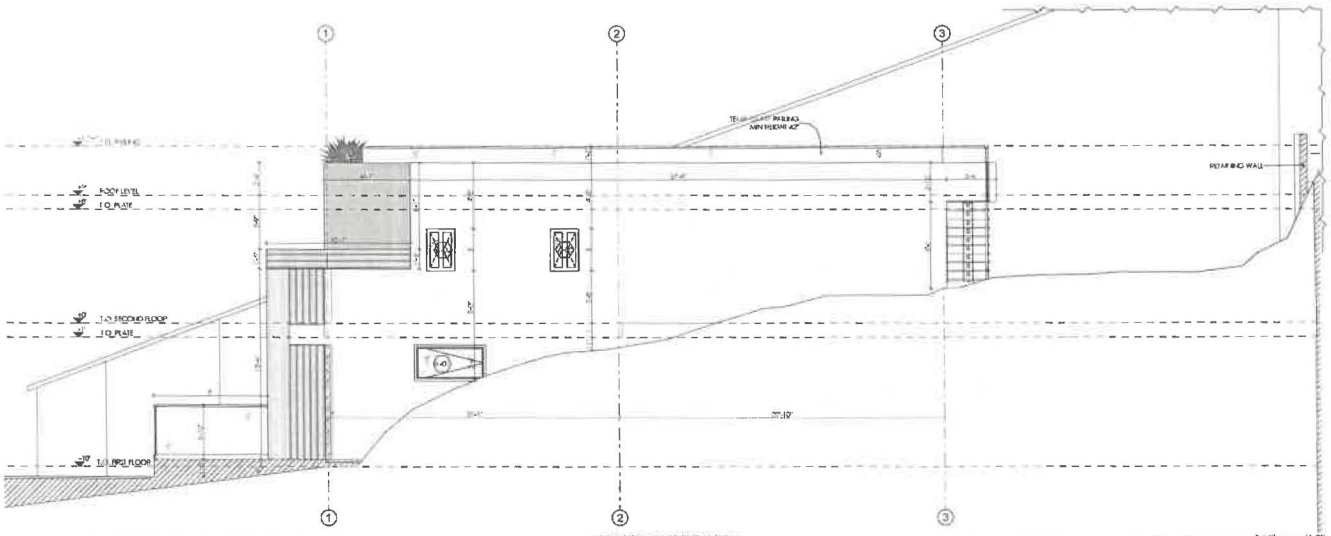
DESIGNED BY: MM
CHECKED BY: AA

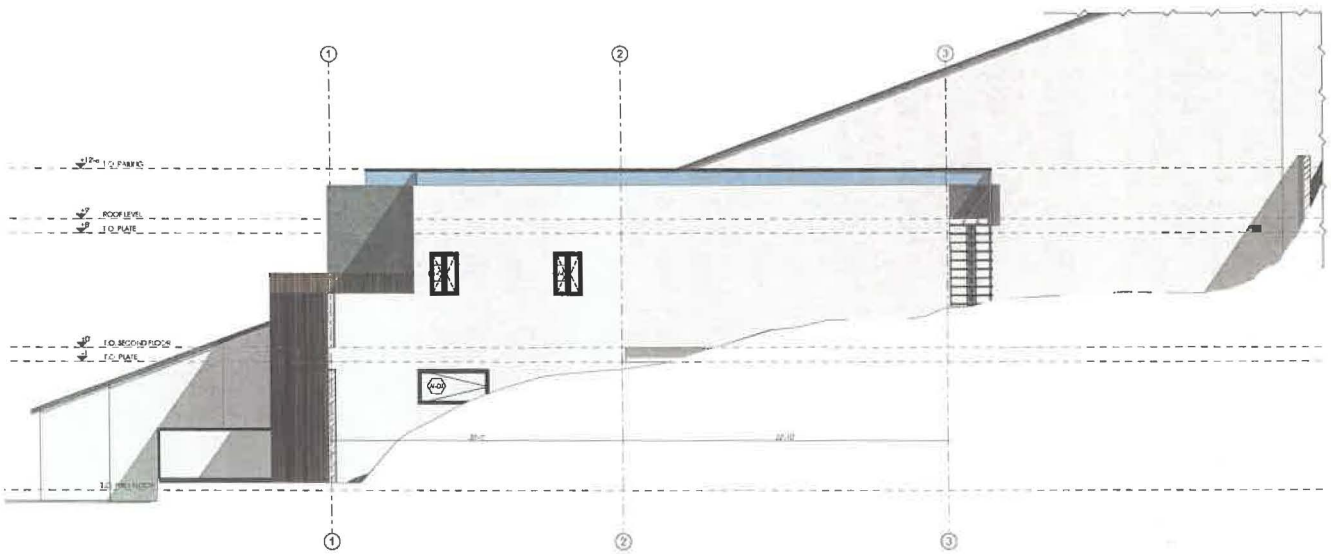
CLIENT/OWNER: GEGAM BURNAYAN
JOB ADDRESS: 7921 DENIVELLE RD. SUNLAND-TUJUNGA, CA 91040
PROJECT: BURNAYAN RESIDENCE

PROPOSED SOUTH ELEVATIONS

A.08



PROPOSED EAST ELEVATION 1/4" = 1'-0"



COLORED EAST ELEVATION 1/4" = 1'-0"

EXHIBIT "A"
Page No. 9 of 13
Case No. ZA-2022-8791-ZAD-SPP

ARTDESIGN COMPANY
TEL: 818 221 53 01
WWW.ARTDESIGN.COMPANY

DATE:03/27/2024
JOB NO: A2022-007

REV	DATE	DESCRIPTION	BY
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DESIGNED BY: MM
CHECKED BY: AA

LADBS STAMP FRAME

CLIENT/OWNER: GEGAM BURNAZYAN

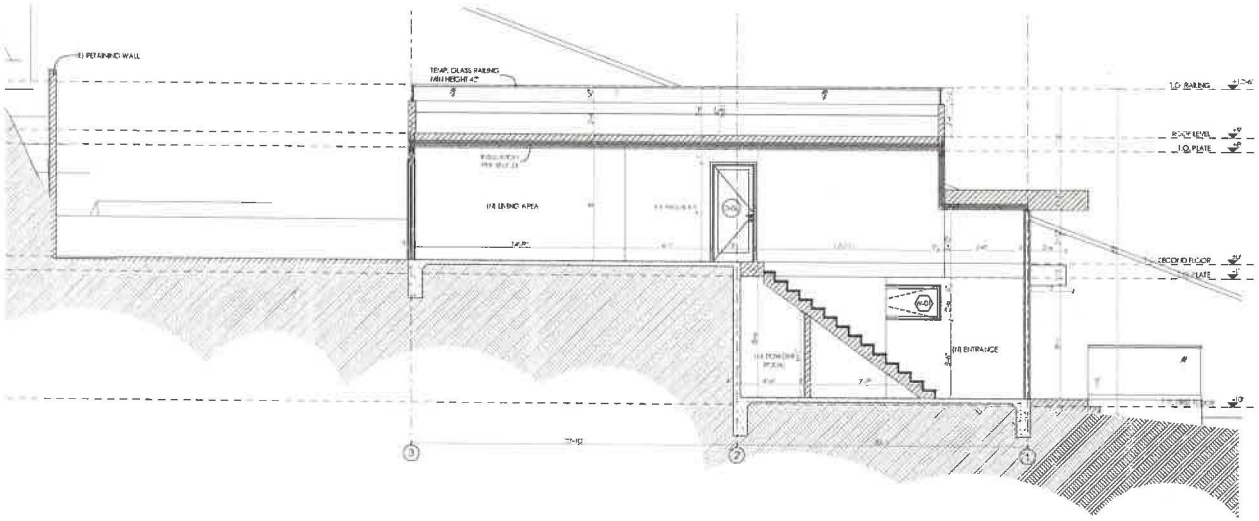
JOB ADDRESS: 7921 DENIVELE RD. SUNLAND-TUJUNGA, CA 91040

PROJECT: BURNAZYAN RESIDENCE

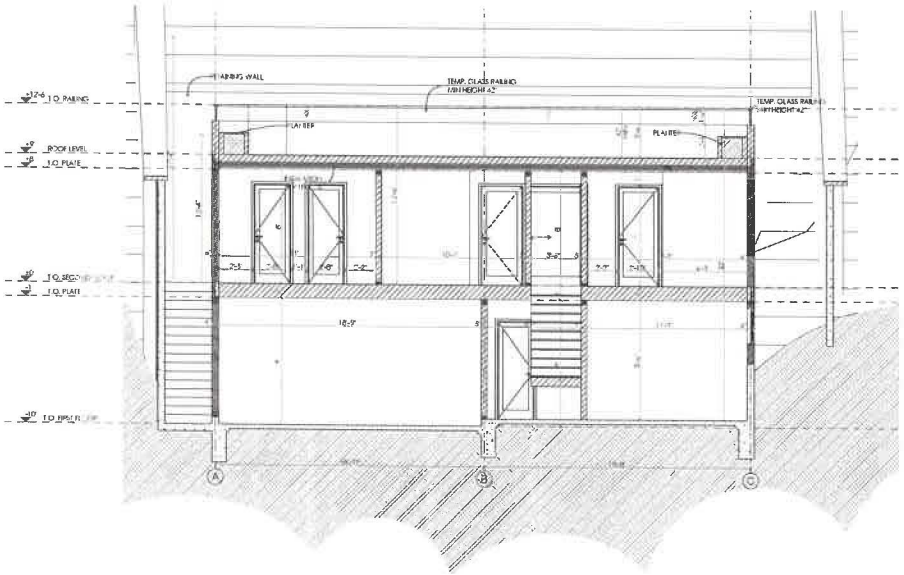
PROPOSED EAST ELEVATIONS

A.09

SHEET NUMBER
9



SECTION S-1 1/4" = 1'-0"



SECTION S-2 1/4" = 1'-0"

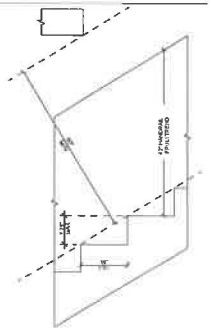
Base Shoe for 1/2" Glass

NOTE:
42"HEIGHT MIN

DETAIL 01

NOTE:
HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1.25" AND NO MORE THAN 2" CROSS-SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS (1014.3, R311.7.8.3)

11. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. R303.7 & R303.8
12. PROVIDE 42" HIGH GUARDS WITH MAXIMUM 4" CLEAR SPACING OPENING BETWEEN RAILS AT (1. R312.1.2, R312.1.3)
13. FOR GLASS HANDRAILS AND GUARDS, THE PANELS AND THEIR SUPPORT SYSTEM SHALL BE DESIGNED TO WITHSTAND THE LOADS SPECIFIED IN CHAPTER 16 OF 2020 LABC. A SAFETY FACTOR OF FOUR SHALL BE USED. THE MINIMUM NOMINAL THICKNESS OF THE GLASS SHALL BE 1/4 INCH. 2407



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Page No. 10 of 13
Case No. ZA-2022-8791-ZAD-SPP

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DATE:03/27/2024
JOB NO. A022-007

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DESIGNED BY: MM
CHECKED BY: AA

CADRE STAMP HERE

CLIENT/OWNER	GEOAM BURNAZYAN
JOB ADDRESS	7921 DENIVELLE RD. SUNLAND-TUJUNGA, CA 91040
PROJECT	BURNAZYAN RESIDENCE

PROPOSED SECTIONS S-1, S-2

A.10

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CLIENT/OWNER	GEGAM BURNAZYAN
JOB ADDRESS	7921 DENIVELLE RD. SUNLAND-TUJUNGA, CA 91040
PROJECT	BURNAZYAN RESIDENCE

A.11

FRONT FACADE RENDERINGS

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DATE:03/27/2024

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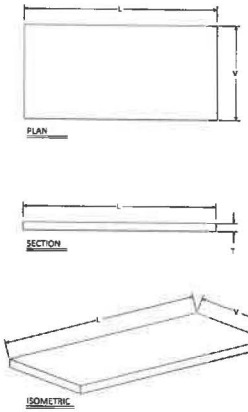
11

DESCRIPTION: LINEAR WALL VENEER | QTY: | PIECE WORK:

COLOR: | TEXTURE:



LINEAR VENEER SIZES (L x W x T)

1" Thick Linear Veneer

11-5/8" x 5-5/8" x 1"
23-5/8" x 11-5/8" x 1"

1-1/2" Thick Linear Veneer

11-5/8" x5-5/8" x 1-1/2"
23-5/8" x 11-5/8" x 1-1/2"

2" Thick Linear Veneer

23-5/8" x 11-5/8" x 2"

2-1/2" Thick Linear Veneer

47-5/8" x 11-5/8" x 2-1/2"
47-5/8" x 23-5/8" x 2-1/2"
36" x 18" x 2-1/2"
48" x 24" x 2-1/2"

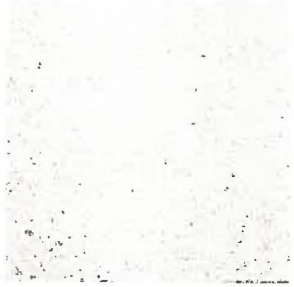
©2021

D.C. KERCKHOFF COMPANY
STONE CAST

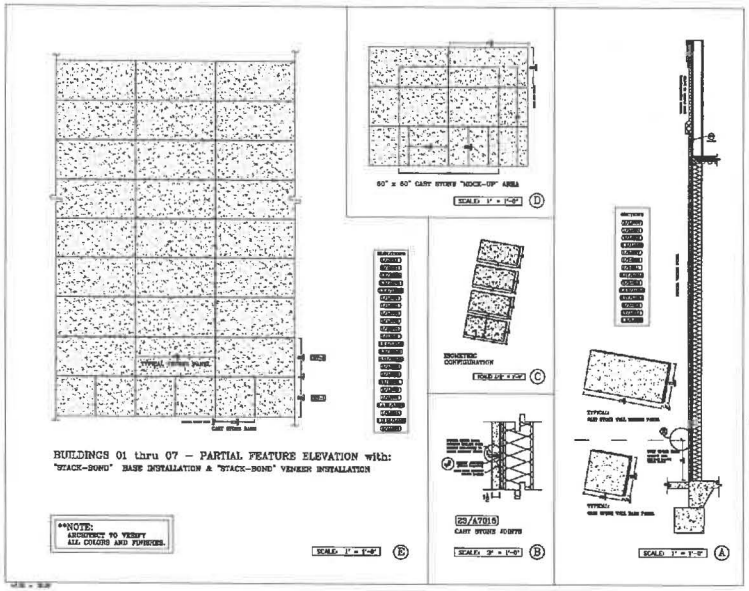
PROJECT NAME: STONECAST STANDARD VENEER | TICKET#:

SCALE: NTS | WEIGHT / PIECE: | DRAWN BY:

029 - LONGPORT



005 - MATRIX



Typical Wall Veneer Section LARGE Item LARGE
Item Wall Veneer Size: 6, 5, 4, 3, 2, 1

SHOP DRAWINGS

PRODUCT: CAST STONE

N.C. Kerckhoff Company		
PROJECT:	CAST STONE	
Date: 03/27/2024	Drawn By: GTA	
Rev. 1: 04/09/24	Rev. 2: 05/13/24	

SHEET #: 04

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DESIGNED BY: MM
CHECKED BY: AA

CLIENT/OWNER	GOGAM BURNAZYAN
JOB ADDRESS	7921 DENIVELLE RD, SUNLAND-TUJUNGA, CA 91040
PROJECT	BURNAZYAN RESIDENCE

MATERIAL BOARD

A.12

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LADBS — STORM WATER POLLUTION CONTROL (2023 Los Angeles Green Building Code) — FORM GRN 1

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 – Part 5: Definitions)

1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
6. Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

LADBS — 2020 Los Angeles Green Building Code — FORM GRN 4

MANDATORY REQUIREMENTS CHECKLIST
NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS
(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Permit # ________ - ________ - ________ Date: ________________

ITEM #	CODE SECTION	REQUIREMENTS	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
		PLANNING AND DESIGN		
1	4.106.2	Storm water drainage and retention during construction	GRN-1	GRN-1
2	4.106.3	Grading and paving	A-1	SITE PLAN
3	4.106.4	Electric vehicle (EV) charging	N/A	N/A
4	4.106.5	Cool roof for reduction of heat island effect	A-3	ROOF PLAN
5	4.106.7	Reduction of heat island effect for non-roof areas	N/A	ALL (E) LANDSCAPING
		ENERGY EFFICIENCY		
6	4.211.4	Solar ready buildings	GRN-1	A-2
		WATER EFFICIENCY & CONSERVATION		
7	4.303.1	Water conserving plumbing fixtures and fittings	N/A	GRN-14#5
8	4.303.1.3.2	Multiple showerheads serving one shower	N/A	GRN-14#6
9	4.303.3	Water submeters	A-1	SITE PLAN
10	4.303.4	Water use reduction	N/A	[illegible]
11	4.304.1	Outdoor water use in landscape areas	[illegible]	SITE PLAN
12	4.304.2	Irrigation controllers	N/A	N/A
13	4.304.3	Metering outdoor water use	N/A	N/A
14	4.304.4	Exterior faucets	N/A	N/A
15	4.304.5	Swimming pool covers	N/A	N/A
16	4.305.1	Graywater ready	N/A	N/A
17	4.305.2	Recycled water supply to fixtures	N/A	N/A
18	4.305.3.1	Cooling towers (buildings ≤ 25 stories)	N/A	N/A
19	4.305.3.2	Cooling towers (buildings > 25 stories)	N/A	N/A
20	4.305.4	Groundwater discharge	GRN-1	GRN-18R#11
		MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
21	4.406.1	Rodent proofing	GRN-1	GRN-14#[illegible]
22	4.407.3	Flashing details	GRN-1	GRN-14#[illegible]

LADBS — 2023 Los Angeles Green Building Code — FORM GRN 9

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
23	4.504.1	Covering of duct openings and protection of mechanical equipment during construction	GRN-1	GRN-14#14
24	4.504.2	Finish material pollutant control	GRN-1	GRN-14#15
25	4.504.2.1	– Adhesives, sealants, caulks		
26	4.504.2.2	– Paints and coatings		
27	4.504.2.3	– Aerosol paints and coatings		
28	4.504.2.4	– Verification	GRN-1	GRN-14#16
29	4.504.3	Carpet systems	GRN-1	GRN-14#17
30	4.504.3.1	Carpet cushion	GRN-1	GRN-14#17
31	4.504.4	Resilient flooring systems	GRN-1	GRN-14#18
32	4.504.5	Composite wood products	GRN-1	GRN-14#19
33	4.504.6	Filters	GRN-1	HOUSE
34	4.505.2.1	Capillary break	N/A	N/A
35	4.505.3	Moisture content of building materials	GRN-1	GRN-14#23
36	4.506.1	Bathroom exhaust fans	A-7,A-8	PROPOSED FLOOR PL.
37	4.507.2	Heating and air-conditioning system design	GRN-1	GRN-14#26

LADBS — VOC AND FORMALDEHYDE LIMITS — 2023 Los Angeles Green Building Code (Incorporate this form into the plans) — FORM GRN 11

[illegible]

LADBS — 2023 Los Angeles Green Building Code — FORM GRN 14

GREEN BUILDING CODE PLAN CHECK NOTES
RESIDENTIAL BUILDINGS

[illegible]

LADBS — PLUMBING FIXTURE FLOW RATES — Residential Occupancies — 2023 Los Angeles Green Building Code (Incorporate this form into the plans) — FORM GRN 16

SECTION 4.303.1
WATER REDUCTION FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi[1,3]
Lavatory faucets, nonresidential	0.4 gpm @ 60 psi[1,3]
Kitchen faucets	1.5 gpm @ 60 psi[2,4]
Metering Faucets	0.2 gallons/cycle
Gravity tank type water closets	1.28 gallons/flush[5]
Flushometer tank water closets	1.28 gallons/flush[5]
Flushometer valve water closets	1.28 gallons/flush[5]
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

[1] Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
[2] Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.
[3] Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
[4] Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.06 gallons/flush installed throughout.
[5] Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2.
Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

LADBS — 2023 Los Angeles Green Building Code — FORM GRN 18R

WATER CONSERVATION NOTES - ORDINANCE #184248
RESIDENTIAL BUILDINGS

PLUMBING SYSTEM

1. Multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate meter or submeter within common areas and within each individual dwelling unit. (4.303.3)
2. Water use reduction shall be met by complying with one of the following:
   A. Provide a 20% reduction in the overall potable water use within the building. The reduction shall be based on the maximum allowable water use for plumbing fixtures and fittings as required by the Los Angeles Plumbing Code. Calculations demonstrating a 20% reduction in the building "water use baseline", as established in Table 4.303.4.1, shall be provided; or
   B. New fixtures and fittings shall comply with the maximum flow rates shown in Table 4.303.4.2; or
   C. Plumbing fixtures shall use recycled water.
   Exception: Fixture replacements (4.303.4)
3. New building on a site with 500 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (4.304.3)
4. Additions and alterations on a site with 500 square feet or more of cumulative landscape area and where the entire potable water system is replaced, shall have separate meters or submeters for outdoor water use. (4.304.3)
5. In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs. (4.304.4)
6. Provide a cover having a manual or power-operated reel system in any permanently installed outdoor in-ground swimming pool or spa in one- and two-family dwellings. For irregular-shaped pools where it is infeasible to cover 100% of the pool due to its irregular shape, a minimum of 80% of the pool shall be covered. (4.304.5)
7. Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restroom wash basins to be used for a future graywater irrigation system. (4.305.1)
8. Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (4.305.2)
9. In new buildings of 25 stories or less, the cooling towers shall comply with one of the following:
   A. Shall have a minimum of 6 cycles of concentration (blowdown); or
   B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.1)
10. In new buildings over 25 stories, the cooling towers shall comply with all of the following:
   A. Shall have a minimum of 6 cycles of concentration (blowdown); and
   B. 100% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.2)
11. Where groundwater is being extracted and discharged, develop and construct a system for onsite reuse of the groundwater. Alternatively, the groundwater may be discharged to the sewer. (4.305.4)
12. Provide a hot water system complying with one of the following: (Los Angeles Plumbing Code Section 610.4.1):
   A. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.
   B. Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons.
   C. Residential units having individual water heaters shall have a compact hot water system that meets all of the following:
      a. The hot water supply piping from the water heater to the fixtures shall take the most direct path.
      b. The total developed length of pipe from the water heater to farthest fixture shall not exceed the distances specified in Table 3.6.5 of the California Energy Code Residential Appendix.
      c. The hot water supply piping shall be installed and insulated in accordance with Section RA3.6.2 of the California Energy Code Residential Appendix.

IRRIGATION SYSTEM

13. A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sq. ft. or more. The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity. (4.304.1)

ARTDESIGN COMPANY
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DATE: 03/27/2024
JOB NO: AD22-007

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REV	DATE	DESCRIPTION	BY
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DESIGNED BY: MM
CHECKED BY: AA

LADBS STAMP AREA

CLIENT/OWNER	GEGAM BURNAZYAN
JOB ADDRESS	7921 DENIVELLE RD, SUNLAND-TUJUNGA, CA 91040
PROJECT	BURNAZYAN RESIDENCE

GREEN NOTES

GRN-01

SHEET NUMBER
13

EXHIBIT "A"
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