



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

North Valley Area Planning Commission

Date:	June 5, 2025	Case No.:	APCNV-2019-3202-ZCJ
Time:	after 4:30 p.m.	CEQA No.:	ENV-2019-3203-MND
Place:	Marvin Braude Building First Floor Conference Room 6262 Van Nuys Boulevard Van Nuys, CA 91401	Incidental Case:	None
		Council No.:	6 – Padilla
		Plan Area:	Sun Valley – La Tuna Canyon
Public Hearing:	April 22, 2025	Overlay Plan:	Pacoima/Sun Valley Clean Up Green Up (CUGU)
Appeal Status:	Zone Change is appealable only by the applicant to the City Council if approved in whole or in part.	Certified NC:	Sun Valley Area
Expiration Date:	Month XX, 2025	General Plan:	Low Medium II Residential
Multiple Approval:	No	Zone:	R1-1-CUGU
		Applicant:	Sogomon Petrosyan
		Representative:	Approved Plans Inc. (Oscar Ensafi)

PROJECT LOCATION: 11146 - 11148 Lorne Street

PROPOSED PROJECT: The project includes a Zone Change from R1-1-CUGU to (T)(Q)RD1.5-1-CUGU. The project involves the demolition of 3 existing single-family dwellings units for the construction use and maintenance of a 17 unit apartment with attached garages on an approximate 26,296.6 square foot lot. The project is proposed to be a mix of market rate and affordable housing and will be comprised of one unit for Extremely Low Income Households and 1 unit for Very Low Income Household for a total of 2 affordable units and 15 market rate units for a total of 17 units.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2019-3202-MND ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration; and
2. Pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change from R1-1-CUGU to (T)(Q)RD1.5-1-CUGU.

RECOMMENDED ACTIONS:

1. **FIND**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2019-3203-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; FIND the Mitigated Negative Declaration reflects the independent judgment and

analysis of the City; FIND the mitigation measures have been made enforceable conditions on the project; and ADOPT the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;

2. **Approve and Recommend** that the North Valley Area Planning Commission adopt the **Zone Change** from R1-1-CUGU and RA-1 to (T)(Q)RD1.5-1-CUGU to permit the construction use and maintenance of a 17-unit apartment with attached garages.

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Exhibits:

- A – Plans
- B – Vicinity Map
- C – Radius Map
- D – Mitigated Negative Declaration ENV-2019-3203-MND
- E – Cultural Resources Letter Report
- F – Preliminary Soil Investigation
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PROJECT ANALYSIS

Project Summary

The project involves a Zone Change from R1-1-CUGU to (T)(Q)RD1.5-1-CUGU and includes the demolition of 3 existing single-family dwellings units for the construction use and maintenance of a 17 unit apartment with attached garages on an approximate 26,296.6 square foot lot.

Access to the residences will be from a common driveway with one curb cut on Lorne Street. The proposed apartments have varying heights. Building "A" is proposed for a maximum height of 35 feet and 3 inches, while Buildings "B" & "C" are proposed for a maximum height of 36 feet and 9 inches. Building "A" is proposed for a total of 4,822 square feet, while Building "B" is proposed for 11,802 square feet, and Building "C" is proposed for 10,116 square feet of floor area. The project will provide 33 parking spaces. The project proposes the removal of 8 non-protected trees, and proposes 2,850 square feet of open space including 1,292 square feet of common open space, and 1,600 square feet of private open space.

The requested entitlement involves a Zone Change from R1-1-CUGU to (T)(Q)RD1.5-1-CUGU and includes the demolition of 3 existing single-family dwellings units for the construction use and maintenance of a 17 unit apartment with attached garages on an approximate 26,296.6 square foot lot; and any additional actions including, but not limited to, tree removal, demolition, grading, excavation, haul route, and building permits. Removal of street trees and protected trees is subject to review and approval by the Board of Public Works, Urban Forestry Division.

The requested Zone Change would result in increases to allowable residential floor area, density and height and thus the project is subject to Measure JJJ (Section LAMC Section 11.5.11), an affordable housing and fair labor measure approved by voters in 2016. The requested Zone Change would result in a residential density increase greater than 35%. Therefore, pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.11(a)-1(ii), the Project must provide no less than 5% of the total units at rents affordable to Extremely Low Income households, and either 6% of the total units at rents affordable to Very Low Income households or 15% of the total units at rents affordable to Lower Income households, inclusive of any Replacement Units.

The Project is required to set aside 1 unit for Extremely Low Income Households and 1 unit for Very Low Income Households for a total of two affordable units as determined by their Amended AB 2556 (JJJ) Housing Determination Letter dated June 15 2021.



Figure 1: Project renderings.

Background

The subject site is a level, rectangular-shaped lot, consisting of 26,296.6 gross square feet of lot area located on the south side of Lorne Street. The site is located within the Sun Valley – La Tuna Canyon Community Plan area, with a land use designation of Low Medium II Residential and is currently zoned R1-1-CUGU. The R1-1-CUGU Zone would permit a maximum of 4 dwelling units.

The subject site is currently developed with 3 single-family dwellings, constructed around 1950. SurveyLA, the City's historic resources survey, does not list the current dwelling as a significant resource, nor is it located on any other local, state, or national registers. The site contains 8 non-protected trees and are all subject for removal. The proposed Project would demolish the existing structures and remove the non-protected trees. The applicant has a zone change to clarify the zoning on the property and to allow for the proposed density of development.

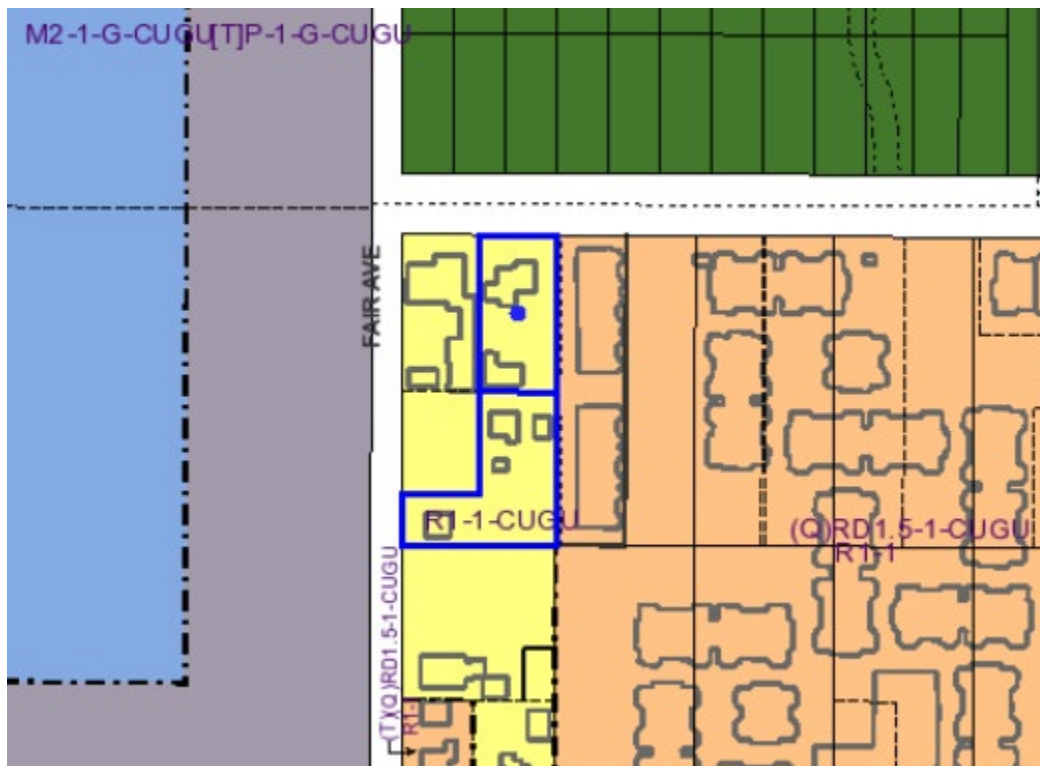


Figure 2: ZIMAS map of subject site (outlined in blue).

The properties to the north, are zoned OS-1XL-CUGU and is improved with a large recreational park facility including a soccer field, tennis courts, a baseball diamond, and other miscellaneous recreational uses, and is owned and operated by the City of Los Angeles, Department of Recreation and Parks. The adjacent property to the west, is zoned R1-1-CUGU and is improved with a single family dwelling. Further west, are properties zoned M2-1-G-CUGU, [T]P-1-G-CUGU, M3-1-G-CUGU and is a large industrial mineral processing plant operated by the Los Angeles County Department of Public Works. The properties to the south are zoned R1-1-CUGU, and (T)(Q)RD1.5-1-CUGU and are improved with single family dwellings. The properties to the east, The properties to the east and south east are zoned (Q)RD1.5-1-CUGU, and are developed with multiple stories (up to 4 stories) multiple family dwelling unit apartments.

Measure JJJ

The requested Zone Change would result in increases to allowable residential floor area, density and height and thus the project is subject to Measure JJJ (Section LAMC Section 11.5.11).

As such, the Project would be required to comply with LAMC Section 11.5.11(i), as it relates to the local hiring of construction workers for building and construction work. Projects which propose 10 or more residential dwelling units are required to comply with one of the on-site affordability provisions, or one of the alternative options, pursuant to LAMC Section 11.5.11. The Proposed Project is a Rental Project that results in a residential density increase greater than 35% and thus is subject to affordability option 1-ii of LAMC Section 11.5.11(a)(1)(ii). The provision requires the Project to provide no less than 5% of the total units at rents affordable to Extremely Low Income households, and either 6% of the total units at rents affordable to Very Low Income households or 15% of the total units at rents affordable to Lower Income households, inclusive of any Replacement Units. According to their Amended AB2556 (JJJ) Housing Determination Letter, the Project is required to set aside 1 unit for Extremely Low Income Households and 1 unit for Very Low Income Households for a total of two affordable units as determined by what was formerly known as the Los Angeles Housing and Community Investment Department (now currently the Los Angeles Housing Department).

Street(s):

Lorne Street, a designated Local Street - Standard, is currently dedicated to a half right-of-way width of 30 feet and is improved with curb and gutter; the Project will be conditioned to provide improvements including the construction of a new full-width concrete sidewalk, repair of all existing concrete curb gutter and roadway pavement, and removal of its existing driveway for the construction of a new ADA compliant driveway.

Fair Avenue, a designed Collector Street, is currently dedicated to a 30 foot half right-of-way; the Project is conditioned to dedication a 3-foot wide strip of land to complete the 33-foot half right-of-way in accordance with Collector Street standards, along with providing improvements including the construction of a new full-width concrete sidewalk, repair of all existing concrete curb gutter and roadway pavement, and reconstruction of the curb ramp located at the corner of Fair Avenue and Lorne street.

Incidental Case(s):

None

RELEVANT PERMITS OR CASES

ON-SITE:

Ordinance 184,246: On June 4, 2016, the City Council amended the Los Angeles Municipal Code to authorize the establishment of a Clean Up Green Up Supplemental Use District within Boyle Heights, Pacoima/Sun Valley, and Wilmington to reduce cumulative health impacts resulting from incompatible land uses, establish a citywide Conditional Use for asphalt manufacturing and refinery facilities, and increase the notification requirement for projects within a surface mining district.

APCNV-2017-1355-ZCJ: On April 4, 2017, an application was filed requesting for a Zone change from R1-1-CUGU to (T)(Q)RD1.5-1-CUGU for the demolition of three single family dwellings for the construction use and maintenance of a 17 unit apartment project. On April 12, 2018, the project was terminated and no formal actions were taken on this application by the Department of City Planning.

OFF-SITE:

Case No. APCNV-2015-1044-ZC: On October 02, 2015, the North Valley Area Planning Commission approved a Zone Change from (Q)RD1.5-1 to the (T)(Q)R3-1 Zone located at 11051-11055 Arminta Street within the Sun Valley – La Tuna Canyon Community Plan Area

Case No. APCNV-2015-476-ZC: On October 02, 2015, the North Valley Area Planning Commission approved a Zone Change from R1-1 to the (T)(Q)R3-1 Zone located at 11065 Arminta Street within the Sun Valley – La Tuna Canyon Community Plan Area

Public Hearing and Communications

A Public Hearing was held with the Hearing Officer Case No. APCNV-2019-3202-ZCJ on April 22, 2025 at 10:30 a.m using telephonic means (via Zoom). The public hearing was attended by at least seven individuals, consisting of the owner/applicant, the applicant's representative, and interested members of the public, the Los Angeles City Council – Council District 6 representatives, and the member of the Sun Valley Neighborhood Council. The hearing lasted approximately 40 minutes. For further details, see Public Hearing and Communications, Page P-1 of this staff report.

Issues

The proposed project holds several issues and challenges that have evolved since the case was filed with the Department of City Planning. Specifically, the project, as proposed, contains numerous design impairments that have been highlighted throughout the review process. The following is a summary that have been communicated or challenged to the project applicant and applicant representative by either Planning Staff, or the Council Office.

Citywide Design Guidelines

The Citywide Design Guidelines were created to promote architectural and design excellence in buildings, landscape, open space, and public space along with the preservation of the City's character and scale. These guidelines were established to carry out the common design objectives that maintain neighborhood form and character while promoting quality design and creative infill development solutions. They are organized around three design approaches: Pedestrian-First Design, 360 Degree Design and Climate-Adapted Design.

The following are specific design issues and considerations by the City's Professional Volunteer Program (PVP) revolving around those concepts:

Pedestrian-First

- The project as currently designed doesn't comply with the Citywide Design Guidelines.
 - o The site layout and design may lack pedestrian activity focus. Currently the project is designed with an emphasis to the vehicular circulation and there is a lack of connecting walkways or quality common open spaces that are easily accessible to all. There are also accessibility issues for the units.
 - o Concerns regarding sidewalk conditions
 - o Concerns regarding number of proposed street trees on the Fair Ave side.

360 Degree Design

- The project as currently designed doesn't comply with the Citywide Design Guidelines.
 - o Concerns regarding 26 foot wide drive way – 300 feet of expanse of hardscape.

- Consider a different façade treatment with articulation that reflects the interior design and use of each unit.
- Consider the use of at least two high-quality building façade materials that accentuate or correspond to variations in building massing per townhome.
- Consider adding brakes in the façade plane or to slightly angle the orientation of the buildings.
- Consider a play area within common open space and/or hammer head turn around area.
- Comply with the open space requirements for six or more residential units (12.21 G.2- A 17 -unit apartment requires a rec. room at least 600sq.ft in area). The common open space should be easily accessible from all the units (currently the rec room is serving mostly Building A) and should be thoughtfully programmed and landscaped.
- Concerns regarding fire lane design and whether it complies with the fire code requirements.
- Concerns regarding trash location, and maintenance or operations of trash removal.

Climate-Adapted

- The project as currently designed doesn't comply with the Citywide Design Guidelines.
 - Concerns regarding Low Impact Development (LID) compliance on the plans.
 - Consider using permeable paving where possible.
 - Consider awnings and more trees for shade.
 - In close proximity to the public realm prefer native trees that provide shade (Acacia Pendula's and Prunus Cerasifera's shading capacity is low)
 - Consider integrating solar to lower energy demand.
 - Consider development of outdoor space for units in Buildings B and C within (east) side yard.

Comments from the Los Angeles City Council District 6

The Los Angeles City Council Office District 6 had met with the Applicant and Applicant Representative around March 2025 to discuss the proposed project. On April 21, 2025, the Director of Planning and Land Use for the Office of Council Member Imeldi Padilla released a correspondence airing numerous concerns regarding the project:

The Office of Councilmember Imelda Padilla has reviewed the proposed project at 11146 Lorne Street and offers the following formal comments. The applicant and the Sun Valley Area Neighborhood Council are cc'ed on this message.

CD6 supports the creation of family-oriented housing in Sun Valley, particularly near assets like the Sun Valley Recreation Center and future Rory M. Shaw Wetlands Park. This area is experiencing significant investment, including new projects on Fair Avenue, Strathern Street, Vineland Avenue, and Ratner Street.

However, the proposed project at 11146 Lorne Street does not currently meet the goals of the Sun Valley–La Tuna Canyon Community Plan or the Community Design Overlay. Its design lacks pedestrian comfort, shade, and meaningful landscaping. The outdated site plan offers limited street trees or improvements to the public realm.

Sun Valley is a frontline community with long-standing environmental burdens—pollution, flooding, heat, and a lack of park space. New development must help reverse these impacts. This proposal includes no Low Impact Development

infrastructure, air filtration, or renewable energy—key features in a high-need neighborhood. The recreation space is also too limited for a project aimed at families.

We appreciate the inclusion of family-sized units, individual garage parking, balconies, and in-unit laundry. But these are basic standards, not community benefits.

We urge Planning and the South Valley Area Planning Commission to condition the project on:

- Revised building design with articulated entries, pedestrian-scale features, and shade.*
- An updated landscape plan with drought-tolerant plants and street trees.*
- Inclusion of LID, air filtration, and solar panels.*
- A larger and more functional recreation space for residents.*

Sun Valley deserves thoughtful, community-serving development. Our office is committed to working with Planning, the applicant, and neighbors to make this project stronger.

Conclusion

Based on the information submitted to the record, Staff is recommending that the North Valley Area Planning Commission Approve the Zone Change along with conditions related to design and adopt the proposed findings being that the use is permitted under the General Plan Land Use.

(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32-G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the “Q” Qualified classification:

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped “Exhibit A,” and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. **Residential Density.** A maximum of 17 dwelling units shall be permitted.
3. **Landscaping.**
 - a. **Landscaping, Common Open Space Areas, and Amenities.**
 - i. All open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, or common open space areas shall be attractively landscaped and maintained.
 - ii. Any common open space areas shall be readily accessible to all residents. Common open space areas shall be multi-functional and designed to accommodate a range of passive, active, or social uses, with enhancements such as landscaping, activity lawns, picnic pavilions, bench seating, decorative bike racks, dog washing stations, retaining or planting mature trees, central mailboxes, and/or children’s play areas.
4. **On-site Restricted Affordable Units.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make a minimum of no less than 5% of the total units at rents affordable to Extremely Low Income households, and either 6% of the total units at rents affordable to Very Low Income households or 15% of the total units at rents affordable to Lower Income households, inclusive of any Replacement Units, as defined by LAMC Section 11.5.11(a)(1)(ii) and as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project or includes for-sale units, the number of required reserved Onsite Restricted Units may be adjusted, consistent with LAMC Section 11.5.11, to the satisfaction of LAHD. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant shall provide a copy of the recorded covenant to the Department of City Planning for inclusion in this file. On-site restricted affordable units shall be provided in accordance with LAMC Section 11.5.11, to the satisfaction of LAHD, and with any monitoring requirements established by LAHD.
5. **Affordable Units**
 - a. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make a minimum of one (1) dwelling unit available to Extremely Low Income households and one (1) dwelling unit available to Very Low Income Households, as defined by the Los Angeles Municipal Code (LAMC) Section

11.5.11(a)(1)(ii). All restricted affordable units shall be available for a minimum period of 55 years. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the North Valley Area Planning Commission and with any monitoring requirements established by the LAHD.

- b. Changes in Restricted Units. Deviations that change the composition of units shall be consistent with LAMC Section 11.5.11(a)(3).
6. **Labor Requirement.** Pursuant to Los Angeles Municipal Code Section 11.5.11, certified by City Council on December 13, 2017 and codified as Section 5.522 of the Administrative Code, the applicant shall confer with Department of Public Works, Bureau of Contract Administration, Office of Contract Compliance, and shall provide the following to the Department of City Planning:
- a. A signed Preconstruction Checklist Agreement between the Applicant and the Bureau of Contract Administration (maintained in the case file), prior to clearing any Building Permit, which covers the following:
 - i. **Licenses.** All building and construction work on the project will be performed at all tiers by contractors that are licensed by the State of California and the City of Los Angeles. The project will employ only construction workers that possess all licenses and certifications required by the State of California and the City of Los Angeles.
 - ii. **Local Hire.** At least 30% of all respective workforces' construction workers' hours of Project Work will be performed by permanent residents of the City of Los Angeles. Of these, at least 10% of all their respective workforces' construction workers' hours of Project Work shall be performed by Transitional Workers whose primary place of residence is within a 5-mile radius of the covered project. If such minimums are not met, evidence of a good faith effort to solicit such local workers shall be evidenced.
 - iii. **Wages.** The project will pay construction workers performing Project Work hourly wage rates for those classifications in compliance with the applicable prevailing wage rate determination established pursuant to the California Labor Code.
 - iv. **Training.** At least 60% of construction workforces employed on the project will be:
 - 1. Workers who graduated from a Joint Labor Management apprenticeship training program approved by the State of California.
 - 2. Alternatively, workers employed that have minimum hours of on-the-job experience in the applicable craft which would be required to graduate from such a state-approved apprenticeship training program.
 - 3. Workers who are registered apprentices in an apprenticeship training program approved by the State of California or an out-of-state, federally approved apprenticeship program.
 - v. **Bond.** A Bond may be required to ensure compliance.
7. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view. The transformer, if located in the front yard, shall be screened with landscaping.

8. **Design Related Conditions.** This project shall conform to the following Citywide Design Guidelines Compliance Review Form and Best Practices.
- a. GUIDELINE 1: PROMOTE A SAFE, COMFORTABLE AND ACCESSIBLE PEDESTRIAN EXPERIENCE FOR ALL.
 - i. Site Planning
 - 1. The pedestrian pathways shall be accessible, clear, prominent and intuitive to navigate.
 - 2. The project shall prioritize pedestrian circulation at the street level.
 - 3. The project shall provide direct access to the surrounding neighborhood and amenities, including transit.
 - 4. The project shall provide ornamental low-level lighting to highlight and provide security for pedestrian paths and entrances and shall ensure that all parking areas and pedestrian walkways are illuminated.
 - ii. Right-of-Way
 - 1. Introduce pedestrian lighting in addition to the roadbed lighting to the satisfaction of the Bureau of Street Lighting.
 - b. GUIDELINE 3: DESIGN PROJECTS TO ACTIVELY ENGAGE WITH STREETS AND PUBLIC SPACE AND MAINTAIN HUMAN SCALE.
 - i. Building Design
 - 1. The project shall locate active ground floor uses along primary street frontages.
 - 2. The project shall use a variety of architectural elements to reduce the perceived mass of larger projects.
 - 3. The project shall enclose or wrap podium parking areas with active uses, landscaping and/or architectural elements.
 - 4. The project shall design and orient buildings to provide users with direct visual and physical connections to the abutting public rights-of-way.
 - 5. The project shall locate windows, balconies and courtyards to provide views onto sidewalks and gathering spaces.
 - ii. Right-of-Way
 - 1. The project shall maintain and improve existing alleys with appropriate lighting and other design features (landscaping, art, etc.) to screen blank walls or parking, where space is available.
 - c. GUIDELINE 4: ORGANIZE AND SHAPE PROJECTS TO RECOGNIZE AND RESPECT SURROUNDING CONTEXT.
 - i. Site Planning
 - 1. The project shall lay out the site to ensure that access and building entrances are clearly legible.
 - 2. The project shall place and shape outdoor space to respond to, and/or connect with, nearby existing parks and open space areas.
 - ii. Building Design
 - 1. The project shall modulate building massing vertically and horizontally to a scale compatible to its context.
 - 2. The project shall identify and utilize exterior surface materials that will reduce the incidence and appearance of graffiti.

- d. GUIDELINE 5: EXPRESS A CLEAR AND COHERENT ARCHITECTURAL IDEA.
 - i. Building Design
 - 1. The project shall shape building design to respond to the setbacks, fenestration patterns and important horizontal datums of adjacent structures.
 - 2. The project shall incorporate transitions such as landscaping, paving, porches, stoops, and canopies at individual entrances, and from the sidewalk to the front door. These methods should not protrude into required yards or negatively impact the overall street wall.
 - 3. The project shall identify and select materials and develop façade details that consider the views of the building from all sides.
 - 4. Windows should incorporate well-designed trims and details.
 - 5. The project shall design lighting to enhance the ground floor environment or to emphasize key architectural features without projecting light into the night sky.
 - a. The project shall utilize adequate, uniform, and glare-free lighting, such as dark-sky compliant fixtures, to avoid uneven light distribution, harsh shadows, and light spillage.
 - ii. Right-of-Way
 - 1. Install and maintain hydration stations in high traffic public spaces.
 - 2. For buildings with six units or more, cluster code required common open space areas in a central location, rather than dispersing smaller less usable areas throughout the site.
 - 3. Incorporate shaded open space such as plazas, courtyards, pocket parks, and terraces in large scale buildings.
 - 4. Design open areas to be easily accessible.
 - 5. Integrate bike-sharing and/or electric scooter parking near the public right-of-way.
- e. GUIDELINE 6: PROVIDE AMENITIES THAT SUPPORT COMMUNITY BUILDING AND PROVIDE AN INVITING, COMFORTABLE USER EXPERIENCE.
 - i. Site Planning
 - 1. Activate spaces by using benches, lighting, shade structures, trees, lockers and other supportive amenities.
- f. GUIDELINE 9: CONFIGURE THE SITE LAYOUT, BUILDING MASSING AND ORIENTATION TO LOWER ENERGY DEMAND AND INCREASE THE COMFORT AND WELLBEING OF USERS.
 - i. Site Planning
 - 1. Plant trees and/or install shade structures to increase comfort and provide passive cooling opportunities.
 - 2. Provide canopy trees in planting areas for shade and energy efficiency, especially on south and southwest facing façades.
 - 3. Select plants that upon maturity will provide the intended scale, size, and structure.
 - 4. Install a publicly accessible Electric Vehicle charging station and/or space for car-share providers on the project site, if the site and context is suitable.
 - 5. Integrate solar powered lighting to increase energy efficiency.
 - ii. Building Design
 - 1. The project shall utilize elements such as shallow floorplates, operable windows and light-wells to provide occupants access to natural cross-ventilation and daylight.

2. The project shall employ various shading treatments appropriate to the solar orientation through overhangs, balconies, awnings and/or sunshades.
 3. The project shall, at entrances and windows, include overhead architectural features such as awnings, canopies, trellises, or cornice treatments that provide shade and reduce daytime heat gain, especially on south-facing facades.
 4. Utilize natural light and ventilation for parking structures/podiums when possible, while maintaining architectural cohesion.
 5. The project shall install wayfinding signage at all elevator banks to encourage visitors to use the nearest stairway.
 6. The project shall utilize white or reflective paint on rooftops and light paving materials to reflect heat away from buildings and reduce the need for mechanical cooling.
 7. The project shall incorporate brise soleil features to reduce heat gain and deflect sunlight.
 8. The project shall avoid the use of highly reflective building materials and finishes that direct heat and glare onto nearby buildings.
- g. **GUIDELINE 10: ENHANCE GREEN FEATURES TO INCREASE OPPORTUNITIES TO CAPTURE STORMWATER AND PROMOTE HABITAT.**
- i. **Site Planning**
 1. Prioritize the infiltration of stormwater in locations where suitable soil conditions and topographies exist.
 2. Facilitate stormwater capture, retention, and infiltration, and prevent runoff by using permeable or porous paving materials in lieu of concrete or asphalt. Collect, store, and reuse stormwater for landscape irrigation.
 3. Select plant species that are adapted and suitable for the site's specific soil conditions and microclimate.
 - ii. **Building Design**
 1. The project shall employ features such as green roofs that include locally adapted plants.
 - iii. **Right-of-Way**
 1. Select trees that are suitable for the climate and capable of attaining the largest canopy size possible given spatial constraints, in consultation with Bureau of Street Services' Urban Forestry Division.
 2. Incorporate stormwater "best management practices" and other green infrastructure features.
9. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way, nor from above.
10. **Maintenance.** The subject property (including all trash storage areas, associated parking facilities, sidewalks, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.
11. **Oversized Transport Vehicles.** A permit shall be required for any heavy construction equipment and or materials that require the use of oversized transport vehicles on State highways.

12. **Encroachment Permit.** Any work performed within State Right-of-way shall require an Encroachment Permit.
13. **Construction Traffic Control Plan.** A construction traffic control plan detailing potential impacts shall be submitted to the satisfaction of the California Department of Transportation should any construction traffic occur or cause issues on any State Facilities.

Administrative Conditions of Approval

14. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
15. **Code Compliance.** Area, height and use regulations of the (T)(Q)RD1.5-1-CUGU Zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
16. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
17. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
18. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
19. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.
20. **Corrective Conditions.** The authorized use shall be conducted at all time with due regards to the character of the surrounding district, and the right is reserved to the North Valley Area Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code to impose additional corrective conditions, if in the Commission's or Director's opinion such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
21. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack,

challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (T) Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

Dedication(s) and Improvement(s). Prior to the issuance of any building permits, the following public improvements and dedications for streets and other rights of way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary):

Responsibilities/Guarantees.

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. **Bureau of Engineering.** Prior to issuance of sign offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.
 - a. Dedication Required -
 - i. **Fair Avenue** (Collector Street) that a 3-foot wide strip of land along the property frontage to complete a 33-foot half right-of-way in accordance with Collector Street standards.
 - b. Improvements Required –
 - i. **Lorne Street** – Construct a new full-width concrete sidewalk along the property frontage. Repair all existing concrete curb, gutter and roadway pavement. Remove the existing driveway and construct a new ADA compliant driveway.
 - ii. **Fair Avenue** – Construct a new full-width concrete sidewalk including in the dedicated area along the property frontage. Repair all existing concrete curb, gutter and roadway pavement. Reconstruct the curb ramp at the corner of Fair Avenue and Lorne Street to the satisfaction of the Bureau of Engineering and construct a new driveway to comply with ADA requirements.

Notes: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than ¼ inch from the surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than 1/8 inch at the surface of the section.

Non-ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than ¼ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than 1/8 inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, 2440-4, S442-5, and S444-0.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

Department of Transportation may have additional requirements for dedication and improvements.

Regarding any conflicts with traffic signs, parking spaces, meters or traffic control devices, contact the Department of Transportation (818) 374-4699.

Regarding any conflicts with power pole matters, contact the Department of Water and Power at (213) 367-2715.

Refer to the Fire Department regarding fire hydrants (818) 374-5005.

Provide proper site and street drainages for all streets being improved. Roof drainage and surface run-off from the property shall be collected and treated at the site and drained to the streets through drain pipes constructed under the sidewalk through curb drains or connection to the catch basins (email: Eng.ValleyInfo@lacity.org).

Mainline sewers exist in Lorne Street. Extension of the house connection laterals to the new property line may be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit (email: Eng.ValleyInfo@lacity.org).

Submit parking area and driveway plans to the Valley District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

Any questions regarding this report may be directed to Quyen Phan at (213) 808-8604.

3. Urban Forestry

a. Street Trees

- i. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
- ii. When street dedications are required and to the extent possible, the project shall provide larger planting areas for existing street trees to allow for growth and planting of larger stature street trees. This includes and is not

limited to parkway installation and/or enlargement of tree wells and parkways.

- iii. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at: (213) 8378-3077 upon completion of construction for tree planting direction and instructions.

NOTE: Removal of street trees requires approval from the board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

4. Bureau of Street Lighting. The Bureau of Street Lighting's recommended condition of approval for the subject city planning case is as follows:

- a. Specific Condition: Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review of the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.
- b. Improvement Condition: Construct new streetlight: one (1) on Lorne Street. If street widening per the Bureau of Engineering improvement conditions, remove and reinstall existing conduit behind new curb and gutter on Fair Ave.

5. Los Angeles Fire Department

- a. Submit plot plans for Fire Department approval and review prior to recordation of City Planning case.
- b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- c. One or more Knox Boxes will be required to be installed for LAFD access to project.
 - i. Location and number to be determined by LAFD Field Inspector (Refer to FPB Req #75).
- d. 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- e. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- f. 2014 City of Los Angeles Fire Code, Section 503.1.4 (EXCEPTION)
 - i. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exist stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
 - ii. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The

term “horizontal travel” refers to the actual path of travel to be taken by a person responding to an emergency in the building.

- iii. This policy does not apply to single-family dwellings or to non-residential buildings.
- g. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street, or Fire Lane. This stairwell shall extend onto the roof.
- h. Entrance to the main lobby shall be located off the address side of the building.
- i. Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
- j. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- k. Fire Lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- l. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
- m. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sar or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- n. Submit plot plans indicating access road and turning area for Fire Department approval.
- o. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department
- p. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- q. Private streets shall be recorded as Private Streets, AND Fire Lane. All private streets plans shall show the words “Private Street and Fire Lane” within the private street easement.
- r. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- s. Plans showing areas to be posted and/or painted, “FIRE LANE NO PARKING” shall be submitted and approved by the Fire Department prior to the building permit application sign-off.
- t. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- u. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department’s review of the plot plan.
- v. The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. 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 assurance that your receive service with a minimum amount of waiting please call (818) 374-4351. You should advise any consultant representing you of this requirement as well.

FINDINGS

General Plan/Charter Findings

1. **General Plan Land Use Designation.**

The project site is located within the Sun Valley – La Tuna Canyon Community Plan, which designates the site for Low Medium II Residential land use. The land use designation lists the RD1.5, RD2, RW2, and RZ2.5 Zones as the corresponding zones. The Project Site is currently zoned R1-1-CUGU, which is inconsistent with the land use designation and not a corresponding Zone within the Low Medium II Residential land use. The project site has approximately 26,296.6 square feet of gross lot area, which, under the proposed (Q)(T)RD1.5-1-CUGU Zone of this Zone Change request, would allow for a maximum of 17 dwelling units. The (Q)(T)RD1.5-1-CUGU zone is also consistent with the Low Medium II Residential General Plan Land Use designation of the Sun Valley – La Tuna Canyon Community Plan. The project will increase home ownership opportunities in the plan area. Therefore, the project is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan.

2. The **Framework Element** of the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following Goals, Objectives and Policies relevant to the request:

Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more liveable city.

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.1.4: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram and Table 3-1.

Policy 3.1.5: Identify areas on the Long-Range Land Use Diagram and in the community plans sufficient for the development of a diversity of uses that serve the needs of existing and future residents (housing, employment, retail, entertainment, cultural/institutional, educational, health, services, recreation, and similar uses), provide job opportunities, and support visitors and tourism.

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

Policy 3.2.1: Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.

The proposed Zone Change from R1-1-CUGU to (T)(Q)RD1.5-1-CUGU will allow for the redevelopment of an underutilized site for the demolition of 3 existing single-family dwellings units for the construction use and maintenance of a 17 unit apartment with attached garages, thereby accommodating development that supports the needs of the City's existing and future residents in accordance with the density outlined in the General Plan Framework Element. The site is located approximately .4 miles from the intersection of San Fernando Road and Sunland Boulevard, within close proximity to commercial uses including restaurants, banks, retail shopping, gas stations and other various services including several bus stops serviced by Los Angeles Metro Bus Lines: 90, 169, and 294. The Zone Change will allow for more intense development of the subject property, which will locate more residences proximate to transit and various destinations, potentially reducing vehicular trips, vehicle miles traveled, and air pollution. Therefore, the Zone Change is consistent with the Distribution of Land Use goals, objectives and policies of the General Plan Framework Element.

3. **Sun Valley – La Tuna Canyon Community Plan.** The Community Plan text includes the following relevant land use Objectives and Policies:

Objective 1-2 To locate new housing in a manner which reduces vehicular trips which increases accessibility to services and facilities.

Policy 1-2.1: Locate higher residential densities near commercial centers, and major bus routes where public service facilities, utilities and topography will accommodate this development.

The proposed Zone Change from R1-1-CUGU to (T)(Q)RD1.5-1-CUGU will allow for the redevelopment of an underutilized site of the demolition of 3 existing single-family dwellings units for the construction use and maintenance of a 17 unit apartment with attached garages, thereby increase the housing supply of the Sun Valley – La Tuna Community. The project would replace 3 existing single-family dwellings and provide a net increase of 14 residential units at the site. The project will increase the availability of housing within the City and provide greater individual choice in housing type, quality, price and location. The multiple family project will be similar in typology to detached townhouses and other similar condominium type housing units in the immediate surrounding area to increase dwelling options.

4. The **Housing Element** of the General Plan will be implemented by the recommended action herein. The Housing Element is the City's blueprint for meeting housing and growth challenges. It identifies the City's housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City has committed to implement to create

sustainable, mixed-income neighborhoods across the City. The Housing Element includes the following Goal, Objectives and Policies relevant to the instant request:

Goal 1: A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs..

Objective 1.1: Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

Policy 1.1.3: Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households.

Objective 1.4: Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.

Policy 1.4.1: Streamline the land use entitlement, environmental review, and building permit processes, while maintaining incentives to create and preserve affordable housing.

The subject site is currently developed with 3 single-family dwellings, constructed around 1950. SurveyLA, the City's historic resources survey, does not list the current dwelling as a significant resource, nor is it located on any other local, state, or national registers. The properties to the south are zoned R1-1-CUGU, and (T)(Q)RD1.5-1-CUGU and are improved with single family dwellings. The properties to the east and south east are zoned (Q)RD1.5-1-CUGU, and are developed with multiple stories (up to 4 stories) multiple family dwelling unit apartments. The property adjacent to the west, along with various properties to the south are improved with residential uses for single-family structures. The proposed project for a total of 3 multiple-family structures at a height of 3-stories for a total of 17 multiple family dwelling units would be of a similar building typology to the condominiums to the east and southeast of the site. As proposed, the project would develop the site with 17-unit apartments allowing for the development of an underutilized site with multifamily density that would be compatible with the surrounding development and introduce a new opportunity for housing opportunities in a transitional area buffering the surrounding single-family neighborhood from multi-family, commercial developments, and industrial elements nearby. As such, the project is consistent with the Housing Element goals, objectives and policies of the General Plan.

5. The **Mobility Element** of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. Lorne Street, a designated Local Street Standard, is currently dedicated to a half right-of-way width of 30 feet and is improved with a curb and gutter; the Project is conditioned to improve the street with a new-full-width concrete sidewalk along the property frontage and repair all existing concrete curb, gutter and roadway pavements, along with the removal of the existing driveway for the construction of a new ADA compliant driveway. Fair Avenue is a designed Collector Street and is currently dedicated to a half right-of-way width of 30 feet and is improved with a curb and gutter; the Project is conditioned to dedicate a 3-foot wide strip of land along the property frontage to complete the 33-foot half right-of-way in accordance with Collector Street standards. The project is also conditioned to improve Fair Avenue to construct a new full-width concrete sidewalk including in the dedicated area along the property frontage along with repairing all existing concrete curb, gutter and roadway pavement. The project shall also reconstruct the curb ramp at the corner of Fair Avenue and Lorne street to the

satisfaction of the Bureau of Engineering and construct a new driveway to comply with ADA requirements.

The proposed project is in conformance with the Mobility Element policies listed below:

Policy 2.3. Recognize walking as a component of every trip, and ensure high quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

Policy 2.6. Provide safe, convenient, and comfortable local and regional bicycling facilities for people of all types and abilities.

Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

The project is conditioned to provide improvements as required by the Bureau of Engineering that includes repair, installation of sidewalks, curb, gutter and roadway pavement. The project also complies with the Clean Up Green Up (CUGU Ordinance) to provide development regulations to site planning, landscaping, and parking design provide adequate buffering from Subject Uses. The site is located approximately .4 miles from the intersection of San Fernando Road and Sunland Boulevard, within close proximity to commercial uses including restaurants, banks, retail shopping, gas stations and other various services including several bus stops serviced by Los Angeles Metro Bus Lines: 90, 169, and 294. As proposed, the project would develop the site with 17-unit apartments allowing for the development of an underutilized site with multifamily density that would be compatible with the surrounding development and introduce a new opportunity for housing opportunities in a transitional area buffering the surrounding single-family neighborhood from multi-family, commercial developments, and industrial elements nearby.

6. The **Sewerage Facilities Element** of the General Plan will not be affected by the recommended action. While the sewer system might be able to accommodate the total flows for the proposed project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

Therefore, the Zone Change is consistent with the Mobility Plan 2035 goals, objectives, and policies of the General Plan.

Zone Change and “T”/“Q” Classification Findings

7. **Pursuant to Section 12.32 of the Municipal Code, the zone change and classifications are necessary because:**
 - a. **Public Necessity:** On April 29, 2019, Mayor Eric Garcetti released LA’s Green New Deal (Sustainable City pLAn), a roadmap to achieve short-term results while setting the path to strengthen the transformation of the City in the decades to come. As part of the plan, the Mayor set forth goals of ending street homelessness by 2028, increasing cumulative new housing construction to 100,000 by 2021 and ensuring that new housing is located near transit. The proposed Zone Change

would allow the site to be redeveloped to provide a total of 17 new market residential units (a net increase of 14 units). The proposed project would locate these 17 new dwelling units approximately 0.4 miles away from the Sun Valley Metrolink Station, and is also located within 0.4 miles from the intersection of San Fernando Road and Sunland Boulevard that includes several bus stops serviced by Los Angeles Metro Bus Lines: 90, 169, and 294. By providing new housing in proximity to existing transit, the project is consistent with public necessity.

- b. Convenience: The project site is located in an area of the Sun Valley – La Tuna Canyon community that is highly urbanized, with parks, schools, and transportation infrastructure, and an airport. The proposed project would locate 17 new dwelling units approximately 0.4 miles away from the Sun Valley Metrolink Station, and is also located within 0.4 miles from the intersection of San Fernando Road and Sunland Boulevard. This intersection contains various commercial uses including restaurants, banks, retail shopping, gas stations and other various services including several bus stops serviced by Los Angeles Metro Bus Lines: 90, 169, and 294. The site is also approximately 1.0 mile away from an elementary school (Arminta Elementary). Granting the Zone Change to the (T)(Q)RD4-1 Zone would allow future residents access to shopping, dining and services within the immediate neighborhood, as well as the opportunity to utilize nearby parks while serviced by a robust public transportation network.
- c. General Welfare: Granting the Zone Change from R1-1-CUGU to (T)(Q)RD1.5-1-CUGU would allow the development of an underutilized lot with a 17-unit residential development that will expand the housing supply and providing living opportunities in the Sun Valley – La Tuna Canyon community of the city. As discussed above, the area has neighborhood-serving uses such as schools, stores, parks, restaurants and other services. The Zone Change R1-1-CUGU to (T)(Q)RD1.5-1-CUGU Zone will increase the city's housing stock, while minimizing any burden placed upon the existing infrastructure, including roads and utilities.
- d. Good Zoning Practice: The proposed (T)(Q)RD1.5-1-CUGU Zone is identified as a corresponding zone of the Low Medium II Residential land use designation whereas the existing R1-1-CUGU is not. The development would be consistent with the density of surrounding properties. As such, the (T)(Q)RD1.5-1-CUGU Zone would ensure that the density of the development would be compatible with existing and future development surrounding the project site.
- e. “T” and “Q” Classification Findings: Per Section 12.32-G.1 and 2 of the Municipal Code, the current action, as recommended, has been made contingent upon compliance with new “T” and “Q” conditions of approval. Such limitations are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public's needs, convenience, and general welfare served by the required actions. The conditions that limit the scale, design and scope of future development on the site are also necessary to protect the best interests of and to assure a development more compatible with surrounding properties and the overall pattern of the existing single and multi-family residential development in the community; to secure an appropriate development in harmony with the General Plan as discussed in Findings Section 1; and to prevent or alleviate the potential adverse environmental effect of adding dwelling units to an established neighborhood.

Additional Findings

8. **CEQA.** FIND, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2019-3203-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; FIND the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; FIND the mitigation measures have been made enforceable conditions on the project; and ADOPT the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.

The department received one comment on the Mitigated Negative Declaration from the California Department of Transportation on April 14, 2025.

- a. On April 14, 2025, the California Department of Transportation commented on the proposed project.

"The nearest state facility is the I-5. After reviewing the MND, Caltrans has the following comments:

Caltrans encourages the Lead Agency to explore opportunities to improve bicycle and pedestrian accessibility on the roads surrounding the project site, especially given its proximity to the Sun Valley Recreation Center. Although the Lorne Project does not propose any bikeway or pedestrian improvements near the site, Strava data indicates significant walking and biking activity along Lorne St, Fair Ave, Vineland Ave, and Strathern St.

To minimize disruption, Caltrans advises limiting large truck travel and construction traffic to off-peak commute hours. A permit will be required for any heavy construction equipment and or materials that require the use of oversized transport vehicles on State highways. Any work performed within State Right-of-way will require an Encroachment Permit. If construction traffic is expected to cause issues on any State facilities, please submit a construction traffic control plan detailing potential impacts for Caltrans for review.

The project is conditioned herein to minimize traffic disruptions and also require further permitting to the satisfaction of the California Department of Transportation.

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

PUBLIC HEARING AND COMMUNICATIONS

A joint Public Hearing was held with the Hearing Officer and Deputy Advisory Agency for Case No. APCNV-2019-3202-ZCJ on April 22 2025, at 10:30 a.m., using telephonic means (via Zoom). The hearing was attended by approximately seven people, including the applicant's representatives, and members of the community. No members of the public spoke at the hearing.

2. Oral Testimony from Applicant's Representative

- a. A member of the public wishing to remain anonymous and their phone number omitted called with concerns about the project altogether. They claim to live near the property and is concerned about not knowing nor being provided any details regarding the project description, and needs someone to contact her as soon as possible.
- b. A member of the public aired concerns about the number of apartments being built in the general area – over “400 apartments”. They claim that “we don’t need no more apartment.” They stress the importance of maintain the nearby parking (adjacent to the subject property), and aired concerns about the proximity of the proposed project to the park. They state “We want [to] enjoy the park.” And suggested that apartments should be proposed a few miles away from parks. They also aired concerns about parking.

3. Oral Testimony from Council District 6

- a. Lamont Cobb from Council District 6.

In response to the applicant's statement that the Application has been processing since 2019, that the Council Office “cannot speak on where application is. Cannot deny with work from past.” And can only address issues moving forward from the present point. The Council Office supports housing projects in general, and supports new housing and parking for each unit. However, they the Council Office aired concern and want to see higher quality design / nice quality and “raise the bar” for the Sun Valley Community Plan area.

The council office had their first meeting with the Applicant team around March 2025. Does not reflect the type of project they want to see. Some issues discussed were whether there are Storm water features? Whether doors / entrances are opening right on the street? Discussions whether there was Landscaping? And quality of landscaping provisions? Discussed concerns due to project is less than 500 feet from recycling center. Council Office concerns that the project design does not reflect community has seen. Concerns regarding Recreational Space, and whether street trees on Fair Avenue side are proposed? Council office stresses that the Community prioritizes more trees on projects.

4. Written Testimony

- a. On April 21, 2025, the Los Angeles City Council District 6 provided comments for the proposed project.

“The Office of Councilmember Imelda Padilla has reviewed the proposed project at 11146 Lorne Street and offers the following formal comments. The applicant and the Sun Valley Area Neighborhood Council are cc'ed on this message.

CD6 supports the creation of family-oriented housing in Sun Valley, particularly near assets like the Sun Valley Recreation Center and future Rory M. Shaw Wetlands Park. This area is experiencing significant investment, including new projects on Fair Avenue, Strathern Street, Vineland Avenue, and Ratner Street. However, the proposed project at 11146 Lorne Street

does not currently meet the goals of the Sun Valley–La Tuna Canyon Community Plan or the Community Design Overlay. Its design lacks pedestrian comfort, shade, and meaningful landscaping. The outdated site plan offers limited street trees or improvements to the public realm.

Sun Valley is a frontline community with long-standing environmental burdens—pollution, flooding, heat, and a lack of park space. New development must help reverse these impacts. This proposal includes no Low Impact Development infrastructure, air filtration, or renewable energy—key features in a high-need neighborhood. The recreation space is also too limited for a project aimed at families.

We appreciate the inclusion of family-sized units, individual garage parking, balconies, and in-unit laundry. But these are basic standards, not community benefits.

We urge Planning and the South Valley Area Planning Commission to condition the project on:

Revised building design with articulated entries, pedestrian-scale features, and shade.

An updated landscape plan with drought-tolerant plants and street trees.

Inclusion of LID, air filtration, and solar panels.

A larger and more functional recreation space for residents.

Sun Valley deserves thoughtful, community-serving development. Our office is committed to working with Planning, the applicant, and neighbors to make this project stronger.

--

Lamont B. Cobb

(he/him)

Director of Planning and Land Use

Office of Councilmember Imelda Padilla”

- b. On April 4, 2025, a member of the public emailed planning staff with comments and concerns regarding the proposed project.

“I would like to express my concern and frustration about the 17 unit apartment building permitted to be constructed on 8032 N Fair Ave. When approving planning for permits, do you consider the consequences of adding so many units in an area that has already been crowded by another 39 unit, plus two 2-story townhomes, within a few feet of each other?

Because of unwise planning decisions, this small pocket of Fair Ave is now being crowded to the point of no breathing room for anyone, including us, residents who have lived here for a long time. Do you consider the lack of parking a factor in determining issuance of permits? Just because the city is ignoring parking and the quality of life of long time residents trying to bypass all previously enforced rules and regulations, that doesn’t mean that existing residents must be victimized over and over again.

It requires a proper review of existing conditions and area specifications before squeezing in yet another 17 units into a very tight spot with NO PARKING, NO SAFE ROADS, NO SIDEWALKS, NO INFRASTRUCTURE TO SUPPORT

MOREPOPULATION, and much more. Currently there is construction going on in this area and it is a nightmare, as there are no signs posted to regulate traffic flow, no street closure signs, no signs posted for the contractor to call for problems, it's unorganized, hell Mary.

Fair Ave is already an overburdened street that has no safe and ADA compliant sidewalks. The area has no parking, it is adjacent a very busy Sun Valley Park & Recreation Center. You try to bring in these developments to low income areas of color where you get no pushback, we are an easy target. But you will get pushback. I will make sure we are heard. We have had enough of unjustified and unthought through city planning decisions of overcrowding already overcrowded tight spaces in our community. You should really review applications before even considering a permit, criteria such as density, existing population, parking spaces, poor transportation infrastructure, environmental justice area, a community that hasn't seen a zoning and land use updates since 1990s, and many more factors. All these must be taken into account for heavily hit by environmental pollution areas such as Sun Valley park area.

I hope the planning will look into these factors before squeezing in more apartments, like sardines, into a very tight space with no access."

EXHIBITS

Exhibit A – Plans

Exhibit B – Vicinity Map

Exhibit C – Radius Map

Exhibit D – Mitigated Negative Declaration ENV-2019-3203-MND

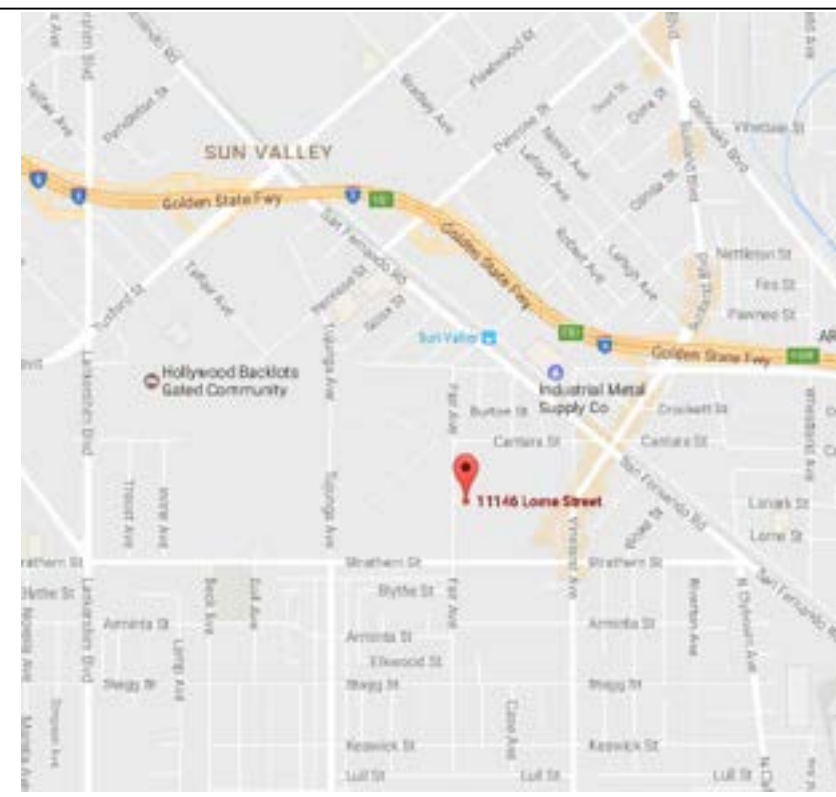
Exhibit E – Cultural Resources Letter Report

Exhibit F – Preliminary Soil Investigation

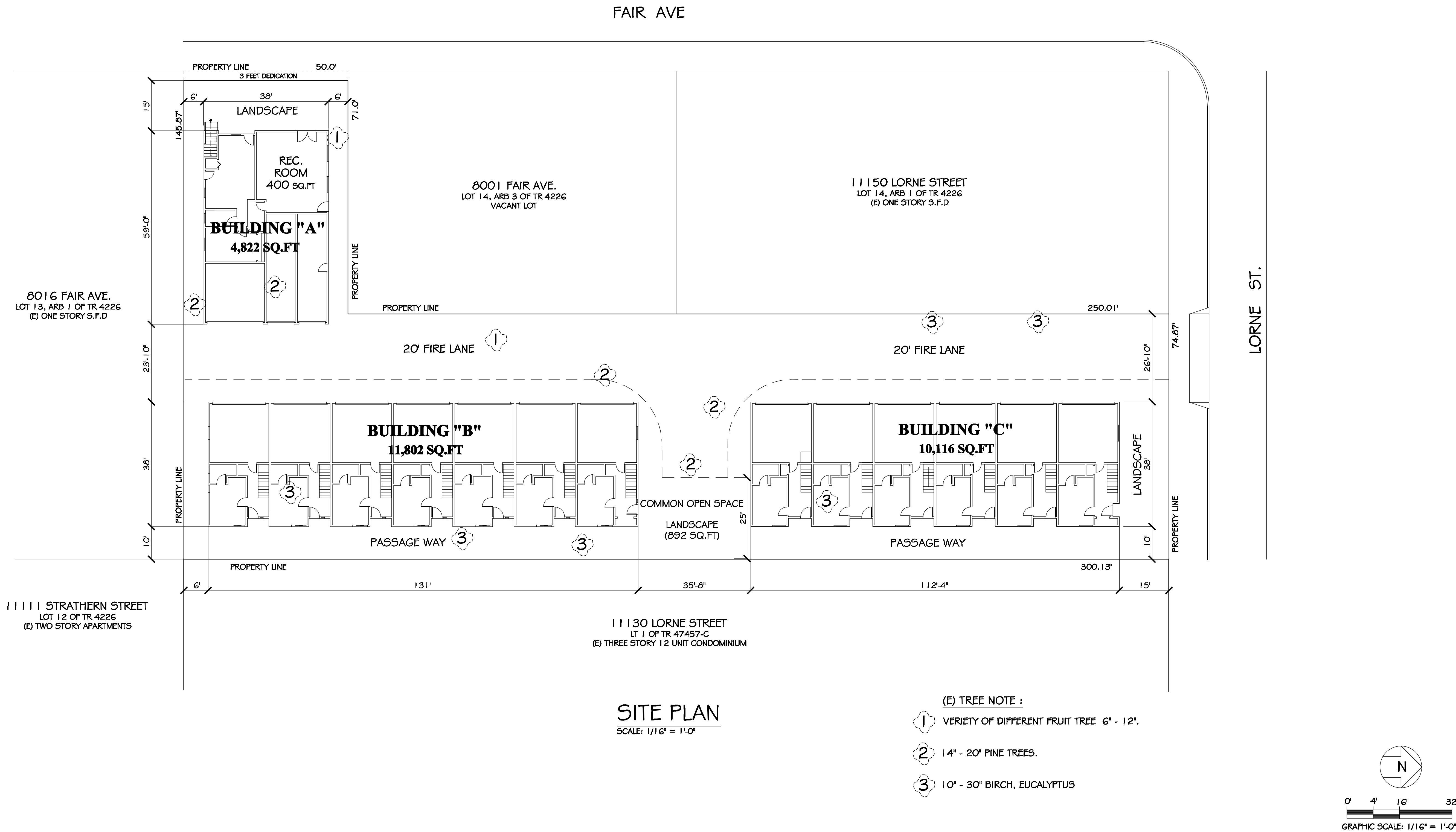
Exhibit G – Site Photos

Exhibit H – Agency Reports

EXHIBIT A



PROJECT DIRECTORY		LEGAL DESCRIPTION	PROJECT DESCRIPTION	SHEET INDEX	
PROPERTY OWNER : SOGOMON PETROSYAN 750 N. FAIRVIEW STREET. BURBANK, CA. 91505 DESIGN AND CONSULTANT BY : APPROVED PLANS INC. OSCAR A. ENSAFI 15233 VENTURA BLVD. #310 SHERMAN OAKS, CA. 91403 TEL: (818) 988 - 3242 E-mail : approvedplans@yahoo.com		Site Address : 11146 - 48 W. LORNE ST & 8032 FAIR AVE, 91352 PIN Number 189B173 114 Gross Lots Area : 26,154.5 (sq.ft) Net Lot Area after 3' dedication on Fair Ave : 26,004.5 (sq.ft) Thomas Brothers Grnd PAGE 532 - GRID J2 Assessor Parcel No. (APN) : 2314-006-015 & 016 Lot 14, Arbs 2 & 4 TR 4226 Community Plan Area : Sun Valley - La Tuna Canyon Area Planning Commission : North Valley Neighborhood Council : Sun Valley Council District : CD 6 - Nury Martinez Census Tract # : 1221.22 Zoning : R1-I-CUGU Zoning Information (ZI) : ZI-2355 Environmental Justice Improvement Area Zoning Information (ZI) : ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE Zoning Information (ZI) : ZI-2462 Modifications to SF Zones & SF Zone Hillside Area Regulations Zoning Information (ZI) : ZI-2452 Transit Priority Area in the City of Los Angeles Zoning Information (ZI) : ZI-2458 Clean Up Green Up Supplemental Use District General Plan Land Use : Low Medium II Residential	PROPOSED DEMOLISHING OF EXISTING THREE DWELLING FOR PURPOSE OF ZONE CHANGE FROM R1-1 TO RD1.5-1 FOR PURPOSE OF CONSTRUCTION OF 17 UNIT APARTMENTS FOR TOTAL OF 26,740 SQ.FT. WITH ATTACHED GARAGES. 13 UNIT WITH 4-BEDROOM, 2 UNIT WITH 3-BEDROOM, 1 UNIT WITH 2-BEDROOM, 1 UNIT WITH 1-BEDROOM, REQUIRED PARKING : 33 PROVIDED PRIVATE PARKING : 33 REQUIRED OPEN SPACE : 15 X 175 = 2,625 SQ.FT + 1 X 125 = 125 SQ.FT 1 X 100 = 100 SQ.FT TOTAL 2,850 SQ.FT PROVIDED COMMON OPEN SPACE : 400 SQ.FT (REC. ROOM) + 892 = 1,292 SQ.FT PROVIDED PRIVATE OPEN SPACE : 16 X 100 = 1600 SQ.FT	SHEET	DESCRIPTION
		A.1	COVER SHEET, SITE PLAN.		
		A.2	BUILDING "A" FIRST & SECOND FLOOR PLANS.		
		A.3	BUILDING "A" THIRD FLOOR PLAN, EAST AND WEST ELEVATION.		
		A.4	BUILDING "A" NORTH AND SOUTH ELEVATIONS.		
		A.5	BUILDING "B" FIRST FLOOR PLAN.		
		A.6	BUILDING "B" SECOND FLOOR PLAN.		
		A.7	BUILDING "B" THIRD FLOOR PLAN.		
		A.8	BUILDING "C" FIRST FLOOR PLAN.		
		A.9	BUILDING "C" SECOND FLOOR PLAN.		
		A.10	BUILDING "C" THIRD FLOOR PLAN.		
		A.11	BUILDING "B & C" ELEVATIONS (TYP).		
		A.12	BUILDING "B & C" ELEVATIONS (TYP).		
		LID	LOW IMPACT DEVELOPMENT.		
		G.B	GREEN BUILDING COMPLIANCE.		



Revisions	
Date	Description
Owner	Project Description & Address:
	New Apartments 11146 Lorne Street, Sun Valley, CA. 91352
Sheet Title	Site Plan , Cover Sheet.
	Design & Planning By: APPROVED PLANS INC. 15233 Ventura Blvd, Suite 310, Sherman Oaks, Ca. 91403 Tel: (818) 988-3242 , E-mail: approvedplans@yahoo.com
Date: 5-3-25	
Drawn By: O. ENSAFI	
Scale: 1/16" = 1'-0"	
Job No.	
Sheet No.	
A.1	



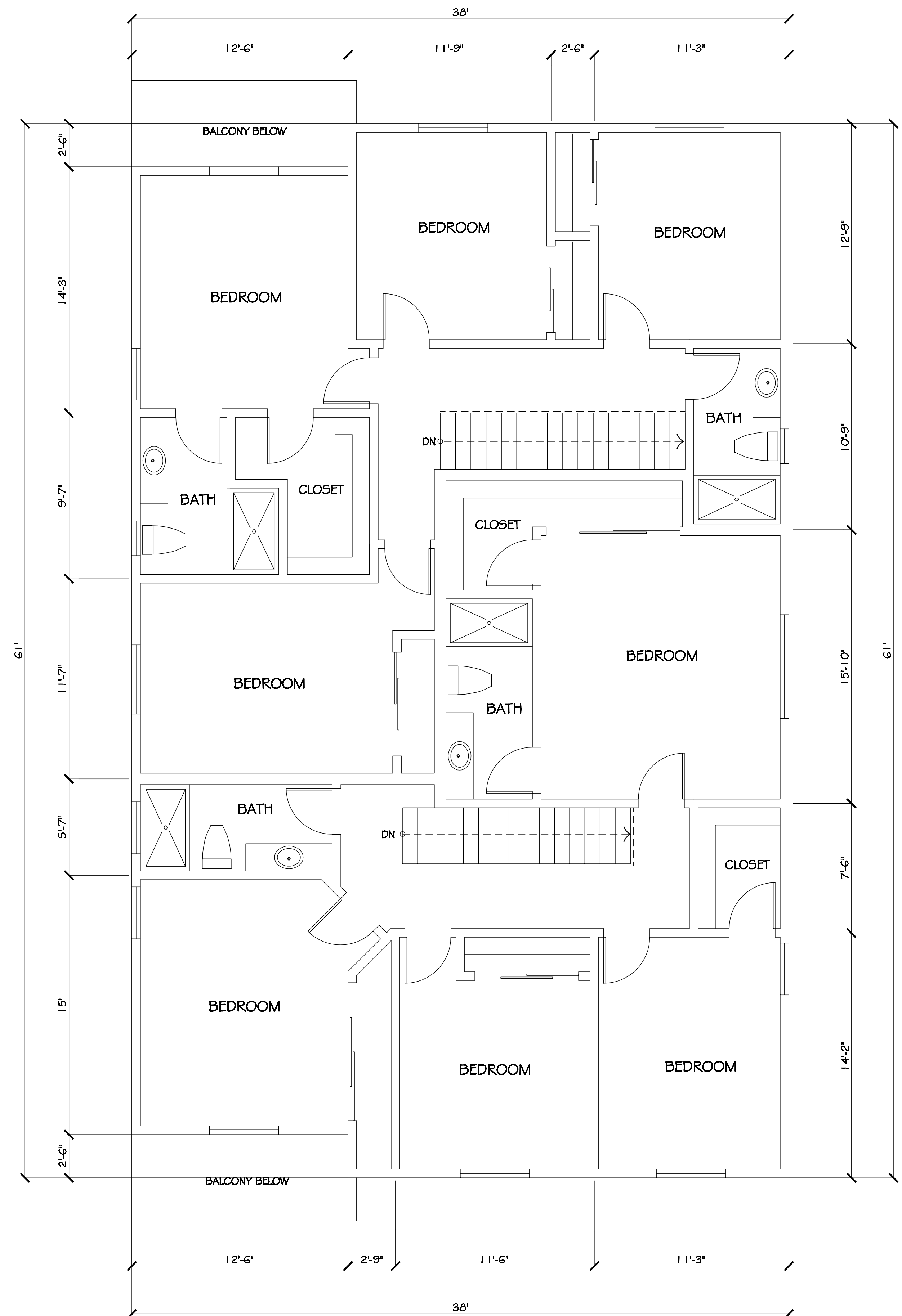
BUILDING "A" FAIR AVE ELEVATION

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



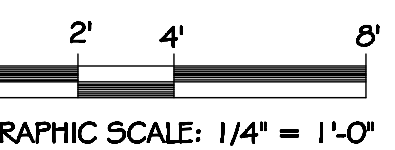
BUILDING "A" EAST ELEVATION

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

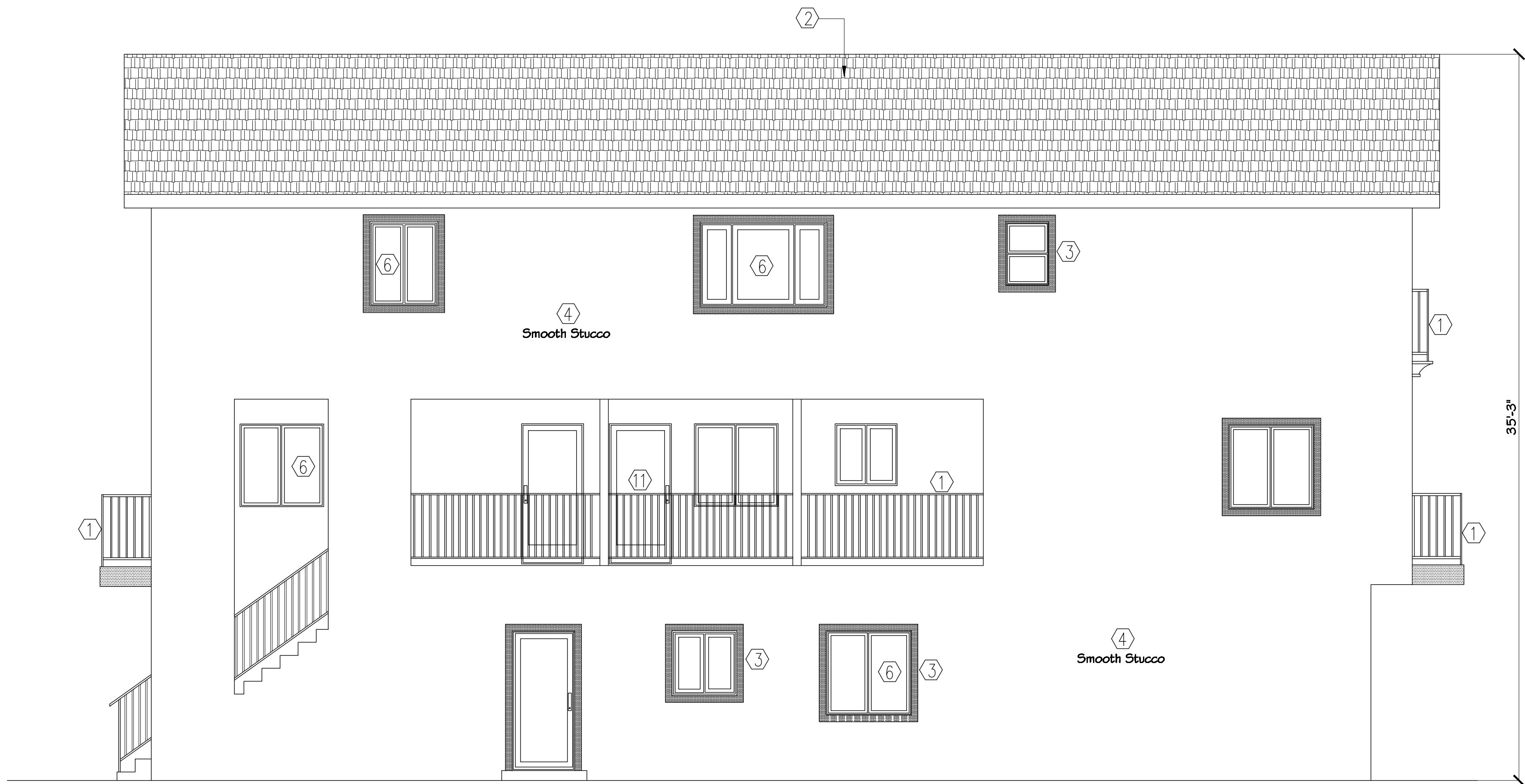


THIRD FLOOR PLAN

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



Revisions		Developer Name:	Project Description:	Project Name and Address:	Design & Planning By:	Sheet Title :	Date: 5-3-25	Sheet No.
Date	Description						Drawn By: O. ENSAFI	
			Proposed 17 Unit Apartments.	Lorne Apartments 11146 Lorne Street, Sun Valley, CA. 91352	APPROVED PLANS INC. 15233 Ventura Blvd. #310, Sherman Oaks, Ca. 91403 Tel: (818) 988-3242 , E-mail: approvedplans@yahoo.com	Building "A" Third Floor Plan & Elevations.	Scale: 1/4" = 1'-0"	A.3
							Job:	

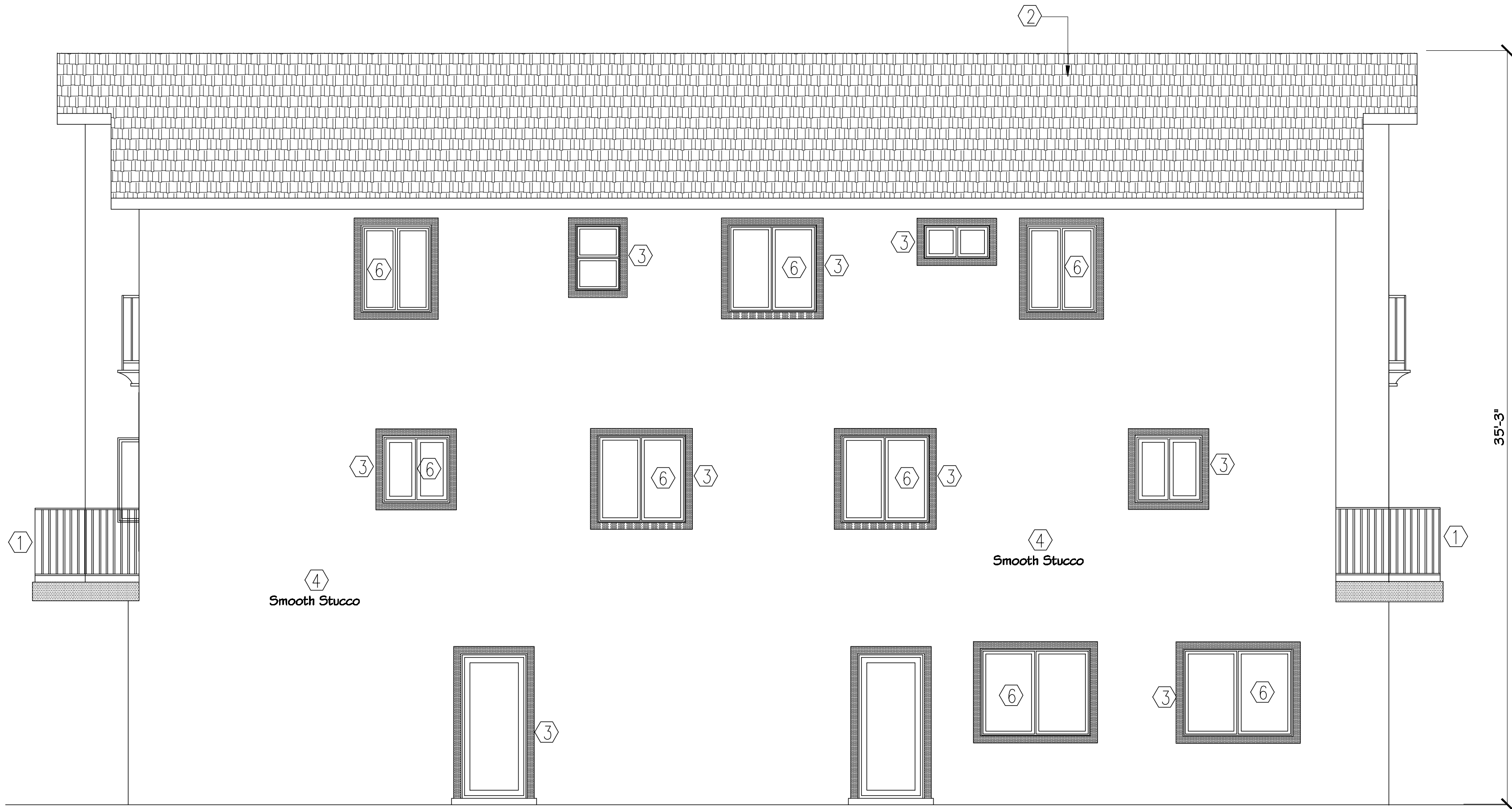


BUILDING "A" SOUTH ELEVATION

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

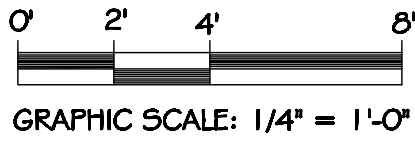
Legends:

- ①- Indicates 42" high metal railing (white color).
- ②- Indicates Asphalt Roof Shingles (Gray color) .
- ③- Indicates 4" wide Foam / Stucco (La Habra, Trabuco color).
- ④- Indicated Stucco (La habra, Silverado color).
- ⑤- Indicates Stucco (La habra, Trabuco color).
- ⑥- Indicates Sliding vinyl windows (white color).
- ⑦- Indicates Sliding patio doors (white color).
- ⑧- Indicates 1 2" Architectural Fins (La Habra, Trabuco color).
- ⑨- Indicates 6" horizontal siding (Benjamin Moore, Thunder color).
- ⑩- Indicates addresses for all units.
- ⑪- Indicates wood / glass entry doors w/ fixed side window.
- ⑫- Indicates wall mount lights (controlled with timer).
- ⑬- Indicates 1 6' wide steel garage doors (white color).
- ⑭- Indicates 30" projection over entry openings.

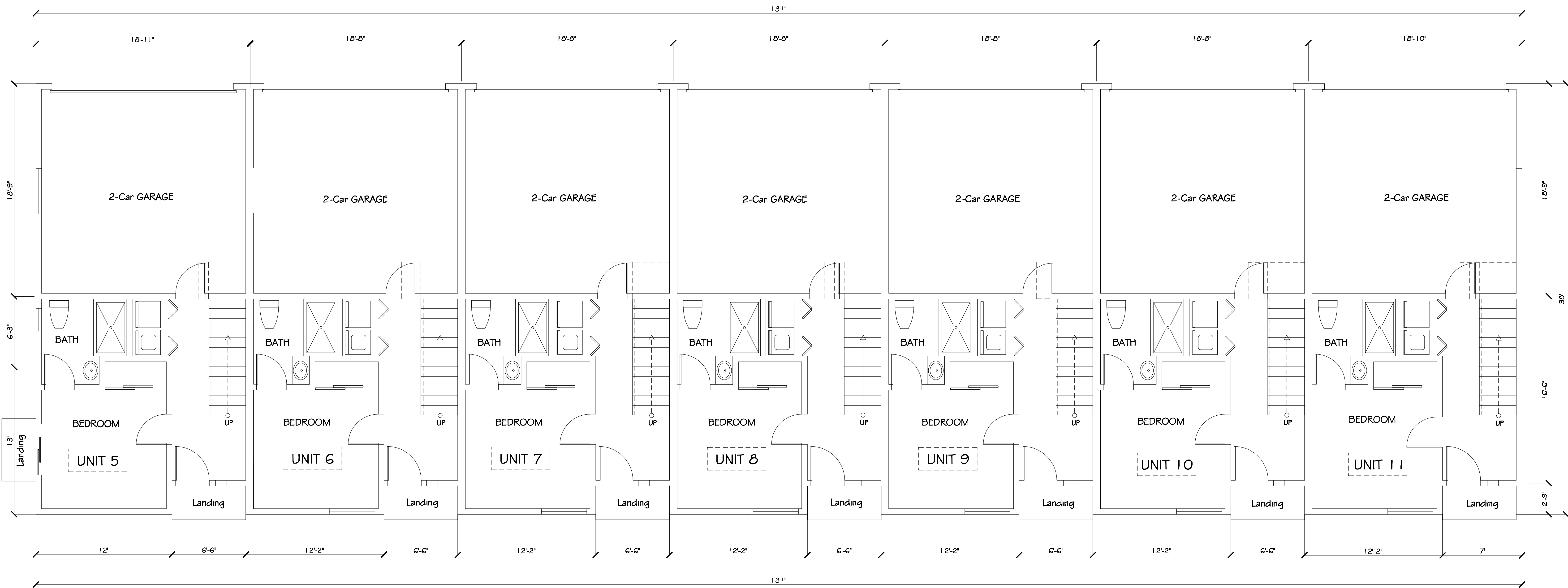


BUILDING "A" NORTH ELEVATION

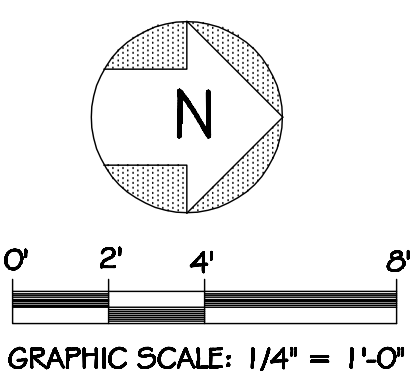
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Revisions		Developer Name:	Project Description: Proposed 17 Unit Apartments.	Project Name and Address: Lorne Apartments 11146 Lorne Street, Sun Valley, CA. 91352	Design & Planning By: APPROVED PLANS INC. 15233 Ventura Blvd. #310, Sherman Oaks, Ca. 91403 Tel: (818) 988-3242 , E-mail: approvedplans@yahoo.com	Sheet Title : Building "A" Elevations.	Date: 5-3-25	Sheet No. A.4
Date	Description						Drawn By: O. ENSAFI	
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							Job:	



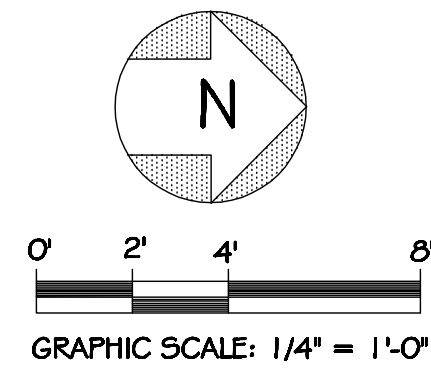
BUILDING "B" FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



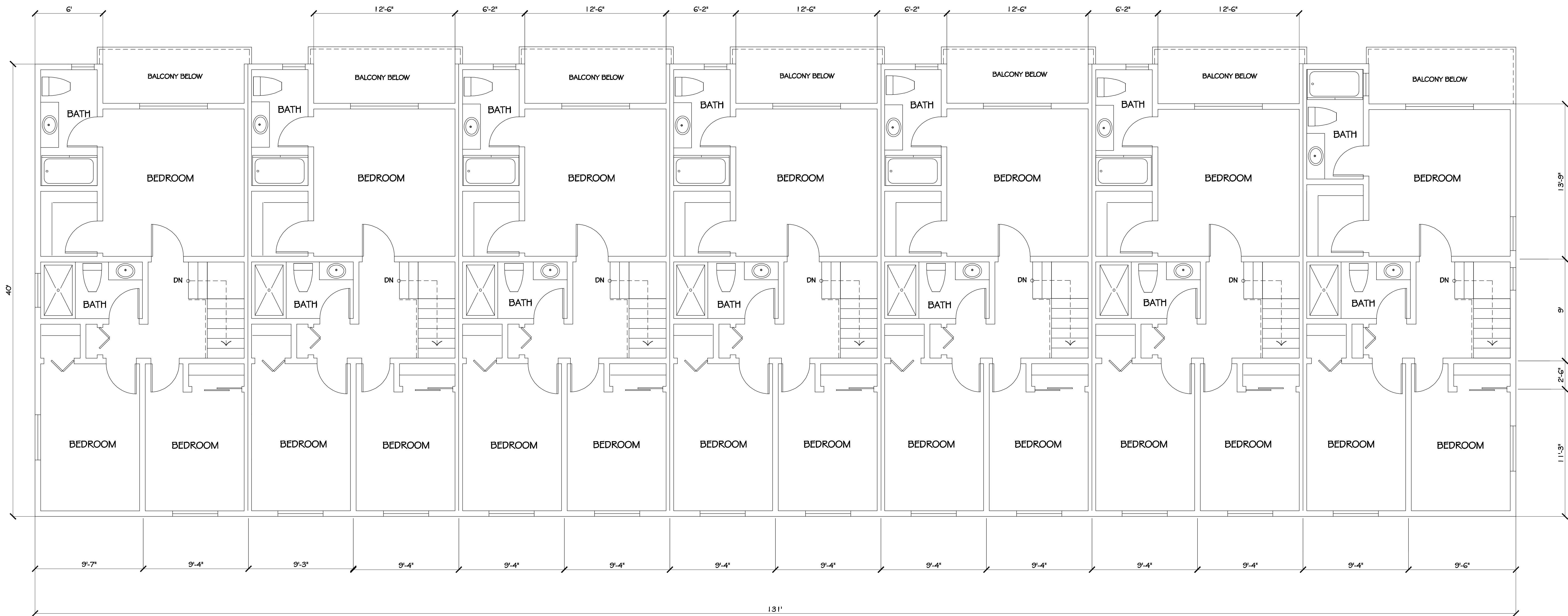
Revisions		Developer Name:	Project Description: Proposed 17 Unit Apartments.	Project Name and Address: Lorne Apartments 11146 Lorne Street, Sun Valley, CA. 91352	Design & Planning By: APPROVED PLANS INC. 15233 Ventura Blvd. #310, Sherman Oaks, Ca. 91403 Tel: (818) 988-3242 , E-mail: approvedplans@yahoo.com	Sheet Title : Building "B" First Floor Plan.	Date: 5-3-25	Sheet No. A.5
Date	Description						Drawn By: O. ENSAFI	
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							Job:	



BUILDING "B" SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

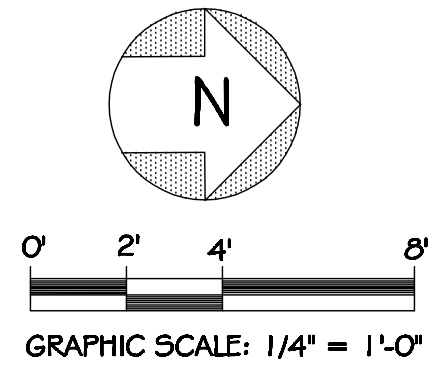


Revisions		Developer Name:	Project Description: Proposed 17 Unit Apartments.	Project Name and Address: Lorne Apartments 11146 Lorne Street, Sun Valley, CA. 91352	Design & Planning By: APPROVED PLANS INC. 15233 Ventura Blvd. #310, Sherman Oaks, Ca. 91403 Tel: (818) 988-3242 , E-mail: approvedplans@yahoo.com	Sheet Title : Building "B" Second Floor Plan.	Date: 5-3-25	Sheet No. A.6
Date	Description						Drawn By: O. ENSAFI	
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							Job:	

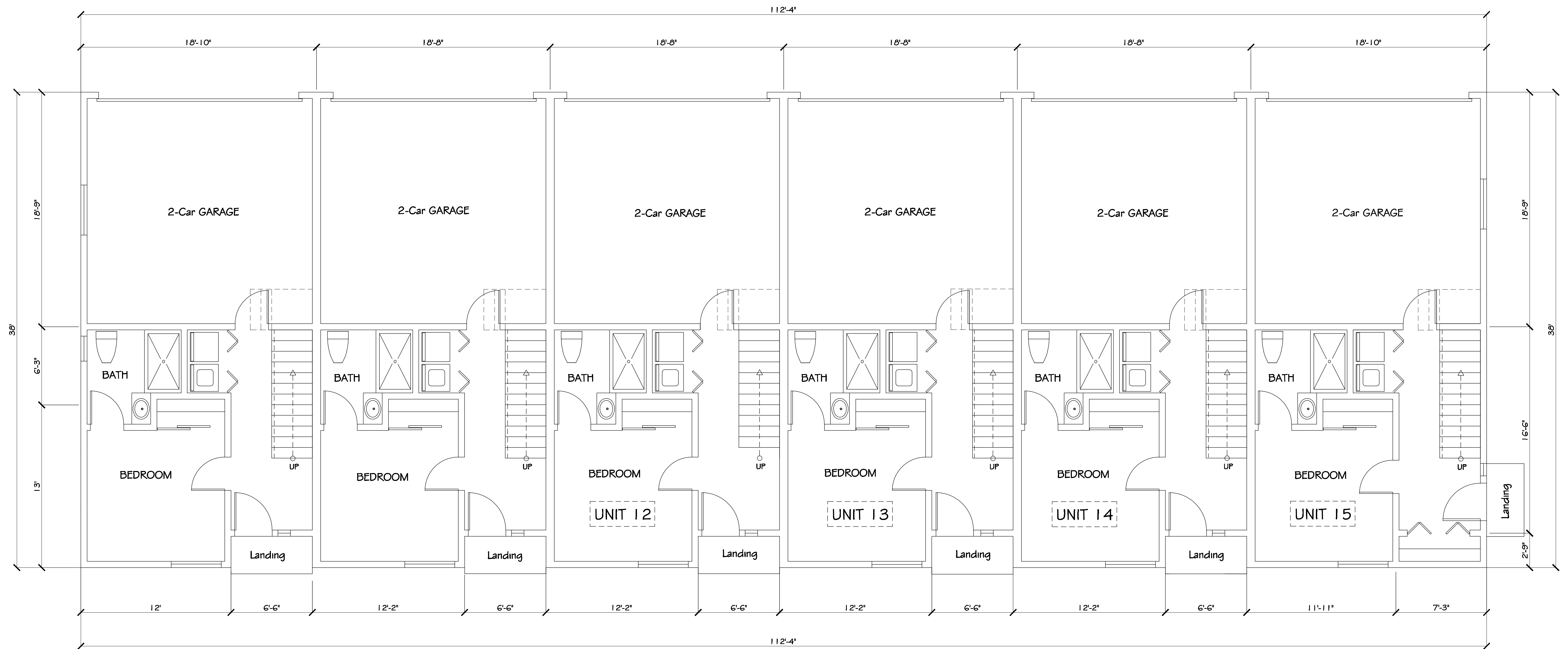


BUILDING "B" THIRD FLOOR PLAN

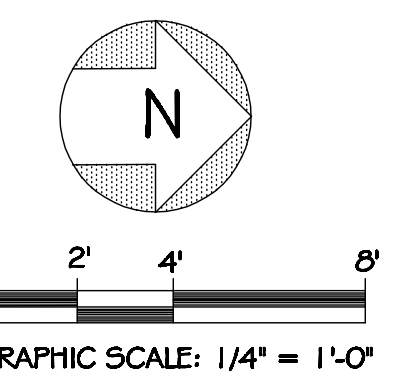
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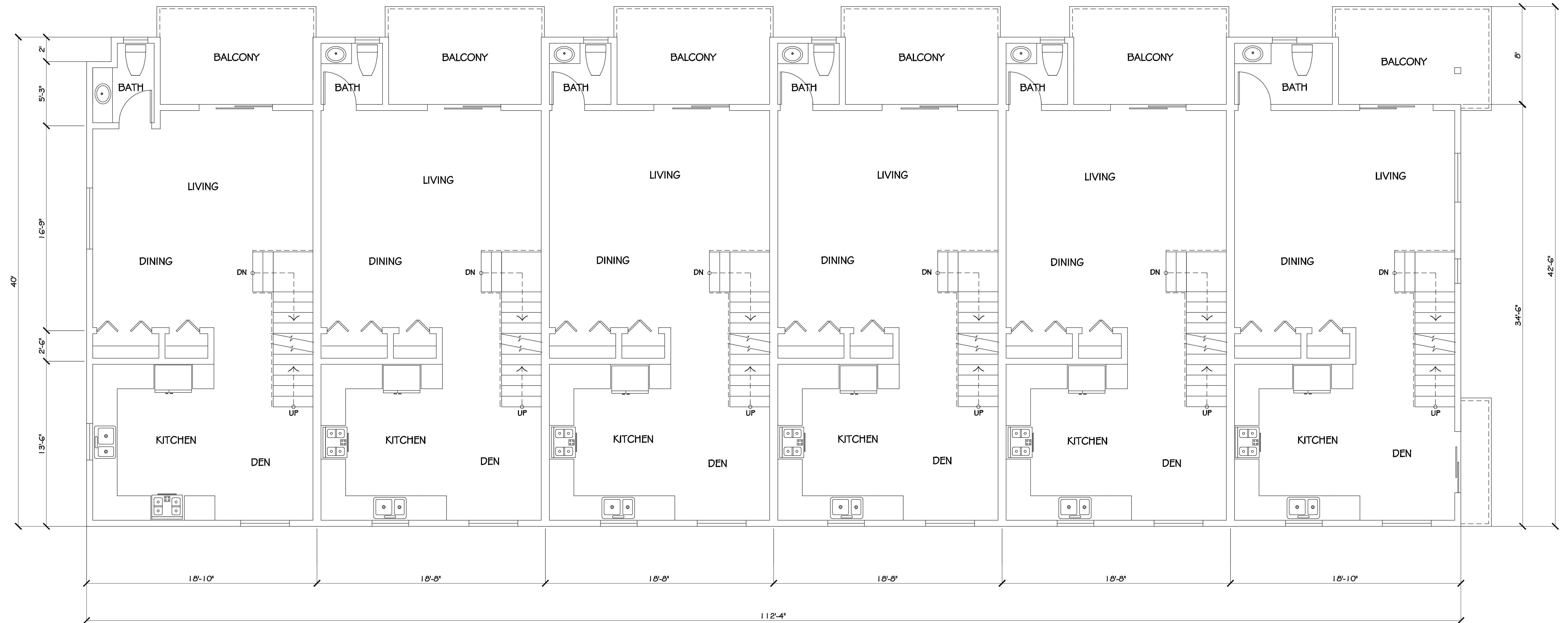
Revisions		Developer Name:	Project Description:	Project Name and Address:	Design & Planning By:	Sheet Title :	Date: 5-3-25	Sheet No.					
Date	Description						Drawn By: O. ENSAFI						
							Scale: 1/4" = 1'-0"						
							Job:						
		Proposed 17 Unit Apartments.	Lorne Apartments 11146 Lorne Street, Sun Valley, CA. 91352	APPROVED PLANS INC. 15233 Ventura Blvd. #310, Sherman Oaks, Ca. 91403 Tel: (818) 988-3242 , E-mail: approvedplans@yahoo.com	Building "B" Third Floor Plan.			A.7					



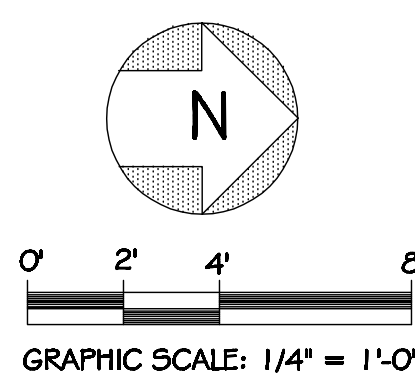
BUILDING "C" FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



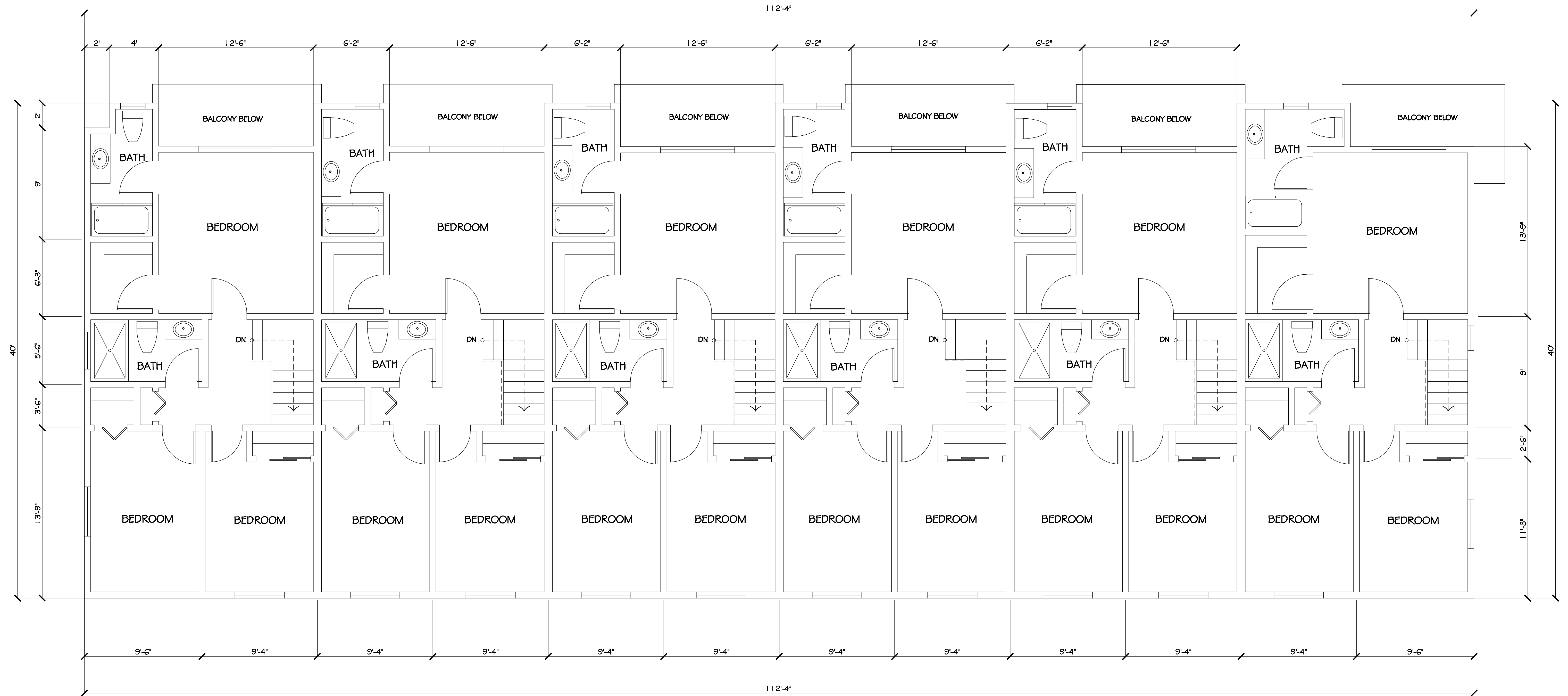
Revisions		Developer Name:	Project Description: Proposed 17 Unit Apartments.	Project Name and Address: Lorne Apartments 11146 Lorne Street, Sun Valley, CA. 91352	Design & Planning By: APPROVED PLANS INC. 15233 Ventura Blvd. #310, Sherman Oaks, Ca. 91403 Tel: (818) 988-3242 , E-mail: approvedplans@yahoo.com	Sheet Title : Building "C" First Floor Plan.	Date: 5-3-25	Sheet No. A.8
Date	Description						Drawn By: O. ENSAFI	
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							Job:	



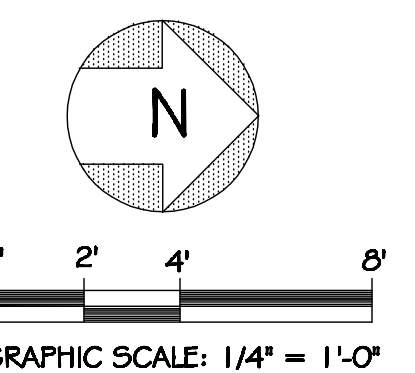
BUILDING "C" SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



Revisions		Developer Name:	Project Description: Proposed 17 Unit Apartments.	Project Name and Address: Lorne Apartments 11146 Lorne Street, Sun Valley, CA. 91352	Design & Planning By: APPROVED PLANS INC. 15233 Ventura Blvd. #310, Sherman Oaks, Ca. 91403 Tel: (818) 988-3242 , E-mail: approvedplans@yahoo.com	Sheet Title : Building "C" Second Floor Plan.	Date: 5-3-25	Sheet No. A.9
Date	Description						Drawn By: O.ENSARI	
							Scale: 1/4" = 1'-0"	
							Job:	



BUILDING "C" THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



Revisions		Developer Name:	Project Description: Proposed 17 Unit Apartments.	Project Name and Address: Lorne Apartments 11146 Lorne Street, Sun Valley, CA. 91352	Design & Planning By: APPROVED PLANS INC. 15233 Ventura Blvd. #310, Sherman Oaks, Ca. 91403 Tel: (818) 988-3242 , E-mail: approvedplans@yahoo.com	Sheet Title : Building "C" Third Floor Plan.	Date: 5-3-25	Sheet No. A.10
Date	Description						Drawn By: O. ENSAFI	
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							Job:	

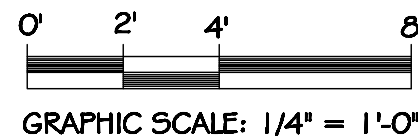
- Legends:
- ①- Indicates 42" high metal railing (white color).
 - ②- Indicates Asphalt Roof Shingles (Gray color) .
 - ③- Indicates 4" wide Foam / Stucco (La Habra, Trabuco color).
 - ④- Indicated Stucco (La habra, Silverado color).
 - ⑤- Indicates Stucco (La habra, Trabuco color).
 - ⑥- Indicates Sliding vinyl windows (white color).
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 - ⑧- Indicates 1 2" Architectural Fins (La Habra, Trabuco color).
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 - ⑩- Indicates addresses for all units.
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 - ⑭- Indicates 30" projection over entry openings.



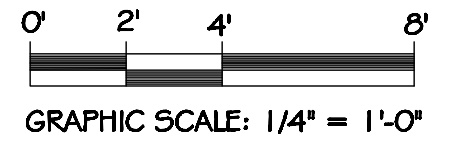
BUILDING "B" & "C" SOUTH ELEVATION (Typ.)
SCALE: 1/4" = 1'-0"



BUILDING "C" EAST ELEVATION
SCALE: 1/4" = 1'-0"



Revisions		Developer Name:	Project Description:	Project Name and Address:	Design & Planning By:	Sheet Title :	Date: 5-3-25		Sheet No.					
Date	Description						Drawn By: O. ENSAFI							
							Scale: 1/4" = 1'-0"							
							Job:							
		Proposed 17 Unit Apartments.	Lorne Apartments 11146 Lorne Street, Sun Valley, CA. 91352	APPROVED PLANS INC. 15233 Ventura Blvd. #310, Sherman Oaks, Ca. 91403 Tel: (818) 988-3242 , E-mail: approvedplans@yahoo.com	Elevations.				A.12					



Revisions		Developer Name:	Project Description:	Project Name and Address:	Design & Planning By:	Sheet Title :	Date: 5-3-25	Sheet No.
Date	Description							
			Proposed 17 Unit Apartments.	Lorne Apartments 11146 Lorne Street, Sun Valley, CA. 91352	APPROVED PLANS INC. 15233 Ventura Blvd. #310, Sherman Oaks, Ca. 91403 Tel: (818) 988-3242 , E-mail: approvedplans@yahoo.com	Elevations.	Drawn By: O. ENSAFI	A.13
						Scale: 1/4" = 1'-0"		
						Job:		

Recording requested by and mail to: _____

Name: _____

Address: _____

***** Space Above This Line For Recorder's Use *****

MASTER COVENANT AND AGREEMENT
REGARDING ON-SITE STORMWATER MITIGATION MEASURES AND MAINTENANCE

I (We), the undersigned, hereby certify that I am (we are) the owner(s) of the hereinafter legally described real property ("Property") located in the City of Los Angeles, County of Los Angeles, State of California (please give the legal description):

LEGAL DESCRIPTION

ASSessor's ID# _____ TRACT NO. _____ BLOCK NO. _____ LOT NO. _____

Site Address _____

In consideration of the City of Los Angeles allowing _____ development on said Property, I (we) do hereby covenant and agree to install, operate and maintain in a good operable condition at all times, at my (our) sole cost, all on-site stormwater Best Management Practices (BMPs) per approved plans. The location and type of each BMP feature installed on the Subject Property is identified on the site diagram attached hereto as Exhibit 1. I (we) shall maintain, in accordance with the attached Operation & Maintenance Plan (Attachment 1), the following on-site stormwater BMPs:

☐ Rain Tank (min 55 gal): # of barrels _____, total gallons, with minimum of _____ Sq. Ft. of vegetated landscaping

☐ Rain Tank / Cistern: # of tanks / cistern _____, total gallons, with minimum of _____ Sq. Ft. of vegetated landscaping

☐ Porous pavement/pavers: _____ Sq. Ft. (for incidental rainfall); and / or _____ Sq. Ft. with _____ ft sub base

☐ Rain Garden (lined): # of rain gardens _____, total Sq. Ft. ☐ Dry Well: _____ Cu. Ft.

☐ Rain Garden (unlined): # of rain gardens _____, total Sq. Ft. ☐ Infiltration Trench: _____ Cu. Ft.

☐ Flow Thru Planter: # of planters _____, total Sq. Ft. ☐ Green Roof: _____ Sq. Ft.

☐ Other: _____

Owner further covenants and agrees that the above-described stormwater device(s) shall not be removed from the Subject Property unless revised Plan is approved by the Bureau of Sanitation. In the event that any portion of the above-specified on-site stormwater pollution removal device(s) or BMPs is modified, I (we) shall immediately provide the Bureau of Sanitation of the City of Los Angeles with a revised Plan for their approval, and sign and record a Supplemental Covenant and Agreement, specifying all of the on-site stormwater pollution removal device(s) and BMPs, as modified (along with a modified O&M Plan). No Supplemental Covenant and Agreement shall, in any way, limit or diminish my (our) General Maintenance Obligation.

This Master Covenant and Agreement, and all obligations herein, shall run with the Property and shall be binding upon any future owners or encumbrancers, their successors, heirs or assigns and shall continue in effect until the Bureau of Sanitation provides the termination hereof.

Owner further covenants and agrees that if Owner hereafter sells the Subject Property, Owner shall provide printed educational materials to the buyer regarding the stormwater device(s) that are located on the Subject Property, including the type(s) and location(s) of all such devices, and instructions for properly maintaining all such devices.

(Print Name of Property Owner)

(Print Name of Property Owner)

(Signature of Property Owner)

(Signature of Property Owner)

Dated this _____ day of _____, 20____.

Dated this _____ day of _____, 20____.

(PLEASE ATTACH NOTARY ACKNOWLEDGEMENT)

***** Space Below This Line For Bureau Internal Use *****

Permit No. _____

Approved for recording by: Department of Public Works, Bureau of Sanitation

(Print Name) Engineering Associate

(Signature)

Date: _____

STORMWATER OBSERVATION REPORT FORM
 (Residential ≥ 5 units & All other Development)

LOW IMPACT DEVELOPMENT

IN THE EVENT THAT THE APPROVED STORMWATER BMP CANNOT BE BUILT PER PLANS (OR ANY MODIFICATION), CONSULT WITH BUREAU OF SANITATION STAFF PRIOR TO ANY PLAN MODIFICATIONS. FAILURE TO DO SO MAY DELAY OBTAINING A FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY (C/O).

STORMWATER OBSERVATION means the visual observation of the stormwater related Best Management Practices (BMPs) for conformance with the approved LID Plan at significant construction stages and at completion of the project. Stormwater observation does not include or waive the responsibility for the inspections required by Section 108 or other sections of the City of Los Angeles Building Code.

STORMWATER OBSERVATION must be performed by the engineer or architect responsible for the approved LID Plan or designated staff in their employment. As part of the observation, provide photos of the BMPs taken during various construction phases.

STORMWATER OBSERVATION REPORT must be submitted and stamped (see below) by the engineer or architect responsible for the approved LID Plan and submitted to the city prior to the issuance to the certificate of occupancy. **PRIOR TO CERTIFICATE OF OCCUPANCY [C of O], SOR FORM, PRINTED PHOTOS OF THE BMPs TAKEN DURING VARIOUS CONSTRUCTION PHASES AND APPROVED STAMPED PLANS BY THE BUREAU OF SANITATION MUST BE SUBMITTED TO THE PUBLIC COUNTER FOR STAFF APPROVAL.**

Project Address:	Building Permit No.:
Name of Engineer/Architect responsible for the approved LID Plan:	Phone Number:

List all BMPs installed as part of the project: Coordinates of the most significant (or typical) BMPs:

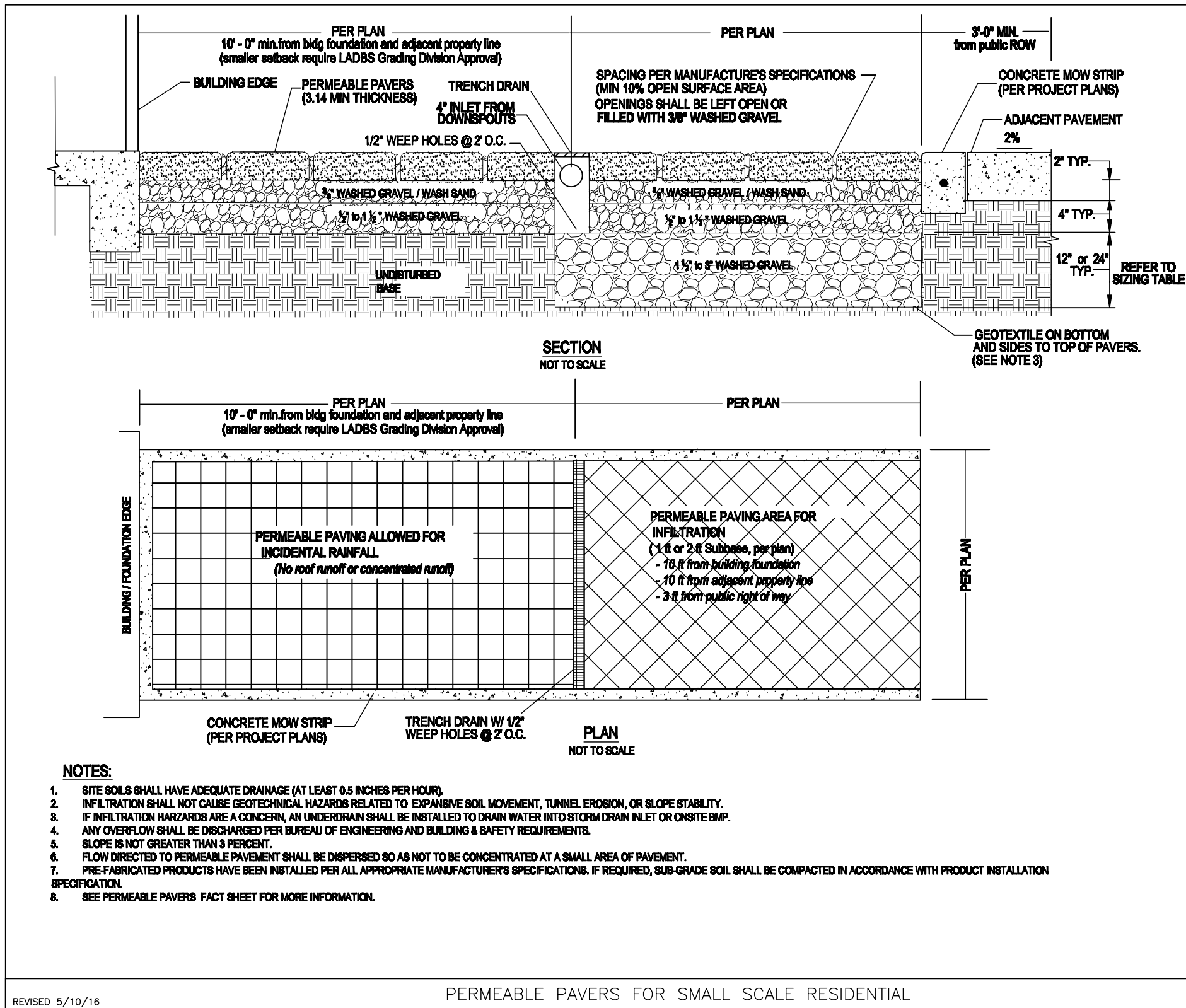
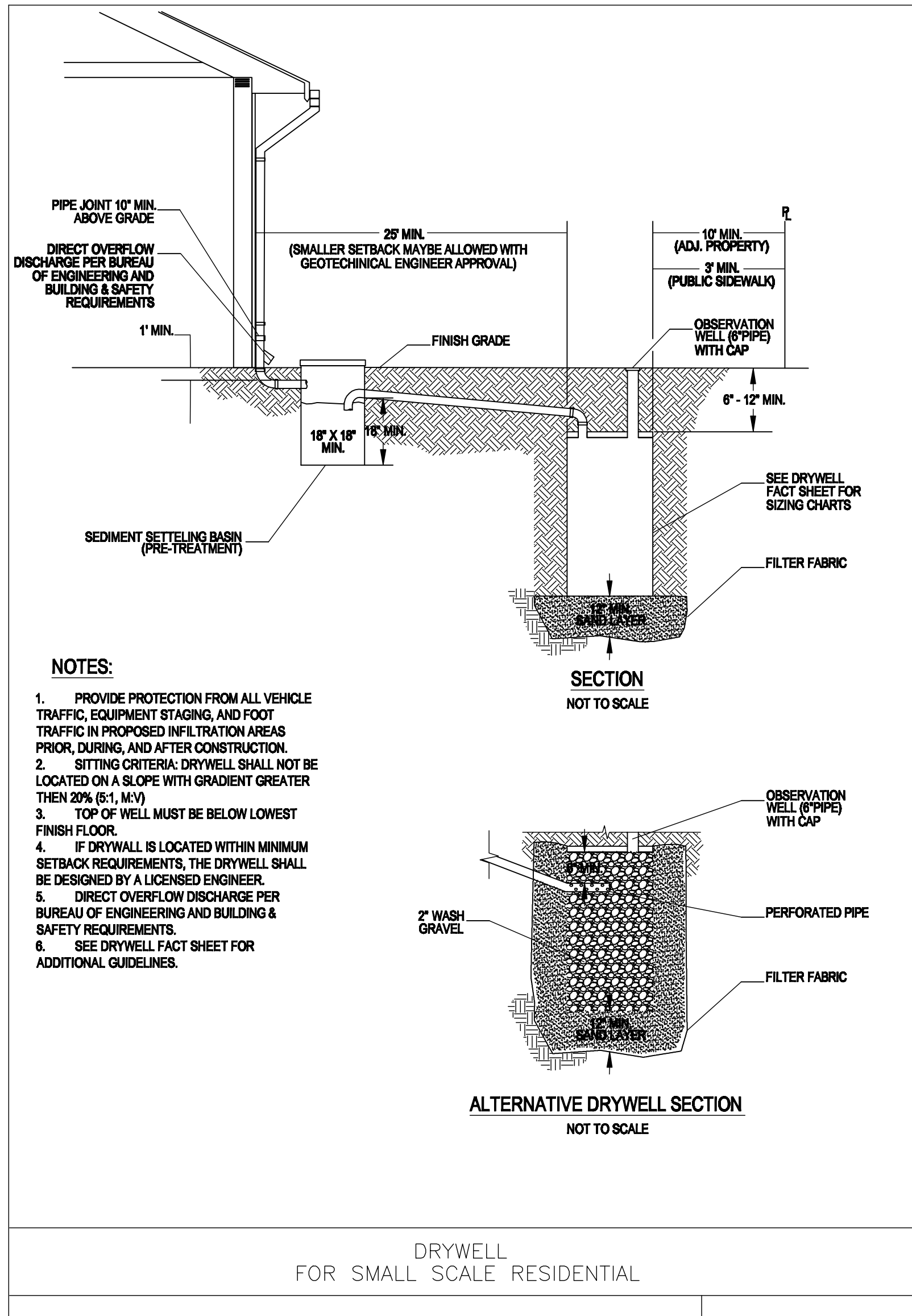
BMP Type: _____ # of units: _____ Lat: _____; Long: _____ <i>Ex: Lat: 34.04152; Long: -118.25962 (5 sig digits)</i>	BMP Type: _____ # of units: _____ Lat: _____; Long: _____
BMP Type: _____ # of units: _____ Lat: _____; Long: _____	BMP Type: _____ # of units: _____ Lat: _____; Long: _____

I DECLARE THAT THE FOLLOWING STATEMENTS ARE TRUE
TO THE BEST OF MY KNOWLEDGE:

1. I am the engineer or architect responsible for the approved LID Plan, and;
2. I, or designated staff under my responsible charge, has preformed the required site visits at each significant construction stage and at the completion to verify that the Best Management Practices (BMPs) as shown on approved plans have been constructed and installed in accordance with the approved LID Plan.

Signature	Date
-----------	------

Wet Stamp of Engineer or Architect



Revisions		Developer Name:	Project Description:	Project Name and Address:	Design & Planning By:	Sheet Title :	Date: 5-3-25	Sheet No.
Date	Description						Drawn By: O. ENSAFI	
							Scale: 1/4" = 1'-0"	
							Job:	
			Proposed 17 Unit Apartments.	Lorne Apartments 11146 Lorne Street, Sun Valley, CA. 91352	APPROVED PLANS INC. 15233 Ventura Blvd. #310, Sherman Oaks, Ca. 91403 Tel: (818) 988-3242, E-mail: approvedplans@yahoo.com	Lid Forms and Details.		LID



STORM WATER POLLUTION CONTROL
(2014 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)

- 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.
- Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
- 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.
- Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
- 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.
- Trash and construction –related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
- 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.
- 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.
- 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.

Revised 01-01-2014

Page 1 of 1

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2014 Los Angeles Green Building Code
GREEN BUILDING CODE PLAN CHECK NOTES
RESIDENTIAL BUILDINGS

FORM
GRN 14

- For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 208/240 volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". (4.106.4.1)
- For common parking areas serving R-occupancies, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated ampacity of the Electric Vehicle Supply Equipment (EVSE). Design shall be based upon a 40-ampere minimum branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE", in accordance with the Los Angeles Electrical Code. (4.106.4.2)
- Roofs with slopes < 2:12 shall have an SRI value of at least 75 or both a 3-year solar reflectance of at least 0.63 and a thermal emittance of at least 0.75. Roofs with slopes > 2:12 shall have an SRI value of at least 14 or both a 3-year solar reflectance of at least 0.20 and a thermal emittance of at least 0.75. (4.106.5)
- The required landscape used to reduce heat island effects shall have a solar reflectance value of at least 0.30 as determined per ASTM E1918 or ASTM C1549. (4.106.7)
- The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1. (4.303.1)
- When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed to only allow one showerhead to be in operation at a time. (4.303.1.3.2)
- Installed automatic irrigation system controllers shall be weather- or soil-based controllers. (4.304.2)
- For projects that include landscape work, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881) (4.304.2)
- Annular spaces around pipes, electric cables, conduits, or other openings in the building's envelope at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates. Piping prone to corrosion shall be protected in accordance with Section 313.0 of the 2013 California Plumbing Code. (4.406.1)
- Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.407.4)
- Only a City of Los Angeles permitted hauler will be used for hauling of construction waste. (4.408.1)
- For all new equipment, an Operation and Maintenance Manual, including, at a minimum, the items listed in Section 4.410.1, shall be completed and placed in the building at the time of final inspection. (4.410.1)
- All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445. (4.503.1, AQMD Rule 445) (4.507.2)
- All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment. (4.504.1)
- Architectural paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1-4.504.3. (4.504.2-4.504.3)
- The TDC Customer Verification Checklist, Form GRN 2, 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. (4.504.2.4)
- All new carpet installed in the building interior shall meet the testing and product requirements of one of the following:
a. Carpet and Rug Institute's Green Label Plus Program
b. California Department of Public Health's Specification 01350
c. NSF/ANSI 140 at the Gold level
d. Scientific Certifications Systems Indoor Advantage® Gold (4.504.3)
- All new carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program. (4.504.3.1)
- 80% of the total area receiving resilient flooring shall comply with one or more of the following:
a. VOC emission limits defined in the CRIPS High Performance Products Database
b. Certified under UL GREENGUARD Gold
c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
d. Meet the California Department of Public Health's Specification 01350 (4.504.4)
- New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5)
- The Formaldehyde Emissions Verification 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. (4.504.5)
- 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. (4.504.6)
- A 4-inch thick base of 1/2 inch or larger clean aggregate shall be provided for proposed slab on grade construction. A vapor barrier shall be provided in direct contact with concrete for proposed slab on grade construction. (4.505.2.1)
- 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. (4.505.3)
- Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Provide the manufacturer's cut sheet for verification. (4.506.1)
- Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible. (4.506.1)
- The heating and air-conditioning systems shall be sized and designed using ANSI/ACC A Manual J-2004, ANSI/ACC A 29-2-2009 or ASHRAE handbook and have their equipment selected in accordance with ANSI/ACC A 36-S Manual S-2004. (4.507.2)

Revised 07-27-2016

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2014 Los Angeles Green Building Code

FORM
GRN 4

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

Project Address: _____ Date: _____

ITEM #	CODE SECTION	REQUIREMENT	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		
2	4.106.3	Grading and paving		
3	4.106.4	Electric vehicle (EV) charging		
4	4.106.5	Cool roof for reduction of heat island effect		
5	4.106.7	Reduction of heat island effect for nonroof areas		
ENERGY EFFICIENCY				
6	4.211.4	Solar ready buildings		
WATER EFFICIENCY & CONSERVATION				
7	4.303.1	Water conserving plumbing fixtures and fittings		
8	4.303.1.3.2	Multiple showerheads serving one shower		
9	4.304.1	Outdoor potable water use in landscape areas		
10	4.304.2	Irrigation controllers		
MATERIAL CONSERVATION & RESOURCE EFFICIENCY				
11	4.406.1	Rodent proofing		
12	4.407.3	Flashing details		
13	4.407.4	Material protection		
14	4.408.1	Construction waste reduction of at least 50%		
15	4.410.1	Operation and maintenance manual		
ENVIRONMENTAL QUALITY				
16	4.503.1	Fireplaces and woodstoves		
17	4.504.1	Covering of duct openings and protection of mechanical equipment during construction		
18	4.504.2	Finish material pollutant control		
19	4.504.2.1	- Adhesives, sealants, caulks		
20	4.504.2.2	- Paints and coatings		
21	4.504.2.3	- Aerosol paints and coatings		
22	4.504.2.4	- Verification		
23	4.504.3	Carpet systems		
24	4.504.3.1	Carpet cushion		
25	4.504.4	Resilient flooring systems		
26	4.504.5	Composite wood products		

Revised 07-01-2015

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PLUMBING FIXTURE FLOW RATES
Residential Occupancies
2014 Los Angeles Green Building Code
(Incorporate this form into the plans)

FORM
GRN 16

SECTION 4.303.4
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. 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.

⁴ 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.

Revised 06-06-2016

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2014 Los Angeles Green Building Code

FORM
GRN 4

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
27	4.505.2.1	Capillary break		
28	4.505.3	Moisture content of building materials		
29	4.506.1	Bathroom exhaust fans		
30	4.507.2	Heating and air-conditioning system design		

Revised 07-01-2015

Page 2 of 2

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2014 Los Angeles Green Building Code
WATER CONSERVATION NOTES - ORDINANCE #184248
RESIDENTIAL BUILDINGS

FORM
GRN 18R

PLUMBING SYSTEM

- 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)
- 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. (4.303.4)
- 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)
- 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)
- In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs. (4.304.4)
- 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)
- 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/restrooms wash basins to be used for a future graywater irrigation system. (4.305.1)
- 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)
- 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. (4.305.3.2)
- 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)
- 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)
- Provide a hot water system complying with one of the following:
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 2013 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 2013 California Energy Code Residential Appendix. (Los Angeles Plumbing Code Section 610.4.1) (4.305.4)

IRRIGATION SYSTEM

- 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 sqft 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)

Revised 6-6-2016

Page 1 of 1

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Revisions		Developer Name:	Project Description:	Project Name and Address:	Design & Planning By:	Sheet Title :	Date: 5-3-25	Sheet No.
Date	Description							

Proposed 17 Unit Apartments.

Lorne Apartments
11146 Lorne Street, Sun Valley, CA. 91352

APPROVED PLANS INC.
15233 Ventura Blvd. #310, Sherman Oaks, Ca. 91403
Tel: (818) 968-3242, E-mail: approvedplans@yahoo.com

Green Building Notes and Details.

G.B



Harmony Gardens, Inc.
Shelley Sparks, RLA #2896
12224 Addison Street
Valley Village, CA 91607
(818) 505-9783
Shelley@Harmonygardens.

REVISION LOG

SUBMITTAL:
O: DATE:

SUBMITTAL:	
O:	DATE:

PROJECT ADDRESS:
11146 Lorne Street
Sun Valley, CA 91352

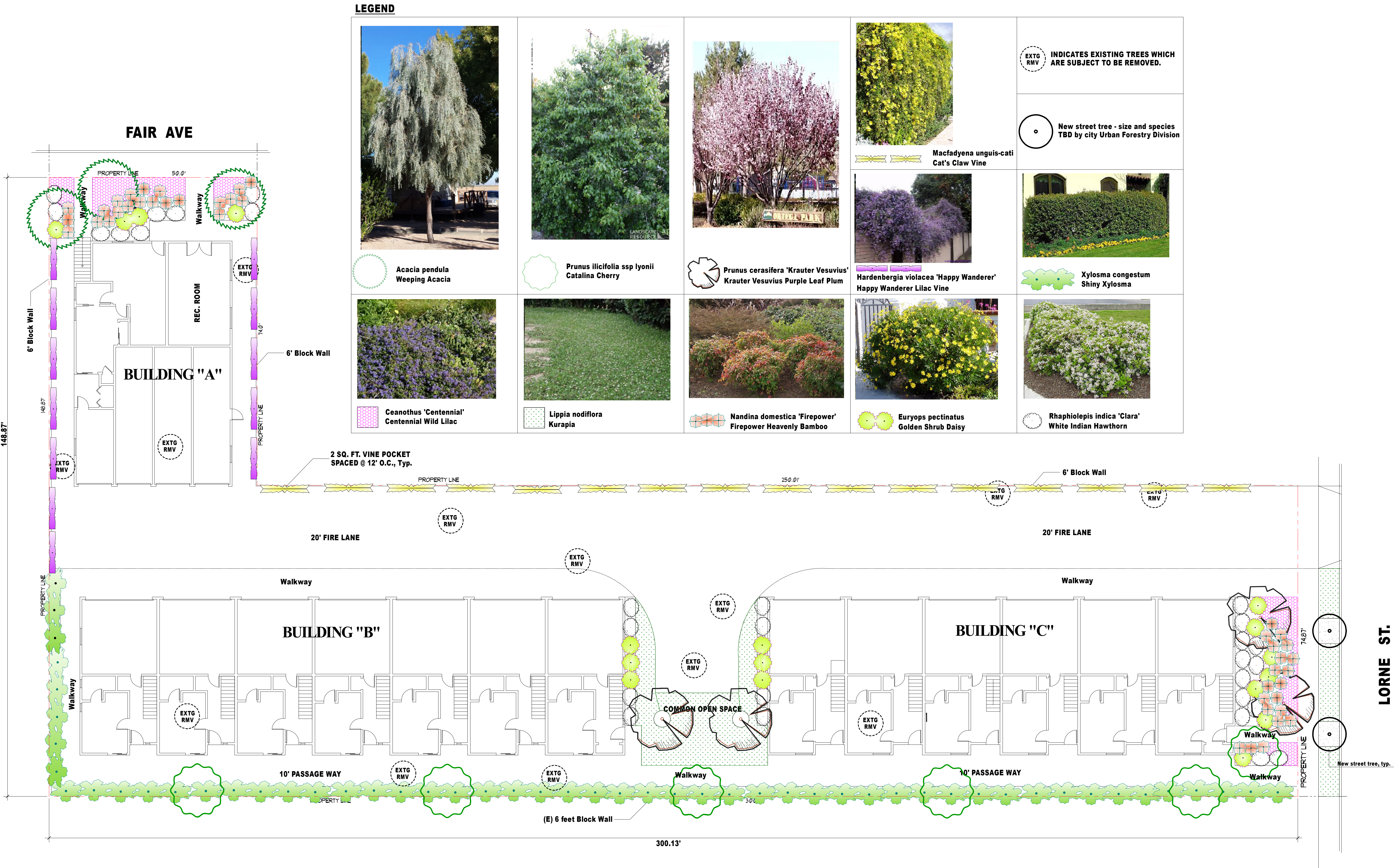
OWNER ADDRESS:
Oscar Ensafi
5121 Van Nuys Blvd., Suite 203A
Sherman Oaks, CA 91403

PRELIMINARY LANDSCAPE PLAN

Date:	07/25/2019
Scale:	3/32" = 1'

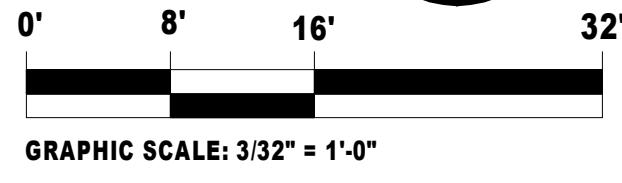
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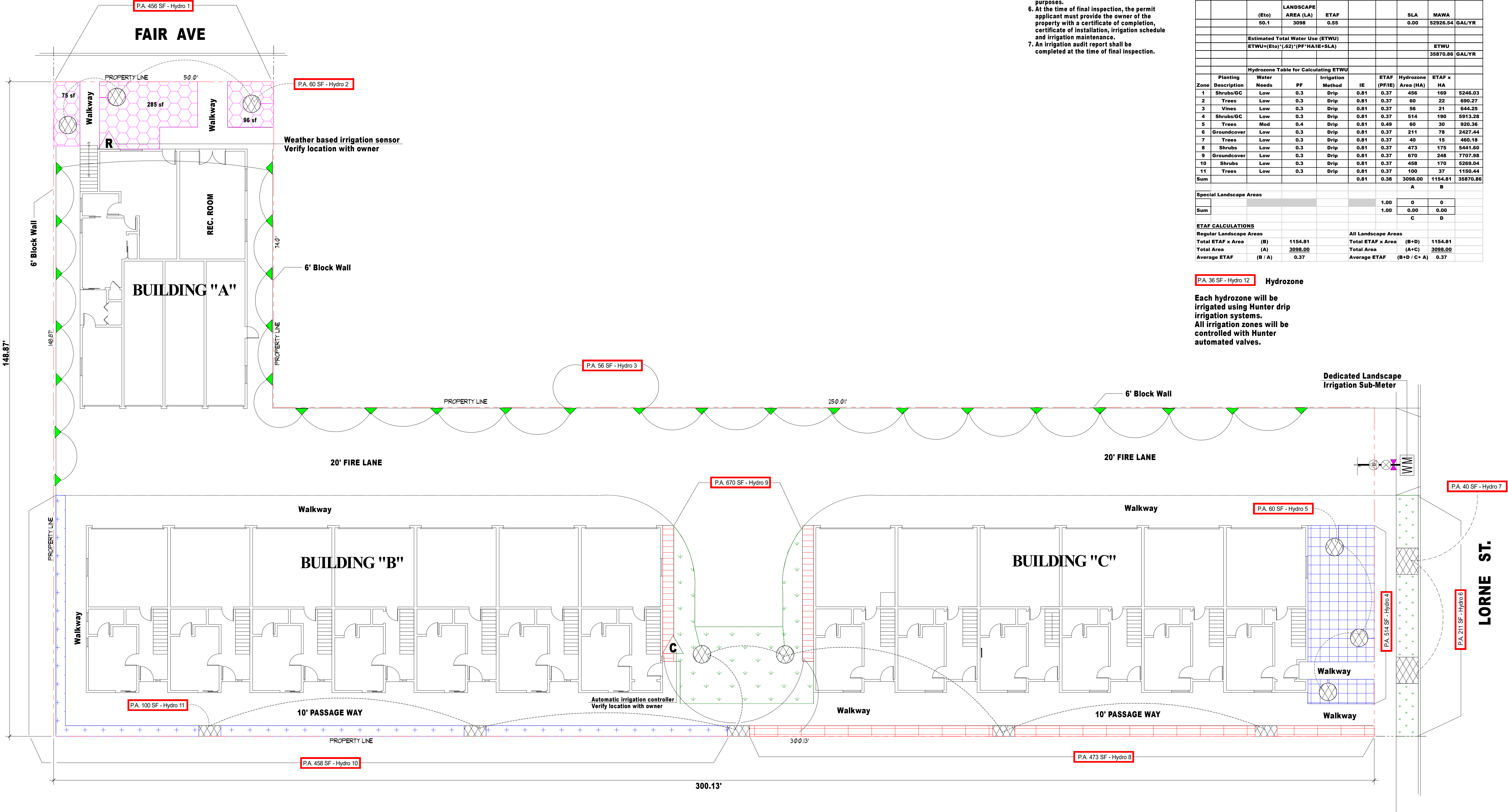
Sheet No.
L1
1 of 2



LANDSCAPE PLAN

LEGAL DESCRIPTION:
APN: 2314-006-015, 016
PIN: 189B173 114, 153
TRACT: TR 4226
BLOCK: None, LOT: 14
MAP REF: M B 46-95





IRRIGATION PLAN

- NOTES:**
- Pressure-regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.
 - Check valves or anti-drain valves are required on all sprinkler heads where low-point drainage could occur.
 - Recirculating water systems shall be used for water features.
 - Locks shall be installed on all publicly accessible exterior faucets and hose bibs.
 - A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.
 - At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule and irrigation maintenance.
 - An irrigation audit report shall be completed at the time of final inspection.

STATIC PRESSURE AT METER: 158-69 PSI PER JENNIFER KURT, LADWP (213) 367-0973

IRRIGATION LEGEND		
SYMBOL	DESCRIPTION	PART NO
WM	DEDICATED LANDSCAPE IRRIGATION SUB-METER	1"
⊗	FEBCO BACKFLOW PREVENTER	MODEL 825Y
⊗	WILKINS PRESSURE REDUCING VALVE	600
⊗	HUNTER RAIN SENSOR, CONDUIT MOUNT	SOLAR-SYNC
⊗	HUNTER I-CORE CONTROLLER	IC-600-M, six station w/ x ICM-600 exp. module
⊗	NIBCO GATE VALVE	
—	SCHED. 40 PVC MAIN LINE	

Maximum Applied Water Allowance (MAWA)								
MAWA= (Eto) x 0.62 x [(0.55 x LA)+(1 - 0.55 x SLA)]								
(Eto)	LANDSCAPE AREA (LA)	ETAF			SLA	MAWA		
50.1	3098	0.55			0.00	52926.54	GAL/YR	
Estimated Total Water Use (ETWU)								
ETWU=(Eto)*.62)*(PF*HA/IE+SLA)							ETWU	
						35870.86	GAL/YR	
Hydrozone Table for Calculating ETWU								
Zone	Planting Description	Water Needs	PF	Irrigation Method	IE	ETAF (PF/IE)	Hydrozone Area (Ha)	ETAF x HA
1	Shrubs/GC	Low	0.3	Drip	0.81	0.37	456	169
2	Trees	Low	0.3	Drip	0.81	0.37	60	22
3	Vines	Low	0.3	Drip	0.81	0.37	56	21
4	Shrubs/GC	Low	0.3	Drip	0.81	0.37	514	190
5	Trees	Mod	0.4	Drip	0.81	0.49	60	30
6	Groundcover	Low	0.3	Drip	0.81	0.37	211	78
7	Trees	Low	0.3	Drip	0.81	0.37	40	15
8	Shrubs	Low	0.3	Drip	0.81	0.37	473	175
9	Groundcover	Low	0.3	Drip	0.81	0.37	670	248
10	Shrubs	Low	0.3	Drip	0.81	0.37	458	170
11	Trees	Low	0.3	Drip	0.81	0.37	100	37
Sum					0.81	0.38	3098.00	1154.81
								35870.86
								A
								B
Special Landscape Areas								
						1.00	0	0
Sum						1.00	0.00	0.00
							C	D
ETAF CALCULATIONS								
Regular Landscape Areas					All Landscape Areas			
Total ETAF x Area	(B)	1154.81			Total ETAF x Area	(B+D)	1154.81	
Total Area	(A)	3098.00			Total Area	(A+C)	3098.00	
Average ETAF	(B / A)	0.37			Average ETAF	(B+D / C+ A)	0.37	

PA. 36 SF - Hydro 12 Hydrozone

Each hydrozone will be irrigated using Hunter drip irrigation systems. All irrigation zones will be controlled with Hunter automated valves.

LEGAL DESCRIPTION:
APN: 2314-006-015, 016
PIN: 189B173 114, 153
TRACT: TR 4226
BLOCK: None, LOT: 14
MAP REF: M B 46-95

0' 8' 16' 32'

GRAPHIC SCALE: 3/32" = 1'-0"

REVISION LOG:

SUBMITTAL:
NO: DATE:

PROJECT ADDRESS:
11146 Lorne Street
Sun Valley, CA 91352

OWNER ADDRESS:
Oscar Ensafi
5121 Van Nuys Blvd., Suite 203A
Sherman Oaks, CA 91403

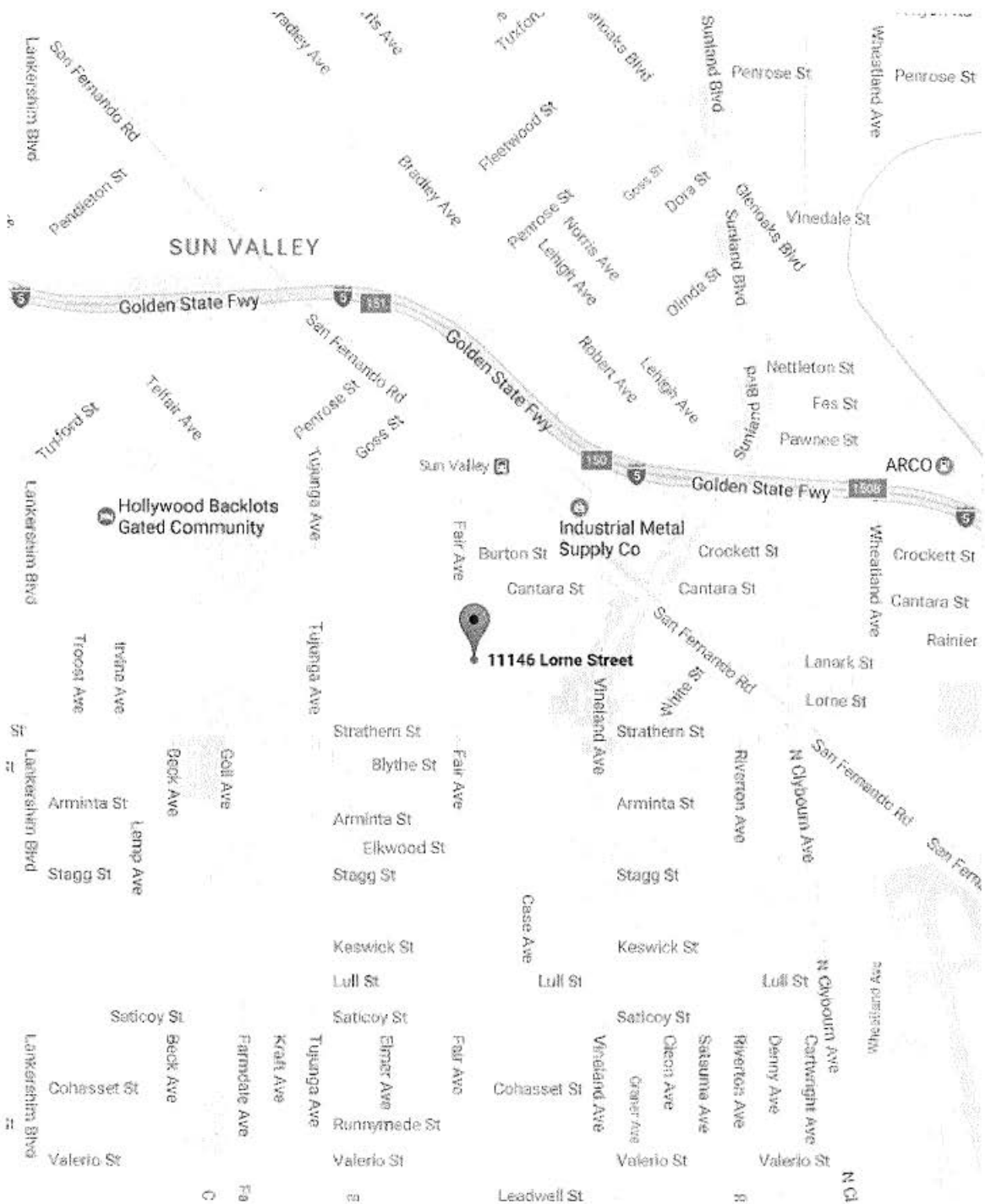
PRELIMINARY IRRIGATION & HYDROZONE PLAN

Date: 07/25/2019
Scale: 3/32" = 1'

Drawn By: PG

Sheet No.
L2
2 of 2

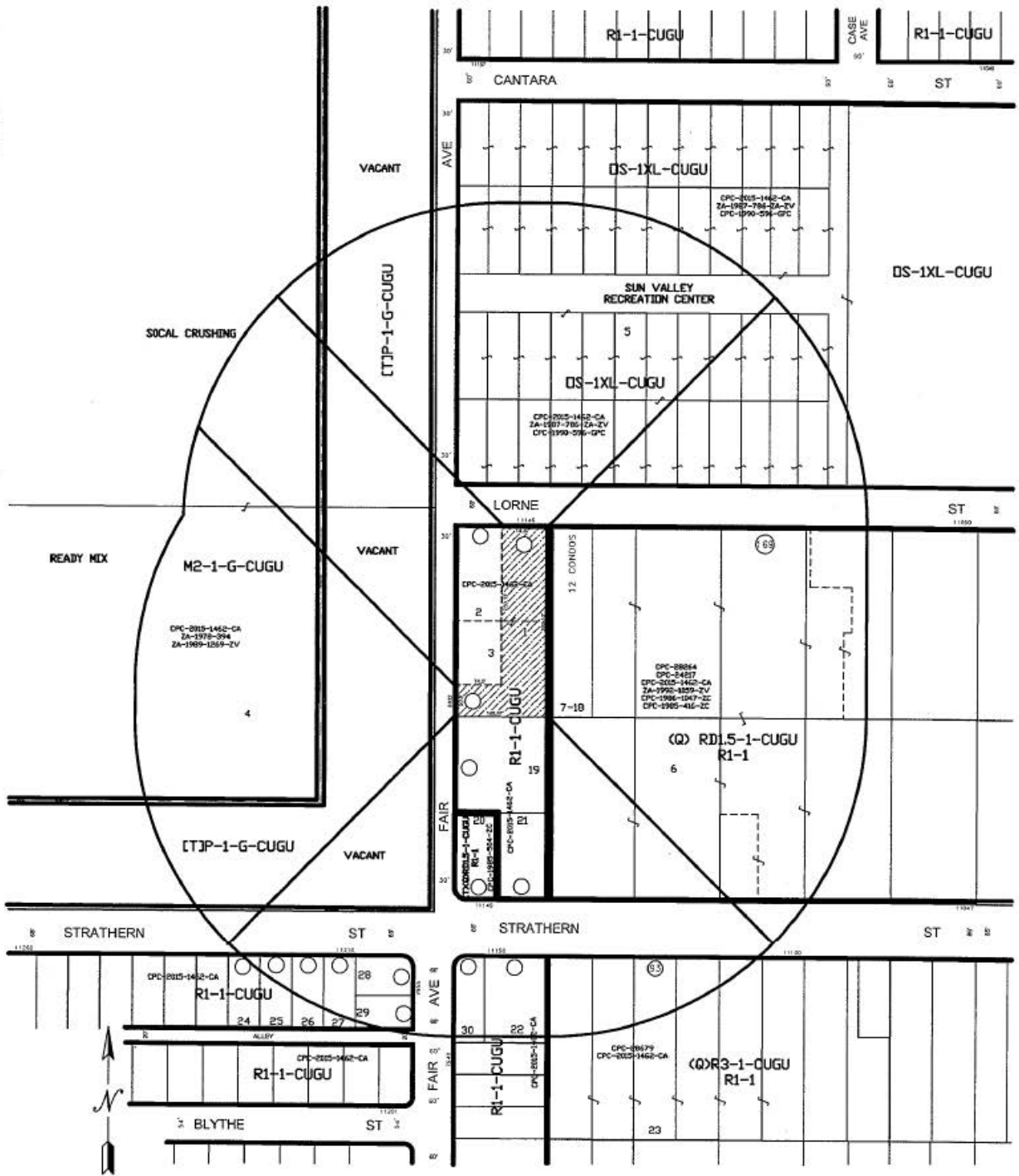
EXHIBIT B



Vicinity Map

Project Address: 11146 Lorne Street, Sun Valley , 91352

EXHIBIT C



NET ACRES : 0.6

 ZONE CHANGE FROM R1-1 TO RD1.5-1

OWNER / APPLICANT : SOGOMON PETROSYAN
 SITE ADDRESS : 11146 W. LORNE ST. & 8032 FAIR AVE, SUN VALLEY, 91352

CASE NO.

THOMAS BROS.
 PAGE : 532 , GRID : J2
 P.A.
 SUN VALLEY - LA TUNA CANYON
 C.D. 6 C.T. 1221.22

ZONE CHANGE
APPROVED PLANS INC.
 5121 VAN NUYS BLVD. #203A, SHERMAN OAKS, CA. 91403 . (818) 988-3242
 E-mail : approvedplans@yahoo.com

LEGAL DESCRIPTION:
 LOT 14, ARS 2 & 4 OF TR 4225
 DRAWN BY : APPROVED PLANS INC.
 DATE: 4-25-19 SCALE: 1"=100'
 USES : FIELD
 D.M. : 189 B 173

EXHIBIT D

EXHIBIT E

EXHIBIT F

EXHIBIT G

SITE PHOTOS FROM LORNE STREET



SITE PHOTOS FROM FAIR AVENUE




EXHIBIT H

**CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE**

Date: October 22, 2020

To: Mr. Vince Bertoni, Director
Department of City Planning
Attn: Peggy Malone-Brown (City Planner)

 for
From: Bertram Moglebust, P.E.
Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering

Subject: Case No. APCNV 2019-3202 (ZCJ): 11146 Lorne Street and 8032 Fair Avenue

The following recommendations identifying the infrastructure deficiencies adjacent to the application site are submitted for your use for the approval of a Zone Change adjoining the area involved:

1. Dedication Required:

Lorne Street (Local Street) – None.

Fair Avenue (Collector Street) – A 3-foot wide strip of land along the property frontage to complete a 33-foot half right-of-way in accordance with Collector Street standards.

2. Improvements Required:

Lorne Street – Construct a new full-width concrete sidewalk along the property frontage. Repair all existing concrete curb, gutter and roadway pavement. Remove the existing driveway and construct a new ADA compliant driveway.

Fair Avenue – Construct a new full-width concrete sidewalk including in the dedicated area along the property frontage. Repair all existing concrete curb, gutter and roadway pavement. Reconstruct the curb ramp at the corner of Fair Avenue and Lorne street to the satisfaction of BOE and construct a new driveway to comply with ADA requirements.

Notes: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than $\frac{1}{4}$ inch from the surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than $\frac{1}{8}$ inch at the surface of the section.

Non- ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than $\frac{1}{4}$ inch from the surrounding concrete work or has full concrete depth cracks that have separations

greater than 1/8 inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S440-4, S442-5 and S444-0.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

Department of Transportation may have additional requirements for dedication and improvements.

Regarding any conflicts with traffic signs, parking spaces, meters or traffic control devices, contact the Department of Transportation (818) 374-4699.

Regarding any conflicts with power pole matters, contact the Department of Water and Power at (213) 367-2715.

Refer to the Fire Department regarding fire hydrants (818) 374-5005.

3. Provide proper site and street drainages for all streets being improved. Roof drainage and surface run-off from the property shall be collected and treated at the site and drained to the streets through drain pipes constructed under the sidewalk through curb drains or connection to the catch basins (email: Eng.ValleyInfo@lacity.org).
4. Mainline sewers exist in Lorne Street. Extension of the house connection laterals to the new property line may be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit (email: Eng.ValleyInfo@lacity.org).
5. Submit parking area and driveway plans to the Valley District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

Any questions regarding this report may be directed to Quyen Phan of my staff at (213) 808-8604.

cc: Oscar Ensafi
Valley District Office

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE**Date:** 4/23/2025**To:** Charlie Rausch, Senior City Planner
Department of City Planning
200 N. Spring St., 6th Floor MS-395*Richard Tom for***From:** Jay Wong, Manager
Private Development Division
Bureau of Street Lighting**SUBJECT: STREET LIGHTING REQUIREMENTS FOR DISCRETIONARY ACTIONS****CITY PLANNING CASE No.:** APCNV 2019-3202 ZCJ REV
11146 W. Lorne St.

The Bureau of Street Lighting's recommended condition of approval for the subject city planning case is as follows: (Improvement condition added to S-3 (c) where applicable.)

SPECIFIC CONDITION: Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District. **IMPROVEMENT CONDITION:** Construct new street light: one (1) on Lorne St. If street widening per BOE improvement conditions, remove and reinstall existing conduit behind new curb and gutter on Fair Ave.

NOTES:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

CC: Land Development Group MS 901
Engineering District Office: VAL

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

January 21, 2020

TO: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attention: Miguel Hernandez

FROM: Los Angeles Fire Department

SUBJECT: **CITY PLANNING CASE APCNV-2019-3202 (11146 W. LORNE STREET)**

Submit plot plans for Fire Department approval and review prior to recordation of City Planning Case.

RECOMMENDATIONS:

Access for Fire Department apparatus and personnel to and into all structures shall be required.

One or more Knox Boxes will be required to be installed for LAFD access to project. location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).

505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)

- a. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
- b. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
- c. This policy does not apply to single-family dwellings or to non-residential buildings.

Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend onto the roof.

Entrance to the main lobby shall be located off the address side of the building.

Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.

Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

Submit plot plans indicating access road and turning area for Fire Department approval.

No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

Private streets shall be recorded as Private Streets, **AND** Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.

All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.

Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. 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 please call **(818) 374-4351**. You should advise any consultant representing you of this requirement as well.

RALPH M. TERRAZAS
Fire Chief


Kristin Crowley, Fire Marshal
Bureau of Fire Prevention and Public Safety

KC:KC2:yw
APCNV-2019-3202

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: April 12, 2024

TO: Blake Lamb, Deputy Advisory Agency
Department of City Planning

FROM:  Bryan Ramirez, Street Tree Superintendent I
Bureau of Street Services, Urban Forestry Division

SUBJECT: APCNV-2019-3202-ZCJ – 11146-11148 LORNE ST.

In regard to your request for review of this case regarding Urban Forestry requirements, it is our recommendation that:

1. STREET TREES

- a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
- b. When street dedications are required and to the extent possible, the project shall provide larger planting areas for existing street trees to allow for growth and planting of larger stature street trees. This includes and is not limited to parkway installation and/or enlargement of tree wells and parkways.
- c. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

Note: Removal of street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

BR:djm


INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3a. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.



Planning APC North Valley <apcnorthvalley@lacity.org>

RE: Comments for 11146 Lorne St APCNV-2019-3202-ZCJ

Lamont B. Cobb <lamont.cobb@lacity.org>

Mon, Apr 21, 2025 at 12:43 PM

To: Dang Nguyen <dang.nguyen@lacity.org>, Planning APC North Valley <apcnorthvalley@lacity.org>

Cc: Andres Sandoval <andres.x.sandoval@lacity.org>, Lorelie Vallejo <lorelie.vallejo@lacity.org>, oscar ensafi <approvedplans@yahoo.com>, Profe Chavez <profechavez@aol.com>, Lorena Bernal <lorena.bernal@lacity.org>, abraham ter-petrosyan <goldenroadrecovery1@gmail.com>

Hi Dang and North Valley APC staff,

The Office of Councilmember Imelda Padilla has reviewed the proposed project at 11146 Lorne Street and offers the following formal comments. The applicant and the Sun Valley Area Neighborhood Council are cc'ed on this message.

CD6 supports the creation of family-oriented housing in Sun Valley, particularly near assets like the Sun Valley Recreation Center and future Rory M. Shaw Wetlands Park. This area is experiencing significant investment, including new projects on Fair Avenue, Strathern Street, Vineland Avenue, and Ratner Street.

However, the proposed project at [11146 Lorne Street](#) does not currently meet the goals of the Sun Valley–La Tuna Canyon Community Plan or the Community Design Overlay. Its design lacks pedestrian comfort, shade, and meaningful landscaping. The outdated site plan offers limited street trees or improvements to the public realm.

Sun Valley is a frontline community with long-standing environmental burdens—pollution, flooding, heat, and a lack of park space. New development must help reverse these impacts. This proposal includes no Low Impact Development infrastructure, air filtration, or renewable energy—key features in a high-need neighborhood. The recreation space is also too limited for a project aimed at families.

We appreciate the inclusion of family-sized units, individual garage parking, balconies, and in-unit laundry. But these are basic standards, not community benefits.

We urge Planning and the South Valley Area Planning Commission to condition the project on:

- Revised building design with articulated entries, pedestrian-scale features, and shade.
- An updated landscape plan with drought-tolerant plants and street trees.
- Inclusion of LID, air filtration, and solar panels.
- A larger and more functional recreation space for residents.

Sun Valley deserves thoughtful, community-serving development. Our office is committed to working with Planning, the applicant, and neighbors to make this project stronger.

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Lamont B. Cobb

(he/him)

Director of Planning and Land Use

Office of Councilmember Imelda Padilla



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✉ lamont.cobb@lacity.org 📍 [200 N. Spring St, Ste 470](#)

