



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: Thursday, September 11, 2025

Time: After 8:30 a.m.

Place: Los Angeles City Hall
John Ferraro Council Chamber
3rd Floor, Room 430
200 North Spring Street
Los Angeles, CA 90012

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

Public Hearing: July 29, 2025

Appeal Status: Zone Change appealable only by the applicant to City Council if disapproved in whole or in part. Zoning Administrator Adjustment is appealable to the City Council.

Expiration Date: October 14, 2025

Multiple

Approval: Yes

Case No.: CPC-2023-1263-ZC-ZAA-HCA

CEQA No.: ENV-2023-1264-HES

Related Case: TT-83950-HCA

Council No.: 12 - Lee

Plan Area: Chatsworth – Porter Ranch

Specific Plan: N/A

Certified NC: Chatsworth

GPLU: Minimum Residential

Current Zone: A1-1

Proposed Zone: (T)A2-1

Applicant: Chuck Stevens and Stephanie Vitacco

Representative: Chris Nassiri, Iacobbellis & Associates, Inc.

PROJECT LOCATION: 10777 North Winnetka Avenue

PROPOSED PROJECT: The applicant is proposing a Zone Change from A1-1 to (T)A2-1 and the subdivision of one 11.38-acre parcel into five (5) lots ranging in size from 2.0 to 3.25 acres each. The Project retains the existing home and all existing accessory structures on proposed Parcel 2. The Project also includes a Zoning Administrator's Adjustment to allow an existing accessory structure to remain in place, 42.8 feet from the new front lot line in lieu of 55 feet from the front lot line (LAMC 12.21 C.5(b)). No new construction is proposed.

**REQUESTED
ACTIONS:**

1. The proposed project is within the scope of the previously approved program in the 2021-2029 Housing Element, and the 2021-2029 Housing Element Environmental Impact Report No. ENV-2020-672-EIR; SCH No. 2021010130 (Program EIR), certified on November 24, 2021, and will have no significant environmental effects not examined in the Program EIR; the Program EIR adequately describes the activity for the purposes of CEQA; pursuant to CEQA Guidelines Section 15162, no substantial changes to the project analyzed in the Program EIR are proposed as part of this Proposed Housing Project. Further, no substantial changes have occurred with respect to the circumstances under which the Program EIR was certified, and no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time that the Program EIR was certified as complete, has become available; All applicable mitigation measures, identified in the Program EIR Mitigation Monitoring Program (MMP), have been incorporated into the Proposed Housing Project or will be made into enforceable obligations on the Proposed Housing Project. A mitigation and monitoring program has been prepared for adoption.;
2. Pursuant to Section 12.32 F the Los Angeles Municipal Code (LAMC), a Zone Change from A1-1 to (T)A2-1 across the entire subject site;
3. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow the existing accessory building on the proposed Parcel 2 to be located within 42.8 feet of the front lot line in lieu of 55 feet pursuant to LAMC Section 12.21 C.5(b).

RECOMMENDED ACTIONS:

1. **DETERMINE** based on the whole of the administrative record and the independent judgment of the decisionmaker the Proposed Project is within the scope of the program approved with the 2021-2029 Housing Element for which the 2021-2029 Housing Element Environmental Impact Report No. ENV-2020-6762-EIR; SCH No. 2021010130 (EIR), certified on November 24, 2021, and Addendum No. ENV-2020-6762-EIR-ADD1 adopted on June 14, 2022 and ENV-2020-6762-EIR-ADD2 adopted on January 13, 2025 (Addendum), and the impacts of the Proposed Project are within the scope of the EIR and the Addendum; and **ADOPT** the Mitigation Monitoring Program (MMP) for the Proposed Project.
2. **APPROVE AND RECOMMEND** that the City Council **adopt** the Zone Change from the existing A1-1 Zone to (T)A2-1 across the entire property as set forth in LAMC Section 12.32 F, subject to the attached conditions;
3. **APPROVE** a **ZONING ADMINISTRATOR'S ADJUSTMENT** pursuant to LAMC Section 12.28, to retain the existing accessory building located 42.8 feet from front lot line of Parcel 2 in lieu of 55 feet from the front lot line pursuant to LAMC Section 12.21 C.5(b).
4. **ADOPT** the Conditions of Approval; and
5. **ADOPT** the attached Findings

VINCENT P. BERTONI, AICP
Director of Planning

Blake Lamb

Blake Lamb, Principal Planner

Blake Lamb

Claudia Rodriguez, Senior City Planner

Renata Ooms

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BL:CR:RO:CK

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

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Exhibits:

- A – Project Plans (February 11, 2021)
- B – Vicinity Map
- C – Aerial Photo
- D – Radius Map
- E – Tentative Tract Map No. 83950-HCA
- F – Site and Surrounding Area Photos
- G – Environmental Clearance
 - 1. ENV-2023-1264-HES (Housing Element Streamlining)
 - 2. Mitigation Monitoring Program (MMP)
- H – Reports (Letters from City Agencies)
- I – Zone Change Ordinance Map

PROJECT ANALYSIS

Project Summary

The proposed project is a Zone Change from the A1-1 Zone to the A2-1 Zone to allow for subdivision of the 11.38-acre site into five single-family residential lots. The project will retain the existing single-family dwelling and all existing accessory structures on one of the newly subdivided lots. No new construction is proposed.



FIGURE 1. AERIAL PHOTO OF SITE – Google Maps

The entitlements requested include a Zone Change from A1-1 to A2-1, a Tentative Tract Map for the subdivision of one parcel into five lots, and a Zoning Administrator's Adjustment to permit retention an existing accessory living quarters structure within less than 55 feet of the new front lot line.

The Tentative Tract Map approval was issued by the Deputy Advisory Agency on Tuesday, August 12, 2025. The Zone Change and Zoning Administrators Adjustment requests are before the City Planning Commission.

Background

Subject Property

The proposed project site is an 11.38-acre, sloped, irregular-shaped parcel located at the northwest corner of Winnetka Avenue (private road) and Northridge Road (private road) within the gated community known as Monteria Estates. The project site has 753 feet of street frontage along the western side of Winnetka Avenue and 800 feet of frontage along the northern side of Northridge Road. The site is currently improved with a single-family dwelling with an accessory living quarters structure, tennis court, and pool (see **Figure1**). There are 13 Coast Live Oak (*Quercus agrifolia*) trees on the site and no trees are scheduled to be removed as part of the proposed project.

The site is located within the Chatsworth – Porter Ranch Community Plan area and is designated for Minimum Residential land uses which corresponds to the OS, A1, A2, and RE40 Zones. The site is currently zoned A1-1. The site is located 4.61 kilometers from the nearest fault (Santa Susana), within a high Wind Velocity Area, a Special Grading Area (BOE Basic Grid Map A-133372), Very High Fire Hazard Severity Zone, and Urban Agriculture Incentive Zone. The subject site is not located within a Flood Zone, Alquist-Priolo Fault Zone, landslide, Liquefaction zone, Methane Hazard Area, or within any overlay. The project is not located within the boundaries of or subject to any other specific plan, community design overlay, or interim control ordinance.

Surrounding Land Uses

The abutting properties to the west, north, and east are within the Monteria Estates gated community. The abutting property to the west is zoned A1-1 and is improved with a single-family home. The abutting property to the north and the properties to the east, across Winnetka Avenue, are zoned A2-1 and are improved with single-family homes. The surrounding properties to the south, across Northridge Road and outside of the Monteria Estates gated community are zoned RA-1 and are improved with single-family homes.

Street Designations and General Circulation

Winnetka Avenue, is a private street easement, designated to a roadway width of 60 feet and is improved with only curb and gutter.

Northridge Road, is a private street easement, designated to a roadway width of 60 feet and is improved with only curb and gutter.

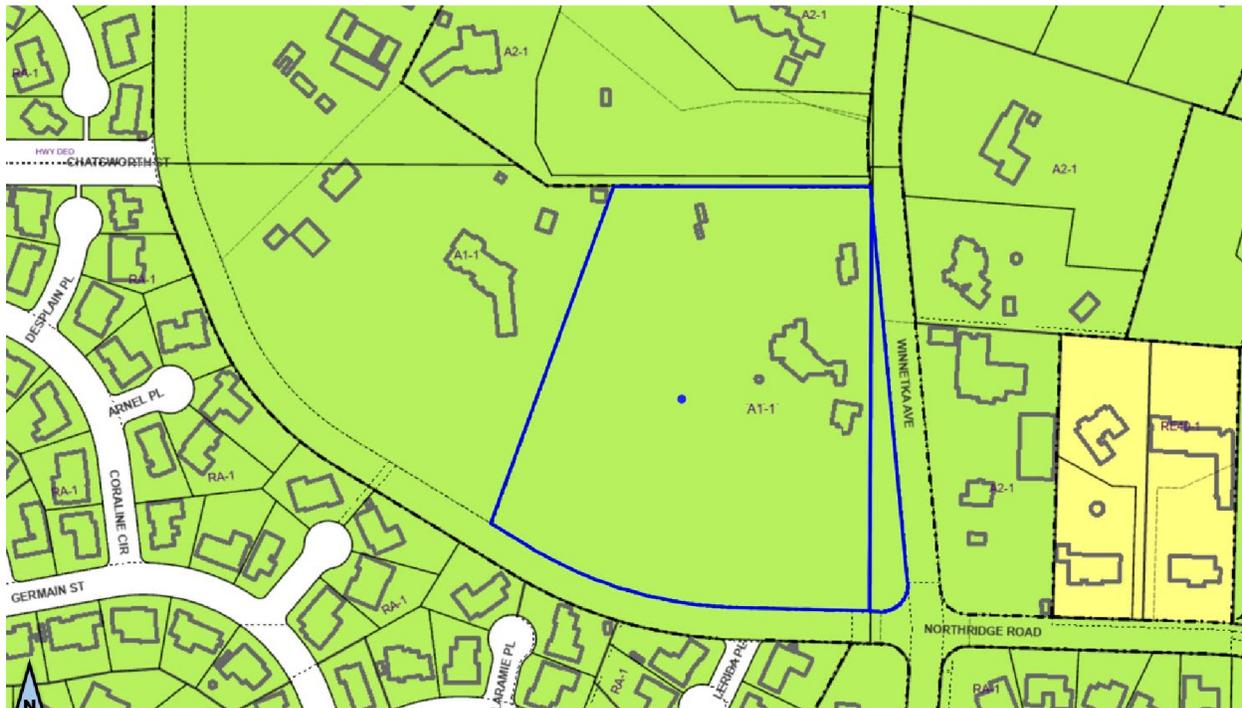


FIGURE 2. ZIMAS MAP – CURRENT ZONING OF THE SUBJECT PROPERTY



FIGURE 3. ZIMAS MAP – CURRENT LAND USE DESIGNATION - MINIMUM RESIDENTIAL

Requested Entitlements

The proposed project is the subdivision of the site into five lots and retention of the existing single family home and accessory structures on one of the newly created lots. To achieve this project, the applicant has requested the following entitlements:

- **A Zone Change** from A1-1 to (T)A2-1. The existing A1 Zone has a minimum lot size of 5 acres and would allow for a maximum of two lots on the subject 11.38 acre site. The requested A2 zone has a minimum lot size of 2 acres and would allow for a maximum of five lots on the subject site. Both the A1-1 and A2-1 zones allow for a maximum Floor Area Ratio (FAR) of 3:1 and a maximum height of 45 feet (or 36 feet in Hillside Areas).
- **A Tentative Tract Map** for the subdivision of the 11.38 acre site into five lots ranging in size from 87,120 square feet (2.0 acres) to 141,613 square feet (3.2 acres). On August 12, 2025, the Deputy Advisory approved the incidental subdivision request under TT-83950-HCA for the subdivision of one lot into five single-family lots. Effectuation of the Tract Map is contingent on the approval of the Zone Change request.
- **A Zoning Administrators Adjustment** to allow the existing accessory living quarters structure to remain in place within less than 55 feet of the new front lot line of proposed Lot 2. Pursuant to LAMC Section 12.21 C.5(b) accessory structures are not allowed within 55 feet of the front lot line. With the proposed subdivision the front lot line for the existing structures will change. The existing 11.38 acre parcel's front lot line is along Northridge Road and the side lot line is along Winnetka Avenue. The Accessory Living Quarters are located many hundreds of feet from the lot line abutting Northridge Road. However, with the subdivision of the site, the existing structures will be maintained on Lot 2 which will have a front lot line along Winnetka Avenue. The Accessory Living Quarters are located 42.8 feet from the Winnetka Avenue and thus, once the subdivision is effectuated, the existing structure would not comply with the 55-foot distancing requirement.

Use

The A1 and A2 Zones are corresponding zones for the Minimum Residential land use designation within the Chatsworth – Porter Ranch Community Plan. In accordance with LAMC Section 12.06, the proposed A2 Agricultural Zone allows any use permitted in the A1 Zone provided that all regulations and limitations of the A2 Zone are complied with. The A2 Zone, as codified in LAMC Section 12.06, allows agricultural uses and single-family residential uses. (A complete list of uses by zone is attached to this report as Exhibit J.)

Relevant Cases

ON-SITE:

Ordinance No. 178,194 (Case No. APCNV-2005-4641-ZC) – On September 19, 2006, the North Valley Area Planning Commission approved a Zone Change from A1-1 to (T)A2-1 to permit the subdivision of one lot into five (5)-single-family lots. On February 14, 2007 the Zone Change Ordinance became effective. However, the T and Q conditions were never cleared and thus Zone Change was never effectuated and the zoning at the 10777 Winnetka Avenue site reverted back to the A1-1 zone.

Tentative Tract No. 62021 – On May 31, 2006, the Deputy Advisory Agency approved with conditions the subdivision for a maximum of five lots based on the A2 Zone. However, the Tract Map was not effectuated or recorded and thus 10777 Winnetka Avenue was not subdivided.

Case No. ZA-1991-0511-ZV – On October 2, 1991, the Zoning Administrator approved with conditions a Variance, at 10777 Winnetka Avenue, from LAMC Section 12.27-B to permit the continued use and maintenance of an existing second dwelling unit, that was converted from accessory living quarters, as not permitted in the A1 Zone under Section 12.05-A, 1 of the Municipal Code..

Certificate of Occupancy Nos. 1991WV13621 & 1991WV12630 – On February 11, 2009, a Certificate of Occupancy was issued for an addition to an existing one-story at 10777 Winnetka Avenue.

Certificate of Occupancy Nos. 1981VN29959 & 1981VN29959 – On December 18, 1981, a Certificate of Occupancy was issued for the two-story accessory living quarter in the R-1 Zone at 10777 Winnetka Avenue.

OFF-SITE:

Tentative Tract No. 60425 - On July 13, 2004, the Deputy Advisory Agency approved a Tentative Tract No. 60425 for a maximum of 10-lots for a single-family residential development, located at 20401 Northridge Road.

Case No. APCNV-2007-234-ZC – On September 4, 2008, the North Valley Area Planning Commission approved a Zone Change from A1-1 to (T)(Q)A2-1, located at 10651 North Oakdale Avenue and 19867 Northridge Road.

Case No. APCNV-2008-3932-ZC – On March 11, 2009, the North Valley Area Planning Commission approved a Zone Change from RA-1 to (T)(Q)A2-1, located at 20401 Northridge Road

Reports Received

Reports have been received from the Bureau of Engineering dated September 7, 2023; Bureau of Street Lighting dated July 25, 2023, Fire Department dated August 15, 2023, Building and Safety – Zoning dated April 4, 2024, Building and Safety – Grading dated July 24, 2023, Department of Transportation dated July 24, 2023, Department of Water and Power dated August 24, 2023, LA Sanitation dated July 27, 2023, and Department of Recreation and Parks dated August 1, 2023. No significant issues were raised in any of the reports received by the and copies of all reports are attached in Exhibit H.

Environmental Review

The proposed project was found to be within the scope of the 2021-2029 Housing Element Environmental Impact Report (EIR), SCH No. 2021010130, ENV-2020-672-EIR, certified on November 24, 2021 (Housing Element EIR). The proposed project is within the scope of the 2021-2029 Housing Element, which includes the development of 420,327 housing units (cumulatively, 456,643), as it will build out the City's regional housing needs assessment (RHNA). A CEQA Streamlining Checklist for a Project Within the Scope of the Housing Element Program EIR, ENV Case No. ENV-2023-1264-HES (HE Streamlining Checklist), was prepared for the proposed project, pursuant to CEQA Guidelines Section 15168(c). Section 15168(c) provides for limited environmental review of subsequent projects under Program EIR, where the project is found to be an activity within the scope of the program for which the EIR was prepared and the impacts of the projects are within the scope of the impacts analyzed in the EIR. Council found that the Housing Element EIR analyzed the impacts of the build-out of the RHNA, which involves the development of housing citywide. The HE Streamlining Checklist was prepared by staff to determine whether the impacts of the proposed project are within the scope of the Housing Element EIR. The prepared HE Streamlining Checklist supports that the impacts of the proposed project are within the scope of the Housing Element EIR and that no significant environmental effects not examined in the Program EIR will occur from the proposed project. All required mitigation measures from the Housing Element EIR Mitigation Monitoring Program (MMP) will be imposed on the proposed project. An MMP for the proposed project has been prepared for adoption by the decisionmaker.

Public Hearing and Communication

The virtual public hearing was held by a hearing officer for Case No. CPC-2023-1263-ZC-ZAA-HCA on Tuesday, July 29, 2025 at 9:30 a.m. A summary of the proceedings is included in the Exhibits attached to this report.

Conclusion

Granting the applicant's requests for a Zone Change would allow for the subdivision of the site into five independent lots. Granting the Zoning Administrator's Adjustment would allow the existing home and accessory structure to be preserved as-is on site. Based on the information submitted, the surrounding uses, and good planning and zoning practices, the Project is appropriate for the area. No new construction is proposed or approved herein beyond the proposed subdivision, however, approval of the project creates opportunities to develop new single family homes. Staff recommends that the City Planning Commission find that the Project was adequately analyzed in the Housing Element CEQA Streamlining Checklist, approve the Zoning Administrator's Adjustment for the existing accessory structure and recommend City Council adopt the Zone Change.

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G.1 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, public improvements and dedications for street and other right-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 to 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 dedication 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. That a 60-foot wide right of egress and ingress be provided over the private street easement (known as Winnetka Avenue) from adjoining the subdivision southerly to a public street satisfactory to the City Engineer.
 - b. Improvements Required --
 - i. Improve Winnetka Avenue (Private Street) adjoining the subdivision with the repair of any broken, off-grade rolled concrete curb, gutter and roadway pavement, including any removal and reconstruction of existing improvements.
 - ii. Improve Northridge Road (Private Street) adjoining the subdivision with the repair of any broken, off-grade concrete curb, gutter and roadway pavement, including any removal and construction of existing improvements.

- iii. Construct the necessary on-site and off-site sewers to serve the development.

3. Department of Transportation

- a. A minimum of 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of LADOT.
- b. A two-way driveway width of $W=20$ feet is required for all driveways, or to the satisfaction of LADOT.

4. Street Lighting

- a. No street lighting improvements required.

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.

5. Fire Department

- a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- b. 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.
- c. One or more Knox Boxes will be required to be installed for LAFD access to the project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
- d. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- 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. Fire Lane Requirements:
 1. 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.
2. 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.
 3. 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
 4. Submit plot plans indicating access road and turning area for Fire Department approval.
 5. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
 6. 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.
 7. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
 8. All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
 9. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- f. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.
 - g. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
 - h. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
 - i. Standard cut-corners will be used on all turns.
 - j. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
 - k. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.

- l. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
- m. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway or an improved street or approved fire lane.
- n. 2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)
 - (1) 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.
 - (2) 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.
 - (3) This policy does not apply to single-family dwellings or to non-residential buildings.
 - (4) Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
 - (5) No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
 - (6) That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final

map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:

- i. The establishment of a property owners association, which shall cause a yearly inspection to be made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.
 - ii. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.
 - iii. In the event that the property owners association fails to maintain the common property and easements as required by the CC&R's, the individual property owners shall be responsible for their proportional share of the maintenance.
 - iv. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.
 - v. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.
- (7) The plot plan shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.
 - (8) All required Fire Annunciator panel or Fire Control Room shall be located within 20 feet visual line of sight of the main entrance stairwell or to the satisfaction of the Fire Department.
 - (9) Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
 - (10) This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the section 4908, 2014 City of Los Angeles Fire Code.

- (11) Mitigation measures shall be considered. These measures shall include, but not limited to the following:
 - i. Boxed-in eaves.
 - ii. Single pane, double thickness (minimum 1/8" thickness) or insulated windows.
 - iii. Non-wood siding
 - iv. Exposed wooden members shall be two inches nominal thickness.
 - v. Noncombustible finishes
- (12) Irrigated and managed greenbelts around the perimeter of all structures for a distance of 100 feet shall be considered as a buffer between the brush and the proposed project.
- (13) All landscaping shall use fire-resistant plants and materials. A list of such plants is available from the contact Brush Clearance Unit 6262 Van Nuys Boulevard, Room 451, Van Nuys 91401 (800) 994-4444.
- (14) All structures shall have noncombustible roofs (Non-wood)
- (15) The brush in the area adjacent to the proposed development shall be cleared or thinned periodically by the homeowner's Association under supervision of the Los Angeles City Fire Department in order to reduce the risk of brush fires spreading to the homes.
- (16) 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.
- (17) Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- (18) 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 (213) 482-6543. You should advise any consultant representing you of this requirement as well.

CONDITIONS OF APPROVAL

Pursuant to Sections 12.28 of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Zoning Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in the case file.
7. Authorized herein is an adjustment to allow the existing accessory building to be located 42.8 feet from the front lot line of proposed Parcel 2 of in lieu of 55 feet from the front lot line pursuant to LAMC Section 12.21 C.5(b).
8. Parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.

Environmental Conditions

9. **The Mitigation Monitoring and Reporting Program (MMRP)** included in the Housing Element Streamlining Checklist (Case No. ENV-2024-4112-HES) have been incorporated into this project and shall be enforced through all phases of the project. The applicant shall be responsible for implementing each Mitigation Measure (MM), Substitute Mitigation Measure, and Implementing Mitigation Measure identified in the MMRP and shall be

obligated to provide certification to the appropriate monitoring and enforcement agencies that each MM has been implemented.

10. Housing Element Program EIR MM 4.3-1(a) Biological Resources Reconnaissance Survey and Reporting.

For all discretionary projects that require vegetation removal, ground disturbance, staging of vehicles, equipment, or materials, and access routes on natural (e.g., native, virgin) or disturbed but undeveloped (e.g., unpaved, areas barren, or ruderal), areas that contain or have the potential to support special-status species, sensitive habitat, or within 300 feet of suitable habitat to support special-status species (e.g., nesting passerines) as determined by the Department of City Planning, including through consultation with CDFW, the project applicant shall be required to conduct a biological resources assessment report to characterize the biological resources on-site and to determine the presence or absence of sensitive species. The report shall identify 1) approximate population size and distribution of any sensitive plant or animal species, 2) any sensitive habitats (such as wetlands or riparian areas), and 3) any potential impacts of Proposed Project on wildlife corridors. Off-site areas that may be directly or indirectly affected by the individual project shall also be surveyed. The report shall include site location, literature sources, methodology, timing of surveys, vegetation map, site photographs, and descriptions of on-site biological resources (e.g., observed and detected species, as well as an analysis of those species with the potential to occur on-site). The biological resources assessment report and surveys shall be conducted by a qualified biologist, and any special status species surveys shall be conducted according to standard methods of surveying for the species as appropriate.

If sensitive species and/or habitat are absent from the individual project site and adjacent lands potentially affected by the individual project, a written report substantiating such shall be submitted to Department of City Planning (DCP) prior to project approval, and the project may proceed without any further biological investigation. If wildlife corridors are present, the report shall identify measures (such as providing native landscaping to provide cover on the wildlife corridor) that the individual project would be required to implement such that the existing wildlife corridor would remain. Wildlife corridors identified in the biological resources assessment report shall not be entirely closed by any development or improvements occurring within the Project Area.

11. Housing Element Program EIR MM 4.3-2(b) Protected Tree and Tree Canopy Survey.

For discretionary projects that include the removal of trees, prior to project approval, a tree report and tree replanting plan shall be conducted by a certified arborist to tag and assess all trees (defined as woody plant material that is five inches or greater in diameter at breast height [DBH – four and a half feet off grade]) subject to the City's Protected Tree Ordinance on the project site. Trees shall be tagged to correspond with a tree exhibit map. Also, the genus and species of the trees, size of the trees at DBH, and structure and vigor of the trees shall be determined, and an evaluation of the trees' resource value (i.e., the biological impacts of the tree removals, potential to be considered wildlife habitat, and locating trees deserving protection) shall be completed. All protected trees shall receive a visual tree assessment (VTA – meaning tree observations shall be from the ground and that no special devices [e.g., increment borers, drills] shall be used). Following the completion of the tree survey, the arborist shall prepare a report that shall at a minimum provide a description of the general character of the trees on the site and identify opportunities and constraints for preservation. The report and tree replanting plan shall be provided to the City for review. As part of the assessment, a plot plan shall also be prepared indicating the location, type, and

canopy coverage of all existing trees on the site and within the adjacent public right(s)-of-way.

Based on the results of the tree survey, development plans shall be clustered to maximum extent feasible in order to avoid impacts to sensitive natural communities (e.g., oak woodlands, riparian habitats, extensive tree canopy) and to maintain the largest and most contiguous area of sensitive communities on the site. Additionally, the development plans shall include a proposed minimum buffer to protect adjacent sensitive communities. Development plans that impact sensitive natural communities shall include a detailed feasibility analysis showing how the design has accomplished these avoidance strategies; the City shall not approve development plans until the site design has adequately demonstrated maximum avoidance of sensitive natural communities to the satisfaction of City Planning.

Further, removal or planting of any tree in the public right(s)-of-way requires approval of the Board of Public Works. All trees in the public right(s)-of-way shall conform to the current standards of the Department of Public Works, Urban Forestry Division, Bureau of Street Services.

The following measures shall be implemented in addition to those required under the City's Protected Tree Ordinance (Ordinance No. 177,404) to avoid and/or compensate for potential indirect impacts to preserved sensitive natural communities before, during, and following construction activities.

Pre-Construction

- **Fencing:** Protective fencing at least three feet high with signs and flagging shall be erected around all preserved sensitive natural communities where adjacent to proposed vegetation clearing and grubbing, grading, or other construction activities. The protective fence shall be installed at a minimum of five feet beyond the tree canopy dripline. The intent of protection fencing is to prevent inadvertent limb/vegetation damage, root damage and/or compaction by construction equipment. The protective fencing shall be depicted on all construction plans and maps provided to contractors and labeled clearly to prohibit entry, and the placement of the fence in the field shall be approved by a qualified biologist prior to initiation of construction activities. The contractor shall maintain the fence to keep it upright, taut and aligned at all times. Fencing shall be removed only after all construction activities are completed.
- **Pre-Construction Meeting:** A pre-construction meeting shall be held between all site contractors and a registered consulting arborist and/or a qualified biologist. All site contractors and their employees shall provide written acknowledgement of their receiving sensitive natural community protection training. This training shall include, but shall not be limited to, the following information: (1) the location and marking of protected sensitive natural communities; (2) the necessity of preventing damage to these sensitive natural communities; and (3) a discussion of work practices that shall accomplish such.

During Construction

- **Fence Monitoring:** The protective fence shall be monitored regularly (at least weekly) during construction activities to ensure that the fencing remains intact and functional,

and that no encroachment has occurred into the protected natural community; any repairs to the fence or encroachment correction shall be conducted immediately.

- **Equipment Operation and Storage:** Contractors shall avoid using heavy equipment around the sensitive natural communities. Operating heavy machinery around the root zones of trees would increase soil compaction, which decreases soil aeration and, subsequently, reduces water penetration into the soil. All heavy equipment and vehicles shall, at minimum, stay out of the fenced protected zones, unless where specifically approved in writing and under the supervision of a registered consulting arborist and/or a qualified biologist.
- **Materials Storage and Disposal:** Contractors shall not store or discard any construction materials within the fenced protected zones and shall remove all foreign debris within these areas. The contractors shall leave the duff, mulch, chips, and leaves around the retained trees for water retention and nutrient supply. Contractors shall avoid draining or leakage of equipment fluids near retained trees. Fluids such as gasoline, diesel, oils, hydraulics, brake and transmission fluids, paint, paint thinners, and glycol (anti-freeze) shall be disposed of properly. The contractors shall ensure that equipment be parked at least 50 feet, and that equipment/vehicle refueling occur at least 100 feet, from fenced protected zones to avoid the possibility of leakage of equipment fluids into the soil.
- **Grade Changes:** Contractors shall ensure that grade changes, including adding fill, shall not be permitted within the fenced protected zone without special written authorization and under supervision by a registered consulting arborist and/or a qualified biologist. Lowering the grade within the fenced protected zones could necessitate cutting main support and feeder roots, thus jeopardizing the health and structural integrity of the tree(s). Adding soil, even temporarily, on top of the existing grade could compact the soil further, and decrease both water and air availability to the tree roots. Contractors shall ensure that grade changes made outside of the fenced protected zone shall not create conditions that allow water to pond.
- **Trenching:** Except where specifically approved in writing beforehand, all trenching shall be outside of the fenced protected zone. Roots primarily extend in a horizontal direction forming a support base to the tree similar to the base of a wineglass. Where trenching is necessary in areas that contain roots from retained trees, contractors shall use trenching techniques that include the use of either a root pruner (Dosko root pruner or equivalent) or an Air-Spade to limit root impacts. A registered consulting arborist shall ensure that all pruning cuts shall be clean and sharp, to minimize ripping, tearing, and fracturing of the root system. Root damage caused by backhoes, earthmovers, dozers, or graders is severe and may ultimately result in tree mortality. Use of both root pruning and Air-Spade equipment shall be accompanied only by hand tools to remove soil from trench locations. The trench shall be made no deeper than necessary.
- **Erosion Control:** Appropriate erosion control best management practices (BMPs) shall be implemented to protect preserved sensitive natural communities during and following project construction. Erosion control materials shall be certified as weed free.
- **Inspection:** A registered consulting arborist shall inspect the preserved trees adjacent to grading and construction activity on a monthly basis for the duration of the grading and construction activities. A report summarizing site conditions, observations, tree

health, and recommendations for minimizing tree damage shall be submitted by the registered consulting arborist following each inspection.

- **Mulch:** The contractors shall ensure that the natural duff layer under all trees adjacent to construction activities shall be maintained. This would stabilize soil temperatures in root zones, conserve soil moisture, and reduce erosion. The contractors shall ensure that the mulch be kept clear of the trunk base to avoid creating conditions favorable to the establishment and growth of decay causing fungal pathogens. Should it be necessary to add organic mulch beneath retained oak trees, packaged or commercial oak leaf mulch shall not be used as it may contain root fungus. Also, the use of redwood chips shall be avoided as certain inhibitive chemicals may be present in the wood. Other wood chips and crushed walnut shells can be used, but the best mulch that provides a source of nutrients for the tree is its own leaf litter. Any added organic mulch added by the contractors shall be applied to a maximum depth of 4 inches where possible.
- **Watering Adjacent Plant Material:** All installed landscaping plants near the preserved sensitive natural communities shall require moderate to low levels of water. The surrounding plants shall be watered infrequently with deep soaks and allowed to dry out in-between, rather than frequent light irrigation. The soil shall not be allowed to become saturated or stay continually wet, nor should drainage allow ponding of water. Irrigation spray shall not hit the trunk of any tree. The contractors shall maintain a 30-inch dry-zone around all tree trunks. An above ground microspray irrigation system shall be used in lieu of typical underground pop-up sprays.
- **Monitoring:** A certified arborist shall inspect the trees preserved on the site adjacent to construction activities for a period of two years following the completion of construction. Monitoring visits shall be completed quarterly, totaling eight visits. Following each monitoring visit, a report summarizing site conditions, observations, tree health, and recommendations for promoting tree health shall be prepared. Additionally, any tree mortality shall be noted and any tree dying during the two-year monitoring period shall be replaced at a minimum 3:1 ratio on-site in coordination with the City

Administrative Conditions

- 12. Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
- 13. Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
- 14. 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 (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. The agreement shall 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.

15. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean the agencies, public offices, legislation or their successors, designees, or amendment to any legislation.
16. **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 amendment thereto.
17. **Building Plans.** Page 1 of the grant 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 & Safety.
18. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director of Planning, pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if in the decision makers opinion, such actions are proved necessary for the protection of persons in the neighborhood or occupants of adjacent property.
19. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning and the City Planning Commission.

20. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. her constitutional claim.
- c. 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.
- d. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a

deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

- e. requirement in paragraph (ii).
- f. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- g. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

FINDINGS

General Plan/Charter Findings (Charter 556)

1. **Charter Section 556: The action is in substantial conformance with the purposes, intent, and provisions of the General Plan.**

a. **General Plan Land Use Designation.**

The Project Site is located within the Chatsworth – Porter Ranch Community Plan, adopted by the City Council on September 4, 1993. The site has a General Plan Land Use Designation of Minimum Residential with a corresponding zones of OS, A1, A2, and RE40. The site is currently zoned A1-1 and the applicant is requesting a zone change to A2-1, which is consistent with the Minimum Residential land use designation. The requested Zone Change from A1-1 to (T)A2-1 is consistent with the use, height, and density of the area and the community plan's land use designation. In addition, the recommended (T) conditions will require public right-of-way dedications and improvements.

b. **Land Use Element.** The proposed project complies with applicable provisions of the Los Angeles Municipal Code and the Chatsworth – Porter Ranch Community Plan. There are twelve elements of the General Plan. Each of these elements establish policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code requirements of the Los Angeles Municipal Code.

The Land Use Element of the City's General Plan is divided into 35 Community Plans. As previously stated, the subject property is located within the Chatsworth – Porter Ranch Community Plan, which designates the subject property for Minimum Residential land uses. Therefore, the proposed A2 Zone is consistent with the land use designation for the site.

The proposed project is consistent with the following objective and policy of the **Chatsworth – Porter Ranch Community Plan:**

The Chatsworth – Porter Ranch Community Plan text includes the following relevant land use objectives, policies, and programs. The Plan is intended to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community, within the larger framework of the City; guide development, and change the Community to meet existing and anticipated needs and conditions.

Objective 3 To make provisions for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice.

To encourage the preservation and enhancement of the varied and distinctive residential character of the Community. In hillside residential areas to:

3.a. Minimize grading so as to retain the natural terrain and ecological balance;

3.b. Provide a standard of land use intensity and population density which will be compatible with street capacity, public service facilities and utilities, and topography and in coordination with development in the remainder of the City.

The project is in conformance with these goals, objectives, and policies. Broadly speaking, the intent of these objectives and associated policies is to ensure that single-family neighborhoods within its hillside are protected, and that neighborhood character is preserved. The proposed project will further the above objectives and policies by addressing the Community Plan's area's needs and by matching the density that was envisioned for this area by the Community Plan's Minimum Residential land use designation. As such, the proposed subdivision complies with the use, height, and density and blends in with the surrounding neighborhood and is compatible with the area.

The Zone Change from the A1-1 to (T)A2-1 zone would be consistent with the aforementioned goals, policies and programs of the Chatsworth – Porter Ranch Community Plan by preserving the low-density character of the area. The proposed zone change would ensure that any future development is compatible with the surrounding residential neighborhood and aligns with the current land use designation and zoning of the surrounding residential area.

c. Framework Element.

The Framework Element for the General Plan 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 provisions, objectives and policies relevant to the instant request:

Goal 4A: An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.

Objective 4.2: Conserve scale and character of residential neighborhoods.

The project is designated by the Chatsworth – Porter Ranch Community Plan for Minimum Residential uses and is zoned A1-1. The request for an A2 Zone, in order to subdivide one (1) lot into five (5) lots that measure a varying size of 2 to 3.2 acres in the A2 Zone. The subdivision will be consistent with the land use designation and allows the site to provide additional dwelling units that conserves the scale and character of the residential neighborhood.

d. Housing Element.

The Housing Element 2021 - 2029 was adopted in November 2021 and identifies the City's housing conditions and needs, and establishes the goals, objectives and

policies that are the foundation of the City's housing and growth strategy. The project is consistent with several objectives and policies of the Housing Element. The plan text includes the following relevant housing objectives and policies:

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

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

Policies 1.2.2: Facilitate the construction of a range of different housing types that addresses the particular needs of the city's diverse households.

The Zone change from the A1 Zone to an A2 Zone will allow the subdivisions of 1 lot into 5 lots. The subdivision, in turn, will allow the creation of additional single-family dwellings. This will produce more homeownership opportunities, which are in dire need due to a housing crisis. This creates a different type of unit for a larger family and addresses the needs of households in this area. Therefore, the Zone Change is consistent with the Housing Element goals, objectives and policies of the General Plan.

e. The Mobility Element.

The Mobility Element of the General Plan (Mobility Plan 2035) is not likely to be negatively affected by the recommended action herein. Dedications are required for Winnetka Avenue and Northridge Road located along the east and south property line; thereby bringing the private street into conformance with the standards identified in the Mobility Plan such as repairing the concrete curb, gutter, and roadway pavement. These dedications and improvements will improve the pedestrian and vehicular infrastructure for Winnetka Avenue and Northridge Road along the project. Therefore, as conditioned, the zone change to A2 is consistent with Mobility Plan 2035 goals, objectives and policies of the General Plan.

2. Charter Finding.

The proposed zone change complies with Charter Section 556 and 558 in that the change promotes land use regulations with regards to use, height, density, etc., that is consistent with the General Plan, as noted above in Findings Nos. 1 and 2, with public necessity, convenience, general welfare, and good zoning practice, and as noted in the discussion in Finding No. 7, which are referenced as if fully incorporated herein.

Zone Change Findings (LAMC Section 12.32 F)

3. That the zone change is in harmony with the objectives of the General Plan and is in conformity with the public necessity, convenience, general welfare, and good zoning practice.

The recommended zone change is in conformance with the public necessity, convenience, and general welfare or good zoning practice in that the A2 Zone is consistent with the Minimum Residential land use designation.

The subject site is an irregular-shaped parcel with an approximate North/South length of 785 feet along Winnetka Avenue and 800 feet along Northridge Road. Both Winnetka

Avenue and Northridge Road are designated as a Private Street under the Los Angeles Mobility Plan 2035. Winnetka Avenue and Northridge Road are currently improved with a partial curb and gutter. The subject property is located within the Santa Susana Fault.

Public Necessity: The granting of the zone change will allow for the construction of housing which is much needed in the City of Los Angeles. The project allows the site to secure an appropriate development in harmony with the objectives of the General Plan, by allowing for a zone which is consistent with the General Plan.

Convenience: The project is conveniently located approximately one mile away from Rinaldi Street, which is to the north of the subject property, and is a major thoroughfare in the San Fernando Valley. Also located on Rinaldi Street are a variety of restaurants, retail, and commercial sites. As such, the site is within close proximity to bus lines, and is a convenient location for additional residential housing.

General Welfare: The project has been conditioned with T conditions to require dedications and improvements along the public rights-of-way which are adjacent to the site. These improvements will improve the private street adjoining the subject property on Winnetka Avenue and Northridge Road.

Good Zoning Practices: The zone is consistent with the land use designation and is therefore an appropriate zone for the site. In light of facing an unprecedented housing crisis, the requested zone change from A1-1 to (T)A2-1 will permit four additional single-family dwellings, otherwise prohibited by the density limitations of the A1-1 Zone; thus, adding additional dwelling units to the market supply in order to meet market demands. Lastly the zone will be consistent with adjacent parcels which are zoned A2-1 to the north and to the east, and the A1-1 and RA-1 Zones abutting to the west, and south will create a harmonious and uniform land use pattern along the block.

4. **Pursuant to LAMC Section 12.32 G, Findings for “T” Classification.**

Pursuant to LAMC Section 12.32 G.1, the current action, as recommended, has been made contingent upon compliance with new “T” conditions and the project specific Conditions of Approval imposed herein for the proposed project. Such limitations are necessary to ensure the identified dedications, improvements, and construction notices are executed to meet the public’s needs, convenience and general welfare served by the required actions.

Adjustment Findings (LAMC Section 12.28 C.4)

5. **That while site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.**

The subject site is located on an irregular shaped 495,791 square foot lot within the Chatsworth – Porter Ranch Community Plan. The site is currently developed with a 3,725 square-foot single-family dwelling and accessory structure that is expected to remain. The existing dwelling currently observes a 42.8 - foot front yard setback along Winnetka Avenue. In order to maintain the existing accessory structure and subdivide the property into five lots, the applicant has proposed a five-lot subdivision which complies with the lot width and lot area requirements of the A2 Zone.

Although the site’s area can accommodate five A2 zoned single-family sized lots, in order to retain the existing accessory structure along Winnetka Avenue, the existing

structure's front yard setback is reduced from 55 feet to 42.8 feet, thus necessitating the need for an Adjustment request as the A2 zone has a 55-foot front yard setback requirement.

The Code's intent is to promote uniform development. With respect to front yard setbacks, it is the intent to create uniform setbacks along the street frontage. Properties along the eastern frontage of Winnetka Avenue observe a large setback in the A2 Zone. As such, the project's 42.8 foot front yard setback is a 12 foot reduction from the required 55 foot requirement in the A2 zone. The adjustment will be compatible with the existing improvements and conforms to the intent of the setback requirements.

6. **That in light of the project as a whole, including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The request to reduce the front setback requirement for the existing accessory structure would not further degrade the surrounding neighborhood. The existing accessory structure is to remain unchanged with no construction plans to modify it whatsoever. The reduced front yard is a result of the zoning inconsistency, which will bring the accessory structure consistent within the development standards for the A2 zone. The height and size of the existing building will remain unchanged and thus would not be affected. Since no changes will be made to the accessory structure, in no way would the project adversely affect adjacent properties and the surrounding neighborhood minimizing any negative impacts on the adjacent neighborhood.

Therefore, the granting of the applicant's requests would result in a project that would be compatible with the existing pattern of development within the surrounding area and would not adversely affect adjacent properties or the public's safety.

7. **That the project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.**

There are twelve elements of the General Plan and each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the LAMC. Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

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

Goal 4A: AN EQUITABLE DISTRIBUTION OF HOUSING OPPORTUNITIES BY TYPE AND COST ACCESSIBLE TO ALL RESIDENT OF THE CITY.

Objective 4.3: Conserve scale and character of residential neighborhoods.

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

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

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

Policies 1.2.2: Facilitate the construction of a range of different housing types that addresses the particular needs of the city's diverse households.

The subject property is in the Chatsworth – Porter Ranch Community Plan which designates this property as A1 with a Minimum Residential land use designation. The purpose, intent and provision of the General Plan and the Community Plan both seek to ensure compatibility with surrounding uses, both in development and use. The use of the property as a single-family residence is consistent with the General Plan Land Use designation of Minimum Residential and corresponding A1 zone. The original house was built in 1941. The project is designed to be compatible with the overall community. The project substantially conforms to the purpose, intent and provisions of the General Plan and the applicable Community Plan. The project is also complying with the A2 development standards.

The Chatsworth – Porter Ranch Community Plan discusses the objectives, goals, and the intent of the plan for the development of housing in the area. The project addresses the following goals and policies of the Community Plan.

The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The project site is located within the boundaries of the Chatsworth – Porter Ranch Community Plan which designates the property for Minimum Residential land use corresponding to the OS, A1, A2, and RE40 Zones, consistent with the range of zones associated with the site's land use designations. It is not located in any other, overlays, or interim control ordinances.

Given the scope of the Conditions and limitations established herein, the surrounding land uses will not be significantly impacted by the addition of new single-family dwellings. The project is consistent with the following components of the Community Plan:

Objective 3 To make provisions for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice.

To encourage the preservation and enhancement of the varied and distinctive residential character of the Community. In hillside residential areas to:

3.a. Minimize grading so as to retain the natural terrain and ecological balance;

3. b *Provide a standard of land use intensity and population density which will be compatible with street capacity, public service facilities and utilities, and topography and in coordination with development in the remainder of the City.*

The proposed project for an Adjustment to provide reduced setbacks will continue an existing use on the subject property that is consistent with the zoning and density as it was intended, in accordance with the LAMC provisions of the A2 Zone. The proposed project aims to comply with the intent of Chatsworth – Porter Ranch community plan and help preserve the single-family use and provide newly proposed lots. The setback relief is proposed in order to comply with the development standards set forth within the A2 zone.

As such, allowing the reduced setbacks will allow preservation of the integrity of the single-family homes in the area and keeping with the intent of the A2 Zone. The reduced setbacks do not overly impact the neighboring properties or public right-of-way. As such, the project substantially conforms to the purpose, intent and provisions of the General Plan, the Chatsworth – Porter Ranch Community Plan.

Environmental Findings

12. The proposed project was found to be within the scope of the 2021-2029 Housing Element Environmental Impact Report (EIR), SCH No. 2021010130, ENV-2020-6762-EIR, certified on November 24, 2021 (Housing Element EIR). The proposed project, which includes the development of 420,327 housing units (cumulatively, 456,643), is within the scope of the 2021-2029 Housing Element as it will build out the City's regional housing needs assessment (RHNA). A CEQA Streamlining Checklist for a Project Within the Scope of the Housing Element Program EIR, ENV Case No. ENV-2023-1264-HESHE Streamlining Checklist), was prepared for the proposed project, pursuant to CEQA Guidelines Section 15168(c). Section 15168(c) provides for limited environmental review of subsequent projects under a Program EIR, where the project is found to be an activity within the scope of the program for which the EIR was prepared and the impacts of the Project are within the scope of the impacts analyzed in the EIR. Council found that the Housing Element EIR analyzed the impacts of the build-out of the RHNA, which involves the development of housing citywide. The HE Streamlining Checklist was prepared by staff to determine whether the impacts of the proposed project are within the scope of the Housing Element EIR. The prepared HE Streamlining Checklist supports that the impacts of the proposed project are within the scope of the Housing Element EIR and that no significant environmental effects not examined in the Program EIR will occur from the proposed project. All required mitigation measures from the Housing Element EIR Mitigation Monitoring Program (MMP) will be imposed on the proposed project. An MMP for the proposed project has been prepared for adoption by the decisionmaker.
13. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 186,952, have been reviewed and it has been determined that this project is located Outside Flood Zone areas of minimal flooding.

PUBLIC HEARING AND COMMUNICATIONS

Public Hearing

A public hearing for Case No. CPC-2023-1263-ZC-HCA was held by the Hearing Officer on July 29, 2025 in a virtual format. The purpose of the hearing was to receive public testimony on behalf of the City Planning Commission as the decision maker on the case. The public hearing was attended by the applicant's representative and members of the public.

Applicant Presentation

The applicant's representative, Chris Nassiri, presented an overview of the project including a description of the site, entitlements requested, properties similar in scale, and zoning and other regulations.

Public Testimony

One member of the public spoke at the public hearing.

Speaker #1

- Mike Piszker, Representative/Consultant for the Monteria Estates Homeowner Association
- The agenda did not have a hyperlink with the Recommended Staff Report.

Applicant Response

- No response

Staff Response to Public Testimony

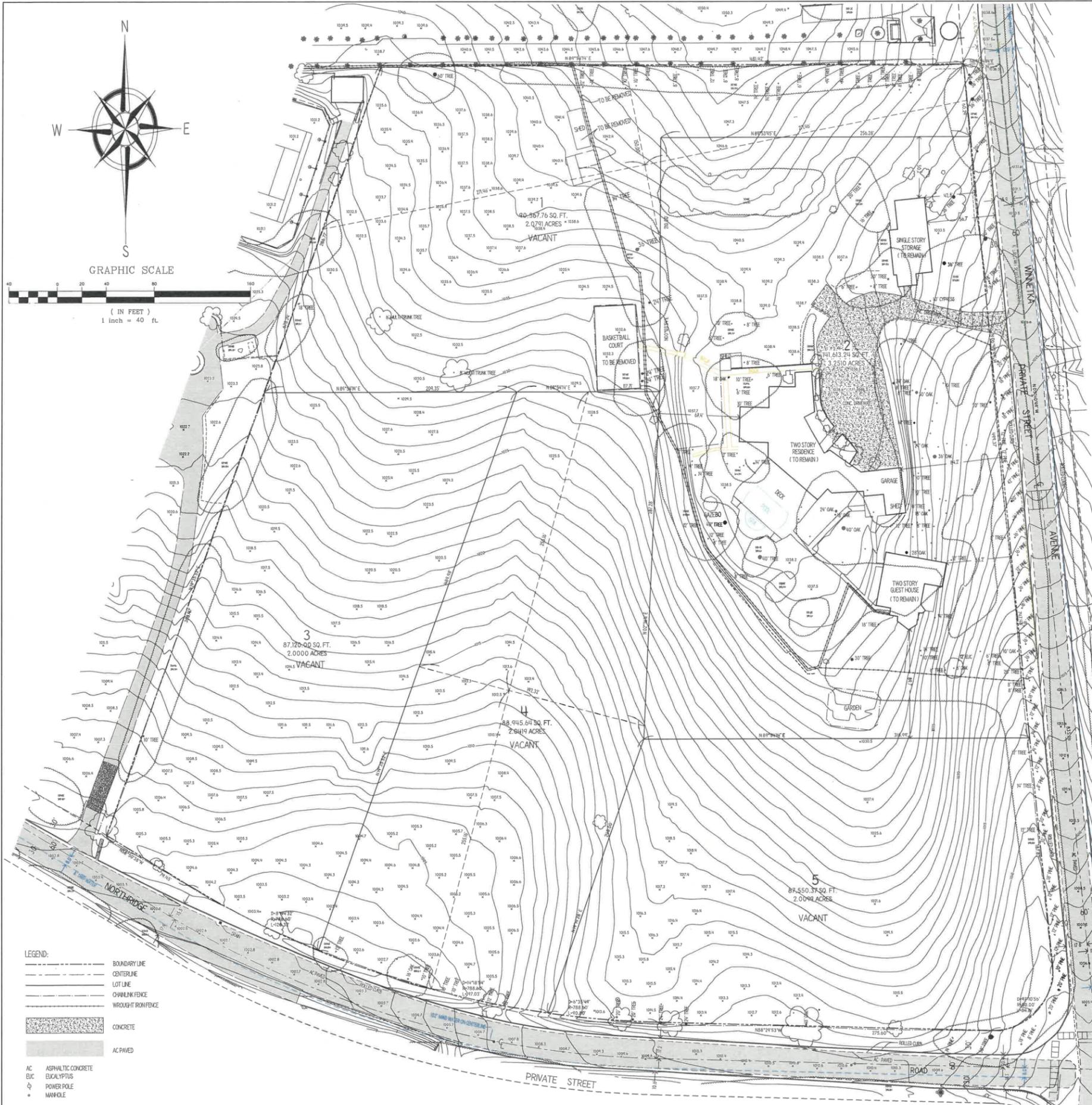
Staff explained that the Staff Recommendation Report will be hyperlinked to the City Planning Commission's agenda which can be found on the City Planning's website.

Staff Questions and Applicant's Response

The applicant's representative stated he submitted a tree report on July 4, 2025. Staff asked if the Tree Report was reviewed by Urban Forestry. The applicant responded that the Tree Report had not yet been submitted to Urban Forestry but would do so. Staff asked the applicant to provide a Tree Report signed and stamped by the Urban Forestry Division.

Exhibit A

Plans



SURVEYOR'S NOTES:

1. SITE AREA: 445,791.38 SQ. FT. OR 10.1818 ACRES
2. PROTECTED TREES: 14
3. TREES TO BE REMOVED: 0
4. SITE ADDRESSES: 10777 N. WINNETKA AVENUE
5. ZONING: A1-1 PROPOSED ZONING: A2-1
6. DISTRICT MAP NO.: 207B13
7. NOTE:
THIS PROPERTY IS NOT LOCATED IN THE HILLSIDE AREA.
THIS PROPERTY IS NOT LOCATED IN THE LIQUEFACTION AREA.
THIS PROPERTY IS LOCATED IN THE HIGH FIRE HAZARD SEVERITY ZONE.
ACTIVE FAULT NEAR SOURCE ZONE: 4.62 KM TO THE SANTA SUSANA FAULT, ACCORDING TO ZIMAS
8. HAZARDOUS AREAS: HIGH WIND VELOCITY AREAS
9. PROPOSED SEWAGE DISPOSAL: EXISTING SANITARY SEWER NORTH RIDGE ROAD
10. SPECIFIC PLAN: NONE
11. GENERAL PLAN/LAND USE: MIMAM RESIDENTIAL
12. ASSESSOR'S PARCEL NUMBER: 2707-003-008
13. SEE PREVIOUS APPROVED CASE: TT-62021

FRONT YARD: 20% LOT DEPTH 25FT MAX
SIDE YARD: 10% LOT DEPTH 25FT MAX
REAR YARD: 25% LOT DEPTH 25FT MAX

PROPOSED DEVELOPMENT:
5 LOTS FOR SINGLE FAMILY RESIDENCES.

OWNER:

STEPHANIE MITACCO
1941 NORTH RIDGE ROAD
CHATSWORTH, CA 91311
818-632-9255 OR 818-576-1665

LEGAL DESCRIPTION:
THOSE PORTIONS OF SECTIONS 16 AND 17 OF TOWNSHIP 2 NORTH, RANGE 16 WEST, RANCHO EX-MISSION DE SAN FERNANDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER LINE OF DEVONSHIRE STREET, 60 FEET WIDE, AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 176 PAGE 270, DEEDS, RECORDS OF SAID COUNTY, INSTANT EAST ALONG SAID CENTER LINE, 2707.74 FEET FROM THE CENTER LINE OF MASON AVENUE, 60 FEET WIDE, AS SHOWN ON MAP OF CHATSWORTH PARK, RECORDED IN BOOK 30 PAGE 91, MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE NORTH 0° 02' 23" EAST 470.00 FEET; THENCE NORTH 10° 27' 07" EAST, 372.25 FEET; THENCE NORTH 8° 43' 42" WEST 221.13 FEET; THENCE NORTH 2° 30' 08" WEST, 349.91 FEET; THENCE NORTH 14° 11' 07" EAST, 364.73 FEET; THENCE NORTH 5° 10' 49" WEST 835.26 FEET; THENCE SOUTH 89° 54' 14" WEST 30.74 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION SAID TRUE POINT BEGINNING BEING ALSO THE SOUTH-EASTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO BARRY DEVINE AND WIFE, RECORDED IN BOOK 17832 PAGE 353, OFFICIAL RECORDS, THENCE ALONG THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN W12 SAID LAST MENTIONED DEED, SOUTH 5° 10' 49" EAST 747.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTH-WESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHERLY AND WESTERLY ALONG SAID CURVE, 84.80 FEET; THENCE NORTH 88° 29' 53" WEST, 275.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 788.60 FEET; THENCE WESTERLY ALONG SAID TANGENT CURVE, 1408.15 FEET; THENCE NORTH 0° 58' 10" WEST, 74.15 FEET; THENCE NORTH 1° 55' 52" EAST, 675.25 FEET TO A POINT IN THE SOUTHERLY LINE OF THE PARCEL OF LAND DESCRIBED IN SAID DEED TO BARRY DEVINE AND WIFE, THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 54' 14" EAST 481.40 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, SAID PROPERTY HAS NO FRONTAGE ON ANY PUBLIC STREET OR HIGHWAY OF RECORD.

EXCEPT THEREFROM ALL MINERALS UNDER AND IN SAID LAND, ALL RIGHTS TO OIL AND GAS, BUT WITHOUT THE RIGHT OF ENTRY FOR DEVELOPMENT AND REMOVAL OF SUCH SUBSTANCES, AS RESERVED IN THE DEED FROM WILLIAM G. YOUNG AND MERVIN O. WADSWOOD SR. THE SAID APPROPRIATE QUALIFIED AND ACTIVE EXECUTORS OF THE ESTATE OF GEORGE F. YOUNG, RECORDED MARCH 22, 1954 AS INSTRUMENT NO. 1132, OF OFFICIAL RECORDS.



LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
 TENTATIVE MAP PARCEL MAP

DEC 01 2023

REVISED MAP EXTENSION OF TIME
 FINAL MAP UNIT MODIFIED
DEPUTY ADVISORY AGENCY



PREPARED UNDER THE DIRECTION OF:
THOMAS D. JACOBELLIS "PLS 14574"
JACOBELLIS & ASSOCIATES INC.
1145 TAMPA AVENUE, SUITE 21-B
NORTH RIDGE, CA 91326
(818) 366-9222

DETAIL
NOT TO SCALE

- LEGEND:**
- BOUNDARY LINE
 - CENTERLINE
 - LOT LINE
 - CHAINLINK FENCE
 - WROUGHT IRON FENCE
 - CONCRETE
 - AC PAVED
 - ASPHALTIC CONCRETE
 - EUCALYPTUS
 - POWER POLE
 - MINORILE

DATE	REVISION	TENTATIVE TRACT MAP NO. 83950 FOR SUBDIVISION PURPOSES		DATE: 08-11-22
				PROJECT NO.: 22-118 LA 500-03
				DRAWN BY: MJS
				CHECKED BY: MF
				SHEET NO. 1 OF 1

JACOBELLIS & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
SURVEYS, SUBDIVISIONS - PHOTOGAMMETRY
1145 TAMPA AVENUE, STE 21B, NORTH RIDGE, CA 91326 PH 818-366-9222 INFO@TSURVEYING.COM

Exhibit B

Vicinity Map

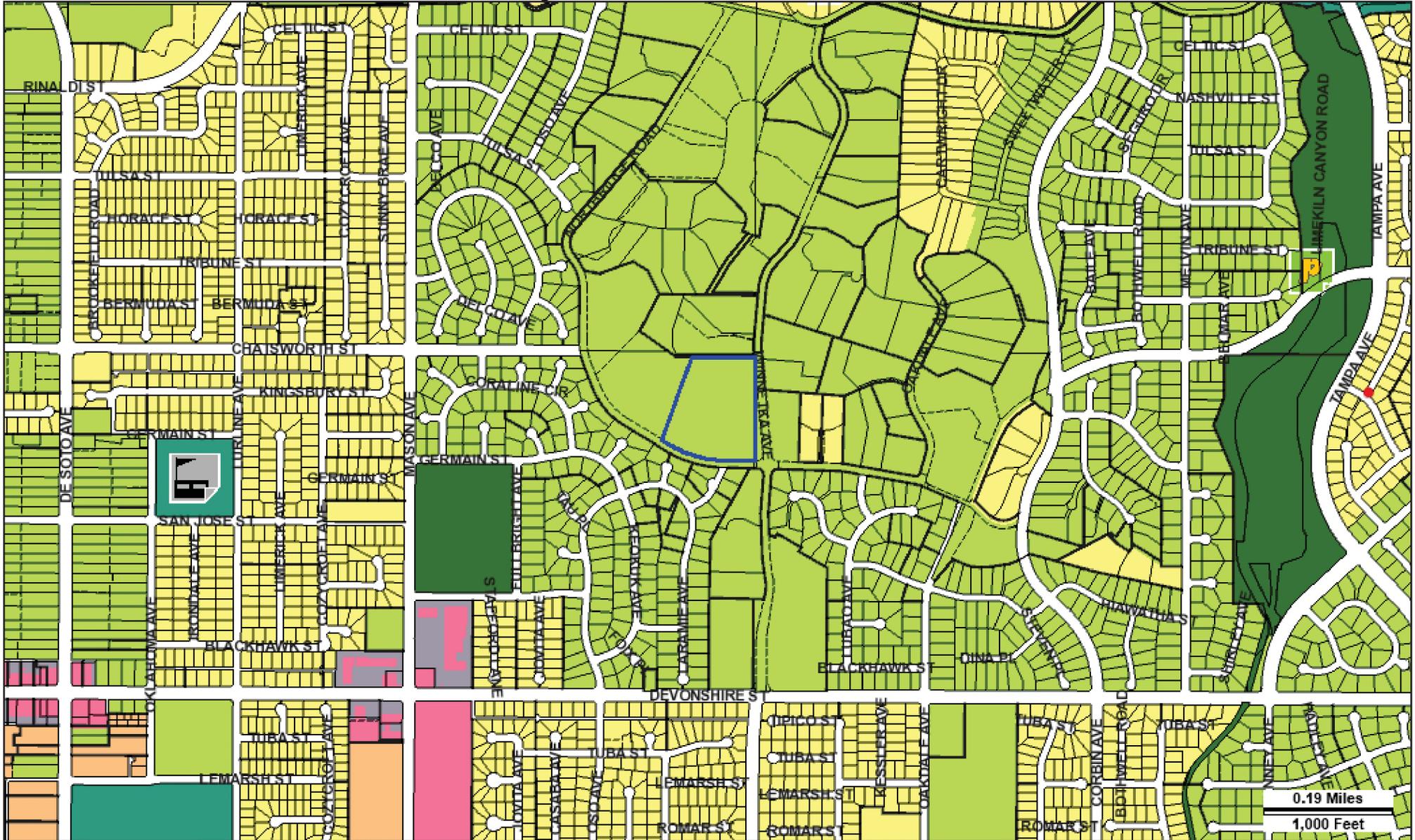
VICINITY MAP

ZIMAS PUBLIC

Generalized Zoning

12/12/2022

City of Los Angeles
Department of City Planning



Address: 10777 N WINNETKA AVE

Tract: EX MISSION DE SAN FERNANDO

Zoning: (T)(Q)A2-1

APN: 2707003008

Block: None

General Plan: Minimum Residential

PIN #: 207B113 100

Lot: PT SEC 17 T2N R16W

Arb: 7

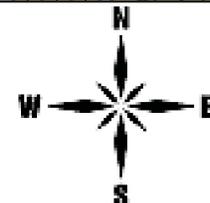


Exhibit C

Aerial Photo



Northridge Road

Winnetka Avenue

Exhibit D

Radius Map



GC MAPPING SERVICE, INC.
3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080 FAX (626) 441-8850
GCMAPPING@RADIUSMAPS.COM

**TENTATIVE TRACT MAP NO. 83950
ZONE CHANGE**

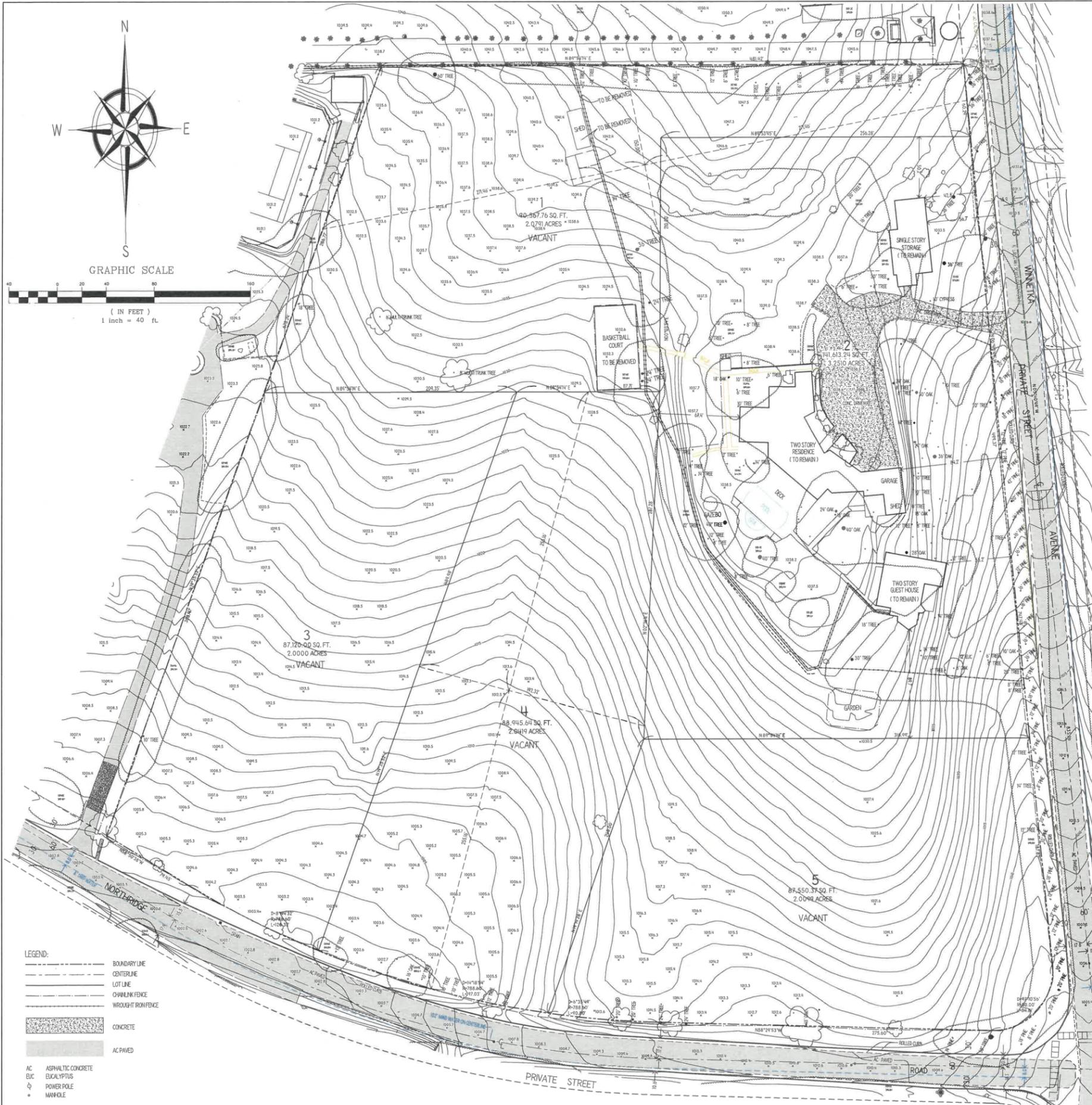
SITE ADDRESS:
10777 N. WINNETKA AVE.

CASE NO.
DATE: 04-16-2025
SCALE: 1" = 100'
USES FIELD
D.M. 207 B 113
T.B. PAGE: 500 GRID: D-3

11.40 NET AC.

Exhibit E

Tentative Tract Map No. 83950 - HCA



SURVEYOR'S NOTES:

1. SITE AREA: 445,791.38 SQ. FT. OR 10.1818 ACRES
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10. SPECIFIC PLAN: NONE
11. GENERAL PLAN/LAND USE: MIMAM RESIDENTIAL
12. ASSESSOR'S PARCEL NUMBER: 2707-003-008
13. SEE PREVIOUS APPROVED CASE: TT-62021

FRONT YARD: 20% LOT DEPTH 25FT MAX
SIDE YARD: 10% LOT DEPTH: 25FT MAX
REAR YARD: 25% LOT DEPTH: 25FT MAX

PROPOSED DEVELOPMENT:
5 LOTS FOR SINGLE FAMILY RESIDENCES.

OWNER:

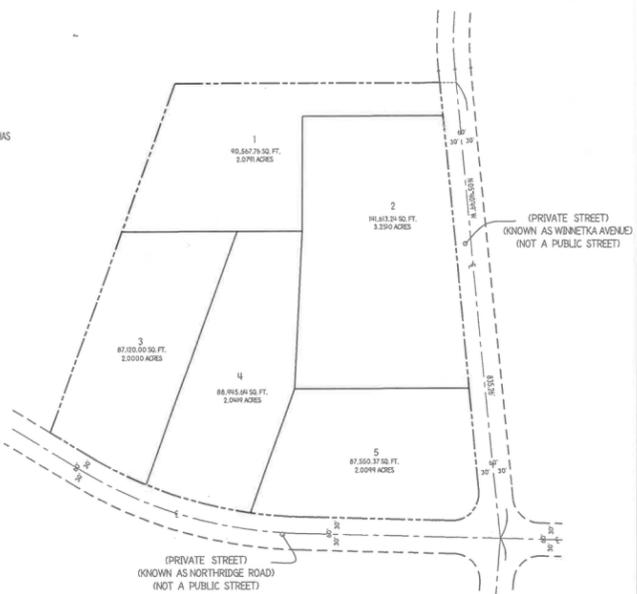
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LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
 TENTATIVE MAP PARCEL MAP

DEC 01 2023

REVISED MAP EXTENSION OF TIME
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DETAIL
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- LEGEND:**
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 - CONCRETE
 - AC PAVED
 - AC ASPHALTIC CONCRETE
 - ELC EUCALYPTUS
 - POW POLE
 - MINHOLE

DATE	REVISION	TENTATIVE TRACT MAP NO. 83950 FOR SUBDIVISION PURPOSES		DATE: 08-11-22
		JACOBELLI & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS SURVEYS, SUBDIVISIONS - PHOTOGAMMETRY 1145 TAMPA AVENUE, STE 21B, NORTH RIDGE, CA 91326 PH 818-366-9222 INFO@TSURVEYING.COM		PROJECT NO.: 22-118 LA 500-03 DRAWN BY: MJS CHECKED BY: MF SHEET NO. 1 OF 1

Exhibit F

Site and Surrounding Area Photos















Exhibit G

Environmental Clearance



HOUSING ELEMENT STREAMLINING CHECKLIST FORM Project Within the Scope of The Program EIR

OVERVIEW

On November 24, 2021, the City Council certified the Citywide Housing Element 2021-2029 and Safety Element Updates Final Environmental Impact Report (EIR), SCH No. 2021010130, EIR No. ENV-2020-6762-EIR (Program EIR), to adopt the 2021-2029 Citywide Housing Element and the Updates to the Safety Element and the Plan for a Healthy LA (Health Element). Pursuant to CEQA Guidelines Sections 15168(c)(4) and 15168(d), the following Proposed Housing Project has been found to be within the scope of the program analyzed in the Program EIR and its environmental effects are within the scope of environmental impacts assessed in the Program EIR.

For additional information regarding this form, see the Housing Element Streamlining Checklist Form Instructions ([CP-4091](#)) at the [Department of City Planning Forms Page](#).

PROPOSED HOUSING PROJECT

Description of Proposed Project:

The project involves a Zone Change (ZC) from the A1-1 (Agriculture Zone) to the A2-1 (Agriculture Zone) Zone and a Tentative Tract (TT-83590-HCA) for the subdivision of one parcel into five single-family parcels.

The project also includes a Zoning Administrator's Adjustment (ZAA) for a reduced front yard setback on proposed Parcel 2 of TT-83590-HCA of 42.8 feet in lieu of the 55 feet required in the A2-1 Zone. No new construction is proposed.

The project site is a 495,791 square foot (11.38-acre) lot in the A1-1 Zone. There is an existing single-family home, garage, and accessory structure, and basketball court on-site. All structures on-site are to remain except for for the basketball court which is proposed to be demolished. The ZAA is requested in order to retain the existing accessory structure on-site.

The Zone Change from A1-1 to (T)(Q)A2-1 would allow the subdivision of one lot into five single-family residential lots (TT-83590-HCA).

There are 66 trees on-site, 13 trees are protected (Coast Live Oaks and Cork Oaks), and 53 non-protected trees. According to to the project's Tree Report dated July 24, 2025, prepared by Kerry Norman, with Arbor Essence, all trees are to be retained and not proposed for removal.

No grading is proposed.

- Please check this box if you have provided an attachment with additional project description information to this form.

DETERMINATIONS

Based upon the attached, “Project Within the Scope of the Housing Element Program EIR Checklist and Analysis,” the whole of the administrative record on the Proposed Housing Project, and a review and consideration of the Program EIR, the decisionmaker finds all the following statements to be true:

1. This Proposed Housing Project is within the scope of the previously approved program for which the Program EIR was certified.
2. This Proposed Housing Project will have no significant environmental effects not examined in the Program EIR.
3. The Program EIR adequately described the Proposed Housing Project for the purposes of California Environmental Quality Act (CEQA).
4. Pursuant to CEQA Guidelines Section 15162, no substantial changes to the project analyzed in the Program EIR are proposed as part of this Proposed Housing Project. Further, no substantial changes have occurred with respect to the circumstances under which the Program EIR was certified, and no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time that the Program EIR was certified as complete, has become available.
5. All applicable mitigation measures, identified in the Program EIR Mitigation Monitoring Program (MMP), have been incorporated into the Proposed Housing Project or will be made into enforceable obligations on the Proposed Housing Project. A mitigation and monitoring program has been prepared for adoption.

NOTES

Reviewed and Approved by Planning Staff Signature:

Print Planner Name: Correy Kitchens

Phone Number: (818) 374-5034

Date: 3/7/2025

ATTACHMENT

PROJECT WITHIN THE SCOPE OF THE HOUSING ELEMENT PROGRAM EIR - CHECKLIST AND ANALYSIS

The following checklist and analysis shall be used to determine if the Proposed Housing Project, described below, is within the scope of the Citywide Housing Element 2021-2029 and Safety Element Updates Final EIR, SCH No. 2021010130, EIR No. ENV-2020-6762 (Program EIR), certified by the City Council.

A. PROPOSED HOUSING PROJECT

A.1 Proposed Housing Project Title:

10777 Winnetka Avenue

A.2 Proposed Housing Project Description:

The applicant proposes a Zone Change from A1-1 to A2-1 on a 495,791 square foot (11.3-acre) lot. The Zone Change from A1-1 to (T)(Q)A2-1 would allow the subdivision of one lot into five single-family residential lots (TT-83590-HCA).

The project site is developed with a single-family home, garage, basketball court, and accessory structure. All are proposed to remain except for the basketball court.

The project also includes a Zoning Administrator's Adjustment (ZAA) to retain the location of the existing accessory structure on Parcel 2 of TT-83590-HCA to allow a front yard reduction of 42.8 feet in lieu of the required 55 feet in the front yard setback in the A2 Zone. No new construction is proposed. The project site has 13 protected trees and no trees are scheduled to be removed due to the proposed subdivision.

A.3 Project Location Description:

10777 N. Winnetka Avenue in the Chatsworth- Porter Ranch Community Plan

A.4 Surrounding Area and Uses:

Single-family homes in the A1, A2, RA, RE40, RA Zones with a land use designation of Minimum Residential.

A.5 Project Contact/Owner Information:

Chuck Stevens & Stephanie Vitacco, 19911 Northridge Road, Chatsworth, CA 91311

A.6 Document Prepared by:

Correy Kitchens, City Planning Associate

Check here if additional pages for Section A are attached.

B. PROGRAM EIR BACKGROUND

B.1 CEQA Guidelines Section 15168

The California Environmental Quality Act (CEQA) provides for limited environmental review of subsequent projects under a Program EIR. (CEQA Guidelines Section 15168.) Later activities under a continuing program analyzed in the Program EIR must be examined to determine whether any additional environmental analysis must be conducted. (Guidelines Section 15168(c)(1).) If a lead agency finds that pursuant to Guidelines Section 15162, no subsequent EIR would be required, the lead agency can approve the activity as being within the scope of the project covered by the Program EIR, and no new environmental document would be required. (Guidelines Section 15168(c)(2).) Whether a later activity is within the scope of a Program EIR is a factual question that the lead agency determines based upon substantial evidence in the record. (Guidelines Section 15168(c)(2).) The lead agency shall incorporate feasible mitigation measures from the Program EIR Mitigation and Monitoring Program (MMP) into later activities in the program. (Guidelines Section 15168(c)(3).) Where the later activities involve site specific operations, the lead agency should use a written checklist to determine whether the environmental effects of the site-specific operations are within the scope of the Program EIR. (Guidelines Section 15168(c)(4).)

B.2 Program EIR

In certifying the Program EIR and approving the project, the City Council adopted the following findings related to the scope of the project analyzed in the Program EIR and the types of impacts analyzed:

The EIR analyzed the build out of the Regional Housing Needs Assessment (RHNA), that is the build out of 420,327 housing units in eight years (456,643 RHNA minus 36,316 housing units that have received approvals but have not yet been built and/or received the certificate of occupancy [pipeline projects]). The EIR analyzed the program-level impacts from the full build out of the RHNA, as well as the project-level impacts that occur from the development of the types of housing projects that will be developed from build out of the RHNA. The following types of housing projects were analyzed and within the scope of this EIR:

- *Multi-family residential, ranging from small apartment buildings with two to 10 units, medium apartment buildings with between 11-49 units, large apartment buildings with between 50-200 units, or larger apartment buildings and high-rise structures with more than 200 units.*
- *Single-family residential, ranging in size and scale from smaller single-family homes to larger single-family homes, small-lot subdivisions and new single subdivisions.*
- *Accessory dwelling units (ADUs), including attached ADUs, detached ADUs, Junior ADUs, ADUs converted from existing floor area, multiple ADUs on lots with existing multi-family dwellings, and Movable Tiny Homes.*
- *The mixed-use development ranges in size and scale from neighborhood commercial mixed-use with smaller nonresidential uses, to high-rise mixed-use with larger nonresidential uses.*

- *Conversion and/or rehabilitation of existing nonresidential, residential, or mixed-use structures to be used for housing.*

Housing types for different income levels were analyzed, including single-resident occupancy and affordable housing that may be for families, seniors, residents with special needs or permanent supportive housing. The EIR also analyzed the impacts from various locations, geographies, and environments where build out of the RHNA could occur, including the following:

- *Sites currently zoned for residential uses, including multi-family and single-family uses;*
- *Sites currently zoned for commercial uses, which permit residential uses;*
- *Sites currently zoned for hybrid industrial uses, which permit joint live-work residential uses;*
- *Non-vacant sites, and sites with existing housing;*
- *Sites located near public transit;*
- *Sites located in a Historic Preservation Overlay Zone (HPOZ)*
- *Sites located in areas with special environmental considerations, such as areas located by Open Space, Hillside Areas, Very High Fire Hazard Severity Zones (VHFHSZ) or Coastal Zones.*

To analyze project-level impacts on the environment from the variety of housing types and locations that could potentially be built to accommodate the RHNA citywide, the City established a team of experienced project planners who have experience in reviewing environmental documents and analyzing or consulting on environmental impacts for housing projects, as well as other development types, across the entire City geography, including project planners who work in the Major Projects Section, who are responsible for reviewing and preparing all EIRs citywide for the Planning Department; planners who work in the Citywide Environmental Policy Unit who are responsible for advising on all CEQA impact issues, training and advising planners on preparing CEQA clearances; as well as project planners who review and prepare exemptions, negative declarations, mitigated negative declarations, and sustainable communities environmental assessments (SCEAs) within specific geographies in the City. After assembling this consulting team, the City surveyed the thousands of environmental assessments that have been prepared in the last five years for housing development of the type that will build out the RHNA and selected 54 case studies to discuss in the EIR which identify both the typical- and worst-case environmental impacts from housing development. In the survey of environmental assessments, it was determined that the City reviews hundreds of discretionary housing projects every year for CEQA compliance, that the largest majority of housing projects do not require mitigation, as many housing development projects are found to be exempt from CEQA (specifically, hundreds of categorical exemptions are used for small to medium scale housing projects, including Class 32 for infill projects up to 75 units or less); and less than 10 percent of discretionary housing projects require an EIR due to significant and unavoidable impacts. Based on this, the case studies are more heavily weighted toward larger-scale projects or those in sensitive environments that are more likely to have significant impacts. Smaller projects in more urban infill areas typically do not require an EIR, a mitigated negative declaration, or SCEA, unless there are specific site conditions, such as historical resources, site contamination, or archaeological resources, that

raise potential environmental impact concerns. The case studies, which include EIRs, mitigated negative declarations, and SCEAs, were selected based on the type of project (e.g., multi-family residential, single-family residential, ADUs, mixed-use development, and conversion and/or rehabilitation), scale of project (single-family to large tower/mixed use), locations with the broadest range of geographies and environmental conditions, and levels of development and density (hillsides, urban, regional centers, coastal, and suburban areas), as well as projects that include income-restricted projects. The intent was to be conservative and identify all of the reasonably foreseeable ways housing can result in environmental impacts in the City, as well as identify the best mitigation measures developed to address those impacts. The City finds the case studies reviewed in the EIR and their identified level of impacts (i.e., no impacts, less than significant impacts, less than significant impacts with mitigation, and significant and unavoidable impacts) are representative of the typical- and worst-case environmental impacts of housing development to be built to accommodate the RHNA. Also, the City finds that it is not reasonably foreseeable that housing development that will build out the RHNA will have significant impacts in those impact categories that were scoped out in the Initial Study (Appendix A to the FEIR). Additionally, the City finds the mitigation measures, developed in the EIR and included in the MMP, to be used by projects within the scope of the EIR, are comprehensive and based on the screening criteria included in those mitigation measures, further studies, and performance standards will, in a majority of circumstances, reduce environmental impacts from housing development to less than significant. However, based on the findings below and the EIR analysis, even with the application of the mitigation measures in the MMP, significant impacts identified in the Program EIR Findings can still occur from housing development of all types throughout the City. The City Council finds the EIR has analyzed and identified the significant impacts that are reasonably foreseeable from housing development in the City for the types of housing projects (described above) that will accommodate the RHNA. (Appendix A: Citywide Housing Element 2021-2029 and Safety Element Updates Final EIR, CEQA Findings of Facts and Statement of Overriding Considerations.)

Additional information regarding the analysis of the impacts from housing projects or the Housing Element Program and build-out of the RHNA is provided in [Environmental Analysis, Section 4.0, of the Draft EIR](#).

B.3 Environmental Impacts Analyzed in the Program EIR

The environmental impacts analyzed and the impact conclusions identified for Projects within the Scope of the Program EIR are shown in [Appendix A, CEQA Findings of Facts and Statement of Overriding Consideration for the 2021-2029 Citywide Housing Element and Safety Element Updates](#), and in the Program EIR, which may be found at <https://planning.lacity.org/development-services/eir>.

B.4 Program EIR Mitigation Measures

The City Council adopted the [MMP for the 2021-2029 Housing Element](#), provided in Appendix B. The MMP provides that, subject to City authority, the applicable mitigation measures in the MMP shall be imposed as conditions of approval for a project analyzed as a subsequent approval pursuant to CEQA Guidelines Section 15168.

C. FINDING THAT THE PROPOSED HOUSING PROJECT IS A PROJECT WITHIN THE SCOPE OF THE PROGRAM FOR WHICH THE PROGRAM EIR WAS CERTIFIED

Check all of the boxes in Table C-1 that describe the Proposed Housing Project:

Table C-1

<input type="checkbox"/> Multi-family residential development – Range from small apartment buildings with two to 10 units, medium apartment buildings with between 11-49 units, large apartment buildings with between 50-200 units, or larger apartment buildings and high-rise structures with more than 200 units
<input checked="" type="checkbox"/> Single-family residential development – Range in size and scale from smaller single-family homes to larger single-family homes, small lot subdivisions, and new single-family subdivisions
<input type="checkbox"/> Accessory dwelling unit (ADU) - Include attached ADUs, detached ADUs, Junior ADUs, ADUs converted from existing floor area, multiple ADUs on lots with existing multi-family dwellings, and Movable Tiny Houses
<input type="checkbox"/> Mixed-use development - Range in size and scale from neighborhood commercial mixed use with smaller nonresidential uses, to high-rise mixed-use with larger nonresidential uses
<input type="checkbox"/> Conversion and/or rehabilitation – Existing nonresidential, residential and mixed-use structures to be converted/rehabilitated for housing
<input type="checkbox"/> Housing type for different income levels , including single-resident occupancy and affordable housing that may be for families, seniors, residents with special needs or permanent supportive housing

CONCLUSION

Check one of the following:

AT LEAST ONE BOX IN TABLE C-1 IS CHECKED

The Proposed Housing Project is within the scope of the program that was analyzed in the Program EIR. Go to Section D and E to determine if the site-specific environmental effects of the Proposed Housing Development are within the scope of the Program EIR.

NONE OF THE BOXES IN TABLE C-1 ARE CHECKED

The Proposed Housing Project is not within the scope of the program that was analyzed in the Program EIR. A separate environmental analysis is required.

D. MITIGATION MEASURES APPLICABLE TO THE PROPOSED HOUSING PROJECT

The following mitigation measures (MMs) from the [MMP \(Appendix B\)](#) are relevant and applicable to the Proposed Housing Project based on the mitigation measure thresholds of applicability and based on a review of the Proposed Housing Project:

Check all MMs from the MMP that apply to the Project and provide a brief explanation of why any mitigation measures are not triggered by the applicability standard in the mitigation measure:

Mitigation Measure		Applies to Proposed Housing Project
Air Quality		
4.2-2(a)	Construction Emissions Reduction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.2-2(b)	Operations Emissions Reduction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.2-3	Construction TAC Reduction Measures	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>Brief explanation:</p> <p>Program EIR MM 4.2-2(a), Construction Emissions Reduction, is not applicable, as the project does not involve construction.</p> <p>Program EIR MM 4.2-2(b), Operations Emissions Reduction, is not applicable, as the project does not involve construction.</p> <p>Program EIR MM 4.2-3, Construction TAC Reduction Measures, is not applicable, as the Project is requiring off-road diesel-powered construction equipment to meet the Tier 4 final off-road emissions standards.</p>		

Mitigation Measure		Applies to Proposed Housing Project
Biological Resources		
4.3-1(a)	Biological Resources Reconnaissance Survey and Reporting	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4.3-1(b)	Sensitive Species/Habitat Avoidance: Pre-Construction Bird Nest Surveys, Avoidance, and Notification	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.3-1(c)	Focused Surveys for Rare Plants	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.3-1(d)	Adaptive Management Plan	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.3-2(a)	Habitat Mitigation and Monitoring Plan	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.3-2(b)	Protected Tree and Tree Canopy Survey	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>Brief explanation:</p> <p>The Project Site is fully surrounded by residential uses and currently improved with a single family residence. The Program EIR MM 4.3-1(b) Sensitive Species/Habitat Avoidance: Pre-Construction Bird Nest Surveys, Avoidance, and Notification, 4.3-1(c) Focused Surveys for Rare Plants, 4.3-1(d) Adaptive Management Plan, and 4.3-2(a) Habitat Mitigation and Monitoring Plan would not be applicable as there is no construction as part of the project.</p> <p>The Program EIR MM 4.3-1(a), Biological Resources Reconnaissance Survey and Reporting, and 4.3-2(b), Protected Tree and Tree Canopy Survey apply to the Project. Both measures would require a biological resource report, tree report, and tree replanting plan to be prepared by a certified Arborist and Biologist. Consistent with Program EIR MM 4.3-2(b), the Project prepared a Tree Inventory and Biological Report (Appendix B) by a certified Arborist and Biologist. The Tree Inventory Report was provided to the City for review.</p>		

Mitigation Measure		Applies to Proposed Housing Project
Cultural Resources		
4.4-1(a)	Identification of Built-Environment Historical Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.4-1(b)	Rehabilitation of Historical Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.4-1(c)	Design Requirements for New Construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.4-1(d)	Relocation and Rehabilitation of Historical Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.4-1(e)	Historic American Building Survey Documentation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.4-1(f)	Interpretive Program	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.4-1(g)	Construction Monitoring, Salvage, and Reuse	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.4-1(h)	Temporary Protective Relocation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.4-1(i)	Excavation and Shoring Plan	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.4-1(j)	Structural Construction Monitoring	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.4-2	Archaeological Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Brief explanation:

Program EIR MM 4.4-1(a), Identification of Built-Environment Historical Resources, Program EIR MM 4.4-1(b), Rehabilitation of Historical Resources, Program EIR MM 4.4-1(c), Design Requirements for New Construction, Program EIR MM 4.4-1(d), Relocation and Rehabilitation of Historical Resources, Program EIR MM 4.4-1(e), Historic American Building Survey Documentation, and Program EIR MM 4.4-1(f), Interpretive Program would not be applicable as the Project does not contain any historical significance and would not result in significant adverse impacts to historical resources.

Program EIR MM 4.4-1(g), Construction Monitoring, Salvage, Reuse, and Program EIR MM 4.4-1(h), Temporary Protective Relocation, Program EIR MM 4.4-1(i), Excavation and Shoring Plan, Program EIR MM 4.4-1(j), Structural Construction Monitoring, Program EIR MM 4.4-2, Archaeological Resources would not be applicable as the Project is to subdivide one lot into five lots while retaining the existing single-family dwelling; no new construction is proposed.

Mitigation Measure		Applies to Proposed Housing Project
Geology and Soils		
4.5-1(a)	Paleontological Procedures for Discretionary Projects	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.5-1(b)	Worker Environmental Awareness Program, Fossil Salvage, and Construction Monitoring	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.5-1(c)	Construction Monitoring	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.5-1(d)	Fossil Discovery, Salvage, and Treatment	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>Brief explanation:</p> <p>Program EIR MM 4.5-1(a), Paleontological Procedures for Discretionary Projects, Program EIR MM 4.5-1(b), Worker Environmental Awareness Program, Fossil Salvage, and Construction Monitoring, Program EIR MM 4.5-1(c), Construction Monitoring, and 4.5-1(d), Fossil Discovery, Salvage and Treatment are all measures that are not applicable to the Project as no new construction or ground disturbance are proposed.</p>		
Hazards and Hazardous Materials		
4.7-2(a)	Environmental Site Assessment	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.7-2(b)	Site Remediation and Health and Safety Plan	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>Brief explanation:</p> <p>Program EIR MM 4.7-2(a), Environmental Site Assessment, and 4.7-2(b) Site Remediation and Health and Safety Plan are all measures that are not applicable to the Project as there is no construction as part of the project</p>		

Mitigation Measure		Applies to Proposed Housing Project
Hydrology and Water Quality		
4.8-1	Drainage Pattern Alterations and Flood Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>Brief explanation:</p> <p>Program EIR MM 4.8-1, Drainage Pattern Alterations and Flood Control, would not apply to the Project as the Project would not impeded or redirect flood flows with compliance with existing regulations and Regular Compliance Measures (RCMS).</p>		
Noise		
4.10-1(a)	Noise Shielding and Silencing	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.10-1(b)	Use of Driven Pile Systems	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.10-1(c)	Enclosures and Screening	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.10-1(d)	Construction Staging Areas	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.10-1(e)	Temporary Sound Barriers	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.10-1(f)	Project-Specific Construction Noise Study	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.10-2	Project-Specific Operational Noise Study	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.10-3(a)	Vibration Control Plan	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.10-3(b)	Vibration Mitigation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>Brief explanation:</p> <p>Program EIR Mitigation Measure 4.10-1(a), Noise Shielding and Silencing, Program EIR MM 4.10-1 (b), Use of Driven Pile Systems, Program EIR MM 4.10-1(c) Enclosures and Screening, Program EIR MM 4.10-1(d), Program EIR MM 4.10-1(d), Construction Staging Areas, Program EIR MM 4.10-1(e), Temporary Sound Barriers, Program EIR MM 4.10-1(f), Project-Specific Construction Noise Study, Program EIR MM 4.10-2, Project-Specific Operational Noise Study, Program EIR MM 4.10-3(a), Vibration Control Plan, and 4.10-3(b), Vibration Mitigation, would not be applicable to the Project as no pile driver and/or construction would occur.</p>		

Mitigation Measure		Applies to Proposed Housing Project
Public Services		
4.12-1(a)	Design Plans Review	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.12-1(b)	Emergency Access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.12-1(c)	Hillside Fire/Vegetation Management Plan	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.12-1(d)	Submittal of Plot Plan	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.12-2(a)	Crime Prevention Unit Consultation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.12-2(b)	Security During Construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>Brief explanation:</p> <p>Program EIR MM 4.12-1(a), Design Plans Review and Program EIR 4.12-1(d), Submittal of Plot Plan, would not be applicable to the Project. Program EIR MM 4.12-1(b), and Program EIR MM 4.12-1(c), Hillside Fire/Vegetation Management Plan, the Project site is located in an urban area and would be subject to compliance with fire protection design standards, as necessary, per the California Building Code (CBC), the Los Angeles Municipal Code (LAMC), and the LAFD, to ensure adequate fire protection. Furthermore, the Project site is located within close proximity to several LAFD fire stations including Fire Station 107, Fire Station 8 and Fire Station 28 and not located within a hillside.</p> <p>Program EIR MM 4.12-2(a), Crime Prevention Unit Consultation, and Program EIR MM 4.12-2(b), Security During Construction are not applicable to the project as no construction is proposed as part of the Project.</p>		
Transportation		
4.14-1	Construction Management Plan	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.14-2	Transportation Demand Management Program	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>Brief explanation:</p> <p>Program EIR MM 4.14-1, Construction Management Plan, and Program EIR MM 4.14-2, Transportation Demand Management Program are not applicable to the project as no construction is proposed. Therefore, it would not require a transportation assessment by LADOT, transportation study and/or construction management plan.</p>		

Mitigation Measure		Applies to Proposed Housing Project
Tribal Cultural Resources		
4.15-1(a)	Native American Consultation and Monitoring for Discretionary Projects	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.15-1(b)	Discovery of Potential Tribal Cultural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>Brief explanation:</p> <p>The Program EIR MM 4.15-1(a), Native American Consultation and Monitoring for Discretionary Projects, and Program EIR MM 4.15-1(b), Discovery of Potential Tribal Cultural Resources would not be applicable to the project as the project does not propose any grading or excavation.</p>		
Wildfire		
4.17-1	Hillside Construction Staging and Parking Plan	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4.17-3	Undergrounding of Power Lines in and Near an SRA and VHFHSZs	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>Brief explanation:</p> <p>The Program EIR MM 4.17-1, Hillside Construction Staging and Parking Plan, and Program EIR MM 4.17-3, Underground of Power Lines in and Near an SRA and VHFHSZs would not be applicable to the Project. The Project site is an urban area and is not located in an area of moderate or very high fire hazard. Additionally, the Project would be subject to compliance with fire protection design standards, as necessary, per the California Building Code (CBC), the Los Angeles Municipal Code (LAMC), and the LAFD, to ensure adequate fire protection.</p>		

Substitute Mitigation Measures

THE APPLICANT FOR THE PROPOSED HOUSING PROJECT IS PROPOSING SUBSTITUTED MITIGATION MEASURES FOR ANY OF THE MITIGATION MEASURES THAT ARE CHECKED ABOVE

Yes No

If YES, include the substituted mitigation measures below, with the necessary findings showing the mitigation measure is equal or more effective to the mitigation measures in the Mitigation Measure Program at reducing the significant impact to less than significant and no new significant impact will result from the substitution:

Any attachments or technical studies that support findings will need to be printed out and attached to the Appendix and will be included in the project file.

THE APPENDIX WILL BE FILLED OUT

Yes No

Planner to fill out the Appendix page at the end of the checklist to list any substituted measures and any additional pages to support findings.

CONCLUSION

Check one of the following (Note: this may require the analysis in Section E to be completed first):

- None of the mitigation measures from the MMP are applicable to the Proposed Housing Project.
- All applicable mitigation measures (including substitute measures) will be imposed on the Proposed Housing Project through conditions of approval, or have already been incorporated into the Proposed Housing Project.
- Not all applicable mitigation measures will be imposed on the Proposed Housing Project through conditions of approval, or have already been incorporated into the Proposed Housing Project.

E. FINDING THAT SITE SPECIFIC EFFECTS FROM THE PROPOSED HOUSING PROJECT WERE ANALYZED IN THE PROGRAM EIR

E.1 Screening Criteria

The following screening questions shall be answered to evaluate whether the Proposed Housing Project has the potential for site-specific or project-specific circumstances or conditions to result in an environmental effect not examined in the Program EIR. If any of the following questions are answered 'Yes', further analysis will be required in Section E.2.

- a. Do any mitigation measures from the MMP require further analysis or study?
 Yes No

If **Yes**, prepare any studies and conduct any analysis required by the mitigation measure, per Section E.2.

- b. Does the Proposed Housing Project lack compliance with a mitigation measure (including a substitute mitigation measure) identified as applicable to the Proposed Housing Project in Section D?
 Yes No

If **Yes**, determine if the environmental effect was examined in the Program EIR, per Section E.2.

- c. Would the Proposed Housing Project require a variance or specific plan exception to provide relief from a standard required to protect scenic resources or scenic quality in an adopted Code, Specific Plan, or overlay ordinance (e.g., the Mulholland Scenic Parkway Specific Plan, the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan)?
 Yes No

If **Yes**, conduct an analysis of Questions I.a and I.c in Appendix G of the CEQA Guidelines to determine if the Proposed Housing Project will have an effect that was not examined in the Program EIR, per Section E.2.

- d. Would the Proposed Housing Project involve the modification or destruction of a scenic resource or obstruction of public view of a scenic resource?
 Yes No

If **Yes**, conduct an analysis of Questions I.a and I.c in Appendix G of the CEQA Guidelines to determine if the Proposed Housing Project will have an effect that was not examined in the Program EIR, per Section E.2.

- e. Would the Proposed Housing Project involve rezoning agriculturally zoned land?
 Yes No

If **Yes**, conduct an analysis of Question II.b in Appendix G of the CEQA Guidelines to determine if the Proposed Housing Project will have an effect that was not examined in the

Program EIR, per Section E.2.

- f. Would the Proposed Housing Project be within 50 feet of a fault delineated on the Alquist-Priolo Earthquake Fault Zoning Map?

Yes No

If **Yes**, conduct an analysis of Question VII.a.i in Appendix G of the CEQA Guidelines to determine if the Proposed Housing Project will have an effect that was not examined in the Program EIR, per Section E.2.

- g. Would the Proposed Housing Project result in significant impacts to VMT using the thresholds and methodology provided in the LADOT Transportation Assessment Guidelines?

Yes No

If **Yes**, conduct an analysis of VMT to determine if the Proposed Housing Project will have an effect that was not examined in the Program EIR, per Section E.2.

- h. Would the Proposed Housing Project have peculiar or unique project or site characteristics from those analyzed in the Program EIR that could result in an effect not examined in the Program EIR (e.g., projects that conflict with an adopted Airport Land Use Plan or Water Quality Management Plan, or sites in use for mineral resource recovery (does not include oil and gas), projects involving septic tanks)?

Yes No

If **Yes**, conduct an analysis to determine if the Proposed Housing Project will have an effect that was not examined in the Program EIR, per Section E.2.

- i. Is the project located within one mile of a freeway offramp and does it require a transportation assessment by the Los Angeles Department of Transportation (DOT)?¹

Yes No

If **Yes**, conduct an analysis of freeway queueing, as required by DOT, to determine if the Proposed Housing Project will have an effect that was not examined in the Program EIR, per Section E.2.

¹ Transportation assessments are typically required if the project would both generate a net increase of 250 or more daily vehicle trips and would result in a net increase in daily VMT. DOT would also require a transportation assessment if the project is replacing an existing number of residential units with a smaller number of residential units, and the proposed project is located within one-half mile of a heavy rail, light rail, or bus rapid transit station.

CONCLUSION

After finishing review of the screening questions in Section E.1, check one of the following boxes.

ALL SCREENING QUESTIONS ARE MARKED ‘NO’

Pursuant to CEQA Guidelines Section 15168(c)(4), the environmental effects of the Proposed Housing Project were within the scope of the Program EIR. Prepare a Mitigation and Monitoring Program for the Proposed Housing Project. No further analysis is required.

ONE OR MORE SCREENING QUESTIONS ARE MARKED ‘YES’

Go to Section E.2.

E.2 Analysis to Determine if the Proposed Housing Project Would Have Effects Not Examined in the Program EIR

Instructions:

Conduct all analysis required in Section E.1 to determine if the Proposed Housing Project would have one or more environmental site- or project-specific effect(s) not examined in the Program EIR.

The following site- or project-specific effects are not effects that were examined in and within the scope of the Program EIR:

- a significant impact that would result because the Proposed Housing Project will not comply with a mitigation measure found applicable to the Proposed Housing Project from Appendix B, or will not comply with a substituted mitigation measure of equal or equivalent effectiveness (see Conclusion in Section D).
- a significant impact in an impact category found in the Program EIR to be less than significant, less than significant with mitigation, or have no impact;
- a significant impact that cannot be mitigated to less than significant with mitigation measures in Appendix B or by a substituted mitigation measure, in any of the following impact categories, which are impacts that by their nature would have impacts unique to the resource(s):
 - to a historical resource;
 - to a biological resource;
 - to an archaeological resource;
 - to a paleontological resource;
 - to tribal cultural resources;
 - related to hazardous materials; or
 - related to wildfires.

Without limitation, the following effects from a Proposed Housing Project are effects examined in and within the scope of the Program EIR:

- a significant and unavoidable impact related to criteria pollutant air quality standards from construction NO_x, PM₁₀ and PM_{2.5} emissions;

- a significant and unavoidable impact related to criteria pollutant air quality standards from operational NOX, VOC, PM₁₀, and PM_{2.5} emissions; or
- a significant and unavoidable impact (project or cumulative) related to construction and operational noise or vibration impacts.

CONCLUSION

Based on the analysis above, and the whole of the administrative record, substantial evidence supports that (check one):

- THE PROPOSED HOUSING PROJECT WILL NOT HAVE EFFECTS NOT EXAMINED IN THE PROGRAM EIR.**

The Proposed Housing Project is fully within the scope of the program and its impacts were examined in the Program EIR. Prepare a Mitigation and Monitoring Program for the Proposed Housing Project for all mitigation measures identified in Subsection D and E, as applicable. No additional environmental analysis documents need to be prepared.

- THE PROPOSED HOUSING PROJECT WILL HAVE ONE OR MORE EFFECTS NOT EXAMINED IN THE PROGRAM EIR.**

A tiered negative declaration or tiered environmental impact report will be prepared for the following environmental effect(s) pursuant to CEQA Guidelines Section 15152:

Impacts to be Analyzed in Tiered CEQA Clearance:

Not applicable

All other effects are within the scope of the Program EIR and require no further analysis pursuant to CEQA Guideline Section 15152. The analysis provided herein shall be relied upon, in part, to support adoption of the tiered document as only being required to analyze the above listed impact(s).

APPENDIX

SUBSTITUTED MITIGATION MEASURES

List any Substituted Mitigation Measures, if any, along with any additional documents to support findings in the section below:

Not applicable

ANALYSIS

Complete, as applicable, based on Sections E.1 and E.2 above. Please attach any technical studies required and summarize the impact and the required mitigation measures and/or monitoring program for the Proposed Housing Project.

The following analysis is provided as required based on the following questions from Section E.1 and E.2:

All of the screening questions under Section E.1 were answered 'No', therefore Section E.2 does not apply, and no further analysis is required.



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MITIGATION MONITORING PROGRAM

Public Resources Code (PRC) Section 21081.6 and California Environmental Quality Act (CEQA) Guidelines Section 15097 require adoption of a Mitigation Monitoring Program (MMP) for all projects for which an Environmental Impact Report (EIR) has been prepared. Specifically, PRC Section 21081.6 states:

“...the agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment...[and that the program] ...shall be designed to ensure compliance during project implementation.”

CEQA Guidelines Section 15097 provides guidelines for implementing monitoring and reporting programs. Specific monitoring requirements to be enforced during project implementation must be defined prior to final approval of a project by the decision-maker. Although the Lead Agency (the City of Los Angeles) may delegate monitoring responsibilities to other agencies or entities, the Lead Agency “...remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.”

The MMP describes the procedures for the implementation of the mitigation measures adopted for the Proposed Project. The MMP is effective until the mitigation measures have been satisfied or deleted/modified pursuant to this MMP. The City of Los Angeles Department of City Planning (DCP) staff and staff of other City Departments (e.g., Department of Building and Safety) are responsible for administering the MMP activities, or delegating them to consultants or contractors. The Monitoring or Enforcing Agencies identified herein, at their discretion, may require a project applicant or operator to pay for one or more independent professional(s), with any necessary training and qualifications, to be responsible for preparing, reviewing, or certifying any required report, study, analysis, or certification, or monitoring implementation of mitigation measures (e.g., City building inspector, project contractor, certified professionals, etc., depending on the requirements of the mitigation measures) required of project applicants or operators. Monitors would be hired by the City or by the applicant or operator at the City’s discretion.

Each mitigation measure is identified in **Table 5-1** and is categorized by environmental topic and corresponding number, with identification of:

- **The Implementing Party** – the applicant will be required to implement the measures subject to City review and approval.

- **The Enforcement Agency and Monitoring Agency** – this is the agency or agencies that will monitor each measure and ensure that it is implemented in accordance with this MMP.
- **Monitoring Phase / Monitoring Actions** – this is the timeframe that monitoring would occur and the criteria that would determine when the measure has been accomplished and/or the monitoring actions to be undertaken to ensure the measure is implemented. All the identified mitigation measures are to be implemented through the City's imposition of conditions of approval on future discretionary projects. These mitigation measures shall be imposed as a condition of approval subject to the City's authority to condition the applicable entitlement.

This MMP shall be enforced throughout all phases of development projects subject to the mitigation measures. The Applicant shall be responsible for implementing each mitigation measure and shall be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that each project design feature and mitigation measure has been implemented. The Applicant shall maintain records demonstrating compliance with each project design feature and mitigation measure. Such records shall be made available to the City upon request. Further, specifically during the construction phase (including excavation, grading and demolition) and prior to the issuance of building permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of mitigation measures during construction activities consistent with the monitoring phase and frequency set forth in this MMP. The Construction Monitor shall also prepare documentation of the Applicant's compliance with the mitigation measures during construction every 90 days. The documentation must be signed by the Applicant and Construction Monitor and be maintained by the Applicant. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the mitigation measures within two business days if the Applicant does not correct the non-compliance within a reasonable time of notification to the Applicant by the monitor or if the non-compliance is repeated. Such noncompliance shall be appropriately addressed by the Enforcement Agency. Until two years after all mitigation measures are fully satisfied, the Applicant and Owner shall maintain all records of mitigation measure compliance (e.g., reports, studies, certifications, verifications, monitoring or mitigation plans) and make available for the City's inspection within three business days of the City requesting the records. All records related to construction shall be maintained on the site during construction and shall be immediately available for inspection by the City or by the Construction Monitor. The Applicant/Owner shall also sign a Statement of Compliance, in a form approved by the City, prior to any building permit, committing to compliance with all applicable mitigation measures.

Modifications. The project shall be in substantial conformance with the mitigation measures contained in this MMP. The enforcing departments or agencies may determine substantial conformance with mitigation measures in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, a mitigation measure may be modified or deleted as follows: the enforcing department or agency, or

the decision maker for a subsequent discretionary project related approval, complies with CEQA Guidelines, including sections 15162 and 15164, by preparing an addendum or subsequent environmental clearance to analyze the impacts from the modifications to or deletion of the mitigation measures. Any addendum or subsequent CEQA clearance shall explain why the mitigation measure is no longer needed, not feasible, or the other basis for modifying or deleting the project design feature or mitigation measure. Under this process, the modification or deletion of a mitigation measure shall not require a modification to any project discretionary approval unless the Director of Planning also finds that the change to the mitigation measures results in a substantial change to the Project or the non-environmental conditions of approval.

Table 5-1 Mitigation Monitoring Program			
Biological Resources			
4.3-1 (a) Biological Resources Reconnaissance Survey and Reporting			
<p>For all discretionary projects that require vegetation removal, ground disturbance, staging of vehicles, equipment, or materials, and access routes on natural (e.g., native, virgin) or disturbed but undeveloped (e.g., unpaved, areas barren, or ruderal), areas that contain or have the potential to support special-status species, sensitive habitat, or within 300 feet of suitable habitat to support special-status species (e.g., nesting passerines) as determined by the Department of City Planning, including through consultation with CDFW, the project applicant shall be required to conduct a biological resources assessment report to characterize the biological resources on-site and to determine the presence or absence of sensitive species. The report shall identify 1) approximate population size and distribution of any sensitive plant or animal species, 2) any sensitive habitats (such as wetlands or riparian areas), and 3) any potential impacts of Proposed Project on wildlife corridors. Off-site areas that may be directly or indirectly affected by the individual project shall also be surveyed. The report shall include site location, literature sources, methodology, timing of surveys, vegetation map, site photographs, and descriptions of on-site biological resources (e.g., observed and detected species, as well as an analysis of those species with the potential to occur on-site). The biological resources assessment report and surveys shall be conducted by a qualified biologist, and any special status species surveys shall be conducted according to standard methods of surveying for the species as appropriate.</p> <p>If sensitive species and/or habitat are absent from the individual project site and adjacent lands potentially affected by the individual project, a written report substantiating such shall be submitted to Department of City Planning (DCP) prior to project approval, and the project may proceed without any further biological investigation. If wildlife corridors are present, the report shall identify measures (such as providing native landscaping to provide cover on the wildlife corridor) that the individual project would be required to implement such that the existing wildlife corridor would remain. Wildlife corridors identified in the biological resources assessment report shall not be entirely closed by any development or improvements occurring within the Project Area.</p>	Applicant	Department of City Planning, Department of Building and Safety.	Prior to project approval: review and approve an Air Quality Impact Analysis with a Healthy Risk Assessment; or condition for applicant to provide necessary assurances to use Tier 4 equipment with necessary CARB or SCAQMD operating permit (if applicable). Prior to building permits: verify necessary assurances provided.
4.3-2(b) Protected Tree and Tree Canopy Survey			
<p>For discretionary projects that include the removal of trees, prior to project approval, a tree report and tree replanting plan shall be conducted by a certified arborist to tag and assess all trees (defined as woody plant material that is five inches or greater in diameter at breast height [DBH – four and a half feet off grade]) subject to the City’s Protected Tree Ordinance on the project site. Trees shall be tagged to correspond with a tree exhibit map. Also, the genus and species of the trees, size of the trees at DBH, and structure and vigor of the trees shall be determined, and an evaluation of the trees’</p>	Applicant	Department of City Planning, Department of Public Works, Urban Forestry Division, Bureau of Street Services.	Prior to project approval: review and approve tree report, tree planting plan, and plot plan of all existing trees on-

<p>resource value (i.e., the biological impacts of the tree removals, potential to be considered wildlife habitat, and locating trees deserving protection) shall be completed. All protected trees shall receive a visual tree assessment (VTA – meaning tree observations shall be from the ground and that no special devices [e.g., increment borers, drills] shall be used). Following the completion of the tree survey, the arborist shall prepare a report that shall at a minimum provide a description of the general character of the trees on the site and identify opportunities and constraints for preservation. The report and tree replanting plan shall be provided to the City for review. As part of the assessment, a plot plan shall also be prepared indicating the location, type, and canopy coverage of all existing trees on the site and within the adjacent public right(s)-of-way.</p> <p>Based on the results of the tree survey, development plans shall be clustered to maximum extent feasible in order to avoid impacts to sensitive natural communities (e.g., oak woodlands, riparian habitats, extensive tree canopy) and to maintain the largest and most contiguous area of sensitive communities on the site. Additionally, the development plans shall include a proposed minimum buffer to protect adjacent sensitive communities. Development plans that impact sensitive natural communities shall include a detailed feasibility analysis showing how the design has accomplished these avoidance strategies; the City shall not approve development plans until the site design has adequately demonstrated maximum avoidance of sensitive natural communities to the satisfaction of City Planning.</p> <p>Further, removal or planting of any tree in the public right(s)-of-way requires approval of the Board of Public Works. All trees in the public right(s)-of-way shall conform to the current standards of the Department of Public Works, Urban Forestry Division, Bureau of Street Services.</p> <p>The following measures shall be implemented in addition to those required under the City's Protected Tree Ordinance (Ordinance No. 177,404) to avoid and/or compensate for potential indirect impacts to preserved sensitive natural communities before, during, and following construction activities.</p> <p><i>Pre-Construction</i></p> <ul style="list-style-type: none"> · Fencing: Protective fencing at least three feet high with signs and flagging shall be erected around all preserved sensitive natural communities where adjacent to proposed vegetation clearing and grubbing, grading, or other construction activities. The protective fence shall be installed at a minimum of five feet beyond the tree canopy dripline. The intent of protection fencing is to prevent inadvertent limb/vegetation damage, root damage and/or compaction by construction equipment. The protective fencing shall be depicted on all construction plans and maps provided to contractors and labeled clearly 			<p>site and adjacent public rights of way; review projects for compliance with mitigation requirements to avoid sensitive natural communities: condition project to comply with tree replanting plan and site plan and provide necessary assurances for compliance.</p> <p>Prior to issuance of grading permit: review site plans for compliance and conditions and obtain necessary assurances During construction: monitoring.</p>
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<p>to prohibit entry, and the placement of the fence in the field shall be approved by a qualified biologist prior to initiation of construction activities. The contractor shall maintain the fence to keep it upright, taut and aligned at all times. Fencing shall be removed only after all construction activities are completed.</p> <ul style="list-style-type: none"> · Pre-Construction Meeting: A pre-construction meeting shall be held between all site contractors and a registered consulting arborist and/or a qualified biologist. All site contractors and their employees shall provide written acknowledgement of their receiving sensitive natural community protection training. This training shall include, but shall not be limited to, the following information: (1) the location and marking of protected sensitive natural communities; (2) the necessity of preventing damage to these sensitive natural communities; and (3) a discussion of work practices that shall accomplish such. <p><i>During Construction</i></p> <ul style="list-style-type: none"> · Fence Monitoring: The protective fence shall be monitored regularly (at least weekly) during construction activities to ensure that the fencing remains intact and functional, and that no encroachment has occurred into the protected natural community; any repairs to the fence or encroachment correction shall be conducted immediately. · Equipment Operation and Storage: Contractors shall avoid using heavy equipment around the sensitive natural communities. Operating heavy machinery around the root zones of trees would increase soil compaction, which decreases soil aeration and, subsequently, reduces water penetration into the soil. All heavy equipment and vehicles shall, at minimum, stay out of the fenced protected zones, unless where specifically approved in writing and under the supervision of a registered consulting arborist and/or a qualified biologist. · Materials Storage and Disposal: Contractors shall not store or discard any construction materials within the fenced protected zones and shall remove all foreign debris within these areas. The contractors shall leave the duff, mulch, chips, and leaves around the retained trees for water retention and nutrient supply. Contractors shall avoid draining or leakage of equipment fluids near retained trees. Fluids such as gasoline, diesel, oils, hydraulics, brake and transmission fluids, paint, paint thinners, and glycol (anti-freeze) shall be disposed of properly. The contractors shall ensure that equipment be parked at least 50 feet, and that equipment/vehicle refueling occur at least 100 feet, from fenced protected zones to avoid the possibility of leakage of equipment fluids into the soil. · Grade Changes: Contractors shall ensure that grade changes, including adding fill, shall not be permitted within the fenced protected zone without special written authorization and under supervision by a registered consulting arborist and/or a qualified biologist. Lowering the grade within the fenced protected zones could necessitate cutting 			
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<p>main support and feeder roots, thus jeopardizing the health and structural integrity of the tree(s). Adding soil, even temporarily, on top of the existing grade could compact the soil further, and decrease both water and air availability to the tree roots. Contractors shall ensure that grade changes made outside of the fenced protected zone shall not create conditions that allow water to pond.</p> <ul style="list-style-type: none"> · Trenching: Except where specifically approved in writing beforehand, all trenching shall be outside of the fenced protected zone. Roots primarily extend in a horizontal direction forming a support base to the tree similar to the base of a wineglass. Where trenching is necessary in areas that contain roots from retained trees, contractors shall use trenching techniques that include the use of either a root pruner (Dosko root pruner or equivalent) or an Air-Spade to limit root impacts. A registered consulting arborist shall ensure that all pruning cuts shall be clean and sharp, to minimize ripping, tearing, and fracturing of the root system. Root damage caused by backhoes, earthmovers, dozers, or graders is severe and may ultimately result in tree mortality. Use of both root pruning and Air-Spade equipment shall be accompanied only by hand tools to remove soil from trench locations. The trench shall be made no deeper than necessary. · Erosion Control: Appropriate erosion control best management practices (BMPs) shall be implemented to protect preserved sensitive natural communities during and following project construction. Erosion control materials shall be certified as weed free. · Inspection: A registered consulting arborist shall inspect the preserved trees adjacent to grading and construction activity on a monthly basis for the duration of the grading and construction activities. A report summarizing site conditions, observations, tree health, and recommendations for minimizing tree damage shall be submitted by the registered consulting arborist following each inspection. · Mulch: The contractors shall ensure that the natural duff layer under all trees adjacent to construction activities shall be maintained. This would stabilize soil temperatures in root zones, conserve soil moisture, and reduce erosion. The contractors shall ensure that the mulch be kept clear of the trunk base to avoid creating conditions favorable to the establishment and growth of decay causing fungal pathogens. Should it be necessary to add organic mulch beneath retained oak trees, packaged or commercial oak leaf mulch shall not be used as it may contain root fungus. Also, the use of redwood chips shall be avoided as certain inhibitive chemicals may be present in the wood. Other wood chips and crushed walnut shells can be used, but the best mulch that provides a source of nutrients for the tree is its own leaf litter. Any added organic mulch added by the contractors shall be applied to a maximum depth of 4 inches where possible. · Watering Adjacent Plant Material: All installed landscaping plants near the preserved sensitive natural communities shall require moderate to low levels of water. The 			
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surrounding plants shall be watered infrequently with deep soaks and allowed to dry out in-between, rather than frequent light irrigation. The soil shall not be allowed to become saturated or stay continually wet, nor should drainage allow ponding of water. Irrigation spray shall not hit the trunk of any tree. The contractors shall maintain a 30-inch dry-zone around all tree trunks. An above ground microspray irrigation system shall be used in lieu of typical underground pop-up sprays.

· Monitoring: A certified arborist shall inspect the trees preserved on the site adjacent to construction activities for a period of two years following the completion of construction. Monitoring visits shall be completed quarterly, totaling eight visits. Following each monitoring visit, a report summarizing site conditions, observations, tree health, and recommendations for promoting tree health shall be prepared. Additionally, any tree mortality shall be noted and any tree dying during the two-year monitoring period shall be replaced at a minimum 3:1 ratio on-site in coordination with the City.

REFERRAL FORM



URBAN FORESTRY JOINT REFERRAL FORM

This form shall be required if there are any protected trees or protected shrubs on the project site and/or any protected trees or protected shrubs within the adjacent public right-of-way that may be impacted or removed as a result of the project (e.g., any changes to the building footprint, including construction, demolition, or grading), and the project meets one or more of the following criteria:

- Located within Hillside areas,
 - o Including, but not limited to, the Mt. Washington/Glassell Park Specific Plan during pre-filing
- Administrative Planning cases, including but not limited to:
 - o SB 9 Urban Lot Split, Preliminary Parcel Map, or Tentative Tract Map, located within the Valley geography
 - o Qualifies for the Executive Directive 1 (ED 1) Ministerial Approval Process¹
- Utilizes the Transit Oriented Communities (TOC) Affordable Housing Incentive Program²
- Other projects as determined by City Planning or Urban Forestry Division

In determining whether a proposed project is subject to CEQA, the City of Los Angeles is required to consider any potentially adverse impacts the project may have on protected trees and protected shrubs within the public right-of-way or on the project site. A project may be determined ministerial by City Planning but the project may be subject to CEQA analysis if determined to be discretionary by the Urban Forestry Division (UFD).

The purpose of this form is to ensure that UFD has the opportunity to review any protected trees or shrubs on-site and protected street trees/shrubs, provide feedback on any proposed removals or impacts to trees/shrubs, make suggestions to applicants and staff on proposed project revisions, and ensure Planning has the most recently reviewed and approved documentation, site plans, tree removal plans, and replanting plans, to complete the environmental analysis for all site entitlements.

The applicant will need to complete the following:

1. Complete a Tree Disclosure Statement ([CP-4067](#)).
2. Prepare either a Tree Report ([CP-4068](#)) or complete the Tree Letter portion of the Tree Disclosure Statement (CP-4067). If using an existing Tree Report or Tree Letter, it must be prepared within 12 months of submission.
3. Submit the Urban Forestry Joint Referral Form, Tree Disclosure Statement, and Tree Report or Tree Letter to the Customer Service Request Portal for Urban Forestry Division Clearances. An Angeleno Account will be required.

¹ Refer to the [Executive Directive 1 Implementation Guidelines](#) for qualifying criteria

² For more information, refer to the [TOC Guidelines](#)

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Case Number (if known): TENTATIVE TRACT NO. 83950-HCA

Planning Staff (if known): CORREY KITCHENS

Planning Staff Email (if known): CORREY.KITCHENS@LACITY.ORG

Last Planning Consultation (if applicable, date and planner): TENTATIVE TRACT 83950-HCA, 7/8/2025.
SUBDIVISION COMMITTEE HEARING FOR

Project Site Address: 10777 N WINNETKA AVENUE

Description of Proposed Project: Tentative Tract Map, TT-83950-HCA, to permit the subdivision of one lot totaling 495,791 square feet (11.38 acres) into five single-family residential lots (Lot 1-5).

Zone Change from A1-1 to A2-1 and a Zoning Administrator Adjustment to allow a 43 foot front yard setback in lieu of the required 55 foot front yard setback in the A2 Zone in order to retain an existing accessory living quarter on the subject site.

Instructions for Urban Forestry Division Clearances

For the Urban Forestry Division to complete the CEQA review and analysis, a service request must be made in the Customer Service Request (CSR) application. Following the initial request, the Division will carry out their analysis and permit clearance per project. To create the initial service request, please follow the steps detailed below:

1. Applicant proceeds to Customer Portal and log in (may have to create an account).
2. Select "Online Service Available" under the "Customer Service Request" box.
3. Select "New Request."
4. Fill in all required fields.
 - a. Under the field, "My Request Relates to (Service)," select UFD - City Planning Clearance - Environmental Clearance (Stamp tree report)/ Urban Forestry Referral
5. Select "Submit."
6. If you have attachments, select "Choose Files" and submit the following documents:
 - a. Urban Forestry Joint Referral Form
 - b. Tree Disclosure Statement
 - c. Tree Report or Tree Letter
7. Applicant will receive an email from the CSR portal confirming the creation of the record as well as when BOE Staff leave a message in their CSR request. Applicant will be able to view messages but will be unable to respond.
8. Once the CSR request is evaluated by Staff, the request may be returned as follows:
 - a. Customer Action Required - Staff should provide further details of what is necessary in the "Response" field. Follow the directions before continuing.
 - b. Completed - Staff has completed the CSR request.
 - c. Canceled - The CSR has been canceled and there should be a note as to why it was canceled in the "Response" field.

For additional directions and information, please see the Bureau of Engineering instructional document here: <https://www.google.com/url?q=https://engpermitmanual.lacity.org/other-boe-permitsprocesses/technical-procedures/02-customer-service-request-csr-portal&sa=D&source=docs&ust=1727822804942364&usq=AOvVaw011ggqCw5w3H91rj38G-5x>

THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

URBAN FORESTRY EVALUATION

Protected Trees and Protected Shrubs

- No Requested Modifications.** No changes are required at this time.
- Modifications Requested.** See attached specific modifications requested. **Tree Protection Plan** (if applicable, include any Notices to Comply [NTCs]).
- Refer back to City Planning.** Needs additional City Planning review, see Urban Forestry Comments below.
- Other.** See Urban Forestry Comments below. Note that filing with this box checked will result in delays in case processing.

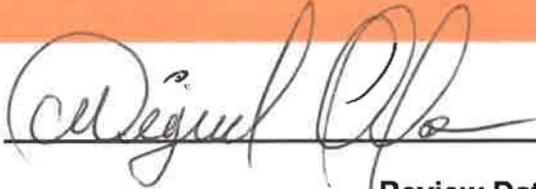
Trees within the Public Right-of-Way

- No Requested Modifications.** No changes are required at this time.
- Modifications Requested.** See the attached **Tree Protection Plan** (if applicable, include any NTCs or Street Tree Notices [STNs]).
- Refer back to City Planning.** Needs additional City Planning review, see Urban Forestry Comments below.
- Other.** See Urban Forestry Comments below. Note that filing with this box checked will result in delays in case processing.

Urban Forestry Comments

Per the submitted tree report authored by a tree expert, there are thirteen (13) protected tree species within the 11.38-acre site that is being divided into five (5) lots. All existing native species shall remain. Failure to do so shall constitute a violation of Los Angeles Municipal Code section 46.00-46.06 of ordinance 186873.

Urban Forestry Staff Signature: _____



Print Name: Miguel Ornelas

Review Date: 8/7/2025

- Additional Documents Attached
- Additional Consultation required by:
 - Bureau of Engineering
 - Department of Transportation

UFD COMMENTS CONTINUED:

(Please list specific project modifications (including redesign requests))

Tree Letter Report
10777 Winnetka Ave.
Chatsworth, CA 91311

Prepared for:

Stephanie Vitacco
19911 Northridge Rd.
Chatsworth, CA 91311
818-635-9215

Prepared by:

Kerry Norman
Arbor Essence
121 W Lexington Dr., Suite 600-A
Glendale, CA 91203
310-592-1104

July 24, 2025

REVIEWED
BY *[Signature]* 8/7/2025
Hector Banuelos Sr. Tree Supervisor
Urban Forestry Division
Reviewing Tree Report Only
Indicate UFD approval for
any tree removal

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Summary

This report is an update to the original report prepared in 2005. A total of (66) trees are included as part of this study; trees are tagged as #1-66; this includes 13 coast live oak (*Quercus agrifolia*), and 53 significant non-protected trees.

This report is only for a sub-division and does not involve any grading or construction on any level. There are no tree removals or encroachments involved with this sub-division.

At the request of the property owner, I visited the above referenced site July 17, 2025. The purpose of this visit was to inventory all protected tree species as outlined in the city of Los Angeles tree protection ordinance 186.873. Protected tree species include native oak (*Quercus* sp.), So. California black walnut (*Juglans californica*), Mexican elderberry (*Sambucus mexicana*), Toyon (*Heteromeles arbutifolia*), Western sycamore (*Platanus racemosa*) and California bay (*Umbellularia californica*), with trunk diameters of 4” inches and larger, in addition, significant trees measuring 12” or larger in trunk diameter are also included.

Limitations

Visual inspection of trees is performed from ground level. Trees are examined to determine their current state of health and structural condition, and to identify any pest problems. Trunk diameters are measured at 54 inches above soil grade, height is visually estimated. All inventoried trees are identified with a numbered metal tag attached to the north side of the trunk.

Tree location and corresponding number are indicated on provided site plan. The purpose of this report is to aid the applicant in obtaining necessary permits to proceed with the requested sub-division of 5 lots.

Observations Site Description

The site is a residential lot located in the city of Los Angeles and contains a 2,720 sf single-family home and guest house. The 11.38 acre site consists of native and non-native plant material. Most trees appear to be in good to fair condition.

Discussion/justification statement

This application is for sub-division only dividing the 11.38 acre site into 5 lots. There are no protected tree or significant removals or encroachments associated with this project.

Tree evaluation and rating system

Please refer to tree spreadsheet matrix for specific tree information and specifications.

A – Outstanding: A healthy, sound and vigorous tree characteristic of its species and reasonably free of any visible signs of stress, structural problems, disease or pest infestation

B – Above average: A healthy, sound and vigorous tree with minor signs of stress, disease and or pest infestation

C – Average: Although healthy in overall appearance there exists an abnormal amount of stress, pest infestation or visual signs of minor structural problems. Survivability of tree not threatened.

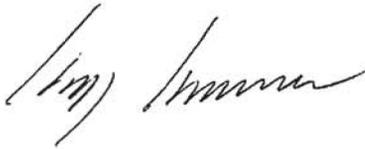
D – Below Average/Poor: This tree is characterized by exhibiting a great degree of stress, pests or diseases, and appears to be in a rapid state of decline. The degree of decline can vary greatly and may include dieback or advanced stages of pests or diseases. There may also be visual signs of structural problems such as cavities, decay or damaged roots

F – Dead: This tree exhibits no sign of life whatsoever

It should be noted that the study of trees is not an exact science and arboriculture does not detect or predict with any certainty. The arborist therefore is not responsible for tree defects or soil conditions that cannot be identified by a prudent and reasonable inspection.

If you have any questions or require other services please contact me at the number listed below.

Respectfully,
Arbor Essence



Kerry Norman
ASCA, Registered Consulting Arborist #471
ISA Board-Certified Master Arborist #WE-3643B
ISA Tree Risk Assessor Qualification



Enclosed: Oak Tree Report
 Matrix Spreadsheets
 Site/Tree Photos
 Site Plan/Tree Map

Summary

This report is an update to the original report prepared in 2005. A total of (66) trees are included as part of this study; trees are tagged as #1-66; this includes 13 coast live oak (*Quercus agrifolia*), and 53 significant non-protected trees.

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Limitations

Visual inspection of trees is performed from ground level. Trees are examined to determine their current state of health and structural condition, and to identify any pest problems. Trunk diameters are measured at 54 inches above soil grade, height is visually estimated. All inventoried trees are identified with a numbered metal tag attached to the north side of the trunk.

Tree location and corresponding number are indicated on provided site plan. The purpose of this report is to aid the applicant in obtaining necessary permits to proceed with the requested sub-division of 5 lots.

Observations Site Description

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Discussion/justification statement

This application is for sub-division only dividing the 11.38 acre site into 5 lots. There are no protected tree or significant removals or encroachments associated with this project.

Tree evaluation and rating system

Please refer to tree spreadsheet matrix for specific tree information and specifications.

A – Outstanding: A healthy, sound and vigorous tree characteristic of its species and reasonably free of any visible signs of stress, structural problems, disease or pest infestation

B – Above average: A healthy, sound and vigorous tree with minor signs of stress, disease and or pest infestation

C – Average: Although healthy in overall appearance there exists an abnormal amount of stress, pest infestation or visual signs of minor structural problems. Survivability of tree not threatened.

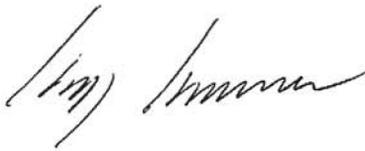
D – Below Average/Poor: This tree is characterized by exhibiting a great degree of stress, pests or diseases, and appears to be in a rapid state of decline. The degree of decline can vary greatly and may include dieback or advanced stages of pests or diseases. There may also be visual signs of structural problems such as cavities, decay or damaged roots

F – Dead: This tree exhibits no sign of life whatsoever

It should be noted that the study of trees is not an exact science and arboriculture does not detect or predict with any certainty. The arborist therefore is not responsible for tree defects or soil conditions that cannot be identified by a prudent and reasonable inspection.

If you have any questions or require other services please contact me at the number listed below.

Respectfully,
Arbor Essence



Kerry Norman
ASCA, Registered Consulting Arborist #471
ISA Board-Certified Master Arborist #WE-3643B
ISA Tree Risk Assessor Qualification



Enclosed: Oak Tree Report
 Matrix Spreadsheets
 Site/Tree Photos
 Site Plan/Tree Map

Date: July 17, 2025
 Job name: 10770 Winnetka AVE
 Chatsworth, CA

Arbor Essence Tree Survey Protected Trees

Description	Diam.	Ht	Canopy	Condition	Comments/Impact
Coast live oak (<i>Quercus agrifolia</i>)	19"	35'	35'	B	Preserve in place, no encroachment
Coast live oak	34"	60'	50'	B	Preserve in place, no encroachment. Trunk lean to the south
Coast live oak	23"	60'	40'	B	Preserve in place, no encroachment
Coast live oak	12"	30'	20'	B	Preserve in place, no encroachment
Coast live oak	4.5"	20'	12'	B	Preserve in place, no encroachment
Coast live oak	7.5"	25'	20'	B	Preserve in place, no encroachment
Coast live oak	8.5"	20'	15'	C	Preserve in place, no encroachment
Coast live oak	38"	50'	50'	B	Preserve in place, no encroachment
Coast live oak, 2 stem	19"/32"	50'	60'	B	Preserve in place, no encroachment
Coast live oak	16"	30'	35'	B	Preserve in place, no encroachment
Coast live oak, 3 stem	11"/12"/ 16"	30'	30'	B	Preserve in place, no encroachment
Coast live oak	18"	35'	35'	B	Preserve in place, no encroachment
Coast live oak, 3 stem	2"/4"/5"	15'	10'	B	Preserve in place, no encroachment
					Page 3

Date: July 17, 2025
 Job name: 10777 Winnetka Ave.
 Chatsworth, CA

Arbor Essence Tree Survey Significant Trees

Tree #	Description	Diam.	Ht	Canopy	Condition	Comments/Impact
1	Silver dollar gum (<i>Eucalyptus polyanthemos</i>)	33"	50'	50'	B	Preserve in place
2	Olive (<i>Olea europaea</i>) 3 stem	12"/13" /15"	35'	30'	B	Preserve in place
3	CA pepper (<i>Schinus molle</i>)	28"	40'	40'	C	Preserve in place
4	Olive	13"	40'	25'	B	Preserve in place
8	Cork oak (<i>Quercus suber</i>)	40"	45'	40' S	B	Preserve in place. Trunk lean to the south
9	Cork oak	23"	40'	45'	B	Preserve in place. Severe trunk lean to northwest
10	Olive	13"	30'	20'	B	Preserve in place
11	Cork oak	25"	40'	40'	B	Preserve in place
12	London plane (<i>Platanus x hispanica</i>) 2 stem	8"/14"	45'	35'	B	Preserve in place
13	London plane	17"	45'	30'	B	Preserve in place
14	Cork oak	17"	40'	25'	B	Preserve in place
16	Lemon gum (<i>Corymbia citriodora</i>)	29"	60'	50'	C	Preserve in place
17	Lemon gum	18"	50'	30'	C	Preserve in place
18	Lemon gum	21"	50'	35'	C	Preserve in place.

Date: July 17, 2025
 Job name: 10777 Winnetka Ave.
 Chatsworth, CA

Arbor Essence Tree Survey Significant Trees

Tree #	Description	Diam.	Ht	Canopy	Condition	Comments/Impact
19	CA pepper, 2 stem	7"/9"	20'	15'	C	Preserve in place
23	Shamel ash (<i>Fraxinus uhdei</i>)	24"	60'	50'	B	Preserve in place
26	Red river gum (<i>Eucalyptus camaldulensis</i>)	23"	50'	30'	B	Preserve in place
27	Red river gum	33"	60'	50'	B	Preserve in place
28	Olive, 3 stem	12"/14" /20"	35'	35'	B	Preserve in place
29	Olive, 3 stem	7"/9"/ 14"	30'	25'	B	Preserve in place
30	Olive, 4 stem	13"/13"/ 17"/19"	40'	30'	B	Preserve in place
31	Olive, 3 stem	11"/14" /22"	35'	35'	B	Preserve in place
32	Cow itch (<i>Lagunaria patersonia</i>)	18"	35'	30'	B	Preserve in place
33	CA pepper, 3 stem	8"/12"/ 16"	40'	50'	B	Preserve in place
35	Olive, 2 stem	8"/14"	35'	30'	B	Preserve in place
36	Olive, 2 stem	9"/9"	35'	30'	B	Preserve in place
37	Olive, 2 stem	8"/8"	30'	25'	B	Preserve in place

Date: July 17, 2025
 Job name: 10777 Winnetka Ave.
 Chatsworth, CA

Arbor Essence Tree Survey Significant Trees

Tree #	Description	Diam.	Ht	Canopy	Condition	Comments/Impact
39	Olive, multi	4"-10"	20'	25'	B	Preserve in place
40	Olive, multi	3"-12"	25'	30'	B	Preserve in place. Not tagged
41	Olive, 3 stem	8"/8"/ 9"	20'	15'	B	Preserve in place
42	Olive, 3 stem	7"/7"/ 7"	18'	15'	B	Preserve in place
43	Olive	9"	25'	20'	B	Preserve in place
45	Shamel ash	13"	30'	20'	B	Preserve in place
46	Palo verde (<i>Parkinsonia aculeata</i>) 7 stems	2"-5"	15'	20'	C-	Preserve in place. Stress and decline symptoms
47	Palo verde, 9 stems	3"-5"	20'	20'	C	Preserve in place
48	Blue gum (<i>Eucalyptus globulus</i>) 4 stem	18"/21"/ 27"/27"	60'	50'	B	Preserve in place
49	CA pepper, 2 stem	5"/8"	20'	20'	B	Preserve in place
50	CA pepper	24"	50'	50'	B	Preserve in place
51	CA pepper	20"	20'	30'	C	Preserve in place. Large trunk wound, horizontal trunk growth
52	CA pepper, 3 stem	10"/14"/ /16"	40'	50'	B	Preserve in place
53	CA pepper	36"	50'	50'	B	Preserve in place

Date: July 17, 2025
 Job name: 10777 Winnetka Ave.
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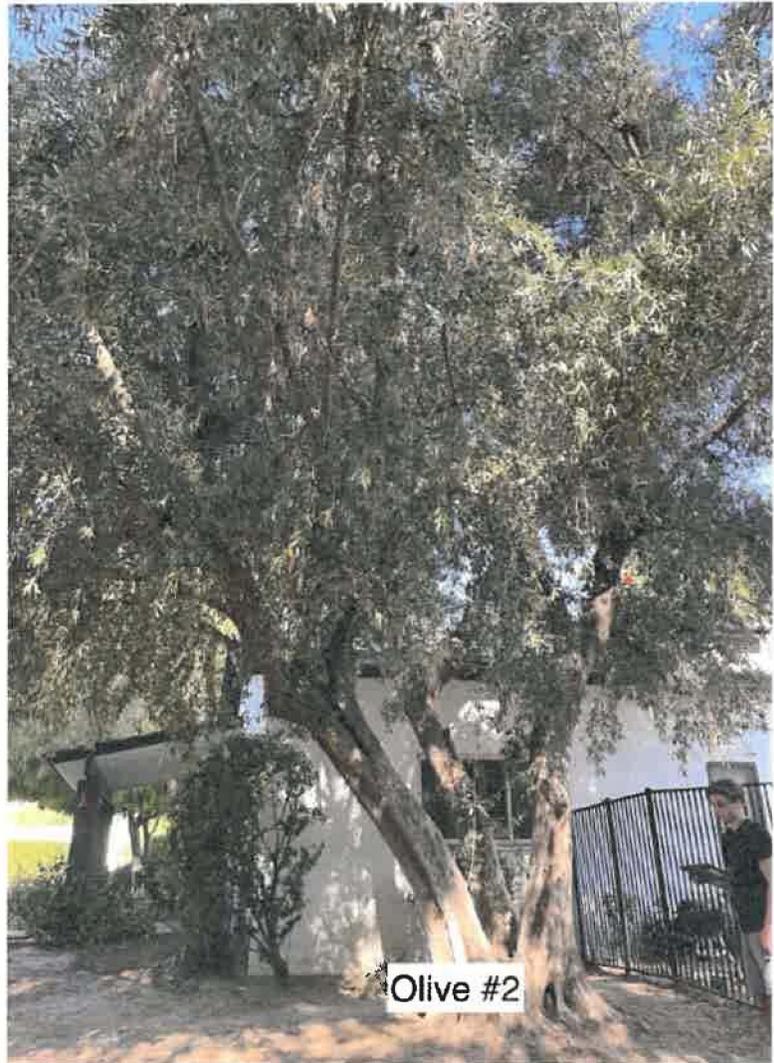
Arbor Essence Tree Survey Significant Trees

Tree #	Description	Diam.	Ht	Canopy	Condition	Comments/Impact
54	CA pepper	17"	40'	35'	B	Preserve in place
55	CA pepper	14"	40'	20'	B	Preserve in place
56	CA pepper	12"	30'	30'	B	Preserve in place
57	CA pepper	15"	40'	35'	B	Preserve in place
58	CA pepper, 2 stem	8"/9"	35'	30'	B	Preserve in place
59	Shamel ash	16"	40'	20'	B	Preserve in place
60	Shamel ash	15"	40'	20'	B	Preserve in place
61	Shamel ash, 3 stem	4"/5"/ 12"	25'	15'	C	Preserve in place
62	Holly leaf cherry (<i>Prunus ilicifolia</i>) 4 stem	6"/8"/ 8"/9"	30'	30'	B	Preserve in place
63	Shamel ash	23"	45'	35'	B	Preserve in place
64	Shamel ash	17"	40'	30'	B	Preserve in place
65	Olive, 2 stem	8"/17"/ 19"	35'	30'	B	Preserve in place. Large trunk wound
						Page 7

Tree Report for Subdivision
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Silver dollar gum #1

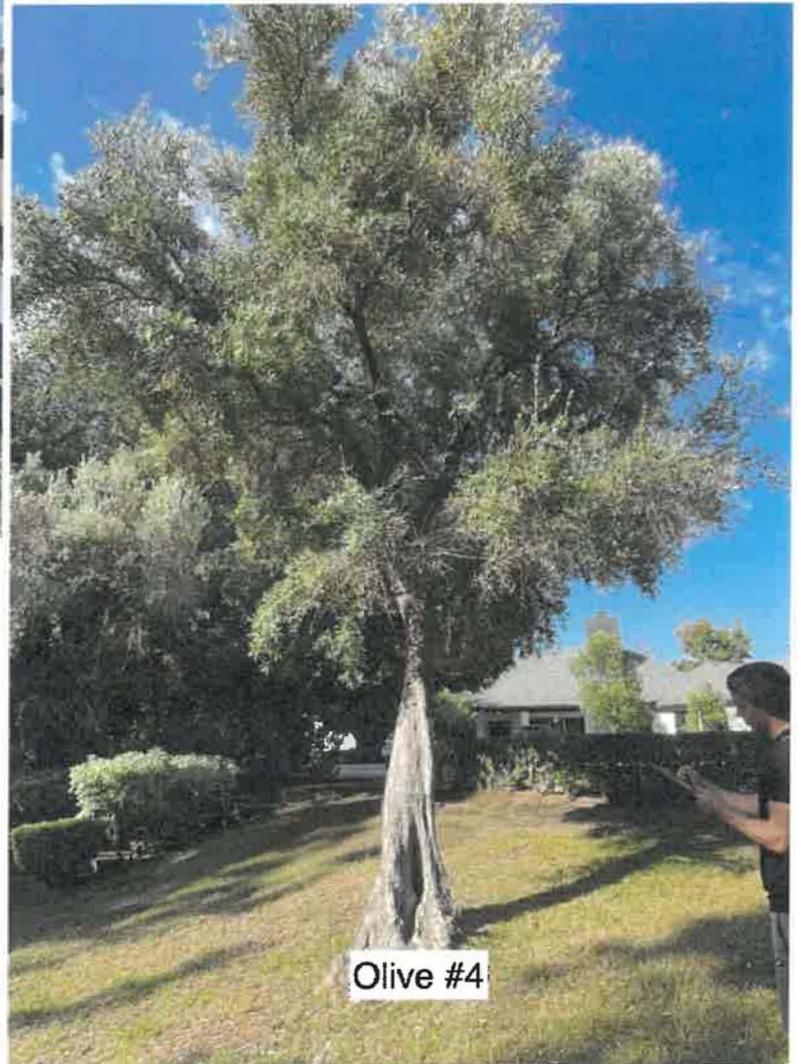


Olive #2

Tree Report for Subdivision
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Chatsworth, CA
July 17, 2025

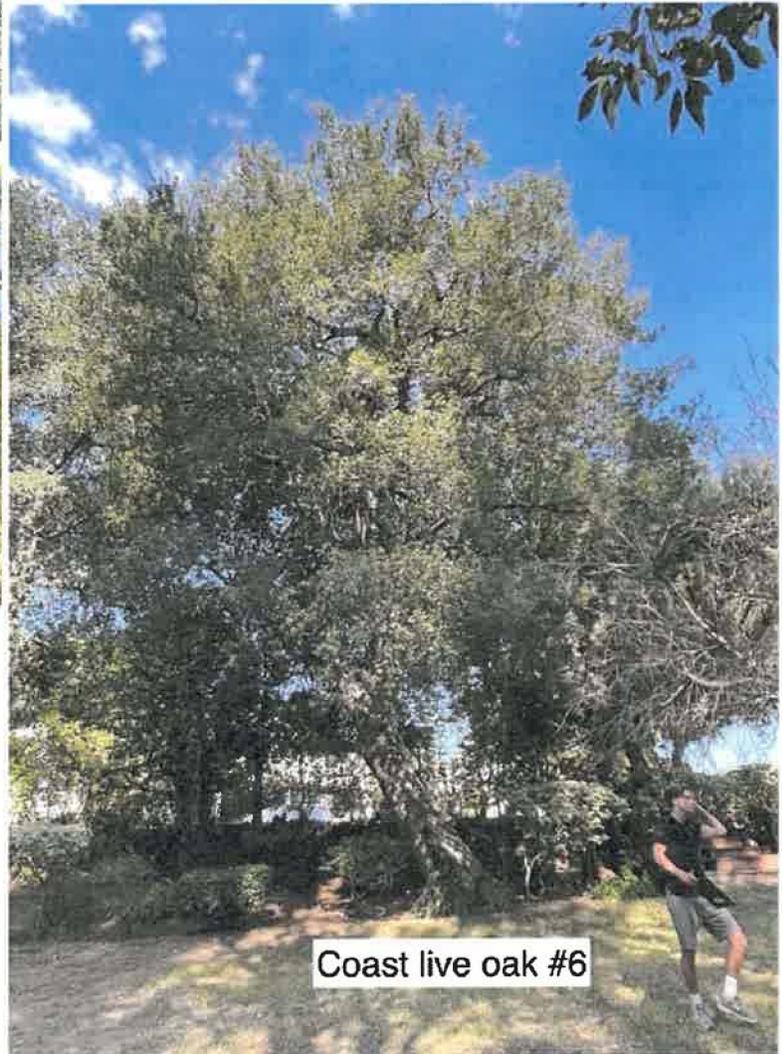


CA pepper #3

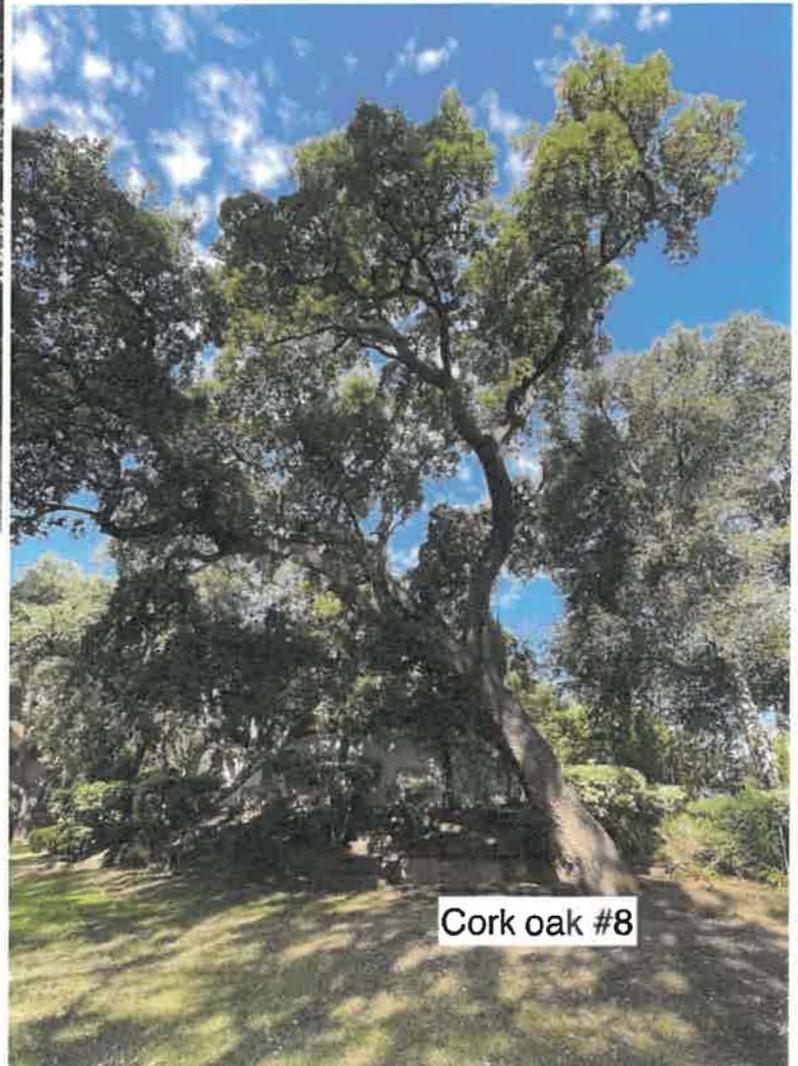
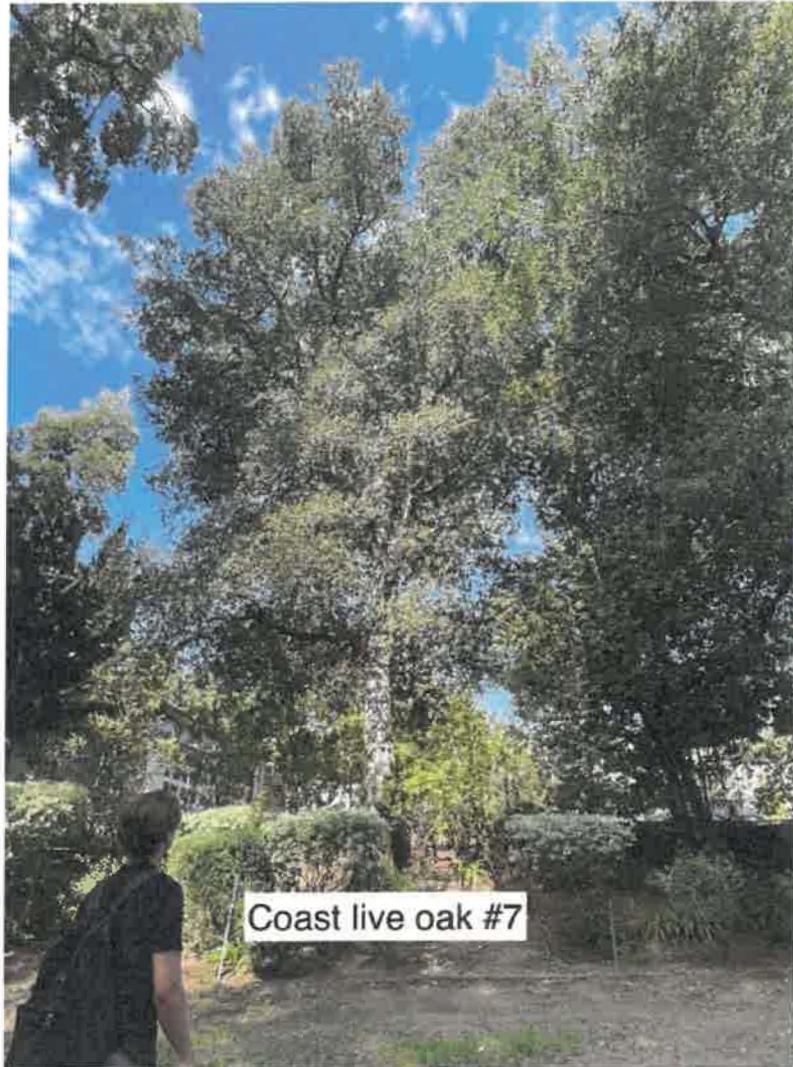


Olive #4

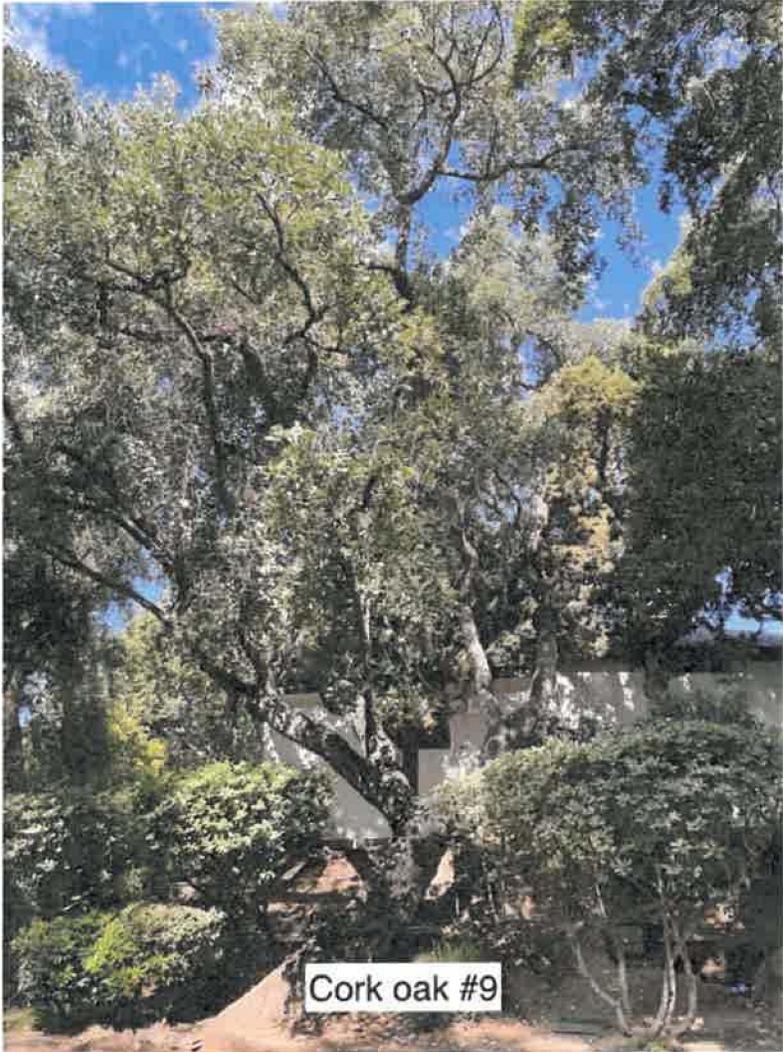
Tree Report for Subdivision
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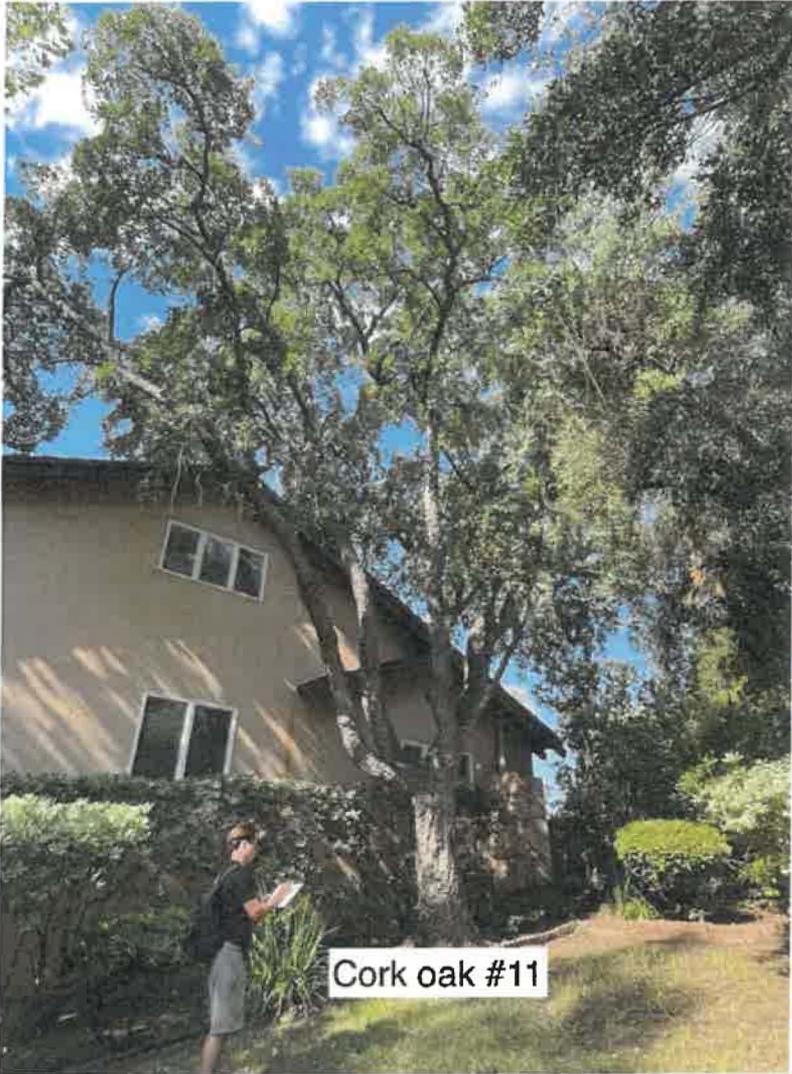
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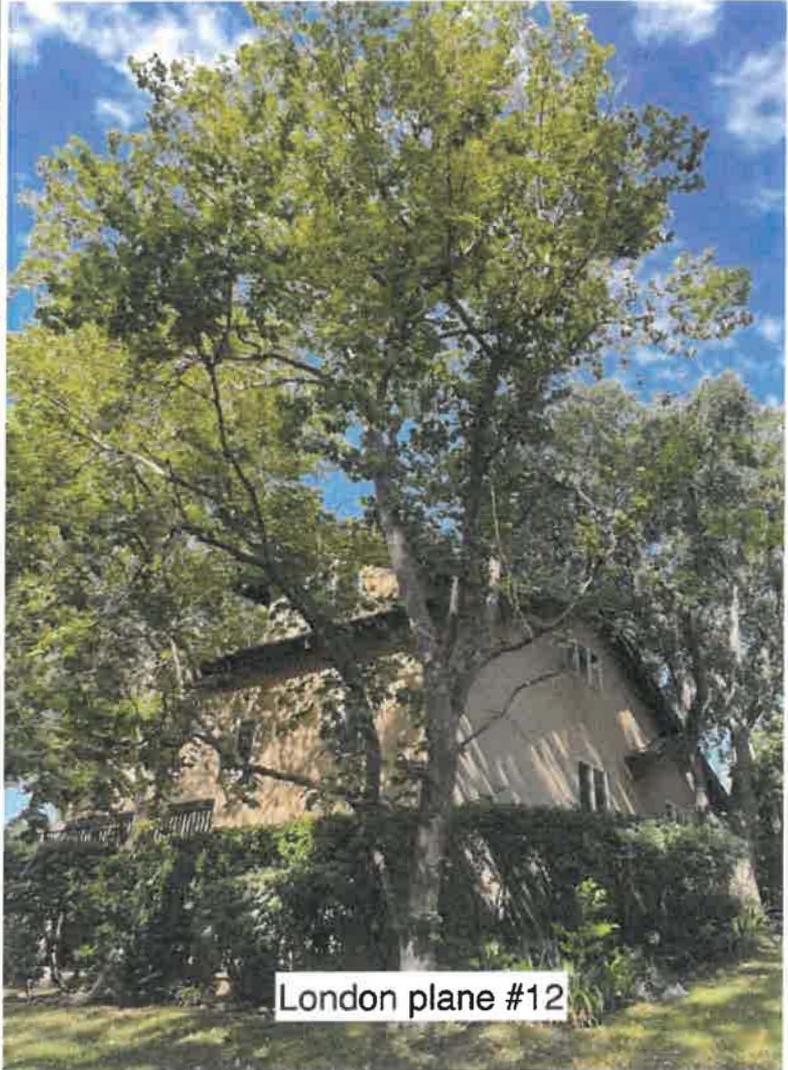
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Cork oak #11

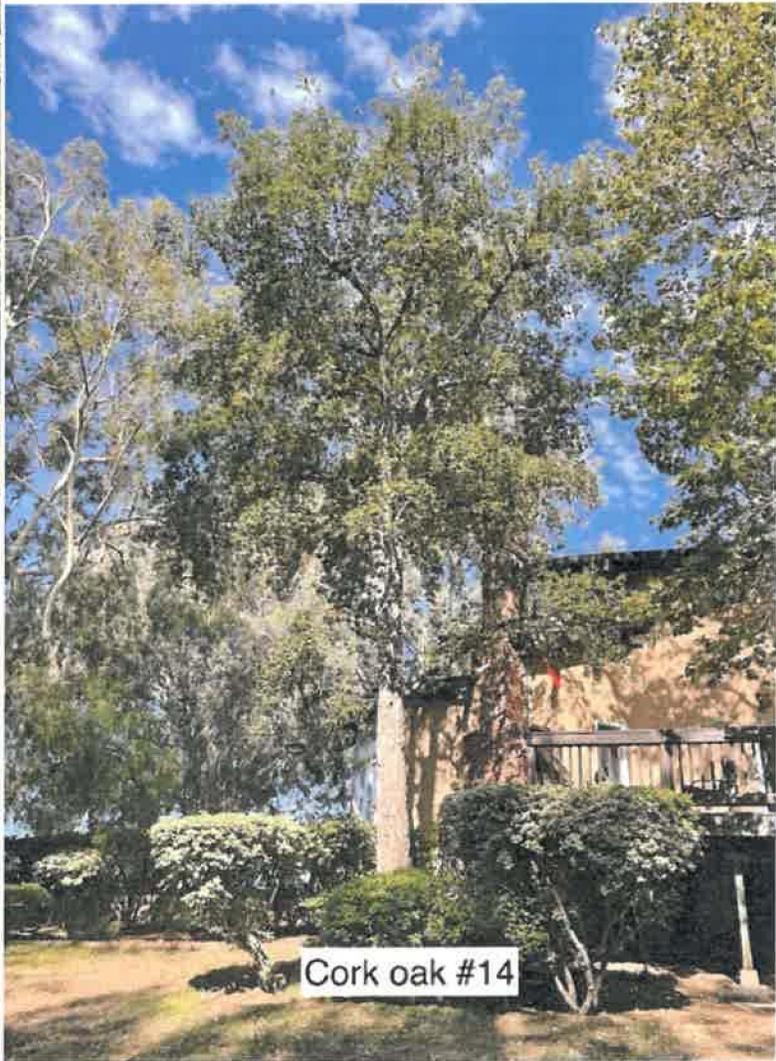


London plane #12

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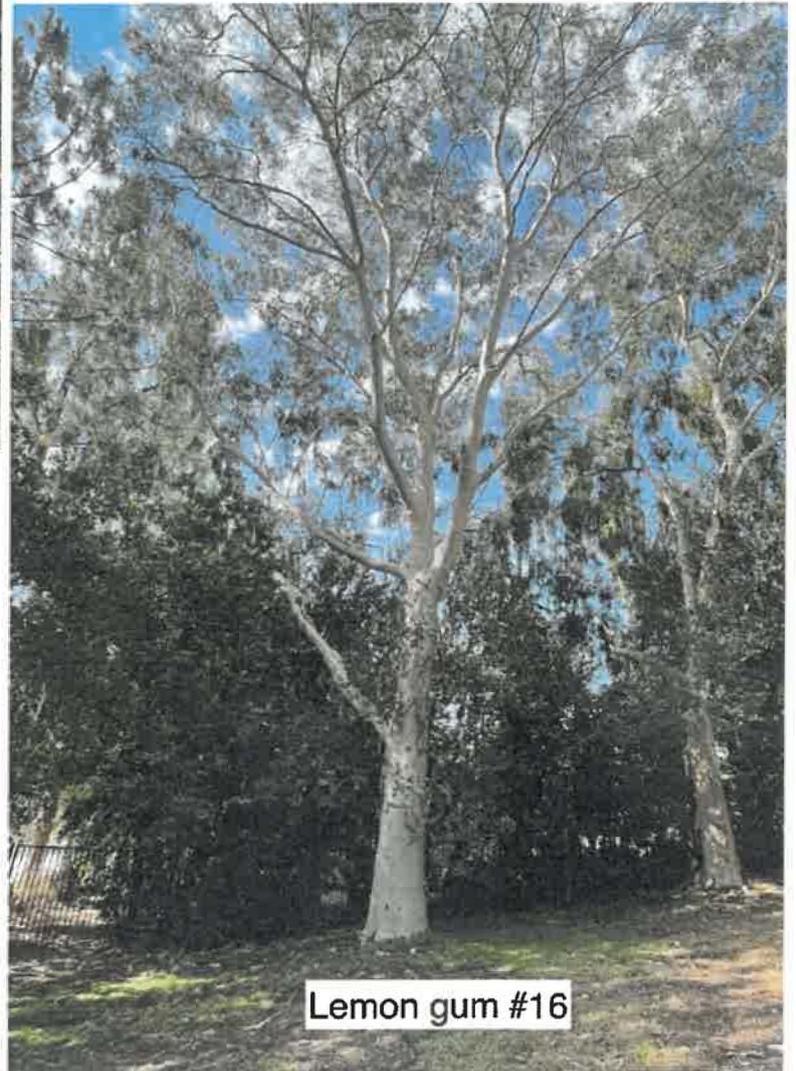
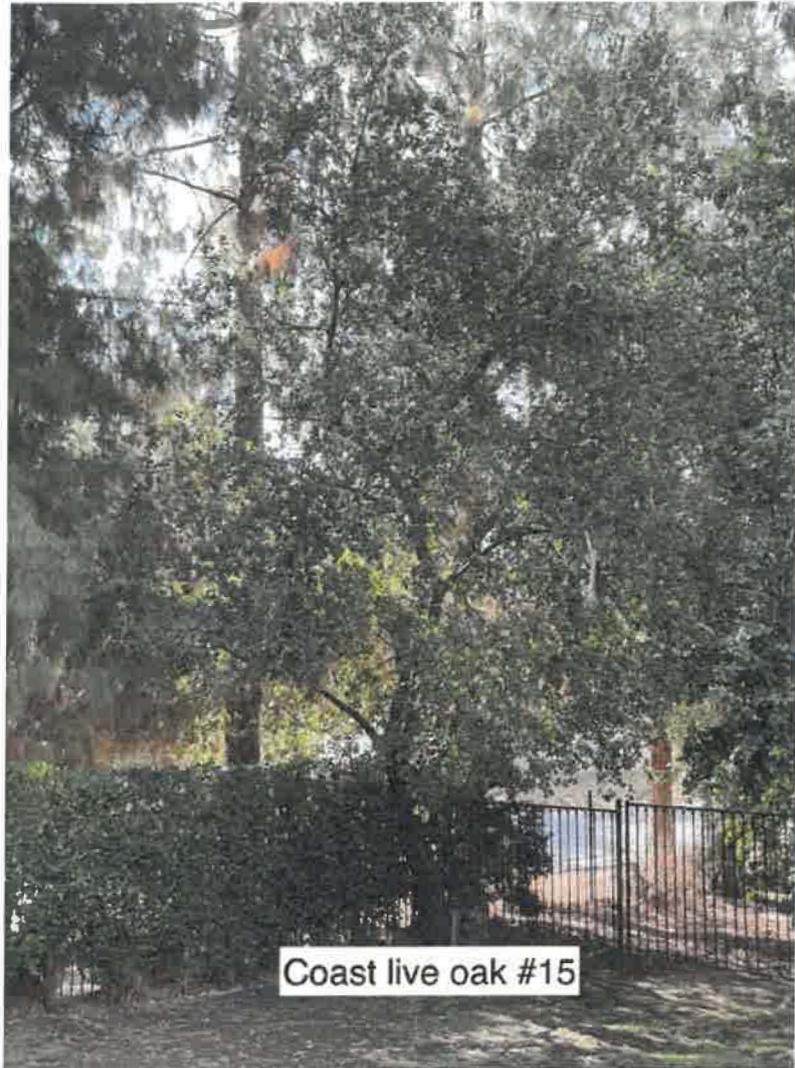


London plane #13



Cork oak #14

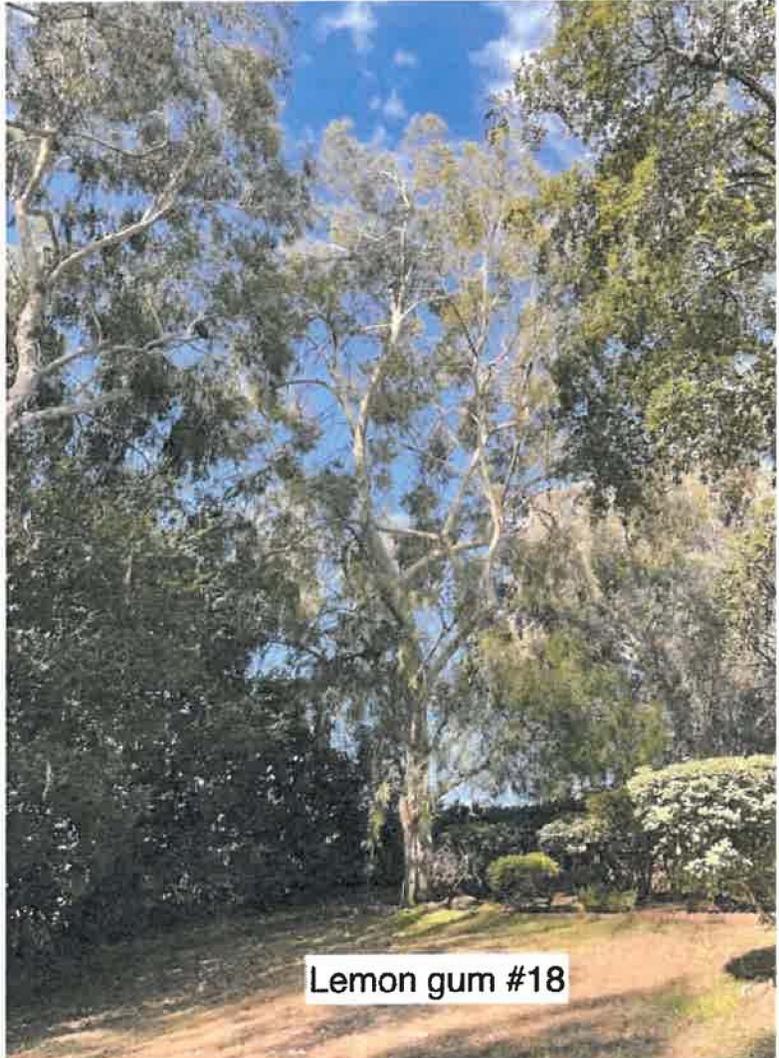
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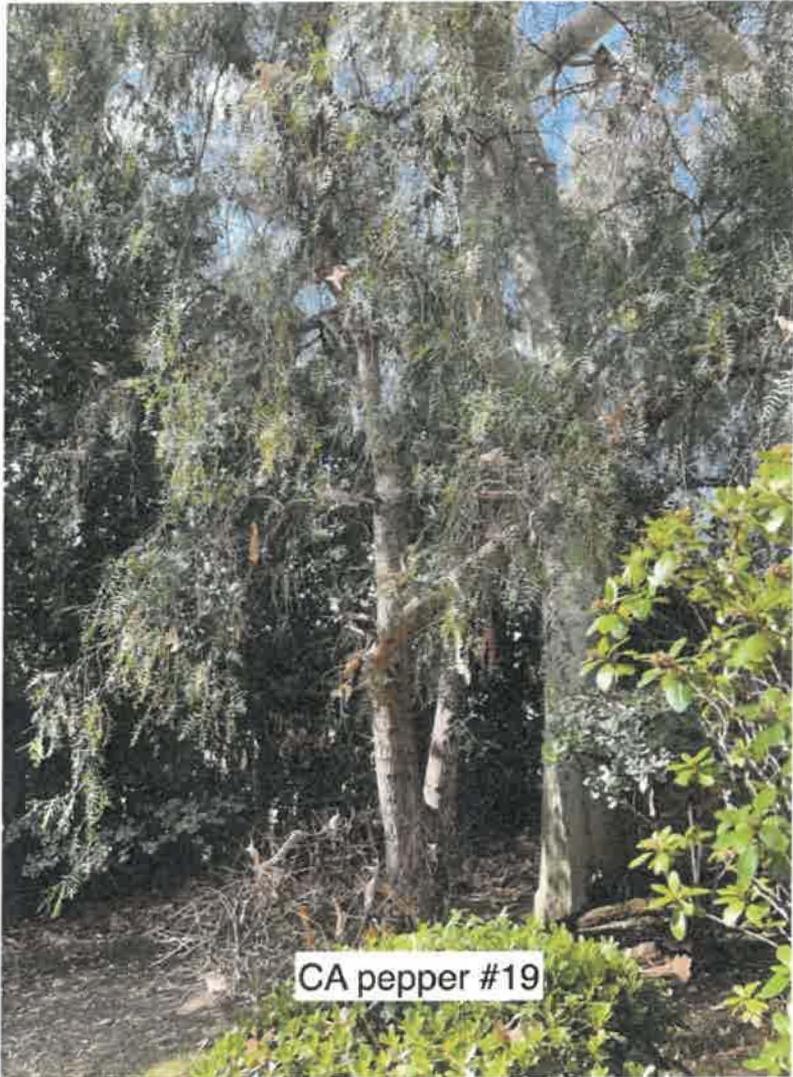


Lemon gum #17



Lemon gum #18

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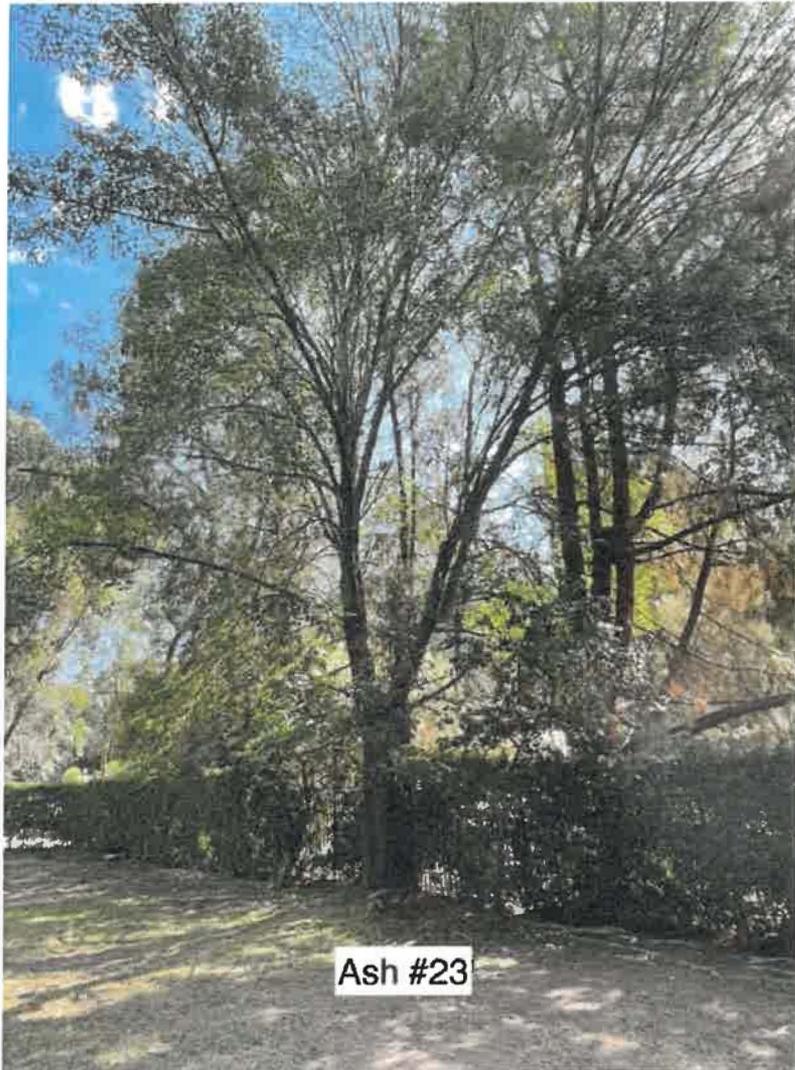


Coast live oak #21

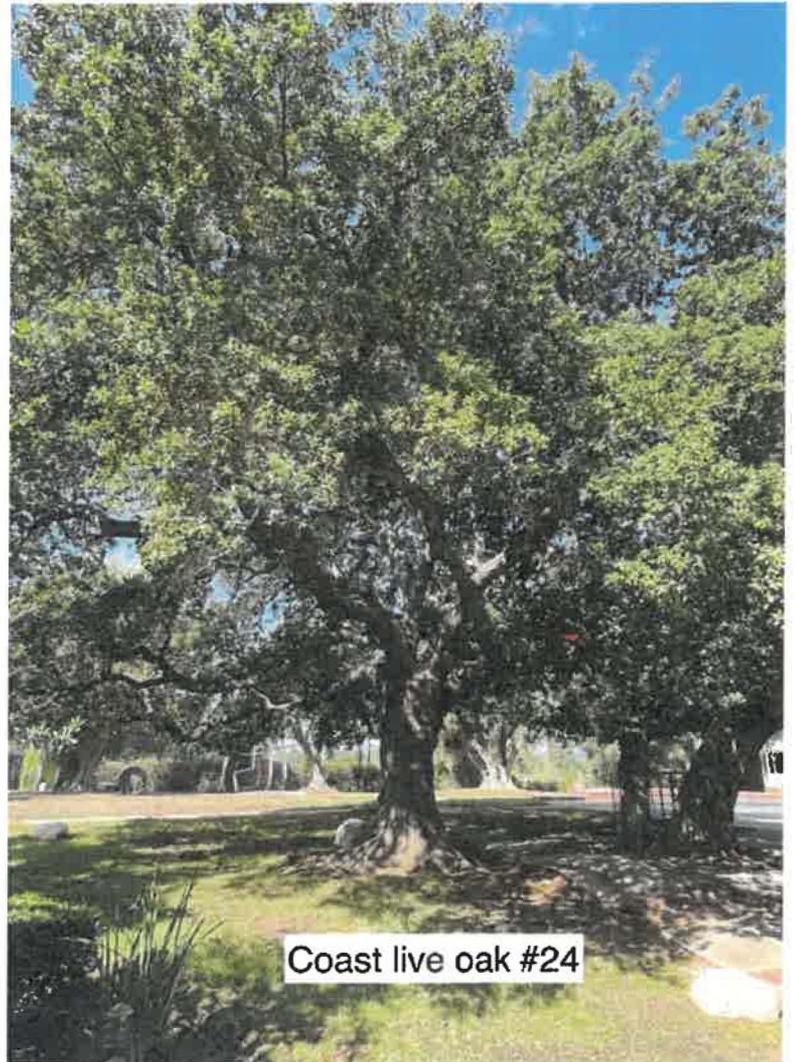


Coast live oak #22

Tree Report for Subdivision
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Ash #23



Coast live oak #24

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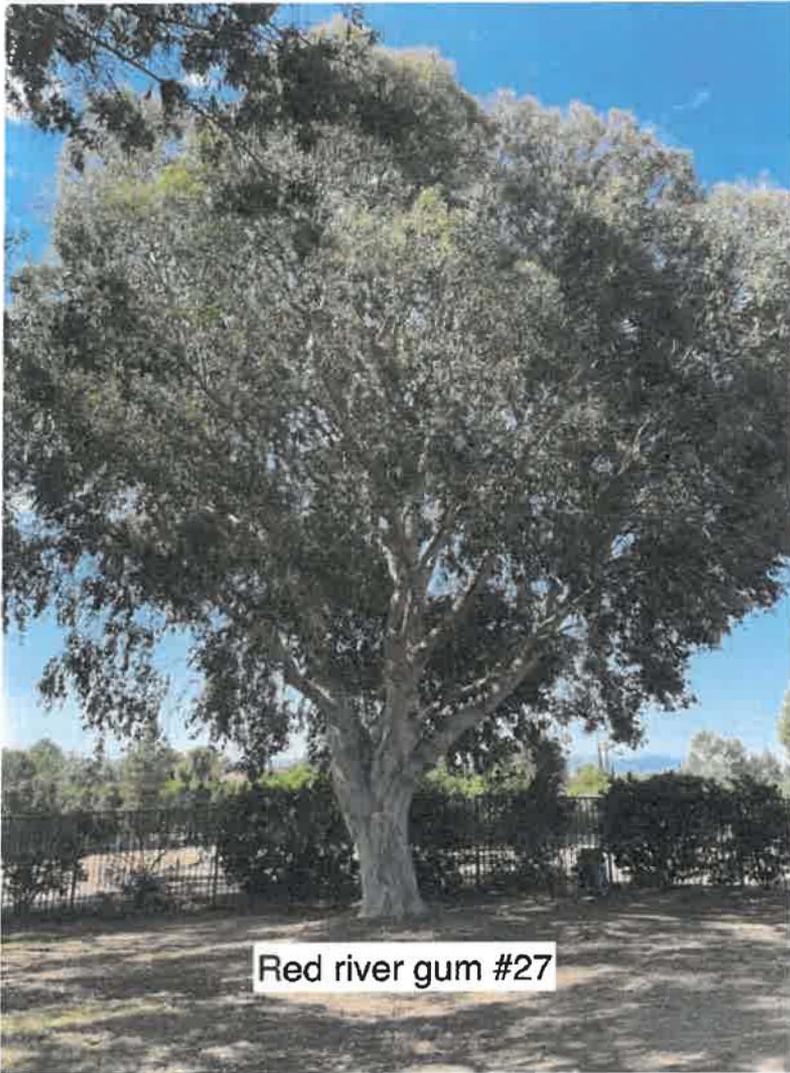


Coast live oak #25

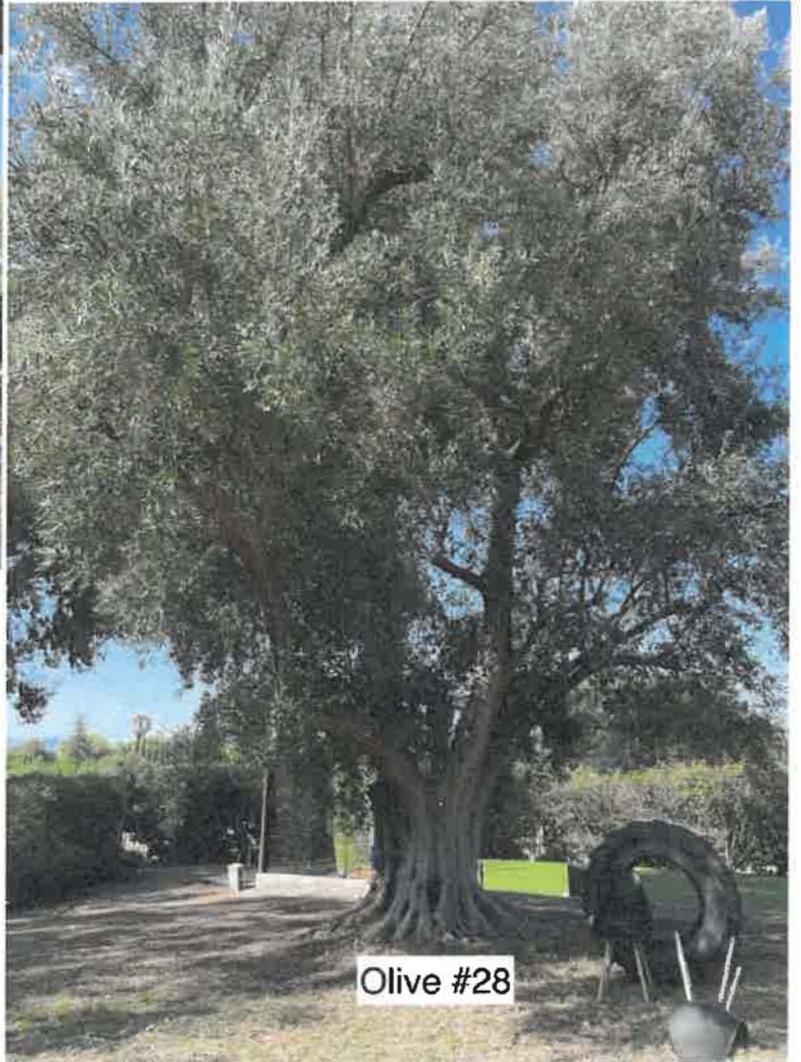


Red river gum #26

Tree Report for Subdivision
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Red river gum #27

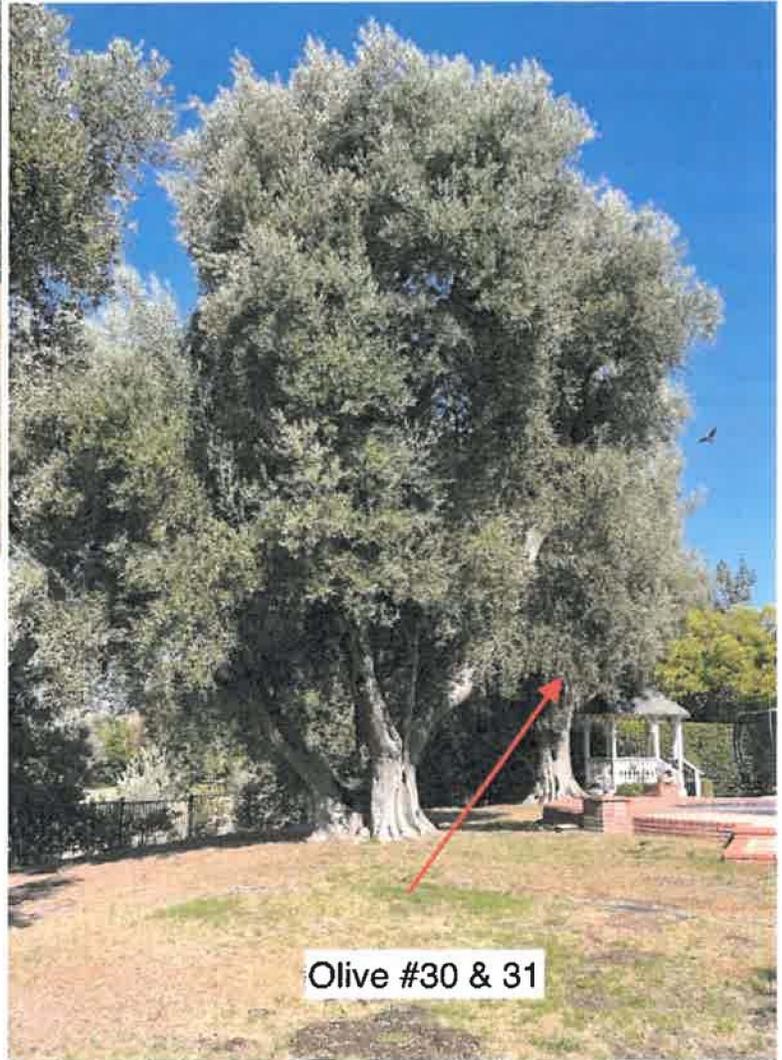


Olive #28

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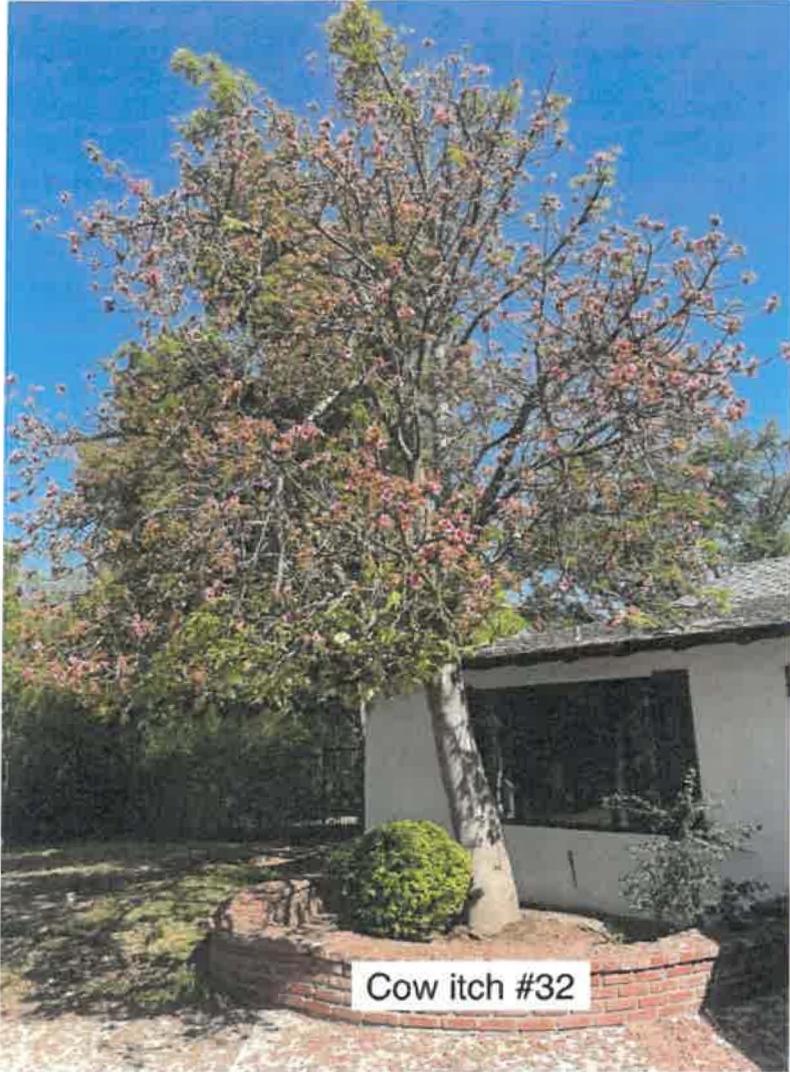


Olive #29

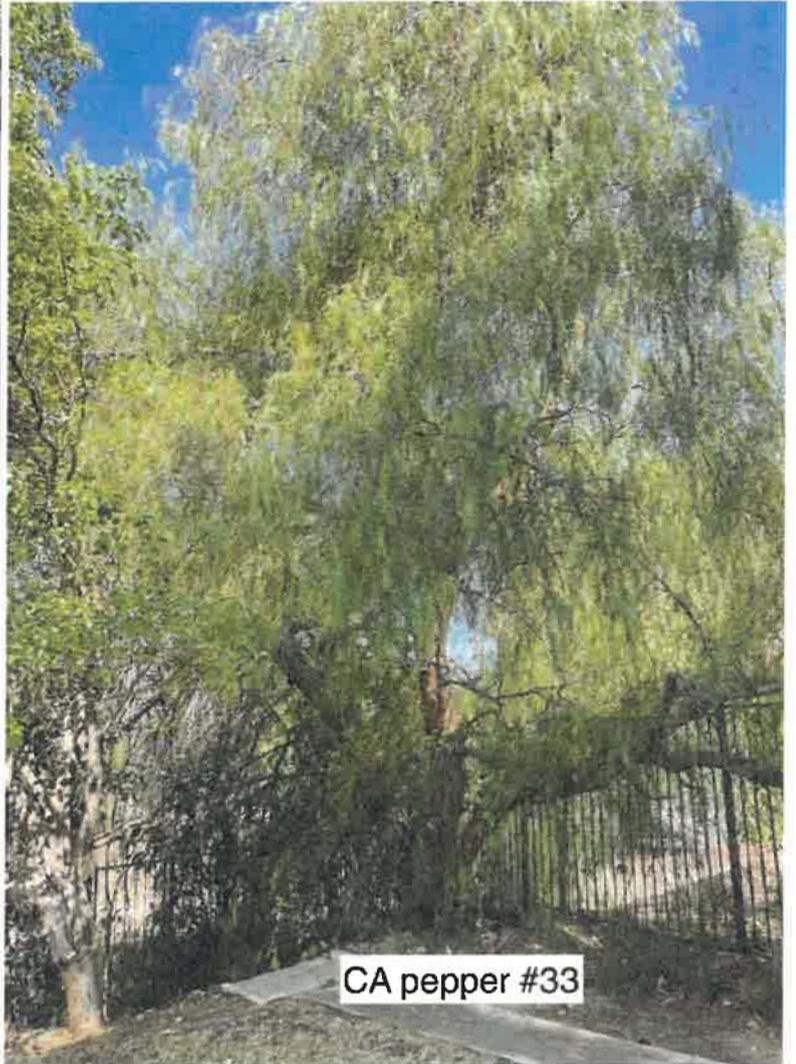


Olive #30 & 31

Tree Report for Subdivision
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Cow itch #32

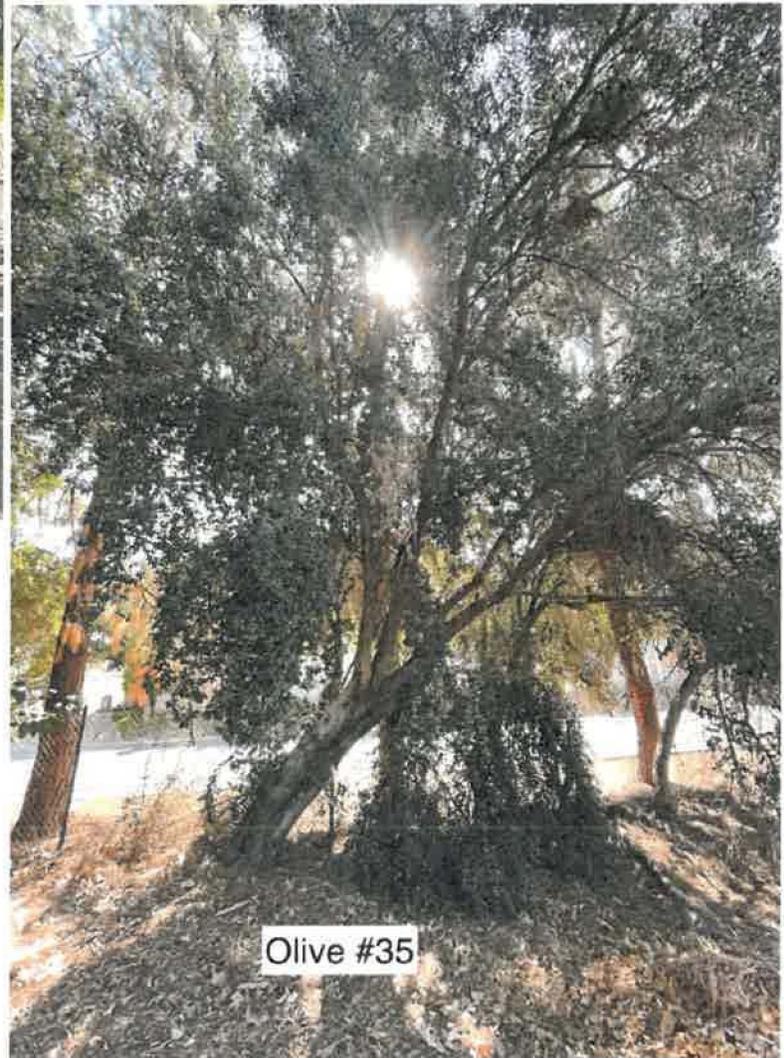


CA pepper #33

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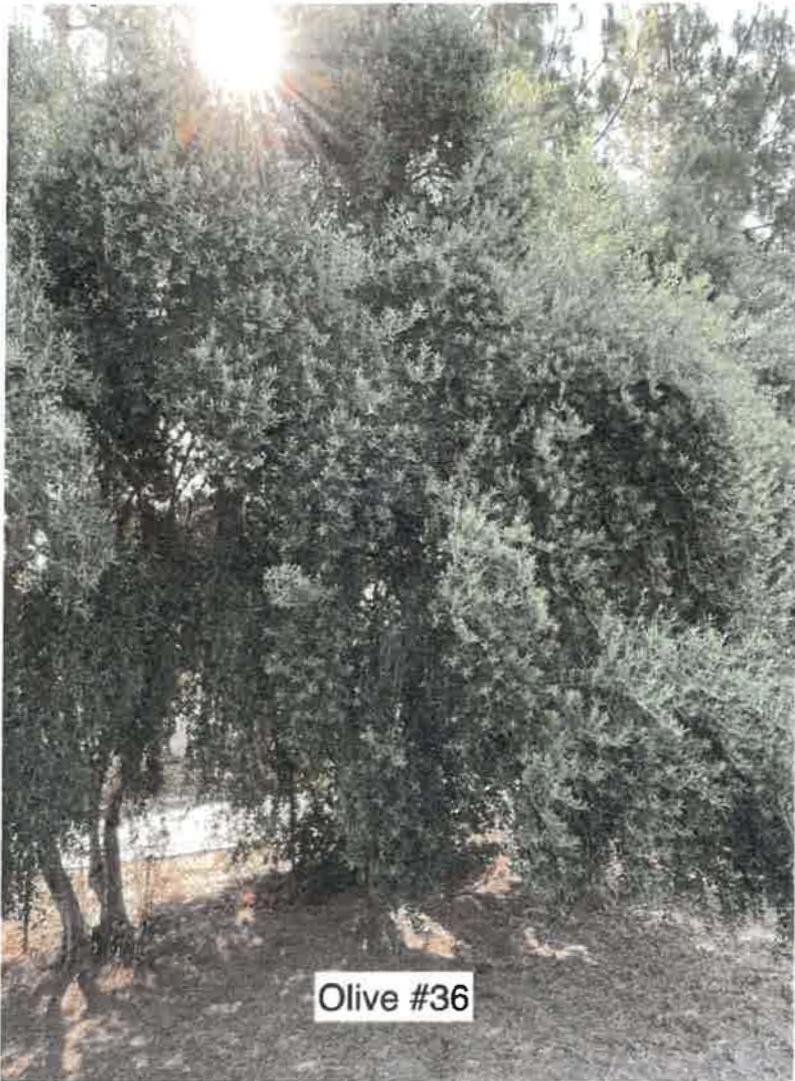


Coast live oak #34

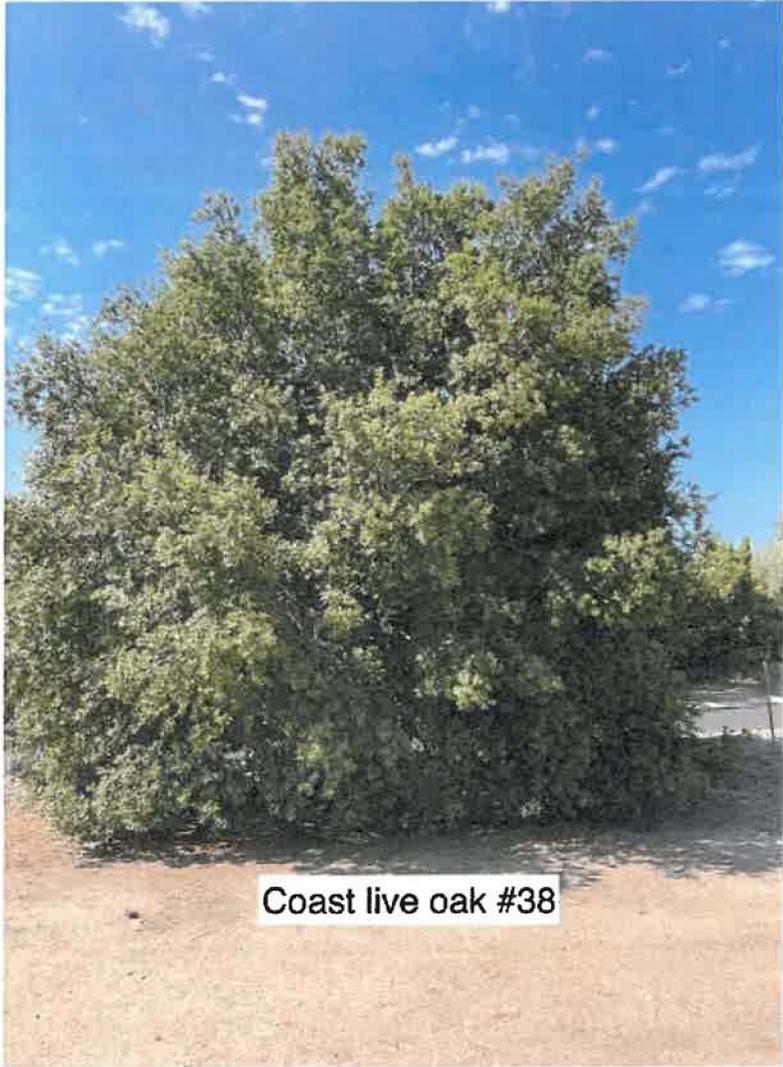


Olive #35

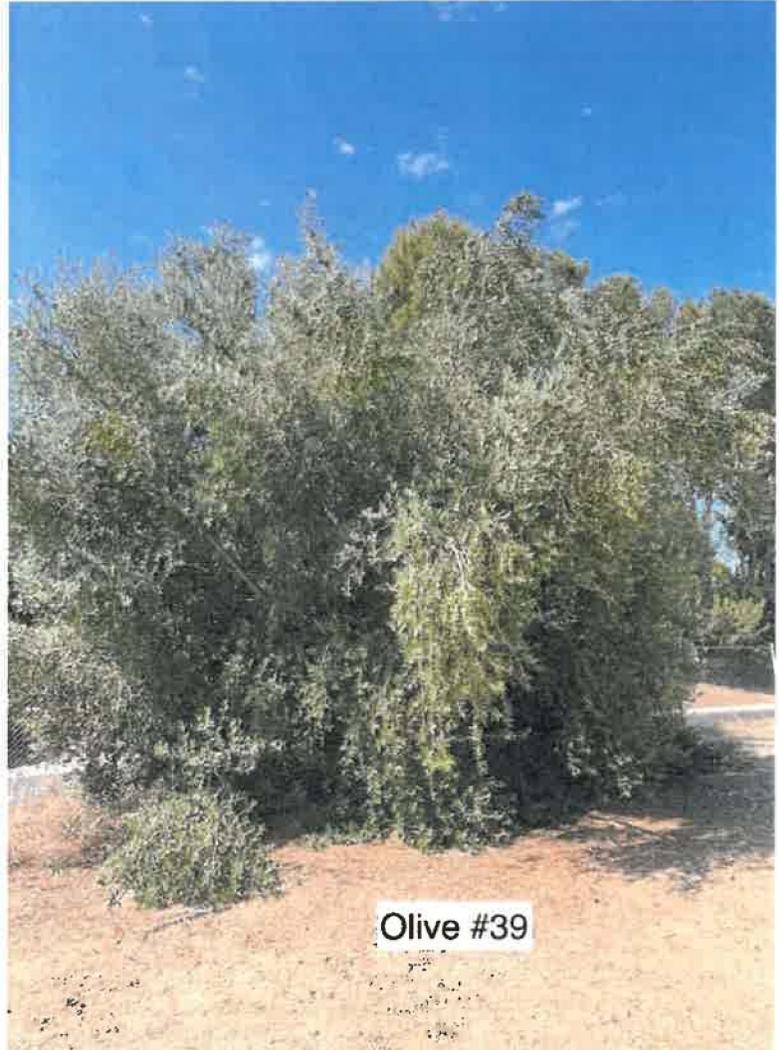
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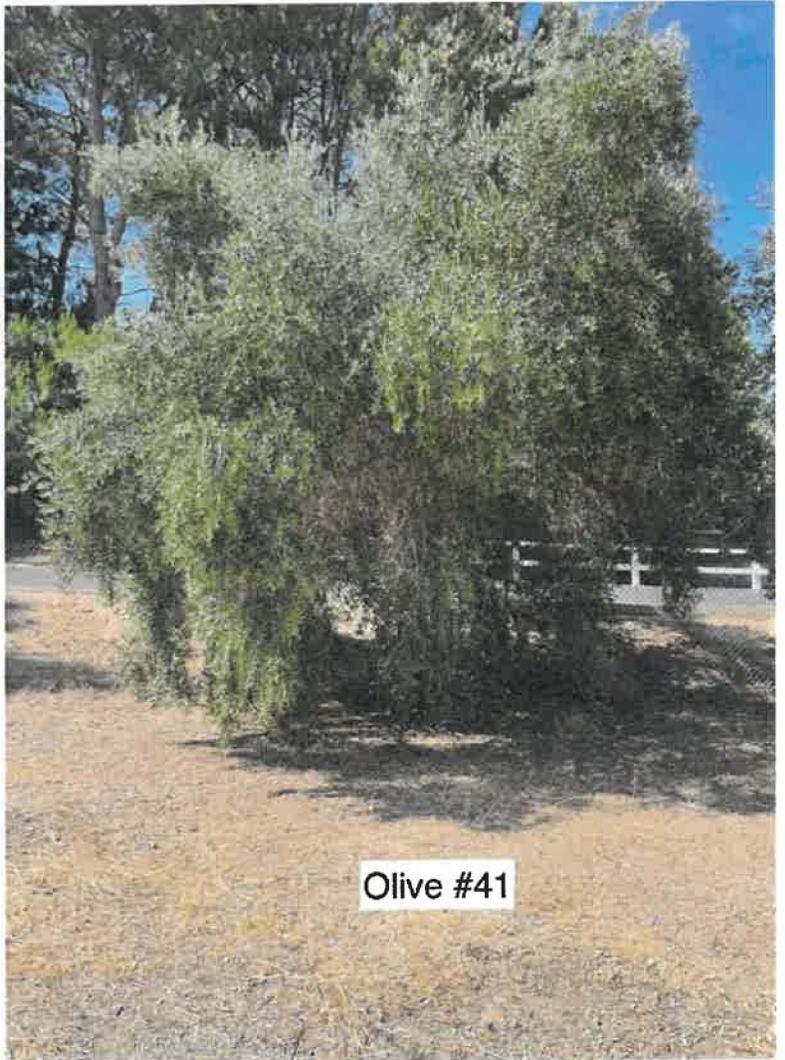


Coast live oak #38



Olive #39

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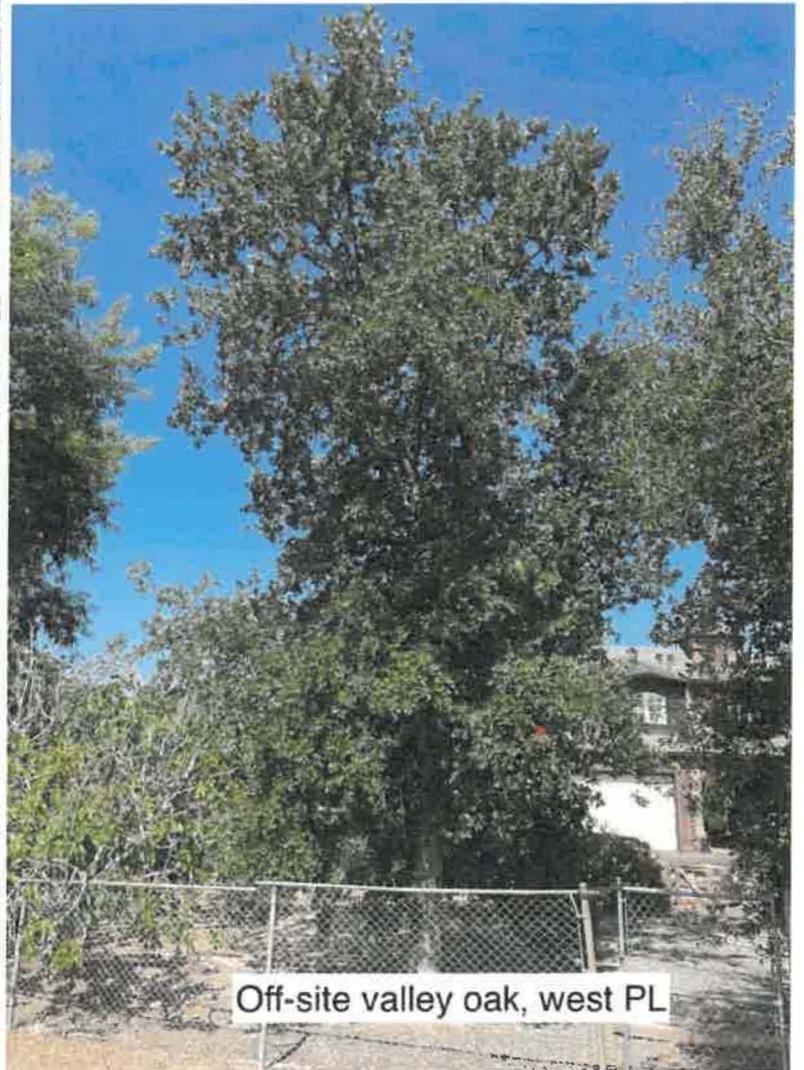


Olive #42



Coast live oak #44

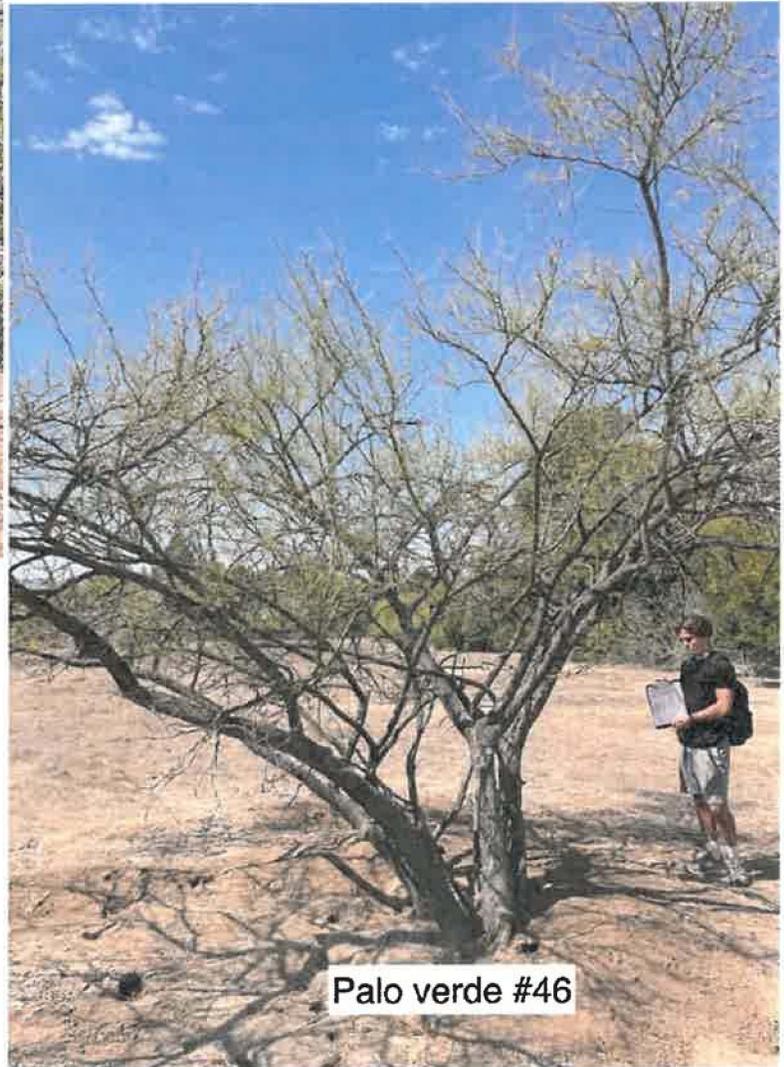
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Off-site coast live oak, west PL



Palo verde #46

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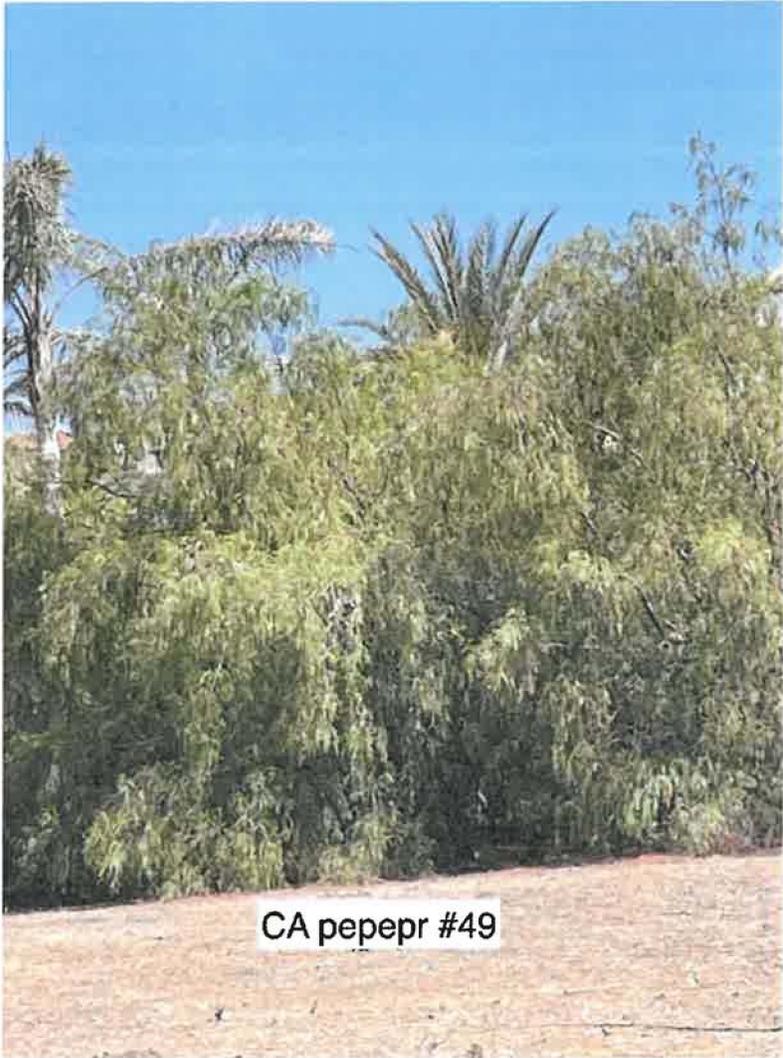


Palo verde #47

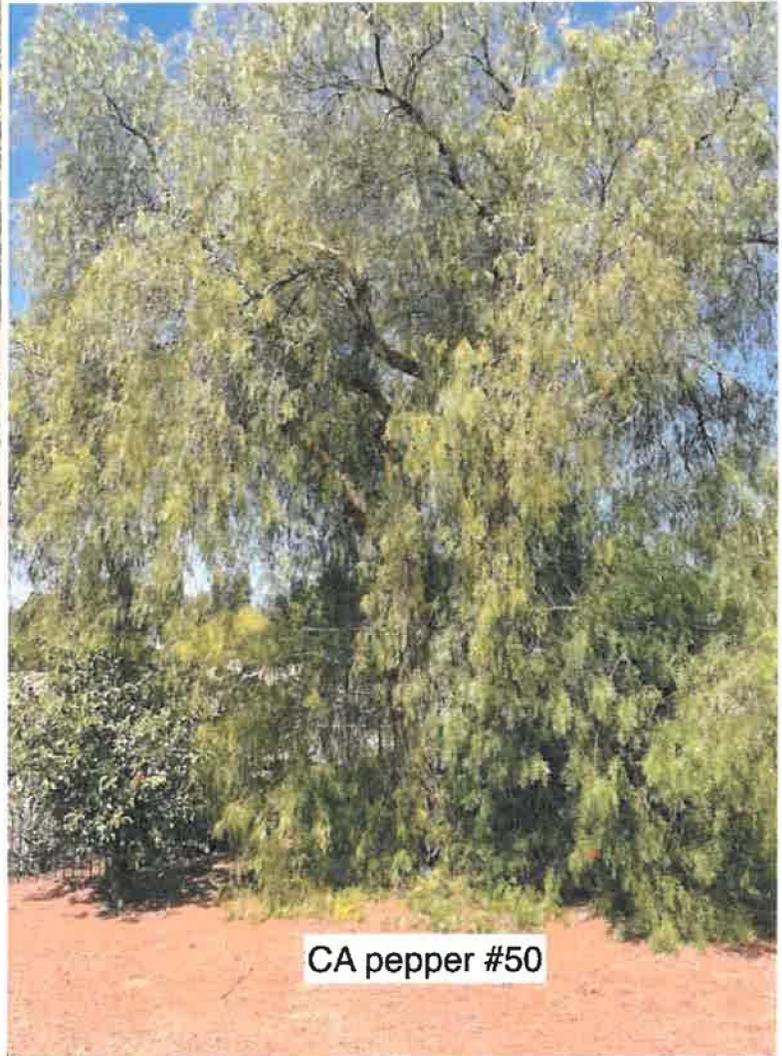


Blue gum #48

Tree Report for Subdivision
10777 Winnetka Ave.
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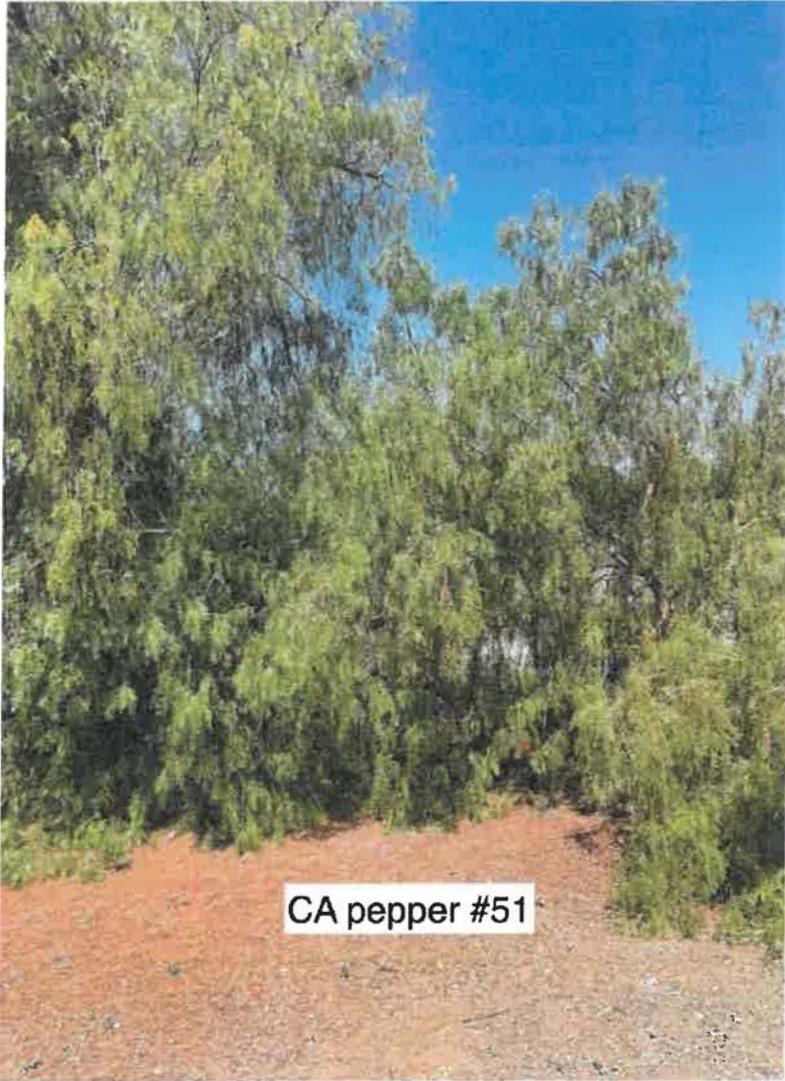


CA pepepr #49

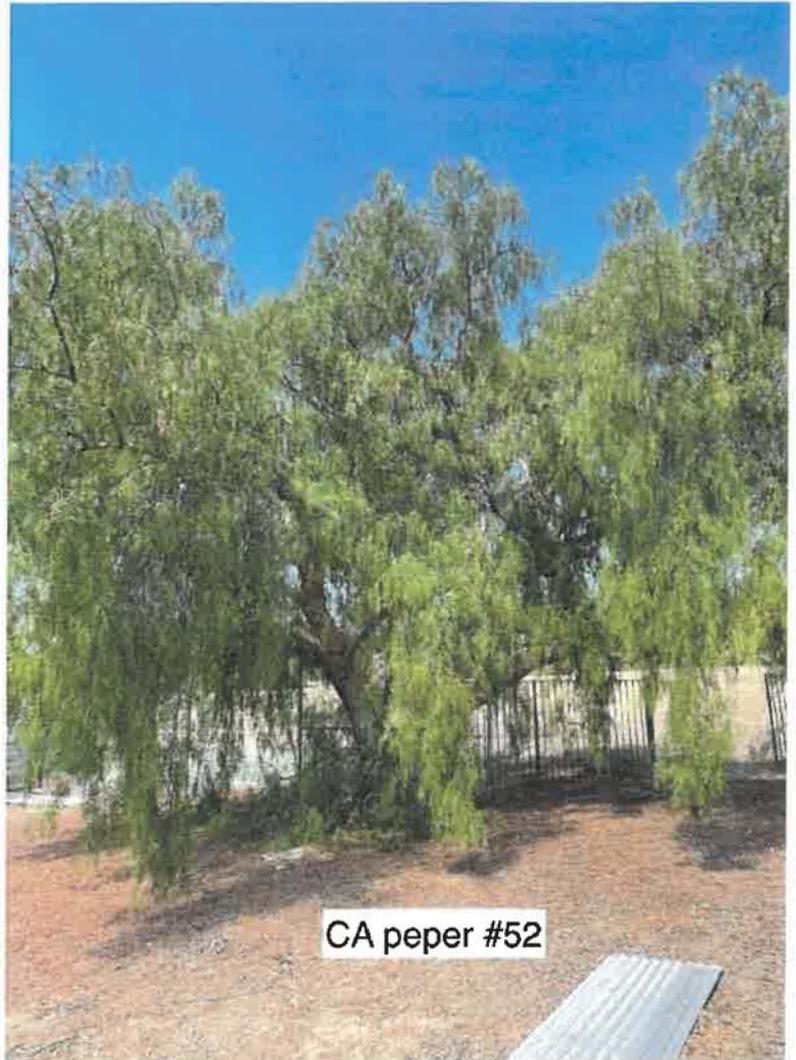


CA pepper #50

Tree Report for Subdivision
10777 Winnetka Ave.
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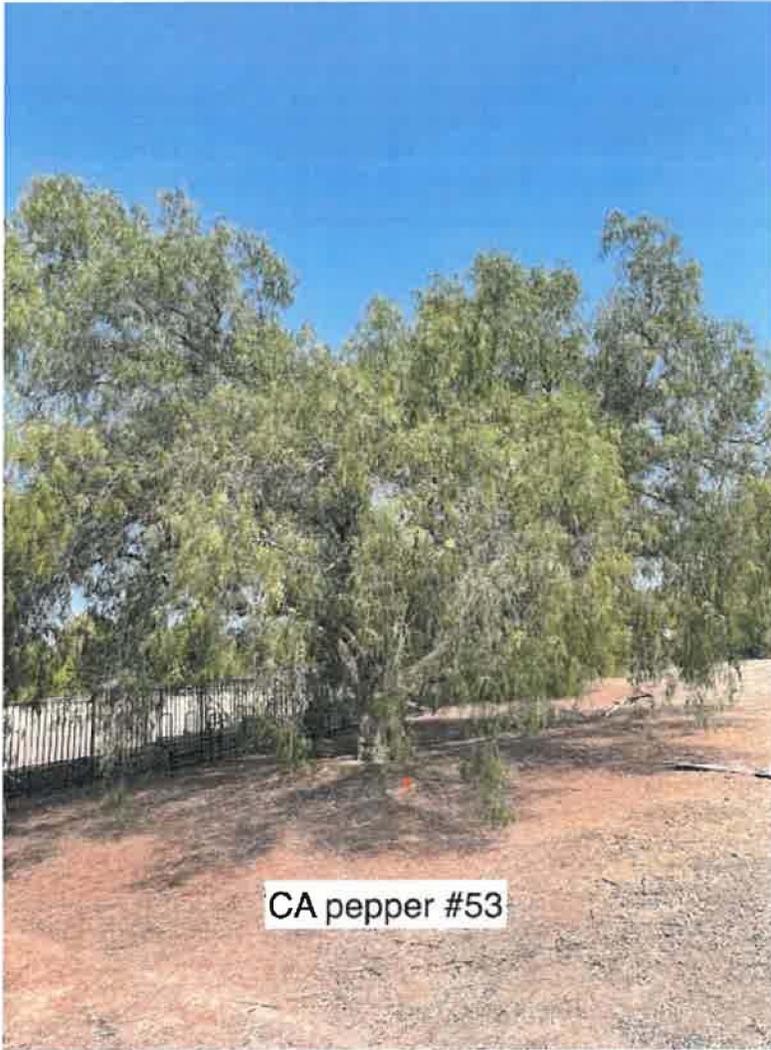


CA pepper #51

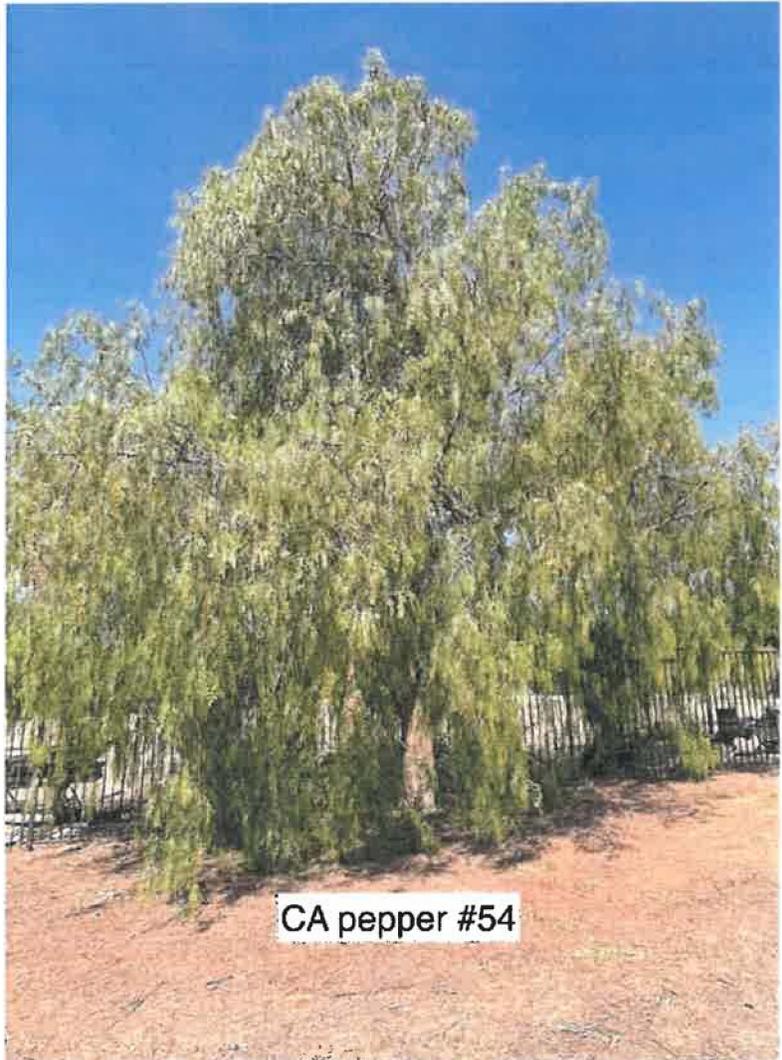


CA peper #52

Tree Report for Subdivision
10777 Winnetka Ave.
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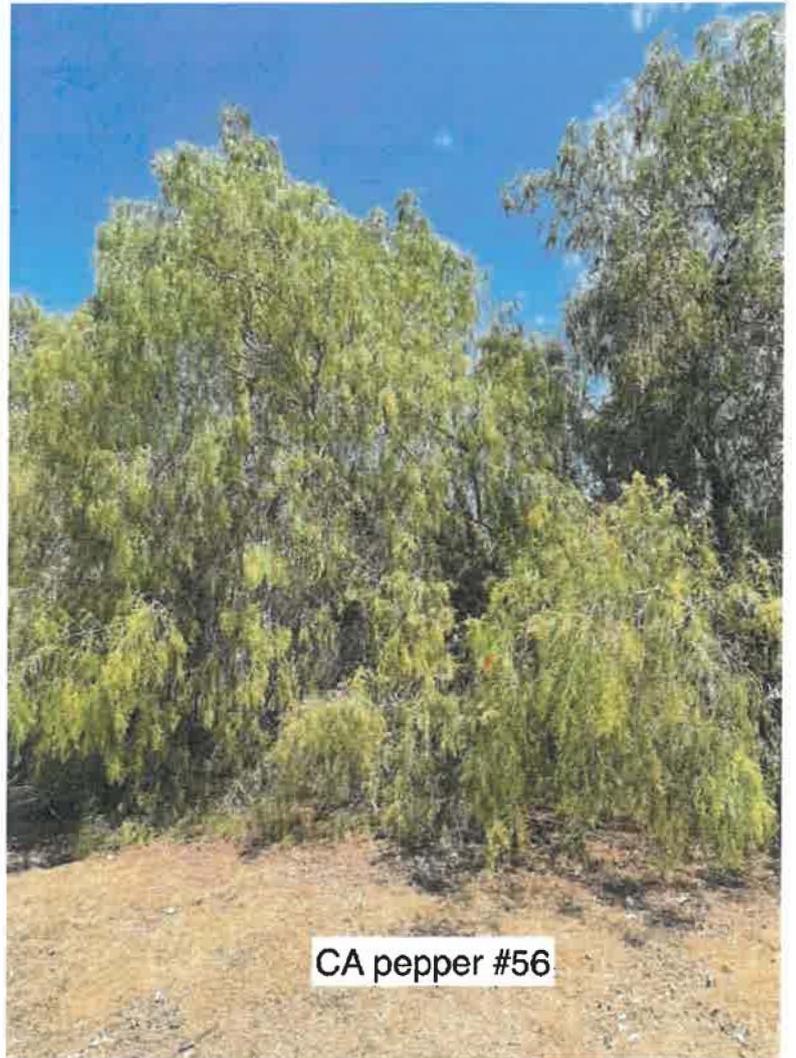


CA pepper #53

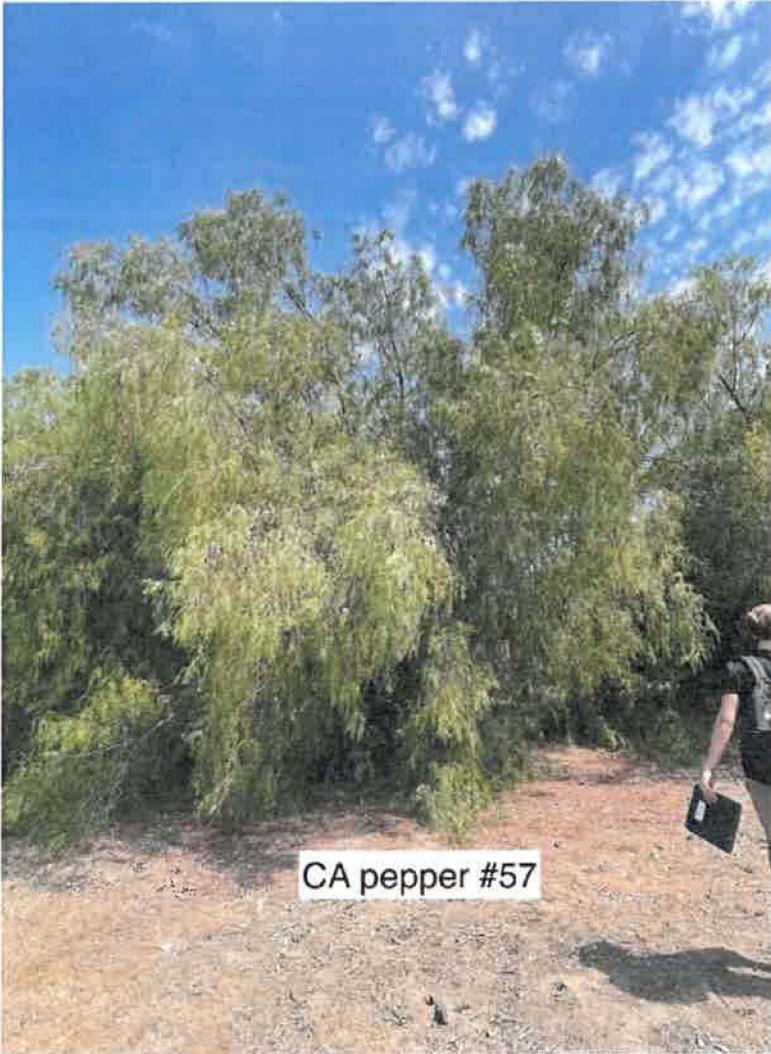


CA pepper #54

Tree Report for Subdivision
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Tree Report for Subdivision
10777 Winnetka Ave.
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July 17, 2025

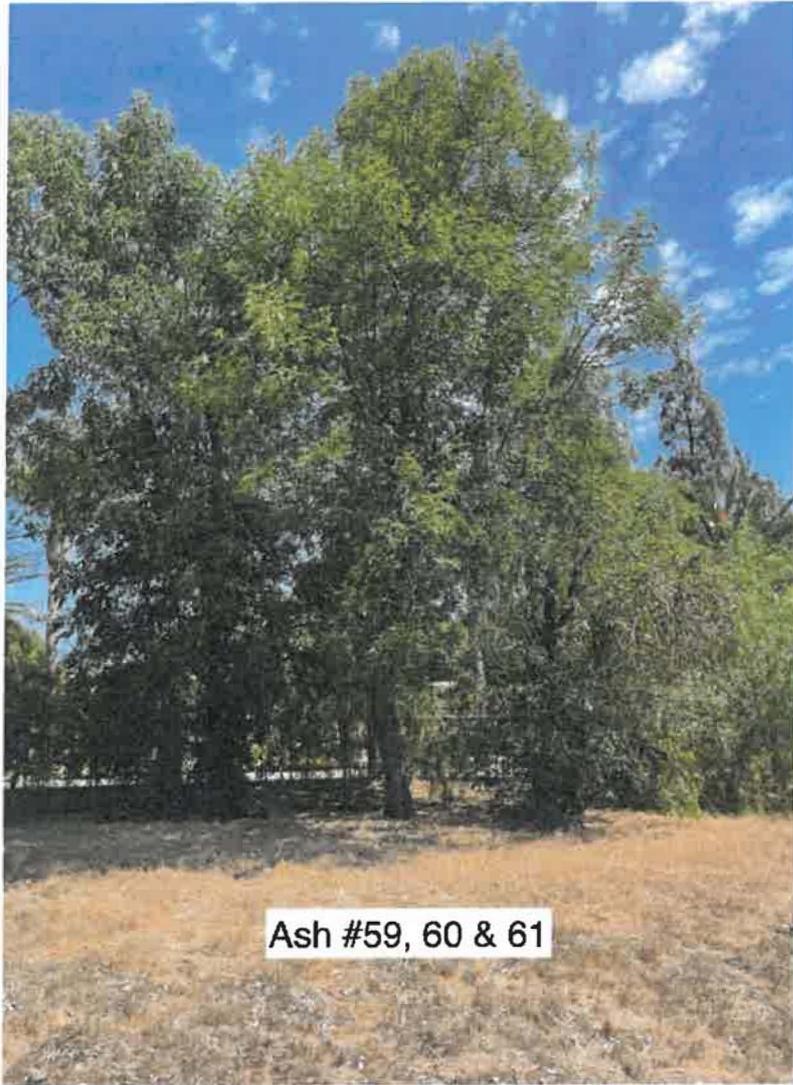


CA pepper #57



CA pepper #58

Tree Report for Subdivision
10777 Winnetka Ave.
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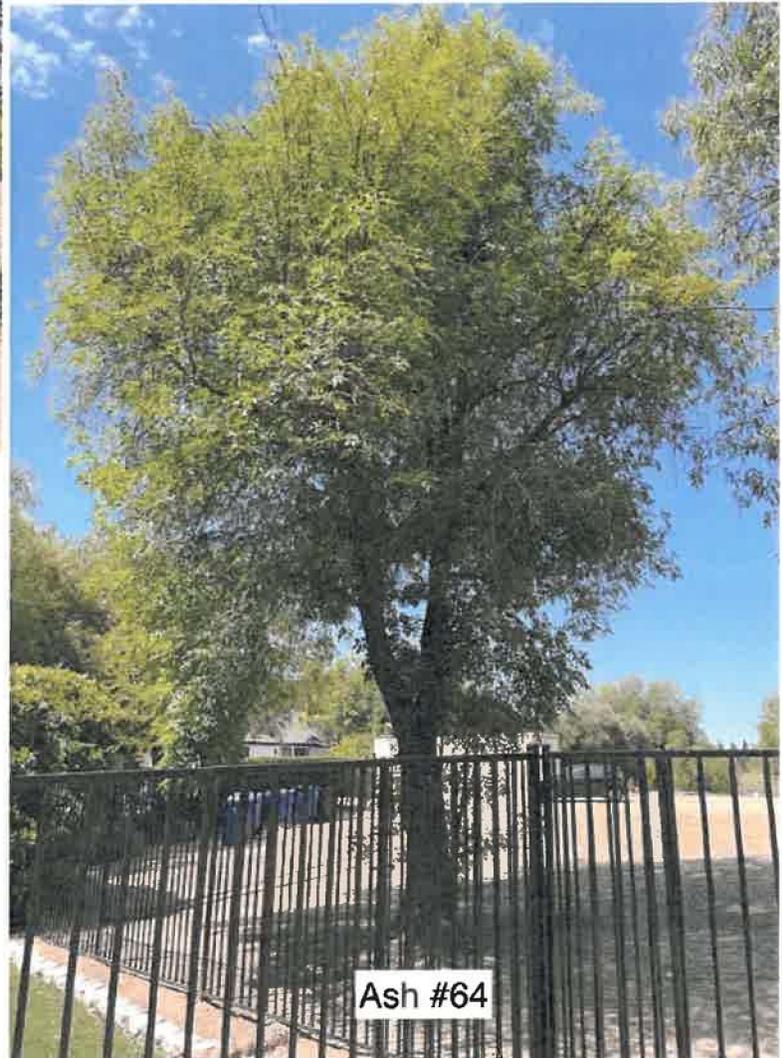
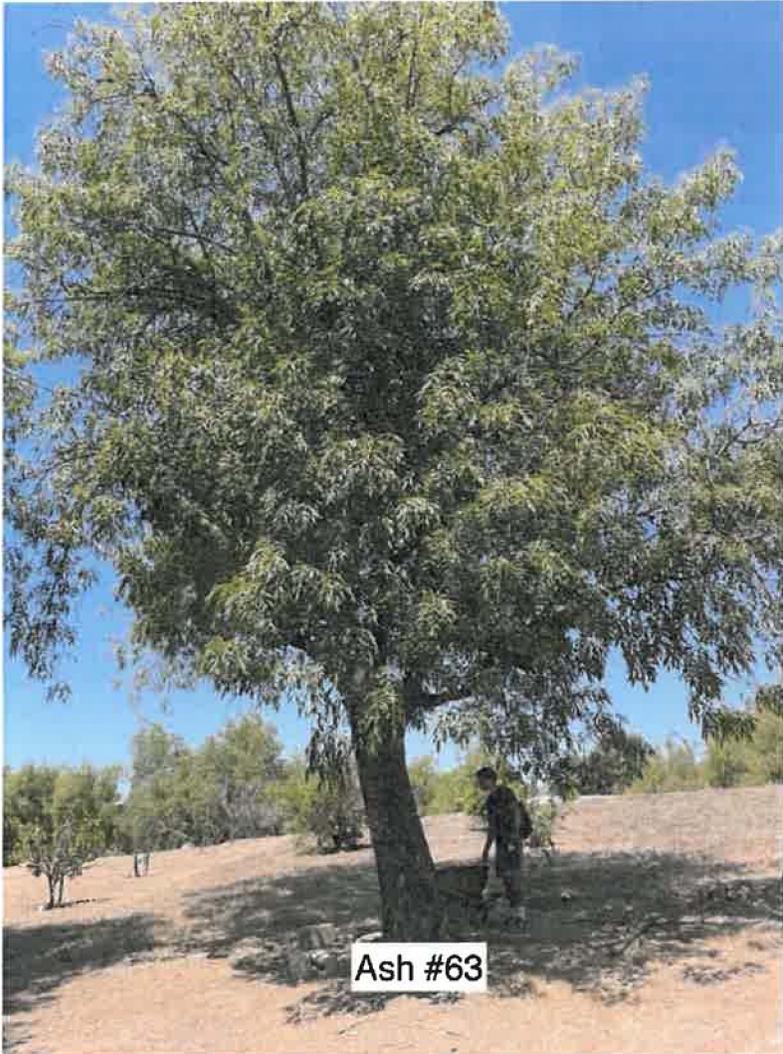


Ash #59, 60 & 61

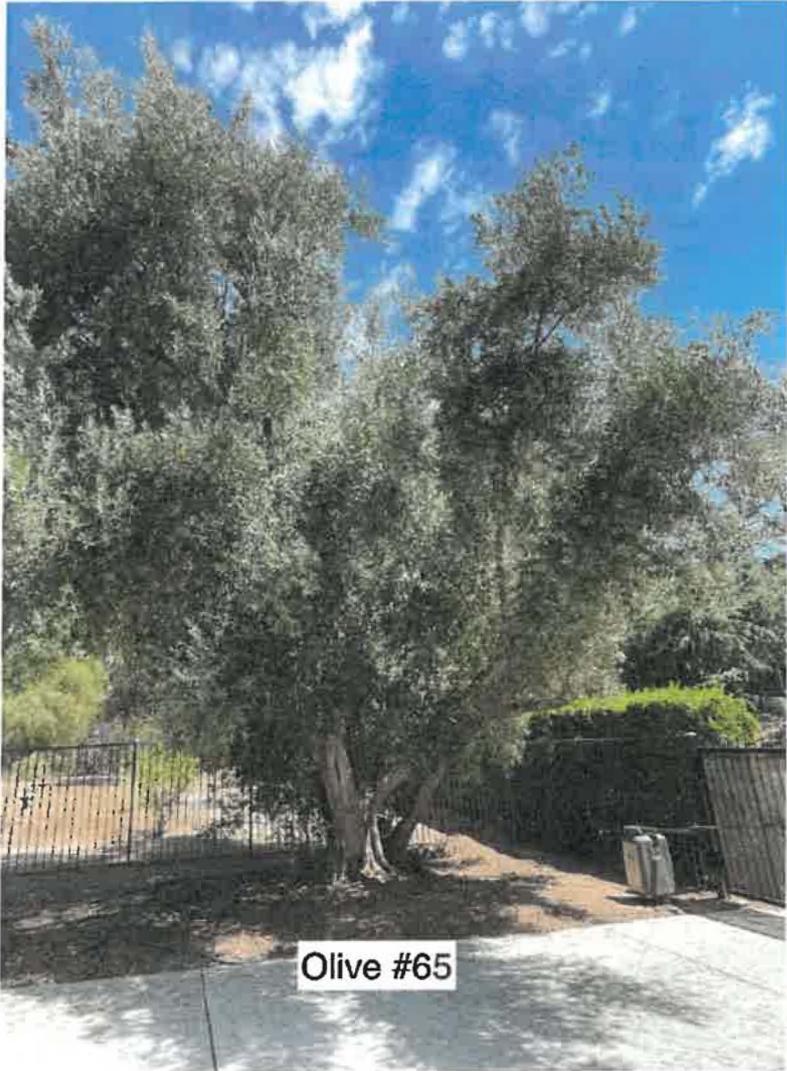


Holly leaf cherry #62

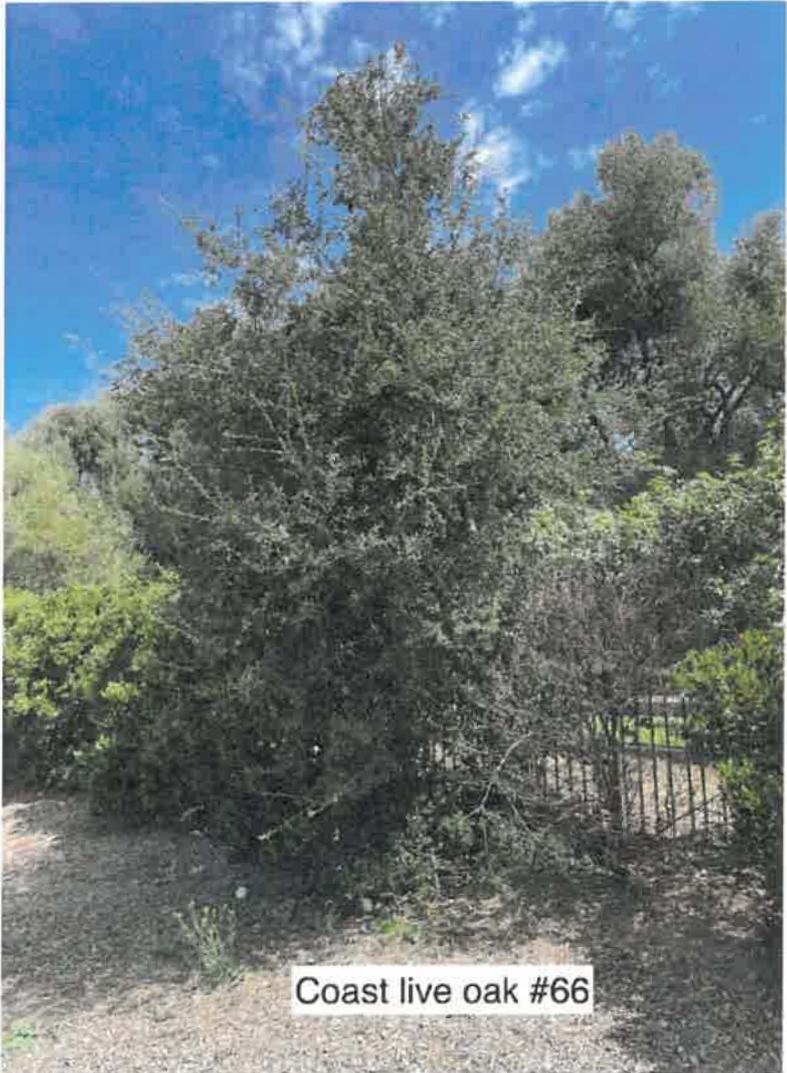
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Tree Report for Subdivision
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Olive #65



Coast live oak #66



TREE DISCLOSURE STATEMENT

Los Angeles Municipal Code (LAMC) Section 46.00 requires the protection of specific trees/shrubs located on private and public property, and that they be shown on submitted and approved site plans. Any discretionary application on a property that includes changes to the building footprint or any other change to the areas of the property not currently built upon or paved, including demolition, grading, or fence permit applications, or any discretionary change that could potentially remove or affect trees or shrubs, shall provide a Tree Disclosure Statement completed and signed by the Property Owner.

In addition to the submittal of the Tree Disclosure Statement, the second portion of this form is the Tree Letter. If the Tree Disclosure Statement indicates the presence of protected trees/shrubs on the project site, including within the public right-of-way, that will not be removed or impacted by the project, then the Tree Letter will be required. When the Tree Letter is required, a Tree Expert will need to conduct an initial field analysis clarifying how the project will have no impact on protected trees/shrubs, including protected species within the public right-of-way. Additionally, as part of the Tree Letter, the Tree Expert will need to provide a Tree Plan which details the existing trees on site, as well as a list with photographs of all trees on site and within the public right of way. Instead of filing a Tree Report which details the level of impact to the trees on site, the Tree Expert will complete the Tree Letter when there will not be any impacts to trees/shrubs due to the proposed project. A copy of the form shall be submitted to the project's administrative files with Los Angeles City Planning.

If the Tree Disclosure Statement and/or the Tree Letter indicate that there are any protected trees/shrubs on the project site and/or protected tree/shrubs in the public right-of-way that may be impacted or removed as a result of the project, a Tree Report (CP-4068) will be required, and the field visit must be conducted by a qualified Tree Expert, prepared and conducted within the last 12 months.

Property Address: 16777 WINNETKA AVE. CHATSWORTH, CA 91311

Date of Site Visit: July 17, 2025



TREE DISCLOSURE STATEMENT

Los Angeles Municipal Code (LAMC) Section 46.00 requires the protection of specific trees/shrubs located on private and public property, and that they be shown on submitted and approved site plans. Any discretionary application on a property that includes changes to the building footprint or any other change to the areas of the property not currently built upon or paved, including demolition, grading, or fence permit applications, or any discretionary change that could potentially remove or affect trees or shrubs, shall provide a Tree Disclosure Statement completed and signed by the Property Owner.

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If the Tree Disclosure Statement and/or the Tree Letter indicate that there are any protected trees/shrubs on the project site and/or protected tree/shrubs in the public right-of-way that may be impacted or removed as a result of the project, a Tree Report (CP-4068) will be required, and the field visit must be conducted by a qualified Tree Expert, prepared and conducted within the last 12 months.

Property Address: 16777 WINNETKA AVE. CHATSWORTH, CA 91311
Date of Site Visit: July 17, 2025

Tree Disclosure Statement

Complete all the following fields below:

Does the property contain any of the following protected trees or shrubs?

As defined in the Protected Tree Ordinance (Ord. No. 186,873), the minimum size requirement for a protected tree is four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree. The minimum size requirement for a protected shrub is four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub.

For reference purposes only, additional guidance and species identification information can be found in the Photographic Guide to the City of Los Angeles Protected Trees and Shrubs:

<https://streetsla.lacity.org/files/los-angeles-protected-trees-photo-guide-2024-septpdf>

Yes (Mark any that apply below)

- Oak, including Valley Oak (*Quercus lobota*) and California Live Oak (*Quercus agrifolia*) or any other tree of the oak genus indigenous to California, but excluding the Scrub Oak
- Southern California Black Walnut (*Juglans californica*)
- Western Sycamore (*Platanus racemosa*)
- California Bay (*Umbellularia californica*)
- Mexican Elderberry (*Sambucus mexicana*)
- Toyon (*Heteromeles arbutifolia*)

No

If unsure, please mark here. A Tree Expert may be required to inspect possible protected species at the discretion of the City Staff.

Does the property propose to remove any of the protected trees or shrubs listed above (per Ordinance No. 186,873)?

Yes No

If Yes, a Tree Expert must complete the Tree Report. See Form CP-4068 for more details.

If No, a Tree Expert must complete the Tree Letter section below and provide all accompanying documentation.

Have any trees or shrubs been removed in the last two years?

Yes No

If Yes, provide permit information: _____

Have any protected trees or shrubs been removed in the last two years (as listed in Ordinance No. 186,873)?

Yes No

If Yes, provide permit information: _____

Does the property contain any street trees in the adjacent Public Right-of-Way?

Yes No

Is the project proposing to remove any existing protected species of street trees in the adjacent Public Right of Way?

Yes No

If Yes, a Tree Expert must complete the Tree Report. See Form CP-4068 for more details.

Does the project occur within the Mt. Washington/Glassell Park Specific Plan Area and contain any trees 12 inches or more in diameter at 4.5 feet above average natural grade at the base of the tree and/or is more than 35 feet in height?

Yes No

Photo Index. Provide clear color photos of each tree in its entirety. The minimum photo size for each protected tree/shrub is 5" x 7" and must include the tree number, tree name, and recommendation on the same page. Multiple trees may be shown in one photo if there is a method to differentiate between individual trees. Indicate if any trees other than street trees are intentional ornamental plantings. Photo labels must correspond to the site plan for each of the following tree categories:

- Street trees in the adjacent public right-of-way
- Protected trees/shrubs (Ordinance No. 186,873)
- Other on-site trees (not including protected trees/shrubs nor significant/native trees)
- Off-site trees (include trees where their roots or canopy encroaches on the parcel)

Tree Letter (If Applicable)

This section is to be completed only by a Tree Expert. For Tree Expert credentials, refer to page 6.

Will the project remove or possibly create a substantial effect on any of the above-marked protected trees, protected shrubs, and/or protected tree/shrub species within the public right-of-way?

- Yes.** The project will require a Tree Report (CP-4068) by a Tree Expert.

Please describe which of the above-protected trees and/or protected shrubs may be affected by the project:

- No.** The project site will not remove or possibly create a substantial effect on any of the listed protected trees and/or protected shrubs and will not need a Tree Report.

Please describe how the project will not remove or possibly create a substantial effect on the protected trees and/or shrubs. Include strategies and management practices to protect and maintain the species on site such as methods for avoiding soil compaction or mechanical damage:

Additional Information Attached:

Yes

No

Photo Index. Provide clear color photos of each tree in its entirety. The minimum photo size for each protected tree/shrub is 5" x 7" and must include the tree number, tree name, and recommendation on the same page. Multiple trees may be shown in one photo if there is a method to differentiate between individual trees. Indicate if any trees other than street trees are intentional ornamental plantings. Photo labels must correspond to the site plan for each of the following tree categories:

- Street trees in the adjacent public right-of-way
- Protected trees/shrubs (Ordinance No. 186,873)
- Other on-site trees (not including protected trees/shrubs nor significant/native trees)
- Off-site trees (include trees where their roots or canopy encroaches on the parcel)

Tree Plan. Provide a site plan identifying the locations and species of all existing trees and shrubs (protected and) onsite. Append an 11" x 17" or larger legible site plan to the Tree Report. The site plan should also include the following information:

- Topography
- Color-coded tree/shrub symbols:
 - Yellow: Oak tree including Valley Oak (*Quercus lobata*) and California Live Oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to Southern California but excluding the Scrub Oak (*Quercus berberidifolia*)
 - Blue: Western Sycamore (*Platanus racemosa*)
 - Green: California Bay (*Umbellularia californica*)
 - Orange: Southern California black walnut (*Juglans californica*)
 - Pink: Mexican Elderberry (*Sambucus mexicana*)
 - Brown: Toyon (*Heteromeles arbutifolia*)
 - Purple: Significant Tree
- Approximate canopy extent (size and shape) and a Tree Protection Zone
- Locations of off-site trees that may be impacted by the project, if applicable
 - The footprint of any proposed buildings, walls, patios, pools, etc.
- The lot and proposed building(s) square footage

Tree Expert Credentials

Only to be completed by the Tree Expert of hire

Name of Tree Expert: KERRY NORMAN

Mark which of the following qualifications apply:

- Certified arborist with the International Society of Arboriculture who holds a license as an agricultural pest control advisor
- Certified arborist with the International Society of Arboriculture who is a licensed landscape architect
- Registered consulting arborist with the American Society of Consulting
- Arborists

Certification/License No.: ASCA - RCA #471

Tree Expert Name and Signature: [Signature] Date: 7-25-2025

PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer and/or County Assessor. In the case of partnerships, corporations, LLCs, or trusts, an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC, or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC, or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-7 below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
 - I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
 - I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
 - I understand if the application is approved, as part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
 - By my signature below, I declare under penalty of perjury under the laws of the State of California that foregoing statements are true and correct.

Space Below for Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 7.24.25 before me, J. Wheaton
(Insert Name of Notary Public and Title)

personally appeared Stephonic Vitaco, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Seal



(Signature)

[Handwritten Signature]

Property Owner's signature must be signed/notarized in the presence of a Notary Public. The City requires an original signature from the property owner with the "wet" notary stamp. A Notary Acknowledgment is available for your convenience on the following page.

Signature Stephanie Vitacco

Date 7-24-25

Print Name Stephanie Vitacco

Signature _____

Date _____

Print Name _____

BIOLOGICAL RESOURCES ASSESSMENT REPORT

**10777 Winnetka Avenue
City of Los Angeles, CA**

Prepared for:

MR. CHUCK STEVENS
10777 Winnetka Avenue
Chatsworth, CA 91311

Prepared by:

ENVICOM CORPORATION
4165 E. Thousand Oaks Boulevard, Suite 290
Westlake Village, California 91301
Contact: Mr. Jim Anderson, Principal Biologist

December 2024

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APPENDICES

Appendix 1	Tentative Tract Map 83950
Appendix 2	CNDDB and CNPS Database Results
Appendix 3	Vascular Plant Species Observed, September 11, 2024
Appendix 4	Wildlife Species Observed, September 11, 2024
Appendix 5	Potential for Occurrence of Special-Status Plant Species
Appendix 6	Potential for Occurrence of Special-Status Wildlife Species
Appendix 7	Form CP-4075

1.0 INTRODUCTION

Envicom Corporation (Envicom) has prepared this Biological Resources Assessment for the 10777 Winnetka Avenue Project (Project) located in the Chatsworth area of incorporated City of Los Angeles, Assessor's Parcel Number (APN) 2707-003-008 (subject property). The subject property is located within the Monteria Estates community. This report provides a biological assessment report pursuant to measure 4.3-1(a) of the Mitigation Monitoring Program for Citywide Housing Element 2021-2029 and Safety Element Updates' Final Environmental Impact Report (FEIR). It follows standard California Environmental Quality Act (CEQA) thresholds of significance as outlined in CEQA Appendix G. The report was written and prepared by Mr. Jim Anderson, Principal Biologist at Envicom, and Mr. Cameron Cesa, Staff Biologist at Envicom. Form CP-4075 is provided as Appendix 7.

2.0 EXECUTIVE SUMMARY

In summary, a biological survey of the site was conducted by Envicom in September 2024. During the survey, no sensitive and/or rare vegetation communities or habitats were identified within the Survey Area. Further, no special-status or federally- or state-listed plant or wildlife species were observed. Based on an analysis of the potential for occurrence of special-status species relative to the Survey Area, there is some limited potential for two (2) special-status wildlife as well as some nesting birds to occur onsite, and there is no reasonable potential for any special-status plants to occur onsite. There are no streams or other waterbodies onsite or adjacent to the site, and the subject property is not of any particular importance to wildlife movement. Implementation of mitigation measures for pre-construction special-status wildlife and nesting bird surveys specified in Section 6.0 of this report would ensure that potentially occurring special-status wildlife and nesting birds are avoided.

3.0 PROJECT OVERVIEW

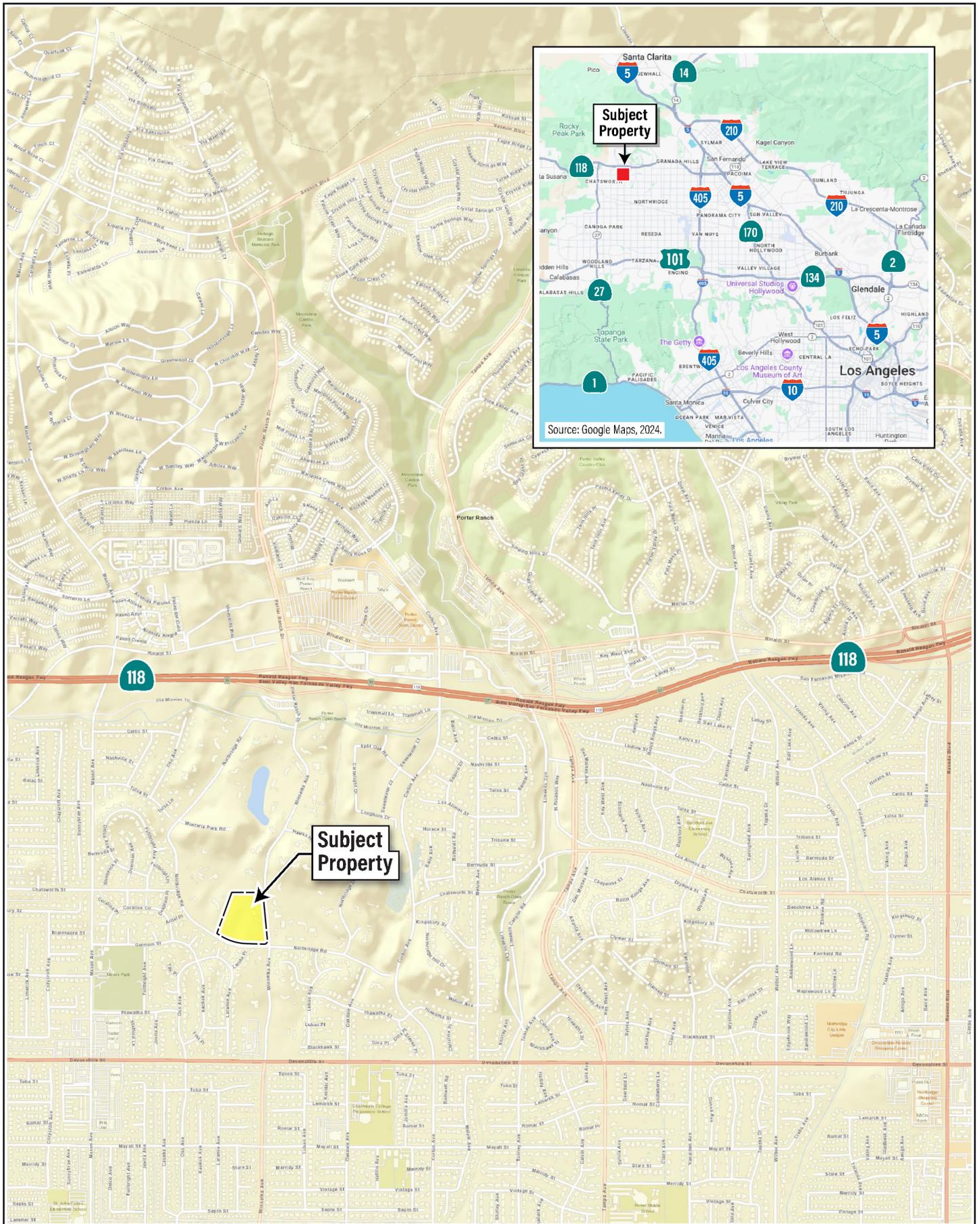
Project Description

The Project proposes to subdivide the approximately 11.50-acre subject property into five (5) lots as indicated on **Appendix 1, Tentative Tract Map 83950**. Proposed Lot 2 is currently developed with an existing single-family home and associated amenities/accessory structures and would not be developed further or modified. The other four (4) undeveloped lots would be developed with single-family homes and access driveways.

Select demolition activities would occur on Proposed Lot 1, including removal of two (2) existing small storage sheds and an outdoor basketball court. Also, all existing wrought iron fencing on Proposed Lot 1 and Lot 4 would be removed.

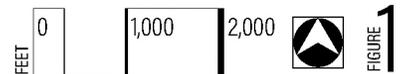
Project Location

The approximately 11.50-acre subject property (Survey Area) is located in the Chatsworth area of incorporated City of Los Angeles, within the Monteria Estates community at the intersection of Winnetka Ave and Northridge Road (**Figure 1, Project Location Map**). The nearest major freeway is the CA-118 approximately 0.6-mile north. The nearest open space area is approximately 0.5 miles north on the south side of the CA-118 freeway. The Survey Area is surrounded by single-family residential development on all sides and is centrally located within an urbanized residential area. **Figure 2, Aerial Image of Survey Area and Photo Locations** shows an aerial image of the Survey Area as well as provides orientation for



Source: ESRI, World Street Map Background Imagery, 2024.

Project Location Map





Aerial Source: Google Earth Pro, May 29, 2022.

Aerial Image of the Survey Area and Photo Locations



where and which direction the site photographs were taken during the biological survey. **Plates 1-3, Representative Photographs of Site Conditions**, shows color photographs taken at the time of the survey.

Site History

Proposed Lot 2 is developed with a single-family residence and associated amenities including a pool, driveway, landscaping, and accessory structures. This portion of the property is not proposed to be further developed or modified at this time. The other four (4) proposed lots are undeveloped and are proposed to be developed with four (4) single-family residences. The undeveloped proposed lots contain two (2) small storage sheds, an outdoor basketball court, some wrought iron fencing, and chain link fencing around the perimeter of the site. Google Earth Pro aerial imagery¹ shows that the undeveloped portion of the property has been repeatedly mowed or cleared for at least three (3) decades. During the biological site visit, it was observed that the ground-level vegetation had been recently mowed or cleared.

There is no documentation of any major fire having burned the site within the last several decades. The nearest and most recent fire to have burned through the general area was the 1970 Clampitt Fire, which burned approximately 115,537 acres including part of what is now Monteria Estates. The only other documented fire to have affected the general area is the 1950 Browns Canyon/Limekiln fire, which burned approximately 4,233 acres.

Existing Physical/Natural Site Features

Elevations at the subject property range between approximately 1,000-1,040 feet above mean sea level. The site is mostly flat with gentle slopes throughout in some areas. However, no major landforms or significant geomorphological features were observed during the survey of the site. Further, there are no unique physical characteristics such as cliff faces, rock outcrops, bluffs, or stream banks that have particular biological value. Per the United States Fish and Wildlife (USFWS) FWS Critical Habitat Mapper, the site is not located within federally designated critical habitat for any endangered or protected species. The USFWS National Wetlands Inventory Wetlands Mapper does not show any streams or other water features on the site. The site is typical of highly urbanized areas that support primarily non-native grasses and forbs habitats as well as ornamental plants associated with landscaping. The soils at the site consist entirely of Chualar-Urban land complex, 2 to 9 percent slopes, which is sandy loam whose parent material is mixed alluvium derived from igneous and sedimentary rock.

4.0 SURVEY METHODS

Pre-Field Evaluation

A literature review was performed that included information available in standard biological references and relevant lists and databases pertaining to the status and known occurrences of sensitive and special-status biological resources. Other sources of information included aerial photographs, topographic maps, soil survey maps, climatic data, and relevant policy documents. The following sources were among those reviewed in preparation for field surveys, or that were consulted during preparation of this report (for a complete list see the references section):

¹ Version 7.3.6.9796, accessed September 13, 2024.



Photo 1A – Eastern margin of the Survey Area.



Photo 1B – Representative photograph of individual coast live oak tree located along the southern margin of the Survey Area.



Photo 1C – Central portion of the Survey Area, facing southwest.



Photo 1D – Central portion of the Survey Area, facing northwest.



Photo 2A – Overall view of Survey Area taken from the southwestern corner.



Photo 2B – Overall view of Survey Area taken from the northwestern corner.



Photo 2C – Northern margin of the Survey Area with view of existing storage shed in the background.



Photo 2D – View of the northern portion of the Survey Area, taken from the northeast corner.



Photo 3A - Existing basketball court within the Survey Area proposed to be removed.



Photo 3B - Existing fallow garden in the Survey Area.



Photo 3C - Area just north of orchard in the northeast portion of the Survey Area.



Photo 3D - Existing accessory structure in the developed portion of the Survey Area.

-
- *Biogeographic Information and Observation System (BIOS)*, California Department of Fish and Wildlife (CDFW), data as of September 5, 2024;
 - *California Natural Diversity Database (CNDDDB) Rarefind 5* report for the 7.5' United States Geological Survey (USGS) Oat Mountain quadrangle and eight surrounding quadrangles, CDFW, data as of September 5, 2024;
 - *California Native Plant Society (CNPS) Inventory of Rare and Endangered Vascular Plants of California* report for the 7.5' USGS Oat Mountain quadrangle and eight surrounding quadrangles, CNPS, data as of September 5, 2024;
 - *FWS Critical Habitat Mapper for Threatened and Endangered Species*, U.S. Fish and Wildlife Service (USFWS), data as of September 5, 2024;
 - *USFWS Information, Planning, and Conservation System (IPaC) database*, USFWS, data as of December 11, 2024;
 - *California Wildlife Habitat Relationships (CWHHR) database*, CDFW, data as of December 11, 2024;
 - *USFWS National Wetlands Mapper*, USFWS, data as of September 5, 2024;
 - *South Coast Missing Linkages Project: A Linkage Design for the Santa Monica Mountains-Sierra Madre Connection*, South Coast Wildlands, 2006;
 - *California Essential Connectivity Project: A Strategy for Conserving a Connected California*, CalTrans and CDFW, February 2010;
 - *Protected Areas for Wildlife (PAWs) and Wildlife Movement Pathways (WMPs) Report*, ESA, February 2021;
 - *Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Natural Communities*, CDFW, March 10, 2018;
 - *List of Special Vascular Plants, Bryophytes, and Lichens*, CDFW, October 2024;
 - *California Natural Communities List*, CDFW, June 1, 2023; and,
 - *Special Animals*, CDFW, October 2024.

Lists generated for the CNDDDB and the CNPS literature searches are provided as **Appendix 2, CNDDDB and CNPS Database Results**.

Biological Survey

A biological survey of the site was conducted by Mr. Cameron Cesa, Staff Biologist, of Envicom. The survey was conducted on September 11, 2024, between the hours of 8:30 a.m. and 10:15 a.m., in warm, sunny conditions, with temperatures ranging between 64°F-71°F, and winds of 0-5 miles per hour. The survey included a search for protected biological resources including rare, threatened, and endangered plant and wildlife species, special habitats, and sensitive natural communities. The survey was performed by slowly walking transects across the Survey Area and investigating particular areas thoroughly as necessary. Proposed Lot 2 was evaluated from a distance using binoculars. The survey methodology resulted in a thorough investigation of the entire Survey Area, which was entirely accessible on foot.

The vegetation and land cover in the Survey Area was mapped in the field using Google Earth Pro aerial imagery captured in 2022. Where applicable, the vegetation and landcover observed were correlated with the *California Natural Communities List* (CDFW, June 2023). A complete inventory of vascular plants and wildlife observed was recorded, with all species identified to the taxonomic level necessary to determine

their status. Vascular plant species determinations were made using *The Jepson Manual: Vascular Plants of California, 2nd edition* (Baldwin B. et al. 2012). Photographs were taken as well to record site conditions at the time of the surveys.

Plant species observed during the field survey are provided as **Appendix 3, Vascular Plant Species Observed, September 11, 2024**. Vertebrate wildlife species were identified during the survey by direct observation, sign (e.g., tracks, scat, or burrows), or vocalization. Wildlife species identification relied upon Elbroch (2003), Reid (2006), Sibley (2016), and Stebbins (2003). **Appendix 4, Wildlife Species Observed, September 11, 2024**, provides a listing of vertebrate wildlife species observed. Photographs of site conditions are included as Plates 1-3.

Mr. Jim Anderson, Principal Biologist of Envicom, also conducted a walkover of the Project site on December 12, 2024.

5.0 BIOLOGICAL RESOURCES

5.1 Vegetation and Plant Communities

The vegetation within the Survey Area was correlated with the *Manual of California Vegetation Online* (Sawyer, J.O. et al., 2008, available online at vegetation.cnps.org) and the *California Natural Communities List* (CDFW, June 1, 2023), where applicable. These documents provide lists and/or descriptions of plant communities occurring in the State of California. In these documents plant communities are assigned a conservation status rank (also known as “rarity rank”), which is used to determine the rarity of the plant community. Plant communities with global or state status ranks of G1 through G3, or S1 through S3, respectively, are rare and/or sensitive, and are referred to as “natural communities of special concern”. In some cases, CDFW may classify vegetation communities as sensitive, regardless of their global or state status ranks. Plant communities are classified based on plant species composition and abundance, as well as the underlying abiotic conditions of the stand, such as slope, aspect, or soil type. A discussion of the vegetation recorded within the Survey Area is provided below and is organized by habitat type.

One (1) native vegetation community was observed within the Survey Area, namely Coast Live Oak (*Quercus agrifolia*) Woodland Alliance. None of the other vegetation/landcover classes meet the criteria for classification as a natural community as outlined in the *California Natural Communities List*. **Table 1, Vegetation and Landcover Within Survey Area** provides a summary of the vegetation and landcover types within the Survey Area as well as the corresponding acreage. The map of the vegetation and landcover recorded within the Survey Area is provided as **Figure 3, Vegetation and Landcover Impacts Map**.

Table 1
Vegetation and Land Cover Within Survey Area

Habitat Class	Plant Community	Conservation Status Rank	Total Acreage ²
Woodland	Coast Live Oak (<i>Quercus agr. folia</i>) Woodland Alliance [71.060.00]	G5S4	0.280
	Non-native Trees/Shrubs & Landscaping	Not Ranked	2.145
Herbaceous	Non-Native Grasses and Forbs	Not Ranked	8.406
Individual Native Trees (not part of oak woodland)	Coast Live Oak (<i>Quercus agr. folia</i>) Trees	--	0.047
Other Landcover	Developed	--	0.449
	Orchard	--	0.120
Total Acreage			11.447

Woodland/Tree Stands

Coast Live Oak Woodland Alliance

This vegetation community was observed on Proposed Lot 2 where there is an existing single-family residence. It is presumably remnant of what existed onsite prior to development and does not contain the biological characteristics of oak woodlands that would be present in more natural, undeveloped areas. The observed oak woodland’s understory is either developed or landscaped and does not support native vegetation. Further, it is surrounded by ornamental trees and other vegetation. This community receives a state rank of S4, indicating it is not rare in the State of California. Further, CDFW does not consider this community to be sensitive. The woodland was mapped to the alliance level due to its disturbed condition and because it does not meet any of the coast live oak woodland associations of the Manual of California Vegetation.

Non-Native Trees/Shrubs & Landscaping

This landcover classification refers to stands of non-native trees and shrubs established as landscaping throughout the entire Survey Area. Trees/shrubs present include Peruvian pepper tree (*Schinus molle*), European olive (*Olea europea*), pine (*Pinus* sp.), and oleander (*Nerium oleander*). Some native coast live oaks are present within this landcover classification and are mixed in with landscaping on proposed Lot 2. The Project’s tree report discusses the specific locations of onsite protected trees.

Herbaceous

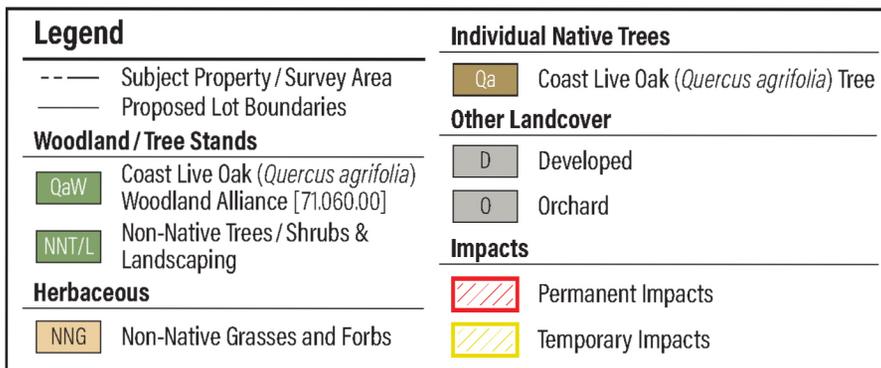
Non-Native Grasses and Forbs

This landcover classification dominates the Survey Area. It is typical of areas that are routinely weed-whipped, mowed, or otherwise cleared and is often associated with small, undeveloped areas surrounded by development such as the Survey Area. Within the Survey Area, this landcover classification comprises mostly non-native grasses and forbs such as ubiquitous invasive species including Mediterranean mustard (*Hirschfeldia incana*), Russian thistle (*Salsola australis*), and Bermuda grass (*Cynodon dactylon*). Some

² Total acreage includes acreage of all vegetation and landcover types within the Survey Area.



Aerial Source: Google Earth Pro, May 29, 2022.



select individual native plants are present in areas mapped using this classification, including sacred datura (*Datura wrightii*), turkey mullein (*Croton setiger*), vinegarweed (*Trichostemma lanceolatum*), narrowleaf milkweed (*Asclepias fascicularis*), and Spanish lotus (*Acmispon americanus* var. *americanus*). These individual native species are commonly observed in areas dominated by non-native annual grasses and forbs and do not constitute distinct natural vegetation communities that meet the criteria for classification as any vegetation communities outlined in the *Manual of California Vegetation*. This landcover classification is not considered sensitive by the CDFW.

Individual Native Trees

Individual Coast Live Oak Trees

Individual native coast live oak trees located within the proposed development area are shown on Figure 3 for informational purposes. They are both located at the southern boundary of the Survey Area. There is one (1) on proposed Lot 4 and one (1) on proposed Lot 5. These trees are not part of an oak woodland but may be protected by the City's Oak Tree Ordinance depending on their trunk size.

Other

Developed

Developed areas comprise an existing basketball court, two (2) existing storage sheds, and a single-family residence and associated amenities.

Orchard

This landcover classification refers to a small orchard located on Proposed Lot 2. It comprises entirely landscaped trees/shrubs, many of which are fruit or citrus trees.

5.1.1 Plant Communities/Habitats Listed in CNDDDB

A review of the CDFW's CNDDDB Rarefind 5 application indicates that the following 13 Sensitive Plant Communities/Habitats have been reported in the Oat Mountain and eight (8) surrounding quadrangles:

- California Walnut Woodland
- Cismontane Alkaline Marsh
- Mainland Cherry Forest
- Riversidian Alluvial Fan Sage Scrub
- Southern California Threespine Stickleback Stream
- Southern Coast Live Oak Riparian Forest
- Southern Cottonwood Willow Riparian Forest
- Southern Mixed Riparian Forest
- Southern Riparian Scrub
- Southern Sycamore Alder Riparian Woodland
- Southern Willow Scrub
- Valley Needlegrass Grassland
- Valley Oak Woodland.

The CNDDDB and BIOS do not identify the presence of these Sensitive Plant Communities/Habitats in the Survey Area. Further, none of these communities was observed in the Survey Area.

5.2 Plant Species

A total of 29 vascular plant species were identified on September 11, 2024, including 11 native species (38 percent) and 18 non-native or introduced species (62 percent). A complete list of the vascular plant species observed within the Survey Area is provided as Appendix 2.

The surveys also included a search for special-status plant species. Special-status plant species either have unique biological significance, limited distribution, restricted habitat requirements, particular susceptibility to human disturbance, or a combination of these factors. For the purposes of this report, special-status plant species are those plants listed, proposed for listing, or candidates for listing as Threatened or Endangered under the Federal Endangered Species Act (FESA); those listed or proposed for listing as Threatened or Endangered under the California Endangered Species Act (CESA); those listed as Rare under the Native Plant Protection Act; and plants on the CNPS Inventory of Rare and Endangered Vascular Plants with a California Rare Plant Rank (CRPR) 1A (plants presumed extirpated in California and either rare or extinct elsewhere), 1B (which includes plants considered to be rare, threatened, or endangered species in California and elsewhere), 2A (plants presumed extirpated in California, but more common elsewhere), 2B (plants rare, threatened, or endangered in California, but more common elsewhere), and 3 (plants about which more information is needed - a review list). The term “special-status” is also used herein to denote species on the CNPS Inventory with a CRPR 4 that have a limited distribution in California. The status codes for special-status plants are included in **Table 2, Status Codes for Special-Status Plants**.

Special-Status Plant Species Observed

No rare, threatened, or endangered plant species were observed in the Survey Area on September 11, 2024. Plant species observed consisted entirely of either ubiquitous invasive species or common native individual plants.

Potential for Occurrence Analysis of Special-Status Plant Species

An evaluation of the potential for occurrence of special-status plant species within the Project area was undertaken through a search of the CNDDDB (CDFW 2024) and the CNPS Online Inventory of Rare and Endangered Plants, 8th ed. (CNPS 2024) for species reported within the Oat Mountain quadrangle and the surrounding eight quadrangles, including San Fernando, Santa Susana, Val Verde, Newhall, Mint Canyon, Canoga Park, Calabasas, and Van Nuys. These lists are provided as Appendix 2. The analysis of the special-status plants potentially occurring within the Survey Area is presented in **Appendix 5, Potential for Occurrence of Special-Status Plant Species**, which provides a description of each species considered, including growth form, blooming period, conservation status, primary habitat associations, and an evaluation of their potential for occurrence in the Study Area. CRPR 4 ranked plants were not included in the analysis. The analysis was based primarily on the habitat affinities and known distribution of the species, as well as the experience of the surveying biologists. Most special-status plant species known to occur in the region are precluded from occurring at the site due to lack of suitable habitat or because the site is outside of the known range of the species. Other species, particularly perennial shrubs and many of the perennial herbs, could be confirmed as absent as they were not found during the survey conducted in 2024.

There are no special-status plant species that were determined to have potential to occur within the Survey Area. Special-status plants are not expected due to the highly disturbed and fragmented condition of the site, which has been prone to repeated disturbances such as trampling, clearing, or mowing for many years.

Table 2

Status Codes for Special-Status Plants

FEDERALLY PROTECTED SPECIES	
FE (Federal Endangered)	A species that is in danger of extinction throughout all or a significant portion of its range.
FT (Federal Threatened)	A species that is likely to become Endangered in the foreseeable future.
FC (Federal Candidate)	A species for which USFWS has sufficient information on its biological status and threats to propose it as Endangered or Threatened under the Endangered Species Act (ESA), but for which development of a proposed listing regulation is precluded by other higher priority listing activities.
STATE PROTECTED SPECIES	
CE (California Endangered)	A native species or subspecies which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.
CT (California Threatened)	A native species or subspecies that, although not presently threatened with extinction, is likely to become an Endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as "Rare" on or before January 1, 1985, is a "Threatened species."
CR (California Rare)	A species, subspecies, or variety of plant is rare under the Native Plant Protection Act when, although not presently threatened with extinction, it is in such small numbers throughout its range that it may become Endangered if its present environment worsens. Animals are no longer listed as Rare; all animals listed as Rare before 1985 have been listed as threatened.
CALIFORNIA RARE PLANT RANK (CRPR) (formerly CNPS Lists)	
CRPR 1A	Plants presumed extirpated in California and either rare or extinct elsewhere.
CRPR 1B	Plants rare, threatened, or endangered in California and elsewhere.
CRPR 2A	Plants presumed extirpated in California, but more common elsewhere.
CRPR 2B	Plants rare, threatened, or endangered in California, but more common elsewhere.
CRPR 3	A review list for plants for which there is inadequate information to assign them to one of the other lists or to reject them.
CRPR 4	A watch list for plants that are of limited distribution in California.
CALIFORNIA NATIVE PLANT SOCIETY (CNPS) THREAT RANK	
The CNPS Threat Rank is an extension added onto the California Rare Plant Rank and designates the level of endangerment, as follows:	
<ul style="list-style-type: none"> • 0.1-Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat). • 0.2-Fairly threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat). • 0.3-Not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known). 	

5.3 Protected Trees

An analysis of impacts to protected trees is out of scope of this report. Please refer to the Project's tree report for an analysis of impacts to protected trees.

5.4 Wildlife Species

Wildlife species observed during the biological survey were entirely species that are common to the region. A list of the species observed at the site is provided as Appendix 4. The species observed represent only some of the wildlife species that can be expected to utilize habitats within and adjacent to the Survey Area for cover, foraging, and reproduction. In general, species observed include those that are more easily detected during daytime surveys. Several common species (e.g., reptiles, birds, small mammals) likely reproduce at the site, and a wide range of larger or mobile species can be expected to use portions of the Survey Area's resources routinely, such as foraging raptors, and medium-sized mammals, such as skunks and racoons. Bird species observed during the survey consisted primarily of year-round residents. Several

species of birds can be expected to nest at the site in any given year. Nearly all species of birds, while nesting, are protected by Fish and Game Code Section 3503 and 3503.5, and by the federal Migratory Bird Treaty Act.

Special-Status Wildlife Species Observed

For the purposes of this report, special-status wildlife species are those species that are listed, proposed for listing, or that meet the criteria for listing as Endangered or Threatened under FESA or CESA; and those that are listed on the CDFW's Special Animals list with a designation of SSC (California Species of Special Concern) or CFP (California Fully Protected). Mandatory special consideration or protection of these species is required pursuant to the FESA, CESA, and/or the California Environmental Quality Act (CEQA). No wildlife species considered to be rare, threatened, endangered, or listed on the CDFW's Special Animals list were found during the survey of the site.

Potential for Occurrence of Special-Status Wildlife Species

Several special-status wildlife species that were not observed during the survey have potential to occur in the Survey Area and in the vicinity, even if in some cases only infrequently, in transit, or on a temporary basis. An analysis of the potential for occurrence of special-status wildlife was undertaken through research of the CDFW Natural Diversity Database using the Rarefind 5 application for special-status "elements" on the Oat Mountain quadrangle and eight adjacent quadrangles. The potential for occurrence analysis is provided as **Appendix 6, Potential for Occurrence of Special-Status Wildlife Species**, which includes the species' protected status, primary habitat associations, and an assessment of their potential for occurrence. Status codes used for special-status wildlife are listed below in **Table 3, Status Codes for Special Status Wildlife**. The potential for occurrence analysis provides an assessment for the potential of special-status wildlife to occur within the Survey Area on the basis of their known distribution and habitat requirements.

The following 11 special-status wildlife species were determined to have potential to occur in the Survey Area, including two (2) insects, seven (7) birds, and two (2) bats. Most of these species have only low potential to occur. Only the monarch butterfly and Cooper's hawk have moderate or high potential to occur. These species would occur only occasionally or temporarily within or over the Survey Area and with the exception of Cooper's hawk would not potentially reproduce at the site. For more information see Appendix 6.

Insects

The following special-status insect has potential to occur within the Survey Area whether foraging or as a migrant but is not expected to reproduce within the Survey Area. Individuals of this species are not protected, but overwintering roosts for monarch butterflies are considered sensitive. The site does not contain suitable overwintering roosting habitat and therefore this species would not roost at the site. Nonetheless, it could occur onsite as an individual to forage or while moving through the region:

- Monarch – California overwintering population (*Danaus plexippus* population 1) [FC]

Also, the following special-status insect has low potential to occur temporarily within the Survey Area.

- Crotch's bumble bee (*Bombus crotchii*) [SC]

Table 3
Status Codes for Special-Status Wildlife

FEDERALLY PROTECTED SPECIES	
FE (Federal Endangered)	A species that is in danger of extinction throughout all or a significant portion of its range.
FT (Federal Threatened)	A species that is likely to become endangered in the foreseeable future.
FC (Federal Candidate)	A species for which USFWS has sufficient information on its biological status and threats to propose it as endangered or threatened under the Endangered Species Act (ESA), but for which development of a proposed listing regulation is precluded by other higher priority listing activities.
FSC (Federal Species of Concern)	A species under consideration for listing, for which there is insufficient information to support listing at this time. These species may or may not be listed in the future, and many of these species were formerly recognized as “Category-2 Candidate” species.
STATE PROTECTED SPECIES	
CE (California Endangered)	A native species or subspecies which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.
CT (California Threatened)	A native species or subspecies that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as “rare” on or before January 1, 1985, is a “threatened species.”
SSC (California Species of Special Concern)	Animals that are not listed under the California Endangered Species Act, but which nonetheless 1) are declining at a rate that could result in listing, or 2) historically occurred in low numbers and known threats to their persistence currently exist.
STATE PROTECTED SPECIES	
CFP (California Fully Protected)	This designation originated from the State's initial effort in the 1960's to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, mammals, amphibians, reptiles, and birds. Most fully protected species have also been listed as threatened or endangered species under the more recent endangered species laws and regulations. California Fully Protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock.
SA (Special Animal)	“SA” is used herein if the animal is included on the CDFW’s Special Animals list but does not fall under any of the categories listed above. In general, special protection of these species is not mandatory under CEQA, although CDFW considers these species to be among those of greatest conversation need.
CDFW WL	Species included on CDFW’s Watch List.

Birds

The following seven (7) special-status birds have some potential to occur temporarily or to simply forage aerially over the Survey Area and vicinity with varying probabilities, but the area mostly either lacks

suitable nesting habitat for most of these species or these species would be very unlikely to nest here. The potential for occurrence of some of these species is quite low, but they have not been excluded because their temporary presence at the site cannot be entirely discounted. Only the Cooper's hawk has high potential to occur within the Survey Area. All the following species, as well as all other potentially nesting native birds, would be protected under the federal Migratory Bird Treaty Act (MBTA) and/or California Fish and Game Code sections 3503, 3503.5, and 3511.

- Burrowing owl (*Athene cunicularia*) [SC]
- Cooper's hawk (*Accipiter cooperii*) [CDFW WL]
- Swainson's hawk (*Buteo swainsonii*) [CT]
- California horned lark (*Eremophila alpestris actia*) [CDFW WL]
- Loggerhead shrike (*Lanius ludovicianus*) [SSC]
- White-tailed kite (*Elanus leucurus*) [CFP]
- Tri-colored blackbird (*Agelaius tricolor*) [CT]

Mammals

The following two (2) special-status bats could forage and/or roost temporarily in trees or structures in the Survey Area. The site is not unique to these species and the species would not be reliant on the site to carry out the various stages of their lifecycle. Rather, they have not been excluded because their temporary presence at the site cannot be entirely ruled out given their level of mobility. The potential for occurrence of both species is low.

- Pallid bat (*Antrozous pallidus*) [SSC]
- Western mastiff bat (*Eumops perotis californicus*) [SSC]

5.5 Habitat Linkages and Wildlife Movement

Habitat linkages are physical connections that allow wildlife to move between areas of suitable habitat in both undisturbed and fragmented landscapes. These can be critical at both the local and regional level. Habitat linkages are necessary not only to access essential resources, such as water sources or habitat for foraging, breeding, or cover, but also for dispersal and migration, to ensure the mixing of genes between populations, and so wildlife can respond and adapt to environmental stress, and thus are necessary to maintain healthy ecological and evolutionary processes. Wildlife corridors are areas of open space of sufficient width to permit the movement of larger, mobile species to move from one major open space region to another. Regional habitat linkages are larger wildlife corridors or regions of connectivity that are important for movement of multiple species and maintenance of ecological processes at a regional scale. Habitat loss and fragmentation are the leading threats to biodiversity, both globally and in southern California. Efforts to combat these threats include identifying and conserving large "core" areas of habitat and well as habitat linkages between them.

Wildlife crossings are generally small, narrow areas allowing wildlife to pass through an obstacle or barrier, such as a roadway to reach another patch of habitat. Examples of barriers or impediments to movement include housing and other urban development, roads, fencing, or open areas with little vegetative cover. Examples of wildlife crossings include culverts, drainage pipes, underpasses, and tunnels.

Based on a review of the following documents, the Project site is not within an area that has been identified as important to wildlife movement, such as a regional-scale habitat linkage or a wildlife movement corridor:

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- *City of Los Angeles General Plan, Land Use Element; Chatsworth-Porter Ranch Community Plan, updated September 7, 2016*
 - *South Coast Missing Linkages Project: A Linkage Design for the Santa Monica Mountains-Sierra Madre Connection* (Penrod, K. et. al., 2006)
 - *California Essential Connectivity Project: A Strategy for Conserving a Connected California* (Spencer et al., February 2010)
 - *Protected Areas for Wildlife (PAWs) and Wildlife Movement Pathways (WMPs) Report*, ESA, February 2021

The potential importance of the Project site to wildlife movement was also evaluated both in the field and by reviewing recent aerial photographs of the site and the surrounding area. The site is not of particular importance to wildlife for movement. For example, the site is not situated within a bottleneck of habitat between larger areas of core suitable habitat, it does not contain an important wildlife crossing, and it is not necessary for wildlife to pass through the site to access essential resources for water, foraging, breeding, or cover. The Project site is situated within a highly urbanized area surrounded by residential development is constrained regionally by multiple different major roads and highways. The nearest large open space area is well away from the Project site, north of the CA-118 freeway.

6.0 IMPACTS DISCUSSION

This impacts analysis is based on Tentative Tract Map 83950 provided as Appendix 1, which conceptualizes the development and locations of the proposed single-family residences. This conceptual plan is not a final plan, and the final development plan would need to be approved by the City Planning Department prior to development implementation. The Project as shown on the conceptual plan proposes to subdivide the subject property into five (5) lots and develop proposed Lots 1, 3, 4, and 5 with single-family residences. Each two-story residence would be approximately 5,000 square feet in total and would have an approximate 2,500 square-foot footprint. Each residence would be accessed via proposed driveways accessible from existing Northridge Road and Winnetka Ave. Two (2) small temporary storage sheds and an outdoor basketball court on proposed Lot 1 would be removed as well as existing wrought iron fencing on proposed Lot 1 and Lot 4. The portion of the wrought iron gate to be removed includes approximately 280 linear feet beginning at the northern margin of the property and ending where it intersects the lot line for proposed Lot 2. Removal of this portion of the wrought iron gate would result in temporary impacts to ground-level vegetation including non-native grasses and forbs. Proposed Lot 2 is not proposed to be modified or improved as part of the Project. All existing development on Lot 2 would remain as is.

Given that the lots proposed for development comprise primarily non-native grasses and forbs and non-native/ornamental trees/shrubs, the final location of the structures compared to the conceptual plan would not change the nature of impacts to onsite biological resources. The final location of the structures, unless coincident or overlapping with protected oak trees, would only impact non-native grasses and forbs habitats as well as non-native/ornamental trees/shrubs. The site is not located in a Fire Hazard Severity Zone, and therefore potential impacts of fuel modification or brush clearance are not expected. Any fuel modification onsite to protect the proposed structures would only impact non-native grasses and forb habitats and non-native/ornamental trees/shrubs.

There are no Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans that are applicable to the Project site or the surrounding area. Therefore, the Project would have no impact with respect to conflicts with habitat conservation plans.

6.1 Impacts to Vegetation and Plant Communities

Vegetation proposed to be impacted by the Project comprises entirely non-native grasses and forbs and non-native/ornamental trees/shrubs. Impact acreages to vegetation and landcover are summarized below in **Table 4, Vegetation and Landcover Impacts**. Approximately 1.132 acres of vegetation and landcover would be permanently removed by the construction activities and the proposed removal/demolition of sheds and the outdoor basketball court. Removal of the subject portion of the existing wrought iron gate would result in approximately 0.027-acre of temporary impacts inclusive of non-native trees/shrubs and landscaping as well as non-native grasses and forbs.

Development of the single-family residences would not result in the removal of any native vegetation communities or sensitive natural communities/natural communities of special concern. Therefore, impacts to vegetation and plant communities are considered less than significant.

Table 4
Vegetation and Landcover Impacts

Habitat Class	Plant Community	Conservation Status Rank	Permanent Impacts (Acres)	Temporary Impacts (Acres)
Woodland	Coast Live Oak (<i>Quercus agr.folia</i>) Woodland Alliance [71.060.00]	G5S4	0.000	0.000
	Non-native Trees/Shrubs & Landscaping	Not Ranked	0.043	0.022
Herbaceous	Non-Native Grasses and Forbs	Not Ranked	1.047	0.005
Individual Trees	Coast Live Oak (<i>Quercus agr.folia</i>) Tree	--	0.000	0.000
Other Landcover	Developed	--	0.042	0.000
	Orchard	--	0.000	0.000
Total Acreage			1.132	0.027

6.2 Impacts to Special-Status Plants

The Project site does not support any native vegetation communities and is far removed from the natural, undeveloped conditions in which special-status plant species would occur. It is recommended that a springtime rare plant survey not be required for the Project since the site is highly urbanized and has been repeatedly mowed and/or cleared for several decades and therefore does not support the resources or conditions necessary to functionally support a special-status plant. Given that no special-status plants were observed at the site and that there is no reasonable potential for any special-status plant species to occur at the Project site, impacts to special-status plant species are considered less than significant.

6.3 Impacts to Protected Trees

Removal or encroachment of City protected trees would require a City Oak Tree Permit. The Project site plan indicates there are 14 protected trees as the site and that none would be removed by the Project. An impact analysis for protected trees is not within the scope of this report. Please refer to the Project's tree report for an assessment of onsite protected trees.

6.4 Impacts to Special-Status Wildlife

The two (2) special-status wildlife species that have moderate or high potential to occur within the Survey Area include Cooper's hawk and the monarch butterfly. Other potentially occurring special-status wildlife species have only low potential to occur and therefore are not expected to be potentially impacted by the Project. Monarch butterflies would only potentially occur while foraging or moving through the site, as the site is not suitable for monarch butterfly overwintering. As the site is not suitable for overwintering, the monarch butterfly would not potentially be significantly impacted by the Project. Cooper's hawk is expected to forage occasionally at the Project site and could also nest in trees at the site. The loss of foraging and nesting habitat for the Cooper's hawk would not significantly impact a population of this species, as it is adapted to urban environments and sufficient habitat would remain in the surrounding area. Cooper's hawk would be capable of escaping harm during grading and construction, but nesting Cooper's hawks could be directly and indirectly impacted, such as during removal of trees or due to disturbance by construction activities. Impacts to nesting birds are addressed under Section 6.5, below, which would ensure potential impacts to special-status wildlife including the potentially occurring Cooper's hawk would be less than significant.

6.5 Impacts to Nesting Birds

Ground and vegetation disturbing activities if conducted during the nesting bird season (February 1 to August 31) would potentially result in removal or disturbance to trees and/or shrubs that could contain active bird nests. In addition, these activities would also affect herbaceous vegetation that could support and conceal ground-nesting species. Project activities that result in the loss of bird nests, eggs, and young, would be in violation of one or more of California Fish and Game Code sections 3503 (any bird nest), 3503.5 (birds-of-prey), or 3511 (Fully Protected birds). In addition, removal or destruction of one or more active nests of any other birds listed by the federal Migratory Bird Treaty Act of 1918 (MBTA), whether nest damage was due to vegetation removal or to other construction activities, would be considered a violation of the MBTA and California Fish and Game Code Section 3511. The loss of protected bird nests, eggs, or young due to Project activities would be a significant impact. Implementation of condition of approval **COA-1** below would reduce potentially significant impacts to nesting birds to a less than significant level.

COA-1 Condition of Approval to Avoid Impacts to Nesting Birds

Construction activities initiated during the bird nesting season (February 1 – August 31) involving removal of vegetation or other nesting bird habitat, including abandoned structures and other man-made features, a pre-construction nesting bird survey shall be conducted no more than three days prior to initiation of ground disturbance and vegetation removal activities. The nesting bird pre-construction survey shall be conducted on foot and shall include a 100-foot buffer around the construction site. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in southern California. If nests are found, an avoidance buffer shall be determined dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site, which shall be demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to demarcate the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within the buffer until the avian biologist has confirmed that breeding/nesting is completed, and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist on the

basis that the encroachment will not be detrimental to an active nest. A report summarizing the pre-construction survey(s), construction monitoring, and implementation of protective measures conducted shall be prepared by a qualified biologist.

Proposed Project site plans shall include a statement acknowledging compliance with the federal MBTA and CFGC that includes avoidance of active bird nests and identification of Best Management Practices to avoid impact to active nests, including checking for nests prior to construction activities during February 1 to August 31 and what to do if an active nest is found so that the nest is not inadvertently impacted during grading or construction activities.

6.6 Impacts to Wildlife Movement

The Project site is not within an area that has been identified as important to wildlife movement, such as a regional-scale habitat linkage or a wildlife movement corridor. Also, the site is not situated within a bottleneck of habitat between larger areas of core suitable habitat, it does not contain an important wildlife crossing, and it is not necessary for wildlife to pass through the site to access essential resources for water, foraging, breeding, or cover. The Project site is situated within a highly urbanized area surrounded by residential development and roads. Therefore, Project impacts to wildlife movement would be less than significant.

6.7 Water Resources

The Project site does not contain and is not near any wetlands, streams, or other waterbodies. Therefore, Project impacts on water resources would be less than significant.

6.8 Cumulative Impacts

The only potential impact of the Project is to nesting special-status and common birds, and this impact would be mitigated by compliance with the Migratory Bird Treaty Act and applicable CDFW codes, which is addressed in recommended regulatory compliance condition COA-1. Also, any potential impact to nesting birds would be relatively low. Therefore, there is no reason to expect the Project would have a cumulatively considerable contribution to a significant cumulative impact to biological resources.

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APPENDIX 1
Tentative Tract Map 83950



SURVEYOR'S NOTES:

1. SITE AREA: 1495,791.38 SQ. FT. OR 11.3816 ACRES
2. PROTECTED TREES: 11
3. TREES TO BE REMOVED: 0
4. SITE ADDRESSES: 10777 N. WINNETKA AVENUE
5. ZONING: A-1 PROPOSED ZONING: A2-1
6. DISTRICT MAP NO.: 207B113
7. NOTE:
THIS PROPERTY IS NOT LOCATED IN THE HILLSIDE AREA.
THIS PROPERTY IS NOT LOCATED IN THE LIQUEFACTION AREA.
THIS PROPERTY IS LOCATED IN THE HIGH PRIORITY HAZARDOUS ZONE.
ACTIVE FAULT NEAR SOURCE ZONE: 41.82 KM TO THE SANTA SUSANA FAULT ACCORDING TO ZMAS
8. HAZARDOUS AREAS: HIGH WIND VELOCITY AREAS
9. PROPOSED SEWAGE DISPOSAL: EXISTING SANITARY SEWER NORTH RIDGE ROAD
10. SPECIFIC PLAN: NONE
11. GENERAL PLAN LAND USE: MINIMUM RESIDENTIAL
12. ASSESSOR'S PARCEL NUMBER: 2707-003-008
13. SEE PREVIOUS APPROVED CASE: TT-62021

FRONT YARD: 20% LOT DEPTH, 25FT MAX
 SIDE YARD: 10% LOT DEPTH, 25FT MAX
 REAR YARD: 25% LOT DEPTH, 25FT MAX

PROPOSED DEVELOPMENT:
 5 LOTS FOR SINGLE FAMILY RESIDENCES.

OWNER:

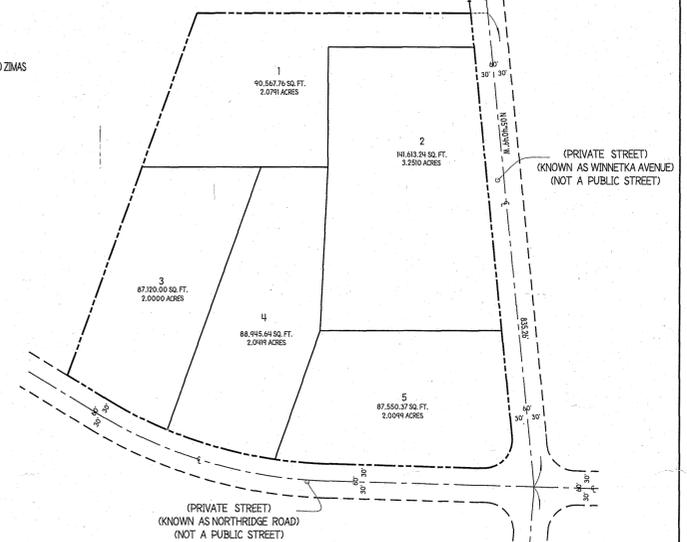
STEPHANIE VITACCO
 19911 NORTH RIDGE ROAD
 CHATSWORTH, CA. 91311
 818-632-9715 OR 818-576-1685

LEGAL DESCRIPTION:

THOSE PORTIONS OF SECTIONS 16 AND 17 OF TOWNSHIP 2 NORTH, RANGE 16 WEST, RANCHO EX-MISSION DE SAN FERNANDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER LINE OF DEVONSHIRE STREET, 60 FEET WIDE, AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 176 PAGE 270, DEEDS, RECORDS OF SAID COUNTY, DISTANT EAST ALONG SAID CENTER LINE, 2707.74 FEET FROM THE CENTER LINE OF MASON AVENUE, 60 FEET WIDE, AS SHOWN ON MAP OF CHATSWORTH PARK, RECORDED IN BOOK 30 PAGE 91, MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 0° 02' 23" EAST 470.00 FEET; THENCE NORTH 10° 27' 07" EAST, 372.25 FEET; THENCE NORTH 8° 43' 42" WEST 221.13 FEET; THENCE NORTH 21° 30' 08" WEST, 349.91 FEET; THENCE NORTH 11° 07' EAST, 369.73 FEET; THENCE NORTH 5° 10' 14" WEST 835.26 FEET; THENCE SOUTH 89° 54' 11" WEST 30.14 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION SAID TRUE POINT BEING ALSO THE SOUTH-EASTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO BARRY DEVINE AND WIFE, RECORDED IN BOOK 17832 PAGE 353, OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN W12 SAID LAST MENTIONED DEED, SOUTH 5° 10' 14" EAST 747.48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTH-WESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHERLY AND WESTERLY ALONG SAID CURVE, 84.80 FEET; THENCE NORTH 88° 29' 53" WEST, 275.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 788.60 FEET; THENCE WESTERLY ALONG SAID LAST MENTIONED CURVE, 108.15 FEET; THENCE NORTH 68° 41' 38" WEST, 79.45 FEET; THENCE NORTH 19° 35' 52" EAST, 675.25 FEET TO A POINT IN THE SOUTHERLY LINE OF THE PARCEL OF LAND DESCRIBED IN SAID DEED TO BARRY DEVINE AND WIFE; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 54' 11" EAST 148.14 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, SAID PROPERTY HAS NO FRONTAGE ON ANY PUBLIC STREET OR HIGHWAY OF RECORD.

EXCEPT THEREFROM ALL MINERALS UNDER AND IN SAID LAND, ALL RIGHTS TO OIL AND GAS, BUT WITHOUT THE RIGHT OF ENTRY FOR DEVELOPMENT AND REMOVAL OF SUCH SUBSTANCES, AS RESERVED IN THE DEED FROM WILLIAM G. YOUNG AND VERNON O. UNDERWOOD SR. THE DULY APPOINTED QUALIFIED AND ACTING EXECUTORS OF THE ESTATE OF GEORGE F. YOUNG, RECORDED MARCH 22, 1954 AS INSTRUMENT NO. 1132, OF OFFICIAL RECORDS.



PREPARED UNDER THE DIRECTION OF:

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DETAIL
 NOT TO SCALE

- LEGEND:**
- BOUNDARY LINE
 - CENTERLINE
 - LOT LINE
 - CHAINLINK FENCE
 - WROUGHT IRON FENCE
 - CONCRETE
 - AC PAVED
 - AC ASPHALTIC CONCRETE
 - ELC EUCALYPTUS
 - ⊙ POWER POLE
 - MANHOLE

DATE	REVISION	TENTATIVE TRACT MAP NO. 83950 FOR SUBDIVISION PURPOSES	DATE: 08-11-22 PROJECT NO.: 22-118 LA 500-D3 DRAWN BY: MJS CHECKED BY: J.E. SHEET NO. 1 OF 1

APPENDIX 2
CNDDDB and CNPS Database Results



Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database



Query Criteria: Quad (San Fernando (3411834) OR Santa Susana (3411836) OR Oat Mountain (3411835) OR Val Verde (3411846) OR Newhall (3411845) OR Mint Canyon (3411844) OR Canoga Park (3411825) OR Calabasas (3411826) OR Van Nuys (3411824))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Accipiter cooperii</i> Cooper's hawk	ABNKC12040	None	None	G5	S4	WL
<i>Actinemys pallida</i> southwestern pond turtle	ARAAD02032	Proposed Threatened	None	G2G3	SNR	SSC
<i>Agelaius tricolor</i> tricolored blackbird	ABPBXB0020	None	Threatened	G1G2	S2	SSC
<i>Aimophila ruficeps canescens</i> southern California rufous-crowned sparrow	ABPBX91091	None	None	G5T3	S4	WL
<i>Ammodramus savannarum</i> grasshopper sparrow	ABPBXA0020	None	None	G5	S3	SSC
<i>Anaxyrus californicus</i> arroyo toad	AAABB01230	Endangered	None	G2G3	S2	SSC
<i>Anniella spp.</i> California legless lizard	ARACC01070	None	None	G3G4	S3S4	SSC
<i>Antrozous pallidus</i> pallid bat	AMACC10010	None	None	G4	S3	SSC
<i>Aquila chrysaetos</i> golden eagle	ABNKC22010	None	None	G5	S3	FP
<i>Arizona elegans occidentalis</i> California glossy snake	ARADB01017	None	None	G5T2	S2	SSC
<i>Artemisiospiza belli belli</i> Bell's sparrow	ABPBX97021	None	None	G5T2T3	S3	WL
<i>Aspidoscelis tigris stejnegeri</i> coastal whiptail	ARACJ02143	None	None	G5T5	S3	SSC
<i>Astragalus brauntonii</i> Braunton's milk-vetch	PDFAB0F1G0	Endangered	None	G2	S2	1B.1
<i>Athene cunicularia</i> burrowing owl	ABNSB10010	None	None	G4	S2	SSC
<i>Berberis nevinii</i> Nevin's barberry	PDBER060A0	Endangered	Endangered	G1	S1	1B.1
<i>Bombus crotchii</i> Crotch's bumble bee	IIHYM24480	None	Candidate Endangered	G2	S2	
<i>Bombus pensylvanicus</i> American bumble bee	IIHYM24260	None	None	G3G4	S2	
<i>Branchinecta lynchi</i> vernal pool fairy shrimp	ICBRA03030	Threatened	None	G3	S3	
<i>Buteo swainsoni</i> Swainson's hawk	ABNKC19070	None	Threatened	G5	S4	



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California Natural Diversity Database



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
California Walnut Woodland California Walnut Woodland	CTT71210CA	None	None	G2	S2.1	
Calochortus clavatus var. gracilis slender mariposa-lily	PMLIL0D096	None	None	G4T2T3	S2S3	1B.2
Calochortus fimbriatus late-flowered mariposa-lily	PMLIL0D1J2	None	None	G3	S3	1B.3
Calochortus palmeri var. palmeri Palmer's mariposa-lily	PMLIL0D122	None	None	G3T2	S2	1B.2
Calochortus plummerae Plummer's mariposa-lily	PMLIL0D150	None	None	G4	S4	4.2
Calystegia peirsonii Peirson's morning-glory	PDCON040A0	None	None	G4	S4	4.2
Catostomus santaanae Santa Ana sucker	AFCJC02190	Threatened	None	G1	S1	SSC
Chorizanthe parryi var. fernandina San Fernando Valley spineflower	PDPGN040J1	None	Endangered	G3T1	S1	1B.1
Chorizanthe parryi var. parryi Parry's spineflower	PDPGN040J2	None	None	G3T2	S2	1B.1
Cismontane Alkali Marsh Cismontane Alkali Marsh	CTT52310CA	None	None	G1	S1.1	
Coccyzus americanus occidentalis western yellow-billed cuckoo	ABNRB02022	Threatened	Endangered	G5T2T3	S1	
Corynorhinus townsendii Townsend's big-eared bat	AMACC08010	None	None	G4	S2	SSC
Danaus plexippus plexippus pop. 1 monarch - California overwintering population	IILEPP2012	Candidate	None	G4T1T2Q	S2	
Deinandra minthornii Santa Susana tarplant	PDAST4R0J0	None	Rare	G2	S2	1B.2
Dodecahema leptoceras slender-horned spineflower	PDPGN0V010	Endangered	Endangered	G1	S1	1B.1
Dudleya blochmaniae ssp. blochmaniae Blochman's dudleya	PDCRA04051	None	None	G3T2	S2	1B.1
Dudleya multicaulis many-stemmed dudleya	PDCRA040H0	None	None	G2	S2	1B.2
Elanus leucurus white-tailed kite	ABNKC06010	None	None	G5	S3S4	FP
Eremophila alpestris actia California horned lark	ABPAT02011	None	None	G5T4Q	S4	WL
Euderma maculatum spotted bat	AMACC07010	None	None	G4	S3	SSC
Eumops perotis californicus western mastiff bat	AMACD02011	None	None	G4G5T4	S3S4	SSC



Selected Elements by Scientific Name
California Department of Fish and Wildlife
California Natural Diversity Database



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Euphydryas editha quino</i> quino checkerspot butterfly	IILEPK405L	Endangered	None	G4G5T1T2	S1S2	
<i>Gasterosteus aculeatus williamsoni</i> unarmored threespine stickleback	AFCPA03011	Endangered	Endangered	G5T1	S1	FP
<i>Gila orcuttii</i> arroyo chub	AFCJB13120	None	None	G2	S2	SSC
<i>Gonidea angulata</i> western ridged mussel	IMBIV19010	None	None	G3	S2	
<i>Harpagonella palmeri</i> Palmer's grapplinghook	PDBOR0H010	None	None	G4	S3	4.2
<i>Helianthus inexpectatus</i> Newhall sunflower	PDAST4N250	None	None	G1	S1	1B.1
<i>Helminthoglypta fontiphila</i> Soledad shoulderband	IMGASC2250	None	None	G1	S1	
<i>Helminthoglypta traskii pacuimensis</i> Pacoima shoulderband	IMGASC2472	None	None	G1G2T1	S1	
<i>Horkelia cuneata var. puberula</i> mesa horkelia	PDR0S0W045	None	None	G4T1	S1	1B.1
<i>Icteria virens</i> yellow-breasted chat	ABPBX24010	None	None	G5	S4	SSC
<i>Lanius ludovicianus</i> loggerhead shrike	ABPBR01030	None	None	G4	S4	SSC
<i>Lasionycteris noctivagans</i> silver-haired bat	AMACC02010	None	None	G3G4	S3S4	
<i>Lasiurus cinereus</i> hoary bat	AMACC05032	None	None	G3G4	S4	
<i>Lasthenia glabrata ssp. coulteri</i> Coulter's goldfields	PDAST5L0A1	None	None	G4T2	S2	1B.1
<i>Lepidium virginicum var. robinsonii</i> Robinson's pepper-grass	PDBRA1M114	None	None	G5T3	S3	4.3
<i>Lepus californicus bennettii</i> San Diego black-tailed jackrabbit	AMAEB03051	None	None	G5T3T4	S3S4	
<i>Lupinus paynei</i> Payne's bush lupine	PDFAB2B580	None	None	G1Q	S1	1B.1
<i>Macrotus californicus</i> California leaf-nosed bat	AMACB01010	None	None	G3G4	S3	SSC
<i>Mainland Cherry Forest</i> Mainland Cherry Forest	CTT81820CA	None	None	G1	S1.1	
<i>Malacothamnus davidsonii</i> Davidson's bushmallow	PDMAL0Q040	None	None	G2	S2	1B.2
<i>Monardella hypoleuca ssp. hypoleuca</i> white-veined monardella	PDLAM180A5	None	None	G4T3	S3	1B.3



Selected Elements by Scientific Name
California Department of Fish and Wildlife
California Natural Diversity Database



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Navarretia fossalis</i> spreading navarretia	PDPLM0C080	Threatened	None	G2	S2	1B.1
<i>Navarretia ojaiensis</i> Ojai navarretia	PDPLM0C130	None	None	G2	S2	1B.1
<i>Navarretia setiloba</i> Piute Mountains navarretia	PDPLM0C0S0	None	None	G2	S2	1B.1
<i>Neotoma lepida intermedia</i> San Diego desert woodrat	AMAFF08041	None	None	G5T3T4	S3S4	SSC
<i>Nolina cismontana</i> chaparral nolina	PMAGA080E0	None	None	G3	S3	1B.2
<i>Onychomys torridus ramona</i> southern grasshopper mouse	AMAFF06022	None	None	G5T3	S3	SSC
<i>Opuntia basilaris var. brachyclada</i> short-joint beavertail	PDCAC0D053	None	None	G5T3	S3	1B.2
<i>Orcuttia californica</i> California Orcutt grass	PMPOA4G010	Endangered	Endangered	G1	S1	1B.1
<i>Perognathus longimembris brevinasus</i> Los Angeles pocket mouse	AMAFD01041	None	None	G5T2	S1S2	SSC
<i>Phrynosoma blainvillii</i> coast horned lizard	ARACF12100	None	None	G4	S4	SSC
<i>Polioptila californica californica</i> coastal California gnatcatcher	ABPBJ08081	Threatened	None	G4G5T3Q	S2	SSC
<i>Pseudognaphalium leucocephalum</i> white rabbit-tobacco	PDAST440C0	None	None	G4	S2	2B.2
<i>Rana draytonii</i> California red-legged frog	AAABH01022	Threatened	None	G2G3	S2S3	SSC
<i>Rana muscosa</i> southern mountain yellow-legged frog	AAABH01330	Endangered	Endangered	G1	S2	WL
<i>Rhinichthys osculus ssp. 8</i> Santa Ana speckled dace	AFCJB3705K	None	None	G5T1	S1	SSC
<i>Riparia riparia</i> bank swallow	ABPAU08010	None	Threatened	G5	S3	
<i>Riversidian Alluvial Fan Sage Scrub</i> Riversidian Alluvial Fan Sage Scrub	CTT32720CA	None	None	G1	S1.1	
<i>Sagittaria sanfordii</i> Sanford's arrowhead	PMALI040Q0	None	None	G3	S3	1B.2
<i>Senecio aphanactis</i> chaparral ragwort	PDAST8H060	None	None	G3	S2	2B.2
<i>Setophaga petechia</i> yellow warbler	ABPBX03010	None	None	G5	S3	SSC
<i>Socalchemmis gertschi</i> Gertsch's socialchemmis spider	ILARAU7010	None	None	G1	S1	



Selected Elements by Scientific Name
California Department of Fish and Wildlife
California Natural Diversity Database



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Southern California Threespine Stickleback Stream</i> Southern California Threespine Stickleback Stream	CARE2320CA	None	None	GNR	SNR	
<i>Southern Coast Live Oak Riparian Forest</i> Southern Coast Live Oak Riparian Forest	CTT61310CA	None	None	G4	S4	
<i>Southern Cottonwood Willow Riparian Forest</i> Southern Cottonwood Willow Riparian Forest	CTT61330CA	None	None	G3	S3.2	
<i>Southern Mixed Riparian Forest</i> Southern Mixed Riparian Forest	CTT61340CA	None	None	G2	S2.1	
<i>Southern Riparian Scrub</i> Southern Riparian Scrub	CTT63300CA	None	None	G3	S3.2	
<i>Southern Sycamore Alder Riparian Woodland</i> Southern Sycamore Alder Riparian Woodland	CTT62400CA	None	None	G4	S4	
<i>Southern Willow Scrub</i> Southern Willow Scrub	CTT63320CA	None	None	G3	S2.1	
<i>Spea hammondii</i> western spadefoot	AAABF02020	Proposed Threatened	None	G2G3	S3S4	SSC
<i>Symphotrichum greatae</i> Greata's aster	PDASTE80U0	None	None	G2	S2	1B.3
<i>Taricha torosa</i> Coast Range newt	AAAAF02032	None	None	G4	S4	SSC
<i>Taxidea taxus</i> American badger	AMAJF04010	None	None	G5	S3	SSC
<i>Thamnophis hammondi</i> two-striped gartersnake	ARADB36160	None	None	G4	S3S4	SSC
<i>Thamnophis sirtalis pop. 1</i> south coast gartersnake	ARADB3613F	None	None	G5T1T2	S1S2	SSC
<i>Valley Needlegrass Grassland</i> Valley Needlegrass Grassland	CTT42110CA	None	None	G3	S3.1	
<i>Valley Oak Woodland</i> Valley Oak Woodland	CTT71130CA	None	None	G3	S2.1	
<i>Vireo bellii pusillus</i> least Bell's vireo	ABPBW01114	Endangered	Endangered	G5T2	S3	

Record Count: 98



CNPS Rare Plant Inventory

Search Results

44 matches found. Click on scientific name for details

Search Criteria: 9-Quad include [3411834:3411836:3411835:3411846:3411845:3411844:3411825:3411826:3411824]

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE PLANT RANK	CA ENDEMIC	DATE ADDED	PHOTO
<u><i>Astragalus brauntonii</i></u>	Braunton's milk-vetch	Fabaceae	perennial herb	Jan-Aug	FE	None	G2	S2	1B.1	Yes	1974-01-01	 © 2009 Thomas Stoughton
<u><i>Berberis nevinii</i></u>	Nevin's barberry	Berberidaceae	perennial evergreen shrub	(Feb)Mar-Jun	FE	CE	G1	S1	1B.1	Yes	1980-01-01	No Photo Available
<u><i>Calandrinia breweri</i></u>	Brewer's calandrinia	Montiaceae	annual herb	(Jan)Mar-Jun	None	None	G4	S4	4.2		1994-01-01	No Photo Available
<u><i>Calochortus catalinae</i></u>	Catalina mariposa lily	Liliaceae	perennial bulbiferous herb	(Feb)Mar-Jun	None	None	G3G4	S3S4	4.2	Yes	1974-01-01	No Photo Available
<u><i>Calochortus clavatus</i> var. <i>clavatus</i></u>	club-haired mariposa lily	Liliaceae	perennial bulbiferous herb	(Mar)May-Jun	None	None	G4T3	S3	4.3	Yes	1974-01-01	No Photo Available
<u><i>Calochortus clavatus</i> var. <i>gracilis</i></u>	slender mariposa-lily	Liliaceae	perennial bulbiferous herb	Mar-Jun(Nov)	None	None	G4T2T3	S2S3	1B.2	Yes	1994-01-01	No Photo Available
<u><i>Calochortus fimbriatus</i></u>	late-flowered mariposa-lily	Liliaceae	perennial bulbiferous herb	Jun-Aug	None	None	G3	S3	1B.3	Yes	1994-01-01	No Photo Available
<u><i>Calochortus palmeri</i> var. <i>palmeri</i></u>	Palmer's mariposa-lily	Liliaceae	perennial bulbiferous herb	Apr-Jul	None	None	G3T2	S2	1B.2	Yes	1994-01-01	No Photo Available
<u><i>Calochortus plummerae</i></u>	Plummer's mariposa-lily	Liliaceae	perennial bulbiferous herb	May-Jul	None	None	G4	S4	4.2	Yes	1994-01-01	No Photo Available
<u><i>Calystegia peirsonii</i></u>	Peirson's morning-glory	Convolvulaceae	perennial rhizomatous herb	Apr-Jun	None	None	G4	S4	4.2	Yes	1974-01-01	No Photo Available
<u><i>Canbya candida</i></u>	white pygmy-poppy	Papaveraceae	annual herb	Mar-Jun	None	None	G3G4	S3S4	4.2	Yes	1974-01-01	No Photo Available

<i>Cercocarpus betuloides</i> var. <i>blancheae</i>	island mountain-mahogany	Rosaceae	perennial evergreen shrub	Feb-May	None	None	G5T4	S4	4.3	Yes	1974-01-01	No Photo Available
<i>Chorizanthe parryi</i> var. <i>fernandina</i>	San Fernando Valley spineflower	Polygonaceae	annual herb	Apr-Jul	None	CE	G3T1	S1	1B.1	Yes	1974-01-01	No Photo Available
<i>Chorizanthe parryi</i> var. <i>parryi</i>	Parry's spineflower	Polygonaceae	annual herb	Apr-Jun	None	None	G3T2	S2	1B.1	Yes	1994-01-01	 © 2012 Keir Morse
<i>Convolvulus simulans</i>	small-flowered morning-glory	Convolvulaceae	annual herb	Mar-Jul	None	None	G4	S4	4.2		1994-01-01	No Photo Available
<i>Deinandra minthornii</i>	Santa Susana tarplant	Asteraceae	perennial deciduous shrub	Jul-Nov	None	CR	G2	S2	1B.2	Yes	1974-01-01	No Photo Available
<i>Deinandra paniculata</i>	paniculate tarplant	Asteraceae	annual herb	(Mar)Apr-Nov	None	None	G4	S4	4.2		2001-01-01	No Photo Available
<i>Delphinium parryi</i> ssp. <i>purpureum</i>	Mt. Pinos larkspur	Ranunculaceae	perennial herb	May-Jun	None	None	G4T4	S4	4.3	Yes	1974-01-01	No Photo Available
<i>Dodecahema leptoceras</i>	slender-horned spineflower	Polygonaceae	annual herb	Apr-Jun	FE	CE	G1	S1	1B.1	Yes	1980-01-01	No Photo Available
<i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i>	Blochman's dudleya	Crassulaceae	perennial herb	Apr-Jun	None	None	G3T2	S2	1B.1		1974-01-01	 © 2011 Aaron E. Sims
<i>Dudleya densiflora</i>	San Gabriel Mountains dudleya	Crassulaceae	perennial herb	Mar-Jul	None	None	G2	S2	1B.1	Yes	1974-01-01	No Photo Available
<i>Dudleya multicaulis</i>	many-stemmed dudleya	Crassulaceae	perennial herb	Apr-Jul	None	None	G2	S2	1B.2	Yes	1974-01-01	No Photo Available
<i>Harpagonella palmeri</i>	Palmer's grapplinghook	Boraginaceae	annual herb	Mar-May	None	None	G4	S3	4.2		1980-01-01	 © 2015 Keir Morse
<i>Helianthus inexpectatus</i>	Newhall sunflower	Asteraceae	perennial rhizomatous herb	Aug-Oct	None	None	G1	S1	1B.1	Yes	2010-08-16	 © 2012 Anuja Parikh and Nathan Gale

<u><i>Horkelia cuneata</i></u> <u><i>var. puberula</i></u>	mesa horkelia	Rosaceae	perennial herb	Feb- Jul(Sep)	None None	None None	G4T1	S1	1B.1	Yes	2001- 01-01	 © 2008 Tony Morosco
<u><i>Juglans californica</i></u>	Southern California black walnut	Juglandaceae	perennial deciduous tree	Mar-Aug	None None	None None	G4	S4	4.2	Yes	1994- 01-01	 © 2020 Zoya Akulova
<u><i>Juncus acutus</i> ssp.</u> <u><i>leopoldii</i></u>	southwestern spiny rush	Juncaceae	perennial rhizomatous herb	(Mar)May- Jun	None None	None None	G5T5	S4	4.2		1988- 01-01	 © 2019 Belinda Lo
<u><i>Lasthenia glabrata</i></u> <u>ssp. coulteri</u>	Coulter's goldfields	Asteraceae	annual herb	Feb-Jun	None None	None None	G4T2	S2	1B.1		1994- 01-01	 © 2013 Keir Morse
<u><i>Lepidium</i></u> <u><i>virginicum</i> var.</u> <u><i>robinsonii</i></u>	Robinson's pepper-grass	Brassicaceae	annual herb	Jan-Jul	None None	None None	G5T3	S3	4.3		1994- 01-01	 © 2015 Keir Morse
<u><i>Lilium humboldtii</i></u> <u>ssp. ocellatum</u>	ocellated Humboldt lily	Liliaceae	perennial bulbiferous herb	Mar- Jul(Aug)	None None	None None	G4T4?	S4?	4.2	Yes	1980- 01-01	 © 2008 Thomas Stoughton
<u><i>Lupinus paynei</i></u>	Payne's bush lupine	Fabaceae	perennial shrub	Mar- Apr(May- Jul)	None None	None None	G1Q	S1	1B.1	Yes	2017- 04-03	No Photo Available
<u><i>Malacothamnus</i></u> <u><i> davidsonii</i></u>	Davidson's bushmallow	Malvaceae	perennial deciduous shrub	Jun-Jan	None None	None None	G2	S2	1B.2	Yes	1974- 01-01	 © 2016 Keir Morse
<u><i>Monardella</i></u> <u><i>hypoleuca</i> ssp.</u> <u><i>hypoleuca</i></u>	white-veined monardella	Lamiaceae	perennial herb	(Apr)May- Aug(Sep- Dec)	None None	None None	G4T3	S3	1B.3	Yes	2013- 01-03	No Photo Available
<u><i>Navarretia fossalis</i></u>	spreading navarretia	Polemoniaceae	annual herb	Apr-Jun	FT	None	G2	S2	1B.1		1980- 01-01	No Photo Available
<u><i>Navarretia</i></u> <u><i>ojaiensis</i></u>	Ojai navarretia	Polemoniaceae	annual herb	May-Jul	None None	None None	G2	S2	1B.1	Yes	2008- 05-15	No Photo Available
<u><i>Navarretia setiloba</i></u>	Piute Mountains navarretia	Polemoniaceae	annual herb	Apr-Jul	None None	None None	G2	S2	1B.1	Yes	1974- 01-01	No Photo Available

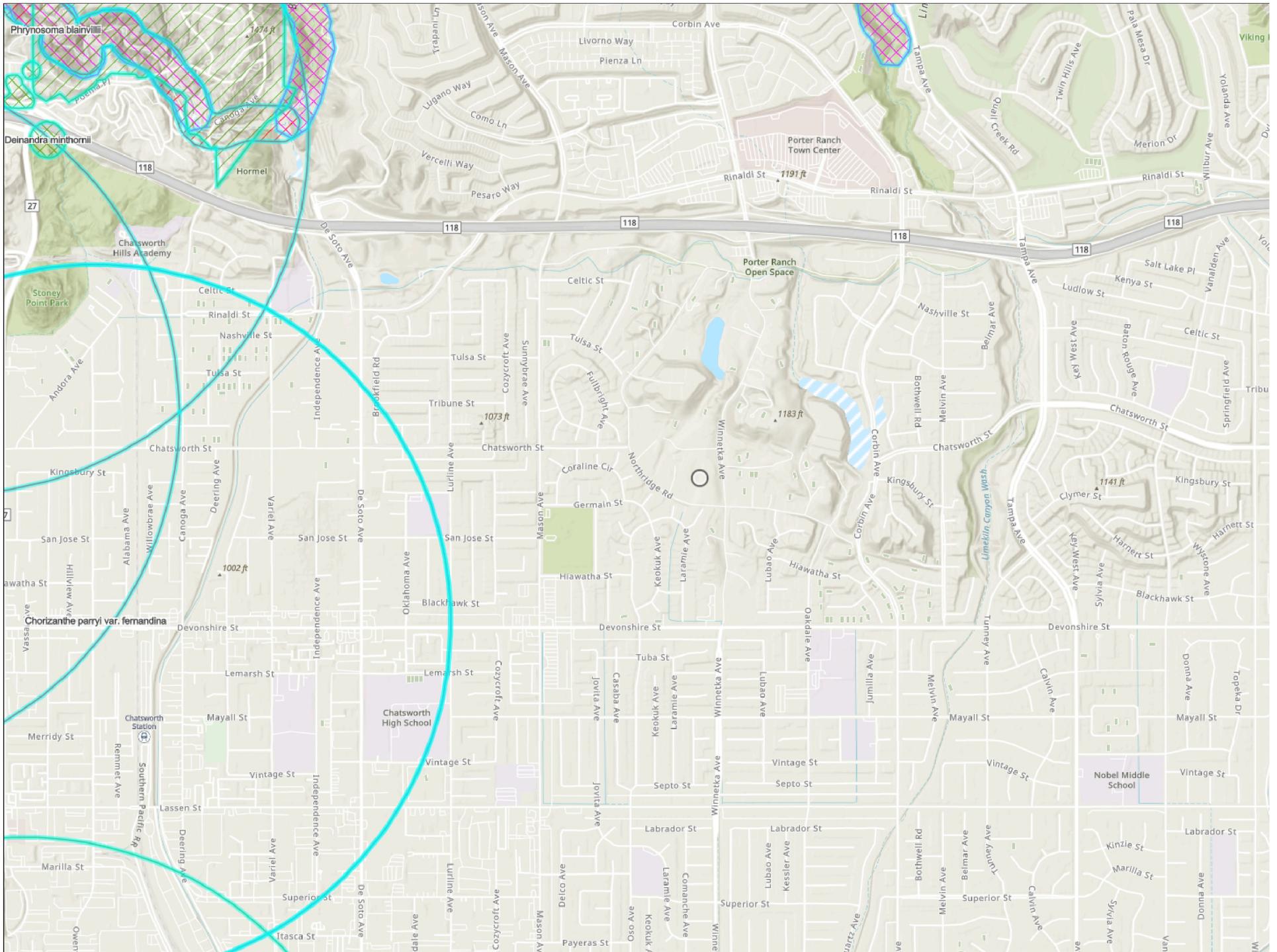
<i>Nolina cismontana</i>	chaparral nolina	Ruscaceae	perennial evergreen shrub	(Mar)May- Jul	None	None	G3	S3	1B.2	Yes	2001- 01-01	 © 2005 Santa Monica Mountains National Recreation Area
<i>Opuntia basilaris</i> <i>var. brachyclada</i>	short-joint beavertail	Cactaceae	perennial stem	Apr- Jun(Aug)	None	None	G5T3	S3	1B.2	Yes	1980- 01-01	No Photo Available
<i>Orcuttia californica</i>	California Orcutt grass	Poaceae	annual herb	Apr-Aug	FE	CE	G1	S1	1B.1		1974- 01-01	No Photo Available
<i>Phacelia</i> <i>mohavensis</i>	Mojave phacelia	Hydrophyllaceae	annual herb	Apr-Aug	None	None	G4Q	S4	4.3	Yes	1994- 01-01	No Photo Available
<i>Pseudognaphalium</i> <i>leucocephalum</i>	white rabbit- tobacco	Asteraceae	perennial herb	(Jul)Aug- Nov(Dec)	None	None	G4	S2	2B.2		2006- 11-03	No Photo Available
<i>Sagittaria sanfordii</i>	Sanford's arrowhead	Alismataceae	perennial rhizomatous herb (emergent)	May- Oct(Nov)	None	None	G3	S3	1B.2	Yes	1984- 01-01	 ©2013 Debra L. Cook
<i>Senecio</i> <i>aphanactis</i>	chaparral ragwort	Asteraceae	annual herb	Jan- Apr(May)	None	None	G3	S2	2B.2		1994- 01-01	No Photo Available
<i>Symphyotrichum</i> <i>greatae</i>	Greata's aster	Asteraceae	perennial rhizomatous herb	Jun-Oct	None	None	G2	S2	1B.3	Yes	1974- 01-01	 © 2006 Michael Charters

Showing 1 to 44 of 44 entries

Suggested Citation:

California Native Plant Society, Rare Plant Program. 2024. Rare Plant Inventory (online edition, v9.5). Website <https://www.rareplants.cnps.org> [accessed 5 September 2024].

10777 Winnetka Ave - BIOS Viewer



353 meters	1159 feet
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(ENTER MAP CAPTION OR YOUR DESCRIPTION HERE)

Map Legend

California Natural Diversity Database (CNDDDB) Commercial [ds85]

-  Plant (80m)
-  Plant (specific)
-  Plant (non-specific)
-  Plant (circular)
-  Animal (80m)
-  Animal (specific)
-  Animal (non-specific)
-  Animal (circular)
-  Terrestrial Comm. (80m)
-  Terrestrial Comm. (specific)
-  Terrestrial Comm. (non-specific)
-  Terrestrial Comm. (circular)
-  Aquatic Comm. (80m)
-  Aquatic Comm. (specific)
-  Aquatic Comm. (non-specific)
-  Aquatic Comm. (circular)
-  Multiple (80m)
-  Multiple (specific)
-  Multiple (non-specific)
-  Multiple (circular)
-  Sensitive EO's (Commercial only)

Home ▾ Critical Habitat for Threatened & Endangered Species [USFWS]

Details | Basemap |

About Content Legend

Legend

Final Polygon Features



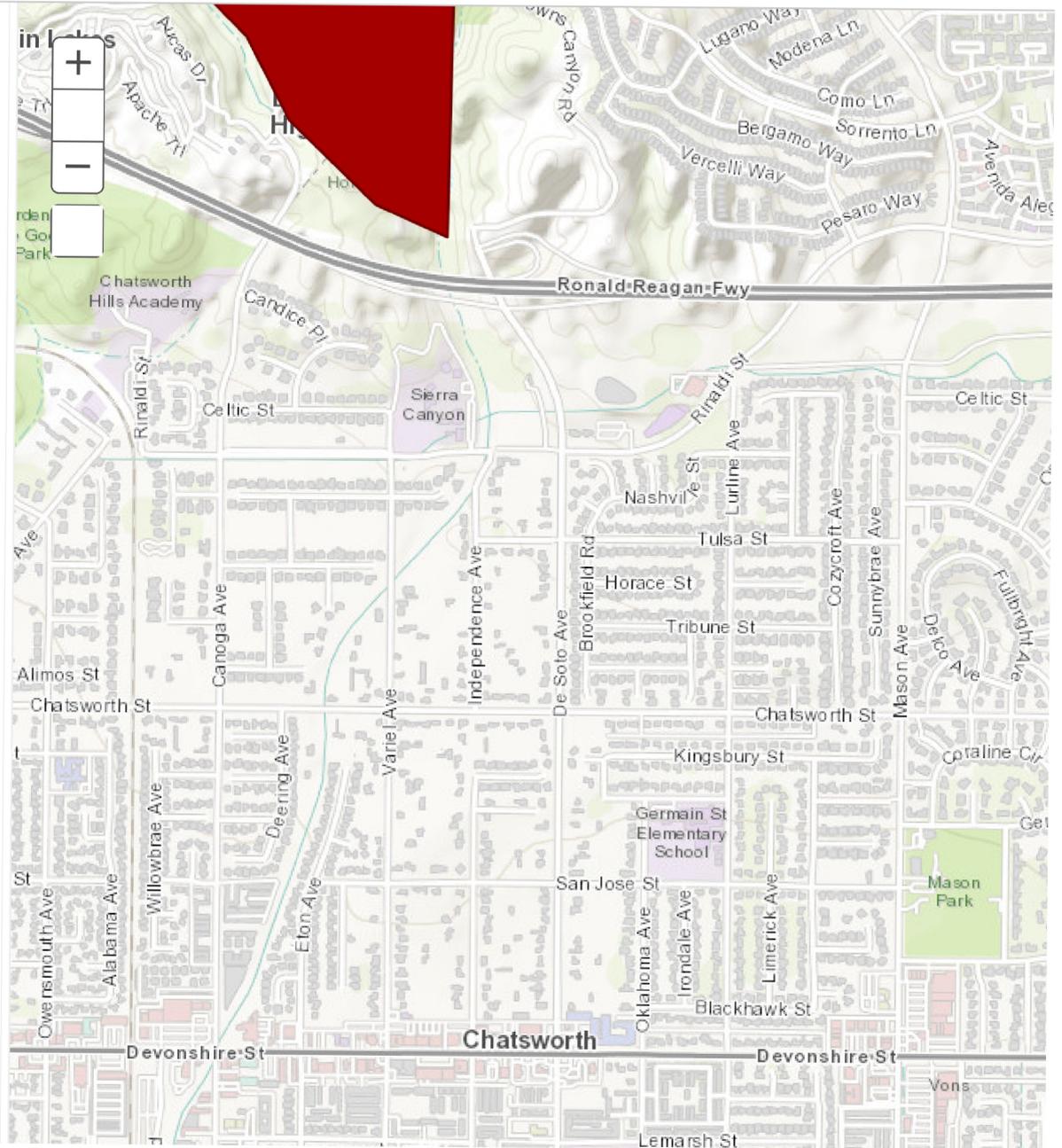
Final Linear Features



Proposed Polygon Features



Proposed Linear Features





APPENDIX 3

**Vascular Plant Species Observed,
September 11, 2024**

GROUP Family	<i>Scientific Name</i>	Common Name
CONIFERS		
Pinaceae (Pine Family)		
	* <i>Pinus</i> sp.	pine
FLOWERING PLANTS-DICOTS		
Anacardiaceae (Sumac or Cashew Family)		
	* <i>Schinus molle</i>	Peruvian pepper tree
	* <i>Schinus terebinthifolius</i>	Brazilian pepper tree
Apocynaceae (Dogbane Family)		
	<i>Asclepias fascicularis</i>	narrow-leaf milkweed
	* <i>Nerium oleander</i>	oleander
Asteraceae (Sunflower Family)		
	<i>Baccharis pilularis</i>	coyote brush
	* <i>Dimorphotheca</i> sp.	African daisy
	* <i>Erigeron bonariensis</i>	little horseweed
	<i>Erigeron canadensis</i>	Canadian horseweed
	<i>Heterotheca grandiflora</i>	telegraph weed
	* <i>Lactuca serriola</i>	prickly lettuce
Brassicaceae (Mustard Family)		
	* <i>Hirschfeldia incana</i>	hoary mustard
Chenopodiaceae (Goosefoot Family)		
	* <i>Salsola australis</i>	Russian thistle
Euphorbiaceae (Spurge Family)		
	<i>Croton setiger</i>	turkey mullein
	<i>Euphorbia albomarginata</i>	rattlesnake weed
Fabaceae (Legume Family)		
	<i>Acmispon americanus</i> var. <i>americanus</i>	Spanish lotus
	<i>Parkinsonia florida</i>	blue palo verde
Fagaceae (Oak Family)		
	<i>Quercus agrifolia</i>	coast live oak
Lamiaceae (Mint Family)		
	* <i>Marrubium vulgare</i>	horehound
	<i>Trichostemma lanceolatum</i>	vinegarweed
Myrsinaceae (Myrsine Family)		
	* <i>Lysimachia arvensis</i>	scarlet pimpernel
Myrtaceae (Myrtle Family)		
	* <i>Eucalyptus</i> sp.	eucalyptus
	* <i>Olea europaea</i>	European olive
Solanaceae (Nightshade Family)		
	<i>Datura wrightii</i>	sacred datura
	* <i>Nicotiana glauca</i>	tree tobacco
FLOWERING PLANTS-MONOCOTS		
Arecaceae (Palm Family)		
	* <i>Washingtonia robusta</i>	Mexican fan palm
Poaceae (Grass Family)		
	* <i>Bromus rubens</i>	red brome
	* <i>Cynodon dactylon</i>	Bermuda grass
	* <i>Lamarckia aurea</i>	goldentop grass

APPENDIX 4
Wildlife Species Observed,
September 11, 2024

Common Name	Scientific Name
REPTILES	
western fence lizard	<i>Sceloporus occidentalis</i>
western skink	<i>Plestiodon skiltonianus</i>
BIRDS	
American crow	<i>Corvus brachyrhynchos</i>
Anna's hummingbird	<i>Calypte anna</i>
Bewick's wren	<i>Thryomanes bewickii</i>
black phoebe	<i>Sayornis nigricans</i>
bushtit	<i>Psaltriparus minimus</i>
California scrub-jay	<i>Aphelocoma californica</i>
California towhee	<i>Melospiza crissalis</i>
house finch	<i>Carpodacus mexicanus</i>
mourning dove	<i>Zenaidura macroura</i>
oak titmouse	<i>Baeolophus inornatus</i>
red-tailed hawk	<i>Buteo jamaicensis</i>
MAMMALS	
California ground squirrel	<i>Otospermophilus beecheyi</i>
Botta's pocket gopher	<i>Thomomys bottae</i>
desert cottontail	<i>Sylvilagus audubonii</i>

APPENDIX 5

Potential for Occurrence of Special-Status Plant Species

Common Name (<i>Scientific Name</i>)	Form	Blooming Period	Primary Habitat Associations	Status (Federal/State/ CNPS)	Potential to Occur (Observed, Potentially Present, Presumed Absent, No Potential)
Federal or State-Listed Species					
FLOWERING PLANTS - DICOTS					
Braunton's milkvetch (<i>Astragalus brauntonii</i>)	perennial herb	Jan – Aug	Recent burns or disturbed areas, usually sandstone with carbonate layers in closed-cone coniferous forest, chaparral, coastal scrub, and valley and foothill grassland at elevations between 4 and 640 meters. A soil specialist in saline, somewhat alkaline soils high in calcium, manganese, with some potassium.	FE/1B.1	Presumed Absent. This perennial species was not observed within the Survey Area during the biological survey of the site. Species prefers calcareous soils and would be evident if present in seedbank as some seeds would germinate due to high level of disturbance at the site.
Nevin's barberry (<i>Berberis nevinii</i>)	perennial evergreen shrub	(Feb) Mar – Jun	Chaparral, cismontane woodland, coastal scrub, riparian scrub. On steep, N-facing slopes or in low grade sandy washes. 90-1,590 m.	FE/CE/1B.1	Absent. This perennial species was not observed within the Survey Area during the biological survey of the site. Also, no chaparral, cismontane woodland, coastal scrub, or riparian scrub is present at the site.
San Fernando Valley spineflower (<i>Chorizanthe parryi</i> var. <i>fernandina</i>)	annual herb	Apr – Jul	Sandy soils in coastal scrub and valley and foothill grassland at elevations between 3 and 1,035 meters.	FC/CE/1B.1	Presumed Absent. No suitable habitat is present.
Santa Susana tarplant (<i>Deinandra minthornii</i>)	perennial deciduous shrub	Jul – Nov	Rocky sandstone habitats in chaparral and coastal scrub at elevations between 280 and 760 meters.	CR/1B.2	Absent. This perennial species was not observed during the biological survey of the site. No chaparral or rocky sandstone habitat at the site.

Common Name (<i>Scientific Name</i>)	Form	Blooming Period	Primary Habitat Associations	Status (Federal/State/ CNPS)	Potential to Occur (Observed, Potentially Present, Presumed Absent, No Potential)
slender-horned spineflower (<i>Dodecama leptoceras</i>)	annual herb	Apr – Jun	Chaparral, cismontane woodland, coastal scrub (alluvial fan sage scrub). Flood deposited terraces and washes; associates include <i>Encelia</i> , <i>Dalea</i> , <i>Lepidospartum</i> , etc. Sandy soils. 200-765 m.	FE/CE/1B.1	Presumed Absent. No suitable chaparral, woodland, or coastal scrub habitat present onsite. No flood deposited terraces or washes on the site.
spreading navarretia (<i>Navarretia fossalis</i>)	annual herb	Apr – Jun	Vernal pools, chenopod scrub, marshes and swamps, playas. San Diego hardpan and San Diego claypan vernal pools; in swales and vernal pools. Often surrounded by other habitat types. 15-850 m.	FT/None/1B.1	Absent. No suitable vernal pools, chenopod scrub, marshes, swamps, or playas onsite.
FLOWERING PLANTS - MONOCOTS					
California orcutt grass (<i>Orcuttia californica</i>)	annual herb	Apr – Aug	Vernal pools. 10-660 m.	FE/CE/1B.1	Absent. No vernal pools onsite.
Non-Listed Special-Status Species					
Parry's spineflower (<i>Chorizanthe parryi</i> var. <i>parryi</i>)	annual herb	Apr – Jun	Coastal scrub, chaparral, cismontane woodland, valley and foothill grassland. Dry slopes and flats; sometimes at interface of 2 vegetation types, such as chaparral and oak woodland. Dry, sandy soils. 90-1,220 m.	1B.1	Presumed Absent. No suitable coastal scrub, chaparral, cismontane, woodland, or valley and foothill grass onsite. No suitable soils onsite.
Blochman's dudleya (<i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i>)	perennial herb	Apr – Jun	Open, rocky slopes; often in shallow clays over serpentine or in rocky areas with little soil; coastal bluff scrub, chaparral, coastal scrub, and valley and foothill grassland at elevations between 5 and 450 meters.	1B.1	Absent. Suitable soils and habitat absent from the site.
San Gabriel Mountains dudleya (<i>Dudleya densiflora</i>)	perennial herb	Mar-Jul	Chaparral, coastal scrub, cismontane woodland, lower montane coniferous forest, riparian forest. In crevices and on decomposed granite on cliffs and canyon walls. 270-1,100 m.	1B.1	Absent. No chaparral, coastal scrub, woodland, lower montane forest, or riparian forest present at the site. No suitable soils

Common Name (<i>Scientific Name</i>)	Form	Blooming Period	Primary Habitat Associations	Status (Federal/State/ CNPS)	Potential to Occur (Observed, Potentially Present, Presumed Absent, No Potential)
					present.
Many-stemmed dudleya (<i>Dudleya multicaulis</i>)	perennial herb	Apr – Jul	Chaparral, coastal scrub, and valley and foothill grassland at elevations between 15 and 790 meters, in heavy, often clayey soils or grassy slopes.	1B.2	Absent. No chaparral, coastal scrub, valley and foothill grassland, or suitable soils present onsite.
Newhall sunflower (<i>Helianthus inexpectatus</i>)	perennial rhizomatous herb	Aug – Oct	Marshes and swamps, riparian woodland. Freshwater marshes and seeps. 305 m.	1B.1	Absent. No marshes, swamps, or riparian woodlands present onsite.
mesa horkelia (<i>Horkelia cuneata</i> var. <i>puberula</i>)	perennial herb	Feb – Sep	Sandy or gravelly substrates in maritime chaparral, cismontane woodland, and coastal scrub at elevations between 70 and 810 meters.	1B.1	Absent. Perennial species not observed during field surveys. No chaparral, cismontane woodland, or coastal scrub habitats present onsite. No sandy or gravelly soils present onsite.
Coulter's goldfields (<i>Lasthenia glabrata</i> ssp. <i>coulteri</i>)	annual herb	Feb – Jun	Found in coastal salt marshes and swamps, playas, and vernal pools at elevations between 1 and 1,220 meters.	1B.1	Absent. No coastal salt marshes, swamps, playas, or vernal pools present onsite.
Payne's bush lupine (<i>Lupinus paynei</i>)	perennial shrub	Mar - Apr (May-Jul)	Sandy soils in coastal scrub, riparian scrub, valley and foothill grassland. 220-425 m.	None / None / 1B.1	Absent. Perennial shrub not observed during field surveys. Coastal scrub, riparian scrub, or valley and foothill grassland present onsite. No sandy soils present either.
Davidson's bush mallow (<i>Malacothamnus davidsonii</i>)	perennial deciduous shrub	Jun – Jan	Coastal scrub, riparian woodland, chaparral, cismontane woodland. Sandy washes. 150-1,525 m.	1B.2	Presumed Absent. Perennial species not observed during field surveys. No coastal scrub, riparian woodland, chaparral, or cismontane

Common Name (<i>Scientific Name</i>)	Form	Blooming Period	Primary Habitat Associations	Status (Federal/State/ CNPS)	Potential to Occur (Observed, Potentially Present, Presumed Absent, No Potential)
					woodland present onsite. No sandy washes either. Species would be evident if present in seedbank as some seeds would germinate due to high level of disturbance.
White-veined monardella (<i>Monardella hypoleuca</i> ssp. <i>hypoleuca</i>)	perennial herb	Apr – Dec	Chaparral and cismontane woodland habitats between 50 and 1,525 meters.	1B.3	Absent. Perennial species not observed during field surveys. No chaparral or cismontane woodland present onsite.
Ojai navarretia (<i>Navarretia cjaiensis</i>)	annual herb	May – July	Valley and foothill grassland and openings in chaparral and coastal scrub at elevations between 275 and 620 meters.	1B.1	Presumed Absent. No chaparral, or coastal scrub present onsite. Not observed during field surveys, and not expected due to history of disturbance at site.
Piute Mountains navarretia (<i>Navarretia setiloba</i>)	annual herb	Apr – Jul	Cismontane woodland, pinyon and juniper woodland, valley and foothill grassland. Red clay soils, or on gravelly loam. 180-1,645 m.	1B.1	Absent. No cismontane woodland, pinyon juniper woodland, valley and foothill grassland, or red clay soils/gravelly loam present onsite.
short-joint beavertail (<i>Cpuntia basilaris</i> var. <i>brachyloba</i>)	perennial stem	Apr – Jun (Aug)	Chaparral, Joshua tree woodland, Mojavean desert scrub, pinyon and juniper woodland. Sandy soil or coarse, granitic loam. 425-2,015 m.	1B.2	Absent. Perennial species not observed during field surveys. Site is out of range of this species. This species occurs in the desert north of the transverse range.
white rabbit-tobacco (<i>Pseudognaphalium</i> <i>leucocephalum</i>)	perennial herb	(Jul)Aug – Nov(Dec)	Riparian woodland, cismontane woodland, coastal scrub, chaparral. Sandy, gravelly sites. 35-515 m.	2B.2	Absent. Perennial species not observed during field surveys. No riparian

Common Name (<i>Scientific Name</i>)	Form	Blooming Period	Primary Habitat Associations	Status (Federal/State/ CNPS)	Potential to Occur (Observed, Potentially Present, Presumed Absent, No Potential)
					woodland, cismontane woodland, coastal scrub, or chaparral present onsite. No sandy, gravelly soils present either.
Chaparral ragwort (<i>Senecio aphanactis</i>)	annual herb	Jan – Apr	Drying alkaline flats within chaparral, cismontane woodland, and coastal scrub habitats at elevations between 20 and 1,020 meters.	2B.2	Presumed Absent. No alkaline flats within chaparral, cismontane woodland, or coastal scrub present onsite.
Greata's aster (<i>Symphyotrichum greatae</i>)	perennial rhizomatous herb	Jun – Oct	Chaparral, cismontane woodland, broadleafed upland forest, lower montane coniferous forest, riparian woodland. Mesic canyons. 335-2,015 m.	1B.3	Absent. Perennial species not observed during field surveys. No chaparral, cismontane woodland, broadleafed upland forest, montane coniferous forest, or riparian woodland present onsite.
FLOWERING PLANTS - MONOCOTS					
slender mariposa lily (<i>Calochortus clavatus</i> var. <i>gracilis</i>)	perennial bulbiferous herb	Mar – Jun(Nov)	Chaparral, Coastal scrub, Valley and foothill grassland at elevations from 320 to 1,000 meters amsl.	1B.2	Presumed Absent. No chaparral or coastal scrub, present onsite. Not expected to occur due to history of disturbance at site.
late-flowered mariposa lily (<i>Calochortus fimbriatus</i>)	perennial bulbiferous herb	May – Jul	Chaparral, cismontane woodland, riparian woodland. Dry, open coastal woodland, chaparral; on serpentine. 270-1,645 m.	1B.3	Absent. No chaparral, cismontane woodland, riparian woodland, or coastal woodlands present onsite. No serpentine soils present either.
Palmer's mariposa lily (<i>Calochortus palmeri</i> var. <i>palmeri</i>)	perennial bulbiferous herb	Apr – Jul	Meadows and seeps, chaparral, lower montane coniferous forest. Vernal moist places in yellow-pine forest, chaparral. 195-2,530 m.	1B.2	Absent. No meadows, seeps, chaparral, montane coniferous forest, or yellow-pine forest present

Common Name (<i>Scientific Name</i>)	Form	Blooming Period	Primary Habitat Associations	Status (Federal/State/ CNPS)	Potential to Occur (Observed, Potentially Present, Presumed Absent, No Potential)
					onsite.
Chaparral nolina (<i>Nolina cismontana</i>)	perennial evergreen shrub	May – Jul	Sandstone or gabbro substrates in chaparral and coastal scrub at elevations between 140 and 1,275 meters.	1B.2	Absent. Perennial species not observed during field surveys. No chaparral or coastal scrub present at the site. no sandstone or gabbro substrates present either.
Sanford's arrowhead (<i>Sagittaria sarfordii</i>)	perennial rhizomatous herb (emergent)	May – Oct(Nov)	Marshes and swamps. In standing or slow-moving freshwater ponds, marshes, and ditches. 0-605 m.	1B.2	Absent. No marshes, swamps, freshwater ponds, or ditches present at the site.

The following status codes are applicable to special-status plants:

Federally Protected Species

FE (Federal Endangered): A species that is in danger of extinction throughout all or a significant portion of its range.

FT (Federal Threatened): A species that is likely to become endangered in the foreseeable future.

FC (Federal Candidate): A species for which USFWS has sufficient information on its biological status and threats to propose it as Endangered or Threatened under the Endangered Species Act (ESA), but for which development of a proposed listing regulation is precluded by other higher priority listing activities.

State Protected Species

CE (California Endangered): A native species or subspecies which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.

CT (California Threatened): A native species or subspecies that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as "Rare" on or before January 1, 1985, is a "Threatened species."

CR (California Rare): A species, subspecies, or variety of plant is Rare under the Native Plant Protection Act when, although not presently threatened with extinction, it is in such small numbers throughout its range that it may become endangered if its present environment worsens. Animals are no longer listed as Rare; all animals listed as Rare before 1985 have been listed as Threatened.

California Native Plant Society (CNPS) Rare Plant Rank

CRPR 1A: Plants presumed extinct in California and either rare or extinct elsewhere.

CRPR 1B: Plants rare, threatened, or endangered in California and elsewhere.

CRPR 2A: Plants presumed extirpated in California, but more common elsewhere.

CRPR 2B: Plants rare, threatened, or endangered in California, but more common elsewhere.

Common Name (<i>Scientific Name</i>)	Form	Blooming Period	Primary Habitat Associations	Status (Federal/State/ CNPS)	Potential to Occur (Observed, Potentially Present, Presumed Absent, No Potential)
<p>CRPR 3: A review list for plants for which there is inadequate information to assign them to one of the other lists or to reject them. CRPR 4: A watch list for plants that are of limited distribution in California.</p> <p><u>CNPS Threat Rank</u> The CNPS Threat Rank is an extension added onto the California Rare Plant Rank and designates the level of endangerment, as follow:</p> <ul style="list-style-type: none"> • 0.1-Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat). • 0.2-Fairly threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat). • 0.3-Not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known). 					

APPENDIX 6
**Potential for Occurrence of
Special-Status Wildlife Species**

Common Name (Scientific Name)	Status (Federal / State)	Primary Habitat Associations	Status on Site / Potential to Occur (Observed, High Potential, Moderate Potential, Low Potential, Very Low Potential, No Potential)
Federal and State Listed Species			
<i>Insects and Crustaceans</i>			
Crotch's bumble bee (<i>Bombus crotchii</i>)	None / SC	Coastal California east to the Sierra-Cascade crest and south into Mexico. Food plant genera include <i>Antirrhinum</i> , <i>Phacelia</i> , <i>Clarkia</i> , <i>Dendromecon</i> , <i>Eschscholzia</i> , and <i>Eriogonum</i> .	Low Potential. No suitable food plant genera present at the site. Further, this species would typically occur in more natural areas with a significant component of coastal sage scrub, and is unlikely to occur in highly urban areas that lack nectar sources such as the Survey Area.
vernal pool fairy shrimp (<i>Branchinecta lynchi</i>)	FT / None	Endemic to the grasslands of the Central Valley, Central Coast mountains, and South Coast mountains, in astatic rain-filled pools. Inhabit small, clear-water sandstone-depression pools and grassed swale, earth slump, or basalt-flow depression pools.	No Potential. No vernal pools or other depressional pools present at the site.
Quino checkerspot butterfly (<i>Ephydryas editha quino</i>)	FE / None	Sunny openings within chaparral & coastal sage shrublands in parts of Riverside & San Diego counties. Hills and mesas near the coast. Need high densities of food plants <i>Plantago erecta</i> , <i>P. insularis</i> , and <i>Orthocarpus purpurescens</i> .	No Potential. Site is out of range of this species and no food plant genera are present at the site.
<i>Fish</i>			
Santa Ana sucker (<i>Catostomus santaanae</i>)	FT / None	Endemic to Los Angeles Basin south coastal streams. Habitat generalists, but prefer sand-rubble-boulder bottoms, cool, clear water, and algae.	No Potential. No streams present at the site.
unarmored threespine stickleback (<i>Gasterosteus aculeatus williamsoni</i>)	FE / CE	Weedy pools, backwaters, and among emergent vegetation at the stream edge in small Southern California streams. Cool (<24 C), clear water with abundant vegetation.	No Potential. No streams, pools or other water bodies present at the site.
<i>Reptiles and Amphibians</i>			

Common Name (Scientific Name)	Status (Federal / State)	Primary Habitat Associations	Status on Site / Potential to Occur (Observed, High Potential, Moderate Potential, Low Potential, Very Low Potential, No Potential)
arroyo toad <i>(Anaxyrus californicus)</i>	FE / None	Semi-arid regions near washes or intermittent streams, including valley-foothill and desert riparian, desert wash, etc. Rivers with sandy banks, willows, cottonwoods, and sycamores; loose, gravelly areas of streams in drier parts of range.	No Potential. No streams present at the site.
California red-legged frog <i>(Rana draytonii)</i>	FT / SSC	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation. Requires 11-20 weeks of permanent water for larval development. Must have access to estivation habitat.	No Potential. No streams, pools or other water bodies present at the site.
southern mountain yellow-legged frog <i>(Rana muscosa)</i>	FE / CE	Disjunct populations known from southern Sierras (northern DPS) and San Gabriel, San Bernardino, and San Jacinto Mtns (southern DPS). Found at 1,000 to 12,000 ft in lakes and creeks that stem from springs and snowmelt. May overwinter under frozen lakes. Often encountered within a few feet of water. Tadpoles may require 2 - 4 yrs to complete their aquatic development.	No Potential. No streams, pools or other water bodies present at the site.
Birds			
Swainson's hawk <i>(Buteo swainsoni)</i>	None / CT	Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, & agricultural or ranch lands with groves or lines of trees. Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations.	Low Potential. Species would potentially forage or occur as a migrant at the site but is unlikely to nest. Species prefers swaths of natural areas or agricultural lands as opposed to small undeveloped areas such as the Survey Area.

Common Name (Scientific Name)	Status (Federal / State)	Primary Habitat Associations	Status on Site / Potential to Occur (Observed, High Potential, Moderate Potential, Low Potential, Very Low Potential, No Potential)
western yellow-billed cuckoo (<i>Coccyzus americanus occidentalis</i>)	FT / FE	Riparian forest nester, along the broad, lower flood-bottoms of larger river systems. Nests in riparian jungles of willow, often mixed with cottonwoods, with lower story of blackberry, nettles, or wild grape.	No Potential. Species primarily occurs in riparian areas which are not present at the site.
coastal California gnatcatcher (<i>Polioptila californica californica</i>)	None / CE	Obligate, permanent resident of coastal sage scrub below 2500 ft in Southern California. Low, coastal sage scrub in arid washes, on mesas and slopes. Not all areas classified as coastal sage scrub are occupied.	No Potential. Species exclusively nests in coastal sage scrub which is not present at the site. Further, the site is out of the nesting range of this species.
bank swallow (<i>Riparia riparia</i>)	None / CT	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert. Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.	No Potential. No rivers or streams present at the site.
least Bell's vireo (<i>Vireo bellii pusillus</i>)	FE / CE	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, Baccharis, mesquite.	No Potential. No riparian areas present at the site.
tricolored blackbird (<i>Agelaius tricolor</i>)	None / CT	Highly colonial species, most numerous in Central Valley & vicinity. Largely endemic to California. Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.	Low Potential. No breeding habitat present at site. Species could forage at site, but with low probability.
burrowing owl (<i>Athene cunicularia</i>)	None / SC	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. Subterranean nester,	Low Potential. California ground squirrel burrows and marginally suitable habitat are present onsite. Species may occur temporarily

Common Name (Scientific Name)	Status (Federal / State)	Primary Habitat Associations	Status on Site / Potential to Occur (Observed, High Potential, Moderate Potential, Low Potential, Very Low Potential, No Potential)
		dependent upon burrowing mammals, most notably, the California ground squirrel.	during migration, but with low potential given the site is in a highly urbanized area surrounded by residential development.
Other Special Status Species			
Insects			
monarch – California overwintering population (<i>Danaus Plexippus</i> pop. 1)	FC / None	Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby. Closed-cone coniferous forest.	Moderate Potential. Moderate potential for individual butterflies to pass through the site but no potential for species to overwinter or reproduce at the site. Site is out of the widely accepted overwintering range for this species. Only overwintering roost populations are protected as sensitive habitats. Species may occur temporarily as an individual to forage or pass through the site but would not overwinter at the site.
Fish			
arroyo chub (<i>Gila orcuttii</i>)	None / SSC	Native to streams from Malibu Creek to San Luis Rey River basin. Introduced into streams in Santa Clara, Ventura, Santa Ynez, Mojave & San Diego river basins. Slow water stream sections with mud or sand bottoms. Feeds heavily on aquatic vegetation and associated invertebrates.	No Potential. No rivers or streams present at the site.
Santa Ana speckled dace (<i>Rhinichthys osculus</i> ssp. 8)	None / SSC	Headwaters of the Santa Ana and San Gabriel rivers. May be extirpated from the Los Angeles River system. Requires permanent flowing streams with summer water temps of 17-20 C. Usually inhabits shallow cobble and gravel riffles.	No Potential. No rivers or streams present at the site.

Common Name (Scientific Name)	Status (Federal / State)	Primary Habitat Associations	Status on Site / Potential to Occur (Observed, High Potential, Moderate Potential, Low Potential, Very Low Potential, No Potential)
<i>Reptiles and Amphibians</i>			
California legless lizard (<i>Anniella spp.</i>)	None / SSC	Contra Costa County south to San Diego, within a variety of open habitats. This element represents California records of <i>Anniella</i> not yet assigned to new species within the <i>Anniella pulchra</i> complex. Variety of habitats; generally in moist, loose soil. They prefer soils with a high moisture content.	No Potential. Species requires moist, loose soils which are absent from the site.
California glossy snake (<i>Arizona elegans occidentalis</i>)	None / SSC	Patchily distributed from the eastern portion of San Francisco Bay, southern San Joaquin Valley, and the Coast, Transverse, and Peninsular ranges, south to Baja California. Generalist reported from a range of scrub and grassland habitats, often with loose or sandy soils.	No Potential. Species would only occur in natural areas that are not highly urbanized or surrounded by residential development.
coastal whiptail (<i>Aspidoscelis tigris stejnegeri</i>)	None / SSC	Found in deserts and semi-arid areas with sparse vegetation and open areas. Also found in woodland & riparian areas. Ground may be firm soil, sandy, or rocky.	No Potential. Species does not occur in highly urbanized areas surrounded by residential development.
coast horned lizard (<i>Phrynosoma blainvillii</i>)	None / SSC	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	No Potential. Species would only occur in natural areas that are not highly urbanized or surrounded by residential development.
western spadefoot (<i>Spea hammondi</i>)	None / SSC	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands. Vernal pools are essential for breeding and egg-laying.	No Potential. Necessary vernal pool breeding habitat is absent from the site.

Common Name (Scientific Name)	Status (Federal / State)	Primary Habitat Associations	Status on Site / Potential to Occur (Observed, High Potential, Moderate Potential, Low Potential, Very Low Potential, No Potential)
coast range newt (<i>Taricha torosa</i>)	None / SSC	Coastal drainages from Mendocino County to San Diego County. Lives in terrestrial habitats and will migrate over 1 km to breed in ponds, reservoirs and slow moving streams.	No Potential. No drainages, ponds, reservoirs, or slow-moving streams are present at the site.
two-striped gartersnake (<i>Thamnophis hammondi</i>)	None / SSC	Coastal California from vicinity of Salinas to northwest Baja California. From sea to about 7,000 ft elevation. Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.	No Potential. No streams or aquatic habitats present at the site.
south coast gartersnake (<i>Thamnophis sirtalis</i> pop. 1)	None / SSC		No Potential. No streams or aquatic habitats present at the site.
Birds			
southern California rufous-crowned sparrow (<i>Aimophila ruficeps canescens</i>)	None / CDFW WL	Resident in Southern California coastal sage scrub and sparse mixed chaparral. Frequents relatively steep, often rocky hillsides with grass and forb patches.	No Potential. Species typically inhabits rocky areas in chaparral and scrub habitats, which are not present at the site.
Cooper's hawk (<i>Accipiter cooperii</i>)	None / CDFW WL	Woodland, chiefly of open, interrupted or marginal type. Nest sites mainly in riparian growths of deciduous trees, as in canyon bottoms on river flood-plains; also, live oaks. Species is often known in urban areas with high tree cover and high perches for foraging.	High Potential. Species has been widely documented in urban Los Angeles. Would potentially forage and/or nest in large landscaped trees located around the perimeter of the site, or forage for prey routinely.
grasshopper sparrow (<i>Ammodramus savannarum</i>)	None / SSC	Dense grasslands on rolling hills, lowland plains, in valleys and on hillsides on lower mountain slopes. Favors native grasslands with a mix of grasses, forbs and scattered shrubs. Loosely colonial when nesting.	No Potential. Very few reported occurrences of this species in LA County. No native grasslands present at the site.

Common Name (Scientific Name)	Status (Federal / State)	Primary Habitat Associations	Status on Site / Potential to Occur (Observed, High Potential, Moderate Potential, Low Potential, Very Low Potential, No Potential)
golden eagle (<i>Aquila chrysaetos</i>)	None / CFP	Rolling foothills, mountain areas, sage-juniper flats, and desert. Cliff-walled canyons provide nesting habitat in most parts of range; also, large trees in open areas.	No Potential. Species does not typically occur in highly urbanized areas such as the site.
Bell's sparrow (<i>Artemisiospiza belli belli</i>)	None / CDFW WL	Nests in chaparral dominated by fairly dense stands of chamise. Found in coastal sage scrub in south of range. Nest located on the ground beneath a shrub or in a shrub 6-18 inches above ground. Territories about 50 yds apart.	No Potential. No suitable chaparral or coastal sage scrub habitat located at the site.
white-tailed kite (<i>Elanus leucurus</i>)	None / CFP	Rolling foothills and valley margins with scattered oaks and river bottomlands or marshes next to deciduous woodland. Open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching.	Low Potential. Species would likely not forage the site or nest in it, as it prefers river bottomlands or marshes near woodlands. Would potentially pass through the site as a forager.
California horned lark (<i>Eremophila alpestris actia</i>)	None / CDFW WL	Coastal regions, chiefly from Sonoma County to San Diego County. Also main part of San Joaquin Valley and east to foothills. Short-grass prairie, "bald" hills, mountain meadows, open coastal plains, fallow grain fields, alkali flats.	Low Potential. Species would potentially forage the site or occur within it temporarily during migration.
yellow-breasted chat (<i>Icteria virens</i>)	None / SSC	Summer resident; inhabits riparian thickets of willow and other brushy tangles near watercourses. Nests in low, dense riparian, consisting of willow, blackberry, wild grape; forages and nests within 10 ft of ground.	No Potential. No riparian areas or other dense native brush present at the site.
loggerhead shrike (<i>Lanius ludovicianus</i>)	None / SSC	Broken woodlands, savannah, pinyon-juniper, Joshua tree, and	Low Potential. Species would potentially forage the site and would

Common Name (Scientific Name)	Status (Federal / State)	Primary Habitat Associations	Status on Site / Potential to Occur (Observed, High Potential, Moderate Potential, Low Potential, Very Low Potential, No Potential)
		riparian woodlands, desert oases, scrub and washes. Prefers open country for hunting, with perches for scanning, and fairly dense shrubs and brush for nesting.	potentially nest at the site during the breeding season of February 1- August 31.
yellow warbler (<i>Setophaga petechia</i>)	None / SSC	Riparian plant associations in close proximity to water. Also nests in mountain shrubbery in open conifer forests in Cascades and Sierra Nevada. Frequently found nesting and foraging in willow shrubs and thickets, and in other riparian plants including cottonwoods, sycamores, ash, and alders.	No Potential. Species occurs in riparian areas which are not present at the site.
Mammals			
pallid bat (<i>Antrozous pallidus</i>)	None / SSC	Deserts, grasslands, shrublands, woodlands and forests. Most common in open, dry habitats with rocky areas for roosting. Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.	Low Potential. There are no suitable roosting sites located at the site. Species would potentially forage the open areas or occur temporarily within it but would not roost.
Townsend's big-eared bat (<i>Corynorhinus townsendii</i>)	None / SSC	Throughout California in a wide variety of habitats. Most common in mesic sites. Roosts in the open, hanging from walls and ceilings. Roosting sites limiting. Extremely sensitive to human disturbance.	No Potential. Preferred habitat for this species is arid desert habitats. Also, requires caves or old mines for roosting. Not expected to forage over the Survey Area.
spotted bat (<i>Euderma maculatum</i>)	None / SSC	Occupies a wide variety of habitats from arid deserts and grasslands through mixed conifer forests. Feeds over water and along washes. Feeds almost entirely on moths. Needs rock crevices in cliffs or caves for roosting.	No Potential. Very few occurrences of this species in Los Angeles County. Needs rock crevices in cliffs or caves for roosting. Not expected to forage over the Survey Area.

Common Name (Scientific Name)	Status (Federal / State)	Primary Habitat Associations	Status on Site / Potential to Occur (Observed, High Potential, Moderate Potential, Low Potential, Very Low Potential, No Potential)
western mastiff bat (<i>Eumcops perotis californicus</i>)	None / SSC	Many open, semi-arid to arid habitats, including conifer & deciduous woodlands, coastal scrub, grasslands, chaparral, etc. Roosts in crevices in cliff faces, high buildings, trees and tunnels.	Low Potential. Species is unlikely to roost in the area as it prefers crevices and caves in cliffs, but would potentially forage over the Survey Area.
California leaf-nosed bat (<i>Macrotus californicus</i>)	None / SSC	Desert riparian, desert wash, desert scrub, desert succulent scrub, alkali scrub and palm oasis habitats. Needs rocky, rugged terrain with mines or caves for roosting.	No Potential. No suitable habitat present at the site.
San Diego desert woodrat (<i>Neotoma lepida intermedia</i>)	None / SSC	Coastal scrub of Southern California from San Diego County to San Luis Obispo County. Moderate to dense canopies preferred. They are particularly abundant in rock outcrops, rocky cliffs, and slopes.	No Potential. No woodrat nests observed at the site. No coastal scrub observed at the site.
southern grasshopper mouse (<i>Onychomys torridus ramona</i>)	None / SSC	Desert areas, especially scrub habitats with friable soils for digging. Prefers low to moderate shrub cover. Feeds almost exclusively on arthropods, especially scorpions and orthopteran insects.	No Potential. Species would only occur within more natural areas that are not surrounded by urban development.
Los Angeles pocket mouse (<i>Perognathus longimembris</i>)	None / SSC	Lower elevation grasslands and coastal sage communities in and around the Los Angeles Basin. Open ground with fine, sandy soils. May not dig extensive burrows, hiding under weeds and dead leaves instead.	No Potential. Species would only occur within more natural areas that are not surrounded by urban development.
American badger (<i>Taxidea taxus</i>)	None / SSC	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.	No Potential. Species would only occur within more natural areas that are not surrounded by urban development.
The following status codes are applicable to special-status animals:			

Common Name (Scientific Name)	Status (Federal / State)	Primary Habitat Associations	Status on Site / Potential to Occur (Observed, High Potential, Moderate Potential, Low Potential, Very Low Potential, No Potential)
<p><u>Federally Protected Species</u> FE (Federal Endangered): A species that is in danger of extinction throughout all or a significant portion of its range. FT (Federal Threatened): A species that is likely to become endangered in the foreseeable future. FC (Federal Candidate): A species for which USFWS has sufficient information on its biological status and threats to propose it as Endangered or Threatened under the Endangered Species Act (ESA), but for which development of a proposed listing regulation is precluded by other higher priority listing activities. FSC (Federal Species of Concern): A species under consideration for listing, for which there is insufficient information to support listing at this time. These species may or may not be listed in the future, and many of these species were formerly recognized as "Category-2 Candidate" species.</p> <p><u>State Protected Species</u> CE (California Endangered): A native species or subspecies which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease. CT (California Threatened): A native species or subspecies that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as "Rare" on or before January 1, 1985, is a "Threatened species." SC (State Candidate Endangered/Threatened): A native species that is currently under consideration for listing as a special-status species under CESA. While under review, State Candidate species are afforded the same protections as "listed" pursuant to CESA and require mandatory consideration under CEQA. SSC (California Species of Special Concern): Animals that are not listed under the California Endangered Species Act, but which nonetheless 1) are declining at a rate that could result in listing, or 2) historically occurred in low numbers and known threats to their persistence currently exist. CFP (California Fully Protected): This designation originated from the State's initial effort in the 1960's to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, mammals, amphibians, reptiles, and birds. Most fully protected species have also been listed as Threatened or Endangered species under the more recent endangered species laws and regulations. California Fully Protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock.</p> <p>CDFW WL = California Department of Fish and Wildlife Watch List Species.</p>			

APPENDIX 7
Form CP-4075



BIOLOGICAL REPORTING STANDARDS ACKNOWLEDGMENT

ACKNOWLEDGMENT OF COMPLIANCE

Biological report preparers must sign and include the following acknowledgment in the report:

I attest that I meet the requirements for a Qualified Biologist and California Department of Fish and Wildlife (CDFW) qualifications for botanical field surveyors, both as defined in the Biological Reporting Standards document ([CP-4074](#)).

I attest that the creation of the Biological Resources Report complied with all the following standardized requirements in the Biological Reporting Standards document ([CP-4074](#)), unless explicitly noted otherwise. Any deviations from the above standards have been detailed and justified in the Biological Resources Report.

Name of Lead Biologist Jim Anderson

Lead Biologist Signature [Signature]

Date 12/10/24

Names of Additional Biologists Cameron Cesa

Company Name & Contact Information Envicom Corporation

(818) 879-4700

janderson@envicomcorporation.com

Exhibit H
Reports
(Letters from City Agencies)

CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE

Date: September 7, 2023

To: Mr. Vincent P. Bertoni, Director
Department of City Planning
Attention: Deputy Advisory Agency

From: *Michael Soto* for
Bertram Moglebust, Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering (BOE)

Subject: **Vesting Tentative Tract Map No. 83950**

Transmitted is a print of vesting tentative map of Tract Map No. 83950, stamp-dated March 16, 2023 and located at 10777 Winnetka Avenue in Council District 12.

This map has been filed for a 5 lot single-family residential subdivision.

There is an existing sewer available in Winnetka Avenue (Private Street) adjoining the subdivision. The construction of sewers will be required to serve the tract. This tract will connect to the public sewer system and will not result in violation of the California Water Code. I therefore recommend that you make the necessary determination.

I recommend that tentative tract map of Tract No. 83950 be approved, subject to the standard conditions issued by your department and the following special conditions:

1. That a 60-foot wide right of egress and ingress be provided over the private street easement (known as Winnetka Avenue) from adjoining the subdivision southerly to a public street satisfactory to the City Engineer.
2. That if necessary, sanitary sewer easement be dedicated full-width of the proposed private streets.
3. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary easements for ingress, egress and public facilities over the private street area upon the sale of the respective lots and they will maintain the private street, free

and clear of obstructions and in a safe condition for vehicular use at all times.

4. That a Covenant and Agreement be recorded stating that private street will be posted in a manner prescribed in Section 18.07 of the Los Angeles Municipal Code" Private Street Regulations".
5. That the entire length of the private streets providing access to this subdivision area from a public street be correctly shown on the final map.
6. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed satisfactory to the City Engineer - Valley Engineering District Office:
 - a. Improve Winnetka Avenue (Private Street) adjoining the subdivision with the repair of concrete curb, gutter and roadway pavement, including any removal and reconstruction of existing improvements.
 - b. Improve Northridge Road (Private Street) adjoining the subdivision with the repair of concrete curb, gutter and roadway pavement, including any removal and reconstruction of existing improvements.
 - c. Construct the necessary on-site and off-site sewers to serve the development.

Any questions regarding this report should be directed to Quyen Phan of the Permit Case Management Division Section, via quyen.phan@lacity.org.



Correy Kitchens <correy.kitchens@lacity.org>

83950 - Concrete Curb

2 messages

Quyen Phan <quyen.phan@lacity.org>
To: Correy Kitchens <correy.kitchens@lacity.org>
Cc: chris@tisurveying.com

Tue, Jul 8, 2025 at 2:50 PM

Hi Correy,

Thank you for help with this case. Could you please add the completed list of S-3 conditions and the following under S-3 (i) to the staff report? Please see the sample page attached.

Also to clarify the language for improvement conditions, both should be as follow:

Improve Winnetka Avenue (Private Street) adjoining the subdivision with the **repair of any broken, off-grade rolled concrete curb**, gutter and roadway pavement , including any necessary removal and reconstruction of existing improvements.

Improve Northridge Road (Private Street) adjoining the subdivision with the **repair of any broken, off-grade rolled concrete curb**, gutter and roadway pavement , including any necessary removal and reconstruction of existing improvements.

Please let me know if you have any questions.

Thanks,
Quyen

Quyen Phan, P.E.
Civil Engineering Associate III
Permit Case Management Division
Bureau of Engineering | Department of Public Works
[201 N. Figueroa Street, Suite 290](#)
[Los Angeles, CA 90012](#)
Mail Stop: 901
O: [213-808-8604](tel:213-808-8604)
Quyen.Phan@lacity.org



 **SLDG_KM_C3625070813260.pdf**
66K

Chris Nassiri <chris@tisurveying.com>

Wed, Jul 9, 2025 at 10:55 AM

To: Quyen Phan <quyen.phan@lacity.org>, Correy Kitchens <correy.kitchens@lacity.org>

Thank you Quyen.

Chris Nassiri

Project Manager

Iacobellis & Associates, Inc.

11145 Tampa Avenue, #21-B

Northridge, CA 91326

(818) 674-1396

From: Quyen Phan <quyen.phan@lacity.org>

Sent: Tuesday, July 8, 2025 2:50 PM

To: Correy Kitchens <correy.kitchens@lacity.org>

Cc: Chris Nassiri <chris@tisurveying.com>

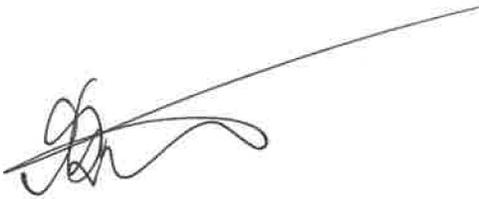
Subject: 83950 - Concrete Curb

[Quoted text hidden]

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: July 27, 2023

TO: Shana M.M. Bonstin
Arthi L. Varma
Lisa M. Webber
Deputy Director of Planning
Department of City Planning



FROM: Kwasi Berko, Division Manager
Clean Water North Conveyance Division
LA Sanitation & Environment

SUBJECT:	TRACT MAP No. 67490-M1	100 South Grand Avenue
		111, 123, 141, 151 & 161 South Olive ST
	TRACT MAP No. 83500	Area bounded by Centre ST, Santa Cruz ST, Harbor BL & 3 rd ST (Except Block bounded by Harbor, 1 st ST, Beacon & Santa Cruz) and block bounded by Mesa ST, 1 st ST, Centre ST & 2 nd ST
	TRACT MAP No. 63487-M1	6401 & 6411-6415 Wilshire Boulevard
	TRACT MAP No. 82988-M1	412-426 South Crocker Street 411-425 South Towne Avenue
	TRACT MAP No. 83180-SL	12243 West Riverside Drive
	TRACT MAP No. 83914-CN-HCA	3100 West Wilshire Boulevard
	TRACT MAP No. 83950-HCA	10777 North Winnetka
	TRACT MAP No. 83987-VHCA	6000 W Hollywood Boulevard
	TRACT MAP No. 84085-SL-HCA	848-856 North Detroit Street
	CPC-2022-7854-ZCJ-SPR-WDI-HCA	16955 West Sherman Way
	AA-2023-2840-PMLA	12690 North Encinitas Avenue
	ADM-2023-3873-PMUL	16844 West Otsego Street
	AA-2023-3919-PMLA-SL-HCA	3120 Atwater Avenue
	CPC-2023-4030-GPA-VZC-HD-CU-SPR	6650 West Romaine Street
	ADM-2023-4420-PMUL-HCA	21340 West Chase Street
	ADM-2023-4477-PMUL	9757 North Columbus Avenue

Our office has reviewed the sewer/storm drain lines serving the subject tracts/areas, and found no potential problems to our structures and/or potential maintenance issues, with the exception of TR 67490-M1 (100 S Grand; 111, 123, 141, 151 & 161 S Olive) and TR 83500 (Area bounded by Centre ST, Santa Cruz ST, Harbor BL & 3rd ST (Except Block bounded by Harbor, 1st ST, Beacon & Santa Cruz) and block bounded by Mesa ST, 1st ST, Centre ST & 2nd ST).

There are easements as well as public streets contained within the aforementioned properties. Any

proposed development in close proximity to the easements and vacation of City streets must secure Department of Public Works approval. Note: This Approval is for the Tract Map only and represents the office of LA Sanitation/CWCDs. The applicant may be required to obtain other necessary Clearances/Permits from LA Sanitation and appropriate District office of the Bureau of Engineering.

If you have any questions, please contact Rafael Yanez at (323) 342-1563.

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: 7/25/2023

To: Mr. Vincent P. Bertoni, Director
Department of City Planning
200 N. Spring St., 5th Flr, MS-395

From: 
Gil De La Cruz, P.E.
Case Management Supervisor
Private Development Division
Bureau of Street Lighting

SUBJECT: STREET LIGHTING REQUIREMENTS FOR DISCRETIONARY ACTIONS

CITY PLANNING CASE No.: TRACT 83950 HCA
10777 N WINNETKA AVE (PVT. 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.)

IMPROVEMENT CONDITION: No street lighting requirements.

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.

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: April 4, 2024

TO: Claudia Rodriquez, Deputy Advisory Agency
6262 Van Nuys Blvd, 3rd Floor
Department of City Planning

FROM: Helen Nguyen, Subdivision Review
Minye Pak, Zoning Engineer
201 N. Figueroa Street, Room 1030
Department of Building and Safety

SUBJECT: **TRACT MAP NO. TT-83950-HCA – Revised**
10777 N Winnetka Ave

The Department of Building and Safety Zoning Section has reviewed the above Subdivision Map, date stamped on December 01, 2023 by the Department of City Planning. The site is designated as being in the **(T)(Q)A2-1** Zone. A clearance letter will be issued stating that no Building or Zoning Code violations exist relating to the subdivision on the subject site once the following items have been satisfied.

- a. Obtain permits for the demolition or removal of existing structures indicated on the map. The accessory structure or use is not permitted to remain on the proposed lot without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition works.
- b. Ordinance ORD-178194 for Tract Map TR 62021 has expired, obtain approval from the City Planning Department for an extension or obtain Zone Change to change the zone to the Proposed A2 Zone prior to obtaining Zoning clearance.
- c. Provide a copy of (T)(Q) conditions. Show compliance with the above conditions as applicable or Department of City Planning approval is required.
- d. Provide a copy of building records, plot plan, and certificate of occupancy of all existing structures to verify the last legal use and number of parking spaces required and provided on the proposed Lot 2.
- e. Due to the change in the orientation of the lot lines, the new front lot line for the proposed Lot 2 shall be along Winnetka Ave. The existing Accessory Living Quarters shall be located in the rear half of a lot but need not be located more than 55 feet from the new front lot line along

Winnetka Ave in the proposed Lot 2 per LAMC 12.21 C.5(b). Show compliance with the above condition or obtain City Planning approval.

- f. Private Street shall comply with Bureau of Engineer (BoE) and Fire Departments requirements.
- g. Show all street dedication(s) as required by Bureau of Engineering (BoE) and provide net lot area after all dedication(s). "Area" requirements shall be re-checked as per net lot area after street dedication(s). Front yard requirement shall be required to comply with current code as measured from new property lines after dedication(s).

Notes:

This property is located in an Equine Keeping Area.

This property is located in a Special Grading Area.

This property is located in a Very High Fire Hazard Severity Zone.

This property is located in a High Wind Velocity Areas.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Helen Nguyen at (213) 482-0427 or helen.nguyen@lacity.org to schedule an appointment.

cc: planning.valleyprojects@lacity.org



Correy Kitchens <correy.kitchens@lacity.org>

TT-83950-HCA, 10777 N. Winneka Avenue LADBS-Grading Report

1 message

CASEY JENSEN <casey.jensen@lacity.org>

Mon, Jul 24, 2023 at 6:10 AM

To: Planning Valley Projects <planning.valleyprojects@lacity.org>

07/24/2023

Planning,

The Grading Division of the Department of Building and Safety has reviewed the Tentative Tract Map No. TT-83950-HCA located at 10777 N. Winneka Avenue and it appears that geology/soils reports are not required prior to planning approval of the Tract Map as the property is exempt or located outside of a State of California liquefaction, earthquake induced landslide, or fault-rupture hazard zone; and, although it is located within a City of Los Angeles Hillside Area does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards.

Per Sec. 17.56 of the Los Angeles Municipal Code, each approved Tract Map recorded with the County Recorder shall contain the following statement; "The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits."

The applicant shall, "Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit."

If you have any questions, or need additional information, please let me know.

Thank you,

Casey

[\(213\) 482-0490](tel:(213)482-0490)

Casey Lee Jensen, PG, CEG

Engineering Geologist Associate III

Los Angeles Department of Building and Safety

Grading Division, Mail Stop 115

[221 N. Figueroa Street, 12th Floor, Suite 1200](#)

Los Angeles, CA 90012

*Please note, My regular day off is every other Friday.

CITY OF LOS ANGELES
INTER-DEPARTMENTAL MEMORANDUM

10777 N Winnetka Ave
LADOT Project ID No. 55828

Date: July 24, 2023

To: Deputy Advisory Agency
Department of City Planning

From: Miguel Crisostomo, Transportation Engineering Associate I
Department of Transportation

Subject: **Parcel Map No. TT-83950-HCA**
CPC-2023-1263-ZC-HCA

Reference is made to your request for review of this case regarding potential traffic access problems. Based upon this review, it is recommended that:

1. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of LADOT.
2. A two-way driveway width of W=20' feet is required for all driveways, or to the satisfaction of LADOT.
3. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Los Angeles Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
4. The report fee and condition clearance fee be paid to the Los Angeles Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: The applicant may be required to comply with any other applicable fees per this new ordinance.

If you have any questions, you may contact me at Miguel.crisostomo@lacity.org or 818-374-4699.

August 24, 2023

Mr. Vincent Bertoni
Department of City Planning
200 North Spring Street, Room 721
Los Angeles, California 90012

Dear Mr. Bertoni:

Subject: Tract No. 83950
10777 Winnetka Avenue

This is in reply to your letter dated July 21, 2023. This tract can be supplied with water from the municipal system subject to the Los Angeles Department of Water and Power's (LADWP) Water System Rules and requirements set forth in the enclosed report.

Upon compliance with these conditions and requirements, LADWP's Water Services Organization (WSO) will forward the necessary clearances to the Bureau of Engineering (BOE) after we receive the final tract map.

Questions regarding WSO clearance should be directed to LADWP, Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, California 90051-5700 or (213) 367-1250.

Sincerely,

Rafael Viramontes

Rafael Viramontes, P.E.
Engineer of West Valley District
Water Distribution Engineering

LP:rp

Enclosure

c: Bureau of Engineering (2)
Land Developing and Mapping Division
District Engineer
Map No. 203-114

Ms. Stephanie Vitacco
Los Angeles City Fire Department
Water Service Representative

ITEMS CHECKED APPLY TO THIS SUBDIVISION

DEVELOPER SHALL COMPLETE THE FOLLOWING FINANCIAL AND ENGINEERING ARRANGEMENTS AS CONDITIONS OF MAP CLEARANCE:

LAFD-related Requirements

- 1. New hydrants shall be installed. X
PER LAFD INSPECTOR MATTHEW CRAIG’S REVIEW ON 8/18/23, TWO (2) PUBLIC FIRE HYDRANTS ARE REQUIRED.
- 2. Existing hydrant tops shall be changed.
- 3. New water mains shall be installed to serve new hydrants.

DWP-WS Requirements

- 4. Acreage supply charges shall be paid. X
- 5. Water main charges shall be paid. X
- 6. Existing facilities shall be relocated or abandoned.
- 7. Street improvement/sewer/storm drain/water plans shall be submitted. X
- 8. Covenant and Maintenance Agreement for Small Lot Subdivision Map or Map with Land Locked Lots (see Item 18 below)
- 9. Dedicate Water Easement to LADWP (see Item 19 below)

DEVELOPER SHALL COMPLETE THE FOLLOWING FINANCIAL AND ENGINEERING ARRANGEMENTS AS CONDITIONS OF SERVICE (BUT NOT CONDITIONS OF MAP CLEARANCE):

- 10. New water mains shall be installed.
THE EXISTING 8-INCH WATER MAIN ON NORTHRIDGE RD AND 12-INCH MAIN ON WINNETKA AVE IS SUFFICIENT TO MEET EXISTING FIRE FLOW REQUIREMENTS. AN ADDITIONAL HYDRAULIC ANALYSIS MAY NEED TO BE CONDUCTED BASED ON THE DOMESTIC AND/OR FIRE PROTECTION REQUIREMENTS FOR TH ENTIRE SUBDIVISION TO DETERMINE IF A MAINLINE UPSIZE IS REQUIRED.
- 11. New services & meters shall be installed. X
DEVELOPER/ENGINEER SHALL PROVIDE THE TOTAL NUMBER AND SIZE OF SERVICES REQUIRED FOR ENTIRE SUBDIVISION.
- 12. Street/sewer/storm drain/water plans shall be submitted. X
- 13. Pressure regulators will be required in accordance with the Los Angeles City. X

Plumbing Code for the following lot(s) where pressure exceeds 80 psi at the building pad elevation:

PRESSURE REGULATORS REQUIRED FOR ENTIRE SUBDIVISION.

- 14. Water Service Elevation Agreements will be required, as the minimum pressure is less than 35 PSI. _____

OTHER PERTINENT INFORMATION APPLICABLE TO THIS SUBDIVISION:

- 15. On January 1, 2018, LADWP implemented a new policy regarding water service for multi-unit residential structures. If a development allows LADWP to install an individual meter in front of each house and the water main serving that development fronts the property and is in a public right-of-way, then this is a conventional installation and LADWP will provide individual meters. However, if the small lot is completely and within private property and the request is for a manifold type installation of consecutive meters in a coffin-type configuration, LADWP can provide up to five meters in that manifold-setting. LADWP can provide a master meter if the number of meters required is greater than five. _____

- 16. The Bureau of Engineering (BOE) may not permit any new services to be installed in the public right of way. Please submit plans to the Water System that show adequate space on private property for new service installations, UNLESS BOE is making an exception for this project. If an exception has been made, please submit written proof to LADWP that the BOE will allow services within the right of way. The written documentation shall make clear that the BOE is aware of the specific sizes quantities, sizes, and locations of new services being requested for this project, rather than a general statement. Even with BOE’s permission, LADWP will not install services within, or nearer than five (5) feet from the edge of, any travelled way subject to vehicle loading (streets, driveways, etc.). _____

- 17. Proposed equestrian trails shall be located so that the full alignment does not overlap or cross any existing or proposed LADWP water easement. Further review is required by LADWP Water Distribution Engineering if this condition cannot be met. _____

- 18. During the Preliminary or Tentative Map stage, the developer shall contact the appropriate LADWP Water Distribution Engineering District to coordinate the location of the proposed water service locations for their subdivision especially for small lot subdivisions or developments with land locked lots (lots with no frontage to the public right-of-way or public water main).
For these type of developments, LADWP will require a Covenant and Maintenance Agreement (CMA) to be recorded. The developer/engineer shall provide an exhibit with the proposed water service locations for review. Upon review and approval, the CMA must be recorded with the LA County Recorder’s office and sent back to LADWP. The recorded CMA is required for LADWP to provide subdivision map clearance and water service.
If there is no space available for LADWP to install the proposed water services within the public right of way, the services may need to be installed in private property and LADWP will require an easement to be dedicated on the final, recorded map. _____

19. If an easement is required by LADWP, the final map must include the following information: _____

- Standard Dedication Language on Title Sheet
- Delineated and called out easement for each sheet affected
(# FEET WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR WATERLINE RIGHT-OF-WAY PURPOSES)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

August 15, 2023

TO: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attention: planning.valleyprojects@lacity.org

FROM: Los Angeles Fire Department

SUBJECT: **CPC-2023-1263/TT-83950.:10777 Winnetka**

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

RECOMMENDATIONS:

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

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.

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).

The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

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.

Fire Lane Requirements:

- 1) 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.
- 2) 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.
- 3) 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.
- 4) Submit plot plans indicating access road and turning area for Fire Department approval.
- 5) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- 6) 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.
- 7) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- 8) All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
- 9) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.

On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".

Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.

Standard cut-corners will be used on all turns.

The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved 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.

Site plans shall include all overhead utility lines adjacent to the site.

Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:

- A. The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.
- B. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.
- C. In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.
- D. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.
- E. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.

The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.

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.

This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the section 4908, 2014 City of Los Angeles Fire Code.

Mitigating measures shall be considered. These measures shall include, but not be limited to the following:

- a. Boxed-in eaves.
- b. Single pane, double thickness (minimum 1/8" thickness) or insulated windows.
- c. Non-wood siding.
- d. Exposed wooden members shall be two inches nominal thickness.
- e. Noncombustible finishes.

Irrigated and managed greenbelts around the perimeter of all structures for a distance of **100' feet** shall be considered as a buffer between the brush and the proposed project.

All landscaping shall use fire-resistant plants and materials. A list of such plants is available from the contact Brush Clearance Unit 6262 Van Nuys Blvd., Room 451, Van Nuys 91401 (800) 994-4444.

All structures shall have noncombustible roofs. (Non-wood)

The brush in the area adjacent to the proposed development shall be cleared or thinned periodically by the homeowner's Association under supervision to the Los Angeles City Fire Department in order to reduce the risk of brush fires spreading to the homes.

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.

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

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 **(213) 482-6543**. You should advise any consultant representing you of this requirement as well.

Kristin M. Crowley
Fire Chief

David Perez, Fire Marshal

Planning.valleyprojects@lacity.org
August 15, 2023
CPC-2023-1263/TT-83950.:10777 Winnetka
Page 5

Bureau of Fire Prevention and Public Safety

DP:MRC:mrc

CPC-2023-1263/TT-83950.:10777 Winnetka

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BRENDA AGUIRRE
ASSISTANT GENERAL MANAGER

(213) 202-2633

Letter sent via email to:
planning.valleyprojects@lacity.org

August 1, 2023

Claudia Rodriguez, Deputy Advisory Agency
6262 Van Nuys Boulevard
Van Nuys, CA 91401

**DEPARTMENT OF RECREATION AND PARKS REPORT AND RECOMMENDATIONS
RELATIVE TO TT-83950-HCA**

Dear Claudia Rodriguez,

The City of Los Angeles Department of Recreation and Parks (RAP) has prepared the following report and recommendations in response to your request for comments relative to TT-83950-HCA (project), a proposed residential subdivision.

RAP's report and recommendation(s) regarding the proposed project are as follows:

General Comments:

The applicant is requesting approval of the proposed project, a residential subdivision. Los Angeles Municipal Code (LAMC) 12.33 requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or pay a fee for the purpose of developing park and recreational facilities and LAMC 19.17 specifies how those fees are to be calculated.

Effective January 11, 2017, RAP is responsible for calculating the required park fees owed by each residential development project, including subdivision projects, pursuant to LAMC 12.33, and issuing the fee calculation letters to applicants.

RAP Recommendation:

The applicant is requesting approval of a subdivision that will contain dwelling units. Therefore, pursuant to Los Angeles Municipal Code sections 12.33.E and 19.17, RAP recommends the following be added as a condition of the approval of the proposed project:

That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.



TT-83950-HCA Report and Recommendations

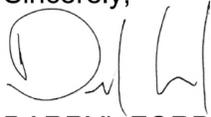
August 1, 2023

Page 2

Thank you for the opportunity to provide information relative to recreation and park issues related to this proposed project. Please provide the RAP contact listed below with any and all agendas, notices, and staff reports for the Advisory Agency actions and/or hearings related to this application.

If you have any questions or comments regarding this information please feel free to contact Park Fees staff, at 213-202-2682 or rap.parkfees@lacity.org, at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Darryl Ford', with a stylized flourish at the end.

DARRYL FORD
Superintendent

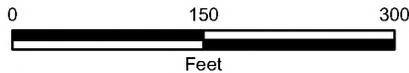
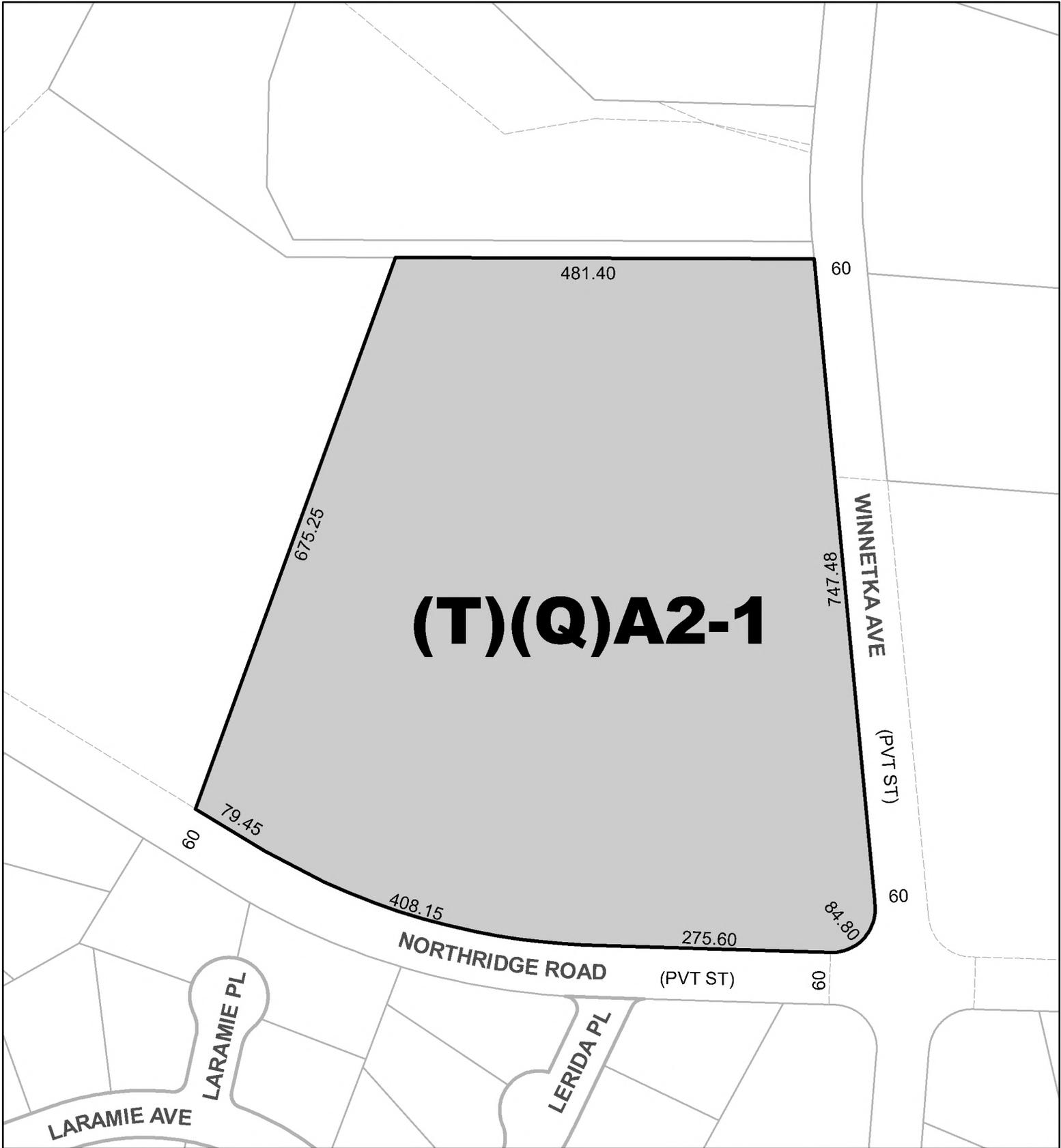
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cc: Chuck Stevens, 19911 Northridge Road, Chatsworth, CA 91311
Stephanie L. Vitacco, 19911 Northridge Road, Chatsworth, CA 91311
Chris Nassiri, Iacobellis & Associates, Inc., 11145 Tampa Avenue Unit 21-B,
Northridge,
CA 91326

cc: Reading file

Exhibit I

Zone Change Ordinance Map



CPC-2023-1263-ZC-ZAA-HCA

AA/cf

022825

City of Los Angeles

