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VIA ELECTRONIC MAIL

Honorable Members of the Planning and Land Use Management Committee
Los Angeles City Council
200 N. Spring Street, Room 395
Los Angeles, CA 90012
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**Re: Supplemental Justification for CEQA Appeal; 4230 N. Saltillo Street;
Case Nos. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA;
ENV-2023-1207-CE-1A; Council File 26-0412 ("Project")**

Dear Honorable Members of the PLUM Committee:

This firm represents Girard Tract Community Preservation ("Appellant") in the above-referenced appeal of the South Valley Area Planning Commission's ("South Valley APC") March 4, 2026, determination sustaining the Zoning Administrator's adoption of a Class 3 Categorical Exemption (CEQA Guidelines § 15303) for the proposed two-story single-family residence at 4230 N. Saltillo Street. Appellant filed its initial appeal justification letter on March 9, 2026, which incorporated by reference the prior justification letters dated January 3, 2025, and December 1, 2025, and supersedes none of them. Each of those submittals, the appended Letter of Determination, and the expert reports filed therewith, are incorporated herein by this reference.¹

¹ In addition to providing the precise bases for the City's failure to proceed in the manner required by the California Environmental Quality Act ("CEQA"), this letter is also intended to provide pre-suit notification to the City to the extent such notification may be required. The City may remedy the errors identified herein by not deeming the project exempt from CEQA and instead preparing an environmental report for the Project. Appellant will provide the City with a reasonable opportunity to correct these errors by not commencing litigation for at least 14 days after the City's final approval of the Project (should that occur).

Appellant submits this supplemental letter to the PLUM Committee to (i) summarize and rely upon the supplemental biological resources expert review prepared by independent biologist Scott Cashen, M.S., which establishes a fair argument that the Project will result in significant impacts to special-status species, sensitive natural communities, and wildlife movement; (ii) develop further the cumulative-impact exception under CEQA Guidelines § 15300.2(b), supported by a quantitative analysis of the City’s own hillside building permit data; (iii) present new evidence of cumulative impacts to the threatened Southern California / Central Coast Mountain Lion Distinct Population Segment (“DPS”), including documented mountain lion presence in the Project vicinity and within a Santa Monica Mountains Conservancy Linkage Map; and (iv) preempt the City’s anticipated argument that the Project’s undisputed non-compliance with the State Minimum Fire Safe Regulations (14 C.C.R. §§ 1270.00 et seq.) can be “cured” at the building-permit phase by the Los Angeles Department of Building and Safety (“LADBS”) or the Los Angeles Fire Department (“LAFD”). It cannot.

Administrative Record. Each evidentiary source cited in this letter is provided in the form of (i) an inline hyperlink to the publicly accessible source and (ii) a corresponding footnote, so that all referenced materials are submitted to the City and become part of the administrative record on this matter. (*Citizens for Open Government v. City of Lodi* (2012) 205 Cal.App.4th 296, 306 [administrative record consists of materials submitted to the agency before the close of the administrative proceedings].)

I. The Independent Biological Resources Review Prepared by Scott Cashen, M.S., Establishes That the Project Will Have Significant Effects on Biological Resources.

A. The City’s Categorical Exemption Rests Entirely on a Developer-Funded Biological Resources Report Prepared by South Environmental in March 2023.

In adopting the Class 3 Categorical Exemption, the City of Los Angeles relied almost exclusively on the *Biological Resources Report – 4230 Saltillo Street Project*, prepared in March 2023 by AJ Samra (Associate Biologist) and Matthew South (Principal Biologist) of South Environmental, a consultant retained by the developer.² The City’s *Justification for Project Exemption* expressly conditions its “no significant impact” finding on that report, stating that “the project will avoid any potential impacts with the implementation of Regulatory Compliance Measures #1 and #2” that were proposed by South Environmental.³ The South Environmental Report concludes — in conclusory fashion — that the Project will have *no* impact on special-status plants, *no* impact on special-status wildlife (including the mountain lion), *no* impact on

² AJ Samra & Matthew South, South Environmental, Biological Resources Report – 4230 Saltillo Street Project (March 2023).

³ City of Los Angeles, Department of City Planning, Justification for Project Exemption, Case No. ENV-2023-1207-CE, 4230 N. Saltillo Street, at 5 (“According to the Biological Resources Report prepared by AJ Samra and Matthew South, from South Environmental, in March 2023, the project will avoid any potential impacts with the implementation of Regulatory Compliance Measures #1 and #2 . . .”).

wildlife movement, and *no* cumulative impacts “beyond the impacts described in this report” because, the report asserts, “there is no other project known to be currently proposed within 500-feet of the project site.”

B. The Independent Expert Review Prepared by Mr. Scott Cashen, M.S., Demonstrates That the South Environmental Report’s Conclusions Are Not Supported by Substantial Evidence.

At Appellant’s request, independent biologist Scott Cashen, M.S., reviewed the South Environmental Report and the Project’s administrative record. Mr. Cashen has more than twenty-five years of experience evaluating biological resource impacts under CEQA throughout California, including extensive work on hillside oak woodlands, special-status wildlife, and wildlife habitat connectivity in the Santa Monica Mountains and adjacent Simi Hills.⁴ The Cashen Report identifies multiple categories of methodological and substantive deficiencies that, individually and collectively, defeat the City’s reliance on the South Environmental Report and establish that the Project will have significant biological resource impacts. (See *Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086, 1105 [substantial evidence of a significant effect, standing alone, may establish an unusual circumstance and defeat a categorical exemption].)

1. The Single One-Hour February Survey Is Inadequate to Detect Special-Status Species or Mountain Lion Use.

Mr. Cashen first identifies a fundamental methodological flaw: the entire biological assessment is grounded in a single one-hour reconnaissance survey conducted on February 16, 2023, by a single Associate Biologist. CDFW protocols require multiple, appropriately timed surveys covering each species’ detection window.^{5, 6} A one-hour February visit cannot reliably detect spring-blooming special-status plants, summer-detectable bats and reptiles, breeding birds,

⁴ Scott Cashen, M.S., Senior Biologist, has more than twenty-five years of experience as an independent biological consultant in California, with specialized expertise in CEQA review of biological resource impacts, special-status wildlife (including mountain lion), oak woodlands, and wildlife habitat connectivity. Mr. Cashen has been retained, deposed, and qualified as a CEQA biological resources expert in numerous proceedings before California courts and lead agencies. A true and correct copy of Mr. Cashen’s full report (“Cashen Report”) and Curriculum Vitae and Statement of Qualifications is attached as **Exhibit 1**.

⁵ California Department of Fish and Wildlife, Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (rev. Mar. 20, 2018), available at <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959>.

⁶ For purposes of Pub. Res. Code § 21167.6(e)(7), the court in *Consolidated Irrig. Dist. V Superior Court* (2012) 205 CA4th 697, 723, held that such evidence has been submitted to the agency “when the commenter has made the document readily available for use or study by lead agency personnel.” The court concluded that citing the URL of a specific webpage amounts to submission of the document found on that page to the agency. As such, we expect all URL citations to be produced for consideration by decisionmakers.

or transient large mammals such as the mountain lion. The South Environmental Report's repeated invocation of negative findings ("no special-status wildlife was observed") is therefore not substantial evidence of absence — it is, at best, evidence of inadequate survey effort.

2. The Report's Dismissal of Mountain Lion Habitat Value Is Contradicted by the City's Own ZIMAS Designation, the SMMC Linkage Map, and Documented Mountain Lion Presence Within the Adjacent Habitat Block.

South Environmental concedes that the Project lies within the northern foothills of the Santa Monica Mountains and immediately adjacent to a golf course but concludes, in two sentences, that the parcel "would not be useful habitat" for mountain lion because of "significant human development" nearby. That conclusion is contradicted by the City's own data: ZIMAS classifies the Project parcel as having *Medium* mountain lion potential.⁷ The Project also lies within a state-recognized landscape linkage mapped by the Santa Monica Mountains Conservancy ("SMMC") that connects mountain lion habitat in the Santa Monica Mountains with habitat in the adjacent Simi Hills.⁸ On February 11-12, 2026, the California Fish and Game Commission unanimously voted to list the Santa Monica Mountains mountain lion population as a *threatened* species under the California Endangered Species Act, finding that "habitat loss, habitat fragmentation by roads, freeways and housing" is the principal extinction threat facing this DPS.⁹ Appellant's members have also documented periodic mountain lion presence within the adjacent open space area east of the Project site (the Woodland Hills Country Club golf course and Girard Reservoir watershed), including video and photographic evidence submitted herewith.¹⁰ In light of the City's own "Medium" ZIMAS designation, the mapped linkage, the recent CESA listing, and direct documentation of lion presence, South Environmental's flat

⁷ City of Los Angeles, ZIMAS parcel profile for 4230 N. Saltillo Street (Assessor's ID No. 2172-023-053), "Mountain Lion potential: Medium." The ZIMAS profile is publicly accessible at <https://zimas.lacity.org>. A true and correct copy is attached as **Exhibit 2**.

⁸ California Department of Fish and Wildlife & Conservation Biology Institute, California Essential Habitat Connectivity Project: A Strategy for Conserving a Connected California (2010), Wildlife Habitat Connectivity Map, including the Golf Course Linkage between the Santa Monica Mountains and Simi Hills ("SMMC Linkage"). Map attached as **Exhibit 3**. <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=43450&inline>

⁹ California Fish & Game Comm'n, Item 17 (Feb. 11-12, 2026) (unanimous vote to list six populations of Central Coast and Southern California mountain lions, including the Santa Monica Mountains population, as "threatened" under the California Endangered Species Act). Staff Summary available at <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=241267&inline>.

¹⁰ Mountain lion and bobcat videos and photographs taken in and around the Project vicinity in the Santa Monica Mountains / Simi Hills area, comprising: **Exhibit 4** (Mountain Lion Daylight Driveway Sighting); **Exhibit 5** (Bobcat at Residential Gate); **Exhibit 6** (Mountain Lion at Active Construction Site, Nest cam); and **Exhibit 7** (Wildlife Visit to Residential Property, Nest cam).

conclusion of “no habitat value” is unsupported by substantial evidence and, at minimum, raises a fair argument of significant impact.

3. The Report Understates the Ecological Value of the On-Site Coast Live Oak Woodland and Wholly Fails to Address Cumulative Loss of Oak Canopy in the 91364 Hillside Area.

South Environmental concedes that nine protected coast live oaks (*Quercus agrifolia*) occur on the parcel, that two will be removed outright, and that others may be “inadvertently impacted” by construction equipment. The report nevertheless rates the woodland “Rank D — Severely Disturbed, Poor” on the basis of fuel-modification disturbance and dismisses any impact as “mitigated” by a 4:1 replanting ratio. Mr. Cashen explains that this analysis is doubly flawed. *First*, coast live oak is a locally protected species under the Los Angeles Protected Tree Ordinance¹¹, and the City’s own L.A. CEQA Thresholds Guide identifies a project as having a significant biological impact when it results in “the loss of individuals” of a locally designated species or “a reduction of a locally designated natural habitat.”¹² The mature coast live oaks at this site — some of which exceed 70 years in age — cannot be replaced by 24-inch box saplings within any meaningful planning horizon, and the temporal loss of canopy is itself a CEQA impact. *Second*, the report’s declaration that there are “no other project[s] currently proposed within 500-feet of the project site” is factually incorrect and analytically deficient under any standard. The City has approved or is currently processing at least one additional new single-family residence on the very same street — 4204 N. Saltillo Street, Case No. ZA-2025-1911-CU1-MSP-DRB-SPCC — plus dozens of other hillside residential projects within the same zip code, as detailed in Section II below. The 500-foot radius “cumulative” analysis is the wrong analytical frame; CEQA requires consideration of “successive projects of the same type in the same place, over time,” which here means the entire 91364 hillside community. (CEQA Guidelines § 15300.2(b).)

4. The Report’s Wildlife-Movement Conclusion Conflicts With Both the City’s Mapped Protected Areas for Wildlife (PAWs) and the SMMC Linkage Map

South Environmental confines its wildlife-movement assessment to a 200-foot radius and concludes there is no movement value. Mr. Cashen explains that this entirely misses the relevant scale. The Project sits within the broader Santa Monica Mountains – Simi Hills movement

¹¹ Los Angeles Municipal Code § 46.00 *et seq.* (Protected Tree and Shrub Regulations), available at https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-132254.

¹² City of Los Angeles, L.A. CEQA Thresholds Guide (2006), § C-1 (Biological Resources) (“A project would normally have a significant impact on biological resources if it would result in the loss of individuals, or the reduction of existing habitat, of a State or federal listed endangered, threatened, rare, protected, or candidate species . . . [or] the loss of individuals, or the reduction of existing habitat, of any locally designated species or a reduction of a locally designated natural habitat or plant community.”), available at <https://planning.lacity.gov/odocument/cc8fb2f5-dc6c-47f1-bfc3-864b84621abb/CEQAThresholdsGuide.pdf>.

context, the City’s mapped Santa Monica Mountains West Protected Areas for Wildlife (“PAW”)¹³, and an SMMC Linkage. The on-site coast live oak canopy, even where partially fuel-modified, contributes meaningful canopy connectivity for raptors, bats, and small mammals moving between the golf-course open space to the east and the larger Santa Monica Mountains habitat block to the south. South Environmental’s contrary, conclusory dismissal does not constitute substantial evidence.

5. Conclusion: The Cashen Report Establishes a Fair Argument of Significant Biological Impact and Defeats the Class 3 Categorical Exemption.

Taken together, the Cashen Report demonstrates that the City’s reliance on the South Environmental Report cannot withstand fair scrutiny. The Project may have significant impacts on protected coast live oak woodland, on the threatened mountain lion DPS and its mapped habitat linkage, on the City’s mapped Protected Areas for Wildlife, and on cumulative wildlife movement in the Santa Monica Mountains – Simi Hills landscape. The PLUM Committee must therefore recommend that the City Council grant the appeal.

II. The Cumulative-Impact Exception Under CEQA Guidelines § 15300.2(b) Independently Bars Use of a Class 3 Categorical Exemption.

A. Legal Standard.

CEQA Guidelines § 15300.2(b) provides that “[a]ll exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.” Courts apply a bifurcated standard: once an existing cumulative impact is established by substantial evidence, the fair-argument test applies to determine whether the project will contribute to that impact. (*Aptos Residents Ass’n v. County of Santa Cruz* (2018) 20 Cal.App.5th 1039, 1052 (“*Aptos Residents Ass’n*”).) The exception turns not on whether one additional house, in isolation, is significant, but whether “successive projects of the same type, in the same place, over time” collectively cross the significance threshold. (*Bridges v. Mt. San Jacinto Community College Dist.* (2017) 14 Cal.App.5th 104, 115.)

B. The City’s Own Building-Permit Data Establish a Cumulative Pattern of Successive Hillside Residential Construction in ZIP 91364.

Pursuant to a California Public Records Act request, the Department of Building and Safety produced PRA File No. PR25-01969, which lists every hillside new-construction building permit issued by the City.¹⁴ Filtering that dataset for **zip code 91364** — the same zip code as the

¹³ Environmental Science Associates for the L.A. Department of City Planning, Protected Areas for Wildlife and Wildlife Movement Pathways Final Report (Feb. 2021), available at https://planning.lacity.gov/odocument/13de48cd-2fae-4ce7-ab4b-3ae213020b87/2021-02-26_ESA_PA-WMP_Final_Report.pdf.

¹⁴ Public Records Act Request Response, City of Los Angeles File No. PR25-01969 (Hillside Building Permits), a spreadsheet listing complete copy of the 71 permits issued in zip

Project — between **July 1, 2021** (the trigger date for the State Minimum Fire Safe Regulations) and the date of production yields **seventy-one (71) new-construction hillside building permits**, representing the following uses:

Use Description	Permits Issued
Single-Family Dwelling	14
Accessory Dwelling Unit	29
Patio Cover	12
Recreation Room	6
Storage Building	3
Accessory Living Quarters	3
Miscellaneous Building/Structure	2
Apartment	1
Duplex	1
TOTAL (Hillside, ZIP 91364, 7/1/2021 to present)	71

Of these 71 permits, 14 are for new **single-family dwellings** — a category that, like this Project, the City has uniformly determined to be Class 3 categorically exempt from CEQA without any project-level cumulative-impact analysis. Twenty-nine (29) additional permits are for **Accessory Dwelling Units**, each of which adds residential density and a corresponding evacuation load to the same hillside roadway network as the Project. The remainder — patio covers, recreation rooms, accessory living quarters, multifamily units — collectively represent ongoing intensification of residential use within the same hillside community. The Project, located on a substandard hillside street within this same VHFHSZ neighborhood, is the precise type of “successive project of the same type, in the same place, over time” that CEQA Guidelines § 15300.2(b) was enacted to capture.

C. The City Has Issued Class “B” Public-Works Permits — Including for the Project Itself — on Substandard Hillside Streets Throughout the Same Hillside Community Without Any Compliance Review Under the State Minimum Fire Safe Regulations.

Pursuant to LAMC § 62.111, “Class B” Permits are required for extensive public-works improvements within the public right-of-way — including the widening, regrading, or extension of streets — that ordinarily would be the mechanism by which a developer might bring a substandard roadway into compliance with the State Minimum Fire Safe Regulations’ 20-foot two-lane width and 16-percent maximum-grade standards. The City has produced a complete list of B-Permits issued from its public Bureau of Engineering database.¹⁵ The dataset reveals that

code 91364 since July 1, 2021, are summarized in the table below and a complete sorted list is attached as **Exhibit 8**.

¹⁵ List of Class “B” Permits Issued by the City of Los Angeles, compiled from the Bureau of Engineering’s public B-Permit database (<https://engpermits.lacity.org/bpermits/>), reflecting 915 B-Permits issued citywide. Of these, 112 are within a State-mapped VHFHSZ and at least 39

the City has issued **915 B-Permits citywide, of which 112 are located within a State-mapped VHFHSZ and 39 are on substandard roadways less than 20 feet wide** — yet the City’s own internal forms reflect that none of these 39 permits has been reviewed for compliance with the State Minimum Fire Safe Regulations. (See 14 C.C.R. § 1270.03(a)(3), (c)(4); LAMC § 57.4908.1 citing to California Fire Code §§ 4908, *et seq.*)

Of particular evidentiary significance, the dataset confirms that the City **issued a B-Permit for the Project itself** — Permit No. BR206331, 4230 N. Saltillo Street, dated January 29, 2025 — with a Hillside Referral Form status flagged as “*Report Incomplete*” on the very question of whether the access roadway provides the required 20-foot two-lane width.¹⁶ In other words, the City has admittedly never completed the threshold analysis required to determine whether this Project complies with the Fire Safe Regulations — yet has nevertheless adopted a Categorical Exemption finding that there will be no significant environmental effect. That sequence — issue the public-works permit first, defer the Fire Safe Regulations review to nowhere, and then declare the project exempt from CEQA — is the textbook impermissible deferral that CEQA forbids. (See *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296, 307–308.)

Confining the B-Permit dataset to zip code 91364 — the same zip code as the Project — yields **sixteen B-Permits** issued in the immediate hillside community of the Project, the great majority of which are within the VHFHSZ and many of which are on streets confirmed by the City’s own Hillside Referral Form to be substandard at less than 20 feet wide.¹⁷ These include **4621 N. Saltillo Street** (the very same street as the Project), **4252 and 4254 N. Alhama Drive** (immediately east of the Project), **4172 N. Rosario Road**, **4933 N. Cerrillos Drive**, **21055 W. Topochico Drive**, and **4690-4710 N. Burgundy Road** — each within walking distance of the Project, each on a substandard hillside roadway, and each issued without any review of compliance with the State Minimum Fire Safe Regulations. The cumulative impact of this pattern of public-works approvals on the same evacuation roadway network the Project will use

are on substandard roadways less than 20 feet wide per the City’s own Hillside Referral Form. A complete copy is attached as **Exhibit 9** (“B-Permit Dataset”).

¹⁶ B-Permit Dataset, Permit No. BR206331, 4230 N. Saltillo St., Woodland Hills, CA 91364, issued January 29, 2025 (VHFHSZ: Yes; Hillside Referral Form: “Report Incomplete”). The City issued the public-works permit for this very Project despite an incomplete Hillside Referral Form on the question of compliance with the 20-foot roadway requirement. <https://engpermits.lacity.org/bpermits/>

¹⁷ Filtered list of B-Permits issued in zip code 91364 since 2023. Sixteen B-Permits were issued in 91364, including the Project itself (BR206331, 4230 N. Saltillo St.), as well as BR206174 (4621 Saltillo St.), BR206334 (4252 Alhama Dr.), BR206319 (4254 Alhama Dr.), BR206332 (4172 Rosario Rd.), BR206280 (21055 Topochico Dr.), BR206287 (4933 Cerrillos Dr.), BR206282 (4690-4710 N. Burgundy Rd.), BR206250 (4314 Canoga Dr.), and BR206337 (5300 Oakdale Ave.) — among others. Multiple of these are flagged on substandard <20-foot roadways and all are within the immediate hillside community of the Project. Filtered list attached as **Exhibit 10**.

is profound and is precisely what CEQA Guidelines § 15300.2(b) requires the City to consider before adopting a categorical exemption.

D. The City Has Approved 196 Applications to Waive the State-Mandated 20-Foot Roadway Width Within the VHFHSZ Since 2020 — Including the Waiver Granted to This Very Project.

Even more probative of cumulative impact is the City’s pattern of approving Zoning Administrator Determinations (and now, post-Ordinance 187,712, Class 1 Conditional Use Permits) that waive the 20-foot continuous paved roadway requirement of LAMC § 12.21 C.10(i)(3) — the very requirement that mirrors the State Minimum Fire Safe Regulations’ 20-foot two-lane width standard. Records reflect that the City has received **201 such applications since January 1, 2020**, of which **196 are located within a State-mapped VHFHSZ** and **139 are for new construction on previously vacant lots**.¹⁸ The Project is one of these 196 VHFHSZ waiver approvals.¹⁹

That cumulative pattern is not theoretical. At least four **immediate-vicinity** entries in the ZAD Waiver Dataset are for new-construction single-family residences on substandard hillside streets in the same Girard Tract / Woodland Hills hillside community as the Project: (i) 4621 N. Saltillo Street; (ii) 4337 N. Tosca Road; (iii) 4933 N. Cerrillos Drive; and (iv) 4172 N. Rosario Road.²⁰ Each was processed under the same Class 3 Categorical Exemption framework as the present Project, and each waived the same state-mandated roadway-width requirement. The aggregate effect of these successive “new-on-vacant-lot” waivers is the precise cumulative impact CEQA Guidelines § 15300.2(b) prohibits the City from sweeping under a Class 3 exemption.

¹⁸ List of Zoning Administrator Determination (ZAD) and Class 1 Conditional Use Permit applications waiving the 20-foot continuous paved roadway requirement of LAMC § 12.21 C.10(i)(3), filed with the City of Los Angeles since January 1, 2020. The dataset (compiled from publicly available case-tracking records) reflects 201 such applications citywide, of which 196 are located within a State-mapped Very High Fire Hazard Severity Zone, and 139 are for new construction on previously vacant lots. A complete copy is attached as **Exhibit 11** (“ZAD Waiver Dataset”).

¹⁹ ZAD Waiver Dataset, Case No. ENV-2023-1207-CE / ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA / ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA-1A, 4230 N. Saltillo St., filed February 21, 2023, project type “New on Vacant Lot,” status “Approved with Conditions” — i.e., the Project at issue in this appeal.

²⁰ ZAD Waiver Dataset, immediate-vicinity entries: (i) 4621 N. Saltillo Street (ENV-2019-4080-CE / ZA-2019-4079-ZAD, filed July 11, 2019, Partially Approved); (ii) 4337 N. Tosca Road (ENV-2021-9427-CE / ZA-2021-9426-ZAD, filed November 16, 2021, Approved with Conditions); (iii) 4933 N. Cerrillos Drive (ENV-2024-461-CE / ZA-2024-460-ZAD, filed January 19, 2024, Pending); (iv) 4172 N. Rosario Road (ZA-2025-3382-CU1, filed June 17, 2025, Pending). All four are new-on-vacant-lot single-family residences proposed on substandard hillside streets in the same hillside community as the Project.

E. The City Has Approved 32 New Parcel Map Applications and 28 Private-Street Applications in the VHFHSZ Since July 1, 2021 — Each Without Any Compliance Review Under the State Minimum Fire Safe Regulations.

Beyond the building permits, B-Permits, and ZAD/CU1 waivers identified above, the cumulative-impact analysis must also account for two further classes of City actions: (i) **32 Parcel Map applications** filed for new lots within the VHFHSZ since July 1, 2021 — every one of which creates new development potential within the same hillside community²¹; and (ii) **28 Private Street (Deemed Approved Private Street) applications** within the VHFHSZ since July 1, 2021, which legitimize substandard private accesses without ever subjecting them to the State Minimum Fire Safe Regulations.²² Each of these classes of approvals — like the Project — is treated by the City as ministerial or as a routine Class 3 exemption, with no cumulative-impact analysis. Together with the 14 new SFD permits, 29 new ADU permits, 196 ZAD/CU1 waivers, 39 substandard-road B-Permits, 32 parcel maps, and 28 private streets summarized above, the cumulative footprint of new VHFHSZ development the City has approved or is processing in the post-Senate Bill 901 (2018) era is overwhelming.

F. Summary of the Cumulative Pattern.

City Approval / Application Category	Approvals
New-Construction Hillside Building Permits, ZIP 91364, Hillside Areas, Since 7/1/2021	71
Class “B” Permits Issued Citywide on Substandard <20-Foot Roadways in the VHFHSZ	39
Class “B” Permits Issued in ZIP 91364 (Project Vicinity) Since 2023	16
ZAD / Class 1 CUP Applications Waiving the 20-Foot Roadway Requirement in the VHFHSZ Since 2020	196
Of Those, New Construction on Previously Vacant Lots	139
Parcel Map Applications in the VHFHSZ Since 7/1/2021	32
Private-Street (Deemed Approved Private Street) Applications in the VHFHSZ Since 7/1/2021	28
Additional Pending Cumulative Projects on the Same Roadway Network	300+ units (Woodland Hills C.C.) plus 4204 N. Saltillo

²¹ List of Parcel Map applications within the VHFHSZ since July 1, 2021 (drawn from publicly available case-tracking records). The dataset reflects 32 such applications, all of which are within a State-mapped VHFHSZ. A copy is attached as **Exhibit 12**.

²² List of Private Street (Deemed Approved Private Street) applications within the VHFHSZ since July 1, 2021. The dataset reflects 28 such applications, all of which are within a State-mapped VHFHSZ. A copy is attached as **Exhibit 13**.

Each of these categories represents successive City approvals of development of the same general type — residential intensification on substandard hillside streets within a State-mapped VHFHSZ — in the same place over time. Under *Berkeley Hills* and *Aptos Residents Ass’n*, once an existing cumulative impact is established by substantial evidence, the fair-argument test applies to determine whether the Project will contribute to that impact. The Project will: it adds another single-family residence with associated grading, oak removal, and evacuation load to the same overstressed roadway network, in the same hillside community, in violation of the same State Minimum Fire Safe Regulations the City has already failed to apply to all of the approvals catalogued above.

G. Additional Pending Cumulative Projects on the Same Roadway Network.

In addition to the 71 permitted hillside projects, the City is concurrently processing two cumulative projects that further compound the same emergency-access, biological-resource, and air-quality impacts:

- **4204 N. Saltillo Street (Case No. ZA-2025-1911-CU1-MSP-DRB-SPCC)** — a proposed new single-family hillside residence located on the very same Substandard Hillside Limited Street as the Project.²³
- **Woodland Hills Country Club Redevelopment (Case Nos. CPC-2025-6505-DB-DRB-SPPC-PR-VHCA; VTT-84929-VHCA)** — a proposed redevelopment of the adjacent Woodland Hills Country Club golf course (4868 N. Canoga Avenue / 21150 W. Dumetz Road) that contemplates approximately 300 new dwelling units within the same hillside community and the same mapped SMMC Linkage open-space block discussed above.²⁴
- **The Federation of Hillside and Canyon Associations Pattern-and-Practice Lawsuit (LASC Case No. 25STCP04981)** — filed by this firm on December 23, 2025 — expressly documents the City’s recurring approval of new-construction hillside projects in violation of the State Minimum Fire Safe Regulations and

²³ City of Los Angeles, Department of City Planning, Case No. ZA-2025-1911-CU1-MSP-DRB-SPCC, 4204 N. Saltillo Street (proposed new single-family hillside residence). Project information available at <https://planning.lacity.gov/pdiscaseinfo>. A copy of the publicly available case summary is attached as **Exhibit 14**.

²⁴ City of Los Angeles, Department of City Planning, Case Nos. CPC-2025-6505-DB-DRB-SPPC-PR-VHCA and VTT-84929-VHCA, Woodland Hills Country Club Redevelopment, 4868 N. Canoga Avenue / 21150 W. Dumetz Road (proposing approximately 300 housing units within the same hillside community). Project page available at <https://planning.lacity.gov/pdiscaseinfo>. A copy of the publicly available case summary is attached as **Exhibit 15**.

identifies dozens of such projects within and adjacent to the same VHFHSZ that contains 4230 N. Saltillo Street.²⁵

These pending and recently approved cumulative projects, layered atop the 71 hillside permits already issued in zip code 91364 since July 1, 2021, establish that the cumulative impact of successive single-family hillside development on this roadway network is severe and ongoing. The Project will incrementally but materially contribute to that cumulative impact, both through its construction-phase emissions and oak removal and through the additional vehicle trips, evacuation load, and ignition sources its long-term occupancy will introduce on a roadway that already fails the State Minimum Fire Safe Regulations' width and grade standards.

III. The Project Will Contribute to Significant Cumulative Impacts to the Newly-Listed Threatened Mountain Lion DPS.

On February 11-12, 2026, the California Fish and Game Commission unanimously voted to list the Central Coast and Southern California mountain lion populations — including the Santa Monica Mountains population — as a *threatened* species under the California Endangered Species Act.²⁶ CDFW's Status Review identified habitat loss and fragmentation from "historical and ongoing transportation infrastructure development (including residential and commercial structures)" as the principal driver of the population's decline, warning that "ongoing residential development will exacerbate existing barriers to mountain lion movement, effectively rendering existing pathways less permeable, and in some areas may lead to complete isolation."²⁷ The Attorney General has likewise emphasized that "introducing more people — via additional development — into a flammable landscape" both "puts more people in harm's way" and accelerates habitat loss for sensitive species.²⁸

²⁵ Verified Petition for Writ of Mandate, *Federation of Hillside and Canyon Associations, Inc. v. City of Los Angeles*, Los Angeles County Superior Court Case No. 25STCP04981 (filed Dec. 23, 2025). A true and correct copy of the Petition is attached as **Exhibit 16**.

²⁶ California Department of Fish and Wildlife, News Release, "California Fish and Game Commission Finds CESA Protections Warranted for Southern California and Central Coast Mountain Lion" (Feb. 20, 2026), available at <https://wildlife.ca.gov/News/Archive/california-fish-and-game-commissionfinds-cesa-protections-warranted-forsouthern-californiaandcentral-coastmountain-lion>.

²⁷ California Department of Fish and Wildlife, Status Review of the Petitioned Southern California / Central Coast ESU of Mountain Lion in California (December 2025), at pp. 79 ("The main threats affecting mountain lions in the proposed DPS are habitat loss and fragmentation from historical and ongoing transportation infrastructure development (including residential and commercial structures . . .)"), available at <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=241267&inline>.

²⁸ California Office of the Attorney General, Best Practices for Analyzing and Mitigating Wildfire Impacts of Development Projects Under the California Environmental Quality Act (Oct. 2022), at pp. 4, available at https://stateimpactcenter.org/files/AGActions_Wildfire-guidance-final-3.pdf.

The Project parcel falls within the State-mapped Southern California / Central Coast Mountain Lion DPS, within the mapped SMMC Linkage Map, and immediately adjacent to the Woodland Hills Country Club open-space block to the east — the very block proposed for 300+ unit redevelopment under Case Nos. CPC-2025-6505 / VTT-84929-VHCA. The project’s construction will result in: (i) the removal of mature coast live oak canopy that contributes to the local landscape linkage; (ii) the introduction of permanent two-story structures, retaining walls, and a swimming pool that will function as physical and behavioral barriers to mountain lion and mesopredator movement; and (iii) the addition of new sources of artificial light, noise, and human activity within the linkage. When that incremental impact is considered together with the 14 single-family residences, 29 ADUs, and the 300+ unit golf-course redevelopment also occurring within the same hillside community, the cumulative loss of canopy and connectivity is precisely the type of “extinction-vortex” trajectory that CDFW concluded warrants CESA protection.

Appellant has separately submitted, herewith, video and photographic documentation of mountain lion presence within the adjacent open-space block. That documentation, considered together with the City’s own “Medium” ZIMAS classification and the recent CESA listing, more than satisfies the fair-argument standard with respect to the cumulative impact of the Project on this threatened species.

A. The Project Vicinity Hosts Active Mountain Lion and Bobcat Use — Captured on Video and Photograph by Residents in the Immediate Neighborhood.

Beyond the regulatory framework discussed above, Appellant submits direct, contemporaneous, photographic and video evidence of mountain lion and bobcat use of the Project vicinity. This evidence — captured by Appellant’s members and other residents on personal phones and Nest residential security cameras — establishes, as a factual matter, that the parcels surrounding the Project Site function as active mountain lion and bobcat habitat and movement corridor, and that the City’s and South Environmental’s contrary conclusions are not supported by substantial evidence.

1. Daylight Mountain Lion in Residential Driveway. **Exhibit 4** is a daylight video recording of an adult mountain lion (*Puma concolor*) walking across a residential driveway in the immediate Project vicinity. A representative still frame is reproduced below.²⁹

²⁹ Video Recording, Mountain Lion in Residential Driveway Adjacent to the Project Site, Woodland Hills, CA 91364, captured by neighborhood resident (color daylight footage; the lion is visible walking across a residential driveway adjacent to the Saltillo Street roadway network). The complete video is linked as **Exhibit 4**.



Figure 1: Still frame from **Exhibit 4** showing an adult mountain lion in a residential driveway in the immediate Project vicinity (Woodland Hills, CA 91364).

2. Bobcat at Residential Gate. **Exhibit 5** is a daylight video recording from a residential security camera in the immediate Project vicinity showing a bobcat (*Lynx rufus*) at the entry gate of a single-family home. A representative still frame is reproduced below.³⁰



Figure 2: Still frame from **Exhibit 5** showing a bobcat at a residential gate in the immediate Project vicinity. The bobcat is an indicator of functional wildlife habitat connectivity.

³⁰ Video Recording, Bobcat (*Lynx rufus*) at Residential Gate, Project vicinity, Woodland Hills, CA 91364, captured by neighborhood resident security camera. The bobcat is an indicator species for functional wildlife habitat connectivity. The complete video is linked as **Exhibit 5**.

3. Mountain Lion at Active Construction Site. **Exhibit 6** is a Nest residential security-camera recording, captured at night in the immediate Project vicinity, showing an adult mountain lion walking across a foundation slab at an **active hillside construction site** — with construction equipment, including an excavator and a skid steer, plainly visible in the background. This is direct, dispositive evidence that mountain lions are not merely *present* in the Project vicinity but are actively traversing — and being displaced by — the very type of new hillside residential construction the Project will introduce. A representative still frame is reproduced below.³¹



Figure 3: Still frame from **Exhibit 6** — Nest residential security camera, nighttime — showing an adult mountain lion walking across a foundation slab at an active hillside construction site in the immediate Project vicinity (Woodland Hills, CA 91364). Construction equipment (excavator and skid steer) is plainly visible in the background.

An additional documented sighting within the same hillside community include a Nest residential security-camera recording from the Project vicinity capturing nighttime wildlife activity at a residential porch (**Exhibit 7**).³² Taken together, these contemporaneous video records establish — by direct observational evidence rather than inference — that the Project vicinity is *actively used* by both adult mountain lions and bobcats, including during the construction phase of nearby hillside development. The South Environmental Report’s contrary

³¹ Video Recording, Mountain Lion at Active Construction Site, Project vicinity, Woodland Hills, CA 91364, captured on Nest residential security camera at night. The lion is visible walking across an unfinished foundation slab with construction equipment (excavator, skid steer) staged in the background. The complete video is linked as **Exhibit 6**.

³² Video Recording, Wildlife Visit to Residential Porch (Nest cam), Project vicinity, Woodland Hills, CA 91364, captured at night. The complete video is linked as **Exhibit 7**.

one-sentence conclusion that the Project parcel “would not be useful habitat” for mountain lion is not merely conclusory; it is contradicted by the direct video record.

CDFW’s 2026 Status Review specifically warns that residential construction in the wildland-urban interface *displaces* mountain lions from active habitat blocks, fragments connectivity between landscape linkages, and exposes lions to vehicle strikes, rodenticides, and human-conflict mortality. **Exhibit 6** — capturing an adult mountain lion physically traversing an active construction site at night within the same hillside community as the Project — is contemporaneous, site-specific, and dispositive evidence that the Project will contribute, cumulatively, to that very impact pathway. It is precisely the type of substantial evidence that renders the Class 3 categorical exemption unavailable.

IV. The Project’s Non-Compliance with the State Minimum Fire Safe Regulations Is Itself a CEQA Impact and Cannot Be “Kicked Down the Road” to LADBS or LAFD.

A. The Project Indisputably Fails the State Minimum Fire Safe Regulations.

As established by the expert engineering report of Brandon Araujo, P.E., previously submitted in this matter, Saltillo Street and its connecting hillside roadways do not meet the minimum 20-foot, two-lane width or the maximum 16-percent grade required by 14 C.C.R. §§ 1273.01(a) and 1273.03(a).³³ The Project triggers the State Minimum Fire Safe Regulations because it requires “a Building permit for new construction not relating to an existing Structure” in a Very High Fire Hazard Severity Zone after July 1, 2021. (14 C.C.R. § 1270.03(c)(2-3).)³⁴ The City has neither (i) brought the access roadways into compliance, (ii) processed a written Exception under 14 C.C.R. § 1270.07 with documented “Same Practical Effect” mitigations, nor (iii) provided notice of the Project to CAL FIRE as required by 14 C.C.R. § 1270.04(a). The South Valley APC nevertheless sustained the categorical exemption on the theory that LAFD will ‘impose any necessary fire conditions later, when permits are issued.’ That theory is legally untenable.

B. The Federation of Hillside and Canyon Associations Verified Petition Specifically Names 4230 N. Saltillo Street as One of the Violations It Challenges.

Critically, the Federation of Hillside and Canyon Associations’ (the “Hillside Federation”) Petition does not merely identify a generic pattern; it **specifically names 4230 N. Saltillo Street** — the very Project at issue in this appeal — as one of the violations the lawsuit is challenging. Paragraph 84 of the Verified Petition recites that, on March 21, 2025, the Hillside Federation served the City with a written demand letter “cit[ing] violations at **4230 N. Saltillo**

³³ Brandon Araujo, P.E., Engineering Analysis Report – 4230 Saltillo Street (originally submitted with Appeal Justification dated January 3, 2025; reincorporated in the March 9, 2026, appeal). A true and correct copy is attached as **Exhibit 17** (“Araujo Report”).

³⁴ 14 C.C.R. §§ 1270.00 et seq., State Minimum Fire Safe Regulations, available at <https://www.law.cornell.edu/regulations/california/title-14/division-1.5/chapter-7/subchapter-2>.

Street, 504 W. Avenue 44, 12001 Chalon Road and 10453 Sandal Lane.”³⁵ In other words, before the South Valley APC adopted the Categorical Exemption that is the subject of this appeal, the City was on actual written notice — from this firm and from the Hillside Federation — that this Project does not comply with the State Minimum Fire Safe Regulations. The City’s decision to nevertheless adopt a “no significant impact” finding under a Class 3 categorical exemption is, on its face, an unreasonable response to substantial evidence of fire-safety non-compliance. The mere existence of a pending pattern-and-practice writ proceeding identifying this very Project precludes the City’s use of any categorical exemption.

The Hillside Federation Petition further documents — in granular detail — exactly the kind of multi-departmental “kick-the-can” deferral the City is now attempting in this Project. Paragraphs 66–82 catalogue, by department and by category, the City’s systematic failure to apply the State Minimum Fire Safe Regulations: **Department of City Planning** does not check for compliance when issuing building permits or approving entitlements; **Bureau of Engineering** does not check for compliance when issuing permits to extend or modify roadways; **LADBS** does not check for compliance when issuing building permits; and **LAFD** does not check for compliance when conditioning or approving developments. The City does not notify CAL FIRE, does not make required findings, and does not impose mitigation that achieves the “Same Practical Effect.”³⁶

Most directly relevant to the Saltillo Street roadway network, the Hillside Federation Petition includes — at Paragraph 82 and its Exhibit 8 — an **engineering analysis prepared by a professional civil engineer for a development at 4320 Saltillo Street** (the same street as this Project), demonstrating that **a 24-foot roadway with permitted on-street parking provides only 16 feet of usable travel-lane width** — “far too narrow to accommodate simultaneous two-way traffic for emergency vehicles and evacuating civilians” in violation of 14 C.C.R. § 1273.01(a).³⁷ That engineering analysis applies, by direct extension, to 4230 N. Saltillo Street:

³⁵ Hillside Federation Petition ¶ 84 (“On March 21, 2025, the Hillside Federation notified the City of its failure to enforce the Fire Safe Regulations and demanded compliance [with] its road width, driveway width and building setback standards. This letter cited violations at 4230 N. Saltillo Street, 504 W. Avenue 44, 12001 Chalon Road and 10453 Sandal Lane.”).

³⁶ Hillside Federation Petition ¶¶ 66–82 (“The City’s failure to apply the Fire Safe Regulations to the Sandal Lane Project is just one of countless examples of City approvals in the VHFHSZ from July 1, 2021 to present in violation of the Fire Safe Regulations. . . . The City fails to apply the Fire Safe Regulations to the issuance of building permits . . . to the issuance of ‘B’ Permits . . . to the approval of Zoning Administrator Determinations or Class 1 Conditional Use Permits . . . to the approval of tentative and parcel maps . . . to the approval of access gates . . . [and] fails to comply with the procedures of the Fire Safe Regulations for granting Exceptions, including the requirement to impose mitigation ensuring the Same Practical Effect and to send notice to CAL FIRE.”).

³⁷ Hillside Federation Petition ¶ 82 & Exh. 8 (engineering analysis prepared by a professional civil engineer for a development at 4320 Saltillo Street — the same street as the

the same street network, the same on-street parking conditions, the same VHFHSZ — and now the same Project added to that already non-compliant evacuation roadway.

Against this backdrop, the City’s deferral theory is unlawful for at least four independent reasons:

On December 23, 2025, this firm filed *Federation of Hillside and Canyon Associations, Inc. v. City of Los Angeles*, LASC Case No. 25STCP04981 — a verified petition for writ of mandate that documents, in granular detail, the City’s recurring practice of approving new-construction projects in the VHFHSZ without compliance with the State Minimum Fire Safe Regulations, and then claiming that LADBS or LAFD will impose any necessary fire conditions “to the extent feasible” at the building-permit stage.³⁸ The Petition is incorporated herein by reference.

1. No “Feasibility” Standard Exists.

The City’s standard formulation — that LADBS or LAFD will require fire-safety upgrades “to the extent feasible” — substitutes a non-existent “feasibility” test for the mandatory “Same Practical Effect” standard codified at 14 C.C.R. § 1270.01(aa). The State Minimum Fire Safe Regulations do not authorize deviations because compliance is inconvenient or expensive; they require, as a non-discretionary matter, that any deviation provide “the same practical effect as these regulations toward providing Defensible Space” for firefighter safety, emergency access, and civilian egress.

2. LAFD Does Not Actually Review Projects for State Minimum Fire Safe Regulation Compliance.

As established in the Hillside Federation Petition, LAFD’s plan-check process reviews projects for compliance with the California Building Code and the City Fire Code — codes that are *less restrictive* than the State Minimum Fire Safe Regulations. The City’s repeated assertion that compliance with Title 24 satisfies Public Resources Code §§ 4290–4291 is contradicted by 14 C.C.R. § 1270.05, which permits local regulations to displace the state minimums only where they *equal or exceed* them. By the City’s own admission in its prior pleadings, the City Fire Code does not equal or exceed the State Minimum Fire Safe Regulations. The LAMC, by

Project — concluding that a 24-foot roadway with on-street parking provides only 16 feet of usable travel-lane width, “far too narrow to accommodate simultaneous two-way traffic for emergency vehicles and evacuating civilians,” in violation of 14 C.C.R. § 1273.01(a)).

³⁸ *Federation of Hillside and Canyon Associations, Inc. v. City of Los Angeles*, LASC Case No. 25STCP04981, Verified Petition for Writ of Mandate ¶¶ 1–18, 45–79 (filed Dec. 23, 2025) (documenting the City’s pattern and practice of deferring compliance with the State Minimum Fire Safe Regulations to LAFD’s ministerial review at the building-permit stage).

contrast, expressly incorporates the State Minimum Fire Safe Regulations at LAMC § 57.4908.1.³⁹

3. Deferral Bypasses CAL FIRE Oversight and the Mandatory Exception Process.

If the Project cannot meet the strict roadway-width or grade standards, the only lawful mechanism for deviation is a written, case-by-case Exception under 14 C.C.R. § 1270.07, supported by evidence of “Same Practical Effect” mitigations, and forwarded to CAL FIRE unit headquarters. There is no evidence in the record that any such Exception has been requested, granted, or transmitted to CAL FIRE in this matter. The City’s “kick-the-can” approach therefore both bypasses CAL FIRE oversight and forecloses the public review that 14 C.C.R. § 1270.07 contemplates.

4. CEQA Independently Prohibits Deferred Compliance Where Front-End Review Is Required.

Even apart from the Fire Safe Regulations’ own command, CEQA does not allow a lead agency to dispense with environmental review by promising that some other department will impose mitigation later. (*Communities for a Better Environment v. City of Richmond* (2010) 184 Cal.App.4th 70, 92–93⁴⁰; *Endangered Habitats League, Inc. v. County of Orange* (2005) 131 Cal.App.4th 777, 793–794⁴¹.) Where, as here, an entire category of mandatory state regulation is being avoided by deferring it to a phase at which CEQA review will not occur and at which the Public will not have a right to be heard, the deferral is doubly invalid.

C. The Project’s Fire Safe Non-Compliance Is Both an Unusual Circumstance and a Cumulative Impact.

The Project’s non-compliance with the State Minimum Fire Safe Regulations is independently fatal to the Class 3 categorical exemption under both the unusual-circumstances exception (CEQA Guidelines § 15300.2(c)) and the cumulative-impact exception (§ 15300.2(b)). The Project sits within a State-mapped VHFHSZ, on a Substandard Hillside Limited Street that the LOD itself acknowledges to be less than 20 feet wide, with grades and curve radii that fail 14 C.C.R. §§ 1273.01–1273.04. As demonstrated by the Hillside Federation Petition, this is not an isolated occurrence but rather one of dozens of similarly non-compliant approvals issued by the

³⁹ LAMC § 57.4908.1 citing to California Fire Code §§ 4908, et seq (“All residential building construction within a VHFHSZ shall comply with the State Minimum Fire Safe Regulations.”), available at https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-363615; California Fire Code §§ 4908, et seq. available at <https://up.codes/viewer/california/ca-fire-code-2022/chapter/49/requirements-for-wildland-urban-interface-fire-areas#4908>.

⁴⁰ *Communities for a Better Environment v. City of Richmond* (2010) 184 Cal.App.4th 70, 92–93 (impermissible deferral of mitigation measures violates CEQA).

⁴¹ *Endangered Habitats League, Inc. v. County of Orange* (2005) 131 Cal.App.4th 777, 793–794 (lead agency cannot rely on future, unspecified mitigation as a substitute for present environmental review).

City under an unlawful pattern and practice. The cumulative bottleneck — narrowing emergency access for incoming fire apparatus while simultaneously increasing the evacuation load on the same single travel lane — is precisely the cumulative impact that the Board of Forestry, the Legislature, and the State Attorney General have warned against. Approving yet another non-compliant residence on the same street will materially worsen that cumulative bottleneck.

V. Conclusion and Request for Action.

For each of the foregoing independent reasons, the Class 3 Categorical Exemption adopted for the Project is invalid. The location exception (Guidelines § 15300.2(a)) applies because the Project lies within the Santa Monica Mountains Zone, the Southern California / Central Coast Mountain Lion DPS, an SMMC Linkage, the City’s mapped Protected Areas for Wildlife, and a State-mapped Very High Fire Hazard Severity Zone. The cumulative-impact exception (Guidelines § 15300.2(b)) applies because the Project will contribute to the cumulative impact of 71 new-construction hillside permits issued in the same zip code since July 1, 2021, the 39 substandard-road B-Permits issued citywide in the VHFHSZ, the 196 ZAD/CU1 waivers of the 20-foot roadway requirement filed since 2020, the 32 parcel-map applications and 28 private-street applications in the VHFHSZ, the dozens of additional non-compliant approvals documented in *Federation of Hillside* — a pending writ proceeding that **specifically names this Project as one of the cited violations** — the pending 4204 N. Saltillo Street and 300+ unit Woodland Hills Country Club projects, and the regional erosion of mountain-lion habitat connectivity. The unusual-circumstances exception (Guidelines § 15300.2(c)) applies because of the Project’s confluence of substandard fire access, regulatory non-compliance, location within a threatened-species DPS, and removal of locally protected coast live oaks.

Appellant respectfully requests that the PLUM Committee recommend that the City Council **(1)** grant the appeal, **(2)** rescind the Class 3 Categorical Exemption adopted under ENV-2023-1207-CE, and **(3)** require the preparation of an appropriate environmental review document (Mitigated Negative Declaration or Environmental Impact Report) addressing the biological-resource, cumulative, fire-safety, and emergency-access impacts identified herein.

Appellant reserves the right to supplement this letter prior to the City Council’s final action and incorporates by reference all prior submittals filed in this matter, including the January 3, 2025, December 1, 2025, and March 9, 2026 appeal justification letters and all attached exhibits, the South Valley APC hearing PowerPoint presentation, and any video, photographic, or expert evidence submitted concurrently herewith.

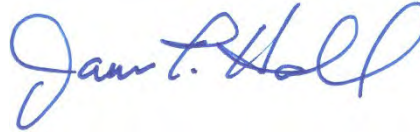
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Thank you for your consideration of this matter. I may be contacted at jamie.hall@channellawgroup.com if you have any questions, comments, or concerns.

Sincerely,



Jamie T. Hall

Encls.:

- Exhibit 1 Cashen Report – Independent Biological Resources Review of 4230 N. Saltillo Street Project; Curriculum Vitae and Statement of Qualifications of Scott Cashen, M.S.
- Exhibit 2 ZIMAS parcel profile for 4230 N. Saltillo Street
- Exhibit 3 Santa Monica Mountains Conservancy Linkage Map
- Exhibit 4 Mountain Lion Daylight Driveway Sighting video link
- Exhibit 5 Bobcat at Residential Gate video link
- Exhibit 6 Mountain Lion at Active Construction Site, Nest cam video link
- Exhibit 7 Wildlife Visit to Residential Property, Nest cam video link
- Exhibit 8 Hillside Building Permits in ZIP Code 91364
- Exhibit 9 List of Class “B” Permits Issued by the City of Los Angeles (full dataset, 915 permits citywide)
- Exhibit 10 List of City of Los Angeles Class “B” Permits issued in ZIP Code 91364 (Project vicinity)
- Exhibit 11 List of ZAD / Class 1 CUP Applications Waiving the 20-Foot Roadway Requirement
- Exhibit 12 List of Parcel Map Applications in the VHFHSZ
- Exhibit 13 List of Private-Street (Deemed Approved Private Street) Applications in the VHFHSZ
- Exhibit 14 Case Summary, ZA-2025-1911-CU1-MSP-DRB-SPCC (4204 N. Saltillo Street)
- Exhibit 15 Case Summary, CPC-2025-6505 / VTT-84929-VHCA (Woodland Hills Country Club Redevelopment)
- Exhibit 16 Verified Petition for Writ of Mandate, *Federation of Hillside and Canyon Associations, Inc. v. City of Los Angeles*, LASC No. 25STCP04981 (Dec. 23, 2025)
- Exhibit 17 Brandon Araujo, P.E., Engineering Analysis Report – 4230 Saltillo Street

cc: Honorable Bob Blumenfield, Council District 3 (councilmember.blumenfield@lacity.org)
Renata Ooms, City Planner (renata.ooms@lacity.org)
Tiffany Corales, Planning Assistant (tiffany.corrales@lacity.org)
Matthew Meehan, Deputy City Attorney (matthew.meehan@lacity.org)

Channel Law Group, LLP

May 5, 2026

Supplemental Justification for CEQA Appeal; 4230 N. Saltillo Street;
Case Nos. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA;
ENV-2023-1207-CE-1A; Council File 26-0412 (“Project”)

EXHIBIT 1

May 4, 2026

Mr. Jamie T. Hall
Channel Law Group, LLP
8383 Wilshire Blvd., Suite 750
Beverly Hills, CA 90211

**Subject: Environmental Impacts of the 4230 N. Saltillo Street Project;
Case Nos.: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA; ENV-2023-1207-CE**

Dear Mr. Hall:

Per your request, I have completed an assessment of potential impacts to biological resources associated with the 4230 N. Saltillo Street Project (“Project”) in the City of Los Angeles (“City”). The Project entails construction of a new two-story single-family home of 1,899 square feet with a 818 square foot four-car garage, 573 square foot basement, two retaining walls, a swimming pool, and a wood deck.

My assessment included a peer review of the two environmental documents prepared for the Project: (1) the Biological Resources Report prepared by South Environmental (dated March 2023), and (2) the Protected Tree Report prepared by Lisa Smith (dated September 2022). My assessment also included a review of site plans and other documents submitted by the Applicant, a review of scientific databases and literature, and examination of site conditions via Google Earth imagery.

My qualifications include 32 years of professional experience in the fields of wildlife biology, forestry, and natural resources management. I have served as a biological resources expert for over 250 projects, the majority of which have been development projects in California. My experience and scope of work in this regard has included assisting various clients with evaluations of biological resource issues; preparation and peer review of environmental compliance documents prepared pursuant to the California Environmental Quality Act (“CEQA”) and the National Environmental Policy Act (“NEPA”); and preparation of written comments that address deficiencies with CEQA and NEPA documents. My work has included written and oral testimony for the California Energy Commission (“CEC”), California Public Utilities Commission, and Federal courts. My educational background includes a B.S. in Resource Management from the University of California at Berkeley, and a M.S. in Wildlife and Fisheries Science from the Pennsylvania State University. A copy of my current curriculum vitae is attached hereto.

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Construction Staging and Parking Areas

The City's Environmental Assessment Form requires the Applicant to provide a project description that describes the Project's construction staging areas.¹ The Applicant's project description fails to identify the construction staging areas, but according to the Biological Resources Report: "[s]taging, parking, and access to the site during construction will occur on Saltillo Street and Las Pilas Road."² Staging and parking on Saltillo Street and Las Pilas Road appears to be infeasible because parking (and by extension, staging) is prohibited on both roads (Attachment 1). In addition, both roads are extremely narrow (<20 feet) and incapable of serving as staging and parking areas without blocking traffic or creating a safety hazard. This suggests staging and parking would need to occur on the Project site, which in turn has implications on impacts to oak trees at the site. As discussed further below, oaks are very sensitive to soil compaction within the root zone, and there are few areas within the Project site where staging and parking could occur without impacting the root zone of oaks (which would contribute to their deaths). If staging or parking might occur at the Project site, the City must incorporate enforceable mitigation to minimize impacts on the root zones of the existing oaks.³

The Biologist That Conducted the Biological Resources Assessment Did Not Possess the Qualifications Mandated by the City

The City has adopted biological reporting standards, which include standards for biologists who prepare biological reports. Among other standards, the biologist must have "at least five years of professional experience that requires knowledge of natural history, habitat affinities, and identification of flora and fauna species, and relevant local, State, and federal laws and regulations governing the protection of biological resources."⁴ The biologist that surveyed the Project site⁵ and prepared the Biological Resources Report⁶ had only two years of professional experience, and thus did not possess the qualifications mandated by the City.⁷

¹ City of Los Angeles. 2022 Dec 13. Environmental Assessment Form (CP-1204).

² South Environmental. 2023 Mar. Biological Resources Report: 4230 Saltillo Street Project. p. 3.

³ Although the Protected Tree Report (p. 29) recommends protective fencing around the edge of the root zone, the recommended fencing has not been incorporated as mandatory mitigation. In addition, the fencing that has already been installed around the oaks only encompasses a portion of each tree's root zone. See South Environmental. 2023 Mar. Biological Resources Report: 4230 Saltillo Street Project. Appendix A (Photograph Exhibit).

⁴ City of Los Angeles. 2025 Sep 10. Biological Reporting Standards (CP-4074). p. 1. <https://bit.ly/3QHgnoa>

⁵ See South Environmental. 2023 Mar. Biological Resources Report: 4230 Saltillo Street Project. p. 13.

⁶ *Ibid*, p. 1. The report was prepared by AJ Samra and Matthew South. Mr. Samra, who conducted the field survey of the Project site, had only 2 years of professional experience.

⁷ South Environmental. 2023 Mar. Biological Resources Report: 4230 Saltillo Street Project. Appendix D (Resume for AJ Samra).

The City’s Biological Reporting Standards state: “[s]urveys must be performed by biologists with demonstrable knowledge in field detection of the subject [special-status] species.”⁸ In addition, the City’s standards require the biological resource report to include lists of all flora and fauna observed at the project site.⁹ The biological resources report prepared for the Project fails to provide a list of the fauna observed at the Project site. This precludes the ability to validate the report’s statement that no special-status animals were observed during the field visit.

Although the Biological Resources Report provides a list of flora observed at the Project site, the list strongly suggests that the biologist who surveyed the Project site lacked knowledge of local flora and did not possess the necessary qualifications for botanical field surveyors.¹⁰ As an example, of the five native plants that were reportedly observed on the Project site,¹¹ two are not associated with oak woodlands and are not known to occur in Los Angeles County:¹²

- Desert Starvine (*Brandegea bigelovii*)¹³ – Desert starvine is native to the Mojave and Sonoran Deserts where it is found in canyons, washes, flats, and sandy slopes.¹⁴ The nearest known occurrence of desert starvine is approximately 107 miles east of the Project site.¹⁵

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⁸ City of Los Angeles. 2025 Sep 10. Biological Reporting Standards (CP-4074). p. 4. <https://bit.ly/3QHgnoa>

⁹ City of Los Angeles. 2023 Jan 11. Biological Resources Report Template (CP-4073). p. 8. <https://bit.ly/4vZeNOE>

¹⁰ See City of Los Angeles. 2025 Sep 10. Biological Reporting Standards (CP-4074). p. 1. <https://bit.ly/3QHgnoa>

¹¹ South Environmental. 2023 Mar. Biological Resources Report: 4230 Saltillo Street Project. Table 1.

¹² CCH2: Specimen data from the Consortium of California Herbaria [database]. 2026. [accessed 2026 Apr 30]. <https://cch2.org/portal/collections/map/index.php>. See also Calflora Database. 2026. Taxon Report for *Brandegea bigelovii*. [accessed 2026 Apr 30]. <https://www.calflora.org/app/taxon?crn=1140>. See also iNaturalist [database]. [accessed 2026 Apr 30]. <https://www.inaturalist.org>.

¹³ The report provides the scientific name *Echinopepon bigelovii*, which is a homotypic synonym of the currently accepted taxon *Brandegea bigelovii*,

¹⁴ Jepson Flora Project (eds.) 2026. Jepson eFlora. [accessed 2026 Apr 30]. https://ucjeps.berkeley.edu/eflora/eflora_display.php?tid=16061

¹⁵ CCH2: Specimen data from the Consortium of California Herbaria [database]. 2026. [accessed 2026 Apr 30]. <https://cch2.org/portal/collections/map/index.php>.

- Fingertips (*Dudleya edulis*) – Fingertips is associated with coastal sage scrub and chaparral, where it occurs on rocky hillsides, cliffs, and bare rock.¹⁶ The nearest known occurrence of fingertips is approximately 63 miles southeast of the Project site.¹⁷

If either plant does indeed occur at the Project site, it would qualify as a special-status plant due to its unique occurrence in Los Angeles County.¹⁸ In addition, fingertips is a special-status plant due to its element rank of G3,¹⁹ which means it is at moderate risk of global extinction or elimination due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors. Consequently, any impacts to either species at the Project site would be significant under CEQA.

Special-Status Plants

The City's Biological Reporting Standards state:

“Analyze protected flora and vegetation communities per the CDFW Protocols for Surveying & Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities if the species is listed by CDFW. In lieu of using reference sites for areas containing native vegetation, the biologist may instead cite those species' blooming periods in CalFlora and conduct field visits during those times if the initial field visit was outside of the blooming periods.”²⁰

The CDFW protocols require surveys when special-status plants are both evident and identifiable,²¹ which is generally when the plant is blooming. The biological survey of the Project site was conducted on February 16, 2023, which did not coincide with the blooming period of most special-status plant species known to occur in Los Angeles County. Indeed, the

¹⁶ Calflora Database. 2026. Taxon Report for *Dudleya edulis*. [accessed 2026 Apr 30]. <https://www.calflora.org/app/taxon?crn=2851>.

¹⁷ CCH2: Specimen data from the Consortium of California Herbaria [database]. 2026. [accessed 2026 Apr 30]. <https://cch2.org/portal/collections/map/index.php>.

¹⁸ See California Department of Fish and Wildlife. 2018. Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities. Wildlife and Habitat Data Analysis Branch. pp. 2 and 3. <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline>.

¹⁹ NatureServe. 2026. NatureServe Explorer. Taxon report for *Dudleya edulis*. [accessed 2026 May 2]. https://explorer.natureserve.org/Taxon/ELEMENT_GLOBAL.2.148968/Dudleya_edulis

²⁰ City of Los Angeles. 2025 Sep 10. Biological Reporting Standards (CP-4074). p. 5. <https://bit.ly/3QHgnoa>

²¹ California Department of Fish and Wildlife. 2018. Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities. Wildlife and Habitat Data Analysis Branch. <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline>.

survey coincided with the blooming period of only 8 of the 56 special-status plants analyzed in the Biological Resources Report.²²

The failure to conduct surveys when all potentially special-status plant species would have been evident and identifiable is compounded by the report's flawed rationale for determining there is no potential for special-status plants at the Project site. According to the Biological Resources Report, none of the special-status plants analyzed have the potential to occur in the Project Study Area because either: (a) "[t]he project site lacks the habitat the species requires;" or (b) "[t]he project site has woodland with mostly lawn which would prevent colonization of this species; the site is also fragmented."²³ Seventeen of the special-status plants analyzed in the Biological Resources Report are associated with cismontane woodland habitat, which occurs at the Project site.²⁴ Therefore, absence of "habitat the species requires" cannot be used to justify the "no potential" determination. Similarly, the presence of "lawn" cannot be used to justify the "no potential" determination because the Project site does not contain "lawn."²⁵ Although non-native grasses are present at the site, the grasses do not provide 100% ground cover and they do not eliminate the potential for special-status plants.²⁶

Impacts to Wildlife Habitat

The Biological Resources Report provides the following analysis of Project impacts to wildlife habitat:

"The Coast Live Oak Forest and Woodland, due to the high level of disturbance and habitat fragmentation, would not be considered habitat for special-status species because the disturbance has removed the ground cover and allowed for non-native species to become prevalent."²⁷

The determination that the woodland at the Project site does not provide habitat for special-status species conflicts with the report's determination that nine Birds of Conservation Concern have "high potential to occur" at the site.²⁸ Birds of Conservation Concern are special-status species.²⁹

²² See South Environmental. 2023 Mar. Biological Resources Report: 4230 Saltillo Street Project. Appendix B (Special-Status Species Analysis).

²³ *Ibid.*

²⁴ *Ibid*, p. 3 and Appendix B (Special-Status Species Analysis).

²⁵ Lawn is defined as an area of short, mown grass in a yard, garden, or park.

²⁶ See South Environmental. 2023 Mar. Biological Resources Report: 4230 Saltillo Street Project. Appendix A (Photograph Exhibit).

²⁷ South Environmental. 2023 Mar. Biological Resources Report: 4230 Saltillo Street Project. p. 23.

²⁸ *Ibid.*

²⁹ See California Department of Fish and Wildlife. 2026 Apr. Special Animals List. <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109406&inline>

they consist of nongame birds that are likely to become candidates for listing under the Endangered Species Act unless additional conservation actions are implemented.³⁰

Because the Biological Resources Report determined there is high potential for Birds of Conservation Concern to occur at the Project site, the significance of Project impacts to those species must be analyzed according to the standards established by the City.³¹

Impacts to Oak Trees

The Project site contains nine oak trees; two additional oak trees are located offsite near the Project boundary. Construction activities can kill trees by causing damage to the root system. Damage to the root system can occur due to grading, soil compaction, paving, trenching, changes in grade or drainage, or other environmental changes that accompany construction and landscaping activities.³² The roots of mature oaks grow predominately in the upper three feet of soil, and most of the roots responsible for the uptake of water and minerals are concentrated within 18 inches of the surface.³³ Although the roots of oak trees typically radiate well beyond the periphery of foliage (the drip line), much of the active root system is within the drip line.³⁴ Due to these physiological traits, oaks are particularly sensitive to construction activities, especially if those activities damage roots or alter environmental conditions within the drip line. Rogers (1980) provided the following summary of oaks at construction sites:

“The oak problem in many sites to be developed begins with the army of heavy equipment that is used during grading. This is damaging to the trees, as soil is removed and roots are either severed or filled over and compacted. Additionally, water tables are changed and trees are often neglected during the entire construction period. Compounding this is the dust that accumulates on the leaves.

³⁰ U.S. Fish and Wildlife Service. 2021. Birds of Conservation Concern 2021. Falls Church (VA): United States Department of the Interior, U.S. Fish and Wildlife Service, Migratory Birds. 47 p. <https://www.fws.gov/sites/default/files/documents/birds-of-conservation-concern-2021.pdf>

³¹ City of Los Angeles. 2025 Sep 10. Biological Reporting Standards (CP-4074). <https://bit.ly/3QHgnoa>. See also City of Los Angeles. 2023 Jan 11. Biological Resources Report Template (CP-4073). <https://bit.ly/4vZeNOE>.

³² University of California Integrated Hardwood Range Management Program. 2010. Living Among the Oaks: A Management Guide for Landowners. Division of Agriculture and Natural Resources Publication #21538. See also Sacramento Tree Foundation. 2007. Guide to Sacramento Oaks. Sacramento Tree Foundation, Sacramento, CA. See also Rossi RS. 1980. History of cultural influences on the distribution and reproduction of oaks in California. In: Plumb TR, technical coordinator. Proceedings of the symposium on the ecology, management and utilization of California oaks; 1979 June 26-28; Claremont, CA. Gen. Tech. Rep. PSW-44. Berkeley, CA: U.S. Department of Agriculture, Forest Service, Pacific Southwest Forest and Range Experiment Station: 7-18.

³³ Hagen BW. 1990 June. Keeping Native California Oaks Healthy. Tree Notes No. 7. California Department of Forestry and Fire Protection.

³⁴ *Ibid.*

Compaction is often further increased as the trees offer shade to construction workers and their vehicles.

Once grading is completed the construction of buildings also takes its toll on the trees. Utility trenching severs roots and often such trenches are left open for extended periods of time.

Building construction often requires removal of some of a tree's upper structure. Disfiguration by limb breakage is a common occurrence. When pruning is performed, large limbs are often removed or the tree may become somewhat pollarded, which obviously destroys its beauty. Such severe pruning further creates problems with growth flushes and the subsequent witches broom or powdery mildew diseases.

Once site development is completed the tree problems do not end. This is a critical time for them. Recognize that the trees have been removed from a natural environment, weakened by development and are now located in an artificial environment. Such an environment subjects them to overirrigation, planting at their bases, improper pruning, and perhaps further compaction. In time, it is inevitable that such trees will decline and eventually die.”³⁵

The Protected Tree Report prepared for the Project states that two (mature) oaks would be removed, and that the remaining seven oaks onsite would be either minimally impacted (3 trees) or not impacted whatsoever (4 trees).³⁶ This determination is unsupported, conflicts with scientific information, and is inconsistent with information provided in the Protected Tree Report itself.

The City's Biological Reporting Standards require the arborist to map the canopy area and sphere of influence³⁷ of each oak tree at a project site.³⁸ The Protected Tree Report prepared for the Project provides no such map. Furthermore, although it is well established that oaks are highly sensitive to construction activities within the drip line (canopy area), the Protected Tree Report provides no analysis of construction activities that would occur within the drip line. This issue is compounded by discrepancies between the tree setback distances stipulated in the report,³⁹ and those that are depicted on the Applicant's development plans. For example, the report states Oak #3 is setback seven feet and seven inches from the cantilevered raised wood deck, while Oak #5 is setback seven feet from the proposed driveway and three feet and four

³⁵ Rogers PA. 1980. Measures That Can Help Offset the Detrimental Effects That Urban Development Has on Oak Trees. In: Plumb TR, technical coordinator. Proceedings of the symposium on the ecology, management and utilization of California oaks; 1979 June 26-28; Claremont, CA. Gen. Tech. Rep. PSW-44. Berkeley, CA: U.S. Department of Agriculture, Forest Service, Pacific Southwest Forest and Range Experiment Station: 167-170.

³⁶ Smith L. 2022 Sep 5. Protected Tree Report. p. 6.

³⁷ Defined as 10 times the tree area, or approximately 3.2 times the canopy radius.

³⁸ City of Los Angeles. 2025 Sep 10. Biological Reporting Standards (CP-4074). pp. 5 and 6. <https://bit.ly/3QHgnoa>

³⁹ Smith L. 2022 Sep 5. Protected Tree Report. p. 6.

inches from the required street widening.⁴⁰ However, the Grading and Drainage Plan depicts Oak #3 approximately four feet from the wood deck, and less than two feet from the paved walkway and landing.⁴¹ Similarly, the Grading and Drainage Plan depicts Oak #5 approximately three feet from the proposed driveway and less than two feet from the retaining wall associated with street widening. The arborist's failure to incorporate accurate setback distances has implications on her determination that both trees would be "minimally impacted." Indeed, the Protected Tree Report specifically states that the wall for street widening cannot get any closer (than 3 feet four inches) to Oak #5 (i.e., without impacting the tree).⁴²

The arborist's failure to map each oak's canopy area masks the Project's actual impacts on each tree that would be retained on-site. As a result, I used a compass, canopy data provided in the Protected Tree Report,⁴³ and the scale bar provided on the Project's grading plan to draw each oak's canopy area on the grading plan.⁴⁴ The results are provided in Figure 1 (below).⁴⁵ In summary:

- Oak Trees #1 and #2 would be removed for the Project.
- Oak Tree #3 is located immediately adjacent to the proposed concrete walkway, an impervious parapet, and a retaining wall.⁴⁶ Over 50% of the root zone would be impacted by grading activities associated with construction of these features, the house, and deck. In addition, the tree would be impacted by grade changes and significant pruning, both of which are known to be detrimental to the survival of oaks.⁴⁷ For these reasons, Oak Tree #3 is unlikely to survive.
- Oak Tree #4 is located in a grading area where soil would be "cut,"⁴⁸ resulting in significant damage to the oak's root system. Approximately half of the tree would be surrounded by the proposed deck.⁴⁹ Even with protection efforts, it is extremely unlikely the tree would survive.
- The root zones of Oak Trees #5 and #6 would be impacted by grading associated with the proposed driveway, road widening, and retaining wall. In addition, both trees could be

⁴⁰ *Ibid.*

⁴¹ File 0.4 ZA-2023-1206 Exhibit A, Sheets E.5-1 and E.5-3.

⁴² Smith L. 2022 Sep 5. Protected Tree Report. p. 6.

⁴³ *Ibid*, Appendix C (Summary of Field Inspection).

⁴⁴ File 0.4 ZA-2023-1206 Exhibit A, Sheet E-5.3.

⁴⁵ Because the arborist did not provide a map depicting the canopy area of each tree, I was forced to assume each tree's canopy was circular and centered on the bole of the tree.

⁴⁶ File 0.4 ZA-2023-1206 Exhibit A, Sheets E-7.3, E-9.5 (showing grade change), E-10.2 (showing retaining wall, walkway, and parapet/landing), and E-10.4 (showing proximity of tree to walkway and parapet/landing).

⁴⁷ See Smith L. 2022 Sep 5. Protected Tree Report. pp. 33 and 35.

⁴⁸ File 0.4 ZA-2023-1206 Exhibit A, Sheet E-5.3.

⁴⁹ *Ibid*, Sheet E-6.1.

impacted by altered hydrology due to upslope grade changes associated with construction of the house. Both trees may not survive despite protection measures.

- Relatively small portions of the root zones of Oak Trees #7, #8, and #9 would be impacted by grading associated with road widening and the proposed retaining wall. These trees would likely survive, but survival cannot be guaranteed due to impacts to the root zone.
- A significant portion (approximately 30%) of the root zone associated with off-site Oak Tree #11 is located in a grading area where soil would be “cut,” resulting in significant damage to the oak’s root system. As a result, it is extremely unlikely the tree would survive.
- A significant portion (approximately 25%) of the root zone associated with off-site Oak Tree #12 is located in a grading area where soil would be “cut,” resulting in significant damage to the oak’s root system. As a result, it is extremely unlikely the tree would survive.
- The Project includes extensive landscaping with trees, shrubs, and ground cover plants that would be planted within the root zone of the oaks retained at the Project site.⁵⁰ The proposed landscape plants would receive substantial irrigation,⁵¹ at least until they become established and have developed a healthy root system. Even if the retained oaks survive root damage caused by construction activities, they are likely to decline and die due to irrigation in the root zone (although it may take several years for the damage to become evident).⁵² In addition, the thick root mats of the proposed ground cover plants would inhibit the exchange of air and moisture that oaks require.⁵³

The Protected Tree Report itself provides evidence that the arborist’s determination (regarding minimal or no impacts to retained oak trees) is unfounded:

- The Protected Tree Report states: “[t]rees remain healthier and vigorous with NO plantings within the protected zone”⁵⁴ (defined as the “area within the dripline of the tree plus additional feet depending on the species and size of the tree”).⁵⁵ As discussed previously, the Project includes extensive landscaping (and associated irrigation) around the retained oak trees.⁵⁶
- The Protected Tree Report states: “[i]rrigate trees for the duration of the project. If the tree is newly planted, deep watering should be weekly during its establishment period. If

⁵⁰ *Ibid*, Planting Plan (pdf pages 63 and 64).

⁵¹ *Ibid*, Irrigation Plan (pdf page 65).

⁵² Hagen BW. 1990 June. Keeping Native California Oaks Healthy. Tree Notes No. 7. California Department of Forestry and Fire Protection.

⁵³ *Ibid*.

⁵⁴ Smith L. 2022 Sep 5. Protected Tree Report. p. 30.

⁵⁵ *Ibid*, p. 28.

⁵⁶ File 0.4 ZA-2023-1206 Exhibit A, Planting Plan (pdf pages 63 and 64).

the tree is quite mature, deep water once per month during spring and summer months.”⁵⁷ Whereas newly planted oaks require irrigation to develop a healthy root system, established oaks are adapted to dry, summer conditions and become susceptible to disease if there are changes in soil moisture (e.g., from irrigation).⁵⁸ Indeed, according to the University of California Integrated Hardwood Range Management Program: “[s]ummer irrigation will doom the adult tree.”⁵⁹ Given the proposed irrigation, the arborist’s determination that retained oaks would be minimally impacted or not impacted whatsoever is unfounded.

- The Protected Tree Report acknowledges that grade changes (e.g., due to construction activities) can impact oaks.⁶⁰ Excavating soil can destroy roots and expose them to damage from surface activities, while adding soil reduces the oxygen supply to the root zone, which can suffocate the tree.⁶¹ Given the substantial grade changes that would occur to many of the retained oaks, the arborist’s determination that retained oaks would be minimally impacted or not impacted whatsoever is unfounded.

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⁵⁷ *Ibid.*

⁵⁸ University of California Integrated Hardwood Range Management Program. 2010. *Living Among the Oaks: A Management Guide for Landowners*. Division of Agriculture and Natural Resources Publication #21538.

⁵⁹ *Ibid* [emphasis added].

⁶⁰ Smith L. 2022 Sep 5. Protected Tree Report. p. 35.

⁶¹ University of California Integrated Hardwood Range Management Program. 2010. *Living Among the Oaks: A Management Guide for Landowners*. Division of Agriculture and Natural Resources Publication #21538.

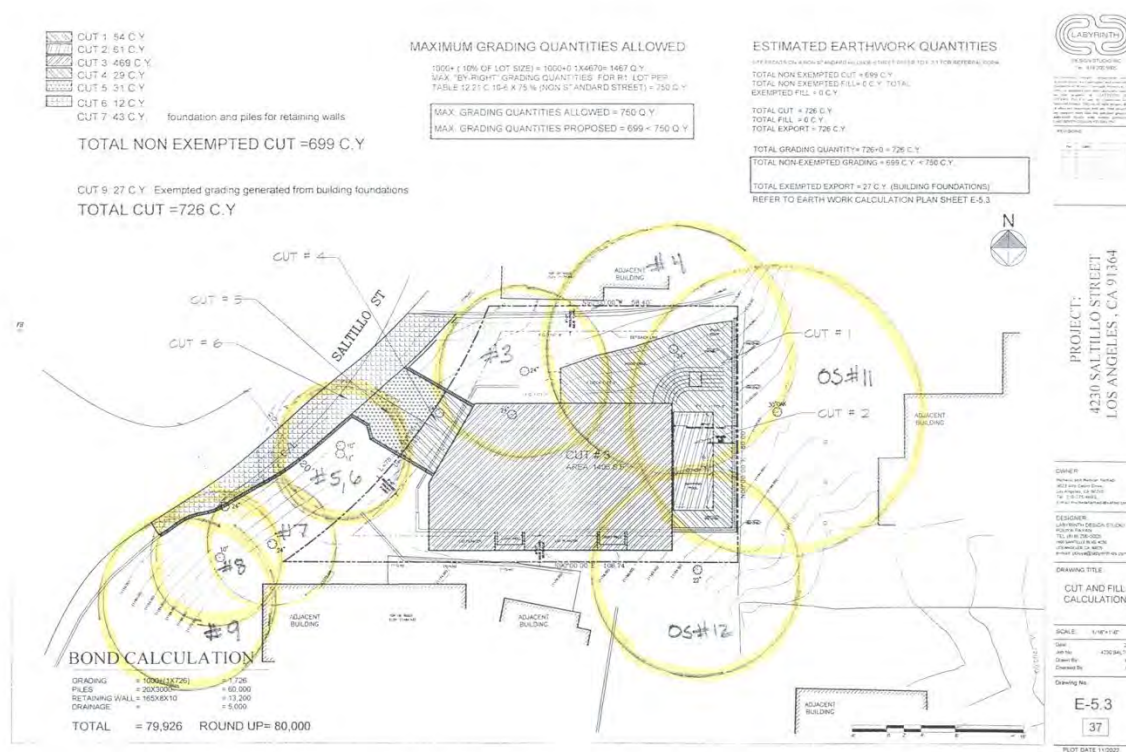


Figure 1. Tree canopies (yellow circles) of retained oaks in relation to the Project's grading plan.

Impacts to Coast Live Oak Woodland

The Project site contains 0.105 acres of a remnant Coast Live Oak Woodland community. According to the Biological Resources Report, the Project would impact 0.065 acres (62%) of the oak woodland.⁶² This information is misleading and does not accurately reflect the Project's impacts.

The Plant Communities and Land Cover map provided in the Biological Resources Report depicts the proposed development footprint in relation to the site's oak woodland. The map fails to account for portions of the oak woodland that would be eliminated by landscaping.⁶³ For example, according to the map, oak woodland would remain along the southern border of the Project site. However, according to the Planting Plan, the southern border of the Project site

⁶² South Environmental. 2023 Mar. Biological Resources Report: 4230 Saltillo Street Project. Table 2 and p. 18.

⁶³ *Ibid*, Figure 4.

would contain two light wells, two planters with giant chain fern, two sweet bay trees (in the southeast corner), a 3-inch deep strip of mulch, and no oaks.⁶⁴ This would not constitute an oak woodland. Furthermore, even if the retained and replacement oaks survive, they would not constitute an oak woodland, but rather, individual trees in a highly-modified, artificial environment comprised of anthropogenic structures and landscape plants.

Although woodland and forest remnants in urban environments often contain invasive plant species, they serve important ecological functions. For example, woodland remnants can provide important habitat for native birds by providing cover from predators, foraging and breeding opportunities, and migration stop-over habitat.⁶⁵ In addition, remnant habitat can act as a refuge from human disturbance for a variety of species.⁶⁶

There are no performance standards for the oaks at the Project site after the Project is constructed. However, even if the trees survive, they would not replace the oak woodland eliminated from the site. Individual trees interspersed around anthropogenic structures do not constitute a remnant oak woodland, nor do they provide the same ecological values as the contiguous patch of trees that currently exists at the site.

MITIGATION

The City has determined that implementation of Regulatory Compliance Measures #1 and #2 would enable the Project to avoid any potential impacts to sensitive biological resources.⁶⁷ The City's determination is not justified, as discussed below.

Regulatory Compliance Measure #1 requires "native replacement of trees or shrubs at a ratio of 4:1 for protected individuals and a ratio of 2:1 for significant individual that are removed or that will be destroyed by root zone encroachment." The Applicant proposes planting eight oak trees to replace the two oaks that would be removed. The eight proposed replacement trees would be planted immediately adjacent to the new house (6 trees) or Saltillo Street (2 trees).⁶⁸ At a minimum, the two trees planted adjacent to Saltillo Street would require significant pruning to avoid conflicts with the existing overhead powerlines. Individual trees adjacent to anthropogenic structures do not provide the same ecological values as trees comprising an oak woodland.

No trees are proposed for oaks that would be impacted by root zone encroachment. City of Los Angeles Ordinance 186873 states:

"The term 'removed' or 'removal' shall include any act that will cause a protected tree or shrub to die, including but not limited to acts that inflict damage upon the

⁶⁴ File 0.4 ZA-2023-1206 Exhibit A, Planting Plan (pdf pages 63 and 64).

⁶⁵ Dawson D, Hostetler M. 2020 (revised). Forest Remnants: Conserving and Observing Bird Diversity in Urban Settings. Wildlife Ecology and Conservation Department, UF/IFAS Extension. <https://bit.ly/42bTnQM>.

⁶⁶ *Ibid.*

⁶⁷ Zoning Administrator Determination, p. 18.

⁶⁸ File 0.4 ZA-2023-1206 Exhibit A, Planting Plan (pdf pages 63 and 64).

root system or other parts of the tree or shrub by fire, application of toxic substances, operation of equipment or machinery, or by changing the natural grade of land by excavation or filling the drip line area around the trunk.”⁶⁹

The Project involves operation of equipment or machinery, excavation, grade changes, landscaping, and irrigation within the drip line area of 9 “retained” oak trees (7 onsite and 2 offsite). Given the extent of damage to the root system, scientific evidence strongly suggests that at least some of these trees would die,⁷⁰ irrespective of the protection measures recommended in the Tree Protection Plan. The Project does not include mitigation for these “removed” trees. Furthermore, there are no performance standards for “retained” trees, nor is there a mechanism (e.g., monitoring) to verify persistence of retained trees that suffer root damage due to the Project. As a result, Regulatory Compliance Measure #1 does not mitigate the Project’s impacts on oaks, and the Project does not comply with City of Los Angeles Ordinance 186873.

The Project includes glass railings around exterior balconies of the proposed house.⁷¹ Glass railing adjacent to vegetation pose a significant collision hazard to birds.⁷² Thus, not only would the proposed replacement trees fail to replace the habitat values impacted by the Project, but they would further degrade habitat for birds by creating an “ecological trap,” whereby birds would be attracted to apparently suitable habitat (i.e., the replacement trees), then subject to mortality or reduced reproductive output due to collisions with the glass railings.

Regulatory Compliance Measure #2 requires a pre-construction survey for nesting birds and a no-work buffer around active nests until the nests are no longer active. Whereas this measure might minimize impacts to nesting birds during a single reproductive cycle, it does not mitigate the impact to all future reproductive cycles (population recruitment) due to the permanent loss of nesting habitat at the Project site.

Conclusion

Although the oak woodland that occurs at the Project site has been degraded, it continues to provide ecological values. The Project is likely to cause mortality of most of the “retained” oaks

⁶⁹ Los Angeles Municipal Code, Section 17.05.

https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-122100. [emphasis added].

⁷⁰ Edberg R, Berry A. 1999. Patterns of structural failures in urban trees: Coast live oak (*Quercus agrifolia*). *Journal of Arboriculture* 25:48-55. *See also* University of California Integrated Hardwood Range Management Program. 2010. *Living Among the Oaks: A Management Guide for Landowners*. Division of Agriculture and Natural Resources Publication #21538. *See also* Rogers PA. 1979. Measures That Can Help Offset the Detrimental Effects That Urban Development Has on Oak Trees. *In*: Plumb TR, technical coordinator. *Proceedings of the symposium on the ecology, management and utilization of California oaks*; 1979 June 26-28; Claremont, CA. Gen. Tech. Rep. PSW-44. Berkeley, CA: U.S. Department of Agriculture, Forest Service, Pacific Southwest Forest and Range Experiment Station: 167-170.

⁷¹ File 0.4 ZA-2023-1206 Exhibit A, Sheets E-8.1 through E-8.4.

⁷² San Francisco Planning Department (*and references therein*). 2011. *Standards for Bird-Safe Buildings*. 42 pp.

Scott Cashen, M.S.—Independent Biological Resources Consultant

(including the two offsite oaks), and if constructed according to the Project Plans, it would result in the elimination of the oak woodland community. The eight replacement trees required as mitigation for the Project would not offset these ecological impacts.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Cashen", with a stylized, flowing script.

Scott Cashen, M.S.
Senior Biologist

**Environmental Impacts of the 4230 N. Saltillo Street Project;
Case Nos.: ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA; ENV-2023-1207-CE**

**Attachment 1:
Parking prohibitions on Saltillo Street and Las Pilas Road**



No Parking sign at 4222 Saltillo Street.



No Parking sign at 4170 Saltillo Street.



No Parking sign on Saltillo Street at intersection with Golondrina Street (south of Project site).



No Parking sign on Saltillo Street at intersection with Castillo Street (north of Project site).



No Parking sign on Las Pilas Road at intersection with Saltillo Street.

Scott Cashen, M.S.

Senior Wildlife Biologist

Scott Cashen has 32 years of professional experience in natural resources management. During that time he has worked as a field biologist, forester, environmental consultant, and instructor of Wildlife Management. Mr. Cashen focuses on CEQA/NEPA compliance issues, endangered species, scientific field studies, and other topics that require a high level of scientific expertise.

Mr. Cashen has knowledge and experience with numerous taxa, ecoregions, biological resource issues, and environmental regulations. As a biological resources expert, Mr. Cashen is knowledgeable of the various agency-promulgated guidelines for field surveys, impact assessments, and mitigation. Mr. Cashen has led field investigations on several special-status species, including ones focusing on the yellow-legged frog, red-legged frog, desert tortoise, steelhead, burrowing owl, California spotted owl, northern goshawk, willow flycatcher, Peninsular bighorn sheep, red panda, and various forest carnivores.

Mr. Cashen is a recognized expert on the environmental impacts of renewable energy development. He has been involved in the environmental review process of over 100 solar, wind, biomass, and geothermal energy projects. Mr. Cashen's role in this capacity has encompassed all stages of the environmental review process, from initial document review through litigation support. Mr. Cashen provided expert witness testimony on several of the Department of the Interior's "fast-tracked" renewable energy projects. His testimony on those projects helped lead agencies develop project alternatives and mitigation measures to reduce environmental impacts associated with the projects.

Mr. Cashen was a member of the independent scientific review panel for the Quincy Library Group project, the largest community forestry project in the United States. As a member of the panel, Mr. Cashen was responsible for advising the U.S. Forest Service on its scientific monitoring program, and for preparing a final report to Congress describing the effectiveness of the Herger-Feinstein Forest Recovery Act of 1998.

AREAS OF EXPERTISE

- CEQA, NEPA, and Endangered Species Act compliance issues
- Comprehensive biological resource assessments
- Endangered species management
- Renewable energy development
- Scientific field studies, grant writing and technical editing

EDUCATION

M.S. Wildlife and Fisheries Science - The Pennsylvania State University (1998)

Thesis: Avian Use of Restored Wetlands in Pennsylvania

B.S. Resource Management - The University of California, Berkeley (1992)

PROFESSIONAL EXPERIENCE

Litigation Support / Expert Witness

Mr. Cashen has served as a biological resources expert for over 125 projects subject to environmental review under the California Environmental Quality Act (CEQA) and/or the National Environmental Policy Act (NEPA). As a biological resources expert, Mr. Cashen reviews CEQA/NEPA documents and provides his clients with an assessment of biological resource issues. He then submits formal comments on the scientific and legal adequacy of the project's environmental documents (e.g., Environmental Impact Report). If needed, Mr. Cashen conducts field studies to generate evidence for legal testimony, or he can obtain supplemental testimony from his deep network of species-specific experts. Mr. Cashen has provided written and oral testimony to the California Energy Commission, California Public Utilities Commission, and U.S. district courts. His clients have included law firms, non-profit organizations, and citizen groups.

REPRESENTATIVE EXPERIENCE

Solar Energy

- Abengoa Mojave Solar Project
- Avenal Energy Power Plant
- Beacon Solar Energy Project
- Blythe Solar Power Project
- Calico Solar Project
- California Flats Solar Project
- Calipatria Solar Farm II
- Carrizo Energy Solar Farm
- Catalina Renewable Energy
- Fink Road Solar Farm
- Genesis Solar Energy Project
- Heber Solar Energy Facility
- Imperial Valley Solar Project
- Ivanpah Solar Electric Generating
- Maricopa Sun Solar Complex
- McCoy Solar Project
- Mt. Signal and Calxico Solar
- Panoche Valley Solar
- San Joaquin Solar I & II
- San Luis Solar Project
- Stateline Solar Project
- Solar Gen II Projects
- SR Solis Oro Loma
- Vestal Solar Facilities
- Victorville 2 Power Project
- Willow Springs Solar

Geothermal Energy

- Casa Diablo IV Geothermal
- East Brawley Geothermal
- Mammoth Pacific 1 Replacement
- Orni 21 Geothermal Project
- Western GeoPower Plant

Wind Energy

- Catalina Renewable Energy
- Ocotillo Wind Energy Project
- SD County Wind Energy
- Searchlight Wind Project
- Shu'luuk Wind Project
- Tres Vaqueros Repowering Project
- Tule Wind Project
- Vasco Winds Relicensing Project

Biomass Facilities

- CA Ethanol Project
- Colusa Biomass Project
- Tracy Green Energy Project

Other Development Projects

- Cal-Am Desalination Project
- Carnegie SVRA Expansion Project
- Lakeview Substation Project
- Monterey Bay Shores Ecoresort
- Phillips 66 Rail Spur
- Valero Benecia Crude By Rail
- Pacheco Dam Expansion Project

Project Management

Mr. Cashen has managed several large-scale wildlife, forestry, and natural resource management projects. Many of the projects have required hiring and training field crews, coordinating with other professionals, and communicating with project stakeholders. Mr. Cashen's experience in study design, data collection, and scientific writing make him an effective project manager, and his background in several different natural resource disciplines enable him to address the many facets of contemporary land management in a cost-effective manner.

REPRESENTATIVE EXPERIENCE

Wildlife Studies

- Peninsular Bighorn Sheep Resource Use and Behavior Study: (CA State Parks)
- "KV" Spotted Owl and Northern Goshawk Inventory: (USFS, Plumas NF)
- Amphibian Inventory Project: (USFS, Plumas NF)
- San Mateo Creek Steelhead Restoration Project: (Trout Unlimited and CA Coastal Conservancy, Orange County)
- Delta Meadows State Park Special-Status Species Inventory: (CA State Parks, Locke)

Natural Resources Management

- Mather Lake Resource Management Study and Plan – (Sacramento County)
- Placer County Vernal Pool Study – (Placer County)
- Weidemann Ranch Mitigation Project – (Toll Brothers, Inc., San Ramon)
- Ion Communities Biological Resource Assessments – (Ion Communities, Riverside and San Bernardino Counties)
- Del Rio Hills Biological Resource Assessment – (The Wyro Company, Rio Vista)

Forestry

- Forest Health Improvement Projects – (CalFire, SD and Riverside Counties)
- San Diego Bark Beetle Tree Removal Project – (SDG&E, San Diego Co.)
- San Diego Bark Beetle Tree Removal Project – (San Diego County/NRCS)
- Hillslope Monitoring Project – (CalFire, throughout California)

Biological Resources

Mr. Cashen has a diverse background with biological resources. He has conducted comprehensive biological resource assessments, habitat evaluations, species inventories, and scientific peer review. Mr. Cashen has led investigations on several special-status species, including ones focusing on the foothill yellow-legged frog, mountain yellow-legged frog, desert tortoise, steelhead, burrowing owl, California spotted owl, northern goshawk, willow flycatcher, Peninsular bighorn sheep, red panda, and forest carnivores.

REPRESENTATIVE EXPERIENCE

Biological Assessments/Biological Evaluations (“BA/BE”)

- Aquatic Species BA/BE – Reliable Power Project (*SFPUC*)
- Terrestrial Species BA/BE – Reliable Power Project (*SFPUC*)
- Management Indicator Species Report – Reliable Power Project (*SFPUC*)
- Migratory Bird Report – Reliable Power Project (*SFPUC*)
- Terrestrial and Aquatic Species BA – Lower Cherry Aqueduct (*SFPUC*)
- Terrestrial and Aquatic Species BE – Lower Cherry Aqueduct (*SFPUC*)
- Terrestrial and Aquatic Species BA/BE – Public Lands Lease Application (*Society for the Conservation of Bighorn Sheep*)
- Terrestrial and Aquatic Species BA/BE – Simon Newman Ranch (*The Nature Conservancy*)
- Draft EIR (Vegetation and Special-Status Plants) - Wildland Fire Resiliency Program (*Midpeninsula Regional Open Space District*)

Avian

- Study design and Lead Investigator - Delta Meadows State Park Special-Status Species Inventory (*CA State Parks: Locke*)
- Study design and lead bird surveyor - Placer County Vernal Pool Study (*Placer County: throughout Placer County*)
- Surveyor - Willow flycatcher habitat mapping (*USFS: Plumas NF*)
- Surveyor - Tolay Creek, Cullinan Ranch, and Guadacanal Village restoration projects (*Ducks Unlimited/USGS: San Pablo Bay*)
- Study design and Lead Investigator - Bird use of restored wetlands research (*Pennsylvania Game Commission: throughout Pennsylvania*)
- Study design and surveyor - Baseline inventory of bird species at a 400-acre site in Napa County (*HCV Associates: Napa*)
- Surveyor - Baseline inventory of bird abundance following diesel spill (*LFR Levine-Fricke: Suisun Bay*)

- Study design and lead bird surveyor - Green Valley Creek Riparian Restoration Site (*City of Fairfield: Fairfield, CA*)
- Surveyor - Burrowing owl relocation and monitoring (*US Navy: Dixon, CA*)
- Surveyor - Pre-construction burrowing owl surveys (*various clients: Livermore, San Ramon, Rio Vista, Napa, Victorville, Imperial County, San Diego County*)
- Surveyor - Backcountry bird inventory (*National Park Service: Eagle, Alaska*)
- Lead surveyor - Tidal salt marsh bird surveys (*Point Reyes Bird Observatory: throughout Bay Area*)
- Surveyor - Pre-construction surveys for nesting birds (*various clients and locations*)

Amphibian

- Crew Leader - Red-legged frog, foothill yellow-legged frog, and mountain yellow-legged frog surveys (*USFS: Plumas NF*)
- Surveyor - Foothill yellow-legged frog surveys (*PG&E: North Fork Feather River*)
- Surveyor - Mountain yellow-legged frog surveys (*El Dorado Irrigation District: Desolation Wilderness*)
- Crew Leader - Bullfrog eradication (*Trout Unlimited: Cleveland NF*)

Fish and Aquatic Resources

- Surveyor - Hardhead minnow and other fish surveys (*USFS: Plumas NF*)
- Surveyor - Weber Creek aquatic habitat mapping (*El Dorado Irrigation District: Placerville, CA*)
- Surveyor - Green Valley Creek aquatic habitat mapping (*City of Fairfield: Fairfield, CA*)
- GPS Specialist - Salmonid spawning habitat mapping (*CDFG: Sacramento River*)
- Surveyor - Fish composition and abundance study (*PG&E: Upper North Fork Feather River and Lake Almanor*)
- Crew Leader - Surveys of steelhead abundance and habitat use (*CA Coastal Conservancy: Gualala River estuary*)
- Crew Leader - Exotic species identification and eradication (*Trout Unlimited: Cleveland NF*)

Mammals

- Principal Investigator - Peninsular bighorn sheep resource use and behavior study (*California State Parks: Freeman Properties*)

- Scientific Advisor – Study on red panda occupancy and abundance in eastern Nepal (*The Red Panda Network: CA and Nepal*)
- Surveyor - Forest carnivore surveys (*University of CA: Tahoe NF*)
- Surveyor - Relocation and monitoring of salt marsh harvest mice and other small mammals (*US Navy: Skagg's Island, CA*)
- Surveyor – Surveys for Monterey dusky-footed woodrat. Relocation of woodrat houses (*Touré Associates: Prunedale*)

Natural Resource Investigations / Multiple Species Studies

- Scientific Review Team Member – Member of the scientific review team assessing the effectiveness of the US Forest Service's implementation of the Herger-Feinstein Quincy Library Group Act.
- Lead Consultant - Baseline biological resource assessments and habitat mapping for CDF management units (*CDF: San Diego, San Bernardino, and Riverside Counties*)
- Biological Resources Expert – Peer review of CEQA/NEPA documents (*various law firms, non-profit organizations, and citizen groups*)
- Lead Consultant - Pre- and post-harvest biological resource assessments of tree removal sites (*SDG&E: San Diego County*)
- Crew Leader - T&E species habitat evaluations for Biological Assessment in support of a steelhead restoration plan (*Trout Unlimited: Cleveland NF*)
- Lead Investigator - Resource Management Study and Plan for Mather Lake Regional Park (*County of Sacramento: Sacramento, CA*)
- Lead Investigator - Biological Resources Assessment for 1,070-acre Alfaro Ranch property (*Yuba County, CA*)
- Lead Investigator - Wildlife Strike Hazard Management Plan (*HCV Associates: Napa*)
- Lead Investigator - Del Rio Hills Biological Resource Assessment (*The Wyro Company: Rio Vista, CA*)
- Lead Investigator – Ion Communities project sites (*Ion Communities: Riverside and San Bernardino Counties*)
- Surveyor – Tahoe Pilot Project: Validation of California's Wildlife Habitat Relationships (CWHR) Model (*University of California: Tahoe NF*)

Forestry

Mr. Cashen has five years of experience working as a consulting forester on projects throughout California. Mr. Cashen has consulted with landowners and timber operators on forest management practices; and he has worked on a variety of forestry tasks including selective tree marking, forest inventory, harvest layout, erosion control, and supervision of logging operations. Mr. Cashen's experience with many different natural resources enable him to provide a holistic approach to forest management, rather than just management of timber resources.

REPRESENTATIVE EXPERIENCE

- Lead Consultant - CalFire fuels treatment projects (*SD and Riverside Counties*)
- Lead Consultant and supervisor of harvest activities – San Diego Gas and Electric Bark Beetle Tree Removal Project (*San Diego*)
- Crew Leader - Hillslope Monitoring Program (*CalFire: throughout California*)
- Consulting Forester – Forest inventories and timber harvest projects (*various clients throughout California*)

PERMITS

U.S. Fish and Wildlife Service Section 10(a)(1)(A) Recovery Permit for the Peninsular bighorn sheep

TEACHING EXPERIENCE

Instructor: Wildlife Management - The Pennsylvania State University, 1998

Teaching Assistant: Ornithology - The Pennsylvania State University, 1996-1997

PUBLICATIONS

Gutiérrez RJ, AS Cheng, DR Becker, S Cashen, et al. 2015. Legislated collaboration in a conservation conflict: a case study of the Quincy Library group in California, USA. Chapter 19 in: Redpath SR, et al. (eds). *Conflicts in Conservation: Navigating Towards Solutions*. Cambridge Univ. Press, Cambridge, UK.

Cheng AS, Gutiérrez RJ, Cashen S, et al. 2016. Is There a Place for Legislating Place-Based Collaborative Forestry Proposals?: Examining the Herger-Feinstein Quincy Library Group Forest Recovery Act Pilot Project. *Journal of Forestry* 114(4):494-504

Channel Law Group, LLP

May 5, 2026

Supplemental Justification for CEQA Appeal; 4230 N. Saltillo Street;
Case Nos. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA;
ENV-2023-1207-CE-1A; Council File 26-0412 (“Project”)

EXHIBIT 2



ZIMAS

Public

SEARCH

REPORTS

RESOURCES

HELP

4230 N SALTILLO ST

Planning and Zoning Information

Assessor Information

Case Numbers

Citywide/Code Amendment Cases

Additional Information

Environmental

Seismic Hazards

Economic Development Areas

Housing

Public Safety

Santa Monica Mountains Zone: Yes

Biological Resource Potential: Medium

Mountain Lion Potential: Medium

Monarch Butterfly Potential: No

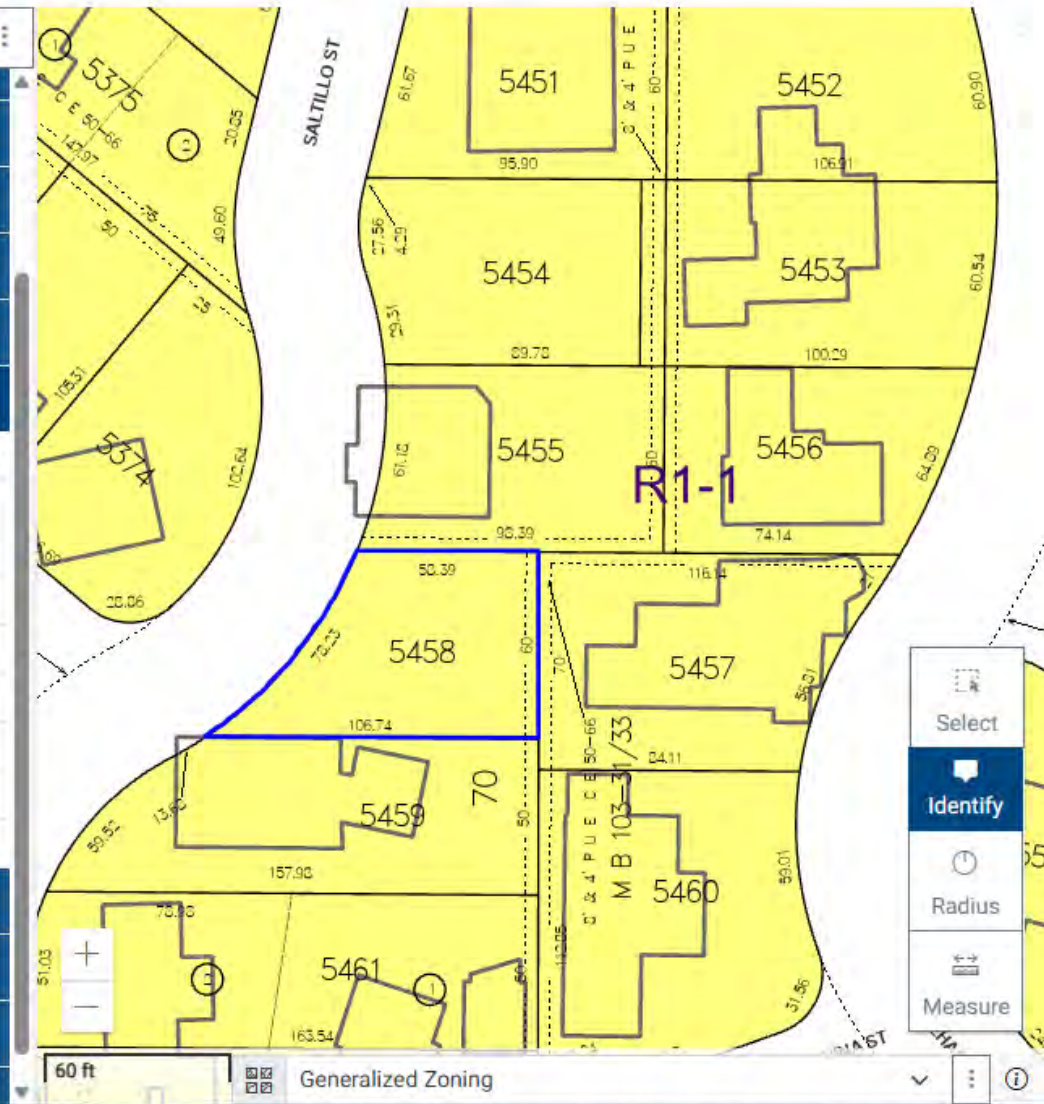
300-Foot Habitat Buffer: Yes

County-Designated SEAs and CRAs: No

USFWS-designated CHAs: No

Wildland Urban Interface (WUI): Yes

Criterion 1 Protected Areas for Wildlife (PAWs): No



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May 5, 2026

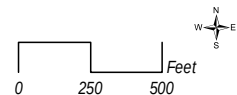
Supplemental Justification for CEQA Appeal; 4230 N. Saltillo Street;
Case Nos. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA;
ENV-2023-1207-CE-1A; Council File 26-0412 (“Project”)

EXHIBIT 3



398 Unit Mixed Income Housing Development Project

CPC-2025-6505-DB-DRB-SPPC-PR-VHCA, VTT-84929-VHCA



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May 5, 2026

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Case Nos. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA;
ENV-2023-1207-CE-1A; Council File 26-0412 (“Project”)

EXHIBIT 4

<https://www.dropbox.com/scl/fi/ik7onrncripfqxflt0jfx/Exh.-4-Mountain-Lion-Daylight-Driveway-Sighting.mov?rlkey=ex2lyzl7j4pmm82tghv11j1jr&st=8ozgpcwv&dl=0>

Channel Law Group, LLP

May 5, 2026

Supplemental Justification for CEQA Appeal; 4230 N. Saltillo Street;
Case Nos. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA;
ENV-2023-1207-CE-1A; Council File 26-0412 (“Project”)

EXHIBIT 5

<https://www.dropbox.com/scl/fi/c0a070cpqolz7l816aulq/Exh.-5-Bobcat-at-Residential-Gate.mov?rlkey=37nxiewnd8vzkmc8lp0hflrv9&st=fzqayipn&dl=0>

Channel Law Group, LLP

May 5, 2026

Supplemental Justification for CEQA Appeal; 4230 N. Saltillo Street;
Case Nos. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA;
ENV-2023-1207-CE-1A; Council File 26-0412 (“Project”)

EXHIBIT 6

<https://www.dropbox.com/scl/fi/wxxaqhtbegdcfwg8q5tjw/Exh.-6-Mountain-Lion-at-Construction-Site-Nest-Cam.mov?rlkey=ow1q62qo7d1ft0oioo3b26562&st=7n554nbb&dl=0>

Channel Law Group, LLP

May 5, 2026

Supplemental Justification for CEQA Appeal; 4230 N. Saltillo Street;
Case Nos. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA;
ENV-2023-1207-CE-1A; Council File 26-0412 (“Project”)

EXHIBIT 7

<https://www.dropbox.com/scl/fi/58cw0uakxzbqpvx5us9u6/Exh.-7-Wildlife-Visit-to-Residential-Property-Nest-Cam.mov?rlkey=gvzwqmaskoki27945w9o61618&st=we02nqmc&dl=0>

Channel Law Group, LLP

May 5, 2026

Supplemental Justification for CEQA Appeal; 4230 N. Saltillo Street;
Case Nos. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA;
ENV-2023-1207-CE-1A; Council File 26-0412 (“Project”)

EXHIBIT 8

Hillside Building Permits in ZIP Code 91364

Permit	Address	Zip Code	Permit Type	Permit Subtype	Use Description	Submit Date	Issue Date	CofO Date	Permit Status	Status Date	Work Desc
22010-20000-04235	5105 N OAKDALE AVE	91364	Bldg-New	1 or 2 Family Dwelling	Recreation Room	8/24/2022 0:00	10/25/2022 0:00		CoFO in Progress	1/31/2025 0:00	New 16'-3 9/16" X 17'-9 1/16" Det. Rec Room
22010-20000-03923	20441 W ROBERT PL	91364	Bldg-New	1 or 2 Family Dwelling	Dwelling - Single Family	8/5/2022 0:00	12/19/2022 0:00		CoFO Corrected	8/2/2024 0:00	New 118.94' X 68.32' Two Story Sfd With Three Car Garage, Nfpa-13d Fire Sprinklers Required Throughout, All Work Per Engineering
22010-20000-04813	5325 N QUAKERTOWN AVE	91364	Bldg-New	1 or 2 Family Dwelling	Dwelling - Single Family	9/29/2022 0:00	2/14/2023 0:00	4/1/2024 0:00	CoFO Issued	4/1/2024 0:00	Eplan. New 2-Story Sfd With Attached 2-Car Garage
24010-20000-03066	4710 N WESTCHESTER DR	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Dwelling Unit	7/24/2024 0:00	11/7/2024 0:00		Issued	11/7/2024 0:00	Eplan. New Detached 800sf 1 Story Adu With Attacherd Trellis (427sqft) Per State Law***Fire Sprinkler 13d Required***
22010-20000-03528	5173 N ALHAMA DR	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Dwelling Unit	7/27/2022 0:00	10/14/2022 0:00	7/28/2023 0:00	CoFO Issued	7/28/2023 0:00	*Eplan* New 1-Story Detached Adu (32' X 29') Per Lamc 12.22a.33(C)-(D).
21010-20000-04506	19847 W SANTA RITA ST	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Dwelling Unit	9/1/2021 0:00	11/14/2022 0:00		CoFO in Progress	3/20/2025 0:00	New 31'4'-1/2" X 24'6'-1/8" Detached One Story Accessory Dwelling Unit As Per Gcs 65852.2(E)(1)(B) , Nfpa-13d Fire Sprinklers Required, All Work Per Engineering
23010-20000-01268	21227 W LOPEZ ST	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Dwelling Unit	3/27/2023 0:00	6/12/2023 0:00	4/25/2024 0:00	CoFO Issued	4/25/2024 0:00	**Eplan** New Detached Accessory Dwelling Unit (Adu) At Rear Of The Lot Per Ca Govt. Code 65852.2(E)(1)(B) And Applicable Part Of Lamc 12.22 A.33 (C)-(D), (G) Using The Wood Frame Prescriptive Provisions (Wfpp)
23010-10000-02778	20157 W VENTURA BLVD	91364	Bldg-New	Commercial	Miscellaneous Bldg/Structure	3/29/2023 0:00	7/5/2023 0:00	10/26/2023 0:00	CoFO Issued	10/26/2023 0:00	Eplan. New Guard Shack.
21010-20000-03380	4924 N LLANO DR	91364	Bldg-New	1 or 2 Family Dwelling	Dwelling - Single Family	7/7/2021 0:00	8/11/2023 0:00		Issued	8/11/2023 0:00	(N) 3-Story Sfd W/ Attached 2-Car Garage (Nfpa-13d Fire Sprinklers Throughout)
22010-10000-04695	23036 W VENTURA BLVD 1-100	91364	Bldg-New	Apartment	Apartment	10/11/2022 0:00	12/26/2023 0:00		Issued	12/26/2023 0:00	Eplan. New 8 Story 100 Units (100% Affordable Housing) Apartment To Include 5 Story Type Iiia Apartment Over 3 Story Type Ia Apartment/Parking/Lobby/ Using Density Bonus With Additional Incentive, 12.22.A.25
23010-20000-03147	5001 N MACFARLANE LANE	91364	Bldg-New	1 or 2 Family Dwelling	Dwelling - Single Family	8/5/2023 0:00	4/25/2024 0:00		Issued	4/25/2024 0:00	*Eplan* New 107' X 84'6" Two Story Sfd With Attached Two Car Garage, Fire Sprinkler System (Nfpa-13r) Thru-Out, All Work Per Engineering - See Comments
24010-20000-01309	4446 N DEANWOOD DR	91364	Bldg-New	1 or 2 Family Dwelling	Patio Cover	4/1/2024 0:00	7/22/2024 0:00		Issued	7/22/2024 0:00	(N) Detached 15'-6" X 20'-1" Patio Cover
24010-10000-03345	5102 N FALLBROOK AVE	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Dwelling Unit	7/11/2024 0:00	12/27/2024 0:00		Issued	12/27/2024 0:00	*Eplan.* New Detached 1-Story Adu At Rear Of Lot. Adu Per Lamc 12.22 A.33(C) And (D). < Nfpa 13r Fire Sprinklers Reqd Thru-Out Bldg. >
24010-20000-03786	20403 W RUSTON ROAD	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Dwelling Unit	9/6/2024 0:00	1/27/2025 0:00		Issued	1/27/2025 0:00	New 30' X 46' One Story Accessory Dwelling Unit Per Lamc 12.22 A.33(C) And (D); Equipped With Nfpa 13-D Fire Sprinklers Throughout
22010-20000-06584	4621-4623 N SALTILLO ST	91364	Bldg-New	1 or 2 Family Dwelling	Dwelling - Single Family	12/28/2022 0:00	4/10/2025 0:00		Issued	4/10/2025 0:00	New 59'3" X 30' Irr. Shaped Two-Story Single Family Dwelling With Habitable Basement With Att. Accessory Dwelling Unit [Per Ca Govt. Code 65852.2(E)(1)(B)] & 2-Car Garage; Nfpa-13d Thru-Out, All Work Per Engineering
23010-20000-02706	4337-4339 N TOSCA ROAD	91364	Bldg-New	1 or 2 Family Dwelling	Dwelling - Single Family	6/27/2023 0:00	4/17/2025 0:00		Issued	4/17/2025 0:00	New 2 Story Sfd With Attached Accessory Dwelling Unit, And Garage.** See Comments**Pza New 2 Story Single Family Residence And An Attached Adu And Attached Car Garage. 2 Retaining Walls And Grading Project Is In Mulholland And Out Planner Ahsley (Ashley.Rodarte@Lacity.Org) Have Requested Pza Approval Before We Can Submit To Mulholland.
21010-10000-03349	20509 W WELLS DR	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Dwelling Unit	7/14/2021 0:00	3/23/2022 0:00		Issued	3/23/2022 0:00	(N) 1-Story Accessory Dwelling Unit Per Ca Govt. Code 65852.2(E)(1)(B)
21010-20000-04507	19845 W SANTA RITA ST	91364	Bldg-New	1 or 2 Family Dwelling	Recreation Room	9/1/2021 0:00	11/14/2022 0:00		Permit Closed	1/18/2024 0:00	New 15'2'-1/2" X 18'8'-1/8" Detached Recreation Room , All Work Per Engineering
22010-20000-04742	4745 N POE AVE	91364	Bldg-New	1 or 2 Family Dwelling	Patio Cover	9/22/2022 0:00	12/7/2022 0:00		Issued	12/7/2022 0:00	Eplan: New Detached Pergola
22010-20000-03924	20441 W ROBERT PL	91364	Bldg-New	1 or 2 Family Dwelling	Recreation Room	8/5/2022 0:00	12/19/2022 0:00	8/2/2024 0:00	CoFO Issued	8/2/2024 0:00	(N) 13'11" X 17'11'-1/4" Detached Recreation Room With 10'5" X 5' Full Bathroom With Exterior Access, Type V-A , All Work Per Engineering
22010-20000-05068	5327 N QUAKERTOWN AVE ADU	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Dwelling Unit	9/29/2022 0:00	2/14/2023 0:00	4/3/2025 0:00	CoFO Issued	4/3/2025 0:00	Eplan. New Det. 1-Story Adu Pe Ca Govt. Code 65852.2(E)(1)(B)
21010-30000-04682	21921 W LOPEZ ST	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Dwelling Unit	9/8/2021 0:00	4/4/2023 0:00		CoFO in Progress	6/14/2024 0:00	New 1-Story Type Vb Detached Accessory Dwelling Unit Per Gcs 65852.2(E)(1)(D) And Ordinance, Equipped Throughout With Nfpa 13d Fire Sprinklers.
23014-20000-00457	19738 W HENSHAW ST	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Dwelling Unit	12/21/2022 0:00	6/13/2023 0:00		CoFO in Progress	4/2/2025 0:00	Eplan: New Adu Per Lamc 12.22 A.33 (C)-(D)
23010-20000-02736	4500 N STARK AVE	91364	Bldg-New	1 or 2 Family Dwelling	Patio Cover	6/29/2023 0:00	7/20/2023 0:00		Issued	7/20/2023 0:00	(N) 10'8" X 16' Detached Steel-Framed Open Trellis Per Engineer Design.
24014-20000-03806	19727 W HENSHAW ST	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Dwelling Unit	8/26/2024 0:00	12/23/2024 0:00		Issued	12/23/2024 0:00	(N) Detached 1-Story Accessory Dwelling Unit With Attached Patio Cover Per Lamc 12.22 A.33(C) And (D)
21010-20000-06453	19718 W REDWING ST	91364	Bldg-New	1 or 2 Family Dwelling	Recreation Room	12/13/2021 0:00	3/9/2022 0:00		Issued	3/9/2022 0:00	New Detached (12'-5"X22'-6"), 259 Sqft 1-Story Rec. Rm. Bldg On Pier Footing & Uncovered Front Deck
21010-10000-03348	20511 W WELLS DR	91364	Bldg-New	1 or 2 Family Dwelling	Dwelling - Single Family	7/14/2021 0:00	3/23/2022 0:00		CoFO in Progress	1/25/2024 0:00	(N) 2-Story Single Family Dwelling With 2-Car Attached Garage
22014-20000-01648	19833 W REDWING ST	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Dwelling Unit	4/8/2022 0:00	6/20/2022 0:00	3/29/2023 0:00	CoFO in Progress	4/19/2023 0:00	New Adu With Attached Garage At Rear Of Lot.
21010-20000-04565	19931 W WELLS DR	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Dwelling Unit	9/9/2021 0:00	8/26/2022 0:00	3/18/2025 0:00	CoFO Issued	3/18/2025 0:00	New Detached 1 Story (42'-7"X20'-4"), 797.8 Sqft Adu Per Gcs 65852.2(E)(1)(B) And Lamc 12.22 A.33(C),(D) And (G) W/Nfpa 13d Sprinklers Throughout
22010-10000-05070	5325 N QUAKERTOWN AVE	91364	Bldg-New	1 or 2 Family Dwelling	Patio Cover	9/29/2022 0:00	2/13/2023 0:00	4/1/2024 0:00	CoFO Issued	4/1/2024 0:00	Eplan. New Patio Cover And Attached Trellis
23010-20000-04967	20608 W CHATSBORO DR	91364	Bldg-New	1 or 2 Family Dwelling	Patio Cover	12/11/2023 0:00	5/17/2024 0:00	8/19/2024 0:00	CoFO Issued	8/19/2024 0:00	New Detached 15'-1" X 20'-2" Recreation Room With Attached 6'-6" X 20'-2" Patio Cover Per Engineer
23010-20000-01442	5342 N DON PIO DR	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Dwelling Unit	4/3/2023 0:00	6/7/2024 0:00		Issued	6/7/2024 0:00	Eplan *** Proposed Accessory Dwelling Unit Lamc 12.22 A.33 (C)-(D)
24010-20000-02047	4803 N ABBEYVILLE AVE	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Dwelling Unit	5/14/2024 0:00	7/19/2024 0:00		CoFO in Progress	5/26/2025 0:00	New Detached Accessory Dwelling Unit Per Ca Govt. Code 65852.2(E)(1)(B) And Applicable Part2 Of Lamc 12.22 A.33 (C)-(D), (G).
24010-20000-04057	5202 N ARMIDA DR	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Dwelling Unit	9/24/2024 0:00	3/20/2025 0:00		Issued	3/20/2025 0:00	New 1-Story (31' X 22' Irregular Shape) Accessory Dwelling Unit Per Lamc 12.22 A.33 (C) - (D). Nfpa 13r Fire Sprinklers Throughout.
21010-20000-03508	23151 W CASS AVE	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Dwelling Unit	7/13/2021 0:00	1/18/2022 0:00	2/2/2023 0:00	CoFO Issued	2/2/2023 0:00	Detached Adu With Ladbs Pre-Approved Standard Plan (Plan Adu3, Abodu Studio, 336 Sq. Ft.)Construction Of Hcd Approved And Inspected Factory Built Housing Adu. Adu To Be Fully Completed In Factory And Installed On Concrete T-Footing Foundation, Connected To Site Utilities.
21010-20000-05758	20619 W QUEDO DR	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Dwelling Unit	11/9/2021 0:00	9/15/2022 0:00		Issued	9/15/2022 0:00	New 32'-0" X 18'-0" Irregular Shaped 1-Story Accessory Dwelling Unit Per G Cs 65852.2. Nfpa 13d Fire Sprinklers Required Throughout. All Work Per Engineering.
23010-20000-03224	20419-20421 W JUNEAU PL	91364	Bldg-New	1 or 2 Family Dwelling	Dwelling - Single Family	8/10/2023 0:00	10/30/2023 0:00	1/30/2025 0:00	CoFO Issued	1/30/2025 0:00	Eplan: New 1-Story Single Family Dwelling (30' X 20'-6") Per Sb9 With Attached 1-Story Accessory Dwelling Unit (30' X 20'-6") Per Lamc 12.22 A.33(C) And (E). Nfpa 13r Sprinklered Throughout.
23010-20000-03462	20400 W RUSTON ROAD	91364	Bldg-New	1 or 2 Family Dwelling	Patio Cover	8/28/2023 0:00	12/14/2023 0:00	12/10/2024 0:00	CoFO Issued	12/10/2024 0:00	New 12'-0" X 10'-0" Open Roof Trellis Per Engr Design.
22010-20000-04194	4810-4812 N GALENDO ST	91364	Bldg-New	1 or 2 Family Dwelling	Dwelling - Single Family	8/22/2022 0:00	8/23/2024 0:00		Issued	8/23/2024 0:00	(N) 3-Story Sfd W/ Attached Garage & Accessory Dwelling Unit Above Garage Per Lamc 12.22a33(C)(D) [Nfpa-13d Fire Sprinklers Throughout]
24010-20000-02087	22761 W CAVALIER ST	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Dwelling Unit	5/16/2024 0:00	8/25/2024 0:00	3/20/2025 0:00	CoFO Issued	3/20/2025 0:00	Eplannew Detached Irregular Shaped Two Stories 19' 8" X 39' 7 7/8" Adu Per Lamc 12.22 A.33 (C)-(D), With Rooftop Deck. Nfpa 13d Sprinkler Required. All Work Done Per Engineer.
23014-20002-02205	22056 W INDEPENDENCIA ST	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Dwelling Unit	11/20/2024 0:00	3/26/2025 0:00		Issued	3/26/2025 0:00	Supplemental Permit To 23014-20000-02205 To Revise Work Description To "New 18'-8" X 20'-11" 2-Story Accessory Dwelling Unit . All Work Per Engineering." Revise Structural Inventory.
22010-10000-05340	4944 N TOPANGA CANYON BLVD	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Dwelling Unit	10/31/2022 0:00	3/26/2025 0:00		Issued	3/26/2025 0:00	New 2-Story Adu With Attached Carport At Rear Of Lot Per Lamc 12.22a33(C)And(D)
24010-20000-01973	5408 N MEDINA ROAD	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Dwelling Unit	5/10/2024 0:00	4/21/2025 0:00		Issued	4/21/2025 0:00	Eplan. New Construction 1-Story Detached Accessory Dwelling Unit Per Ordinance Lamc 12.22 A.33 (C)-(D)Nfpa 13d Sprinklered Through Out
21010-20000-03852	5223 N SAN FELICIANO DR	91364	Bldg-New	1 or 2 Family Dwelling	Storage Building	7/28/2021 0:00	1/20/2022 0:00	4/11/2022 0:00	CoFO Issued	4/11/2022 0:00	Proposed Detached 19'X10' Storage Building. All Work Per Wfpp. "Comply With Department Order Effective Date 6/28/2021. Permit Will Expire 30 Days From Issuance Date".
22010-10000-02690	20149 W WELLS DR	91364	Bldg-New	1 or 2 Family Dwelling	Storage Building	5/26/2022 0:00	6/21/2022 0:00	2/23/2024 0:00	CoFO Issued	2/23/2024 0:00	Storage Build 13' X20' . All Construction Per Wfpp
22010-20000-03281	22244 W CASS AVE	91364	Bldg-New	1 or 2 Family Dwelling	Patio Cover	7/4/2022 0:00	8/25/2022 0:00		Issued	8/25/2022 0:00	Eplan Proposed Covered Patio 14'X26'
22010-20000-02594	4601 N VISTA DE ORO AVE	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Living Quarters	5/20/2022 0:00	9/9/2022 0:00	5/29/2024 0:00	CoFO Issued	5/29/2024 0:00	New Detached Accessory Living Quarters; Equipped With Nfpa 13-D Fire Sprinklers Throughout

Hillside Building Permits in ZIP Code 91364

Permit	Address	Zip Code	Permit Type	Permit Subtype	Use Description	Submit Date	Issue Date	CofO Date	Permit Status	Status Date	Work Desc
21010-20000-05757	20617 W QUEDO DR	91364	Bldg-New	1 or 2 Family Dwelling	Dwelling - Single Family	11/9/2021 0:00	9/15/2022 0:00		Issued	9/15/2022 0:00	New Irregular Shaped 83'-0" X 59'-0", 2-Story Single Familiy Dwelling With Attached 2-Car Garage And Attached Trellis. Nfpa 13d Fire Sprinklers Required Throughout. All Work Per Engineering.
22010-20000-05485	4709 N DEL MORENO DR	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Dwelling Unit	11/9/2022 0:00	8/30/2023 0:00	2/6/2024 0:00	CoFO Issued	2/6/2024 0:00	Eplan: (N) 1-Story California Department Of Housing And Community Development Approved Factory Built Accessory Dwelling Unit ***A Supplemental Permit To Install Solar Photovoltaic Panels, Or Approval From Hcd Exempting The Unit From Solar Photovoltaic Installation Is Required Prior To Obtaining Certificate Of Occupancy
22010-10000-05339	4942 N TOPANGA CANYON BLVD 1-3	91364	Bldg-New	1 or 2 Family Dwelling	Duplex	10/31/2022 0:00	3/26/2025 0:00		Issued	3/26/2025 0:00	New 2-Story Duplex With 2 Car Garage And Attached Adu Per Gcs65852(E)(1)(A)
21010-10000-03350	20511 W WELLS DR	91364	Bldg-New	1 or 2 Family Dwelling	Patio Cover	7/14/2021 0:00	3/23/2022 0:00		Issued	3/23/2022 0:00	(N) Patio Cover
22010-20000-02593	4601-4603 N VISTA DE ORO AVE	91364	Bldg-New	1 or 2 Family Dwelling	Dwelling - Single Family	5/20/2022 0:00	9/9/2022 0:00	5/29/2024 0:00	CoFO Issued	5/29/2024 0:00	New 63' X 87' Two Story Single Family Dwelling With Attached Garage; Attached (755 Sq Ft) Accessory Dwelling Unit Per Lamc 12.22 A.33(C) And (E); Equipped With Nfpa 13-D Fire Sprinklers Throughout
22010-20000-03925	20441 W ROBERT PL	91364	Bldg-New	1 or 2 Family Dwelling	Patio Cover	8/5/2022 0:00	12/19/2022 0:00	8/2/2024 0:00	CoFO Issued	8/2/2024 0:00	(N) 13'11'-1/2" X 16'4'-1/2" Detached Patio Cover, Type V-A, All Work Per Engineering
22010-20000-06431	4910 N NOMAD DR	91364	Bldg-New	1 or 2 Family Dwelling	Patio Cover	12/23/2022 0:00	2/7/2023 0:00		Issued	8/14/2024 0:00	New Detached 19' X 16' 8" Open Trellis. All Work Done Per Engineering.
23010-20000-00298	4745 N POE AVE	91364	Bldg-New	1 or 2 Family Dwelling	Patio Cover	1/24/2023 0:00	2/23/2023 0:00		Issued	2/23/2023 0:00	New 16' X12' Detached Trellis. All Work Per Engineering.
22010-20000-03669	5139 N ALLENTOWN PL	91364	Bldg-New	1 or 2 Family Dwelling	Patio Cover	7/12/2022 0:00	3/1/2023 0:00		Issued	3/1/2023 0:00	New Detached Open Trellis (16'-0"X24'-0"), 384 Sqft Open Trellis
21010-20000-06351	22124 W DE LA OSA ST	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Dwelling Unit	12/9/2021 0:00	6/28/2023 0:00	3/26/2025 0:00	CoFO Issued	3/26/2025 0:00	New Irr. Shaped 16'-7" X 40' One-Story Det. Accessory Dwelling Unit Per Ca Govt. Code65852.2(E)(1)(B) And Applicable Part2 Of Lamc 12.22 A.33 (C)-(D), (G); All Work Per Engineering Design
22010-20000-06277	4438 N CANOGA DR	91364	Bldg-New	1 or 2 Family Dwelling	Recreation Room	12/21/2022 0:00	8/9/2023 0:00		CoFO Corrected	5/9/2024 0:00	(N) 15'3" X 14'1" Detached Recreation Room With Attached 12'8" X 4'11" Bathroom And Outdoor Shower. Work Done Per Engineering. **Nfpa-13d Fire Sprinklers To Be Installed Throughout**
23010-10000-04176	20401 W VENTURA BLVD	91364	Bldg-New	Commercial	Storage Building	10/19/2023 0:00	4/16/2025 0:00		Issued	4/16/2025 0:00	Proposed 3 Story Type II-B Storage / Retail Building With 2 Levels Of Basement. 1 Of 5
21010-20000-03251	21910 W MARTINEZ ST	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Dwelling Unit	7/2/2021 0:00	2/14/2022 0:00	3/23/2023 0:00	CoFO Issued	3/23/2023 0:00	New 27'-8" X 22'-8" Detached Accessory Dwelling Unit Per Lamc 12.22 A.33(C) And (D). Work Per Engineer.
21010-20000-04566	19933 W WELLS DR	91364	Bldg-New	1 or 2 Family Dwelling	Miscellaneous Bldg/Structure	9/9/2021 0:00	8/5/2022 0:00		Refund Completed	2/25/2025 0:00	New Detached (13'-5"X16'-11") 197.85 Sqft Cabana
22010-20000-04234	5105 N OAKDALE AVE	91364	Bldg-New	1 or 2 Family Dwelling	Dwelling - Single Family	8/24/2022 0:00	10/25/2022 0:00	5/5/2025 0:00	CoFO Issued	5/5/2025 0:00	New 108.5' X 82.4' One-Story Single Family Dwelling W/ Att. 3-Car Garage And Open Trellis; Nfpa-13d Thru-Out
21010-20000-04505	19845 W SANTA RITA ST	91364	Bldg-New	1 or 2 Family Dwelling	Dwelling - Single Family	9/1/2021 0:00	11/14/2022 0:00		CoFO in Progress	3/20/2025 0:00	New 62'11'-3/8" X 90'11'-11/16" 2-Story Sfd With Habitable Basement & Attached 2 Car Garage Wyith 24'5'-1/4" X 13'0'-1/6" And 17'2'-5/16" X 13'0'-5/8" Open Trellises, Nfpa-13d Fire Sprinklers Required, All Work Per Engineering
22010-10000-05503	4846-4846 1/2 N TOPANGA CANYON BLVD	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Dwelling Unit	11/10/2022 0:00	4/19/2023 0:00	12/6/2023 0:00	CoFO Issued	12/6/2023 0:00	Two New Detached Accessory Dwelling Units At The Rear Per Ca Govt. Code 65852.2(E)(1)(D) And Applicable Part2 Of Lamc 12.22 A.33 (C)-(D), (G)
21010-20000-05075	22033 W AVENUE SAN LUIS	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Dwelling Unit	9/30/2021 0:00	8/18/2023 0:00		Issued	8/18/2023 0:00	New 28'-9" X 27'-0" Irregular Shaped Two Story Detached Accessory Dwelling Unit With An Attached 5'-9" X 22'-7" Per Lamc 12.22 A.33 (C)-(D).
23010-20000-02720	20229 W LORENZANA DR	91364	Bldg-New	1 or 2 Family Dwelling	Dwelling - Single Family	6/28/2023 0:00	10/13/2023 0:00		Issued	10/13/2023 0:00	New Detached Single Family Dwelling Per Sb9; Equipped With Nfpa 13-D Fire Sprinklers Throughout
23010-20000-03461	20400 W RUSTON ROAD	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Living Quarters	8/28/2023 0:00	12/14/2023 0:00	10/7/2024 0:00	CoFO Issued	10/7/2024 0:00	Proposed 20'-0" X 20'-0" Accessory Living Quarters (No Bedrm) Per Engr Design. (Nfpa-13d Fire Sprinkler Thru-Out>
23010-20000-04436	4519 N DEL MORENO DR	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Dwelling Unit	11/8/2023 0:00	3/18/2024 0:00		Issued	3/18/2024 0:00	New (39'-0"X46'-0"), 1112 Sqft Detached 1-Story Accessory Dwelling Unit Per Lamc 12.22 A.33(C)(D). All Electric Building
22010-20000-06458	4620 N DUNMAN AVE	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Dwelling Unit	12/27/2022 0:00	4/15/2024 0:00		Issued	4/15/2024 0:00	New Detached Aduand Pool Equupement Room With Roof Deck Per Ordinance (1-Story)
23010-20000-02093	4846 N CALDERON ROAD	91364	Bldg-New	1 or 2 Family Dwelling	Accessory Living Quarters	5/18/2023 0:00	3/10/2025 0:00		Issued	3/10/2025 0:00	(N) 1-Story Accessory Living Quarters Consisting Of Basketball Court & Storage (Nfpa-13d Fire Sprinklers Throughout) ** Eplan**
23010-20000-02243	4846 N CALDERON ROAD	91364	Bldg-New	1 or 2 Family Dwelling	Recreation Room	5/18/2023 0:00	3/10/2025 0:00		Issued	3/10/2025 0:00	(N) 1-Story Recreation Room W/ Attached Open Trellis (Nfpa-13d Fire Sprinklers Throughout) ** Eplan**

Channel Law Group, LLP

May 5, 2026

Supplemental Justification for CEQA Appeal; 4230 N. Saltillo Street;
Case Nos. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA;
ENV-2023-1207-CE-1A; Council File 26-0412 (“Project”)

EXHIBIT 9

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B14683	14683	BR005105	Class (B) Permit	B	1206 E 6th St, Los Angeles, CA 90021	5/8/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14683
B14657	14657	BR005103	Class (B) Permit	B	444, 442, 438 W Avenue 37, Los Angeles, CA 90065	5/7/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14657
B14685	14685	BR005104	Class (B) Permit	B	1113 Eagle Vista Drive, Eagle Rock, CA 90041	5/7/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14685
B14638	14638	BR206355	Class (B) Permit	B	6826 Hazeltine Ave, Van Nuys, CA 91405	5/7/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14638
B14680	14680	BR206354	Class (B) Permit	B	11540 W Hart St, North Hollywood, CA 91605	5/6/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14680
B14661	14661	BR005102	Class (B) Permit	B	5301 E Raber St, Highland Park, CA 90042	5/1/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14661
B14674	14674	BR005101	Class (B) Permit	B	759 N Crane Boulevard, Los Angeles, CA 90065	4/30/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14674
B14664	14664	BR206353	Class (B) Permit	B	21114 Chase St, Canoga Park, CA 91304	4/30/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14664
B14673	14673	BR005100	Class (B) Permit	B	749 N Crane Boulevard, Los Angeles, CA 90065	4/30/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14673
B14669	14669	BR005099	Class (B) Permit	B	448 W Avenue 46, Los Angeles, CA 90065	4/30/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14669
B14642	14642	BR005098	Class (B) Permit	B	2919 N St George St, Los Angeles, CA 90027	4/28/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14642
B14670	14670	BR206352	Class (B) Permit	B	12541 N Bradley Ave, Los Angeles, CA 91342	4/24/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14670
B14650	14650	BR206351	Class (B) Permit	B	21241 Ventura Blvd, Woodland Hills, CA 91364	4/17/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14650
B14655	14655	BR206350	Class (B) Permit	B	8042 W McGroarty St, Sunland, CA 91040	4/16/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14655
B14649	14649	BR403241	Class (B) Permit	B	Riviera Ranch Rd at Sunset Blvd	4/11/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14649

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B14658	14658	BR206349	Class (B) Permit	B	12750 Hortense St, Los Angeles, CA 91604	4/10/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14658
B14644	14644	BR206348	Class (B) Permit	B	9009 laurel Canyon Blvd, Sun Valley, CA 91352	4/10/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14644
B14653	14653	BR206347	Class (B) Permit	B	5416 N Whitsett Ave, Valley Village, CA 91607	4/8/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14653
B14654	14654	BR206346	Class (B) Permit	B	8452 N Melvin Ave, Northridge, CA 91324	4/7/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14654
B14646	14646	BR005097	Class (B) Permit	B	2900 W Olympic Blvd, Los Angeles, CA 90006	4/3/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14646
B14641	14641	BR206344	Class (B) Permit	B	5642 N Riverton Ave, Los Angeles, CA 91601	4/2/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14641
B14630	14630	BR206345	Class (B) Permit	B	5814 Vineland Ave, North Hollywood, CA 91601	4/2/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14630
B14647	14647	BR403240	Class (B) Permit	B	9000 Airport Blvd, Los Angeles, CA 90045	3/25/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14647
B14635	14635	BR005096	Class (B) Permit	B	4619 Cassatt St, Los Angeles, CA 90032	3/20/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14635
B14639	14639	BR005095	Class (B) Permit	B	533 S Fremont Ave, Los Angeles, CA 90071	3/19/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14639
B14628	14628	BR005094	Class (B) Permit	B	3521 N Mckenzie Ave, Los Angeles, CA 90032	3/18/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14628
B12424	12424	BR600546	Class (B) Permit	B	15134 S Vermont Ave, Gardena, CA 90247	3/12/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12424
B14621	14621	BR206343	Class (B) Permit	B	23937 W Jensen Dr, West Hills, CA 91304	3/12/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14621
B14620	14620	BR206340	Class (B) Permit	B	11841 Burbank Blvd, Valley Village, CA 91607	3/11/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14620
B14591	14591	BR206342	Class (B) Permit	B	17619 Rinaldi St, Granada Hills, CA 91344	3/11/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14591

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B14615	14615	BR206341	Class (B) Permit	B	15019 and 15021 Vose St, Van Nuys, CA 91405	3/11/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14615
B14626	14626	BR005093	Class (B) Permit	B	5035 W Coliseum St, Los Angeles, CA 90016	3/11/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14626
B14600	14600	BR005090	Class (B) Permit	B	1405 S Broadway, Los Angeles, CA 90015	3/6/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14600
B14618	14618	BR005091	Class (B) Permit	B	1885 W Slauson Ave, Los Angeles, CA 90047	3/6/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14618
B14611	14611	BR005092	Class (B) Permit	B	4270 S Vermont Ave, Los Angeles, CA 90037	3/6/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14611
B14622	14622	BR206339	Class (B) Permit	B	15535 El Cajon St, Sylmar, CA 91342	3/6/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14622
B14608	14608	BR005089	Class (B) Permit	B	3911 Exposition Blvd, Los Angeles CA 90016	2/27/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14608
B14606	14606	BR005088	Class (B) Permit	B	5752 Valley Oak Dr, Los Angeles, CA 90068	2/25/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14606
B14607	14607	BR005087	Class (B) Permit	B	5326-5342 Smiley Dr, Los Angeles, CA 90016	2/25/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14607
B14601	14601	BR403239	Class (B) Permit	B	109-111 E Catamaran St, Marina Del Rey, CA 90292	2/20/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14601
B14584	14584	BR206338	Class (B) Permit	B	4925 Llano Dr, Woodland Hills, CA 91364	2/19/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14584
B14576	14576	BR005086	Class (B) Permit	B	W 58th St, Los Angeles, CA, 90037	2/19/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14576
B14580	14580	BR600545	Class (B) Permit	B	1661 S Crescent Ave, San Pedro, CA 90731	2/13/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14580
B14595	14595	BR005085	Class (B) Permit	B	1422 S St Andrews Pl, Los Angeles, CA 90019	2/13/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14595
B14588	14588	BR005084	Class (B) Permit	B	1325 N Mission Rd, Los Angeles, CA 90033	2/11/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14588

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ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B14594	14594	BR206337	Class (B) Permit	B	5300 Oakdale Ave, Woodland Hills, CA 91364	2/11/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14594
B14593	14593	BR005083	Class (B) Permit	B	5817 Weaver St, Highland Park, CA 90042	2/6/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14593
B14568	14568	BR206335	Class (B) Permit	B	4260 N Arch Dr, Studio City, CA 91604	2/4/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14568
B14589	14589	BR206336	Class (B) Permit	B	6910 Radford Ave, North Hollywood, CA 91605	2/4/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14589
B14575	14575	BR005082	Class (B) Permit	B	333 N Douglas St, Los Angeles, CA 90026	1/30/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14575
B14532	14532	BR206332	Class (B) Permit	B	4172 Rosario Rd, Woodland Hills, CA 91364	1/29/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14532
B14581	14581	BR206331	Class (B) Permit	B	4230 N Saltillo St, Woodland Hills, CA 91364	1/29/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14581
B14586	14586	BR206334	Class (B) Permit	B	4252 Alhama Dr, Woodland Hills, CA 91364	1/29/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14586
B14585	14585	BR206333	Class (B) Permit	B	4924 N Llano Dr, Woodland Hills, CA 91364	1/29/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14585
B14536	14536	BR800143	Class (B) Permit	B	Material Testing	1/23/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14536
B14578	14578	BR206330	Class (B) Permit	B	21202-21208 Bryant St, Canoga Park, CA 91304	1/21/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14578
B14571	14571	BR005080	Class (B) Permit	B	329 N Kenmore Ave, Los Angeles, CA 90004	1/17/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14571
B14573	14573	BR206329	Class (B) Permit	B	6254 N Allott Ave, Van Nuys, CA 91401	1/16/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14573
B14569	14569	BR403238	Class (B) Permit	B	8141 W Cornett Dr, Los Angeles, CA 90046	1/16/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14569
B14431	14431	BR005081	Class (B) Permit	B	Success Ave & E 102nd Street, Watts, CA 90002	1/16/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14431

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ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B14479	14479	BR005078	Class (B) Permit	B	1657 Burnell Dr, Los Angeles, CA 90065	1/7/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14479
B14565	14565	BR005079	Class (B) Permit	B	S Grand Ave & W 2nd St, Los Angeles, CA 90012	1/7/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14565
B14557	14557	BR403237	Class (B) Permit	B	1344 Chautauqua Blvd, Pacific Palisades, CA 90272	1/7/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14557
B14549	14549	BR005077	Class (B) Permit	B	4010-4012 Elderbank Drive, Los Angeles, CA 90031	1/7/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14549
B14353	14353	BR005075	Class (B) Permit	B	2046 N Avon St, Los Angeles, CA 90026	1/7/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14353
B14531	14531	BR005076	Class (B) Permit	B	911 N Pine Grove Ave, Los Angeles, CA 90042	1/7/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14531
B14556	14556	BR800142	Class (B) Permit	B	Material Testing	1/7/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14556
B14567	14567	BR005074	Class (B) Permit	B	902 W 30th St, Los Angeles, CA 90007	1/6/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14567
B14561	14561	BR206327	Class (B) Permit	B	8034 Fair Ave, Sun Valley, CA 91352	1/6/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14561
B14563	14563	BR403236	Class (B) Permit	B	556 Catalonia Ave, Pacific Palisades, CA 90272	1/6/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14563
B14562	14562	BR206328	Class (B) Permit	B	6443 N Columbus Ave, Van Nuys, CA 91411	1/6/2025	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14562
B14559	14559	BR206326	Class (B) Permit	B	13460 Burbank Blvd, Sherman Oaks, CA 91401	12/23/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14559
B14558	14558	BR206325	Class (B) Permit	B	8350 N Langdon Ave, North Hills, CA 91343	12/23/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14558
B14555	14555	BR005073	Class (B) Permit	B	4100 W Sunset Blvd, Los Angeles, CA 90029	12/19/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14555
B14487	14487	BR600544	Class (B) Permit	B	6th and Harbor Blvd, San Pedro, CA 90731	12/19/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14487

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ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B14552	14552	BR206324	Class (B) Permit	B	11464 W Canton Dr, Studio City, CA 91604	12/18/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14552
B14439	14439	BR005072	Class (B) Permit	B	6450 W Sunset Blvd, Los Angeles, CA 90028	12/12/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14439
B14551	14551	BR005071	Class (B) Permit	B	448 S San Pedro Street, Los Angeles, CA 90013	12/11/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14551
B14468	14468	BR206323	Class (B) Permit	B	14557 Friar St, Van Nuys, CA 91411	12/10/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14468
B14540	14540	BR206322	Class (B) Permit	B	9701-9707 Vesper Ave, Panorama City, CA 91402	12/9/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14540
B14548	14548	BR206321	Class (B) Permit	B	9322 Hillrose St, Sunland, CA 91040	12/9/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14548
B14545	14545	BR206320	Class (B) Permit	B	17100 Victory Blvd, Encino, CA 91316	12/9/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14545
B14523	14523	BR206319	Class (B) Permit	B	4254 Alhama Dr, Woodland Hills, CA 91364	12/6/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14523
B14460	14460	BR005070	Class (B) Permit	B	See locations	12/4/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14460
B14534	14534	BR206318	Class (B) Permit	B	4400 Carpenter Ave, Studio City, CA 91607	12/3/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14534
B14526	14526	BR206316	Class (B) Permit	B	3902 Kentucky Dr, Los Angeles, CA 90068	12/3/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14526
B14541	14541	BR206317	Class (B) Permit	B	10143 Olivia Terrace, Sun Valley, CA 91352	12/3/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14541
B14535	14535	BR206315	Class (B) Permit	B	10920 Cardamine Pl, Tujunga, CA 91042	12/3/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14535
B14498	14498	BR403235	Class (B) Permit	B	NA	11/26/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14498
B14446	14446	BR403234	Class (B) Permit	B	10701 Levico Way, Los Angeles, CA 90077	11/25/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14446

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ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B14533	14533	BR206314	Class (B) Permit	B	17188 Chatsworth St, Granada Hills, CA 91344	11/25/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14533
B14530	14530	BR403233	Class (B) Permit	B	Segments M, N, NE, P, World Way	11/20/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14530
B14527	14527	BR206313	Class (B) Permit	B	12549 Kling St, Studio City, CA 91604	11/20/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14527
B14529	14529	BR403232	Class (B) Permit	B	Segments D	11/20/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14529
B14528	14528	BR005069	Class (B) Permit	B	1360 Vine St, Los Angeles, CA 90028	11/20/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14528
B14521	14521	BR005068	Class (B) Permit	B	4115 Jennings Dr, Los Angeles, CA 90032	11/19/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14521
B14483	14483	BR005064	Class (B) Permit	B	1977 Hillcrest Rd, Los Angeles, CA 90068	11/14/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14483
B14518	14518	BR005065	Class (B) Permit	B	2616 SW Hooper Ave, Los Angeles CA 90011	11/14/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14518
B14492	14492	BR403231	Class (B) Permit	B	10001 W Santa Monica Blvd, Los Angeles, CA 90024	11/14/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14492
B14516	14516	BR800140	Class (B) Permit	B	Oldcastle Plant	11/14/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14516
B14511	14511	BR005066	Class (B) Permit	B	2834 Thomas St, Lincoln Heights, CA 90031	11/14/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14511
B14458	14458	BR005067	Class (B) Permit	B	1938 N Phillips Way, Los Angeles, CA 90042	11/14/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14458
B14476	14476	BR403230	Class (B) Permit	B	1201 Tower Grove Dr, Beverly Hills, CA 90210	11/8/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14476
B14356	14356	BR206312	Class (B) Permit	B	8426 Kester Ave, Panorama City, CA 91402	11/5/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14356
B14472	14472	BR206311	Class (B) Permit	B	13411 W Mulholland Dr, Beverly Hills, CA 90210	11/5/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14472

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ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B14503	14503	BR403229	Class (B) Permit	B	10104 W Angelo View Dr, Beverly Hills, CA 90210	11/1/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14503
B14506	14506	BR005063	Class (B) Permit	B	1381 N Mission Rd, Los Angeles, CA 90033	10/29/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14506
B14484	14484	BR005062	Class (B) Permit	B	3880 N Mission Rd, Los Angeles, CA 90031	10/28/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14484
B14502	14502	BR005061	Class (B) Permit	B	4021 Rosewood Ave, Los Angeles, CA 90004	10/23/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14502
B14448	14448	BR800139	Class (B) Permit	B		10/23/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14448
B14481	14481	BR206310	Class (B) Permit	B	9943 N Provo Ave, Tujunga, CA 91042	10/23/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14481
B14494	14494	BR005060	Class (B) Permit	B	1035 N Cahuenga Blvd, Los Angeles, CA 90038	10/16/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14494
B14495	14495	BR005059	Class (B) Permit	B	925 N Cahuenga Blvd, Los Angeles, CA 90038	10/16/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14495
B14480	14480	BR005058	Class (B) Permit	B	1340 Glendale Blvd, Los Angeles, CA 90026	10/15/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14480
B14426	14426	BR005057	Class (B) Permit	B	9701 S Main Street, Los Angeles, CA 90003	10/9/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14426
B14467	14467	BR206308	Class (B) Permit	B	8745 Oak Park Ave, Northridge, CA 91325	10/8/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14467
B14447	14447	BR206309	Class (B) Permit	B	14150 W Chandler Blvd, Sherman Oaks, CA 91401	10/8/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14447
B14452	14452	BR403228	Class (B) Permit	B	739 Adelaide Pl, Santa Monica, CA 90402	10/3/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14452
B14471	14471	BR206307	Class (B) Permit	B	15314 S Rayen St, North Hills, CA 91343	10/2/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14471
B14478	14478	BR403227	Class (B) Permit	B	ATMP Segments A, C, D, & F	10/2/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14478

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B14424	14424	BR206306	Class (B) Permit	B	3721 N Alta Mesa Pl, Studio City, CA 91604	9/30/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14424
B14434	14434	BR206305	Class (B) Permit	B	14655-14697 W Roscoe Blvd, Panorama City, CA 91402	9/30/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14434
B14469	14469	BR206304	Class (B) Permit	B	13330 Sherman Way, North Hollywood, CA 91605	9/26/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14469
B14376	14376	BR005056	Class (B) Permit	B	1250 W Jefferson Blvd, Los Angeles, CA 90007	9/23/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14376
B14463	14463	BR403226	Class (B) Permit	B	Sepulveda Blvd	9/19/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14463
B14462	14462	BR005055	Class (B) Permit	B	3938-3940 Latrobe St, Los Angeles, CA 90031	9/19/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14462
B14450	14450	BR005051	Class (B) Permit	B	1756 W Clinton St, Los Angeles, CA 90026	9/18/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14450
B14449	14449	BR005052	Class (B) Permit	B	6200 Wilshire Blvd, Los Angeles, CA 90048	9/18/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14449
B14425	14425	BR005053	Class (B) Permit	B	656 S San Vicente Blvd, Los Angeles, CA 90048	9/18/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14425
B12290	12290	BR005054	Class (B) Permit	B	339-341 Virgil Ave, Los Angeles, CA 90004	9/18/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12290
B14461	14461	BR403225	Class (B) Permit	B	Central Terminal Area	9/18/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14461
B14454	14454	BR005049	Class (B) Permit	B	221 S Grand Ave, Los Angeles, CA 90012	9/12/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14454
B14422	14422	BR005050	Class (B) Permit	B	6820 Western Ave, Los Angeles, CA 90047	9/12/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14422
B14453	14453	BR206303	Class (B) Permit	B	4226 Vanetta Dr, Studio City, CA 91604	9/11/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14453
B14339	14339	BR403224	Class (B) Permit	B	565 S Gayley Ave, Los Angeles, CA 90024	9/11/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14339

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B14279	14279	BR206302	Class (B) Permit	B	6825-6829 N Kester Ave, Van Nuys, CA 91405	9/11/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14279
B14398	14398	BR600543	Class (B) Permit	B	Southern Pacific Drive Near Foote Ave.	9/6/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14398
B14397	14397	BR600542	Class (B) Permit	B	E Anaheim Street Bridge Overhead Near Anaheim Way	9/6/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14397
B14444	14444	BR206301	Class (B) Permit	B	7207 Woodrow Wilson Dr, Los Angeles, CA 90068	9/5/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14444
B14362	14362	BR206300	Class (B) Permit	B	5300 Tujunga Ave, North Hollywood, CA 91601	9/5/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14362
B14445	14445	BR206299	Class (B) Permit	B	10230 N Tujunga Canyon Blvd, Tujunga, CA 91042	9/4/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14445
B14393	14393	BR005048	Class (B) Permit	B	2554 S Genesee Ave, Los Angeles, CA 90016	9/3/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14393
B14432	14432	BR206298	Class (B) Permit	B	7631 Texhoma Ave, Northridge, CA 91325	8/28/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14432
B14430	14430	BR005047	Class (B) Permit	B	2408 - 2412 W Riverside Dr, Los Angeles, CA 90039	8/27/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14430
B14429	14429	BR206297	Class (B) Permit	B	12507 & 12521 N San Fernando Rd, Sylmar, CA 91342	8/27/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14429
B14380	14380	BR403223	Class (B) Permit	B	800 Nimes Rd, Los Angeles, CA 90077	8/27/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14380
B14391	14391	BR206296	Class (B) Permit	B	9955 W Foothill Blvd, Lake View Terrace, CA 91342	8/21/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14391
B14379	14379	BR206295	Class (B) Permit	B	9955 W Foothill Blvd, Lake View Terrace, CA 91342	8/20/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14379
B14261	14261	BR206294	Class (B) Permit	B	19433 Valerio St, Reseda, CA 91335	8/15/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14261
B14416	14416	BR005046	Class (B) Permit	B	3058 Roderick Pl, Los Angeles, CA 90065	8/15/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14416

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B14414	14414	BR206293	Class (B) Permit	B	23033, 23037, 23041, 23045, 23049, 23055 W Del Valle, Woodland Hills, CA 91364	8/15/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14414
B14290	14290	BR800138	Class (B) Permit	B	201 N Figueroa St, Los Angeles, CA 90012	8/15/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14290
B14407	14407	BR005045	Class (B) Permit	B	2150 E Century Blvd, Los Angeles, CA 90002	8/9/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14407
B14410	14410	BR206292	Class (B) Permit	B	5021 Topeka Dr, Tarzana, CA 91356	8/6/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14410
B14386	14386	BR206291	Class (B) Permit	B	11405 Archwood St, North Hollywood, CA 91606	8/6/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14386
B14383	14383	BR005043	Class (B) Permit	B	5355 Monterey Rd, Los Angeles, CA 90042	8/6/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14383
B14140	14140	BR005044	Class (B) Permit	B	5342 Hilltop Rd, Los Angeles, CA 90041	8/6/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14140
B14369	14369	BR403221	Class (B) Permit	B	1775 N Summitridge Dr, Los Angeles, CA 90210	8/1/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14369
B14370	14370	BR005042	Class (B) Permit	B	532 Montecito Dr, Los Angeles, CA 90031	8/1/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14370
B14399	14399	BR206290	Class (B) Permit	B	17655 W Belinda St, Encino, CA 91316	7/30/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14399
B14351	14351	BR005040	Class (B) Permit	B	666 La Fayette Park Pl, Los Angeles, CA 90057	7/30/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14351
B14396	14396	BR005041	Class (B) Permit	B	1201 S Figueroa St, Los Angeles, CA 90015	7/30/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14396
B14341	14341	BR005037	Class (B) Permit	B	800 N Detroit St, Los Angeles, CA 90046	7/26/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14341
B14389	14389	BR005038	Class (B) Permit	B	509 W Washington Blvd, Los Angeles, CA 90015	7/26/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14389
B14367	14367	BR206288	Class (B) Permit	B	9941 W McBroom St, Los Angeles, CA 91040	7/26/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14367

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B14382	14382	BR206289	Class (B) Permit	B	5554 N Calhoun Ave, Sherman Oaks, CA 91401	7/26/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14382
B14381	14381	BR206286	Class (B) Permit	B	6240 Cahuenga Blvd, North Hollywood, CA 91606	7/26/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14381
B14308	14308	BR005039	Class (B) Permit	B	646 Crane Blvd, Los Angeles, CA 90065	7/26/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14308
B14324	14324	BR206287	Class (B) Permit	B	4933 Cerrillos Dr, Woodland Hills, CA 91364	7/26/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14324
B14378	14378	BR403220	Class (B) Permit	B	Century Blvd between Sepulveda and Jetway	7/17/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14378
B14377	14377	BR403219	Class (B) Permit	B	Sepulveda Blvd S/O Century Blvd	7/17/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14377
B14328	14328	BR005036	Class (B) Permit	B	2641 and 2647 S Garth Ave, Los Angeles, CA 90034	7/16/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14328
B14375	14375	BR403218	Class (B) Permit	B	96th St. from Sepulveda to Jetway	7/16/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14375
B14368	14368	BR206285	Class (B) Permit	B	17820 Erwin St, Encino, CA 91316	7/11/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14368
B14354	14354	BR005035	Class (B) Permit	B	8672 Hollywood Blvd, Los Angeles, CA 90069	7/9/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14354
B14359	14359	BR206284	Class (B) Permit	B	16730 Chaplin Ave, Encino, CA 91436	7/3/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14359
B14332	14332	BR005034	Class (B) Permit	B	Jovenita Canyon Drive	7/3/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14332
B14316	14316	BR005032	Class (B) Permit	B	2426 E Washington Blvd, Los Angeles, CA 90021	7/2/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14316
B14343	14343	BR005033	Class (B) Permit	B	9329 W Warbler Way, Los Angeles, CA 90069	7/2/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14343
B14346	14346	BF400021	Class (B) Permit	B	Culver Blvd at 90Fwy Ramps	6/27/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14346

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B14350	14350	BR005031	Class (B) Permit	B	849 N Detroit St, Hollywood, CA 90046	6/25/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14350
B14349	14349	BR206283	Class (B) Permit	B	11200 Dona Lola Dr, North Hollywood, CA 91604	6/24/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14349
B14321	14321	BR403217	Class (B) Permit	B	9431-9443 W Venice Blvd, Los Angeles, CA 90232	6/20/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14321
B14344	14344	BR403216	Class (B) Permit	B	614 5th Ave, Venice, CA 90291	6/20/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14344
B14345	14345	BR005030	Class (B) Permit	B	3329 Whittier Blvd, Los Angeles, CA 90023	6/18/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14345
B14342	14342	BR206282	Class (B) Permit	B	4690-4710 N Burgundy Rd, Woodland Hills, CA 91364	6/18/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14342
B14338	14338	BR403215	Class (B) Permit	B	10307 W Viretta Ln, Los Angeles, CA 90077	6/12/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14338
B13645	13645	BR005029	Class (B) Permit	B	9922 S Figueroa St, Los Angeles, CA 90003	6/12/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13645
B14322	14322	BR403214	Class (B) Permit	B	10453 W Sandal Lane, Los Angeles, CA 90077	6/7/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14322
B14335	14335	BR403213	Class (B) Permit	B	8700 & 8704 S Sepulveda Blvd, Los Angeles, CA 90045	6/6/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14335
B14311	14311	BR005027	Class (B) Permit	B	5637 S Broadway Blvd, Los Angeles, CA 90037	6/4/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14311
B14326	14326	BR206281	Class (B) Permit	B	10027 Haines Canyon Ave, Tujunga, CA 91042	6/4/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14326
B14330	14330	BR005028	Class (B) Permit	B	5801 W Wilshire Blvd, Los Angeles, CA 90036	6/4/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14330
B14323	14323	BR005026	Class (B) Permit	B	2223 Valentine St, Los Angeles, CA 90026	5/30/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14323
B14292	14292	BR005025	Class (B) Permit	B	464 Crane Blvd, Los Angeles, CA 90065	5/29/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14292

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B14250	14250	BR403212	Class (B) Permit	B	438 Venice Blvd, Venice, CA 90291	5/24/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14250
B14320	14320	BR005024	Class (B) Permit	B	400 S San Vicente Blvd, Los Angeles, CA 90048	5/23/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14320
B14301	14301	BR206280	Class (B) Permit	B	21055 Topochico Dr, Woodland Hills, CA 91364	5/22/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14301
B14314	14314	BR206279	Class (B) Permit	B	9320 W Wayside Dr, Shadow Hills, CA 91040	5/21/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14314
B12165	12165	BR005023	Class (B) Permit	B	9114, 9116 & 9124 S Main St, Los Angeles, CA 90003	5/21/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12165
B14268	14268	BR005022	Class (B) Permit	B	1029-33 Childs Way, Los Angeles, CA 90089	5/17/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14268
B14315	14315	BR005021	Class (B) Permit	B	Otay dr	5/16/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14315
B14257	14257	BR005020	Class (B) Permit	B	S Western Ave and W Gage Ave	5/16/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14257
B14306	14306	BR206278	Class (B) Permit	B	7945 Bellaire Ave, North Hollywood, CA 91605	5/16/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14306
B14305	14305	BR206277	Class (B) Permit	B	9464 Hillhaven Ave, Tujunga, CA 91042	5/15/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14305
B14313	14313	BR005019	Class (B) Permit	B	5342 Hilltop Rd, Eagle Rock, CA 90041	5/15/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14313
B14310	14310	BR005018	Class (B) Permit	B	4168 W Avenue 42, Los Angeles, CA 90065	5/13/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14310
B14195	14195	BR206276	Class (B) Permit	B	20401 Ventura Blvd, Woodland Hills, CA 91364	5/13/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14195
B14300	14300	BR206275	Class (B) Permit	B	5342 Hilltop Rd, Los Angeles, CA 90041	5/13/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14300
B14303	14303	BR005017	Class (B) Permit	B	4170 Leimert Blvd, Los Angeles, CA 90008	5/9/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14303

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B14295	14295	BR206274	Class (B) Permit	B	18100 W Lone Oak Dr, Granada Hills, CA 91344	5/9/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14295
B14302	14302	BR005016	Class (B) Permit	B	1953 Rockford Rd, Los Angeles, CA 90039	5/8/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14302
B14249	14249	BR206273	Class (B) Permit	B	22822 W Venura Blvd, Woodland Hills, CA 91364	5/2/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14249
B14298	14298	BR005015	Class (B) Permit	B	4836 Eldred St, Los Angeles, CA 90042	5/1/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14298
B14201	14201	BR005014	Class (B) Permit	B	8467 Brier Dr, Los Angeles, CA 90046	5/1/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14201
B14297	14297	BR206272	Class (B) Permit	B	8622 Gullo Ave, Panorama City, CA 91402	4/26/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14297
B14288	14288	BR403211	Class (B) Permit	B	1511 Old Oak Rd, Los Angeles, CA 90049	4/26/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14288
B14287	14287	BR005013	Class (B) Permit	B	5017 Ithaca Ave, Los Angeles, CA 90032	4/23/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14287
B14263	14263	BR800137	Class (B) Permit	B		4/19/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14263
B14278	14278	BR005012	Class (B) Permit	B	4210 W Sunset Blvd, Los Angeles, CA 90029	4/17/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14278
B14275	14275	BR206271	Class (B) Permit	B	4751 Viviana Dr, Tarzana, CA 91356	4/16/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14275
B14285	14285	BR005011	Class (B) Permit	B	2346 W Ridgeview Ave, Los Angeles, CA 90041	4/16/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14285
B14277	14277	BR403210	Class (B) Permit	B	721 Adelaide Pl, Santa Monica, CA 90402	4/12/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14277
B14282	14282	BR206270	Class (B) Permit	B	14658 Gilmore St, Van Nuys, CA 91411	4/12/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14282
B14205	14205	BR005010	Class (B) Permit	B	3836 Los Feliz Blvd, Los Angeles, CA 90027	4/9/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14205

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B14264	14264	BR005009	Class (B) Permit	B	2835 Paradise Dr, Los Angeles, CA 90032	4/9/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14264
B14180	14180	BR206269	Class (B) Permit	B	17655 Belinda St, Encino, CA 91316	4/9/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14180
B14266	14266	BR403209	Class (B) Permit	B	2450 S Barrington Ave, Los Angeles, CA 90064	4/8/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14266
B14258	14258	BR206267	Class (B) Permit	B	10840 Tujunga Canyon Blvd, Tujunga, CA 91042	4/4/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14258
B14221	14221	BR206268	Class (B) Permit	B	5555 Morella Ave, North Hollywood, CA 91607	4/4/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14221
B14071	14071	BR403208	Class (B) Permit	B	6000 Sepulveda Blvd, Culver City, CA 90230	3/29/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14071
B14114	14114	BR005008	Class (B) Permit	B	450 Canyon Vista Dr, Los Angeles, CA 90065	3/29/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14114
B13929	13929	BR005007	Class (B) Permit	B	4170 S Central Ave, Los Angeles, CA 90011	3/28/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13929
B14242	14242	BR206266	Class (B) Permit	B	Intersection of Cahuenga Boulevard and Hollywood Boulevard	3/28/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14242
B14241	14241	BR206265	Class (B) Permit	B	Intersection of Lankershim Boulevard and Cahuenga Boulevard	3/28/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14241
B14248	14248	BR206264	Class (B) Permit	B	5300 Oakdale Ave, Tarzana, CA 91356	3/20/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14248
B14243	14243	BR005006	Class (B) Permit	B	6000 S Monterey Rd, Los Angeles, CA 90042	3/20/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14243
B14231	14231	BR403207	Class (B) Permit	B	Intersection of Hastings Ave and W.91st street, Storm drain pipe runs southerly toward Westchester parkway across area 2A	3/19/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14231
B14233	14233	BR005005	Class (B) Permit	B	5710 S Figueroa St, Los Angeles, CA 90037	3/19/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14233
B14228	14228	BR403206	Class (B) Permit	B	9200 Falmouth Ave, Westchester, CA 90045	3/19/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14228

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B14137	14137	BR403205	Class (B) Permit	B	134 N Westgate Ave, Los Angeles, CA 90049	3/18/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14137
B14217	14217	BR005004	Class (B) Permit	B	516 S Mission Rd, Los Angeles, CA 90033	3/18/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14217
B14245	14245	BR005003	Class (B) Permit	B	1830 Blue Heights Dr, Los Angeles, CA 90069	3/15/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14245
B14238	14238	BR206263	Class (B) Permit	B	7945 Bellaire Ave, North Hollywood, CA 91605	3/15/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14238
B14237	14237	BR403204	Class (B) Permit	B	10001 Santa Monica Blvd, Los Angeles, CA 90024	3/14/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14237
B14230	14230	BR005001	Class (B) Permit	B	2900 Francis Ave, Los Angeles, CA 90005	3/13/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14230
B14202	14202	BR005002	Class (B) Permit	B	711 S New Hampshire Ave, Los Angeles, CA 90005	3/13/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14202
B14088	14088	BR005000	Class (B) Permit	B	5903 W Pico Blvd, Los Angeles, CA 90035	3/12/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14088
B14232	14232	BR004999	Class (B) Permit	B	3550 Tacoma Avenue, Los Angeles, CA 90065	3/12/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14232
B14196	14196	BR206262	Class (B) Permit	B	8353 N Sepulveda Blvd, North Hills, CA 91343	3/4/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14196
B14214	14214	BR403203	Class (B) Permit	B	7303 World Way West, Los Angeles, CA 90045	3/4/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14214
B14207	14207	BR004997	Class (B) Permit	B	5400 S 4th Ave, Los Angeles, CA 90043	2/27/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14207
B14209	14209	BR004998	Class (B) Permit	B	See Below	2/27/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14209
B14200	14200	BR206261	Class (B) Permit	B	13330 Raymer St, North Hollywood, CA 91605	2/27/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14200
B14208	14208	BR004996	Class (B) Permit	B	124 E Olympic Blvd, Los Angeles, CA 90015	2/23/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14208

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B14189	14189	BR004995	Class (B) Permit	B	Melrose Ave. and Manhattan Place Intersection, Los Angeles, CA	2/22/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14189
B14194	14194	BR004994	Class (B) Permit	B	1363 S Meadowbrook Ave, Los Angeles, CA 90019	2/20/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14194
B14171	14171	BR800136	Class (B) Permit	B	Material Testing	2/20/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14171
B14191	14191	BR004992	Class (B) Permit	B	2001 Bellevue Ave, Los Angeles, CA 90026	2/13/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14191
B14197	14197	BR004993	Class (B) Permit	B	1622 Ewing St, Los Angeles, CA 90026	2/13/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14197
B13937	13937	BR800135	Class (B) Permit	B	Material Testing	2/9/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13937
B14183	14183	BR004991	Class (B) Permit	B	1405 Miller Dr, Los Angeles, CA 90069	2/6/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14183
B14185	14185	BR004989	Class (B) Permit	B	738 Maltman Ave, Los Angeles, CA 90026	1/31/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14185
B14186	14186	BR004990	Class (B) Permit	B	1029 Childs Way, Los Angeles, CA 90089	1/31/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14186
B14163	14163	BR004988	Class (B) Permit	B	6311 Romaine St, Los Angeles, CA 90038	1/25/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14163
B14179	14179	BR206260	Class (B) Permit	B	10371 & 10405 Samona Ave, Tujunga, CA 91042	1/25/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14179
B14170	14170	BR004987	Class (B) Permit	B	2330 E 3rd St, Los Angeles, CA 90033	1/24/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14170
B14173	14173	BR004986	Class (B) Permit	B	1808 Canyon Dr, Los Angeles, CA 90028	1/24/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14173
B14165	14165	BR206259	Class (B) Permit	B	6242 N Lindley Ave, Encino, CA 91316	1/19/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14165
B14166	14166	BR206257	Class (B) Permit	B	10903 Morrison St, North Hollywood, CA 91601	1/18/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14166

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13962	13962	BR206258	Class (B) Permit	B	8514 Burnet Ave, North Hills, CA 91343	1/18/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13962
B14156	14156	BR004985	Class (B) Permit	B	796 E Manchester Ave, Los Angeles, CA 90001	1/17/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14156
B14134	14134	BR004984	Class (B) Permit	B	2831 N Thomas St, Lincoln Heights, CA 90031	1/12/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14134
B14155	14155	BR206256	Class (B) Permit	B	6640 Kester Ave, Van Nuys, CA 91405	1/11/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14155
B14160	14160	BR403202	Class (B) Permit	B	1920 S Barry Ave, Los Angeles, CA 90025	1/10/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14160
B14141	14141	BR004983	Class (B) Permit	B	1311 Waterloo St, Los Angeles, CA 90026	1/10/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14141
B14158	14158	BR206255	Class (B) Permit	B	3636 Los Feliz Blvd, Los Angeles, CA 90027	1/9/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14158
B14123	14123	BR004982	Class (B) Permit	B	2018 N Alvarado St, Los Angeles, CA 90039	1/8/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14123
B14146	14146	BR206252	Class (B) Permit	B	15364-15370 W Weddington St, Sherman Oaks, CA 91411	1/4/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14146
B14100	14100	BR206254	Class (B) Permit	B	3902 Kentucky Dr, Los Angeles, CA 90068	1/4/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14100
B14148	14148	BR206253	Class (B) Permit	B	11816 Snelling St, Sun Valley, CA 91352	1/4/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14148
B14112	14112	BR403200	Class (B) Permit	B	1257 Casiano Rd, Los Angeles, CA 90049	1/4/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14112
B14147	14147	BR004981	Class (B) Permit	B	1000 W 8th St, Los Angeles, CA 90017	1/4/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14147
B13666	13666	BR403201	Class (B) Permit	B	940 Stradella Rd, Los Angeles, CA 90077	1/4/2024	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13666
B14143	14143	BR800134	Class (B) Permit	B		12/26/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14143

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ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B14135	14135	BR206251	Class (B) Permit	B	8516 Cayuga Ave, Sun Valley, CA 91352	12/20/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14135
B14107	14107	BR206250	Class (B) Permit	B	4314 Canoga Dr, Los Angeles, CA 91364	12/19/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14107
B14097	14097	BR004979	Class (B) Permit	B	3640, 3646, 3652, 3700 Richardson Dr, Glassell Park, CA 90065	12/19/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14097
B14064	14064	BR004978	Class (B) Permit	B	2010 N Alvarado, St Los Angeles, CA 90039	12/19/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14064
B13982	13982	BR004980	Class (B) Permit	B	614 W Ave 46, Los Angeles, CA 90065	12/19/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13982
B14126	14126	BR206249	Class (B) Permit	B	11003 Moorpark St, North Hollywood, CA 91602	12/15/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14126
B14127	14127	BR403199	Class (B) Permit	B	9151 Falmouth Ave, Playa Del Rey, CA 90293	12/13/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14127
B14086	14086	BR004976	Class (B) Permit	B	3146-3152 Verdugo Place, Los Angeles, CA 90065	12/13/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14086
B14066	14066	BR004977	Class (B) Permit	B	2555 W Ivan Hill Terr & 2595 - 2599 N Glendale Blvd, Los Angeles, CA 90039	12/13/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14066
B14094	14094	BR403198	Class (B) Permit	B	11835 Tennessee Pl, Los Angeles, CA 90064	12/12/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14094
B14121	14121	BR206248	Class (B) Permit	B	9737 Aura Ave, Northridge, CA 91324	12/12/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14121
B14099	14099	BR004975	Class (B) Permit	B	501 S Spring St, Los Angeles, CA 90013	12/11/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14099
B14119	14119	BR800133	Class (B) Permit	B	201 N Figueroa St, Los Angeles, CA 90012	12/7/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14119
B14116	14116	BF220022	Class (B) Permit	B	ROSCOE BLVD & SAN DIEGO Fwy SI B RAMPS	12/7/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14116
B14103	14103	BR206247	Class (B) Permit	B	4954 Biloxi Ave.	12/6/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14103

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ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B14113	14113	BR004974	Class (B) Permit	B	848-856 N Detroit Street	12/5/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14113
B14102	14102	BR004972	Class (B) Permit	B	8426 S Broadway	12/1/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14102
B14068	14068	BR004973	Class (B) Permit	B	130 South Olive Street Los Angeles, CA 90012	12/1/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14068
B14108	14108	BR004971	Class (B) Permit	B	7712 S Hoover St , Los Angeles CA	11/30/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14108
B14096	14096	BR206246	Class (B) Permit	B	8333 & 8339 N Sepulveda Blvd and 8340 Langdon Ave	11/30/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14096
B14101	14101	BR004970	Class (B) Permit	B	3918-3924 Rome Ct	11/29/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14101
B14087	14087	BR004969	Class (B) Permit	B	6378 Weidlake Dr	11/27/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14087
B14098	14098	BR206245	Class (B) Permit	B	20309 Stagg St.	11/27/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14098
B14081	14081	BR206244	Class (B) Permit	B	10211-10215 Tujunga Canyon Blvd	11/22/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14081
B14077	14077	BR403197	Class (B) Permit	B	745 S Moreno	11/21/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14077
B14074	14074	BR004968	Class (B) Permit	B	1372 E 18th St Los Angeles CA 90021	11/15/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14074
B14089	14089	BR004967	Class (B) Permit	B	201 N Figueroa St Los Angeles CA 90012	11/15/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14089
B13928	13928	BR206242	Class (B) Permit	B	13344 Raymer St	11/13/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13928
B14056	14056	BR206243	Class (B) Permit	B	Roscoe Blvd & San Diego Fwy	11/13/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14056
B14005	14005	BR004966	Class (B) Permit	B	1601 W. VENICE BLVD LOS ANGELES CA 90006	11/9/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14005

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ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13899	13899	BR206241	Class (B) Permit	B	5031-5033 Encino Ave.	11/9/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13899
B14050	14050	BR206240	Class (B) Permit	B	5119 Colfax Ave.	11/8/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14050
B14078	14078	BR206239	Class (B) Permit	B	14637 Plummer St.	11/8/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14078
B14072	14072	BR403196	Class (B) Permit	B	2622 Monte Mar Place	11/7/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14072
B14076	14076	BR004965	Class (B) Permit	B	7000-7010 W. Melrose Ave	11/3/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14076
B14069	14069	BR004964	Class (B) Permit	B	1021 N Vermont Ave	10/31/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14069
B13910	13910	BR206238	Class (B) Permit	B	8401 Fallbrook Ave, Canoga Park, CA 91304	10/31/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13910
B13953	13953	BR206237	Class (B) Permit	B	Pacoima, CA	10/30/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13953
B14070	14070	BR206236	Class (B) Permit	B	7819 Arvilla Ave.	10/27/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14070
B13973	13973	BR206235	Class (B) Permit	B	9437 N Sepulveda Blvd., North Hills, CA 91343	10/25/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13973
B14054	14054	BR004962	Class (B) Permit	B	3870 W Point Dr, Los Angeles, CA 90065	10/24/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14054
B13998	13998	BR004963	Class (B) Permit	B	1820 UPPERTON DRIVE	10/24/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13998
B14047	14047	BR206233	Class (B) Permit	B	10808-10812 Morrison St	10/19/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14047
B14052	14052	BR206234	Class (B) Permit	B	5260 Vineland Ave.	10/19/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14052
B14048	14048	BF400020	Class (B) Permit	B	Lincoln Blvd/California Ave	10/19/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14048

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ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B14039	14039	BR004961	Class (B) Permit	B	5310 Mount Helena Ave	10/18/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14039
B14034	14034	BR004960	Class (B) Permit	B	4612 Topaz Street, Los Angeles, CA	10/13/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14034
B14036	14036	BR004959	Class (B) Permit	B	1418 S. Burnside Ave. Los Angeles, Ca 90019	10/13/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14036
B14046	14046	BR403195	Class (B) Permit	B	546 N ESPERA AVE	10/13/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14046
B14014	14014	BR004957	Class (B) Permit	B	590 N Cross Avenue	10/13/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14014
B13991	13991	BR004958	Class (B) Permit	B	6064-6066 W. Saturn Street	10/13/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13991
B13974	13974	BR600541	Class (B) Permit	B	867 W. 10th Street	10/13/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13974
B14037	14037	BR206232	Class (B) Permit	B	7731 Valmont Ave	10/5/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14037
B14035	14035	BR004956	Class (B) Permit	B	3328 N Andrita Street	10/4/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14035
B14008	14008	BR004955	Class (B) Permit	B	6091 W. Pico Blvd, Los Angeles, CA 90035	10/2/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14008
B13999	13999	BR206231	Class (B) Permit	B	15235 Nurmi St.	10/2/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13999
B14029	14029	BR206230	Class (B) Permit	B	14724 Gledhill St.	10/2/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14029
B13949	13949	BR800132	Class (B) Permit	B	Material Testing	9/26/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13949
B14015	14015	BR004954	Class (B) Permit	B	7108 SOUTH CENTRAL AVENUE	9/22/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14015
B14011	14011	BR004953	Class (B) Permit	B	4880 Glenalbyn Drive	9/21/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14011

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ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B14013	14013	BR206229	Class (B) Permit	B	8034 FAIR AVE	9/20/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14013
B14017	14017	BR206228	Class (B) Permit	B	8734 & 8738 APPERSON ST	9/20/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14017
B14007	14007	BR004952	Class (B) Permit	B	2626 E. 25th Street	9/20/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14007
B13997	13997	BR403194	Class (B) Permit	B	1417 S Doheny Dr	9/13/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13997
B13986	13986	BR004951	Class (B) Permit	B	5436 S Broadway and245 W. 55th St. Los Angeles , CA 90037	9/13/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13986
B14009	14009	BR206227	Class (B) Permit	B	6323 VESPER AVENUE	9/13/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14009
B14004	14004	BR206226	Class (B) Permit	B	6061 N FULTON AVENUE	9/12/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14004
B13990	13990	BR004950	Class (B) Permit	B	1420 N. Killarney Avenue, Los Angeles CA 90065	9/8/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13990
B13988	13988	BR004948	Class (B) Permit	B	650-676 S. San Vicente Boulevard	9/7/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13988
B13981	13981	BR206225	Class (B) Permit	B	22601 Santa Susana Pass	9/7/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13981
B14000	14000	BR403193	Class (B) Permit	B	96th Street (from Jetway Blvd to Airport Blvd)	9/7/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14000
B13822	13822	BR004949	Class (B) Permit	B	2326 and 2330 N. Silver Ridge Ave., LA. 90039	9/7/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13822
B13985	13985	BR403192	Class (B) Permit	B	10350 Santa Monica Blvd	9/5/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13985
B13970	13970	BR004947	Class (B) Permit	B	6405 W Flagmoor Pl. Los Angeles, CA 90068	9/5/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13970
B13992	13992	BR206224	Class (B) Permit	B	6724-6736 Foothill Blvd.	9/5/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13992

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ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13994	13994	BR206223	Class (B) Permit	B	4141 Whitsett Ave.	9/5/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13994
B13984	13984	BR004946	Class (B) Permit	B	1454 W Florence Ave Los Angeles	9/5/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13984
B13987	13987	BR206218	Class (B) Permit	B	7050-7058 N DEERING AVE	8/31/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13987
B13972	13972	BR206221	Class (B) Permit	B	18216 - 18238 West Sherman Way	8/31/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13972
B13995	13995	BR206222	Class (B) Permit	B	5623 Elmer Ave	8/31/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13995
B13978	13978	BR206220	Class (B) Permit	B	13906 W Oxnard street	8/31/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13978
B13983	13983	BR004945	Class (B) Permit	B	1200 ÔøΩ 1210 North Cahuenga ; 6337 ÔøΩ 6357 West Lexington Avenue; 6332 ÔøΩ 6356 West La Mirada Avenue	8/31/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13983
B13980	13980	BR206219	Class (B) Permit	B	4000-4028 Colfax Ave.	8/31/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13980
B13933	13933	BR004943	Class (B) Permit	B	4640 Glenalbyn Drive, Los Angeles, CA 90065	8/24/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13933
B13945	13945	BR004944	Class (B) Permit	B	2955 S. Robertson Blvd., Los Angeles, CA 90034	8/24/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13945
B13546	13546	BR206217	Class (B) Permit	B	16730 W Chaplin Ave	8/24/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13546
B13916	13916	BR004942	Class (B) Permit	B	252 W. Imperial, LA, CA 90061	8/24/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13916
B13975	13975	BR206216	Class (B) Permit	B	11958 Vanowen St.	8/22/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13975
B13969	13969	BR004941	Class (B) Permit	B	1102 S. Crenshaw Blvd. 90019	8/16/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13969
B13931	13931	BR004940	Class (B) Permit	B	Century Blvd & Van Ness Blvd, Inglewood CA 90305	8/15/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13931

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13957	13957	BR004939	Class (B) Permit	B	4429 S Vermont Avenue	8/15/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13957
B13968	13968	BR206215	Class (B) Permit	B	7641 N Hollywood Way	8/10/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13968
B13612	13612	BR403191	Class (B) Permit	B	8333 Airport Boulevard, Los Angeles, CA 90045	8/9/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13612
B13961	13961	BR206214	Class (B) Permit	B	15105 WEST HAMLIN ST	8/8/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13961
B13959	13959	BR004938	Class (B) Permit	B	3040-3110 East 12th St	8/2/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13959
B13954	13954	BR206212	Class (B) Permit	B	7040 W St Estaban St., Tujunga, CA 91042	8/1/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13954
B13939	13939	BR206213	Class (B) Permit	B	21300 Oxnard Blvd.	8/1/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13939
B13940	13940	BR004937	Class (B) Permit	B	1327, 1329, 1331 S Burnside Ave	8/1/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13940
B13863	13863	BR206211	Class (B) Permit	B	20745 W Nordhoff St., Chatsworth, CA 91311	7/27/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13863
B13932	13932	BR004936	Class (B) Permit	B	4005 Crenshaw Avenue, Los Angeles, CA 90008	7/27/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13932
B13936	13936	BR004935	Class (B) Permit	B	2830 N Round Drive	7/25/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13936
B13942	13942	BR403190	Class (B) Permit	B	1337 N. Ridgecrest Drive Los Angeles, CA 90210	7/25/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13942
B13951	13951	BR206210	Class (B) Permit	B	9600 Sunland Place , Los Angeles CA	7/24/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13951
B13950	13950	BR206209	Class (B) Permit	B	6850 N Vineland Ave	7/24/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13950
B13888	13888	BR206208	Class (B) Permit	B	16221 Mulholland Drive	7/19/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13888

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ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13917	13917	BR004934	Class (B) Permit	B	11878 Main Street, Los Angeles, CA 90044	7/18/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13917
B13909	13909	BR206207	Class (B) Permit	B	19801 GRESHAM	7/18/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13909
B13938	13938	BR403189	Class (B) Permit	B	609 E. BROADWAY VENICE, CA 90291	7/18/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13938
B13943	13943	BR004933	Class (B) Permit	B	3300 W Washington Blvd	7/13/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13943
B13918	13918	BR206206	Class (B) Permit	B	20935 & 20955 WARNER CENTER LANE	7/13/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13918
B13859	13859	BR004932	Class (B) Permit	B	4301-4311 W. Sunset Blvd. & 4300-4314 W. Effie St.	7/12/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13859
B13927	13927	BR004931	Class (B) Permit	B	100 The Grove Drive	7/12/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13927
B13278	13278	BR004929	Class (B) Permit	B	6201 W Sunset boulevard	7/6/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13278
B13897	13897	BR004930	Class (B) Permit	B	3505 Pasadena Ave.	7/6/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13897
B13880	13880	BR004928	Class (B) Permit	B	4444 N. Ellenwood Dr.	6/29/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13880
B13870	13870	BR206205	Class (B) Permit	B	5444 North Vineland Avenue	6/28/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13870
B13351	13351	BR004926	Class (B) Permit	B	1116 W Rock View St	6/27/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13351
B13912	13912	BR004927	Class (B) Permit	B	1645 Fair Park Ave	6/27/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13912
B13905	13905	BR206204	Class (B) Permit	B	7305 PYRAMID PL.	6/22/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13905
B13895	13895	BR206203	Class (B) Permit	B	12188 N San Fernando Rd.	6/22/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13895

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13903	13903	BR004925	Class (B) Permit	B	836 Waterloo St	6/14/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13903
B13893	13893	BR403188	Class (B) Permit	B	11601 W Pico Blvd	6/8/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13893
B13891	13891	BR004924	Class (B) Permit	B	3399 W OLYMPIC BLVD, LOS ANGELES, CA 90019	6/8/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13891
B13856	13856	BR206202	Class (B) Permit	B	4810 Galendo St	6/7/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13856
B13886	13886	BR403187	Class (B) Permit	B	3818 S. PACIFIC AVENUE	6/6/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13886
B13876	13876	BR206201	Class (B) Permit	B	14876 W Raymer Street, Los Angeles, CA 91405	6/6/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13876
B13887	13887	BR004923	Class (B) Permit	B	2700 Fletcher Dr	6/1/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13887
B13860	13860	BR206200	Class (B) Permit	B	5808 Etiwanda Avenue	5/31/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13860
B13858	13858	BR800131	Class (B) Permit	B	Material Testing	5/30/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13858
B13878	13878	BR004922	Class (B) Permit	B	4349 E RADIUM DR	5/26/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13878
B13872	13872	BR004921	Class (B) Permit	B	2735 E 6th Street, Los Angeles, CA 90023	5/25/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13872
B13869	13869	BR206198	Class (B) Permit	B	11313 W Ventura Blvd.	5/25/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13869
B13842	13842	BR206199	Class (B) Permit	B	3566 Oakfield Dr.	5/25/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13842
B13846	13846	BR206197	Class (B) Permit	B	21815 San Jose St.	5/24/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13846
B13865	13865	BR004920	Class (B) Permit	B	1149 S. Broadway, 10th Fl, Los Angeles, CA 90015	5/23/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13865

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ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13853	13853	BR206196	Class (B) Permit	B	14857 Morrison St	5/23/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13853
B13832	13832	BR004919	Class (B) Permit	B	11878 S MAIN ST 90061	5/23/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13832
B13862	13862	BR403183	Class (B) Permit	B	2969 Kelton Ave	5/19/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13862
B13851	13851	BR004918	Class (B) Permit	B	1925 W. OLYMPIC BLVD, LOS ANGELES, CA 90006	5/19/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13851
B13812	13812	BR403184	Class (B) Permit	B	Airport Boulevard from Westchester Parkway/ Arbor Vitae to 96th Place	5/19/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13812
B13838	13838	BR403186	Class (B) Permit	B	96th Place	5/19/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13838
B13814	13814	BR403185	Class (B) Permit	B	94th Street	5/19/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13814
B13852	13852	BR206195	Class (B) Permit	B	14535 Killion Street	5/17/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13852
B13857	13857	BR004917	Class (B) Permit	B	Various bus stop locations within LA County	5/16/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13857
B13837	13837	BR004916	Class (B) Permit	B	2100 -2199 E 102ND ST	5/16/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13837
B13848	13848	BR206194	Class (B) Permit	B	11885 Foothill Blvd, Sylmar, CA 91342	5/12/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13848
B13840	13840	BR004914	Class (B) Permit	B	800 W. 85th Street	5/9/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13840
B13843	13843	BR004915	Class (B) Permit	B	10925 S Central Ave, Los Angeles, CA 90059	5/9/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13843
B13802	13802	BR004910	Class (B) Permit	B	1711 E 15th Street, Los Angeles, CA 90021	5/4/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13802
B13826	13826	BR004911	Class (B) Permit	B	2772- 2776 W. Rowena Ave	5/4/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13826

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ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13575	13575	BR004912	Class (B) Permit	B	640 W. 27th Street, Los Angeles, CA 90007	5/4/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13575
B13824	13824	BR403181	Class (B) Permit	B	1288 N. Angelo Dr.	5/4/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13824
B13833	13833	BR004913	Class (B) Permit	B	1540-1552 Highland Avenue; 6700-6760 Selma Avenue;	5/4/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13833
B13819	13819	BR206191	Class (B) Permit	B	20327 Stagg St.	5/4/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13819
B13839	13839	BR403182	Class (B) Permit	B	10080 W. SUNSET AVE	5/4/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13839
B13825	13825	BR206192	Class (B) Permit	B	10122 Breidt Ave.	5/4/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13825
B13830	13830	BR004909	Class (B) Permit	B	1102 Crenshaw Blvd.	5/4/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13830
B13835	13835	BR206193	Class (B) Permit	B	10819 Morrison St.	5/4/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13835
B13806	13806	BR004908	Class (B) Permit	B	5900 W. Olympic Blvd	4/13/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13806
B13816	13816	BR206190	Class (B) Permit	B	7040 W St Estaban Street	4/13/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13816
B13803	13803	BR206188	Class (B) Permit	B	20728 Parthenia St	4/11/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13803
B13724	13724	BR206189	Class (B) Permit	B	20000-20250 Rinaldi Street	4/11/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13724
B13809	13809	BR206187	Class (B) Permit	B	23139 W. Collins St	4/6/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13809
B13804	13804	BR004906	Class (B) Permit	B	1436-1448 W Jefferson Blvd	4/4/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13804
B13785	13785	BR004907	Class (B) Permit	B	1787 N Orange Grove Ave (Public ROW to the north)	4/4/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13785

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ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13782	13782	BR206186	Class (B) Permit	B	14549 Benefit St	4/3/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13782
B13777	13777	BR403180	Class (B) Permit	B	684 N Firth Ave	3/31/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13777
B13801	13801	BR206185	Class (B) Permit	B	7701 Laurel Canyon Blvd. North Hollywood, CA 91605	3/31/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13801
B13797	13797	BR403179	Class (B) Permit	B	10101 Wilshire BLVD Los Angeles CA 90024	3/30/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13797
B13796	13796	BR403178	Class (B) Permit	B	1288 N ANGELO DR	3/30/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13796
B13800	13800	BR206184	Class (B) Permit	B	17745 RIDGEWAY ROAD	3/30/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13800
B13742	13742	BR004905	Class (B) Permit	B	596 Frontenac Ave 90065	3/29/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13742
B13639	13639	BR004903	Class (B) Permit	B	600 N. Alvarado Los Angeles, CA 90026	3/29/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13639
B13734	13734	BR206183	Class (B) Permit	B	13836 Oxnard St.	3/29/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13734
B13778	13778	BR004904	Class (B) Permit	B	3072 Hollyridge Dr., Hollywood, 90068	3/29/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13778
B13691	13691	BR004902	Class (B) Permit	B	550 South Vermont Avenue	3/23/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13691
B13783	13783	BR206180	Class (B) Permit	B	5300 Mecca Ave.	3/22/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13783
B13775	13775	BR206181	Class (B) Permit	B	13333 Glenoaks Blvd, Sylmar, CA 91342	3/22/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13775
B13786	13786	BR206182	Class (B) Permit	B	6569 Van Nuys Blvd., Van Nuys, CA 91401	3/22/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13786
B13773	13773	BR206179	Class (B) Permit	B	11582 Longacre Ave.	3/20/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13773

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ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13730	13730	BR004901	Class (B) Permit	B	2334 N Valentine	3/16/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13730
B13749	13749	BR206178	Class (B) Permit	B	3730 Alta Mesa Drive	3/15/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13749
B13746	13746	BR206176	Class (B) Permit	B	5251 Woodman Ave.	3/14/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13746
B13679	13679	BR800130	Class (B) Permit	B	material testing	3/14/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13679
B13712	13712	BR004899	Class (B) Permit	B	6362 Hollywood Blvd	3/14/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13712
B13750	13750	BR206177	Class (B) Permit	B	12001 Magnolia Blvd	3/14/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13750
B13768	13768	BR004900	Class (B) Permit	B	232 N Judge John Aiso St	3/14/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13768
B13771	13771	BR206175	Class (B) Permit	B	16853 W. PARTHENIA STREET	3/9/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13771
B13674	13674	BR206173	Class (B) Permit	B	5043 Van Nuys Blvd.	3/8/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13674
B13769	13769	BR403177	Class (B) Permit	B	13374 W JEFFERSON BLVD	3/8/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13769
B13770	13770	BR206174	Class (B) Permit	B	4621 Saltillo St, Woodland Hills, CA 91364	3/8/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13770
B13696	13696	BR004898	Class (B) Permit	B	1130 S. HOPE STREET	3/6/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13696
B13747	13747	BR206172	Class (B) Permit	B	10607 Huston St.	3/1/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13747
B13710	13710	BR206171	Class (B) Permit	B	20454 Strathern St.	2/28/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13710
B13723	13723	BR206169	Class (B) Permit	B	12121 Foothill Blvd.	2/22/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13723

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ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13745	13745	BR206168	Class (B) Permit	B	9363 Burnet Avenue, Los Angeles	2/22/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13745
B13733	13733	BR206170	Class (B) Permit	B	11145 STRATHERN ST	2/22/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13733
B13748	13748	BR004897	Class (B) Permit	B	640 W. Downey Way, Los Angeles, CA 90089	2/22/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13748
B13743	13743	BR004896	Class (B) Permit	B	4938 Eagle Rock Blvd	2/21/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13743
B13732	13732	BR004895	Class (B) Permit	B	4652-4680 Wilshire Blvd	2/21/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13732
B13731	13731	BR004894	Class (B) Permit	B	4600-4628 Wilshire Blvd	2/16/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13731
B13737	13737	BR206167	Class (B) Permit	B	5000 denny ave	2/16/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13737
B13736	13736	BR004893	Class (B) Permit	B	728 S Hudson Ave., Los Angeles, CA 90005	2/15/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13736
B13650	13650	BR600540	Class (B) Permit	B	17907 Figueroa Street	2/14/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13650
B13735	13735	BR004892	Class (B) Permit	B	2765 N Woodstock Rd	2/14/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13735
B13729	13729	BR206166	Class (B) Permit	B	3651 N Regal Place	2/9/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13729
B13716	13716	BR004891	Class (B) Permit	B	2794 Woodstock Rd	2/9/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13716
B13715	13715	BR206165	Class (B) Permit	B	12750 Moorpark Street	2/9/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13715
B13269	13269	BR004890	Class (B) Permit	B	5420 W Sunset Boulevard	2/6/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13269
B13720	13720	BR206164	Class (B) Permit	B	5515 Calhoun Ave.	2/1/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13720

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ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13708	13708	BR206163	Class (B) Permit	B	8135 Graystone St.	1/31/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13708
B13706	13706	BR004889	Class (B) Permit	B	4392 W Rose Hill Dr	1/27/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13706
B13704	13704	BR004888	Class (B) Permit	B	1666 N vermont Ave	1/26/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13704
B13662	13662	BR004887	Class (B) Permit	B	715 N. Alvarado Street	1/25/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13662
B12844	12844	BR206162	Class (B) Permit	B	2905 Oak Point Dr.	1/24/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12844
B13682	13682	BR403176	Class (B) Permit	B	11502 W. VENICE BOULEVARD	1/23/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13682
B13678	13678	BR403175	Class (B) Permit	B	1946 South Manning Avenue	1/23/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13678
B13647	13647	BR403174	Class (B) Permit	B	1 World Way, Los Angeles, CA 90045	1/18/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13647
B13697	13697	BR206160	Class (B) Permit	B	17920 Calvert St.	1/18/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13697
B13702	13702	BR206161	Class (B) Permit	B	5746 Sepulveda Blvd.	1/18/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13702
B13690	13690	BR206159	Class (B) Permit	B	Clyborn Ave and Burbank Blvd	1/18/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13690
B13671	13671	BR403173	Class (B) Permit	B	2601 Bowmont Drive	1/12/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13671
B13654	13654	BR206158	Class (B) Permit	B	6356 Costello Ave.	1/12/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13654
B13685	13685	BR206157	Class (B) Permit	B	4332 N. Alcove Ave.	1/11/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13685
B13693	13693	BR004885	Class (B) Permit	B	1825 N Nolden St. Los Angeles	1/10/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13693

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ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13694	13694	BR004884	Class (B) Permit	B	1815 to 1825 N Nolden St. Los Angeles, CA. 90042	1/10/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13694
B13695	13695	BR004886	Class (B) Permit	B	956 S 4TH AVE	1/10/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13695
B13675	13675	BR206154	Class (B) Permit	B	18214 Sherman Way, Reseda	1/9/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13675
B13676	13676	BR206153	Class (B) Permit	B	8019 Wheatland Ave.	1/9/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13676
B13677	13677	BR206156	Class (B) Permit	B	3910 Kentucky Dr	1/9/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13677
B13630	13630	BR206155	Class (B) Permit	B	San Fernando Rd from Tuxford St to Sheldon St	1/5/2023	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13630
B13670	13670	BR403172	Class (B) Permit	B	701 E Vernon Ave, Venice, CA 90291	12/22/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13670
B13668	13668	BR004883	Class (B) Permit	B	6400-6440 Franklin Ave	12/22/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13668
B13667	13667	BR800129	Class (B) Permit	B	IKG Plant	12/22/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13667
B13643	13643	BR004881	Class (B) Permit	B	639 S La Brea Avenue	12/20/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13643
B13660	13660	BR004882	Class (B) Permit	B	1445 S Redondo Boulevard, Los Angeles, CA 90019	12/20/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13660
B13642	13642	BR004880	Class (B) Permit	B	711-723 N. Lillian Wy.	12/16/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13642
B13653	13653	BR004879	Class (B) Permit	B	2106 S Cental Ave	12/14/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13653
B13665	13665	BR800127	Class (B) Permit	B	T3 Lining Supply	12/13/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13665
B13664	13664	BR800128	Class (B) Permit	B		12/13/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13664

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13661	13661	BR403171	Class (B) Permit	B	3715 S. CORINTH AVENUE	12/8/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13661
B13542	13542	BR004878	Class (B) Permit	B	2419 Park Oak Dr	12/8/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13542
B13615	13615	BR004877	Class (B) Permit	B	5868 West Jefferson Blvd. Los Angeles, CA 90016	12/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13615
B13626	13626	BR004876	Class (B) Permit	B	4750 Wilshire Blvd	12/6/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13626
B13658	13658	BR004875	Class (B) Permit	B	2819-2835 Waverly Dr , Los Angeles CA	11/29/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13658
B13510	13510	BR004874	Class (B) Permit	B	555 Crocker St	11/17/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13510
B13649	13649	BR004873	Class (B) Permit	B	812 avenue 37	11/15/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13649
B13631	13631	BR004872	Class (B) Permit	B	2426 & 2430 N Broadway	11/15/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13631
B13590	13590	BR800126	Class (B) Permit	B	Ramtech Laboratories	11/15/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13590
B13633	13633	BR206151	Class (B) Permit	B	16080 Yarnell St.	11/15/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13633
B13588	13588	BR206152	Class (B) Permit	B	4446 N. Laurel Canyon Blvd.	11/15/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13588
B13646	13646	BR004871	Class (B) Permit	B	5001 W Wilshire Blvd	11/8/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13646
B13640	13640	BR004870	Class (B) Permit	B	1716 Nichols Canyon Road	11/4/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13640
B13621	13621	BR004869	Class (B) Permit	B	1228 S Normandie Ave.	11/2/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13621
B13637	13637	BR004868	Class (B) Permit	B	202 W 1st Street, Los Angeles, CA 90012	11/1/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13637

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13638	13638	BR403170	Class (B) Permit	B	6055 W. Center Drive, Los Angeles, CA 90045	10/31/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13638
B13608	13608	BR004867	Class (B) Permit	B	5149 DAHLIA DR. LOS ANGELES, CA 90017	10/31/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13608
B13385	13385	BR004866	Class (B) Permit	B	700 N. Lucile Ave.	10/27/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13385
B13607	13607	BR206150	Class (B) Permit	B	13330 Raymer St	10/25/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13607
B13598	13598	BR004865	Class (B) Permit	B	1151 N Las Palmas Avenue	10/25/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13598
B13606	13606	BR206149	Class (B) Permit	B	11322 Hatteras St.	10/21/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13606
B13620	13620	BR004864	Class (B) Permit	B	9035-9043 Crescent Dr., Los Angeles, CA 90046	10/20/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13620
B13632	13632	BR206147	Class (B) Permit	B	14326 TYLER ST	10/20/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13632
B13629	13629	BR206148	Class (B) Permit	B	10637 Mount Gleason Ave.	10/20/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13629
B13610	13610	BR206146	Class (B) Permit	B	15725 Roscoe Blvd.	10/19/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13610
B13623	13623	BR004863	Class (B) Permit	B	668 Alameda St Los Angeles CA, 90021	10/17/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13623
B13625	13625	BR206145	Class (B) Permit	B	12261 Montague St	10/17/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13625
B13596	13596	BR004862	Class (B) Permit	B	668 Alameda St Los Angeles CA 90021	10/14/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13596
B13572	13572	BR004860	Class (B) Permit	B	1206 S. Alvarado St	10/13/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13572
B13619	13619	BR004861	Class (B) Permit	B	600 San Pedro, Los Angeles, CA 90017	10/13/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13619

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13605	13605	BR206144	Class (B) Permit	B	11203 Tiara St.	10/13/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13605
B13594	13594	BR004858	Class (B) Permit	B	1426 S SIERRA BONITA AVE	10/6/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13594
B13595	13595	BR004857	Class (B) Permit	B	4432 W CAMERO AVE	10/6/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13595
B13586	13586	BR004859	Class (B) Permit	B	640 W. 27th Street, Los Angeles, CA 90007	10/6/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13586
B13578	13578	BR004856	Class (B) Permit	B	2233 E. Jesse Street. LA, CA 90023	10/4/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13578
B13581	13581	BR403169	Class (B) Permit	B	6080 W 96th St	10/4/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13581
B13600	13600	BR004855	Class (B) Permit	B	200-206 N. Union Ave	10/3/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13600
B13604	13604	BR004854	Class (B) Permit	B	751 S Mission Road, Los Angeles, CA 90023	10/3/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13604
B13582	13582	BR206143	Class (B) Permit	B	14136 W. Tiara St., L.A. Ca. 91401	10/3/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13582
B13601	13601	BR403168	Class (B) Permit	B	1869 S Benecia Ave	10/3/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13601
B13593	13593	BR403167	Class (B) Permit	B	Vista Del Mar & Grand Ave.	9/30/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13593
B13585	13585	BR206142	Class (B) Permit	B	8134 Van Nuys Blvd	9/29/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13585
B13589	13589	BR206141	Class (B) Permit	B	14526 Hartland Street	9/27/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13589
B13565	13565	BR004853	Class (B) Permit	B	8888 Venice Blvd	9/27/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13565
B13583	13583	BR004851	Class (B) Permit	B	1914 N SICHEL ST 90031 Los Angeles 90031 Cross St: Sichel St. & Main St	9/21/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13583

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13584	13584	BR004852	Class (B) Permit	B	2055 judson St. Los Angeles 90033 Cross St: Judson St & Saint Louis St	9/21/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13584
B13573	13573	BR004850	Class (B) Permit	B	4011 S. Hoover Street	9/19/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13573
B13574	13574	BR403166	Class (B) Permit	B	5297 Beethoven Street Los Angeles	9/16/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13574
B13569	13569	BR206140	Class (B) Permit	B	8810 N Norwich Ave	9/14/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13569
B13571	13571	BR004849	Class (B) Permit	B	506 N. SYCAMORE AVENUE	9/13/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13571
B13549	13549	BR004847	Class (B) Permit	B	560 WESTLAKE AVENUE	9/13/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13549
B13529	13529	BR004848	Class (B) Permit	B	7901 Beverly, Los Angeles, CA 90048	9/13/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13529
B13545	13545	BR206139	Class (B) Permit	B	12070 W Pierce St	9/13/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13545
B13377	13377	BR004846	Class (B) Permit	B	1301 N Tularosa Dr	9/9/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13377
B13563	13563	BR004845	Class (B) Permit	B	848 N ORANGE DR 90038	9/9/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13563
B13566	13566	BR403165	Class (B) Permit	B	10733-10741 Ohio Ave., LA 90024	9/9/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13566
B13547	13547	BR004844	Class (B) Permit	B	2211 S Western Ave, Los Angeles, CA 90018	9/8/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13547
B13540	13540	BR004843	Class (B) Permit	B	1850 Upperton Avenue	9/8/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13540
B13562	13562	BR004842	Class (B) Permit	B	3050 W 11th St Los Angeles, CA 90006	9/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13562
B12170	12170	BR004841	Class (B) Permit	B	1601 North Coronado Street	9/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12170

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13556	13556	BR403164	Class (B) Permit	B	11079 WEST PICO BLVD, LOS ANGELES, CA 90064	9/6/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13556
B13550	13550	BR004840	Class (B) Permit	B	4155 Russell Avenue	9/1/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13550
B13551	13551	BR800125	Class (B) Permit	B	201 N. Figueroa St.	9/1/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13551
B13554	13554	BR206138	Class (B) Permit	B	10657 Moorpark Street	9/1/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13554
B13533	13533	BR403163	Class (B) Permit	B	1280 Stone Canyon Road	8/31/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13533
B13537	13537	BR004838	Class (B) Permit	B	2147 E Violet Street	8/30/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13537
B13493	13493	BR004839	Class (B) Permit	B	2000 E. 8th Street	8/30/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13493
B13539	13539	BR800124	Class (B) Permit	B	Material Testing	8/29/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13539
B13531	13531	BR004837	Class (B) Permit	B	Beverly Blvd. & The Grove Dr.	8/29/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13531
B13538	13538	BR004834	Class (B) Permit	B	1732 North Kemper Street	8/29/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13538
B13489	13489	BR403162	Class (B) Permit	B	340 Main Street, Los Angeles, CA 90291	8/25/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13489
B13530	13530	BR004835	Class (B) Permit	B	412-426 Crocker Street; 411-425 Towne Avenue	8/25/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13530
B13512	13512	BR004833	Class (B) Permit	B	6314 East Garvanza Ave, 90042	8/24/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13512
B13343	13343	BR206137	Class (B) Permit	B	17730 Fullerfarm St	8/24/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13343
B13509	13509	BR004836	Class (B) Permit	B	1054 S. Oxford Ave	8/24/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13509

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13518	13518	BR206136	Class (B) Permit	B	4020 Hopevale Dr.	8/18/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13518
B13535	13535	BR004832	Class (B) Permit	B	5060 W Obama Blvd	8/18/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13535
B13462	13462	BR004831	Class (B) Permit	B	2820 N Avenel Street	8/17/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13462
B13520	13520	BR206135	Class (B) Permit	B	6336 Beck Ave.	8/17/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13520
B13526	13526	BR403161	Class (B) Permit	B	1725 S Butler Ave	8/17/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13526
B13525	13525	BR403160	Class (B) Permit	B	1730 S Colby Ave	8/17/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13525
B13464	13464	BR004829	Class (B) Permit	B	745 North Cahuenga Blvd., Los Angeles CA 90038	8/11/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13464
B13521	13521	BR004830	Class (B) Permit	B	1758/1762 N Griffith Park Blvd	8/11/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13521
B13474	13474	BR206134	Class (B) Permit	B	9978 3/4 Teazle Canyon Rd	8/11/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13474
B13517	13517	BR800123	Class (B) Permit	B	Materials Testing	8/2/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13517
B13515	13515	BR403159	Class (B) Permit	B	1815 Barry Ave.	8/2/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13515
B13516	13516	BR800122	Class (B) Permit	B	Material Testing	8/2/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13516
B13371	13371	BR004828	Class (B) Permit	B	3520 W. Marathon St., Los Angeles, CA 90026	7/29/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13371
B13486	13486	BR403158	Class (B) Permit	B	701 E VERNON AVE	7/28/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13486
B13373	13373	BR206133	Class (B) Permit	B	5539 Riverton Ave.	7/28/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13373

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13514	13514	BR004826	Class (B) Permit	B	5900 W Olympic Blvd, Los Angeles, CA 90036	7/28/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13514
B13160	13160	BR004827	Class (B) Permit	B	3624 1/2 eagle rock blvd	7/28/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13160
B13463	13463	BR206132	Class (B) Permit	B	10842 Victory Blvd.	7/28/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13463
B12752	12752	BR004825	Class (B) Permit	B	621 S. Catalina	7/27/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12752
B13504	13504	BR004824	Class (B) Permit	B	3045 Crenshaw Blvd., Los Angeles, CA 90016	7/27/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13504
B13437	13437	BR004822	Class (B) Permit	B	2847 S Buckingham Rd	7/26/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13437
B13492	13492	BR004823	Class (B) Permit	B	567 e clifton st	7/26/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13492
B13495	13495	BF002483	Class (B) Permit	B	TEST PROJECT FOR PROJECT DOX UPDATE	7/19/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13495
B13501	13501	BF002484	Class (B) Permit	B	1234 N. Figueroa	7/19/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13501
B13498	13498	BF002482	Class (B) Permit	B	TEST PROJECT #2 PROJECT DOX UPDATE	7/19/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13498
B13077	13077	BR800121	Class (B) Permit	B	Madewell Products Corporation	7/15/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13077
B13488	13488	BR403157	Class (B) Permit	B	308 E. Pershing Drive, Playa del Rey 90293	7/15/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13488
B13467	13467	BR004820	Class (B) Permit	B	1430 Sunset Plaza Drive Los Angeles, CA 90069	7/15/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13467
B13431	13431	BR004819	Class (B) Permit	B	5217 & 5223 W. Adams	7/15/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13431
B13465	13465	BR004821	Class (B) Permit	B	2420 East Cesar E. Chavez Avenue	7/15/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13465

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13481	13481	BR004818	Class (B) Permit	B	4058 Sea View Ave	7/15/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13481
B13490	13490	BR206131	Class (B) Permit	B	12534 San Fernando Rd.	7/14/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13490
B13480	13480	BR206129	Class (B) Permit	B	13836 Oxnard St.	7/13/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13480
B12575	12575	BR403156	Class (B) Permit	B	11857 Santa Monica Blvd, Los Angeles, CA 90025	7/13/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12575
B13451	13451	BR206128	Class (B) Permit	B	11810 Snelling St.	7/13/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13451
B13443	13443	BR004817	Class (B) Permit	B	4367 Scandia Way 90065	7/13/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13443
B13317	13317	BR206130	Class (B) Permit	B	6830 Hazeltine Ave.	7/13/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13317
B13384	13384	BR206127	Class (B) Permit	B	4329 Radford Ave.	7/12/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13384
B13485	13485	BR004816	Class (B) Permit	B	6200 Crenshaw Blvd	7/12/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13485
B13472	13472	BR206125	Class (B) Permit	B	6238 Beck Ave.	7/11/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13472
B13483	13483	BR206124	Class (B) Permit	B	9668 Sunland Blvd.	7/11/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13483
B13446	13446	BR004814	Class (B) Permit	B	754 N MALTMAN AVE	7/11/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13446
B13457	13457	BR004815	Class (B) Permit	B	2000 E. 8th Street	7/11/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13457
B13482	13482	BR206126	Class (B) Permit	B	5850 Vineland Ave.	7/11/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13482
B13316	13316	BR206123	Class (B) Permit	B	18212-18218 Acre St.	7/11/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13316

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13227	13227	BR206122	Class (B) Permit	B	4508 Mariota Ave.	7/8/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13227
B13432	13432	BR004813	Class (B) Permit	B	1015 N. Mansfield Ave.	6/30/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13432
B13403	13403	BR004811	Class (B) Permit	B	701 & 777 W Chick Hearn Ct	6/29/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13403
B13423	13423	BR004812	Class (B) Permit	B	1157-1163 Hoover Street LA CA 90006 and alley in the back	6/29/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13423
B13454	13454	BR403155	Class (B) Permit	B	1801-1821 S. PENMAR AV, 1169 E. PALMS BLVD	6/28/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13454
B13453	13453	BR206121	Class (B) Permit	B	6100 Canoga Avenue	6/27/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13453
B13452	13452	BR004810	Class (B) Permit	B	640 W 27TH ST 90007	6/23/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13452
B13374	13374	BR004809	Class (B) Permit	B	2711 W Colorado blvd., Los Angeles, CA	6/23/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13374
B13449	13449	BR206120	Class (B) Permit	B	9986 Laurel Canyon Blvd.	6/23/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13449
B13447	13447	BR206119	Class (B) Permit	B	5800 Fulton Ave.	6/22/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13447
B13445	13445	BR004808	Class (B) Permit	B	426 San Pascual Ave	6/22/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13445
B13329	13329	BR004807	Class (B) Permit	B	8839 Hollywood Blvd, Los Angeles, CA 90069	6/17/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13329
B13435	13435	BR403154	Class (B) Permit	B	9830 S Bellanca Ave	6/16/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13435
B13376	13376	BR403152	Class (B) Permit	B	2119 Federal Ave. Los Angeles, CA 90025	6/16/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13376
B13429	13429	BR403153	Class (B) Permit	B	5410 W. 99th St	6/16/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13429

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13430	13430	BR004805	Class (B) Permit	B	410 rossmore	6/14/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13430
B13439	13439	BR004806	Class (B) Permit	B	Granito Drive (Varies)	6/14/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13439
B13436	13436	BR403151	Class (B) Permit	B	9499 La Cienega Blvd. Los Angeles, CA 90045	6/13/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13436
B13414	13414	BR004803	Class (B) Permit	B	3200 N. Figueroa St.	6/13/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13414
B13440	13440	BR004804	Class (B) Permit	B	5633 La Mirada	6/13/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13440
B13438	13438	BR206118	Class (B) Permit	B	15311 Bledsoe St.	6/10/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13438
B13268	13268	BR600539	Class (B) Permit	B	See job location below.	6/9/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13268
B13433	13433	BR206117	Class (B) Permit	B	5351 N Lankershim Boulevard, Los Angeles CA 91601	6/8/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13433
B13411	13411	BR004802	Class (B) Permit	B	508 & 510 N. SWEETZER AVE.	6/8/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13411
B13420	13420	BR206115	Class (B) Permit	B	7005 Woodley Ave.	6/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13420
B13425	13425	BR206114	Class (B) Permit	B	23523 Hatteras Street	6/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13425
B13427	13427	BR004800	Class (B) Permit	B	5087 E Ithaca Avenue	6/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13427
B13426	13426	BR004801	Class (B) Permit	B	9277 Thrush Way	6/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13426
B13419	13419	BR403150	Class (B) Permit	B	560 N Marquette St	6/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13419
B13362	13362	BR206116	Class (B) Permit	B	9938 Helen Ave.	6/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13362

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13424	13424	BR206113	Class (B) Permit	B	16503 NAPA ST	6/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13424
B13408	13408	BR004799	Class (B) Permit	B	6412 Planada Avenue & 815 N. Avenue 65	6/2/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13408
B13410	13410	BR004798	Class (B) Permit	B	955 N Everett St	6/1/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13410
B13295	13295	BR206112	Class (B) Permit	B	10807 Morrison St.	6/1/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13295
B12519	12519	BR206111	Class (B) Permit	B	Long Valley Road/Valley Circle Boulevard/US-101 On-Ramp	5/31/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12519
B13405	13405	BR004796	Class (B) Permit	B	3926-3930 BARRYKNOLL	5/25/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13405
B13389	13389	BR004797	Class (B) Permit	B	500 Union Avenue	5/25/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13389
B13407	13407	BR004793	Class (B) Permit	B	1741 S MARVIN AVE	5/24/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13407
B13404	13404	BR403149	Class (B) Permit	B	13224 Old Oak Lane	5/24/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13404
B13382	13382	BR206110	Class (B) Permit	B	11203 Tiara Street	5/24/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13382
B13364	13364	BR004794	Class (B) Permit	B	507 N Marie Ave	5/24/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13364
B13350	13350	BR004795	Class (B) Permit	B	2449 Riverside Pl	5/24/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13350
B13406	13406	BR004792	Class (B) Permit	B	813 N ORANGE DR	5/19/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13406
B13401	13401	BR206109	Class (B) Permit	B	BARHAM BLVD. FROM WEST CAHUENGA BLVD. TO FOREST LAWN DRIVE	5/19/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13401
B13400	13400	BF220021	Class (B) Permit	B	Killion St. and Louise Ave.	5/19/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13400

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13387	13387	BR004790	Class (B) Permit	B	1901 S MARVIN AVE	5/18/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13387
B13287	13287	BR004791	Class (B) Permit	B	8200 Hillside	5/18/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13287
B13270	13270	BR206108	Class (B) Permit	B	15427 Monte Street	5/17/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13270
B13190	13190	BR004789	Class (B) Permit	B	4344 Willow Brook	5/17/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13190
B13288	13288	BR004788	Class (B) Permit	B	1454 S Calada St	5/17/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13288
B13294	13294	BR004787	Class (B) Permit	B	1051-1057 S Corning St	5/16/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13294
B12983	12983	BR206107	Class (B) Permit	B	4709-4715 Cahuenga Blvd	5/12/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12983
B13216	13216	BR004786	Class (B) Permit	B	631 S VERMONT AVENUE	5/12/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13216
B13186	13186	BR004785	Class (B) Permit	B	350 S Hill Los Angeles Ca 90013	5/12/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13186
B13386	13386	BR004784	Class (B) Permit	B	1246 S. Bronson Ave. Los Angeles 90019	5/10/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13386
B13314	13314	BR004783	Class (B) Permit	B	6335-6352 W. Quebec Dr.	5/5/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13314
B13372	13372	BR004782	Class (B) Permit	B	748 S. Irolo St, 90005	5/4/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13372
B13375	13375	BR004781	Class (B) Permit	B	9003 W Wonderland Ave 90046	5/2/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13375
B13367	13367	BR004780	Class (B) Permit	B	4590 W WASHINGTON BLVD	4/28/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13367
B13359	13359	BR004779	Class (B) Permit	B	2831 N THOMAS ST Los Angeles CA 90031	4/26/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13359

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ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13361	13361	BR206106	Class (B) Permit	B	10847 Morrison St.	4/21/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13361
B13328	13328	BR004778	Class (B) Permit	B	3737 Brilliant Place	4/19/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13328
B13339	13339	BR403148	Class (B) Permit	B	2941 Hutton Drive, Beverly Hills, Ca 90210	4/18/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13339
B13234	13234	BR206105	Class (B) Permit	B	4910 Tujunga Ave.	4/13/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13234
B13308	13308	BR004777	Class (B) Permit	B	8561 Hillside Ave	4/12/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13308
B13318	13318	BR206103	Class (B) Permit	B	5912 Tujunga Ave.	4/12/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13318
B13341	13341	BR004776	Class (B) Permit	B	4853 Farquhar Street, Los Angeles CA 90032	4/12/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13341
B13349	13349	BR206104	Class (B) Permit	B	9433 Sepulveda Blvd.	4/12/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13349
B13334	13334	BR004775	Class (B) Permit	B	4875 W Oteora Way Los Angeles CA 90041	4/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13334
B13332	13332	BR004774	Class (B) Permit	B	3401 La Cienega Boulevard	4/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13332
B13319	13319	BR206102	Class (B) Permit	B	6830 Hazeltine Ave.	4/6/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13319
B13299	13299	BR004771	Class (B) Permit	B	9051 W. Oriole Way	4/5/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13299
B13331	13331	BR004770	Class (B) Permit	B	1304 N. Maltman Avenue, Los Angeles, CA 90026	4/5/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13331
B13338	13338	BR004773	Class (B) Permit	B	458 N. SIERRA BONITA AVENUE LOS ANGELES, CA 90037	4/5/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13338
B13214	13214	BR004772	Class (B) Permit	B	2552 Olympic Blvd, Los Angeles CA 90023	4/5/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13214

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ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13321	13321	BR403147	Class (B) Permit	B	10534, 10536 W AYRES AVE	4/1/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13321
B13264	13264	BR004768	Class (B) Permit	B	4014 N. ELDERBANK DR.	3/30/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13264
B13315	13315	BR004769	Class (B) Permit	B	1006 E. 23RD STREET	3/30/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13315
B13297	13297	BR403146	Class (B) Permit	B	11628 Santa Monica Blvd., Los Angeles, CA 90025	3/30/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13297
B13311	13311	BR206101	Class (B) Permit	B	14487 Foothill Blvd.	3/24/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13311
B13276	13276	BR004767	Class (B) Permit	B	1818 S. CLYDE AVE	3/23/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13276
B13286	13286	BR004766	Class (B) Permit	B	762 S. Kingsley Dr	3/23/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13286
B12671	12671	BR403145	Class (B) Permit	B	9806 Vidor Dr., Los Angeles, CA 90035	3/16/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12671
B13298	13298	BR206100	Class (B) Permit	B	4601 BALBOA AVE.	3/15/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13298
B13203	13203	BR004765	Class (B) Permit	B	2700 N Woodstock Road, Los Angeles, CA,	3/15/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13203
B13296	13296	BR004764	Class (B) Permit	B	1207 N COMMONWEALTH AVE	3/11/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13296
B13248	13248	BR206099	Class (B) Permit	B	14541 Terra Bella St.	3/9/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13248
B13291	13291	BR004763	Class (B) Permit	B	1920 Laughlin Park Drive, Los Angeles, CA 90027	3/9/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13291
B13280	13280	BR206098	Class (B) Permit	B	12301 Branford St	3/8/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13280
B13289	13289	BR403144	Class (B) Permit	B	11261 Santa Monica Blvd.	3/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13289

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B13285	13285	BR206097	Class (B) Permit	B	4601 ENSENADA DR	3/3/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13285
B13205	13205	BR004762	Class (B) Permit	B	1 N. ELECTRA CT.	3/3/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13205
B13283	13283	BR206096	Class (B) Permit	B	23461 Hatteras St.	3/2/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13283
B13279	13279	BR004761	Class (B) Permit	B	5441 Blackwelder st	3/2/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13279
B13262	13262	BR206095	Class (B) Permit	B	15027 Ventura Blvd.	3/1/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13262
B13275	13275	BR004759	Class (B) Permit	B	2406-2412 Marathon Street	3/1/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13275
B13274	13274	BR004760	Class (B) Permit	B	1532 S. Hi Point St	3/1/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13274
B13260	13260	BR004758	Class (B) Permit	B	8888 Venice Blvd Los Angeles CA 90034	2/24/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13260
B13252	13252	BR206094	Class (B) Permit	B	Intersection of Alabama Ave & Bassett St	2/24/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13252
B13029	13029	BR206093	Class (B) Permit	B	3743 Goodland Ave.	2/23/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13029
B13231	13231	BR004757	Class (B) Permit	B	3691 Noakes	2/23/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13231
B13257	13257	BR206092	Class (B) Permit	B	13016-13026 Chandler Blvd	2/17/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13257
B13137	13137	BR600538	Class (B) Permit	B	2050 John S Gibson Blvd San Pedro, CA 90731	2/16/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13137
B13249	13249	BR206091	Class (B) Permit	B	10810 VANOWEN ST.	2/15/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13249
B13254	13254	BR403143	Class (B) Permit	B	10034 Westwanda Drive Los Angeles, CA 90210	2/15/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13254

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ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13135	13135	BR206090	Class (B) Permit	B	10157 Johanna Ave.	2/15/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13135
B13250	13250	BF220020	Class (B) Permit	B	RESEDA BLVD & RINALDI ST (SW CORNER)	2/11/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13250
B13136	13136	BR206089	Class (B) Permit	B	17140 Oak View Dr.	2/11/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13136
B13223	13223	BR403142	Class (B) Permit	B	2207 S Brenta Place	2/10/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13223
B13247	13247	BR004756	Class (B) Permit	B	1017-1027 N Croft Ave	2/9/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13247
B13235	13235	BR004755	Class (B) Permit	B	7912-7956 W. Granito Drive	2/9/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13235
B13244	13244	BR004754	Class (B) Permit	B	621 S. Catalina	2/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13244
B13240	13240	BR403141	Class (B) Permit	B	9955-9961 W. BEVERLY GROVE DRIVE	2/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13240
B13233	13233	BR403140	Class (B) Permit	B	1420 BELLA DRIVE	2/4/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13233
B8793	8793	BR003316	Class (B) Permit	B	119th and Vermont	2/4/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=8793
B13197	13197	BR206088	Class (B) Permit	B	5408 RADFORD AVE.	2/3/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13197
B13236	13236	BR403139	Class (B) Permit	B	10915 Strathmore Drive, Los Angeles, CA 90024	2/3/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13236
B13191	13191	BR403138	Class (B) Permit	B	1900 Avenue of the Stars	2/1/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13191
B13194	13194	BR004753	Class (B) Permit	B	2525 Hyperion Avenue	2/1/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13194
B13064	13064	BR403137	Class (B) Permit	B	3930 W. Century Blvd. Inglewood, CA 90303	1/28/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13064

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ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13224	13224	BR004752	Class (B) Permit	B	2250 W Edendale Pl	1/25/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13224
B13218	13218	BR004751	Class (B) Permit	B	437 Rainbow Ave	1/25/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13218
B13196	13196	BR004750	Class (B) Permit	B	1341 North Seward Street	1/25/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13196
B13225	13225	BR800120	Class (B) Permit	B	Ramtech Laboratories, Inc.	1/24/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13225
B13217	13217	BR206087	Class (B) Permit	B	14203 Valerio St.	1/21/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13217
B13220	13220	BR206086	Class (B) Permit	B	6603-6605 Fulton Ave.	1/21/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13220
B12982	12982	BR206084	Class (B) Permit	B	5530 Donna Ave.	1/19/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12982
B13177	13177	BR206085	Class (B) Permit	B	16800 Oak View Dr.	1/19/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13177
B13199	13199	BR206082	Class (B) Permit	B	4383 Sepulveda Blvd.	1/13/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13199
B13207	13207	BR004749	Class (B) Permit	B	1021 N. Vermont Ave., Los Angeles, CA 90029	1/13/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13207
B13151	13151	BR206081	Class (B) Permit	B	4829 - 4835 Lankershim Blvd	1/13/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13151
B13200	13200	BR206083	Class (B) Permit	B	7634 Morella Ave.	1/13/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13200
B13169	13169	BR206080	Class (B) Permit	B	17925 W Indian Meadows Pl 91344	1/12/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13169
B13153	13153	BR004748	Class (B) Permit	B	701 N WESTERN AVE 90029	1/12/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13153
B13175	13175	BR206079	Class (B) Permit	B	6830 N Hinds Ave	1/10/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13175

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ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13195	13195	BR004746	Class (B) Permit	B	1226 Bedford st	1/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13195
B13189	13189	BR403130	Class (B) Permit	B	1706 Mandeville Lane	1/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13189
B13121	13121	BR004745	Class (B) Permit	B	3140 Hyde Park Blvd., Los Angeles, CA 90043	1/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13121
B12842	12842	BR403133	Class (B) Permit	B	3176 S FEDERAL AVE	1/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12842
B13142	13142	BR403128	Class (B) Permit	B	13481 - 13485 W BEACH AVE	1/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13142
B13182	13182	BR004741	Class (B) Permit	B	5201 e barker drive	1/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13182
B13174	13174	BR206078	Class (B) Permit	B	6830 N Hinds Ave	1/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13174
B13057	13057	BR403136	Class (B) Permit	B	1115 S WESTGATE AVE	1/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13057
B13156	13156	BR206077	Class (B) Permit	B	18367 HATTERAS STREET	1/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13156
B13164	13164	BR403129	Class (B) Permit	B	5212 Thornburn Street	1/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13164
B13176	13176	BR600537	Class (B) Permit	B	6120021008	1/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13176
B13184	13184	BR004742	Class (B) Permit	B	1153 CLARK DR. LOS ANGELES CA 90035	1/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13184
B13192	13192	BR004744	Class (B) Permit	B	1919 W Court St, Los Angeles, CA 90026	1/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13192
B13154	13154	BR403131	Class (B) Permit	B	1185 Angelo drive, Los Angeles, CA90210	1/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13154
B13147	13147	BR403132	Class (B) Permit	B	1329 Lachman Lane	1/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13147

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B12985	12985	BR403134	Class (B) Permit	B	2496 N DEVONPORT LANE	1/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12985
B13181	13181	BR004747	Class (B) Permit	B	4542 Eagle Rock Blvd.	1/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13181
B12682	12682	BR004740	Class (B) Permit	B	2023 Cyprean Dr, Los Angeles, CA	1/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12682
B13110	13110	BR403127	Class (B) Permit	B	491 N MESA ROAD	1/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13110
B13002	13002	BR403135	Class (B) Permit	B	11316 W CHALON ROAD	1/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13002
B13183	13183	BR004743	Class (B) Permit	B	700 N Spaulding Ave., Los Angeles, CA 90046	1/7/2022	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13183
B13158	13158	BR004739	Class (B) Permit	B	4750 W Santa Monica Blvd	12/21/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13158
B13172	13172	BR004738	Class (B) Permit	B	6300 W. 3rd Street, Los Angeles, CA 90036	12/17/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13172
B13167	13167	BR403126	Class (B) Permit	B	2300 Ocean Front Walk	12/15/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13167
B12950	12950	BR004737	Class (B) Permit	B	5601 West Santa Monica Boulevard	12/14/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12950
B13157	13157	BR004736	Class (B) Permit	B	4111 Jennings	12/13/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13157
B13134	13134	BR004735	Class (B) Permit	B	100 W 55th St	12/13/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13134
B12998	12998	BR206076	Class (B) Permit	B	7650 Le Berthon Street	12/10/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12998
B13150	13150	BR004734	Class (B) Permit	B	576 Avenue 46	12/8/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13150
B13128	13128	BR206075	Class (B) Permit	B	4805 Matilija Ave.	12/7/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13128

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ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13148	13148	BR206074	Class (B) Permit	B	10449 Pinyon Ave	12/2/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13148
B13145	13145	BR004732	Class (B) Permit	B	6390 Weidlake Dr	12/2/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13145
B13133	13133	BR004733	Class (B) Permit	B	2850 N GLENDALE BLVD	12/2/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13133
B11399	11399	BR403125	Class (B) Permit	B	1600-1614 E. Venice Blvd, Los Angeles, CA 90291	11/30/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=11399
B13127	13127	BR004730	Class (B) Permit	B	1111 Sunset Boulevard	11/30/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13127
B13138	13138	BR004731	Class (B) Permit	B	2910 W. San Fernando Road, Los Angeles, CA 90065	11/30/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13138
B13089	13089	BR403124	Class (B) Permit	B	12604 Mitchell Ave., Los Angeles CA 90066	11/23/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13089
B13123	13123	BR004729	Class (B) Permit	B	1841 N. Western Ave	11/18/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13123
B13100	13100	BR004727	Class (B) Permit	B	6300 W. 3rd Street, Los Angeles, CA 90036	11/17/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13100
B13132	13132	BR004728	Class (B) Permit	B	1472-1480 N. AVENUE 57	11/17/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13132
B13116	13116	BR004726	Class (B) Permit	B	6332-6356 Fountain Ave	11/15/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13116
B13114	13114	BR004725	Class (B) Permit	B	2233 - 2251 E. Jesse St.	11/15/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13114
B12946	12946	BR206073	Class (B) Permit	B	22241-22255 Mulholland Drive	11/10/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12946
B13105	13105	BR004724	Class (B) Permit	B	3450 W 43rd Street	11/10/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13105
B13010	13010	BR004723	Class (B) Permit	B	6658 Franklin Ave	11/9/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13010

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B13109	13109	BR004722	Class (B) Permit	B	1716 S Carmona Ave., Los Angeles, CA 90019	11/9/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13109
B13071	13071	BR004721	Class (B) Permit	B	2520 N. Eastern Avenue	11/4/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13071
B12988	12988	BR206072	Class (B) Permit	B	5154 Campo Rd.	11/4/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12988
B12996	12996	BR004720	Class (B) Permit	B	4167 W. Sea View Ave., L.A., CA. 90065	11/1/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12996
B13096	13096	BR206071	Class (B) Permit	B	14568 Dickens Street	10/28/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13096
B12939	12939	BR206070	Class (B) Permit	B	10065 Commerce Ave.	10/28/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12939
B13095	13095	BR004719	Class (B) Permit	B	1754-1756 Griffith Park Blvd	10/27/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13095
B13101	13101	BR004717	Class (B) Permit	B	4020 Compton Ave	10/26/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13101
B13106	13106	BR004718	Class (B) Permit	B	8441 Carlton Way	10/26/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13106
B13035	13035	BR004716	Class (B) Permit	B	10025 S Avalon Boulevard	10/20/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13035
B13075	13075	BR206069	Class (B) Permit	B	17121 Rancho Street	10/19/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13075
B13090	13090	BR004715	Class (B) Permit	B	850 South Hill Street	10/18/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13090
B13093	13093	BR206067	Class (B) Permit	B	8504 Burnet Ave, North Hills, CA 91607	10/15/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13093
B13087	13087	BR206068	Class (B) Permit	B	5500 Canoga Avenue	10/15/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13087
B13069	13069	BR004714	Class (B) Permit	B	312-328 N. Juanita Ave.	10/13/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13069

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B13066	13066	BR403123	Class (B) Permit	B	5410 W. 99th St	10/8/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13066
B13081	13081	BR004712	Class (B) Permit	B	11630 Main St	10/7/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13081
B12890	12890	BR004713	Class (B) Permit	B	4022 Harriman Ave, Los Angeles, CA 90032	10/7/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12890
B13083	13083	BR206066	Class (B) Permit	B	9814 n orion ave	10/7/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13083
B12967	12967	BR206065	Class (B) Permit	B	6830 Hinds Ave.	10/6/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12967
B13038	13038	BR004711	Class (B) Permit	B	1221 Myra Ave.	10/4/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13038
B12730	12730	BR206064	Class (B) Permit	B	20115 ARMINTA ST	10/1/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12730
B13031	13031	BR403121	Class (B) Permit	B	11351 VENICE BOULEVARD	9/28/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13031
B13070	13070	BR004709	Class (B) Permit	B	1347-1347 1/2 N Seward St, Los Angeles CA 90028	9/28/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13070
B13061	13061	BR004710	Class (B) Permit	B	3232 Johnston Los Angeles 90031	9/28/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13061
B13015	13015	BR403122	Class (B) Permit	B	2966, 2968, and 2970 S. Kelton Avenue L.A, CA 90064	9/28/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13015
B12987	12987	BR004706	Class (B) Permit	B	6000-6032 San vicente boulevard	9/28/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12987
B13059	13059	BR004707	Class (B) Permit	B	1148 W Florence Ave Los Angeles CA 90044	9/28/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13059
B13063	13063	BR004708	Class (B) Permit	B	1351 1/2 N Seward St, Los Angeles, CA 90028	9/28/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13063
B13054	13054	BR004705	Class (B) Permit	B	6100 S. Hoover St.	9/21/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13054

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B13056	13056	BR206062	Class (B) Permit	B	11340 Glenoaks Blvd.	9/21/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13056
B12947	12947	BR004703	Class (B) Permit	B	1400 Gabriel Garcia Marquez Street	9/21/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12947
B13049	13049	BR206061	Class (B) Permit	B	6839 Haskell Ave.	9/21/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13049
B12925	12925	BR004704	Class (B) Permit	B	4064 San Rafael Avenue, LA., Ca. 90065	9/21/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12925
B13055	13055	BR206063	Class (B) Permit	B	11340 Glenoaks Blvd pacomia ca	9/21/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13055
B13012	13012	BR403120	Class (B) Permit	B	See job location	9/20/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13012
B13025	13025	BR403119	Class (B) Permit	B	11600 National Blvd	9/17/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13025
B12942	12942	BR403118	Class (B) Permit	B	14930 W Corona Del Mar	9/17/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12942
B13033	13033	BR403117	Class (B) Permit	B	1465 S CARDIFF AVE	9/16/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13033
B12909	12909	BR004702	Class (B) Permit	B	2820-2822 ROWENA AVENUE, LOS ANGELES, CA 90027	9/16/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12909
B13048	13048	BR004701	Class (B) Permit	B	4531 Hollywood Blvd.	9/16/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13048
B13028	13028	BR004699	Class (B) Permit	B	2254 E 97th St	9/14/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13028
B13043	13043	BR206060	Class (B) Permit	B	10867 FRUITLAND DR.	9/14/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13043
B13030	13030	BR403116	Class (B) Permit	B	9752 Suffolk Drive, Los Angeles, CA 90210	9/14/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13030
B13027	13027	BR004700	Class (B) Permit	B	2299 E 99th Pl	9/14/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13027

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B12970	12970	BR004698	Class (B) Permit	B	1525 Industrial Street Los Angeles, CA 90016	9/9/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12970
B12981	12981	BR206059	Class (B) Permit	B	9814 Orion Ave.	9/8/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12981
B13008	13008	BR004696	Class (B) Permit	B	628-632 W 92nd St. Los Angeles CA	8/31/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13008
B12974	12974	BR206058	Class (B) Permit	B	8803 N CANBY AVE.	8/31/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12974
B13009	13009	BR206057	Class (B) Permit	B	15490 Bermuda St.	8/31/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13009
B13018	13018	BR004697	Class (B) Permit	B	561 Dove Drive, Los Angeles, CA 90065	8/31/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13018
B12993	12993	BR403115	Class (B) Permit	B	1656 S Abbot Kinney Blvd	8/27/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12993
B13001	13001	BR206056	Class (B) Permit	B	3565 Berry Drive	8/24/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13001
B12995	12995	BR403114	Class (B) Permit	B	Tavener Avenue between Sawtelle Blvd., and Northerly E/W Alley.	8/24/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12995
B12951	12951	BR004695	Class (B) Permit	B	8441 carlton way	8/24/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12951
B12984	12984	BR004693	Class (B) Permit	B	2031 N. IVAR AVENUE, 90068	8/20/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12984
B12986	12986	BR004694	Class (B) Permit	B	501 N Furness Ave	8/20/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12986
B12973	12973	BR206055	Class (B) Permit	B	5023 Lemona Ave.	8/19/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12973
B12978	12978	BR004690	Class (B) Permit	B	6220 Selma Ave	8/18/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12978
B12999	12999	BR206054	Class (B) Permit	B	17140 Oak View Drive - Encino CA 91316	8/18/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12999

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B12990	12990	BR004692	Class (B) Permit	B	9260, 9262, 9276, 9284, 9290, 9294 W Thrush Way	8/18/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12990
B12926	12926	BR800118	Class (B) Permit	B	NO ADDRESS GIVEN AT DATE OF DEPOSIT	8/18/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12926
B12977	12977	BR004691	Class (B) Permit	B	542 N Serrano Avenue Los Angeles, CA 90004	8/18/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12977
B12994	12994	BR800119	Class (B) Permit	B		8/18/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12994
B12954	12954	BR004689	Class (B) Permit	B	4168 West Avenue 42	8/18/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12954
B12956	12956	BF002481	Class (B) Permit	B	S Broadway: W 1st St to W 12th St	8/3/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12956
B12976	12976	BR004688	Class (B) Permit	B	1747 S Marvin Ave , Los Angeles CA	8/3/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12976
B12958	12958	BR004687	Class (B) Permit	B	4043 Sunset Drive LA CA 90027	7/28/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12958
B12960	12960	BR004686	Class (B) Permit	B	5025 Wadena Street. Los Angeles	7/27/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12960
B12963	12963	BR206053	Class (B) Permit	B	9361 Farralone Ave.	7/27/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12963
B12931	12931	BR004684	Class (B) Permit	B	985 Mayo Street	7/26/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12931
B12961	12961	BR004685	Class (B) Permit	B	1801 S. Orange Drive	7/26/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12961
B12945	12945	BR600536	Class (B) Permit	B	906 N Foote Ave, Wilmington	7/21/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12945
B12903	12903	BR004683	Class (B) Permit	B	4228 S. Western Avenue	7/21/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12903
B12781	12781	BR004682	Class (B) Permit	B	10010-10018 S. GRAPE ST, LOS ANGELES, CA 90002	7/20/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12781

Class “B” Permits Issued by the City of Los Angeles

ID	Ref No	Permit No	Permit Name	Permit Type	Location	Permit Issue Date	PermitURL
B12927	12927	BR004681	Class (B) Permit	B	4102 Division Street	7/20/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12927
B12916	12916	BR004680	Class (B) Permit	B	8290 Rugby Place	7/15/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12916
B12921	12921	BR004677	Class (B) Permit	B	8070 Beverly Blvd, Los Angeles, CA 90048	7/14/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12921
B12869	12869	BR004679	Class (B) Permit	B	3810 Toland way	7/14/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12869
B12940	12940	BR004678	Class (B) Permit	B	6108 W. Rodgerton Dr.	7/14/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12940
B12928	12928	BR206052	Class (B) Permit	B	7000 LA TUNA CANYON RD	7/13/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12928
B12877	12877	BR004675	Class (B) Permit	B	3463 N. Knoll Dr.	7/13/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12877
B12892	12892	BR004676	Class (B) Permit	B	500 & 506 E Clifton Street	7/13/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12892
B12913	12913	BR004674	Class (B) Permit	B	636 cross ave , Los Angeles, 90065	7/13/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12913
B12935	12935	BR206051	Class (B) Permit	B	21340 Oxnard St.	7/12/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12935
B12933	12933	BR206050	Class (B) Permit	B	11344 Hatteras St.	7/9/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12933
B12930	12930	BR004673	Class (B) Permit	B	4301 S. Central Ave	7/7/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12930
B12848	12848	BR403113	Class (B) Permit	B	2601 N Bowmont Dr	7/2/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12848
B12902	12902	BR004672	Class (B) Permit	B	2231-2252 Carlyle Place, Los Angeles, CA 90065	7/1/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12902
B12888	12888	BR403112	Class (B) Permit	B	17774 Tramonto Drive	7/1/2021	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=12888

Channel Law Group, LLP

May 5, 2026

Supplemental Justification for CEQA Appeal; 4230 N. Saltillo Street;
Case Nos. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA;
ENV-2023-1207-CE-1A; Council File 26-0412 (“Project”)

EXHIBIT 10

City of Los Angeles Class “B” Permits issued in ZIP Code 91364 (Project vicinity)

ID	Ref No	Permit No	Permit Name	Permit Type	Location	VHFHSZ?	<20' Per Hillside Referral Form?	Permit Issue Date	PermitURL
B14650	14650	BR206351	Class (B) Permit	B	21241 Ventura Blvd, Woodland Hills, CA 91364	No		2025-04-17 0:00:00	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14650
B14584	14584	BR206338	Class (B) Permit	B	4925 Llano Dr, Woodland Hills, CA 91364	Yes	Address Not Found	2025-02-19 0:00:00	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14584
B14594	14594	BR206337	Class (B) Permit	B	5300 Oakdale Ave, Woodland Hills, CA 91364	Yes	No Report	2025-02-11 0:00:00	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14594
B14532	14532	BR206332	Class (B) Permit	B	4172 Rosario Rd, Woodland Hills, CA 91364	Yes	Yes	2025-01-29 0:00:00	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14532
B14581	14581	BR206331	Class (B) Permit	B	4230 N Saltillo St, Woodland Hills, CA 91364	Yes	Report Incomplete	2025-01-29 0:00:00	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14581
B14586	14586	BR206334	Class (B) Permit	B	4252 Alhama Dr, Woodland Hills, CA 91364	Yes	Yes	2025-01-29 0:00:00	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14586
B14585	14585	BR206333	Class (B) Permit	B	4924 N Llano Dr, Woodland Hills, CA 91364	Yes	No	2025-01-29 0:00:00	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14585
B14523	14523	BR206319	Class (B) Permit	B	4254 Alhama Dr, Woodland Hills, CA 91364	Yes	Yes (per 4256 Alhama)	2024-12-06 0:00:00	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14523
B14414	14414	BR206293	Class (B) Permit	B	23033, 23037, 23041, 23045, 23049, 23055 W Del Valle, Woodland Hills, CA 91364	No		2024-08-15 0:00:00	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14414
B14324	14324	BR206287	Class (B) Permit	B	4933 Cerrillos Dr, Woodland Hills, CA 91364	Yes	Yes	2024-07-26 0:00:00	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14324
B14342	14342	BR206282	Class (B) Permit	B	4690-4710 N Burgundy Rd, Woodland Hills, CA 91364	Yes	Yes	2024-06-18 0:00:00	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14342
B14301	14301	BR206280	Class (B) Permit	B	21055 Topochico Dr, Woodland Hills, CA 91364	Yes	Yes	2024-05-22 0:00:00	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14301
B14195	14195	BR206276	Class (B) Permit	B	20401 Ventura Blvd, Woodland Hills, CA 91364	Yes	No	2024-05-13 0:00:00	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14195
B14249	14249	BR206273	Class (B) Permit	B	22822 W Venura Blvd, Woodland Hills, CA 91364	No		2024-05-02 0:00:00	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14249
B14107	14107	BR206250	Class (B) Permit	B	4314 Canoga Dr, Los Angeles, CA 91364	Yes	Yes	2023-12-19 0:00:00	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=14107
B13770	13770	BR206174	Class (B) Permit	B	4621 Saltillo St, Woodland Hills, CA 91364			2023-03-08 0:00:00	https://engpermits.lacity.org/bpermits/common/final_permit.cfm?nla_win=p,75,75&nla=1&nla_target=1&ref_no=13770

Channel Law Group, LLP

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Supplemental Justification for CEQA Appeal; 4230 N. Saltillo Street;
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ENV-2023-1207-CE-1A; Council File 26-0412 (“Project”)

EXHIBIT 11

ZAD / Class 1 CUP Applications Waiving the 20-Foot Roadway Requirement

	Application Date	Case Number	Address	Permit Type	Project Type	Status	Approval Date	Located in VHFHSZ?	Building Permit App Date	Building Permit App No.	Building Permit App Issued	Grading Permit App Date	Grading Permit No.	Grading Permit App Issued
1	3/12/2018	ENV-2018-1346-CE/ZA-2018-1345-ZAD-ZAA	3714 N SUNSWEPT DR	ZAD	Renovation/Addition	Approved with Conditions	4/11/2024	Yes						
2	1/24/2020	ENV-2020-633-CE 3624 N/ZA-2020-630-ZAD-SPP	3624 N MONTALVO ST	ZAD	New on Vacant Lot	Approved in Part	9/28/2021	Yes	12/21/2021	21010-10000-06568		12/21/2021	21030-10000-08629	
3	2/14/2020	ENV-2020-1012-EAF/APCC-2020-1011-ZAA-ZAD-DRB-SPP-SPE-SPPA	6155 W RODGERTON DR	APCC	New on Vacant Lot	On Hold		Yes						
4	2/4/2020	ENV-2020-753-CE/ZA-2020-752-ZAD/ZA-2020-752-ZAD-ZAA-1A	3005 N AMETHYST ST	ZAD	New on Vacant Lot	Approved with Conditions	11/29/2021	Yes	10/22/2020	20010-10000-03895	9/15/2023	10/22/2020	20030-10000-06005	9/15/2023
5	2/4/2020	ENV-2020-782-CE/ZA-2020-781-ZAD/ZA-2020-781-ZAD-ZAA-1A	3009 N AMETHYST ST	ZAD	New on Vacant Lot	Approved with Conditions	11/29/2021	Yes	10/22/2020	20010-10000-03873	9/15/2023	10/22/2020	20030-10000-05983	9/15/2023
6	2/25/2020	ENV-2020-1234-CE/ZA-2020-1233-ZAD-SPP	598 N CROSS AVE	ZAD	New on Vacant Lot	Approved	7/9/2021	Yes	5/17/2023	23010-20000-02086				
7	2/25/2020	ENV-2020-1181-CEZ/A-2020-1180-ZAA-ZAD/ZA-2020-1180-ZAA-ZAD-1A	1480 N AVENUE 57	ZAD	New on Vacant Lot	Partially Approved	7/25/2022	Yes	3/24/2021	21010-10000-01399		3/24/2021	21030-10000-01941	
8	2/26/2020	ZA-2020-1261-ZV-ZAD/ZA-2020-1261-ZV-ZAD-1A	3076 N BECKMAN RD	ZAD	New on Vacant Lot	Approved with Conditions	7/9/2021	Yes	6/20/2017	17010-20000-02361		3/9/2022	22030-20000-01645	
9	2/19/2020	ENV-2020-1083-EAF/ZA-2020-1082-ZAD	5011 E LA CALANDRIA DR	ZAD	New on Vacant Lot	Approved with Conditions	3/22/2022	Yes	1/10/2022	22010-10000-00116				
10	2/28/2020	ENV-2020-1363-CE/ZA-2020-1362-ZAD-F	3777 N SUNSWEPT DR	ZAD	New on Vacant Lot	Partially Approved	10/14/2021	Yes	5/12/2022	22010-10000-02387				
11	3/4/2020	ENV-2020-1498-CE/ZA-2020-1497-ZAD-SPP	500 N RUSTIC DR	ZAD	New on Vacant Lot	Approved With Conditions	10/8/2020	Yes	6/14/2021	21010-10000-02735		6/14/2021	21030-10000-03594	
12	3/11/2020	ENV-2020-1681-CEZ/A-2020-1680-ZAD-SPP	3622 E ROSEVIEW AVE	ZAD	New on Vacant Lot	Approved	9/1/2020	Yes	10/12/2020	20010-20000-03688	10/4/2022	10/12/2020	20030-20000-05727	10/4/2022
13	3/25/2020	ENV-2020-2070-CEA/PCE-2020-2069-SPE-SPP-ZAD	1341 N CLIFF DR	APCE	New on Vacant Lot	Approved	8/7/2020	Yes	5/4/2021	21010-10000-02202	10/31/2023	5/4/2021	21030-10000-03131	10/31/2023
14	4/9/2020	ENV-2020-2417-CE/ZA-2020-2416-ZAD	4567 E CARTER DR	ZAD	New on Vacant Lot	Approved With Conditions	2/3/2022	Yes	8/22/2019	19010-20000-03747	6/20/2025	8/22/2019	19030-20000-06215	6/20/2025
15	4/23/2020	ENV-2020-2772-CE/ZA-2020-2771-ZAD-SPP	576 W AVENUE 46	ZAD	Renovation/Addition	Partially Approved	10/15/2020	Yes						
16	4/28/2020	ZA-2017-3384-ZAD/ZA-2017-3384-ZAD-1A/ZA-2017-3384-ZAD-LEOX	1900 N AVENUE 55	ZAD	New on Vacant Lot	Approved	7/13/2020	Yes	10/22/2018	18010-10000-05137		10/22/2018	18030-10000-07273	
17	4/29/2020	ZA-2017-3386-ZAD/ZA-2017-3386-ZAD-1A	1864 N AVENUE 55	ZAD	New on Vacant Lot	Approved	7/13/2020	Yes	10/22/2018	18010-10000-05135		10/22/2018	18030-10000-07271	
18	6/9/2020	ZA-2018-4144-ZAD/ZA-2018-4144-ZAD-1A	9700 N ESTABAN WAY	ZAD	New on Vacant Lot	Partially Approved	10/27/2020	Yes	5/2/2019	19010-20000-01879	2/14/2022	10/21/2021	21030-20000-07108	2/12/2022
19	6/22/2020	ENV-2020-3797-CE/ZA-2020-3796-ZAD	1141 N GLEN ARBOR AVE	ZAD	Renovation/Addition	Approved with Conditions	2/10/2021	Yes						
20	7/7/2020	ENV-2020-4035-CE/ZA-2020-4033-ZAD-SPP	466 N QUAIL DR	ZAD	New on Vacant Lot	Partially Approved	2/3/2021	Yes	4/21/2021	21010-20000-01956		4/21/2021	21030-20000-02591	
21	7/8/2020	ENV-2020-4068-CE/ZA-2020-4067-ZAD-SPP-HCA	4683 W GLENALBYN DR	ZAD	New on Vacant Lot	Approved with Conditions	8/20/2021	Yes	12/20/2019	19010-30000-05936	12/6/2023	12/20/2019	19030-30000-08380	12/8/2023
22	7/8/2020	ZA-2020-4071-ZAD-SPP-HCA	4691 N GLENALBYN DR	ZAD	New on Vacant Lot	Approved	8/23/2021	Yes	12/20/2019	19010-30000-05937	12/6/2023	12/20/2019	19030-30000-08381	12/8/2023
23	1/26/2021	ENV-2020-4190-CE/ZA-2020-4189-ZAD	3854 N AVENIDA DEL SOL	ZAD	Renovation/Addition	Approved with Conditions	11/2/2021	Yes						
24	7/29/2020	ENV-2020-4477-CE/ZA-2020-4476-ZAD-ZAA	4101 W LOS NIETOS DR	ZAD	Renovation/Addition	Approved with Conditions	2/28/2022	Yes						
25	8/26/2020	ENV-2020-5062-CE/ZA-2020-5061-ZAD-SPP	3654 N KINNEY ST	ZAD	New on Vacant Lot	Partially Approved	7/21/2021	Yes	11/23/2021	21010-10000-06079		11/23/2021	21030-10000-07951	
26	9/18/2020	ENV-2020-5530-CE/ZA-2020-5529-ZAD-SPR	1524 N TOWER GROVE DR	ZAD	New on Existing Lot	Approved	7/23/2021	Yes						
27	9/21/2020	ENV-2020-5550-CE/ZA-2020-5549-ZAD-SPP	3937 N BRILLIANT DR	ZAD	New on Vacant Lot	Approved	7/12/2021	Yes	2/4/2021	21010-10000-00583	7/27/2023	2/4/2021	21030-10000-00760	7/27/2023
28	9/29/2020	ZA-2020-5772-ZAD-1AENV-2020-5773-CE/ZA-2020-5772-ZAD/ZA-2020-5772-ZAD-1A	3730 N ALTA MESA DR	ZAD	New on Vacant Lot	Approved with Conditions	2/1/2022	Yes	12/28/2017	17010-10000-05137		12/28/2017	21030-20000-07636	
29	11/4/2020	ENV-2020-6627-EAF/ZA-2020-6626-ZAD	9837 W EASTON DR	ZAD	Demo/New on Existing Lot	On Hold		Yes						
30	12/17/2020	ENV-2020-7568-CE/ZA-2020-7567-ZAA-ZAD-SPP	614 W AVENUE 46	ZAD	Demo/New on Existing Lot	Approved with Conditions	7/1/2022	Yes						
31	12/9/2020	ENV-2020-7361-EAF/ZA-2020-7359-ZAA-ZAD	1826 N CRISLER ST	ZAD	New on Vacant Lot	On Hold		Yes	6/8/2021	21010-10000-02788		6/8/2021	21030-10000-03656	
32	1/4/2021	ENV-2021-24-CE/ZA-2021-23-ZAD	2327 N CORAL ST	ZAD	New on Vacant Lot	Partially Approved	12/13/2021	Yes	12/3/2019	19010-20000-05413	1/12/2023	12/3/2019	21030-20000-00156	1/12/2023
33	1/26/2021	ENV-2019-6491-CE/ZA-2019-6490-ZAD/ZA-2019-6490-ZAD-1A	4516 E CATO ST	ZAD	New on Vacant Lot	Approved	11/19/2020	Yes	12/20/2018	18010-10000-06249				

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34	2/9/2021	ENV-2019-4702-CE/ZA-2019-4701-ZAD-SPP/ZA-2019-4701-ZAD-SPP-1A	621 E FRONTENAC AVE	ZAD	New on Vacant Lot	Approved	1/28/2021	Yes	2/9/2023	23010-30000-00571	2/22/2024	2/9/2023	23030-30000-00822	2/22/2024
35	2/25/2021	ZA-2017-3208-ZAD-SPP/ZA-2017-3208-ZAD-SPP-M1	4547 E CLELAND VE	ZAD	New on Vacant Lot	Approved	10/30/2018	Yes	12/20/2016	16010-10000-05882		12/20/2016	17030-10000-06428	
36	3/25/2021	ENV-2021-2472-CE/ZA-2021-2468-ZAD-DRB-SPP-F-MSP	2709 N JALMIA DR	ZAD	Demo/New on Existing Lot	Approved with Conditions	2/12/2024	Yes						
37	4/20/2021	ENV-2021-3225-CE/ZA-2021-3224-ZAD	1914 N LAUREL CANYON RD	ZAD	Renovation/Addition	Approved with Conditions	3/30/2022	Yes						
38	5/3/2021	ENV-2016-3340-CE/ENV-2021-3636-CE/DIR-2016-3339-DRB-SPP-MSP/ZA-2021-3635-ZAD-MSP	3604 N MULTIVIEW DR	ZAD		Approved with Conditions	12/21/2023	Yes						
39	5/12/2021	ENV-2021-3943-CE/ZA-2021-3942-ZAD-SPP-HCA	4876 N GLENALBYN DR	ZAD	New on Vacant Lot	Partially Approved	7/5/2023	Yes	10/26/2021	21010-10000-05573		10/26/2021	21030-10000-07193	
40	5/11/2021	ENV-2021-3894-CE/ZA-2021-3888-ZAD	9464 N HILLHAVEN AVE	ZAD	New on Vacant Lot	Approved with Conditions	3/20/2023	Yes	10/28/2019	19010-20000-04800		10/28/2019	19030-20000-07757	
41	7/6/2017	ENV-2017-2648-CE/ENV-2018-5402-CE/ZA-2017-2647-ZV-ZAD-ZAA/ZA-2017-2647-ZV-ZAD-ZAA-1A	8441 W FRANKLIN AVE	ZAD	New on Vacant Lot	Approved with Conditions	11/18/2021	Yes	3/8/2017	17010-30000-00995	2/23/2023	3/8/2017	17030-30000-01594	02/23/2023 (expired)
42	6/16/2021	ENV-2021-5014-CE/ZA-2021-5013-ZAA-ZAD	4226 N VANETTA DR	ZAD	Renovation/Addition	Approved with Conditions	2/7/2024	Yes						
43	6/21/2021	ENV-2021-5100-CE/ZA-2021-5099-ZAD	1785 N SUMMITRIDGE DR	ZAD	New on Vacant Lot	Approved with Conditions	12/5/2022	Yes	9/28/2021	21010-10000-04914		9/28/2021	21030-10000-06357	
44	8/4/2021	ENV-2021-6620-CE/ZA-2021-6619-ZAD-HCA	1903 N LAKE SHORE AVE	ZAD	Demo/New on Existing Lot	Approved with Conditions	6/1/2022	Yes						
45	8/6/2021	ENV-2021-6721-CE/ZA-2021-6720-ZAD	2501 N FOREST PARK DR	ZAD	New on Vacant Lot	Partially Approved	6/13/2023	Yes						
46	8/3/2021	ENV-2021-6609-CE/ZA-2021-6608-ZAD	4805 N HASEKIAN DR	ZAD	Renovation/Addition	Approved with Conditions	11/15/2022	Yes						
47	8/23/2021	ENV-2021-7167-CE/ZA-2021-7166-ZAD	1654 W FAIR PARK AVE	ZAD	New on Vacant Lot	Approved with Conditions	8/4/2022	No						
48	9/3/2021	ENV-2021-7524-CE/ZA-2021-7523-ZAD	5342 N HILLTOP RD	ZAD	New on Vacant Lot	Approved with Conditions	4/4/2023	Yes	9/2/2020	20010-20000-02971		9/2/2020	20030-20000-04730	
49	10/5/2021	ENV-2021-8411-CE/ZA-2021-8410-ZAD-SPP-ZAA-HCA	1420 N KILLARNEY AVE	ZAD	New on Vacant Lot	Partially Approved	5/11/2023	Yes	12/10/2019	19010-10000-05478		12/10/2019	19030-10000-07913	
50	1/29/2021	ENV-2017-2329-CE/ENV-2023-2650-EAF/ZA-2017-2328-ZAD-ZAA/ZA-2017-2328-ZAD-ZAA-1A	1501 N MARLAY DR	ZAD	New on Vacant Lot	Approved with Conditions	10/19/2021	Yes	6/28/2016	16010-10000-02809		6/28/2016	16030-10000-04725	
51	10/28/2021	ENV-2021-9004-CE/ZA-2021-9003-ZAD	4814 N HASEKIAN DR	ZAD	Demo/New on Existing Lot	Approved with Conditions	9/29/2022	Yes						
52	11/29/2021	ENV-2021-9733-EIR/ZA-2021-9730-ZAD-SPP-HCA	607 N QUAIL DR	ZAD	New on Vacant Lot	Terminated		Yes	4/29/2021	21010-10000-02008				
53	11/29/2021	ZA-2021-9734-ZAD-SPP-HCA	561 N DOVE DR	ZAD	New on Vacant Lot	Terminated		Yes	4/29/2021	21010-10000-02159				
54	11/29/2021	ZA-2021-9747-ZAD-SPP-HCA	601 N QUAIL DR	ZAD	New on Vacant Lot	Terminated		Yes	4/29/2021	21010-10000-02005				
55	11/29/2021	ZA-2021-9748-ZAD-SPP-HCA	611 N QUAIL DR	ZAD	New on Vacant Lot	Terminated		Yes	4/29/2021	21010-10000-02009				
56	12/17/2021	ENV-2021-10388-CE/ZA-2021-10387-ZAD-SPP-HCA	3737 N BRILLIANT PL	ZAD	New on Vacant Lot	Approved with Conditions	8/14/2023	Yes	9/4/2021	21010-10000-04574		9/4/2021	21030-10000-05914	
57	12/16/2021	ENV-2021-10293-CE/ZA-2021-10292-ZAD	9452 N REVERIE RD	ZAD	New on Vacant Lot	Approved with Conditions	3/8/2023	Yes	9/22/2020	20010-20000-03141	10/22/2024	9/22/2020	23030-20000-06884	10/22/2024
58	12/17/2021	ENV-2021-10334-CE/ENV-2024-2340-EAF/ZA-2021-10333-ZAD/ZA-2021-10333-ZAD-1A	21140 N NOFRAL RD	ZAD	New on Vacant Lot	Partially Approved	6/17/2025	Yes	7/21/2022	22010-20000-03569		7/21/2022	22030-20000-05112	
59	12/17/2021	ENV-2021-10360-CE/ENV-2024-2340-EAF/ZA-2021-10359-ZAD/ZA-2021-10359-ZAD-1A	4949 N NOFRAL RD	ZAD	New on Vacant Lot	Partially Approved	6/17/2025	Yes	7/21/2022	22010-20000-03570		7/21/2022	22030-20000-05114	
60	12/21/2021	ZA-2021-10493-ZAD	1816 N RIAL L N	ZAD	New on Existing Lot	Approved with Conditions	1/6/2023	Yes						
61	12/21/2021	ZA-2021-10494-ZAD	1804 N RIAL L N	ZAD	New on Existing Lot	Approved with Conditions	1/6/2023	Yes						
62	12/22/2021	ENV-2021-10646-EAF/ZA-2021-10645-ZV-ZAD	9035 W CRESCENT DR	ZAD	New on Vacant Lot	On Hold		Yes	4/10/2024	24010-10000-01443				
63	12/22/2021	ZA-2021-10647-ZV-ZAD	9037 W CRESCENT DR	ZAD	New on Vacant Lot	On Hold		Yes						
64	12/22/2021	ENV-2021-10621-CE/ZA-2021-10620-ZAD	2839 N PACIFIC VIEW TR	ZAD	Renovation/Addition	Approved with Conditions	11/30/2022	Yes						

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65	11/17/2021	ENV-2021-10424-EAF/APCC-2018-3826-SPE-ZAD-DRB-SPP/ZA-2018-3826-ZAD-DRB-SPP	6271 W RODGERTON DR	ZAD	New on Vacant Lot	On Hold		Yes						
66	12/22/2021	ENV-2021-10637-CE/ZA-2021-10634-ZAD-ZAA-HCA	3124 N JOHNSTON ST	ZAD	New on Vacant Lot	Partially Approved	12/28/2023	Yes						
67	2/23/2022	ENV-2022-1227-EAF/ZA-2022-1226-ZAD	1001 N BEL-AIR RD	ZAD	Demo/New on Existing Lot	Approved with Conditions	11/10/2022	Yes						
68	3/3/2022	ENV-2022-1458-CE/ZA-2022-1456-ZAD	3336 N BONNIE HILL DR	ZAD	Renovation/Addition	Approved with Conditions	6/5/2023	Yes						
69	3/3/2022	ENV-2022-1466-CE/ZA-2022-1465-ZAD-HCA	4335 E RAYNOL ST	ZAD	New on Vacant Lot	Approved with Conditions	5/17/2023	Yes	11/29/2018	18010-10000-05778	1/16/2020	11/29/2018	18030-10000-08175	1/16/2020
70	7/11/2019	ENV-2019-4080-CE/ZA-2019-4079-ZAD-DRB-SPP-MSPZ/A-2019-4079-ZAD-DRB-SPP-MSP-1A	4621 SALTILLO ST	ZAD	New on Vacant Lot	Partially Approved	2/24/2022	Yes	12/28/2022	22010-20000-06584	4/10/2025	12/28/2022	22030-20000-08945	4/10/2025
71	3/18/2022	ENV-2022-1891-CE/ZA-2022-1889-ZAD-HCA	12165 N HIGHWATER RD	ZAD	New on Vacant Lot	On Hold		Yes	3/11/2022	22010-10000-01261		10/21/2023	22010-10000-01261	
72	3/22/2022	ZA-2022-1955-CDP-ZAD-MEL-HCA	17488 W REVELLO DR	ZAD	New on Vacant Lot	Pending		Yes						
73	3/22/2022	ZA-2022-1956-CDP-ZAD-MEL-HCA	17502 W REVELLO DR	ZAD	New on Vacant Lot	Pending		Yes						
74	4/6/2022	ENV-2022-2358-CE/ZA-2022-2357-ZAD-ZAA-SPP-HCA	596 E FRONTENAC AVE	ZAD	New on Vacant Lot	Approved with Conditions	3/14/2023	Yes	2/21/2023	23010-10000-00607	4/11/2025	4/7/2023	23030-10000-02163	
75	4/11/2022	ENV-2022-2488-CE/DIR-2022-2487-SPP-HCA/ZA-2022-2487-ZAD-SPP-HCA	4367 E SCANDIA WAY	DIR	New on Vacant Lot	Approved with Conditions	3/22/2023	Yes	7/27/2022	22010-10000-03604		7/27/2022	22030-10000-05131	
76	4/12/2022	ENV-2022-2514-CE/ZA-2022-2513-ZAD	2332 N ALLVIEW TER E	ZAD	Renovation/Addition	Approved with Conditions	9/6/2023	Yes						
77	4/25/2022	ENV-2022-2858-CE/ZA-2022-2857-ZAD-SPP-HCA	3550 E TACOMA AVE	ZAD	New on Vacant Lot	Approved with Conditions	5/22/2023	Yes	8/3/2021	21010-10000-03844		8/3/2021	21030-10000-04956	
78	5/2/2022	ENV-2022-3069-CE/ZA-2022-3068-ZAD-HCA	1850 N UPPERTON AVE	ZAD	New on Vacant Lot	Approved with Conditions	8/1/2022	Yes	8/2/2019	19010-10000-03331	1/12/2022	8/2/2019	19030-10000-04965	1/12/2022
79	5/3/2022	ENV-2022-3138-CE/ZA-2022-3137-ZAD-DRB-SPP-MSP	2501 N CAROB DR	ZAD	Renovation/Addition	On Hold		Yes						
80	5/12/2022	ENV-2022-3356-CE/ZA-2022-3355-ZAD-SPP-HCA	619 N QUAIL DR	ZAD	New on Vacant Lot	Partially Approved	1/22/2024	Yes	3/6/2025	25010-10000-00997		3/6/2025	25030-10000-01718	
81	5/12/2022	ENV-2022-3358-CE/ZA-2022-3357-ZAD-HCA	4306 E EMERALDA ST	ZAD	New on Vacant Lot	Approved with Conditions	7/18/2023	Yes	7/24/2020	20010-10000-02476	6/17/2025	7/24/2020	24030-10000-05728	6/17/2025
82	6/2/2022	ENV-2022-3837-CE/ZA-2022-3836-ZAD	1436 N BELLA DR	ZAD	Demo/New on Existing Lot	On Hold		Yes						
83	6/1/2022	ENV-2022-3825-CE/ZA-2022-3824-ZAD-SPP-HCA	3738 N BRILLIANT DR	ZAD	New on Vacant Lot	Partially Approved	3/15/2023	Yes	6/14/2018	18010-20000-02978		6/14/2018	18030-20000-05605	
84	6/30/2022	ENV-2022-4689-CE/ZA-2022-4688-ZAD	2076 N KEW DR	ZAD	Renovation/Addition	On Hold		Yes						
85	7/28/2022	ENV-2022-5419-CE/ZA-2022-5418-ZAD-SPP-HCA	468 W VISTA GLORIOSA DR	ZAD	New on Vacant Lot	Approved with Conditions	8/9/2023	Yes	11/21/2024	24010-10000-04662		11/21/2024	24020-10000-02243	
86	8/15/2022	ENV-2022-5826-CE/ZA-2022-5824-ZAD	1918 W OAK TREE DR	ZAD	Renovation/Addition	Approved with Conditions	4/22/2024	No						
87	9/7/2022	ENV-2022-6420-CE/ZA-2022-6419-ZAD	2760 W FYLER PL	ZAD	Demo/New on Existing Lot	Approved with Conditions	9/6/2024	Yes						
88	9/7/2022	ENV-2022-6411-CE/ZA-2022-6410-ZAD-SPP	10733 N PLATEAU DR	ZAD	Renovation/Addition	Approved with Conditions	7/10/2024	Yes						
89	9/15/2022	ZA-2022-6633-ZAD-ZAA	9961 W BEVERLY GROVE DR	ZAD	Demo/New on Existing Lot	Approved with Conditions	6/24/2024	Yes						
90	9/15/2022	ZA-2022-6634-ZAD-ZAA	9955 W BEVERLY GROVE DR	ZAD	Demo/New on Existing Lot	Approved with Conditions	6/24/2024	Yes						
91	10/7/2022	ENV-2022-7296-CE/ZA-2022-7295-ZAA-ZAD-SPP-HCA/ZA-2022-7295-ZAA-ZAD-SPP-HCA-1A	504 W AVENUE 44	ZAD	New on Vacant Lot	Partially Approved	6/18/2024	Yes	7/31/2015	15010-10000-02762		7/31/2015	15030-10000-05255	
92	10/12/2022	ENV-2022-7372-CE/ZA-2022-7369-ZAD	4013 N HARRIMAN AVE	ZAD	New on Vacant Lot	Partially Approved	7/18/2024	Yes	3/29/2022	22010-10000-01571		3/29/2022	22030-10000-02227	
93	9/17/2019	DIR-2019-5524-CDP-MEL/ZA-2019-5525-ZADZ/A-2019-5525-ZAD-1A	17532 W REVELLO DR	ZAD	New on Vacant Lot	Approved with Conditions	10/4/2022	Yes	12/31/2019	19010-30000-06519		11/18/2022	22030-30000-07996	
94	9/19/2019	DIR-2019-5571-CDP-MEL/ZA-2019-5574-ZAD/ZA-2019-5574-ZAD-1A	17523 W REVELLO DR	ZAD	New on Vacant Lot	Approved with Conditions	10/4/2022	Yes	12/31/2019	19010-30000-06507		11/18/2022	22030-30000-07994	
95	9/19/2019	DIR-2019-5584-CDP-MEL/ZA-2019-5585-ZAD/ZA-2019-5585-ZAD-1A	17533 W REVELLO DR	ZAD	New on Vacant Lot	Approved with Conditions	10/4/2022	Yes	12/31/2019	19010-30000-06504		11/18/2022	22030-30000-07993	
96	10/24/2019	DIR-2019-6352-CDP-MEL/DIR-2019-6352-CDP-MEL-1A	17550 W TRAMONTO DR	DIR	New on Vacant Lot	Approved with Conditions	10/4/2022	Yes	12/31/2019	19010-30000-06522		11/18/2022	22030-30000-07992	

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97	12/2/2022	ENV-2022-8792-EAF/ZA-2022-8791-ZAD-SPP-HCA	7921 W DENIVELLE RD	ZAD	New on Vacant Lot	On Hold		Yes	7/29/2004	04010-20000-03638		1/12/2005	05030-20000-00080	10/31/2006
98	12/30/2022	ENV-2022-9454-EAF/ZA-2022-9453-ZAD-ZAA	1261 N TOWER GROVE DR	ZAD	Renovation/Addition	Approved with Conditions	9/23/2024	Yes						
99	2/8/2023	ENV-2023-905-EAF/ZA-2023-904-ZAD-HCA/ZA-2023-904-ZAD-HCA-1A	1943 W ESCARPA DR	ZAD	New on Vacant Lot	Approved with Conditions	3/28/2025	Yes	1/4/2023	23010-10000-00021		1/4/2023	23030-10000-00921	
100	2/14/2023	ENV-2023-1072-CE/ZA-2023-1071-ZAD	9369 W FLICKER WAY	ZAD	Renovation/Addition	Approved with Conditions	11/20/2024	Yes						
101	2/23/2023	ENV-2023-1290-EAF/ZA-2023-1289-ZAA-ZAD-HCA	10327 W TUPELO LN	ZAD	New on Vacant Lot	On Hold		Yes						
102	2/14/2023	ENV-2023-1040-CE/ZA-2023-1039-ZAD-DRB-SPP-MSP	13449 W MULHOLLAND DR	ZAD	Renovation/Addition	Approved with Conditions	12/22/2023	Yes						
103	2/21/2023	ENV-2023-1207-CE/ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA/ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA-1A	4230 N SALTILLO ST	ZAD	New on Vacant Lot	Approved with Conditions	12/19/2024	Yes						
104	3/6/2023	ENV-2023-1550-CE/ZA-2023-1549-ZAD-DRB-SPP-MSP-HCA	4366 N MORRO DR	ZAD	New on Vacant Lot	Approved with Conditions	1/5/2024	Yes	9/25/2024	24010-20000-04071		9/25/2024	24030-20000-06398	
105	3/23/2023	ENV-2023-2022-CE/ZA-2023-2021-ZAD	3011 N AMETHYST ST	ZAD	New on Vacant Lot	Approved with Conditions	1/21/2025	Yes	12/24/2020	20010-30000-05025		7/29/2021	21030-10000-05028	6/1/2022
106	3/17/2023	ENV-2023-1900-CE/ZA-2023-1899-ZAD-HCA	8817 N CHATLAKE DR	ZAD	New on Vacant Lot	Pending		Yes	11/22/2021	21010-10000-06071		11/22/2021	21030-10000-07949	
107	3/30/2023	ENV-2023-2198-EAF/ZA-2023-2197-ZAD-SPP-HCA	3640 N RICHARDSON DR	ZAD	New on Vacant Lot	On Hold		Yes	9/8/2022	22010-10000-04248		12/5/2024	24030-10000-07491	
108	3/30/2023	ZA-2023-2203-ZAD-SPP-HCA	3646 N RICHARDSON DR	ZAD	New on Vacant Lot	On Hold		Yes	9/21/2022	22010-10000-04711				
109	3/30/2023	ZA-2023-2206-ZAD-SPP-HCA	3652 N RICHARDSON DR	ZAD	New on Vacant Lot	On Hold		Yes	9/21/2022	22010-10000-04712				
110	5/10/2023	ZA-2023-2211-ZAD-SPP-HCA	3700 N RICHARDSON DR	ZAD	New on Vacant Lot	On Hold		Yes	9/21/2022	22010-10000-04714				
111	5/18/2023	ENV-2023-3406-EAF/ZA-2023-3405-ZAD	9926 W BEVERLY GROVE DR	ZAD	Renovation/Addition	On Hold		Yes						
112	5/9/2023	ENV-2023-3188-CE/ZA-2023-3187-CU1-SPPC	9604 N HILLHAVEN AVE	ZAD	Renovation/Addition	Approved with Conditions	11/15/2024	Yes						
113	5/24/2023	ENV-2023-3518-CE/ZA-2023-3517-ZAD-SPP-HCA/ZA-2023-3517-ZAD-SPP-HCA-1A	4141 W SEA VIEW DR	ZAD	New on Vacant Lot	Approved with Conditions	7/19/2024	Yes	12/24/2024	24010-10000-05263		12/24/2024	24030-10000-08199	
114	12/21/2021	ENV-2021-10561-CE/ZA-2021-10466-ZAD-DRB-SPP-MSP/ZA-2021-10466-ZAD-DRB-SPP-MSP-1A	7315 W PYRAMID PL	ZAD	New on Vacant Lot	Approved with Conditions	5/15/2023	Yes	12/30/2021	21010-10000-06733		12/30/2021	21030-10000-08770	
115	6/5/2023	ENV-2023-3793-CE/ZA-2023-3792-ZAD-SPP	4126 W SEA VIEW DR	ZAD	Renovation/Addition	On Hold		Yes						
116	6/6/2023	ENV-2023-3803-CE/ZA-2023-3802-ZAD/ZA-2023-3802-ZAD-1A	3375 N BLAIR DR	ZAD	New on Vacant Lot	Partially Approved	10/25/2024	Yes	9/21/2020	20010-10000-03296		9/21/2020	20030-10000-05200	
117	6/6/2023	ENV-2023-3832-CE/ZA-2023-3831-ZAD-ZAA-F-DRB-SPP-MSP-HCA	2620 N JALMIA DR	ZAD	Demo/New on Existing Lot	On Hold		Yes						
118	6/15/2023	ENV-2023-4072-CE/ZA-2023-4071-ZAD-HCA	3222 N AMETHYST ST	ZAD	New on Vacant Lot	Approved with Conditions	8/25/2025	Yes	7/1/2024	24010-10000-02742		7/1/2024	24030-10000-04633	
119	6/16/2023	ENV-2023-4108-CE/ZA-2023-4107-ZAD-HCA	3214 N AMETHYST ST	ZAD	New on Vacant Lot	Approved with Conditions	8/25/2025	Yes	7/1/2024	24010-10000-02740		7/1/2024	24030-10000-04594	
120	6/15/2023	ENV-2023-4084-CE/ZA-2023-4083-ZAD	3848 N AVENIDA DEL SOL	ZAD	Renovation/Addition	Approved with Conditions	3/14/2024	Yes						
121	6/23/2023	ENV-2023-4278-CE/ZA-2023-4277-ZAD	810 S AVE 60	ZAD	Renovation/Addition	Approved with Conditions	2/14/2024	Yes						
122	6/20/2023	ENV-2023-4153-CE/ZA-2023-4152-ZAD-HCA	3216 N AMETHYST ST	ZAD	New on Vacant Lot	Approved with Conditions	8/25/2025	Yes	7/2/2024	24010-10000-02765		7/2/2024	24030-10000-04033	
123	6/20/2023	ENV-2023-4163-CE/ZA-2023-4162-ZAD-HCA	3218 N AMETHYST ST	ZAD	New on Vacant Lot	Approved with Conditions	8/25/2025	Yes	7/2/2024	24010-10000-02764		7/2/2024	24030-10000-04031	
124	6/20/2023	ENV-2023-4225-CE/ZA-2023-4224-ZAD-HCA	3220 N AMETHYST ST	ZAD	New on Vacant Lot	Approved with Conditions	8/25/2025	Yes	7/2/2024	24010-10000-02763		7/2/2024	24030-10000-04029	
125	2/10/2022	ENV-2022-956-CE/ZA-2022-957-ZAD-SPP-HCA/ZA-2022-957-ZAD-SPP-HCA-1A	3918 W ROME CT	ZAD	New on Vacant Lot	Partially Approved	6/21/2023	Yes	7/1/2022	22010-10000-03276		7/1/2022	22030-10000-04688	
126	7/13/2023	ENV-2023-4828-CE/ZA-2023-4827-ZAD	962 N SOMERA RD	ZAD	Addition-Retaining Walls	On Hold		Yes						
127	8/9/2023	ENV-2023-5468-CE/ZA-2023-5467-ZAD-DRB-SPP-MSP-HCA	13442 W JAVA RD	ZAD	New on Vacant Lot	Approved with Conditions	10/28/2024	Yes	11/26/2024	24010-30000-04906		11/26/2024	24030-30000-07553	
128	8/7/2023	ENV-2023-5369-CE/ZA-2023-5368-ZAD-SPP-HCA	3607 N KINNEY ST	ZAD	New on Vacant Lot	Approved with Conditions	3/4/2024	Yes	10/19/2023	23010-20000-04215	1/28/2025	10/19/2023	23030-20000-06950	1/28/2025
129	8/25/2023	ENV-2023-5865-EAF/ZA-2023-5864-ZAD-HCA	1391 N TOWER GROVE DR	ZAD	New on Vacant Lot	Pending		Yes	7/25/2023	23010-20000-03024		7/25/2023	23030-20000-04561	

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130	8/24/2023	ENV-2023-5811-CE/ZA-2023-5810-ZAD	13547 W CONTOUR DR	ZAD	Renovation/Addition	Approved with Conditions	9/18/2024	Yes						
131	9/8/2023	ZA-2023-6125-ZAD	1665 N GILCREST DR	ZAD	Demo/New on Existing Lot	On Hold		Yes						
132	9/8/2023	ENV-2023-6127-EAF/ZA-2023-6126-ZAD	1660 N GILCREST DR	ZAD	Demo/New on Existing Lot	On Hold		Yes						
133	9/5/2023	ENV-2023-6021-CE/ZA-2023-6020-ZAD	2655 N OUTPOST DR	ZAD	Renovation/Addition	Approved with Conditions	2/3/2025	Yes						
134	10/5/2023	ENV-2023-6685-CE/ZA-2023-6684-ZAD-DRB-SPP-HCA	3365 N DERONDA DR	ZAD	New on Vacant Lot	Approved with Conditions	8/15/2024	Yes	8/16/2022	22010-10000-04082	7/24/2025	8/16/2022	25030-10000-01561	7/25/2025
135	10/2/2023	ENV-2023-6532-CE/ZA-2023-6531-ZAD-HCA	4462 E CATO ST	ZAD	New on Vacant Lot	Approved with Conditions	1/31/2025	Yes						
136	10/4/2023	ENV-2023-6670-CE/ZA-2023-6669-ZAD	4845 E VERDEMOUR AVE	ZAD	Renovation/Addition	Approved with Conditions	7/18/2024	Yes						
137	10/17/2023	ENV-2023-6937-EAF/ZA-2023-6935-ZAD-HCA/ZA-2023-6936-ZAD-HCA	3150 N JOHNSTON ST	ZAD	New on Vacant Lot	On Hold		Yes	5/17/2022	22010-10000-02534		6/2/2006	06030-10000-02703	
138	8/25/2023	ENV-2023-5845-CE/ZA-2023-5844-ZAD	16730 W CHAPLIN AVE	ZAD	Renovation/Addition	On Hold		Yes						
139	8/24/2023	ENV-2023-5823-CE/ZA-2023-5822-ZAD-HCA	4571 E FERNTOP DR	ZAD	New on Vacant Lot	On Hold		Yes	5/18/2022	22010-10000-02512				
140	11/17/2023	ENV-2023-7651-CE/ZA-2023-7650-ZAD-ZAA-WDI	8665 W APPIAN WAY	ZAD	New on Vacant Lot	Pending		Yes						
141	12/12/2023	ENV-2023-8120-CE/ZA-2023-8119-ZAD-DRB-SPP-MSP-HCA	6850 W CAHUENGA PARK TR	ZAD	Renovation/Addition	On Hold		Yes						
142	12/29/2023	ENV-2023-8488-CE/ZA-2023-8487-ZAD	9347 W WAYSIDE DR	ZAD	New on Existing Lot	Approved with Conditions	4/25/2025	Yes						
143	12/19/2023	ENV-2023-8342-CE/ZA-2023-8341-ZAD-HCA	2310 N EDGEMONT ST	ZAD	Demo/New on Existing Lot	On Hold		Yes						
144	1/12/2024	ENV-2024-299-CE/ZA-2024-298-ZAD	9622 W GREEN VERDUGO DR	ZAD	New on Existing Lot	Approved with Conditions	12/24/2024	Yes						
145	1/12/2024	ZA-2024-302-ZAD-ZV	6435 W QUEBEC DR	ZAD	New on Vacant Lot	On Hold		Yes	9/11/2020	20010-20000-03023		9/11/2020	20030-20000-04810	
146	1/12/2024	ZA-2024-305-ZAD-HCA	4392 E WEST ROSE HILL DR	ZAD	New on Vacant Lot	Approved with Conditions	1/21/2021	Yes	6/9/2022	22010-10000-02878		6/9/2022	22030-10000-04114	
147	12/28/2017	ZA-2017-5530-ZADZ/A-2017-5530-ZAD-LEOX	1565 W LANDA ST	ZAD	New on Vacant Lot	Approved	1/31/2019	Yes	3/14/2017	17010-10000-01111		3/14/2017	17030-10000-01777	
148	11/2/2016	ENV-2016-4180-EIR/APCSV-2016-4179-SPE-DRB-SPP-MSP-ZV-ZADA/PCSV-2016-4179-SPE-DRB-SPP-MSP-ZV-ZAD-1A	3003 N RUNYON CANYON RD	APCSV	New on Existing Lot	Approved	8/8/2024	Yes						
149	1/18/2024	ENV-2024-430-CE/ZA-2024-429-ZAD-DRB-SPP-HCA	6405 W FLAGMOOR PL	ZAD	New on Vacant Lot	Pending		Yes	3/30/2023	23010-10000-01338		3/30/2023	23030-10000-02567	
150	1/23/2024	ENV-2024-400-EAF/ZA-2024-399-ZAD-DRB-SPP-MSP-HCA	21503 W ARCOS DR	ZAD	New on Vacant Lot	Pending		Yes						
151	1/19/2024	ENV-2024-461-CE/ZA-2024-460-ZAD-HCA	4933 N CERRILLOS DR	ZAD	New on Vacant Lot	Pending		Yes	10/8/2024	24010-30000-04264		10/8/2024	24030-30000-06365	
152	3/2/2017	ENV-2017-840-CE/ZA-2017-841-ZV-ZAD-SPP/ZA-2017-841-ZV-ZAD-SPP-LEOX	4798 N ABARGO ST	ZAD	New on Vacant Lot	Partially Approved	8/31/2021	Yes						
153	3/19/2025	ENV-2025-1641-EAF/ZA-2025-1640-CU1-HCA	8637 W HILLSIDE AVE	CUP	New on Vacant Lot	On Hold								
154	3/19/2025	ZA-2025-1646-CU1-HCA	8643 W HILLSIDE AVE	CUP	New on Vacant Lot	On Hold								
155	3/12/2025	ZA-2025-1653-CU1-HCA	8649 W HILLSIDE AVE	CUP	New on Vacant Lot	On Hold								
156	1/8/2020	ENV-2020-142-CE/ZA-2020-141-ZAD	5087 E ITHACA AVE	ZAD	New on Vacant Lot	Partially Approved	7/13/2020	Yes	12/9/2020	20010-10000-04722		12/9/2020	20030-10000-07073	
157	3/10/2020	ENV-2020-1617-EAF/ZA-2020-1616-ZAD-ABD	1495 N DOHENEY DR	ZAD	Renovation/Addition	Approved with Conditions	2/10/2021	Yes						
158	5/6/2021	ENV-2021-4440-EAF/ZA-2021-4439-ZAD-SPP-MSP	3593 N MULTIVIEW DR	ZAD		On Hold		Yes	12/31/2022	22010-10000-06667		12/31/2022	23030-10000-01132	
159	1/14/2025	ENV-2025-251-CE/ZA-2025-250-CU1-SPPC-HCA	448 W AVENUE 46	CUP	Renovation/Addition	On Hold		Yes						
160	1/21/2025	ENV-2025-391-EAF/ZA-2025-390-CU1-HCA	9392 W FLICKER WAY	CUP	Renovation/Addition	On Hold		Yes						
161	1/15/2025	ENV-2025-283-CE/ZA-2025-282-CU1-HCA	3300 N REYNOLDS AVE	CUP	New on Vacant Lot	On Hold		Yes	12/31/2022	22010-10000-06685		12/31/2022	23030-10000-00913	
162	1/23/2025	ENV-2025-451-CE/ZA-2025-450-CU1	3703 N HELLMAN AVE	CUP	Renovation/Addition	On Hold		Yes						
163	1/31/2025	ENV-2025-649-CE/ZA-2025-648-CU1-HCA	4494 E VERDEMOUR AVE	CUP	New on Vacant Lot	On Hold		Yes	1/12/2024	24010-30000-00152		1/12/2024	24030-30000-00244	
164	3/7/2025	ENV-2024-6712-EAF/ZA-2024-6711-CU1-HCA	2172 N STANLEY HILLS DR	CUP	Demo/New on Existing Lot	On Hold		Yes						
165	3/7/2025	ZA-2025-1386-CU1-HCA	2166 N STANLEY HILLS DR	CUP	New on Vacant Lot	On Hold		Yes						
166	3/11/2025	ENV-2025-1454-CE/ZA-2025-1453-CU1-HCA	4751 N VIVIANA DR	CUP	New on Existing Lot	On Hold		Yes						

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167	3/25/2025	ENV-2025-1866-CE/ZA-2025-1805-CU1-HCA	3856 N OAK HILL AVE	CUP	New on Vacant Lot	On Hold		Yes	3/6/2025	25010-10000-00691		3/6/2025	25030-10000-02170	
168	3/27/2025	ENV-2025-1890-CE/ZA-2025-1889-CU1-HCA	2822 N PARADISE DR	CUP	Demo/New on Existing Lot	On Hold		Yes						
169	4/10/2025	ENV-2025-2169-EAF/ZA-2025-2168-CU1-DRB-SPPC	3061 N BELDEN DR	CUP	New on Vacant Lot	On Hold		Yes						
170	3/8/2024	ENV-2024-1556-CE/ZA-2024-1555-CU1-SPPC-HCA	3629 N KINNEY ST	CUP	New on Vacant Lot	Approved with Conditions	2/20/2025	Yes						
171	3/29/2024	ENV-2024-2058-CE/ZA-2024-2057-CU1	4560 N ENSENADA DR	CUP	Renovation/Addition	Approved with Conditions	12/5/2024	Yes						
172	4/9/2024	ENV-2024-2302-CE/ZA-2024-2301-CU1-HCA	1860 N UPPERTON AVE	CUP	New on Vacant Lot	Approved	11/12/2024	Yes	2/28/2022	22010-10000-00933		2/28/2022	22030-10000-01344	
173	6/5/2024	ENV-2024-3599-EAF/ZA-2024-3598-CU1	10290 W SEABURY LN	CUP	Demo/New on Existing Lot	On Hold		Yes						
174	6/28/2024	ENV-2024-4146-CE/ZA-2024-4145-CU1	2480 W LINDSAY LN	CUP	Demo/New on Existing Lot	On Hold		Yes						
175	6/28/2024	ENV-2024-4136-CE/ZA-2024-4135-CU1-SPPC	7418 W VERDUGO CRESTLINE	CUP	Renovation/Addition	Pending		Yes						
176	7/5/2024	ZA-2024-4249-CU1-HCA	1888 N AVENUE 56	CUP	New on Vacant Lot	On Hold		Yes						
177	7/9/2024	ENV-2024-4333-CE/ZA-2024-4332-CU1-HCA	1923 N UPPERTON PL	CUP	New on Vacant Lot	On Hold		Yes	1/30/2025	25010-20000-00409		1/30/2025	25030-20000-00616	
178	7/11/2024	ENV-2024-4403-EAF/ZA-2024-4402-CU1-DRB-SPPC-MSP-HCA	3536 N COY DR	CUP	New on Vacant Lot	On Hold		Yes						
179	7/30/2024	ZA-2024-4840-CU1-HCA	4022 N HARRIMAN	CUP	New on Vacant Lot	Pending		Yes	10/24/2019	19010-30000-04759		10/24/2019	19030-30000-06888	
180	8/1/2024	ENV-2024-4930-CE/ZA-2024-4929-CU1-HCA	4123 E ROLLE ST	CUP	New on Vacant Lot	On Hold		Yes	5/24/2023	23010-10000-02183		5/24/2023	23030-10000-03859	
181	8/5/2024	ENV-2024-4976-CE/ZA-2024-4975-CU1-HCA	9833 N REDMONT AVE	CUP	New on Vacant Lot	Pending		Yes	11/11/2023	23010-20000-04526		11/11/2023	23030-10000-07398	
182	8/12/2024	ENV-2024-5110-EAF/ZA-2024-5109-CU1-HCA	12355 ZELZAH AVE	CUP	New on Vacant Lot	On Hold		Yes						
183	9/6/2024	ENV-2024-5767-CE/ZA-2024-5755-CU1	8431 N HILLCROFT DR	CUP	New on Vacant Lot	Pending		Yes	2/15/2023	23010-20000-00636		2/15/2023	24030-20000-00623	
184	9/17/2024	ENV-2024-5968-CE/ZA-2024-5967-CU1-HCA	3949 N TAMPICO AVE	CUP	New on Vacant Lot	On Hold		Yes	8/16/2024	24010-10000-03465/24010-10000-03585		8/16/2024	24030-10000-05316	
185	9/25/2024	ENV-2024-6222-CE/ZA-2024-6221-CU1-SPPC-HCA	4215 W SEA VIEW LN	CUP	New on Vacant Lot	Approved with Conditions	5/19/2025	Yes	2/4/2025	25010-10000-00440		2/4/2025	25030-10000-01289	
186	9/27/2024	ENV-2024-6291-CE/ZA-2024-6290-CU1-DRB-SPPC-MSP-HCA	7237 W SUNNYDIP TR	CUP	New on Vacant Lot	On Hold		Yes	1/10/2023	23010-10000-00076		10/10/2023	23010-10000-00457	
187	10/17/2024	ENV-2024-6708-EAF/ZA-2024-6704-CU1-SPPC-HCA	424 N QUAIL DR	CUP	New on Vacant Lot	On Hold		Yes	2/21/2025	25010-10000-00792		2/21/2025	25030-10000-01997	
188	10/17/2024	ENV-2024-6708-EAF/ZA-2024-6705-CU1-SPPC-HCA	428 N QUAIL DR	CUP	New on Vacant Lot	On Hold		Yes	2/12/2025	25010-10000-00636		2/12/2025	25030-10000-01782	
189	10/17/2024	ENV-2024-6708-EAF/ZA-2024-6706-CU1-SPPC-HCA	432 N QUAIL DR	CUP	New on Vacant Lot	On Hold		Yes	2/21/2025	25010-10000-00656				
190	10/17/2024	ENV-2024-6708-EAF/ZA-2024-6707-CU1-SPPC-HCA	438 N QUAIL DR	CUP	New on Vacant Lot	On Hold		Yes	2/12/2025	25010-10000-00643				
191	10/21/2024	ENV-2024-6758-CE/ZA-2024-6757-CU1	2817 N PARADISE DR	CUP	New on Vacant Lot	On Hold		Yes						
192	10/22/2024	ENV-2024-6799-CE/ZA-2024-6798-CU1-HCA	4009 E AMETHYST CT	CUP	New on Vacant Lot	On Hold		Yes	1/29/2019	19010-10000-00407		1/29/2019	19030-10000-00552	
193	11/20/2024	ENV-2024-7015-CE/ZA-2024-7014-CU1	2835 N PARADISE DR	CUP	New on Vacant Lot	On Hold		Yes						
194	11/21/2024	ENV-2024-7574-CE/ZA-2024-7573-CU1-SPPC-HCA	481 N QUAIL DR	CUP	New on Vacant Lot	On Hold		Yes	2/22/2019	19010-20000-00743		2/22/2019	19030-20000-01104	
195	11/16/2021	ENV-2021-9427-CE/ZA-2021-9426-ZAD-DRB-SPP-MSP-HCA	4337 N TOSCA RD	ZAD	New on Vacant Lot	Approved with Conditions	11/22/2024	Yes	6/27/2023	23010-20000-02706	4/17/2025	6/27/2023	24030-10000-02710	4/23/2025
196	5/20/2025	ENV-2025-2857-CE/ZA-2025-2856-CU1-SPPC-HCA	1236 N CLIFF DR	CUP	New on Vacant Lot	Pending		Yes						
197	5/27/2025	ENV-2025-2997-EAF/ZA-2025-2996-CU1-SPPC-HCA	624 N QUAIL DR	CUP	New on Vacant Lot	Pending		Yes						
198	6/17/2025	ENV-2025-3387-EAF/ZA-2025-3386-CU1-HCA	1820 N UPPERTON AVE	CUP	New on Vacant Lot	Terminated		Yes	12/11/2019	19010-10000-05580		12/11/2019	19030-10000-08636	
199	6/17/2025	ZA-2025-3391-CU1-HCA	1830 N UPPERTON AVE	CUP	New on Vacant Lot	Terminated		Yes	12/11/2019	19010-10000-05579		12/11/2019	20030-10000-00437	
200	6/17/2025	ZA-2025-3382-CU1-HCA	4172 N ROSARIO RD	CUP	New on Vacant Lot	Pending		Yes	9/11/2024	24010-20000-03847		9/11/2024	24030-20000-06114	
201	7/30/2025	ENV-2025-4270-EAF/ZA-2025-4269-CU1-HCA	2100 N AVON ST	CUP	New on Vacant Lot	On Hold		Yes						

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May 5, 2026

Supplemental Justification for CEQA Appeal; 4230 N. Saltillo Street;
Case Nos. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA;
ENV-2023-1207-CE-1A; Council File 26-0412 (“Project”)

EXHIBIT 12

Parcel Map Applications in the VHFHSZ

	Application Date	Case Number	Address	Project Description	Status	Approval Date	Located in VHFHSZ?
1	2/21/2025	ENV-2025-1103-CE/AA-2025-1102-VPM	12831 W MACLAY ST	PARCEL MAP FOR THE SUBDIVISION OF ONE LOT INTO TWO WITH NO NEW DEVELOPMENT PROPOSED IN THE A1 ZONE	On Hold		Yes
2	3/20/2025	ENV-2025-1675-CE/AA-2025-1674-PM	2236 W AVE 33	Subdivision of one lot into two lots, resulting one existing SFD on one lot	On Hold		Yes
3	4/18/2024	ENV-2024-2507-CE/AA-2024-2506-PM	4970 E GAMBIER ST	Parcel map to subdivide one lot into two RD3 lots located in the [Q] RD3-1D-HCR zone	Approved	2/7/2025	Yes
4	5/20/2024	AA-2017-1982-PMLA-EXT	1113 W EAGLE VISTA DR	Maximum of two (2) lots	Approved	2/26/2020	Yes
5	8/1/2024	AA-2024-4915-COC	1055 N EL MEDIO AVE	Certificate of Compliance with Subdivision Map Act	Approved	2/7/2025	Yes
6	8/30/2024	AA-2024-5613-COC	6527 W TOKAY RD	Certificate of Compliance with Subdivision Map Act	Approved	11/27/2024	Yes
7	9/5/2024	AA-2024-5690-COC	333 N RUSTIC RD	Certificate of Compliance for residential lots split by deed	Approved	11/20/2024	Yes
8	10/17/2024	COC-1982-13	tract: TR 23284 block: lot: 44 arb: 2	To permit a division of Lot 44 into two parcels to create an additional building site with frontage and access provided along	Pending		Yes
9	5/9/2025	ENV-2025-2679-EAF/VTT-84834-SL-VHCA	1666 N ALVARADO ST	Small lot subdivision to create 5 new small lots; a portion of Effie Street is to be vacated as part of the project, which increases the	On Hold		Yes
10	12/22/2022	AA-2022-9288-COC	4973 N BREWSTER DR	Certificate of Compliance	Approved	12/29/2022	Yes
11	1/25/2023	AA-2023-509-COC	136 N CANYON VIEW DR	APPLICATION FOR CERTIFICATE OF COMPLIANCE FOR THE MERGER OF TWO PARCELS, TRACT 5666, LOTS 161 AND 162 TO FACILITATE THE CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING	Approved	2/1/2023	Yes
12	2/23/2023	ENV-2023-1264-MND/CPC-2023-1263-ZC-ZAA-HCA/TT-	10777 N WINNETKA AVE	Subdivide one existing lot into 5 lots. Retain existing SFD. No new construction proposed at this time. Zone Change request from A1-	Approved with Conditions	8/12/2025	Yes
13	2/28/2023	ENV-2023-1387-CE/AA-2023-1386-PMLA-HCA	11200 W DONA LOLA DR	Subdivide one single lot (39,164 sf) into two legal lots with no new construction.	Approved with Conditions	1/8/2024	Yes
14	3/29/2023	ENV-2023-2172-EAF/VTT-83927-HCA	5300 N OAKDALE AVE	DEMOLITION OF EXISTING STRUCTURES AND SUBDIVISION OF THE SUBJECT PROPERTY INTO 23 GROUND LOTS AND THE CONSTRUCTION OF 21 SINGLE-FAMILY HOMES WITH ACCESSORY	Approved with Conditions	12/20/2024	Yes
15	5/1/2023	VTT-83753-SL-HCAV/TT-83753-SL-HCA-1A	2772 W ROWENA AVE	VESTING TENTATIVE TRACT MAP FOR A PROPOSED SMALL LOT SUBDIVISION AND THE CONSTRUCTION OF FIVE (5) SINGLE-FAMILY DWELLINGS, EACH WITH A MAXIMUM HEIGHT OF 33 FEET AND	Approved with Conditions	4/21/2023	Yes
16	8/17/2023	AA-2023-5645-COC	4250 N HAYVENHURST DR	Certificate of Compliance	Approved	9/11/2023	Yes
17	8/14/2023	ENV-2023-5543-CE/VTT-84190-SL-HCA	1756 N GRIFFITH PARK BLVD	A Vesting Tentative Map for the subdivision of one-lot into 7 small lots on a 10,942 new square-foot lot in the RD1.5-1VL Zone.	On Hold		Yes
18	11/1/2023	ENV-2023-7319-EAF/TT-	17925 W INDIAN MEADOWS PL	Subdivision	On Hold		Yes

Parcel Map Applications in the VHFHSZ

	Application Date	Case Number	Address	Project Description	Status	Approval Date	Located in VHFHSZ?
19	12/12/2023	ENV-2023-8122-CE/AA-2023-8121-PMLA	1400 N VISTA MORAGA	PARCEL MAP FOR THE SUBDIVISION OF ONE LOT INTO TWO LOTS	Pending		Yes
20	12/19/2023	AA-2023-8331-COC	8672 W HOLLYWOOD BLVD	Certificate of Compliance	Approved	3/12/2024	Yes
21	4/13/2022	ENV-2022-2555-CE/AA-2022-2554-PMLA	3492 N CLAIRTON PL	PRELIMINARY PARCEL MAP TO SUBDIVIDE THE PROPERTY INTO TWO PARCELS. EXISTING SINGLE FAMILY DWELLING RESIDENCE TO REMAIN. NO NEW CONSTRUCTION	On Hold		Yes
22	12/1/2021	AA-2021-9841-PMLA-HCA/AA-2021-9841-PMLA-	5308 N MOUNT HELENA AVE	PRELIMINARY PARCEL MAP FOR A 2-LOT SUBDIVISION IN THE R1 ZONE	Approved with Conditions	8/25/2022	Yes
23	12/15/2022	ENV-2022-9134-CE/AA-2022-9133-PMLA-HCA	3058 W RODERICK PL	SUBDIVISION TO SPLIT ONE LOT INTO TWO PARCELS. PRESERVE EXISTING SINGLE FAMILY HOME. NO NEW CONSTRUCTION	Approved with Conditions	3/21/2024	Yes
24	12/6/2022	ENV-2022-8859-CE/ZA-2022-8857-ZAD-ZAA-HCA/VTT-82865-SL-HCA	NONE NONE 108024	A SMALL LOT SUBDIVISION VESTING TENTATIVE TRACT MAP FOR FIVE (5) NEW SINGLE FAMILY DWELLINGS	Approved with Conditions	12/6/2024	Yes
25	8/2/2019	VTT-82658-SL/VTT-82658-SL-1A/VTT-82658-SL-2A	2820 N AVENEL ST	DEMOLITION OF THREE UNITS AND A SUBDIVISION OF ONE PARCEL INTO FIVE SMALL LOTS TO CONSTRUCT 5 DWELLING UNITS WITH 10 PARKING SPACES AND ONE GUEST PARKING SPACE	Approved with Conditions	7/28/2021	Yes
26	9/16/2021	AA-2021-7896-COC	1458 S PALISADES CT	Certificate of Compliance	Approved	11/15/2021	Yes
27	10/14/2021	ENV-2021-8381-CE/AA-2021-8380-PMLA/ZA-2021-8382-ZAA	2359 N YORKSHIRE DR	SUBDIVISION OF ONE LOT INTO TWO LOTS, INCLUDING VACATION OF OVERDEDICATED PORTION OF ADJACENT STREET, PORTION OF PAPER ALLEY THE R1-1 ZONE.	Approved with Conditions	4/26/2024	Yes
28	10/14/2021	ENV-2021-8619-CE/AA-2021-8617-PMLA-SL-HCA	2555 IVAN HILL TER	APPLICANT PROPOSES SUBDIVIDING THE EXISTING LOT INTO FOUR (4) NEW SMALL LOTS, EACH IMPROVED WITH A SFD. THREE (3) ARE NEW AND ONE (1) IS ALREADY EXISTING ON-SITE AND WILL BE	Approved with Conditions	7/27/2022	Yes
29	11/9/2021	ENV-2021-9294-CE/AA-2021-9293-PMLA-CN-HCA	NONE NONE 97936	TWO (N) 3-STORY CONDOMINIUMS	Approved with Conditions	4/12/2022	Yes
30	6/27/2025	ENV-2025-3624-EAF/AA-2025-3622-VPM-SL-HCA	4043 W SUNSET DR	Demolition of an existing SFD and subdivide the land into 4 small lots to construct 4 new detached SFDs.	On Hold		Yes
31	8/22/2025	ENV-2025-4760-CE/DIR-2025-4759-ADJ/AA-2025-4758-PM-HCA	5114 N AVENIDA HACIENDA	Parcel map to subdivide (e) 38,763.0 sf lot into two (n) 17,543.65 (Parcel A) and 21,235.64 (Parcel B) sf lots in the RA-1 Zone and an adjustment to permit a substandard lot width on Parcel A.	On Hold		Yes
32	8/29/2025	ENV-2025-4926-EAF/DIR-2025-4927-ADJ-HCA/AA-	2700 N SILVER RIDGE AVE	SUBDIVISION OF 1 PARCEL INTO 2 WITH THE EXISTING 2 SFDS TO REMAIN AND AN ADJUSTMENT TO PERMIT REDUCED YARD	On Hold		Yes

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May 5, 2026

Supplemental Justification for CEQA Appeal; 4230 N. Saltillo Street;
Case Nos. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA;
ENV-2023-1207-CE-1A; Council File 26-0412 (“Project”)

EXHIBIT 13

Private-Street (Deemed Approved Private Street) Applications in the VHFHSZ

	Application			Permit			Approval	Located in
	Date	Case Number	Address	Type	Project Type	Status	Date	
1	8/13/2021	AA-2021-6925-DPS	14554 W GALLAUDET PL	DPS	Private Street	Approved	8/23/2021	Yes
2	3/9/2022	AA-2022-1598-DPS	1898 N STANLEY AVE	DPS	Private Street	Approved	3/9/2023	Yes
3	4/20/2022	AA-2022-2729-DPS	1425 N CHAUTAUQUA BLVD	DPS	Private Street	Approved	5/6/2022	Yes
4	4/25/2022	ENV-2022-2876-CE/AA-2022-2875-DPS	4226 N VANETTA DR	DPS	Private Street	Approved	5/12/2022	Yes
5	7/7/2022	ENV-2022-4871-CE/AA-2022-4870-DPS	1406 N KENTER	DPS	Private Street	Approved	7/25/2022	Yes
6	12/22/2022	ENV-2022-9306-CE/AA-2022-9305-DPS	3915 N ALOMAR DR	DPS	Private Street	Approved	03/02/2023	Yes
7	2/27/2023	ENV-2023-1321-CE/AA-2023-1320-DPS	10723 W STRADELLA CT	DPS	Private Street	Pending		Yes
8	5/4/2023	ENV-2023-3111-CE/PS-1465	14545 W MULHOLLAND DR	PS	Private Street	Pending		Yes
9	5/30/2023	ENV-2023-3617-CE/AA-2023-3616-DPS	9926 W BEVERLY GROVE DR	DPS	Private Street	Approved	8/15/2023	Yes
10	7/18/2023	ENV-2023-4906-CE/PS-1466	1444 N BENEDICT CANYON DR	PS	Private Street	On Hold		Yes
11	8/3/2023	ENV-2023-5326-CE/AA-2023-5325-DPS	15249 W MULHOLLAND DR	DPS	Private Street	Approved	8/10/2023	Yes
12	9/11/2023	ENV-2023-6113-CE/PS-1467	Yes	PS	Private Street	Approved	5/20/2025	Yes
13	9/28/2023	ENV-2023-6618-CE/AA-2023-6551-DPS	2112 N OLNEY WAY	DPS	Private Street	Approved	3/19/2024	Yes
14	12/12/2023	ENV-2023-8124-CE/AA-2023-8123-DPS	1444 N FOREST KNOLL DR	DPS	Private Street	Approved	2/7/2024	Yes
15	1/25/2024	ENV-2024-624-CE/AA-2024-623-DPS	1223 N TIGERTAIL RD	DPS	Private Street	Approved	5/16/2024	Yes
16	2/21/2024	ENV-2024-1189-CE/PS-1471-A	17630 W RIDGEWAY RD	PS	Private Street	Pending		Yes
17	3/5/2024	ENV-2024-1482-CE/AA-2024-1481-DPS	4222 N VANETTA DR	DPS	Private Street	Approved	5/16/2024	Yes
18	5/17/2024	ENV-2024-3153-CE/PS-1470	1888 N AVENUE 56	PS	Private Street	On Hold		Yes
19	5/13/2024	ENV-2024-3030-CE/AA-2024-3029-DPS	17619 W RINALDI ST	DPS	Private Street	Pending		Yes
20	5/9/2024	PS-1472	2686 N ZORADA DR	PS	Private Street	On Hold		Yes
21	9/17/2024	ENV-2024-5974-CE/AA-2024-5973-DPS	1161 N ANGELO DR	DPS	Private Street	Approved	12/5/2024	Yes
22	10/7/2024	AA-2024-6465-DPS	1660 N GILCREST DR	DPS	Private Street	Approved	1/29/2025	Yes
23	10/2/2024	AA-2024-6388-DPS	1001 N RIVAS CANYON RD	DPS	Private Street	Approved	1/22/2025	Yes
24	10/22/2024	ENV-2024-6791-CE/AA-2024-6790-DPS	941 N STONEHILL LN	DPS	Private Street	Approved	11/14/2024	Yes
25	11/13/2024	AA-2024-7366-DPS	14410 W MULHOLLAND DR	DPS	Private Street	Approved	7/9/2025	Yes
26	2/5/2025	AA-2025-376-DPS	3855 N SCADLOCK LN	DPS	Private Street	Approved	4/17/2025	Yes
27	2/25/2025	AA-2025-1169-COC/AA-2025-1170-DPS	33 N OAKMONT DR	DPS	Private Street	Pending		Yes
28	3/26/2025	AA-2025-1722-COC/AA-2025-1723-DPS	1450 N SEABRIGHT PL	DPS	Private Street	On Hold		Yes

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Supplemental Justification for CEQA Appeal; 4230 N. Saltillo Street;
Case Nos. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA;
ENV-2023-1207-CE-1A; Council File 26-0412 (“Project”)

EXHIBIT 14



Case Summary & Documents

Case Number

Ordinance

Zoning Information

CPC Cards

ZA Cards

Case Number: ZA-2025-1911-CU1-MSP-I

Search

Case Number:

Approved Documents

Initial Submittal Documents

7 Initial Submittal Documents found for Case Number: ZA-2025-1911-CU1-MSP-DRB-SPPC

Type	Scan Date	
Applica...	4/30/2025	View
Environ... Assess... Form	4/30/2025	View
Findings	4/30/2025	View
Photog...	4/30/2025	View
Project Plans	4/29/2025	View
Roof Plan	4/30/2025	View
Tree Report	4/30/2025	View

Case Filed On: 04/29/2025

Accepted For Review On: N/A

Assigned Date: 07/09/2025
Staff Assigned: Jude Hernandez
Hearing Waived / Date Waived : No
Hearing Location:
Hearing Date N/A
ZA Action:
ZA Action Date: N/A
End of Appeal Period: N/A
Appealed: No
BOE Reference Number:
Case on Hold?: On Hold

Primary Address

Address	CNC	CD
4204 N SALTILLO ST	Woodland Hills-Warner Center	CD 3

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Project Description: Class 1 CUP for Proposed (N) SFD and SPPC
Requested Entitlement: Class 1 CUP for Proposed (N) SFD and SPPC
Applicant: Karim Bagheri-Fard
Representative:

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Supplemental Justification for CEQA Appeal; 4230 N. Saltillo Street;
Case Nos. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA;
ENV-2023-1207-CE-1A; Council File 26-0412 (“Project”)

EXHIBIT 15



Case Summary & Documents

Case Number

Ordinance

Zoning Information

CPC Cards

ZA Cards

Case Number:

CPC-2025-6505-DB-DRB-S

Search

Case Number:

Approved Documents			
Initial Submittal Documents			
16 Initial Submittal Documents found for Case Number: CPC-2025-6505-DB-DRB-SPPC-PR-VHCA			
	Type	Scan Date	
▶	Applica...	11/21/2025	View
▶	Applica...	12/3/2025	View
▶	Applica...	12/3/2025	View
▶	Applica...	12/3/2025	View
▶	Applica...	12/3/2025	View
▶	Applica...	12/3/2025	View
▶	Applica...	12/3/2025	View
▶	Applica...	12/3/2025	View
▶	Findings	11/21/2025	View
▶	Findings	12/3/2025	View
▶	Findings	12/3/2025	View
▶	Photog...	12/3/2025	View

▸ Site Plan	12/10/2025	View
▸ Tentative Tract Map	11/21/2025	View
▸ Tree Report	12/3/2025	View
▸ Vicinity Map	12/3/2025	View

CPC-2025-6505-DB-DRB-SPPC-PR-VHCA

Case Filed On: 11/21/2025

Accepted For Review On: N/A

Assigned Date: 11/25/2025

Staff Assigned: RENATA OOMS

Hearing Waived / Date Waived : No

Hearing Location:

Hearing Date N/A

CPC Action:

CPC Action Date: N/A

End of Appeal Period: N/A

Appealed: No

BOE Reference Number:

Case on Hold?: On Hold

Primary Address

Address	CNC	CD
4868 N CANOGA AVE	Woodland Hills-Warner Center	CD 3

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Project Description: Mixed Income Housing Development Project

Requested Entitlement:

Pursuant to Chapter 1A, Section 12.22 A.25, a Density Bonus Pursuant to LAMC 11.5.7 and 16.50, a minor/standard/major project permit compliance with design review within the Mulholland Scenic Parkway specific plan for Pursuant to LAMC Section 16.05, approval of Project Review for

Applicant:

Christopher Lee [Company: RW WHCCLLC / DYER 18 WHCC LLC]

Representative:

Alexander Irvine [Company: Irvine & Associates Inc]

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Case Summary & Documents

Case Number

Ordinance

Zoning Information

CPC Cards

ZA Cards

Case Number: VTT-84929-VHCA

Search

Case Number:

VTT-84929-VHCA

Case Filed On:

11/21/2025

Accepted For Review On:

N/A

Assigned Date:

11/25/2025

Staff Assigned:

RENATA
OOMS

Hearing Waived / Date Waived :

No

Hearing Location:

Hearing Date

N/A

VTT Action:

VTT Action Date:

N/A

End of Appeal Period:

N/A

Appealed:

No

BOE Reference Number:

Case on Hold?:

On Hold

Approved Documents

Initial Submittal Documents

7 Initial Submittal Documents found for Case Number: VTT-84929-VHCA

Type	Scan Date	
Applica...	12/10/2025	View
Applica...	12/10/2025	View
Findings	12/10/2025	View
Findings	12/10/2025	View
Findings	12/10/2025	View
Subdivi... Statem...	12/10/2025	View
Tentative Tract Map	12/10/2025	View

Primary Address

Address	CNC	CD
4868 N CANOGA AVE	Woodland Hills-Warner Center	CD 3

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Project Description:	Mixed Income Housing Development Project
Requested Entitlement:	Pursuant to Chapter 1A, Section 12.22 A.25, a Density Bonus Pursuant to LAMC 11.5.7 and 16.50, a minor/standard/major project permit compliance with design review within the Mulholland Scenic Parkway specific plan for Pursuant to LAMC Section 16.05, approval of Project Review for
Applicant:	Christopher Lee [Company: RW WHCCLLC / DYER 18 WHCC LLC]
Representative:	Alexander Irvine [Company: Irvine & Associates Inc]

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May 5, 2026

Supplemental Justification for CEQA Appeal; 4230 N. Saltillo Street;
Case Nos. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA;
ENV-2023-1207-CE-1A; Council File 26-0412 (“Project”)

EXHIBIT 16

Electronically FILED by
Superior Court of California,
County of Los Angeles
12/23/2025 7:13 PM
David W. Slayton,
Executive Officer/Clerk of Court,
By S. Ruiz, Deputy Clerk

JAMIE T. HALL (Bar No. 240183)
GREGORY T. WITTMANN (Bar No. 296143)
CHANNEL LAW GROUP, LLP
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Beverly Hills, CA 90211
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Attorneys for Petitioners,
FEDERATION OF HILLSIDE AND CANYON ASSOCIATIONS, INC. and
STATE ALLIANCE FOR FIRESAFE ROAD REGULATIONS

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

FEDERATION OF HILLSIDE AND
CANYON ASSOCIATIONS, INC., a
nonprofit corporation; STATE ALLIANCE
FOR FIRESAFE ROAD REGULATIONS,
a nonprofit corporation;

Petitioners and Plaintiffs

vs.

CITY OF LOS ANGELES, a municipal
corporation; and DOES 1-25

Respondents and Defendants

JOSEPHSON INVESTMENTS, INC., a
California corporation; and ROES 1-25

Real Parties in Interest

Case No. 25STCP04981

**VERIFIED PETITION FOR WRIT OF
MANDATE AND COMPLAINT FOR
DECLARATORY AND INJUNCTIVE
RELIEF**

Petitioners, the Federation of Hillside and Canyon Associations, Inc. (“Hillside Federation”) and the State Alliance for Firesafe Road Regulations (“SAFRR”) (collectively, “Petitioners”), allege through this Verified Petition for Writ of Mandate and Complaint for Declaratory and Injunctive Relief (“Petition”) as follows:

INTRODUCTION

1. The City of Los Angeles is the largest city in the State by both area and population, spanning 469 square miles and encompassing urban centers, suburban neighborhoods, hillside communities and undeveloped wilderness. The City encompasses vast areas of hillside woodlands, chaparral-covered mountainsides and dry grasslands that are susceptible to wildfires, endangering the lives and property of nearby Angelenos. The City has long been affected by wildfire, but as climate change has intensified and development has accelerated in the City’s wildland-urban interface, it is increasingly vulnerable to devastating wildfire events.

2. The State Fire Marshall has mapped wildfire-prone areas of the State and established three tiers of Fire Hazard Severity Zones based on the likelihood of fire and the expected fire behavior under extreme weather conditions. The highest hazard areas are mapped within the Very High Fire Hazard Severity Zone (“VHFHSZ”). The City of Los Angeles includes the largest area and population within the VHFHSZ of any city in the State.

3. Since 1991, the California Board of Forestry and Fire Prevention (“CAL FIRE”) has implemented wildfire regulations for development in areas under CAL FIRE’s jurisdiction, known as the State Minimum Fire Safe Regulations (“Fire Safe Regulations”). Following record wildfires across the State in 2017, the Legislature adopted, and the Governor signed, legislation applying the Fire Safe Regulations to development in the VHFHSZ effective July 1, 2021.

4. The Fire Safe Regulations apply to any new development in the VHFHSZ—including building permits, use permits, parcel creation and road construction—and to the access to such development. The Fire Safe Regulations establish minimum road and driveway standards to provide for emergency access and civilian evacuation; minimum setback standards to reduce structure-to-structure ignitions; and procedures for the review and approval of

1 Exceptions to deviate from these standards, providing flexibility without compromising
2 essential firefighting capabilities or public safety.

3 5. Although the City is responsible for enforcing the Fire Safe Regulations in the
4 VHFHSZ in its jurisdiction, and has adopted the Fire Safe Regulations by reference in the Los
5 Angeles Fire Code, the City simply does not enforce or implement them.

6 6. The Department of City Planning, when approving tentative tract or parcel maps
7 or entitlements for development on narrow streets, does not check for compliance with the Fire
8 Safe Regulations. The Bureau of Engineering (“BOE”), when issuing permits to extend or
9 modify roadways, does not check for compliance with the Fire Safe Regulations. The Los
10 Angeles Department of Building and Safety (“LADBS”), when issuing permits for
11 developments, does not check for compliance with the Fire Safe Regulations. The Los Angeles
12 Fire Department (“LAFD”), when conditioning or approving developments, does not check for
13 compliance with the Fire Safe Regulations. The City does not notify CAL FIRE of relevant
14 permit approvals or inform it of Exceptions, obstructing essential oversight by the State agency
15 as intended by statute. Even after the tragic Palisades Fire of January 2025, the City has failed
16 to enforce or implement the Fire Safe Regulations.

17 7. The City’s noncompliance with the Fire Safe Regulations is a matter of grave
18 public concern. Each development approved in the VHFHSZ in violation of the Fire Safe
19 Regulations exacerbates existing risks and creates new risks to life and property through
20 obstruction of emergency access, blocked evacuations and accelerated structure-to-structure
21 ignitions—not just for the owners or residents of the subject properties, but for entire
22 neighborhoods and the first responders responsible for protecting them. When these risks are
23 compounded across hundreds or thousands of developments, future inevitable wildfires in the
24 VHFHSZ will spread more quickly, cause greater property damage and be more likely to entrap
25 first responders or evacuating residents.

26 8. The Hillside Federation and SAFRR file this Petition to challenge the City’s
27 unlawful pattern and practice of failing to enforce the Fire Safe Regulations. Petitioners seek
28 declaratory relief stating that the City’s pattern and practice is unlawful and injunctive relief

1 ordering it to comply with the Fire Safe Regulations prospectively in future approvals of
2 permits, maps and other developments.

3 9. As an example of such noncompliance, Petitioners challenge the issuance of
4 building permits at 10453 Sandal Lane and the Board of Building and Safety Commissioners'
5 ("Board") denial of the Hillside Federation's appeal of those building permits. Petitioners seek a
6 writ of mandate commanding the City to set aside the Board's denial of the appeal.

7 **PARTIES**

8 10. Petitioner Federation of Hillside and Canyon Associations, Inc. ("Hillside
9 Federation") is a 501(c)(3) non-profit organization that was founded in 1952. The Hillside
10 Federation represents 47 homeowner and resident associations with approximately 250,000
11 constituents spanning the Santa Monica Mountains. The Hillside Federation's mission is to
12 protect the quality of life of the residents of the Santa Monica Mountains and other hillside
13 areas of Los Angeles and to promote those policies and programs which will best preserve the
14 natural topography and wildlife of the mountains and hillsides for the benefit of all the people of
15 Los Angeles. For decades, the Hillside Federation has promoted those policies, programs and
16 regulations designed to reduce fire risk.

17 11. Petitioner State Alliance for Firesafe Road Regulations ("SAFRR") is a
18 501(c)(3) non-profit organization that was founded in 2023. SAFRR's mission is to ensure that
19 new California development fully complies with land use laws, fire codes and road safety
20 standards, including the State's Minimum Fire Safe Regulations, which are designed to save
21 lives by providing for civilian evacuations while ensuring unimpeded access by large
22 firefighting and emergency equipment.

23 12. Respondent City of Los Angeles ("City") is a charter city incorporated under the
24 laws of the State of California. Petitioners are ignorant of the true names and capacities of
25 additional Respondents sued herein as DOES 1-25, inclusive, and therefore sues these
26 Respondents by such fictitious names. Petitioners will amend this Petition to allege the true
27 names and capacities of fictitiously named Respondents. Petitioners are informed and believe
28

1 and thereon allege that each Respondent designated herein as a DOE has some responsibility for
2 the events and happenings alleged in this Petition.

3 13. Real Party in Interest Josephson Investments, Inc. (“Real Party”) is the owner of
4 property at 10453 Sandal Lane. Petitioners are ignorant of the true names and capacities of
5 additional Real Parties sued herein as ROES 1-25, inclusive, and therefore sues these Real
6 Parties by such fictitious names. Petitioners will amend this Petition to allege the true names
7 and capacities of fictitiously named Real Parties in Interest. Petitioners are informed and believe
8 and thereon allege that each Respondent designated herein as a ROE has some responsibility for
9 the events and happenings alleged in this Petition.

10 **JURISDICTION AND VENUE**

11 14. Pursuant to California Code of Civil Procedure sections 526, 1060, 1085
12 (alternatively section 1094.5), and 1087, this Court has jurisdiction to issue a writ of mandate
13 and grant declaratory and injunctive relief.

14 15. Venue is proper in this Court because the causes of action alleged in this Petition
15 arose in Los Angeles County.

16 **EXHAUSTION OF REMEDIES**

17 16. As to the First Cause of Action, petitioning for a writ of administrative
18 mandamus regarding the development at 10453 Sandal Lane, the Hillside Federation exhausted
19 all administrative remedies by filing an appeal to the Board, submitting further objections to the
20 Board and petitioning for reconsideration to challenge new evidence introduced at the hearing.

21 **TIMELINESS OF FILING**

22 17. The Hillside Federation timely petitioned for reconsideration of the Board’s
23 denial of its appeal of building permits for the development at 10453 Sandal Lane on October 6,
24 2025. Pursuant to Code of Civil Procedure section 1094.6(b), the Board’s decision became final
25 on October 16, 2025, upon issuance of its Final Action Letter denying the Hillside Federation’s
26 petition for reconsideration. This Petition is timely filed within 90 days of the Board’s denial of
27 reconsideration (October 16, 2025).

BACKGROUND

The City's Hillsides are Increasingly Vulnerable to Catastrophic Wildfires

18. California is the most wildfire-prone state in the nation. As climate change and drought conditions have intensified in recent decades, the size, intensity and destruction of these wildfires have grown rapidly. Increasing development in the wildland-urban interface, combined with inadequate infrastructure, has made these fires deadlier and more destructive than ever. Measured by acreage burned or structures razed, 15 of the 20 most destructive California wildfires since recordkeeping began in 1932 have occurred in the past 13 years, killing 160 people. In 2017, for example, wildfires burned over 1.3 million acres, killed 41 civilians and two firefighters and destroyed or damaged over 10,000 structures. The 2017 Thomas Fire alone burned over 280,000 acres and, at the time, was the largest wildfire in recorded California history. In January 2025, the Palisades and Eaton Fires destroyed entire neighborhoods, forced the evacuation of more than 200,000 people and killed 31 people, becoming the fifth- and ninth-deadliest wildfires in recorded California history.¹

19. Incident reports for wildfires across the State regularly cite inadequate road infrastructure—including narrow, winding, steep or dead-end roads—as contributing causes in slow emergency response or the deaths of first responders or civilians. Among many examples Statewide, incident reports for 2006 Esperanza Fire, the 2015 Valley Fire and the 2018 Camp Fire fault inadequate roads for contributing to the deaths of residents and firefighters.

20. Within the County of Los Angeles, wildfires present extraordinary threats to increasingly-developed hillsides and adjacent communities. Of the past ten mass evacuation events Statewide, seven have occurred in Los Angeles County, cumulatively requiring the evacuation of 608,200 civilians.²

¹ Wikipedia, List of California Wildfires (November 22, 2025), https://en.wikipedia.org/wiki/List_of_California_wildfires.

² Los Angeles Regional Fire Safe Council, *Mass Evacuations Can Impact Us All* (November 23, 2025), <https://www.wildfirela.org/go/>.

21. Within the City of Los Angeles, the history of wildfires is marked by frequent, intense fire seasons, each leaving a lasting mark on the City's communities. In the early 20th century, many of the wildfires were smaller in scale, but in recent decades fire seasons have become progressively more severe due to urban encroachment into wildlands, climate change and droughts.

22. When wildfires occur in the City, they often spread with such speed and ferocity that adequate road networks are essential for civilian evacuation and emergency access. For example, the 1959 Laurel Canyon Fire destroyed 36 homes in just 30 minutes despite immediate LAFD responses.³ The 1961 Bel Air Fire burned 6,090 acres and destroyed 484 homes, with the Fire Department's incident report faulting narrow, winding and dead-end streets for inadequate fire access:

Many roads rise into the canyons to either terminate in sharply rising draws or twist out onto dead-end ridges. Characteristic of these ridge and canyon areas is the lack of interconnecting crossroads between one canyon or ridge to the next. A common situation is one in which a ridge road is literally a stone's throw from the canyon street below, but can be reached only by an indirect route requiring a ten minute drive under nonemergency conditions. In the Bel Air and Brentwood communities there are many steep, winding, and extremely narrow dead-end streets.⁴

23. In the 1979 Kirkwood Bowl/Laurel Canyon fire, LAFD's incident report states that half an hour after the fire began, firefighters were attempting to access Grand View Drive to contain the fire from the ridgeline, but were "was hampered in their efforts to move into position by the civilian traffic that clogged the narrow streets." Forty minutes after the fire began, members of the same company were unable to access exposed structures on Grand View Drive "due to high voltage power lines falling and blocking streets." The incident report faulted "narrow streets, some practically inaccessible to fire apparatus" for delayed response and the

³ Los Angeles Fire Department Historical Archives, The Laurel Canyon Fire (July 10, 1959), https://www.lafire.com/famous_fires/1959-0710_LaurelCanyonFire/071059_LaurelCanyon.htm.

⁴ Los Angeles Fire Department Historical Archives, The Bel Air Brush Fire (November 6, 1961), https://www.lafire.com/famous_fires/1961-1106_BelAirFire/1961-1106_LAFD-Report_BelAirFire.htm.

isolation of firefighters.⁵ In a 2017 news interview at the epicenter of this fire, LAFD Deputy Chief Charles Butler explained the extreme danger that narrow, substandard roads continue to pose to public safety. “You’ve got parking on one side, you’ve got a trash truck blocking your access... a car that parks on a curve in a bad spot could block a fire truck or an ambulance from getting into this area.”⁶

24. The 1993 Old Topanga Fire, located just west of the City, burned 16,516 acres, injured 565 firefighters and destroyed 388 structures. During one half-hour period, the fire burned 75 acres per minute. LAFD’s incident report faulted “[n]arrow winding roads with singular access and egress points” for inhibiting fire access and causing firefighters to become entrapped by the fire.⁷

25. The 2018 Woolsey Fire, just west of the City, destroyed more than 1,600 structures, killed three people and forced the evacuation of more than 295,000 people. The County’s after-action report noted: “The Malibu coastal plain area also has many long, dead-end canyon roads, which makes evacuation and firefighting access very challenging.”⁸

⁵ Los Angeles Fire Department Historical Archive, The Kirkwood Bowl/Laurel Canyon Fire (September 16, 1979), https://www.lafire.com/famous_fires/1979-0916_KirkwoodBowlFire/091679_kirkwood_F225_BC9.htm.

⁶ YouTube.com, Firefighters warn of Kirkwood Bowl fire danger by ABC7 (October 27, 2017), <https://www.youtube.com/watch?v=AT1742bQ5oE>.

⁷ Los Angeles Fire Department Historical Archive, Old Topanga Fire (November 11, 1993), https://www.lafire.com/famous_fires/1993-1102_OldTopangaFire/1993-1102_OfficialReport_OldTopangaIncident.htm.

⁸ County of Los Angeles, After Action Review of the Woolsey Fire Incident (November 17, 2019), <https://file.lacounty.gov/SDSInter/bos/supdocs/144968.pdf>.

FIGURE 1: HORSES ON A MALIBU BEACH DURING THE WOOLSEY FIRE⁹



26. The Palisades Fire of 2025 reflects the City’s inherent and increasing vulnerability to catastrophic wildfires. Santa Ana winds—hot, strong and extremely dry winds—fanned the flames, blowing fire downhill and spreading embers that sparked spot fires thousands of feet away. The Santa Ana winds on January 7th had gusts up to 100 miles per hour.¹⁰ Just twenty-three minutes after the first sighting of smoke from the Palisades Fire, one Los Angeles Fire Department Captain radioed: “This has the potential for 200-plus acres in the next 20 minutes.”

27. Before the City could issue an evacuation order, however, evacuation routes to the Pacific Coast Highway were already obstructed. Firefighters reported “gridlock on Palisades Drive” and “a backup about a mile long” on Bienvenida Lane. One resident who evacuated recalled flames spreading down the hillside towards Palisade Drive, with “embers flying over

⁹ Jennie Jarvie, ‘Built to burn.’ *L.A. let hillside homes multiply without learning from past mistakes*, LOS ANGELES TIMES, February 9, 2025 at <https://www.latimes.com/california/story/2025-02-09/built-to-burn-a-history-of-development-of-los-angeles-hillsides>.

¹⁰ Los Angeles Fire Department, Palisades Fire After-Action Review Report (October 8, 2025), https://lafd.org/sites/default/files/pdf_files/Palisades_AARR_10_08_2025_final.pdf.

1 the cars” as he was stuck in a “massive traffic jam.” Traffic backups from evacuating residents
2 blocked firefighters from accessing Pacific Palisades.

3 28. When the City issued its first evacuation order, traffic was already at a standstill.
4 Emergency planning models estimated a full-scale evacuation of the Pacific Palisades would
5 take over five hours under ideal conditions, assuming free-flowing traffic with roads converted
6 to one-way traffic. On the ground, however, residents and emergency responders encountered
7 chaos, obscured visibility and abandoned vehicles. Firefighters radioed: “All companies at the
8 bottom of the Palisades Drive are unable to come up. Traffic completely blocks all four lanes.”

9 29. One family—parents, children and pets—fled when they received the evacuation
10 order. But their van barely made it a quarter mile before being flanked by fire. As fire
11 encroached on evacuation routes, firefighters received further orders: “They need to evacuate all
12 the cars. Requesting units to respond to a call on Sunset and Palisades to evacuate people in
13 vehicles, vehicles burning. Have them get out of the car and go on foot.” Sunset Boulevard was
14 “impassible due to approximately 100 abandoned vehicles in the road.” Firefighters ultimately
15 rescued trapped residents by clearing Palisades Drive and Sunset Boulevard with a bulldozer.

16 30. Images of gridlock on Palisades Drive and the clearance of abandoned vehicles
17 are shown below in **Figure 2**.¹¹
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28 ¹¹ Los Angeles Fire Department, *Palisades Fire After-Action Review Report* (October 8, 2025), https://lafd.org/sites/default/files/pdf_files/Palisades_AARR_10_08_2025_final.pdf.

FIGURE 2 GRIDLOCK AND ABANDONED VEHICLES IN PALISADES FIRE



31. The Palisades Fire killed 12 people and completely destroyed much of Pacific Palisades, burning nearly every structure north of Sunset Boulevard to the ground. The Palisades Fire was the third-most destructive fire in recorded California History—a distinction which may last only a few years, given the startling intensification of California wildfires.

32. Beyond obstructions on major evacuation routes, LAFD’s After-Action Review Report notes that winding, narrow roads were obstructed by downed power lines, uprooted trees and rocks. The Report also found it “imperative” that the Department “immediately conduct an assessment of the neighborhoods’ necessity to establish two evacuation routes for all Very High Fire Hazard Severity Zones (VHFHSZ), thereby determining whether supplementary means of egress are warranted.” It has not done so.¹²

33. Even before the Palisades Fire, in response to recurring disasters, both the City of Los Angeles’ General Plan Framework and numerous Community Plans with hillside areas acknowledged the need for road infrastructure to mitigate wildfire hazards. For instance, the Northeast Los Angeles Community Plan points out the deficient street network resulting from century-old infrastructure and streets that exist only on paper: “Extensive hillside areas remain unbuilt because they were subdivided at a time when no infrastructure improvements or access was required or provided for” This was an express reference to streets planned on a subdivision map but never built.

34. However, despite these plans’ policies, the City fails to implement the State Minimum Fire Safe Regulations, which establish statewide minimum standards for wildfire prevention, emergency access and evacuation. The City is responsible for enforcing the Fire Safe Regulations, and has incorporated them by reference into the Los Angeles Municipal Code (LAMC § 57.4908.1). The City does not enforce the Fire Safe Regulations when it issues permits or approves new development—even after the devastation of the Palisades Fire.

¹² Noah Haggerty, *Months after the Jan. 7 fires, L.A.’s evacuation plans remain untested*, LOS ANGELES TIMES, July 25, 2025 at <https://www.latimes.com/environment/story/2025-07-25/l-a-fire-evacuation-plans-remain-untested>.

***The Fire Safe Regulations Apply in the State’s Highest Fire Hazard Designation
Including Much of the City’s Vulnerable Hillsides and Adjacent Communities***

35. In 1987, the Legislature passed and the Governor signed SB 1075 (Rogers), which required CAL FIRE to adopt minimum fire standards applicable to all residential, commercial or industrial construction in State Responsibility Area (“SRA”) lands. SB 1075 added Public Resources Code section 4290, which provided in part:

The board shall adopt regulations implementing minimum fire safety standards related to defensible space which are applicable to state responsibility area lands under the authority of the department. These regulations apply to the perimeters and access to all residential, commercial, and industrial building construction within state responsibility areas approved after January 1, 1991. [...] These regulations do not apply where an application for a building permit was filed prior to January 1, 1991, or to parcel or tentative maps or other developments approved prior to January 1, 1991, if the final map for the tentative map is approved within the time prescribed by the local ordinance. The regulations shall include all of the following:

- (1) Road standards for fire equipment access.
- (2) Standards for signs identifying streets, roads, and buildings.
- (3) Minimum private water supply reserves for emergency fire use.
- (4) Fuel breaks and greenbelts.

36. In 1991, CAL FIRE adopted Fire Safe Regulations applicable only to SRA lands. These regulations established roadway, setback, fuel reduction, water service and other standards with procedures for Exceptions from these standards. (14 Cal. Code Regs., § 1270 *et. seq.*)¹³

37. In 1993, the Attorney General rendered an opinion (**Exhibit 1**) addressing the following question: “Do the fire safety standards adopted by the Board of Forestry for development on state responsibility area lands apply to the perimeters and access to buildings constructed after January 1, 1991, on parcels created by parcel or tentative maps approved prior to January 1, 1991?” The Attorney General’s opinion concluded: “The fire safety standards adopted by the Board of Forestry for development on state responsibility area lands apply to the

¹³ Unless otherwise specified, citations are to Title 14 of the California Code of Regulations.

perimeters and access to buildings constructed after January 1, 1991, on parcels created by parcel or tentative maps approved prior to January 1, 1991, to the extent that conditions relating to the perimeters and access to the buildings were not imposed as part of the approval of the parcel or tentative maps.”

38. The Attorney General observed that the statute provided for two independent exceptions, one for building permits and another for subdivision maps. Observing that “virtually any application for a building permit will be preceded by a parcel or tentative map approval,” the Attorney General found that the exception was intended to apply only to construction and development activity that was already in the “pipeline” by January 1, 1991. On this basis, the Attorney General concluded that “only those perimeter and access conditions which were imposed during the parcel or tentative map approval process would be immune from the effect of the regulations.” The Fire Safe Regulations were amended to incorporate the AG’s conclusions. (§ 1270.03(b).)

39. In 2017, the State was struck by the most destructive wildfire season in California at the time (immediately surpassed by record wildfire seasons in 2018 and 2020). In response, the Legislature passed and the Governor signed SB 901 (Dodd), which expanded the applicability of the Fire Safe Regulations promulgated under Public Resources Code section 4290 to lands in the Local Responsibility Area (“LRA”) VHFHSZ.

40. Since July 1, 2021, California law requires that all development in the VHFHSZ shall be subject to the Fire Safe Regulations. A current copy of the Fire Safe Regulations is attached as **Exhibit 2**.

41. The State Fire Marshall has categorized wildfire-vulnerable areas across the State into three fire hazard zones: Moderate, High and Very High. The VHFHSZ is the highest hazard designation. The hazard zone model considers two elements: the probability of burning and probable fire behavior. The probability of burning incorporates calculations based on fire history over the last 50 years. Expected wildfire behavior is based on the typical fire intensity on a normally severe fire weather day. The model places special emphasis on the spread of

burning embers because they can travel long distances in the wind – often miles - and ignite vegetation, roofs, attics and decks.¹⁴

42. Nearly the entire City of Los Angeles is located in the LRA as mapped by CAL FIRE. (**Exhibit 3.**)

43. Nearly all of the City’s hillside areas and many hillside-adjacent communities are located in the VHFHSZ as mapped by CAL FIRE. (**Exhibit 4.**)

44. Most of the area in the City’s VHFHSZ is designated for Low Density Residential land use, zoning for the development of single-family homes. (**Exhibit 5.**)

45. The City’s VHFHSZ includes numerous communities in and adjacent to hillsides including portions of Woodland Hills, Tarzana, Pacific Palisades, Encino, Mandeville Canyon, Brentwood, Bel Air, Sherman Oaks, Beverly Crest, Studio City, Hollywood Hills, Laurel Canyon, Griffith Park, Los Feliz, Silver Lake, Echo Park, El Sereno, Mount Washington, Highland Park, Eagle Rock, Montecito Heights, Glassel Park, Shadow Hills, Sunland, Tujunga, Sylmar, Porter Ranch, Chatsworth and West Hills.

The Fire Safe Regulations are Essential to Ensure That Development in the VHFHSZ Does Not Endanger the Lives of First Responders and Civilians

46. The purpose of the Fire Safe Regulations is to establish minimum wildfire protection standards in conjunction with building, construction and development in the SRA or in the VHFHSZ after July 1, 2021. The Fire Safe Regulations are intended to ensure that the future design and construction of structures, subdivisions and developments provide for basic emergency access and egress and wildfire protection measures. (§ 1270.02.)

47. The Fire Safe Regulations apply to the perimeters and access to all residential, commercial and industrial building construction approved after July 1, 2021 in the VHFHSZ; the approval of tentative and parcel maps or other developments; applications for use permits; road construction; and applications for building permits. The Fire Safe Regulations include a

¹⁴ CAL FIRE, *Frequently Asked Questions About: 2020 Fire Hazard Severity Zones* (November 2019), <https://cdnverify.bof.fire.ca.gov/media/tpi3n3m/full-14-b-vhfhsz-frequently-asked-questions.pdf> .

narrowly-construed exemption to the extent that a previously-approved parcel map or tentative map imposed conditions relating to the perimeters and access to buildings. (§ 1270.03.)

48. The City is responsible for enforcement of the Fire Safe Regulations within the VHFHSZ in its jurisdiction. The City must provide CAL FIRE with notice of applications for building permits, tentative parcel maps, tentative maps, use permits and other developments in the VHFHSZ. (§ 1270.04.) The City shall ensure that the applicable sections of the Fire Safe Regulations become a condition of approval of any permit, development approval or map. (§ 1270.04(c).)

49. The Fire Safe Regulations include minimum standards for public and private roads and driveways to provide for unobstructed traffic circulation during a wildfire emergency to ensure safe access for first responders and civilian evacuation concurrently. (§ 1273.00.)

50. The Fire Safe Regulations require that all roads providing access to new development shall be constructed to provide a minimum of two ten-foot traffic lanes providing for two-way traffic flow to support emergency vehicle access and civilian evacuation. (§ 1273.01.) All driveways providing access to new development shall be constructed to provide one ten-foot traffic lane and fourteen feet unobstructed horizontal clearance. (§ 1273.01.) Roads shall be designed and maintained to support an imposed load of firefighting equipment weighing at least 75,000 pounds with an aggregate base. (§ 1273.02.) The maximum permitted grade of any road or driveway is 16 percent, but may be up to 20 percent with approval of an Exception. (§ 1273.03.) No roads shall have a radius of curvature of less than 50 feet. (§ 1273.04.) All driveways and dead-end roads are required to provide a turnaround with a minimum 40-foot turning radius or a hammerhead with a minimum 60-foot length. Driveways exceeding 150 feet in length shall provide a turnout at the midpoint of the driveway with a width of 12 feet and a length of 30 feet. (§§ 1273.05-1273.06.) The Fire Safe Regulations establish maximum lengths for dead-end roads based on the number of parcels permitted per acre by applicable zoning. (§ 1273.08.) All gates shall be two feet wider than the width of the traffic lanes with a minimum unobstructed horizontal width of 14 feet. (§ 1273.09.)

1 51. The Fire Safe Regulations establish building siting and setback standards and
2 fuel modification standards to reduce the intensity of a wildfire. (§ 1276.00.) The Fire Safe
3 Regulations establish a default 30-foot setback from all buildings to any property line and/or the
4 center of any road. This 30-foot setback standard may be reduced where the applicant provides
5 an alternative method to reduce structure-to-structure ignition hazards by incorporating
6 alternative mitigation measures. (§ 1276.01.)

7 52. The Fire Safe Regulations require the City to identify Strategic Ridgelines,
8 defined as “a Ridgeline identified pursuant to 1276.02(a) that may support fire suppression
9 activities or where the preservation of the Ridgeline as an Undeveloped Ridgeline would reduce
10 fire risk and improve fire protection.” The Regulations prohibit or limit development on
11 Strategic Ridgelines. (§ 1276.02.)

12 53. The Fire Safe Regulations provide discretion for the City to consider and approve
13 requests for Exceptions from the strict application of its minimum standards. The City may waive
14 strict compliance after finding that the Exception provides for the “Same Practical Effect” as the
15 standard in providing for firefighter safety, emergency access, civilian egress, water accessibility
16 and fuel reduction. (§§ 1270.01(aa), 1270.07.)

17 54. However, the Fire Safe Regulations establish procedures to ensure that Exceptions
18 do not jeopardize public safety. The Fire Safe Regulations are *life safety regulations* intended to
19 protect the lives and property of first responders and civilians. Exceptions from the Fire Safe
20 Regulations require measures to provide *equivalent protection of public safety*—protection which
21 can be achieved in a variety of ways through improved on-site or off-site design, construction or
22 alternative compliance.

23 55. Exceptions may be granted only on a case-by-case basis, upon written request by
24 an applicant. An application for an Exception shall state the specific section from which an
25 Exception is requested, the material facts supporting the request, the details of the Exception and
26 a map showing the proposed location of the development. The City may only approve an
27 Exception where the applicant, in writing, identifies alternative measures providing the Same
28 Practical Effect as the standard in providing for firefighter safety, emergency access, civilian

egress, water accessibility and fuel reduction. In considering and granting Exceptions, the City must comply with the procedures of the Fire Safe Regulations. (§§ 1270.01(aa), 1270.05, 1270.07.)

56. Recognizing the importance of applying the Fire Safe Regulations to the approval of tentative or parcel maps, the Government Code and LAMC require that the City shall make findings regarding compliance with the Fire Safe Regulations and the availability of structural fire protection and suppression services, and to transmit the accompanying map and findings to CAL FIRE. (Gov. Code § 66474.02; LAMC § 4908.2.)

The Sandal Lane Project and Appeal

57. One example of the City's failure to apply the Fire Safe Regulations is a development at 10453 Sandal Lane in the Bel Air-Beverly Crest neighborhood.

58. On April 22, 2025, LADBS issued Permits 23010-30000-05180, 23030-30000-07897, 23020-30000-02493 and 23047-30000-01957 ("Sandal Lane Permits") for the construction of a new 3,036 square-foot single-family dwelling, retaining walls and swimming pool with associated grading on a vacant 5,469 square-foot lot at 10453 Sandal Lane ("Sandal Lane Project").

59. The subject lot was created in a 1911 subdivision drawn up before the advent of modern subdivision and zoning laws, and just three years after production began for the Ford Model T. The map envisioned a network of interconnected streets providing continuous access to both Beverly Glen Boulevard and Bel Air Road.

60. However, there is a vast discrepancy between the network of continuous, interconnected streets contemplated in 1911 and the handful of discontinuous, dead-end roads in existence today. **Figure 3**, below, shows planned streets (unshaded in the background), existing, paved roads (shaded red) and the parcel at 10453 Sandal Lane (shaded gold) on a BOE map. The Sandal Lane development is located on a street which was intended to have a direct connection to Beverly Glen Boulevard (on the right), but which is in fact located near the terminus of a dead-end street.

FIGURE 3: Bureau of Engineering Map of Sandal Lane Site



(Source: Bureau of Engineering *NavigateLA* portal (NavigateLA.lacity.org))

61. Sandal Lane terminates at its ‘intersection’ with Crater Lane in an exceptionally narrow dead-end blocked by bollards and an “END” sign, as shown in **Figure 4**.

FIGURE 4: Dead-End at Sandal Lane/Crater Lane



(Source: Hillside Federation Building Permit Appeal)

62. On May 7, 2025, the Hillside Federation submitted to LADBS an appeal of the issuance of the Sandal Lane Permits. The appeal alleged that LADBS erred and abused its discretion in issuing the Sandal Lane Permits in violation of the Fire Safe Regulations because the Sandal Lane Project was located on a dead-end street more than 800 feet in length with more than 20 percent grade and narrower than 20 feet in length. (§§ 1270.08(a), 1273.03(a), 1273.01(a).)

63. On August 4, 2025, LADBS transmitted an Appeal Report to the Board which stated that LADBS relied on BOE and LAFD for review of the Fire Safe Regulations, and that LADBS “has not been contacted by BOE or LAFD indicating that any of their issued clearances were made in error.”

64. At its September 16, 2025 hearing, the Board denied the appeal and found that LADBS did not err or abuse its discretion. At the hearing, the Office Manager of the West Los

Angeles LADBS District Office, Chiharu Suzuki, stated that a Class “B” Permit¹⁵ from BOE would, in the future, be issued to resolve any noncompliance with the LAMC or the Fire Safe Regulations “to the extent feasible.”

65. On October 6, 2025, the Hillside Federation timely requested reconsideration of the Board’s action. On October 14, 2025, the Board denied the petition for reconsideration and issued a Final Action letter on October 16, 2025.

***The City Maintains a Pattern and Practice of Not Enforcing the Fire Safe Regulations
For Developments in Its VHFHSZ***

66. The City’s failure to apply the Fire Safe Regulations to the Sandal Lane Project is just one of countless examples of City approvals in the VHFHSZ from July 1, 2021 to present in violation of the Fire Safe Regulations. The violations in the Sandal Lane Project are not an aberration or isolated oversight, but reflect the City’s wide-ranging failure to apply the Fire Safe Regulations to developments in its VHFHSZ.

67. Attached as **Exhibit 6** is a non-exhaustive, illustrative list of permits and developments in the VHFHSZ approved by the City in violation of LAMC section 4908.1 and the Fire Safe Regulations. Rather, the list demonstrates that the City simply does not check for compliance with the Fire Safe Regulations when issuing permits or approving developments in the VHFHSZ. Because the City fails to apply the Fire Safe Regulations as a rule, the scope of violations is expansive and infects a broad range of City actions and approvals. As **Exhibit 6** illustrates, the City has a pattern and practice of failing to apply the Fire Safe Regulations to a broad range of approvals and developments in its VHFHSZ.

68. Numerous City agencies and departments play a role in the issuance of permits and the approval of developments in the City’s VHFHSZ including the Department of City Planning; BOE; LADBS and LAFD. When one agency is challenged over its failure to implement and enforce the Fire Safe Regulations, it typically disclaims responsibility and

¹⁵ A Class “B” Permit is required for extensive public works improvements in the public right-of-way including the widening of streets and alleys. (LAMC section 62.111.)

1 asserts that another City agency or department is responsible. LADBS, for example, has claimed
2 that BOE and LAFD alone are responsible for implementing and enforcing the Fire Safe
3 Regulations, so that the issuance of any building permits in violation of the Fire Safe
4 Regulations is not its own error.

5 69. The City fails to apply the Fire Safe Regulations to the issuance of building
6 permits for construction not relating to an existing structure on parcels in the VHFHSZ not
7 subject to conditions relating to the perimeters or access imposed by as part of a tentative or
8 parcel map approved prior to January 1, 1991. (§ 1270.03(a)(1), (a)(4), (c)(2).)

9 70. The City fails to apply the Fire Safe Regulations to the issuance of “B” Permits
10 for the construction, extension or widening of roads in the VHFHSZ. (§ 1270.03(a)(3), (c)(4).)

11 71. The City fails to apply the Fire Safe Regulations to the approval of Zoning
12 Administrator Determinations or Class 1 Conditional Use Permits¹⁶ pursuant to LAMC section
13 12.24-X.21(a)(2) for new construction in the VHFHSZ on a lot that does not provide a 20 foot
14 continuous paved roadway to the boundary of the hillside area. (§ 1270.03(a)(1), (c)(3).)

15 72. The City fails to apply the Fire Safe Regulations to the approval of tentative and
16 parcel maps, including those that result in the creation of new parcels in the VHFHSZ. (§
17 1270.03(a)(3), (c)(1).)

18 73. The City fails to apply the Fire Safe Regulations to the approval of access gates.
19 (§ 1273.09.)¹⁷

21 ¹⁶ The City adopted Ordinance 187,712 (effective January 1, 2023) reorganizing the
22 administrative processes and procedures for zoning and land use entitlements. Prior to the
23 implementation of Ordinance 187,712, approvals to permit development with less than a 20-foot
24 continuous paved roadway to the boundary of the Hillside Area were referred to as “Zoning
25 Administrator Determinations” with a corresponding -ZAD City Planning Case Suffix. After its
26 implementation, such approvals were categorized as Class 1 Conditional Use Permits with a
27 corresponding -CU1 City Planning Case Suffix. Both the Zoning Administrator Determinations
28 and the Class 1 Conditional Use Permits which permit construction of a dwelling on a parcel
with less than a 20-foot continuous paved roadway from the driveway apron to the boundary of
the Hillside Area are use permits for purposes of the Fire Safe Regulations.

¹⁷ Access gates located within the public right-of-way may require approval of a Revocable
“R” Permit pursuant to LAMC section 62.118.2.

74. The City fails to ensure that applicable sections of the Fire Safe Regulations become a condition of approval of any permit, development or map. (§ 1270.04(c).)

75. The City fails to make required findings of compliance with the Fire Safe Regulations or availability of fire protection and suppression services when approving tentative or parcel maps in the VHFHSZ, or to transmit the required findings to CAL FIRE. (LAMC § 4908.2.)

76. The City fails to comply with the procedures of the Fire Safe Regulations for granting Exceptions, including the requirement to impose mitigation ensuring the Same Practical Effect and to send notice to CAL FIRE. (§ 1270.07(a), (e).)

77. The City fails to provide CAL FIRE with notice of certain development applications as required by the Fire Safe Regulations. (§ 1270.04.)

78. The City has failed to identify Strategic Ridgelines to support fire suppression activities or where the preservation of an undeveloped ridgeline would reduce fire risk and improve fire protection. (§ 1276.02.)

79. The City's failure to apply the Fire Safe Regulations to developments in its VHFHSZ results in violations of the Fire Safe Regulations including, but are not limited to: inadequate road/driveway width; excessive road/driveway grade; inadequate road design strength; inadequate road turning radius; inadequate setbacks; inadequate areas for turnouts/turnarounds; excessive dead-end road length; inadequate road gate width/setback; failure to comply with Exception procedure; and failure to notify CAL FIRE.

80. In issuing permits and approving other developments, the City fails to account for on-street parking that results in a roadway which may exceed 20 feet in width not providing two 10-foot "traffic lanes" as required by the Fire Safe Regulations. (§ 1273.01(a).) The Fire Safe Regulations require that the two 10-foot traffic lanes "shall provide for two-way traffic flow to support emergency vehicle and civilian egress[.]" (§ 1273.01(a).) Many of the City's hillside streets allow parking on one or both sides of the street, and many of these parking lanes are not subject to "Red Flag" limitations prohibiting parking during high fire-risk "Red Flag Alert Days."

81. The failure to account for on-street parking and to restrict on-street parking during Red Flag Alert Days increases hazards on countless City streets in the VHFHSZ. **Exhibit 7** is a portion of the Bureau of Engineer's map of roadway widths available on its NavigateLA web portal showing street widths in a portion of the Hollywood Hills. Streets highlighted in red are confirmed to have roadways less than 20 feet in width; development on these Streets does not comply with the Fire Safe Regulations and would require an Exception. Streets highlighted in blue are confirmed to have roadways between 20 and 28 feet in width; development on these streets would not comply with the Fire Safe Regulations where on-street parking is permitted on one or both sides of the street, depending on roadway width. Streets highlighted in green are confirmed to have roadways more than 28 feet in width; development on these streets might not comply with the Fire Safe Regulations where on-street parking is permitted on both sides of the street, depending on roadway width.

82. **Exhibit 8** provides an example of a roadway width analysis for a development at 4320 Saltillo Street accounting for on-street parking, prepared by a professional civil engineer with extensive experience street plans and public roadway facilities. In this example, a street with a 24-foot roadway and unlimited on-street parking on one side provided just 16 feet in roadway for travel lanes—far too narrow to accommodate simultaneous two-way traffic for emergency vehicles and evacuating civilians.

83. The City's wholesale failure to apply the Fire Safe Regulations to the approvals and developments listed in **Exhibit 6** demonstrates that the City maintains a pattern and practice of not checking for compliance with the Fire Safe Regulations for approvals or developments in its VHFHSZ. Thus, Petitioners are informed and believe, and thereon allege, that the City's violations of the Fire Safe Regulations extend beyond those specific instances identified in this Petition.

The City's Violations are Ongoing and Pervasive Despite Notice

84. On March 21, 2025, the Hillside Federation notified the City of its failure to enforce the Fire Safe Regulations and demanded compliance its road width, driveway width and building setback standards. This letter cited violations at 4230 N. Saltillo Street, 504 W. Avenue

44, 12001 Chalon Road and 10453 Sandal Lane. The Hillside Federation’s March 2025 demand letter is attached as **Exhibit 9**.

85. On September 19, 2025, the Hillside Federation sent a second demand letter to the City expanding the scope of alleged violations, cited violations at sixteen sites and set forth a specific course of action to remedy the City’s ongoing violations. The Hillside Federation’s September 2025 demand letter is attached as **Exhibit 10**.

86. On December 23, 2025, SAFRR joined in the Hillside Federation’s objections. SAFRR’s e-mail to the City is attached as **Exhibit 11**.

87. The City has taken no action to bring its practices, policies and procedures into compliance with LAMC section 4908.1 and the Fire Safe Regulations despite the Hillside Federation’s demands for compliance.

***The City’s Failure to Enforce the Fire Safe Regulations Exacerbates Hazards
and Obstructs First Responder Access and Civilian Evacuation***

88. Many of the City’s hillside neighborhoods were laid out a century ago, predating the existence of modern zoning and subdivision laws, when the hillsides were sparsely populated, motor vehicles were compact and climate change had yet to accelerate. Their road networks are often narrow, winding and steep, with many roads ending in dead-ends or requiring on-street parking preventing concurrent two-way traffic. Many neighborhoods feature “paper streets”—streets that were intended to be constructed when the subdivision was conceived, but never built. As property values have increased, the City has been inundated with proposals to develop vacant lots or to subdivide existing parcels. This development pressure will only increase in the future.

89. In hillside areas characterized by narrow, steep, dead-end roads, new development in violation of the Fire Safe Regulations makes it more likely that roads would become obstructed, with potentially catastrophic consequences. As demonstrated by the chaos of the Palisades Fire evacuations and incident reports for wildfires in the City and Statewide, road conditions rapidly deteriorate during the extreme conditions giving rise to wildfires. A narrow hillside road serving a small area, while easily capable of handling traffic under normal conditions, may become

bottlenecked or blocked entirely. Smoke reduces visibility. Wind-blown embers spark spot roadside spot fires. Hurricane-force winds blow down trees and power lines. Residents encountering obstructions turn around and find alternate routes to safety. First responders in oversize vehicles travel into evacuation areas to for rescue and wildfire response duties. Under these circumstances, additional development creates new risks—including risks to life and property—above and beyond pre-existing hazards.

90. The risks caused by the City’s failure to implement the Fire Safe Regulations are exacerbated by the City’s noncompliance with State law (AB 747, Levine) requiring it to analyze the adequacy of evacuation routes in its Public Safety Element.¹⁸

91. The public safety standards in the Fire Safe Regulations reflect the considered judgment and expertise of wildfire professionals and State officials who have spent their careers fighting wildfires and learning from past disasters. If consistently implemented, the Fire Safe Regulations ensure that new development in the VHFHSZ does not endanger public safety and does not introduce new risks to property and the lives of first responders or civilians.

92. However, as a result of the City’s failure to enforce the Fire Safe Regulations, new developments in the VHFHSZ create new public safety risks today and for decades to come. When compounded across hundreds or thousands of developments Citywide, future wildfires in the City—which can be expected to be more intense than ever—will spread more quickly, cause greater property damage and be more likely to entrap first responders or evacuating residents.

¹⁸ Noah Haggerty, *Months after the Jan. 7 fires, L.A.’s evacuation plans remain untested*, LOS ANGELES TIMES, July 25, 2025 at <https://www.latimes.com/environment/story/2025-07-25/1-a-fire-evacuation-plans-remain-untested>.

FIRST CAUSE OF ACTION

(As to Hillside Federation)

Administrative Mandamus; Violation of Fire Safe Regulations at 10453 Sandal Lane

(CCP § 1094.5)

93. Petitioners re-allege and incorporate by reference the preceding paragraphs of this Petition.

94. The Board erred and abused its discretion in denying the Hillside Federation's appeal of LADBS' issuance of Sandal Lane Permits in violation of the Fire Safe Regulations and LAMC section 4908.1.

95. The Sandal Lane Project is subject to the Fire Safe Regulations because it consists of an "application for a Building permit for new construction not relating to an existing Structure." (§ 1270.03(c)(2).)

96. The Sandal Lane Project does not fall within any exemption from the scope of the Fire Safe Regulations. The Fire Safe Regulations provide an exemption only where a "parcel was formed by a parcel map or tentative map ... approved prior to January 1, 1991 to the extent that conditions relating to the perimeters and access to the Buildings were imposed by the parcel map or final tentative map approved prior to January 1, 1991." (§ 1270.03(b).) The Sandal Lane parcel does not fall into this exemption because it was not formed by a parcel or tentative map and was created before modern zoning and subdivision laws allowed jurisdictions to impose conditions relating to the perimeters or access to buildings.

97. The scope of the Fire Safe Regulations encompasses not only work within the perimeters of a parcel, but also to the access to that development—in this case, Sandal Lane. The Fire Safe Regulations expressly apply to the "access to all residential ... Building construction ... approved after July 1, 2021 in the VHFHSZ" (§ 1270.03(a)(1).)

98. In 2019, the Attorney General's office submitted comments on a project in the State Responsibility Area of County of Monterey on a narrow, dead-end existing road:

The Project does not comply with the state's dead-end road limitations and road width limitations applicable to development within an SRA. (Cal. Code. Regs., tit. 14, §§ 1273.08 and 1273.01; adopted pursuant to Pub. Resources Code§

4290.) In response to our July 9, 2019 comments regarding the Project's failure to comply with SRA regulations, the FEIR claims that Paraiso Springs Road is an existing road and thus exempt from such regulations. (FEIR, p. 617 .) [...]

[E]xempting the Project from the SRA regulations simply because Paraiso Springs Road is a pre-existing road would undermine the intent of the SRA regulations. SRA regulations are meant to ensure that "[t]he future design and construction of structures, subdivisions and developments in the SRA shall provide for basic emergency access" (Cal. Code Regs., tit. 14, § 1270.01(b).) [...] **It is the construction of a new project that triggers the application of the SRA regulations**; the fact that the Project is being constructed at the end of an existing road does not negate the triggering effect of the new construction. A contrary interpretation would incentivize development without adequate evacuation routes and emergency access in the SRA rather than prevent it.

99. Thus, while Sandal Lane may have been exempt from the Fire Safe Regulations prior to development of the Sandal Lane Project, new development brings Sandal Lane within the scope of the regulations. The Sandal Lane Project must bring Sandal Lane into compliance with the minimum roadway standards of the Fire Safe Regulations or obtain an Exception to provide for equivalent firefighter safety, emergency access and civilian egress.

100. LADBS is not entitled to rely on erroneous clearances by LAFD or BOE. Pursuant to LAMC section 11.02, any permits issued in violation of any City ordinance are void regardless of whether the error originated in LADBS or the clearances of other departments.

101. Moreover, the City cannot rely on a hypothetical, future "B" Permit to cure violations of the Fire Safe Regulations "to the extent feasible." The Hillside Federation's expert, a licensed Professional Engineer and former employee of the Bureau of Engineering, reviewed the "B" Permit that had been issued by the Bureau of Engineering and verified that it did not resolve the alleged noncompliance regarding grade, dead-end length, width or lack of turnaround. Moreover, the LAMC requires that the scope of a "B" Permit shall be determined prior to building permit issuance. LADBS may not rely on the hypothetical issuance of a "B" Permit, which has not been issued, to claim it did not err or abuse its discretion. Finally, the Fire Safe Regulations do not authorize Exceptions based on *feasibility*, but instead require that Exceptions must provide the Same Practical Effect as the standard in providing for public safety.

102. The Sandal Lane Permits were *void ab initio* pursuant to LAMC section 11.02 which provides in part:

Notwithstanding any other provisions of this Code or any other ordinance of the City of Los Angeles, no permit or license shall be issued in violation of any provisions of this Code or any other ordinance of the City of Los Angeles; if any permit or license is issued in violation of any provision of this Code or any other ordinance of the City of Los Angeles the same **shall be void**.

103. Therefore, the Sandal Lane Permits were issued in violation of the Fire Safe Regulations and LAMC section 4908.1. The Board's decision that LADBS did not err or abuse its discretion in issuing the Sandal Lane Permits lacks substantial evidence and relies on erroneous interpretations of law. The Board's denial of the Hillside Federation's appeal lacks substantial evidence and relies on erroneous interpretations of law.

SECOND CAUSE OF ACTION

(As to Hillside Federation and SAFRR)

Traditional Mandate; Pattern and Practice of Violations of Fire Safe Regulations

(CCP §§ 526, 1060, 1085)

104. Petitioners re-allege and incorporate by reference the preceding paragraphs of this Petition.

105. The City maintains an unlawful pattern and practice of failing to apply the Fire Safe Regulations to developments in the VHFHSZ and approving developments in violation of the Fire Safe Regulations. The City's ongoing course of action violates LAMC section 4908.1 and the Fire Safe Regulations.

106. There exists a present and ripe controversy between Petitioners and the City related to the various patterns and practices of the City that result in ongoing failures of the City to comply with the State Fire Safe Regulations.

107. Specifically, Petitioners allege that the City maintains a pattern and practice of issuing permits and approving developments in violation of the LAMC and the Fire Safe Regulations by failing to apply minimum road/driveway and setback standards, failing to process Exemptions providing for the Same Practical Effect in protecting public safety, failing to make required findings, and failing to provide required notice to CAL FIRE.

108. Petitioners seek a judicial determination that the City's actions violate LAMC sections 4908.1 and 4908.2 and the Fire Safe Regulations. Such a determination is necessary and proper because the City refuses to conform its policies and procedures to the requirements of the LAMC and the Fire Safe Regulations.

109. Petitioners further seek an injunction ordering the City to comply with the Fire Safe Regulations. Such an injunction is necessary and proper because the City maintains a pattern and practice of approving developments in violation of the LAMC and the Fire Safe Regulations.

THIRD CAUSE OF ACTION

(As to Hillside Federation and SAFRR)

Traditional Mandate; Failure to Identify Strategic Ridgelines

(CCP §§ 526, 1060, 1085)

110. Petitioners re-allege and incorporate by reference the preceding paragraphs of this Petition.

111. The Fire Safe Regulations impose on the City a clear, present and ministerial duty to identify Strategic Ridgelines to reduce fire risk and improve fire protection. (§ 1276.02(a).)

112. Four and one-half years after the Fire Safe Regulations became effective in the City's VHFHSZ, the City has neither identified Strategic Ridgelines nor reviewed the vast hillsides and mountainous terrain and concluded that no Strategic Ridgelines exist.

113. Petitioners seek a judicial determination that the City's failure to identify Strategic Ridgelines violates LAMC sections 4908.1 and the Fire Safe Regulations. Such a determination is necessary and proper because the City refuses to conform its policies and procedures to the requirements of the LAMC and the Fire Safe Regulations.

114. Petitioners further seek an injunction ordering the City to comply with the Fire Safe Regulations and identify any Strategic Ridgelines within the City's VHFHSZ. Such an injunction is necessary and proper because the City maintains a pattern and practice of approving developments in violation of the LAMC and the Fire Safe Regulations.

NOTICE TO ATTORNEY GENERAL

115. On December 23, 2025, Petitioners, through their counsel of record, served the Attorney General with notice of the commencement of this lawsuit, together with a true and correct copy of this Petition. A copy of such notice (without copy of this Petition attached to such notice), is attached to this Petition as **Exhibit 12** and is incorporated herein by this reference. Such notice satisfies Petitioner's duties under California Code of Civil Procedure, section 388.

PRAYER FOR RELIEF

WHEREFORE, Petitioners pray for relief as follows:

1. For alternative and peremptory writs of mandate commanding:
 - a. The Board to rescind its denial of the Hillside Federation's appeal and its determination that LADBS did not err or abuse its discretion in the issuance of the Sandal Lane Permits;
 - b. LADBS to revoke the Sandal Lane Permits;
2. For a judicial declaration that the City's policies, practices and procedures are in violation of LAMC sections 4908.1 and 4908.2 and the Fire Safe Regulations with respect to the following categories of approvals for developments in the City's VHFHSZ:
 - a. The issuance of building permits for new construction not relating to existing structures in the VHFHSZ;
 - b. The approval of use permits, including but not limited to Class 1 Conditional Use Permits to permit less than a 20-foot continuous paved roadway to the boundary of the Hillside Area pursuant to LAMC section 12.21-X.21(a)(2);
 - c. The issuance of "B" permits for the construction, extension or widening of roads;
 - d. The issuance of Revocable "R" permits for the construction of access gates;

- 1 e. The approval of parcel or tentative maps creating new parcels without
2 making findings regarding conformance with the Fire Safe Regulations or
3 the availability of structural fire protection and suppression services;
4 f. The consideration, review and approval of Exceptions;
5 g. The failure to notify CAL FIRE of applications for building permits,
6 tentative parcel maps, tentative maps and use permits;
7 h. The failure to notify CAL FIRE or the County of Los Angeles of
8 Exceptions granted from the Fire Safe Regulations;
9 i. Any other City actions, approvals or determinations subject to, not
10 exempt from and not in compliance with the Fire Safe Regulations;
11 3. For an injunction commanding the City, including any and all City departments
12 with a role in reviewing or approving developments subject to the Fire Safe Regulations,
13 including but not limited to the Department of City Planning, Bureau of Engineering,
14 Department of Building and Safety and Fire Department:
15 a. Prohibiting the City from issuing permits or approving developments in
16 violation of the Fire Safe Regulations or LAMC sections 4908.1 and
17 4908.2;
18 b. Requiring the City to check for and enforce compliance with the Fire
19 Safe Regulations and LAMC sections 4908.1 and 4908.2;
20 c. Requiring the City to implement a comprehensive compliance program to
21 ensure ongoing adherence to the Fire Safe Regulations and LAMC
22 sections 4908.1 and 4908.2, including regular reporting to this Court
23 regarding compliance efforts and progress;
24 4. For a judicial determination that the City's failure to identify Strategic
25 Ridgelines in the City's VHFHSZ violates the Fire Safe Regulations;
26 5. For an injunction commanding the City to identify Strategic Ridgelines, if any, in
27 the City's VHFHSZ and to apply the Fire Safe Regulations to such Strategic Ridgelines;
28

6. For the Court to retain jurisdiction over this matter for the purpose of ensuring the City's full and continued compliance with the Fire Safe Regulations and LAMC sections 4908.1 and 4908.2;

7. For costs of the suit;

8. For attorneys' fees pursuant to Code of Civil Procedure section 1021.5; and

9. For such other and further relief as the Court deems just and proper.

Dated: December 23, 2025

By:



Jamie T. Hall
CHANNEL LAW GROUP, LLP
*Attorneys for Federation of Hillside and
Canyon Associations, Inc. and Statewide
Alliance for Firesafe Road Regulations*

VERIFICATION

I, Charley Mims, am the President of the Federation of Hillside and Canyon Associations and authorized to make this verification on its behalf. I have read the foregoing Verified Petition for Writ of Mandate and Complaint for Declaratory and Injunctive Relief and am familiar with its contents. The matters stated therein are true to my own knowledge and belief, except as stated on information and belief, and to those matters I believe them to be true.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on December 23, 2025 at Los Angeles, California.



Charley Mims

VERIFICATION

I, Marylee Guinon, am the President of the State Alliance for Firesafe Road Regulations and authorized to make this verification on its behalf. I have read the foregoing Verified Petition for Writ of Mandate and Complaint for Declaratory and Injunctive Relief and am familiar with its contents. The matters stated therein are true to my own knowledge and belief, except as stated on information and belief, and to those matters I believe them to be true.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on December 23, 2025 at Sebastopol, California.



Marylee Guinon

EXHIBIT LIST

<u>Exhibit No.</u>	<u>Exhibit</u>
1	March 17, 1993, California Attorney General Opinion
2	California Code of Regulations - Fire Safe Regulations
3	CAL FIRE Map of Local Responsibility Area
4	CAL FIRE Map of Very High Fire Hazard Severity Zones
5	Land Use Designation in City's Very High Fire Hazard Severity Zones
6	List of City Development Approvals in Very High Fire Hazard Severity Zones in Violation of Fire Safe Regulations
7	Map of Street Widths in Hollywood Hills
8	State Minimum Fire Safe Regulations Ingress and Egress Requirements re 4320 Saltillo Street
9	March 21, 2025, Pre-Litigation Demand to Comply with State Minimum Fire Safe Regulations
10	September 19, 2025, Pre-Litigation Demand to Comply with State Minimum Fire Safe Regulations
11	December 23, 2025, Email to City of Los Angeles re SAFRR joining in Hillside Federation's objections
12	December 23, 2025, Notice to Attorney General

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EXHIBIT 1

TO BE PUBLISHED THE OFFICIAL REPORTS

OFFICE OF THE ATTORNEY GENERAL
State of California

DANIEL E. LUNGREN
Attorney General

OPINION	:	
	:	No. 92-807
of	:	
	:	
DANIEL E. LUNGREN	:	<u>MARCH 17, 1993</u>
Attorney General	:	
	:	
GREGORY L. GONOT	:	
Deputy Attorney General	:	
	:	

THE HONORABLE JOHN F. HAHN, COUNTY COUNSEL, COUNTY OF AMADOR, has requested an opinion on the following question:

Do the fire safety standards adopted by the Board of Forestry for development on state responsibility area lands apply to the perimeters and access to buildings constructed after January 1, 1991, on parcels created by parcel or tentative maps approved prior to January 1, 1991?

CONCLUSION

The fire safety standards adopted by the Board of Forestry for development on state responsibility area lands apply to the perimeters and access to buildings constructed after January 1, 1991, on parcels created by parcel or tentative maps approved prior to January 1, 1991, to the extent that conditions relating to the perimeters and access to the buildings were not imposed as part of the approval of the parcel or tentative maps.

ANALYSIS

By legislation enacted in 1987 (Stats. 1987, ch. 955, § 2), the State Board of Forestry ("Board") was directed to adopt minimum fire safety standards for state responsibility area lands¹ under the authority of the Department of Forestry and Fire Protection. Public Resources Code section 4290² states:

"(a) The board shall adopt regulations implementing minimum fire safety standards related to defensible space which are applicable to state responsibility area lands under the authority of the department. These regulations apply to the perimeters and access to all residential, commercial, and industrial building construction within state responsibility areas approved after January 1, 1991. The board may not adopt building standards, as defined in Section 18909 of the Health and Safety Code, under the authority of this section. As an integral part of fire safety standards, the State Fire Marshal has the authority to adopt regulations for roof coverings and openings into the attic areas of buildings specified in Section 13108.5 of the Health and Safety Code. The regulations apply to the placement of mobile homes as defined by National Fire Protection Association standards. *These regulations do not apply where an application for a building permit was filed prior to January 1, 1991, or to parcel or tentative maps or other developments approved prior to January 1, 1991, if the final map for the tentative map is approved within the time prescribed by the local ordinance.* The regulations shall include all of the following:

- "(1) Road standards for fire equipment access.
- "(2) Standards for signs identifying streets, roads, and buildings.
- "(3) Minimum private water supply reserves for emergency fire use.
- "(4) Fuel breaks and greenbelts.

¹ On state responsibility area lands (see Pub. Resources Code, §§ 4126-4127; Cal. Code Regs., tit. 14, §§ 1220-1220.5), the financial responsibility of preventing and suppressing fires is primarily the responsibility of the state, as opposed to local or federal agencies. (Pub. Resources Code, § 4125.)

² All references hereafter to the Public Resources Code prior to footnote 8 are by section number only.

"(b) These regulations do not supersede local regulations which equal or exceed minimum regulations adopted by the state." (Emphasis added.)

As indicated in the statute, the Board's regulations are to help create "defensible space"³ for the protection of state responsibility areas against wildfires.

Originally the regulations were to be applicable with respect to all building construction approved after July 1, 1989, but by subsequent legislation (Stats. 1989, ch. 60, § 1), the threshold date was changed to January 1, 1991. The regulations (Cal. Code Regs., tit. 14, §§ 1270-1276.03)⁴ in fact became operative on May 30, 1991.

A "grandfather clause" in the underlying statute provides that "[t]hese regulations do not apply where an application for a building permit was filed prior to January 1, 1991, or to parcel or tentative maps or other developments approved prior to January 1, 1991, if the final map for the tentative map is approved within the time prescribed by the local ordinance." (§ 4290.) We are asked to determine whether the regulations apply to an application for a building permit filed *after* January 1, 1991, for a dwelling to be built on a parcel lawfully created by a parcel map or tentative map approved *prior* to January 1, 1991.

We begin by noting that the grandfather clause contains two ostensibly independent exceptions to the application of the regulations. One is directed at building permits and the other at subdivision maps.⁵ These exceptions were apparently designed by the Legislature to exempt construction and development activity already in the "pipeline" as of January 1, 1991. According to Regulation 1270.01, it is the "future design

³ Defensible space is defined as:

"The area within the perimeter of a parcel, development, neighborhood or community where basic wild land fire protection practices and measures are implemented, providing the key point of defense from an approaching wildfire or defense against encroaching wild fires or escaping structure fires. The perimeter as used in this regulation is the area encompassing the parcel or parcels proposed for construction and/or development, excluding the physical structure itself. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, street names and building identification, and fuel modification measures." (Cal. Code Regs., tit. 14, § 1271.00.)

⁴ All references hereafter to title 14 of the California Code of Regulations are by regulation number only.

⁵ A parcel map is filed when creating subdivisions of four or fewer parcels, while a tentative map and final map are filed when creating subdivisions of five or more parcels. (Gov. Code, §§ 66426, 66428.)

and construction of structures, subdivisions and development" (emphasis added) which is to trigger application of the regulations.

Thus, although an application for a building permit is not made until after January 1, 1991, the proposed construction may garner an exemption if the parcel is covered by a parcel or tentative map approved prior to January 1, 1991 (provided that the final map for the tentative map is approved within the time prescribed by the local ordinance).⁶ However, this raises the question of the purpose of the building permit exception since virtually any application for a building permit will be preceded by a parcel or tentative map approval for the parcel upon which the construction is proposed, even one which may have been obtained in the distant past.⁷ A well-established rule of statutory construction holds that "[w]henver possible, effect should be given to the statute as a whole, and to its every word and clause, so that no part or provision will be useless or meaningless. . . ." (*Colombo Construction Co. v. Panama Union School Dist.* (1982) 136 Cal.App.3d 868, 876; see *Harris v. Capital Growth Investors XIV* (1991) 52 Cal.3d 1149, 1159 ["In analyzing statutory language, we seek to give meaning to every word and phrase in the statute to accomplish a result consistent with the legislative purpose, i.e., the object to be achieved and the evil to be prevented by the legislation"].)

Our task then is to search for an interpretation of section 4290 which is not only consistent with the legislative purpose but also furnishes independent significance to each of the two exceptions. We believe that the answer lies in the different manner in which each exception is phrased. The first is "where an application for a building permit was filed prior to January 1, 1991," and the second is "to parcel or tentative maps or other developments approved prior to January 1, 1991" The "where" of the first exception implies a broad exemption encompassing all activity related to the building permit, whereas the "to" of the second exception implies an exemption which is limited to matters contained in the parcel or tentative map approval.

Under this reading of section 4290, only those perimeter and access conditions which were imposed during the parcel or tentative map approval process would be immune from the effect of the regulations. Typically, parcel and tentative map approvals include requirements for the improvement of the parcels within the subdivision.

⁶ The approval of a final map is a ministerial function once the tentative map has been approved and the conditions that were attached to the tentative map have been fulfilled. (Gov. Code, §§ 66458, 66473, 66474.1; *Santa Monica Pines, Ltd. v. Rent Control Board* (1984) 35 Cal.3d 858, 865; *Youngblood v. Board of Supervisors* (1978) 22 Cal.3d 644, 653.)

⁷ Statutory provisions for tentative maps and final maps first appeared in 1929 (Stats. 1929, ch. 838), while parcel maps were first required in 1971 (Stats. 1971, ch. 1446). (See Cal. Subdivision Map Act Practice (Cont.Ed.Bar 1987) §§ 1.2-1.3, pp. 3-5.)

The Subdivision Map Act (Gov. Code, §§ 66410-66499.37; "Act")⁸ establishes general criteria for land development planning in the creation of subdivisions throughout the state. Cities and counties are given authority under the legislation to regulate the design and improvement of divisions of land in their areas through a process of approving subdivision maps required to be filed by each subdivider. (§ 66411; *Santa Monica Pines, Ltd. v. Rent Control Board*, *supra*, 35 Cal.3d 858, 869; *South Central Coast Regional Com. v. Charles A. Pratt Construction Co.* (1982) 128 Cal.App.3d 830, 844-845.) A subdivider must obtain approval of the appropriate map before the subdivided parcels are offered for sale, or lease, or are financed. (§§ 66499.30, 66499.31; *Bright v. Board of Supervisors* (1977) 66 Cal.App.3d 191, 193-194.)

The Act sets forth procedures by which cities and counties may impose a variety of specific conditions when approving the subdivision maps. Such conditions typically cover streets, public access rights, drainage, public utility easements, and parks, among other improvements. (§§ 66475-66489; see *Associated Home Builders etc., Inc. v. City of Walnut Creek* (1971) 4 Cal.3d 633, 639-647; *Ayers v. City Council of Los Angeles* (1949) 34 Cal.2d 31, 37-43.)

The Act vests cities and counties with the power to regulate and control the "design and improvement of subdivisions" (§ 66411) independent of the power to impose the specified conditions enumerated above. "Design" is defined as:

" . . . (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) such other specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan." (§ 66418.)

"Improvement" is defined as:

" . . . any street work and utilities to be installed, or agreed to be installed, by the subdivider on the land to be used for public or private streets, highways, ways, and easements, as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and

⁸ All references hereafter to the Business and Professions Code are by section number only.

drainage needs as a condition precedent to the approval and acceptance of the final map thereof.

"... also ... any other specific improvements or types of improvements, the installation of which, either by the subdivider, by public agencies, by private utilities, by any other entity approved by the local agency, or by a combination thereof, is necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan." (§ 66419.)

Accordingly, we believe that when a person applies for a building permit after January 1, 1991, the Board's fire safety regulations would be inapplicable as to any matters approved prior to January 1, 1991, as part of the parcel or tentative map process.⁹ By contrast, a person who applied for a building permit prior to January 1, 1991, would not be subject to any of the access or perimeter requirements set forth in the regulations.

In addition to preserving independent significance for the building permit exception, the aforementioned reading of Public Resources Code section 4290 comports with another principle of statutory construction, namely that "[e]xceptions to the general rule of a statute are to be strictly construed." (*Da Vinci Group v. San Francisco Residential Rent etc. Bd.* (1992) 5 Cal.App.4th 24, 28; see *Goins v. Board of Pension Commissioners* (1979) 96 Cal.App.3d 1005, 1009; see also *Board of Medical Quality Assurance v. Andrews* (1989) 211 Cal.App.3d 1346, 1355 [statutes conferring exemptions from regulatory schemes are narrowly construed].) More specifically, we have cited "the general rule that a grandfather clause, being contrary to the general rule expressed in a statute, must be narrowly construed. [Citations.]" (57 Ops.Cal.Atty.Gen. 284, 286 (1974).) A blanket exemption for all construction and development activity related to a parcel covered by an approved tentative or parcel map (provided the final map for the tentative map is approved within the time prescribed by the local ordinance) would violate these principles of statutory construction.

On the other hand, we decline to construe the grandfather clause here so narrowly that *all* of the Board's fire safety regulations become applicable when the owner of a parcel covered by a parcel or tentative map approved prior to January 1, 1991, applies for a permit to build on that parcel after January 1, 1991. To do so would mean that the exception for approved tentative or parcel maps would afford the landowner nothing at the construction and development stage. Again, we are guided by the principle that a statute should be interpreted in such a way that no part or provision will be

⁹ Regulation 1270.02, for example, exempts "[r]oads required as a condition of tentative [or] parcel maps prior to the effective date of these regulations"

rendered useless or meaningless. (*Colombo Construction Co. v. Panama Union School District, supra*, 136 Cal.App. 868, 876.)

Finally, we observe the rule that if more than one construction of a statute appears possible, we must adopt the one that leads to the most reasonable result. (*Industrial Indemnity Co. v. City and County of San Francisco* (1990) 218 Cal.App.3d 999, 1008.) An exemption from the regulations for those access and perimeter conditions which are included in the approval of a parcel or tentative map prior to January 1, 1991, serves to lock in reasonable entitlements while ensuring that other fire safety standards may be applied at the time a building permit is sought subsequent to January 1, 1991.

On the basis of the foregoing analysis and principles of statutory construction, we conclude that the fire safety standards adopted by the Board for development on state responsibility area lands apply to the perimeters and access to buildings constructed after January 1, 1991, on parcels created by parcel or tentative maps approved prior to January 1, 1991, to the extent that conditions relating to the perimeters and access to the buildings were not imposed as part of the approval of the parcel or tentative maps.

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EXHIBIT 2

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§ 1270 Title. [Renumbered]

Statutory Authority

AUTHORITY:

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4102, 4126, 4127 and 4290, Public Resources Code.

History

HISTORY

1. New subchapter 2 (sections 1270-1276.03, not consecutive) filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment filed 1-31-2013; operative 4-1-2013 (Register 2013, No. 5).
3. Renumbering of former section 1270 to new section 1270.00 filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).
4. Change without regulatory effect amending subchapter heading filed 2-1-2021 pursuant to section 100, title 1, California Code of Regulations (Register 2021, No. 6).

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§ 1270.00. Title

Subchapter 2 shall be known as the "State Minimum Fire Safe Regulations," and shall constitute the minimum Wildfire protection standards of the California Board of Forestry and Fire Protection.

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4102, 4126, 4127 and 4290, Public Resources Code.

History

HISTORY

1. Renumbering and amendment of former section 1270 to new section 1270.00 filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).
2. Change without regulatory effect amending section filed 2-1-2021 pursuant to section 100, title 1, California Code of Regulations (Register 2021, No. 6).
3. Amendment of subchapter heading and section filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5). Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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§ 1270.01. Definitions

The following definitions are applicable to Subchapter 2.

- (a) Agriculture: Land used for agricultural purposes as defined in a Local Jurisdiction's zoning ordinances.
- (b) Board: California Board of Forestry and Fire Protection.
- (c) Building: Any Structure used or intended for supporting or sheltering any use or Occupancy, except those classified as Utility and Miscellaneous Group U.
- (d) CAL FIRE: California Department of Forestry and Fire Protection.
- (e) Dead-end Road: A Road that has only one point of vehicular ingress/egress, including cul-de-sacs and Roads that loop back on themselves
- (f) Defensible Space: The area within the perimeter of a parcel, Development, neighborhood or community where basic wildland fire protection practices and measures are implemented, providing the key point of defense from an approaching Wildfire or defense against encroaching Wildfires or escaping Structure fires. The perimeter as used in this regulation is the area encompassing the parcel or parcels proposed for construction and/or Development, excluding the physical Structure itself. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, Road names and Building identification, and fuel modification measures.
- (g) Development: As defined in section 66418.1 of the California Government Code.
- (h) Director: Director of the Department of Forestry and Fire Protection or their designee.
- (i) Driveway: A vehicular pathway that serves no more than four (4) Residential Units and any number of non-commercial or non-industrial Utility or Miscellaneous Group U Buildings on each parcel. A Driveway shall not serve commercial or industrial uses at any size or scale.
- (j) Exception: An alternative to the specified standard requested by the applicant that may be necessary due to health, safety, environmental conditions, physical site limitations or other limiting conditions, such as recorded historical sites, that provides mitigation of the problem.
- (k) Fire Apparatus: A vehicle designed to be used under emergency conditions to transport personnel and equipment or to support emergency response, including but not limited to the suppression of fires.
- (l) Fire Authority: A fire department, agency, division, district, or other governmental body responsible for regulating and/or enforcing minimum fire safety standards in the Local Jurisdiction.
- (m) Fire Hydrant: A valved connection on a water supply or storage system for the purpose of providing water for fire protection and suppression operations.

§ 1270.01. Definitions

(n) Fuel Break: A strategically located area where the volume and arrangement of vegetation has been managed to limit fire intensity, fire severity, rate of spread, crown fire potential, and/or ember production.

(o) Greenbelts: open space, parks, wildlands, other areas, or a combination thereof, as designated by Local Jurisdictions, which are in, surround, or are adjacent to a city or urbanized area, that may function as Fuel Breaks and where Building construction is restricted or prohibited.

(p) Greenways: Linear open spaces or corridors that link parks and neighborhoods within a community through natural or manmade trails and paths.

(q) Hammerhead/T: A "T" shaped, three-point Turnaround space for Fire Apparatus on a Road or Driveway, being no narrower than the Road or Driveway that serves it.

(r) Hazardous Land Use: A land use that presents a significantly elevated potential for the ignition, prolonged duration, or increased intensity of a Wildfire due to the presence of flammable materials, liquids, or gasses, or other features that initiate or sustain combustion. Such uses are determined by the Local Jurisdiction and may include, but are not limited to, power-generation and distribution facilities; wood processing or storage sites; flammable gas or liquids processing or storage sites; or shooting ranges.

(s) Local Jurisdiction: Any county, city/county agency or department, or any locally authorized district that approves or has the authority to regulate Development.

(t) Municipal-Type Water System: A system having water pipes servicing Fire Hydrants and designed to furnish, over and above domestic consumption, a minimum of 250 gpm (950 L/min) at 20 psi (138 kPa) residual pressure for a two (2) hour duration.

(u) Occupancy: The purpose for which a Building, or part thereof, is used or intended to be used.

(v) One-way Road: A Road that provides a minimum of one Traffic Lane width designed for traffic flow in one direction only.

(w) Residential Unit: Any Building or portion thereof which contains living facilities including provisions for sleeping, eating, cooking and/or sanitation, for one or more persons. Manufactured homes, mobile homes, and factory-built housing are considered Residential Units.

(x) Ridgeline: The line of intersection of two opposing slope aspects running parallel to the long axis of the highest elevation of land; or an area of higher ground separating two adjacent streams or watersheds.

(y) Road: A public or private vehicular pathway to more than four (4) Residential Units, or to any industrial or commercial Occupancy.

(z) Road or Driveway Structures: Bridges, culverts, and other appurtenant Structures which supplement the Traffic Lane or Shoulders.

(aa) Same Practical Effect: As used in this subchapter, means an Exception or alternative with the capability of applying accepted wildland fire suppression strategies and tactics, and provisions for fire fighter safety, including:

- (1) access for emergency wildland fire equipment,
- (2) safe civilian evacuation,
- (3) signing that avoids delays in emergency equipment response,
- (4) available and accessible water to effectively attack Wildfire or defend a Structure from Wildfire, and
- (5) fuel modification sufficient for civilian and fire fighter safety.

§ 1270.01. Definitions

- (bb) Shoulder: A vehicular pathway adjacent to the Traffic Lane.
- (cc) State Responsibility Area (SRA): As defined in Public Resources Code sections 4126-4127; and the California Code of Regulations, title 14, division 1.5, chapter 7, article 1, sections 1220-1220.5.
- (dd) Strategic Ridgeline: a Ridgeline identified pursuant to 1276.02(a) that may support fire suppression activities or where the preservation of the Ridgeline as an Undeveloped Ridgeline would reduce fire risk and improve fire protection.
- (ee) Structure: That which is built or constructed or any piece of work artificially built up or composed of parts joined together in some definite manner.
- (ff) Traffic Lane: The portion of a Road or Driveway that provides a single line of vehicle travel.
- (gg) Turnaround: An area which allows for a safe opposite change of direction for Fire Apparatus at the end of a Road or Driveway.
- (hh) Turnout: A widening in a Road or Driveway to allow vehicles to pass.
- (ii) Undeveloped Ridgeline: A Ridgeline with no Buildings.
- (jj) Utility and Miscellaneous Group U: A Structure of an accessory character or a miscellaneous Structure not classified in any specific Occupancy permitted, constructed, equipped, and maintained to conform to the requirements of Title 24, California Building Standards Code.
- (kk) Vertical Clearance: The minimum specified height of a bridge, overhead projection, or vegetation clearance above the Road or Driveway.
- (ll) Vertical Curve: A curve at a high or low point of a Road that provides a gradual transition between two Road grades or slopes.
- (mm) Very High Fire Hazard Severity Zone (VHFHSZ): As defined in Government Code section 51177(i).
- (nn) Wildfire: Has the same meaning as "forest fire" in Public Resources Code Section 4103.

Statutory Authority

AUTHORITY:

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).
3. Change without regulatory effect amending subsections (a) and (b) filed 2-1-2021 pursuant to section 100, title 1, California Code of Regulations (Register 2021, No. 6).
4. Repealer and new section filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5). Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government

§ 1270.01. Definitions

Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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§ 1270.02. Purpose

- (a) Subchapter 2 has been prepared and adopted for the purpose of establishing state minimum Wildfire protection standards in conjunction with Building, construction, and Development in the State Responsibility Area (SRA) and, after July 1, 2021, the Very High Fire Hazard Severity Zones, as defined in Government Code 51177(i) (VHFHSZ).
- (b) The future design and construction of Structures, subdivisions and Developments in the SRA and, after July 1, 2021, the VHFHSZ shall provide for basic emergency access and perimeter Wildfire protection measures as specified in the following articles.
- (c) These standards shall provide for emergency access; signing and Building numbering; private water supply reserves for emergency fire use; vegetation modification, Fuel Breaks, Greenbelts, and measures to preserve Undeveloped Ridgelines. Subchapter 2 specifies the minimums for such measures.

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment filed 1-31-2013; operative 4-1-2013 (Register 2013, No. 5).
3. Amendment filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).
4. Amendment filed 7-27-2020 as an emergency; operative 7-27-2020 (Register 2020, No. 31). A Certificate of Compliance must be transmitted to OAL by 1-25-2021 or emergency language will be repealed by operation of law on the following day.
5. Emergency filed 7-27-2020 extended an additional 60 days (Executive Order N-40-20). A Certificate of Compliance must be transmitted to OAL by 3-26-2021 or emergency language will be repealed by operation of law on the following day.

§ 1270.02. Purpose

6. Emergency filed 7-27-2020 extended an additional 60 days pursuant to Executive Order N-66-20 (Register 2020, No. 38). A Certificate of Compliance must be transmitted to OAL by 5-25-2021 or emergency language will be repealed by operation of law on the following day.

7. Change without regulatory effect amending subsection (a)(1) filed 2-1-2021 pursuant to section 100, title 1, California Code of Regulations (Register 2021, No. 6).

8. Amendment refiled 5-10-2021 as an emergency; operative 5-10-2021 (Register 2021, No. 20). Emergency expiration extended 60 days (Executive Order N-40-20) plus an additional 60 days (Executive Order N-71-20). A Certificate of Compliance must be transmitted to OAL by 12-7-2021 or emergency language will be repealed by operation of law on the following day.

9. Amendment refiled 12-6-2021 as an emergency; operative 12-6-2021 (Register 2021, No. 50). A Certificate of Compliance must be transmitted to OAL by 3-7-2022 or emergency language will be repealed by operation of law on the following day.

10. Reinstatement of section as it existed prior to 7-27-2020 amendment by operation of Government Code section 11346.1(f) (Register 2022, No. 15).

11. Editorial correction reinstating language in subsection (a)(1) from 2-1-2021 nonsubstantive action (Register 2022, No. 18).

12. Repealer and new section filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5). Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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§ 1270.03. Scope

(a) Subchapter 2 shall apply to:

- (1) the perimeters and access to all residential, commercial, and industrial Building construction within the SRA approved after January 1, 1991, and those approved after July 1, 2021 within the VHFHSZ, except as set forth below in subsection (b);
- (2) the siting of newly installed commercial modulars, manufactured homes, mobilehomes, and factory-built housing, as defined in Health and Safety Code sections 18001.8, 18007, 18008, and 19971;
- (3) all tentative and parcel maps or other Developments approved after January 1, 1991; and
- (4) applications for Building permits on a parcel approved in a pre-1991 parcel or tentative map to the extent that conditions relating to the perimeters and access to the Buildings were not imposed as part of the approval of the parcel or tentative map.

(b) Subchapter 2 does not apply where an application for a Building permit is filed after January 1, 1991 for Building construction on a parcel that was formed from a parcel map or tentative map (if the final map for the tentative map is approved within the time prescribed by the local ordinance) approved prior to January 1, 1991, to the extent that conditions relating to the perimeters and access to the Buildings were imposed by the parcel map or final tentative map approved prior to January 1, 1991.

(c) Affected activities include, but are not limited to:

- (1) permitting or approval of new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d);
- (2) application for a Building permit for new construction not relating to an existing Structure;
- (3) application for a use permit;
- (4) Road construction including construction of a Road that does not currently exist, or extension of an existing Road.

(d) The standards in Subchapter 2 applicable to Roads shall not apply to Roads used solely for Agriculture; mining; or the management of timberland or harvesting of forest products.

Statutory Authority

AUTHORITY:

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment of section and NOTE filed 1-31-2013; operative 4-1-2013 (Register 2013, No. 5).
3. Amendment of section heading and section filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).
4. Change without regulatory effect amending subsection (a) filed 2-1-2021 pursuant to section 100, title 1, California Code of Regulations (Register 2021, No. 6).
5. Renumbering of former section 1270.03 to section 1270.04 and new section filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5). Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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§ 1270.04. Provisions for Application of these Regulations

This Subchapter shall be applied as follows:

(a) the Local Jurisdictions shall provide the Director of the California Department of Forestry and Fire Protection (CAL FIRE) or their designee with notice of applications for Building permits, tentative parcel maps, tentative maps, and installation or use permits for construction or Development within the SRA, or if after July, 1 2021, the VHFHSZ.

(b) the Director or their designee may review and make fire protection recommendations on applicable construction or development permits or maps provided by the Local Jurisdiction.

(c) the Local Jurisdiction shall ensure that the applicable sections of this Subchapter become a condition of approval of any applicable construction or Development permit or map.

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Sections 4111 and 4290, Public Resources Code. Reference: Sections 4117 and 4290, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).

2. Amendment of subsection (b) filed 1-31-2013; operative 4-1-2013 (Register 2013, No. 5).

3. Amendment of section heading, section and NOTE filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).

4. Amendment filed 7-27-2020 as an emergency; operative 7-27-2020 (Register 2020, No. 31). A Certificate of Compliance must be transmitted to OAL by 1-25-2021 or emergency language will be repealed by operation of law on the following day.

5. Emergency filed 7-27-2020 extended an additional 60 days (Executive Order N-40-20). A Certificate of Compliance must be transmitted to OAL by 3-26-2021 or emergency language will be repealed by operation of law on the following day.

§ 1270.04. Provisions for Application of these Regulations

6. Emergency filed 7-27-2020 extended an additional 60 days pursuant to Executive Order N-66-20 (Register 2020, No. 38). A Certificate of Compliance must be transmitted to OAL by 5-25-2021 or emergency language will be repealed by operation of law on the following day.

7. Amendment refiled 5-10-2021 as an emergency; operative 5-10-2021 (Register 2021, No. 20). Emergency expiration extended 60 days (Executive Order N-40-20) plus an additional 60 days (Executive Order N-71-20). A Certificate of Compliance must be transmitted to OAL by 12-7-2021 or emergency language will be repealed by operation of law on the following day.

8. Amendment refiled 12-6-2021 as an emergency; operative 12-6-2021 (Register 2021, No. 50). A Certificate of Compliance must be transmitted to OAL by 3-7-2022 or emergency language will be repealed by operation of law on the following day.

9. Reinstatement of section as it existed prior to 7-27-2020 amendment by operation of Government Code section 11346.1(f) (Register 2022, No. 15).

10. Renumbering of former section 1270.04 to section 1270.05 and renumbering of former section 1270.03 to section 1270.04, including amendment of section, filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5). Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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§ 1270.05. Local Regulations

- (a) Subchapter 2 shall serve as the minimum Wildfire protection standards applied in SRA and VHFHSZ. However, Subchapter 2 does not supersede local regulations which equal or exceed the standards of this Subchapter.
- (b) A local regulation equals or exceeds a minimum standard of this Subchapter only if, at a minimum, the local regulation also fully complies with the corresponding minimum standard in this Subchapter.
- (c) A Local Jurisdiction shall not apply exemptions to Subchapter 2 that are not enumerated in Subchapter 2. Exceptions requested and approved in conformance with 1270.07 (Exceptions to Standards) may be granted on a case-by-case basis.
- (d) Notwithstanding a local regulation that equals or exceeds the State Minimum Fire Safe Regulations, Building construction shall comply with the State Minimum Fire Safe Regulations.

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Sections 4111, 4119 and 4290, Public Resources Code. Reference: Section 4290, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment of subsection (a)(3), new subsections (a)(4) and (b), subsection relettering and amendment of newly designated subsection (c) and NOTE filed 1-31-2013; operative 4-1-2013 (Register 2013, No. 5).
3. Amendment of section heading and section filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).
4. Repealer of subsections (b)-(b)(2) and subsection relettering filed 7-27-2020 as an emergency; operative 7-27-2020 (Register 2020, No. 31). A Certificate of Compliance must be transmitted to OAL by 1-25-2021 or emergency language will be repealed by operation of law on the following day.

§ 1270.05. Local Regulations

5. Emergency filed 7-27-2020 extended an additional 60 days (Executive Order N-40-20). A Certificate of Compliance must be transmitted to OAL by 3-26-2021 or emergency language will be repealed by operation of law on the following day.

6. Emergency filed 7-27-2020 extended an additional 60 days pursuant to Executive Order N-66-20 (Register 2020, No. 38). A Certificate of Compliance must be transmitted to OAL by 5-25-2021 or emergency language will be repealed by operation of law on the following day.

7. Repealer of subsections (b)-(b)(2) and subsection relettering refiled 5-10-2021 as an emergency; operative 5-10-2021 (Register 2021, No. 20). Emergency expiration extended 60 days (Executive Order N-40-20) plus an additional 60 days (Executive Order N-71-20). A Certificate of Compliance must be transmitted to OAL by 12-7-2021 or emergency language will be repealed by operation of law on the following day.

8. Repealer of subsections (b)-(b)(2) and subsection relettering refiled 12-6-2021 as an emergency; operative 12-6-2021 (Register 2021, No. 50). A Certificate of Compliance must be transmitted to OAL by 3-7-2022 or emergency language will be repealed by operation of law on the following day.

9. Reinstatement of section as it existed prior to 7-27-2020 amendment by operation of Government Code section 11346.1(f) (Register 2022, No. 15).

10. Renumbering of former section 1270.05 to section 1270.06 and renumbering of former section 1270.04 to section 1270.05, including amendment of section, filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5). Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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§ 1270.06. Inspections

Inspections shall conform to the following requirements:

(a) Inspections in the SRA shall be made by:

- (1) the Director, or
- (2) Local Jurisdictions that have assumed state fire protection responsibility on SRA lands, or
- (3) Local Jurisdictions where the inspection duties have been formally delegated by the Director to the Local Jurisdictions, pursuant to subsection (b).

(b) The Director may delegate inspection authority to a Local Jurisdiction subject to all of the following criteria:

- (1) The Local Jurisdiction represents that they have appropriate resources to perform the delegated inspection authority.
- (2) The Local Jurisdiction acknowledges that CAL FIRE's authority under subsection (d) shall not be waived or restricted.
- (3) The Local Jurisdiction consents to the delegation of inspection authority.
- (4) The Director may revoke the delegation at any time.
- (5) The delegation of inspection authority, and any subsequent revocation of the delegation, shall be documented in writing, and retained on file at the CAL FIRE Unit headquarters that administers SRA fire protection in the area.

(c) Inspections in the VHFHSZ shall be made by the Local Jurisdiction.

(d) Nothing in this section abrogates CAL FIRE's authority to inspect and enforce state forest and fire laws in the SRA even when the inspection duties have been delegated pursuant to this section.

(e) Reports of violations within the SRA shall be provided to the CAL FIRE Unit headquarters that administers SRA fire protection in the Local Jurisdiction.

(f) When inspections are conducted, they shall occur prior to: the issuance of the use permit or certificate of Occupancy; the recordation of the parcel map or final map; the filing of a notice of completion; or the final inspection of any project or Building permit.

Statutory Authority

AUTHORITY:

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment filed 1-31-2013; operative 4-1-2013 (Register 2013, No. 5).
3. Amendment of section heading and section filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).
4. Renumbering of former section 1270.06 to section 1270.07 and renumbering of former section 1270.05 to section 1270.06, including amendment of section and NOTE , filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5). Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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§ 1270.07. Exceptions to Standards

(a) Upon request by the applicant, an Exception to standards within this Subchapter may be allowed by the Inspection entity in accordance with 14 CCR 1270.06 (Inspections) where the Exceptions provide the Same Practical Effect as these regulations towards providing Defensible Space. Exceptions granted by the Local Jurisdiction listed in 14 CCR 1270.06, shall be made on a case-by-case basis only. Exceptions granted by the Local Jurisdiction listed in 14 CCR 1270.06 shall be forwarded to the appropriate CAL FIRE unit headquarters that administers SRA fire protection in that Local Jurisdiction, or the county in which the Local Jurisdiction is located and shall be retained on file at the Unit Office.

(b) Requests for an Exception shall be made in writing to the Local Jurisdiction listed in 14 CCR 1270.06 by the applicant or the applicant's authorized representative.

At a minimum, the request shall state the specific section(s) for which an Exception is requested; material facts supporting the contention of the applicant; the details of the Exception proposed; and a map showing the proposed location and siting of the Exception. Local Jurisdictions listed in 1270.06 (Inspections) may establish additional procedures or requirements for Exception requests.

(c) Where an Exception is not granted by the inspection entity, the applicant may appeal such denial to the Local Jurisdiction. The Local Jurisdiction may establish or utilize an appeal process consistent with existing local building or planning department appeal processes.

(d) Before the Local Jurisdiction makes a determination on an appeal, the inspector shall be consulted and shall provide to that Local Jurisdiction documentation outlining the effects of the requested Exception on Wildfire protection.

(e) If an appeal is granted, the Local Jurisdiction shall make findings that the decision meets the intent of providing Defensible Space consistent with these regulations. Such findings shall include a statement of reasons for the decision. A written copy of these findings shall be provided to the CAL FIRE Unit headquarters that administers SRA fire protection in that Local Jurisdiction.

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. Renumbering of former section 1270.06 to new section 1270.07, including amendment of section, filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5). Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. For prior history, see Register 2019, No. 36.

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§ 1270.08. Distance Measurements

All specified or referenced distances are measured along the ground, unless otherwise stated.

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5). Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. For prior history, see Register 2019, No. 36.

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§ 1270.09 Appeals [Repealed]

Statutory Authority

AUTHORITY:

NOTE: Authority cited: Section 4290, Public Resources Code Reference; Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment filed 1-31-2013; operative 4-1-2013 (Register 2013, No. 5).
3. Repealer filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).

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§ 1271.00 Definitions [Repealed]

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).

2. Amendment filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).

3. Amendment of definition of "Residential unit" filed 7-27-2020 as an emergency; operative 7-27-2020 (Register 2020, No. 31). A Certificate of Compliance must be transmitted to OAL by 1-25-2021 or emergency language will be repealed by operation of law on the following day.

4. Emergency filed 7-27-2020 extended an additional 60 days (Executive Order N-40-20). A Certificate of Compliance must be transmitted to OAL by 3-26-2021 or emergency language will be repealed by operation of law on the following day.

5. Emergency filed 7-27-2020 extended an additional 60 days pursuant to Executive Order N-66-20 (Register 2020, No. 38). A Certificate of Compliance must be transmitted to OAL by 5-25-2021 or emergency language will be repealed by operation of law on the following day.

6. Amendment of definition of "Residential unit" refiled 5-10-2021 as an emergency; operative 5-10-2021 (Register 2021, No. 20). Emergency expiration extended 60 days (Executive Order N-40-20) plus an additional 60 days (Executive Order N-71-20). A Certificate of Compliance must be transmitted to OAL by 12-7-2021 or emergency language will be repealed by operation of law on the following day.

7. Amendment of definition of "Residential unit" refiled 12-6-2021 as an emergency; operative 12-6-2021 (Register 2021, No. 50). A Certificate of Compliance must be transmitted to OAL by 3-7-2022 or emergency language will be repealed by operation of law on the following day.

§1271.00. Definitions. [Repealed]

8. Reinstatement of section as it existed prior to 7-27-2020 amendment by operation of Government Code section 11346.1(f) (Register 2022, No. 15).

9. Repealer filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5). Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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§ 1271.05 Distance Measurements [Repealed]

Statutory Authority

AUTHORITY:

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Repealer filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).

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§ 1272.00 Maintenance of Defensible Space Measures [Repealed]

Statutory Authority

AUTHORITY:

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Repealer filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).

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§ 1273.00. Intent

Roads, and Driveways, whether public or private, unless exempted under 14 CCR 1270.03(d), shall provide for safe access for emergency Wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a Wildfire emergency consistent with 14 CCR 1273.00 through 1273.09.

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
 2. Amendment of article heading filed 4-27-2015; operative 1-1-2016 (Register 2015, No. 18).
 3. Amendment filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).
 4. Amendment of article heading and section filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5).
- Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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§ 1273.01. Width

(a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by Local Jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.

(b) All One-way Roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including Shoulders. The Local Jurisdiction may approve One-way Roads.

(1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) Residential Units.

(2) In no case shall a One-way Road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each One-way Road.

(c) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13'v 6").

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment filed 4-27-2015; operative 1-1-2016 (Register 2015, No. 18).
3. Amendment of section heading and section filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).

4. Amendment filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5). Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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§ 1273.02. Road Surface

- (a) Roads shall be designed and maintained to support the imposed load of Fire Apparatus weighing at least 75,000 pounds, and provide an aggregate base.
- (b) Road and Driveway Structures shall be designed and maintained to support at least 40,000 pounds.
- (c) Project proponent shall provide engineering specifications to support design, if requested by the Local Jurisdiction.

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Repealer and new section filed 4-27-2015; operative 1-1-2016 (Register 2015, No. 18).
3. Amendment of section heading and section filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).
4. Amendment filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5). Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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§ 1273.03. Grades

- (a) At no point shall the grade for all Roads and Driveways exceed 16 percent.
- (b) The grade may exceed 16%, not to exceed 20%, with approval from the Local Jurisdiction and with mitigations to provide for Same Practical Effect.

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment of section heading and section filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).
3. Amendment filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5). Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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§ 1273.04. Radius

(a) No Road or Road Structure shall have a horizontal inside radius of curvature of less than fifty (50) feet. An additional surface width of four (4) feet shall be added to curves of 50-100 feet radius; two (2) feet to those from 100-200 feet.

(b) The length of vertical curves in Roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall be not less than one hundred (100) feet.

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment of section heading and section filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).
3. Amendment filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5). Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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§ 1273.05. Turnarounds

- (a) Turnarounds are required on Driveways and Dead-end Roads.
- (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.
- (c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the Driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.
- (d) A turnaround shall be provided on Driveways over 300 feet in length and shall be within fifty (50) feet of the building.
 - (d) Each Dead-end Road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.
- (e) Figure A. Turnarounds on roads with two ten-foot traffic lanes.
 - Figure A/Image 1 is a visual representation of paragraph (b).
- (f) Figure B. Turnarounds on driveways with one ten-foot traffic lane.
 - Figure B/Image 2 is a visual representation of paragraph (b).

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment of section and new illustration filed 4-27-2015; operative 1-1-2016 (Register 2015, No. 18).

§ 1273.05. Turnarounds

3. Amendment of section heading and section filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).

4. Amendment filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5). Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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§ 1273.06. Turnouts

Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment filed 4-27-2015; operative 1-1-2016 (Register 2015, No. 18).
3. Amendment of section heading filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).
4. Amendment of section heading filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5). Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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§ 1273.07. Road and Driveway Structures

- (a) Appropriate signing, including but not limited to weight or vertical clearance limitations, One-way Road or single traffic lane conditions, shall reflect the capability of each bridge.
- (b) Where a bridge or an elevated surface is part of a Fire Apparatus access road, the bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition, published 2002 (known as AASHTO HB-17), hereby incorporated by reference. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the local authority having jurisdiction.
- (c) Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, barriers, or signs, or both, as approved by the local authority having jurisdiction, shall be installed and maintained.
- (d) A bridge with only one traffic lane may be authorized by the Local Jurisdiction; however, it shall provide for unobstructed visibility from one end to the other and turnouts at both ends.

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment of subsections (a) and (c) filed 4-27-2015; operative 1-1-2016 (Register 2015, No. 18).
3. Amendment of section heading and section filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).
4. Amendment of subsections (a), (b) and (d) filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5).
Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline

§ 1273.07. Road and Driveway Structures

specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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§ 1273.08. Dead-end Roads

(a) The maximum length of a Dead-end Road, including all Dead-end Roads accessed from that Dead-end Road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

- parcels zoned for less than one acre - 800 feet
- parcels zoned for 1 acre to 4.99 acres - 1,320 feet
- parcels zoned for 5 acres to 19.99 acres - 2,640 feet
- parcels zoned for 20 acres or larger - 5,280 feet

All lengths shall be measured from the edge of the Road surface at the intersection that begins the Road to the end of the Road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes requiring different length limits, the shortest allowable length shall apply.

(b) See 14 CCR 1273.05 for dead-end road turnaround requirements.

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment filed 4-27-2015; operative 1-1-2016 (Register 2015, No. 18).
3. Amendment of section heading and section filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).
4. Amendment of subsection (a) filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5). Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in

§ 1273.08. Dead-End Roads

Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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§ 1273.09. Gate Entrances

(a) Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of thirteen feet, six inches (13'v 6").

(b) All gates providing access from a Road to a Driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that Road.

(c) Where a One-way Road with a single traffic lane provides access to a gated entrance, a forty (40) foot turning radius shall be used.

(d) Security gates shall not be installed without approval. Where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be maintained operational at all times.

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).

2. Amendment of section heading and section filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).

3. Amendment of subsections (b) and (c) filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5).
Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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§ 1273.10 Driveways [Repealed]

Statutory Authority

AUTHORITY:

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment filed 4-27-2015; operative 1-1-2016 (Register 2015, No. 18).
3. Repealer filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).

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§ 1273.11 Gate Entrances [Repealed]

Statutory Authority

AUTHORITY:

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment of subsection (a), new subsection (c), subsection relettering and amendment of newly designated subsection (d) filed 4-27-2015; operative 1-1-2016 (Register 2015, No. 18).
3. Repealer filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).

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§ 1274.00. Intent

To facilitate locating a fire and to avoid delays in response, all newly constructed or approved Roads and Buildings shall be designated by names or numbers posted on signs clearly visible and legible from the Road. This section shall not restrict the size of letters or numbers appearing on road signs for other purposes.

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).
3. Amendment filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5). Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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§ 1274.01. Road Signs

- (a) Newly constructed or approved Roads must be identified by a name or number through a consistent system that provides for sequenced or patterned numbering and/or non-duplicative naming within each Local Jurisdiction. This section does not require any entity to rename or renumber existing roads, nor shall a Road providing access only to a single commercial or industrial Occupancy require naming or numbering.
- (b) The size of letters, numbers, and symbols for Road signs shall be a minimum four (4) inch letter height, half inch (.5) inch stroke, reflectorized, contrasting with the background color of the sign.

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment filed 4-27-2015; operative 1-1-2016 (Register 2015, No. 18).
3. Amendment of section heading and section filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).
4. Amendment filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5). Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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ARTICLE 3. SIGNING AND BUILDING NUMBERING

§ 1274.02. Road Sign Installation, Location, and Visibility

(a) Road signs shall be visible and legible from both directions of vehicle travel for a distance of at least one hundred (100) feet.

(b) Signs required by this article identifying intersecting Roads shall be placed at the intersection of those Roads.

(c) A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead-end roads, one-way roads, or single lane conditions, shall be placed:

(1) at the intersection preceding the traffic access limitation, and

(2) no more than one hundred (100) feet before such traffic access limitation.

(d) Road signs required by this article shall be posted at the beginning of construction and shall be maintained thereafter.

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).

2. Amendment of section heading and section filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).

3. Amendment of subsection (b) and renumbering of former subsections (c)(i)-(c)(ii) to (c)(1)-(c)(2) filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5). Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

§ 1274.02. Road Sign Installation, Location, and Visibility

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§ 1274.03. Addresses for Buildings

- (a) All Buildings shall be issued an address by the Local Jurisdiction which conforms to that jurisdiction's overall address system. Utility and miscellaneous Group U Buildings are not required to have a separate address; however, each Residential Unit within a Building shall be separately identified.
- (b) The size of letters, numbers, and symbols for addresses shall conform to the standards in the California Fire Code, California Code of Regulations title 24, part 9.
- (c) Addresses for residential Buildings shall be reflectorized.

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment of section heading and section filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).
3. Amendment of subsections (a) and (c) filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5).
Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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§ 1274.04. Address Installation, Location, and Visibility

- (a) All buildings shall have a permanently posted address which shall be plainly legible and visible from the Road fronting the property.
- (b) Where access is by means of a private Road and the address identification cannot be viewed from the public way, an unobstructed sign or other means shall be used so that the address is visible from the public way.
- (c) Address signs along one-way Roads shall be visible from both directions.
- (d) Where multiple addresses are required at a single driveway, they shall be mounted on a single sign or post.
- (e) Where a Road provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest Road intersection providing access to that site, or otherwise posted to provide for unobstructed visibility from that intersection.
- (f) In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter.

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment of section heading and section filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).
3. Amendment of subsections (a)-(c) and (e) filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5).
Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline

§ 1274.04. Address Installation, Location, and Visibility

specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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ARTICLE 3. SIGNING AND BUILDING NUMBERING

§ 1274.05 Intersecting Roads, Streets and Private Lanes [Repealed]

Statutory Authority

AUTHORITY:

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Repealer filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).

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§ 1274.06 Signs Identifying Traffic Access Limitations [Repealed]

Statutory Authority

AUTHORITY:

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Repealer filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).

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§ 1274.07 Installation of Road, Street and Private Lane Signs [Repealed]

Statutory Authority

AUTHORITY:

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Repealer filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).

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§ 1274.08 Addresses for Buildings [Repealed]

Statutory Authority

AUTHORITY:

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Repealer filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).

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§ 1274.09 Size of Letters, Numbers and Symbols for Addresses [Repealed]

Statutory Authority

AUTHORITY:

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment filed 4-27-2015; operative 1-1-2016 (Register 2015, No. 18).
3. Repealer filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).

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ARTICLE 3. SIGNING AND BUILDING NUMBERING

§ 1274.10 Installation, Location and Visibility of Addresses [Repealed]

Statutory Authority

AUTHORITY:

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Repealer filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).

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14 CCR 1275.00

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ARTICLE 4. EMERGENCY WATER STANDARDS

§ 1275.00. Intent

Emergency water for Wildfire protection shall be available, accessible, and maintained in quantities and locations specified in the statute and these regulations in order to attack a Wildfire or defend property from a Wildfire.

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment filed 4-27-2015; operative 1-1-2016 (Register 2015, No. 18).
3. Amendment filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).
4. Amendment filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5). Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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14 CCR 1275.01

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ARTICLE 4. EMERGENCY WATER STANDARDS

§ 1275.01. Application

The provisions of this article shall apply in the tentative and parcel map process when new parcels are approved by the Local Jurisdiction.

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment filed 4-27-2015; operative 1-1-2016 (Register 2015, No. 18).
3. Amendment filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).
4. Amendment filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5). Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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14 CCR 1275.02

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§ 1275.02. Water Supply

- (a) When a water supply for structure defense is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when alternative methods of protection are provided and approved by the Local Jurisdiction.
- (b) Water systems equaling or exceeding the California Fire Code, California Code of Regulations title 24, part 9, or, where a municipal-type water supply is unavailable, National Fire Protection Association (NFPA) 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting," 2017 Edition, hereby incorporated by reference, shall be accepted as meeting the requirements of this article.
- (c) Such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or man made containment structure, as long as the specified quantity is immediately available.
- (d) Nothing in this article prohibits the combined storage of emergency Wildfire and structural firefighting water supplies unless so prohibited by local ordinance or specified by the local fire agency.
- (e) Where freeze or crash protection is required by Local Jurisdictions, such protection measures shall be provided.

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. Renumbering of former section 1275.10 to new section 1275.02, including amendment of section heading and section, filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).
2. Amendment of subsections (a), (d) and (e) filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5). Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

§ 1275.02. Water Supply

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14 CCR 1275.03

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ARTICLE 4. EMERGENCY WATER STANDARDS

§ 1275.03. Hydrants

- (a) The Fire Hydrant shall be eighteen (18) inches above the finished surface. Its location in relation to the Road or dRiveway and to the Building(s) or Structure(s) it serves shall comply with California Fire Code, California Code of Regulations title 24, part 9, Chapter 5, and Appendix C.
- (b) The Fire Hydrant head shall be a two and half (2 1/2) inch National Hose male thread with cap for pressure and gravity flow systems and four and a half (4 1/2) inch for draft systems.
- (c) Fire Hydrants shall be wet or dry barrel and have suitable freeze or crash protection as required by the Local Jurisdiction.

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. Renumbering of former section 1275.15 to new section 1275.03, including amendment of section heading and section, filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).
2. Amendment of section heading and section filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5). Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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14 CCR 1275.04

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§ 1275.04. Signing of Water Sources

(a) Each Fire Hydrant or access to water shall be identified as follows:

- (1) if located along a Driveway, a reflectorized blue marker, with a minimum dimension of three (3) inches shall be located on the Driveway address sign and mounted on a fire retardant post, or
- (2) if located along a Road,
 - (1) a reflectorized blue marker, with a minimum dimension of three (3) inches, shall be mounted on a fire retardant post. The sign post shall be within three (3) feet of said Fire Hydrant with the sign no less than three (3) feet nor greater than five (5) feet above ground, in a horizontal position and visible from the Driveway, or
 - (2) as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. Renumbering and amendment of former section 1275.20 to new section 1275.04 filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).
2. Amendment filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5). Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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§ 1275.10 General Standards [Renumbered]

Statutory Authority

AUTHORITY:

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment filed 4-27-2015; operative 1-1-2016 (Register 2015, No. 18).
3. Renumbering of former section 1275.10 to new section 1275.02 filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).

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§ 1275.15 Hydrant/Fire Valve [Renumbered]

Statutory Authority

AUTHORITY:

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment filed 4-27-2015; operative 1-1-2016 (Register 2015, No. 18).
3. Renumbering of former section 1275.15 to new section 1275.03 filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).
4. Editorial correction implementing renumbering of section (Register 2019, No. 38).

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§ 1275.20 Signing of Water Sources [Renumbered]

Statutory Authority

AUTHORITY:

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Renumbering of former section 1275.20 to new section 1275.04 filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).
3. Editorial correction removing inadvertently retained text (Register 2019, No. 38).

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ARTICLE 5. BUILDING SITING, SETBACKS, AND FUEL MODIFICATION

§ 1276.00. Intent

To reduce the intensity of a Wildfire, reducing the volume and density of flammable vegetation around Development through strategic fuel modification, parcel siting and Building setbacks, and the protection of Undeveloped Ridgelines shall provide for increased safety for emergency fire equipment, including evacuating civilians, and a point of attack or defense from a Wildfire.

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment filed 4-27-2015; operative 1-1-2016 (Register 2015, No. 18).
3. Amendment filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).
4. Amendment of article heading and amendment of section filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5). Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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ARTICLE 5. BUILDING SITING, SETBACKS, AND FUEL MODIFICATION

§ 1276.01. Building and Parcel Siting and Setbacks

(a) All parcels shall provide a minimum thirty (30) foot setback for all Buildings from all property lines and/or the center of a Road, except as provided for in subsection (b).

(b) A reduction in the minimum setback shall be based upon practical reasons, which may include but are not limited to, parcel dimensions or size, topographic limitations, Development density requirements or other Development patterns that promote low-carbon emission outcomes; sensitive habitat; or other site constraints, and shall provide for an alternative method to reduce Structure-to-Structure ignition by incorporating features such as, but not limited to:

- (1) non-combustible block walls or fences; or
- (2) non-combustible material extending five (5) feet horizontally from the furthest extent of the Building; or
- (3) hardscape landscaping; or
- (4) a reduction of exposed windows on the side of the Structure with a less than thirty (30) foot setback; or
- (5) the most protective requirements in the California Building Code, California Code of Regulations Title 24, Part 2, Chapter 7A, as required by the Local Jurisdiction.

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).

§ 1276.01. Building and Parcel Siting and Setbacks

3. Amendment of section heading and section filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5).
Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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§ 1276.02. Ridgelines

(a) The Local Jurisdiction shall identify Strategic Ridgelines, if any, to reduce fire risk and improve fire protection through an assessment of the following factors:

- (1) Topography;
- (2) Vegetation;
- (3) Proximity to any existing or proposed residential, commercial, or industrial land uses;
- (4) Construction where mass grading may significantly alter the topography resulting in the elimination of Ridgeline fire risks;
- (5) Ability to support effective fire suppression; and
- (6) Other factors, if any, deemed relevant by the Local Jurisdiction.

(b) Preservation of Undeveloped Ridgelines identified as strategically important shall be required pursuant to this section.

(c) New Buildings on Undeveloped Ridgelines identified as strategically important are prohibited, as described in subsections (c)(1), (c)(2), and (c)(3).

- (1) New Residential Units are prohibited within or at the top of drainages or other topographic features common to Ridgelines that act as chimneys to funnel convective heat from Wildfires.
- (2) Nothing in this subsection shall be construed to alter the extent to which utility infrastructure, including but not limited to wireless telecommunications facilities, as defined in Government Code section 65850.6, subdivision (d)(2), or Storage Group S or Utility and Miscellaneous Group U Structures, may be constructed on Undeveloped Ridgelines.
- (3) Local Jurisdictions may approve Buildings on Strategic Ridgelines where Development activities such as mass grading will significantly alter the topography that results in the elimination of Ridgeline fire risks.

(d) The Local Jurisdiction may implement further specific requirements to preserve Undeveloped Ridgelines.

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment of section heading and section filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).
3. Amendment of section heading and section filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5).
Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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§ 1276.03. Fuel Breaks

- (a) When Building construction meets the following criteria, the Local Jurisdiction shall determine the need and location for Fuel Breaks in consultation with the Fire Authority:
- (1) the permitting or approval of three (3) or more new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d); or
 - (2) an application for a change of zoning increasing zoning intensity or density; or
 - (3) an application for a change in use permit increasing use intensity or density.
- (b) Fuel Breaks required by the Local Jurisdiction, in consultation with the Fire Authority, shall be located, designed, and maintained in a condition that reduces the potential of damaging radiant and convective heat or ember exposure to Access routes, Buildings, or infrastructure within the Development.
- (c) Fuel Breaks shall have, at a minimum, one point of entry for fire fighters and any Fire Apparatus. The specific number of entry points and entry requirements shall be determined by the Local Jurisdiction, in consultation with the Fire Authority.
- (d) Fuel Breaks may be required at locations such as, but not limited to:
- (1) Directly adjacent to defensible space as defined by 14 CCR 1299.02 to reduce radiant and convective heat exposure, ember impacts, or support fire suppression tactics;
 - (2) Directly adjacent to Roads to manage radiant and convective heat exposure or ember impacts, increase evacuation safety, or support fire suppression tactics;
 - (3) Directly adjacent to a Hazardous Land Use to limit the spread of fire from such uses, reduce radiant and convective heat exposure, or support fire suppression tactics;
 - (4) Strategically located along Ridgelines, in Greenbelts, or other locations to reduce radiant and convective heat exposure, ember impacts, or support community level fire suppression tactics.
- (e) Fuel Breaks shall be completed prior to the commencement of any permitted construction.
- (f) Fuel Breaks shall be constructed using the most ecologically and site appropriate treatment option, such as, but not limited to, prescribed burning, manual treatment, mechanical treatment, prescribed herbivory, and targeted ground application of herbicides.
- (g) Where a Local Jurisdiction requires Fuel Breaks, maintenance mechanisms shall be established to ensure the fire behavior objectives and thresholds are maintained over time.

(h) The mechanisms required shall be binding upon the property for which the Fuel Break is established, shall ensure adequate maintenance levels, and may include written legal agreements; permanent fees, taxes, or assessments; assessments through a homeowners' association; or other funding mechanisms.

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment filed 4-27-2015; operative 1-1-2016 (Register 2015, No. 18).
3. Amendment of section heading and section filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).
4. Repealer and new section filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5). Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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ARTICLE 5. BUILDING SITING, SETBACKS, AND FUEL MODIFICATION

§ 1276.04. Greenbelts, Greenways, Open Spaces and Parks

(a) Where a Greenbelt, Greenway, open space, park, landscaped or natural area, or portions thereof, is intended to serve as a Fuel Break, the space or relevant portion thereof shall conform with the requirements in 1276.03 (Fuel Breaks).

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 9-6-2019; operative 1-1-2020 (Register 2019, No. 36).
2. Repealer and new section filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5). Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

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ARTICLE 5. BUILDING SITING, SETBACKS, AND FUEL MODIFICATION

§ 1276.05. Disposal of Flammable Vegetation and Fuels

The disposal, including burning or removal to a site approved by the Local Jurisdiction, in consultation with the Fire Authority, of flammable vegetation and fuels caused by site construction, Road, and Driveway construction shall be in accordance with all applicable laws and regulations.

Statutory Authority

AUTHORITY:

NOTE : Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

HISTORY

1. New section filed 1-31-2023; operative 4-1-2023 (Register 2023, No. 5). Transmission deadline specified in Government Code section 11346.4(b) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20. Filing deadline specified in Government Code section 11349.3(a) extended 60 calendar days pursuant to Executive Order N-40-20 and an additional 60 calendar days pursuant to Executive Order N-71-20.

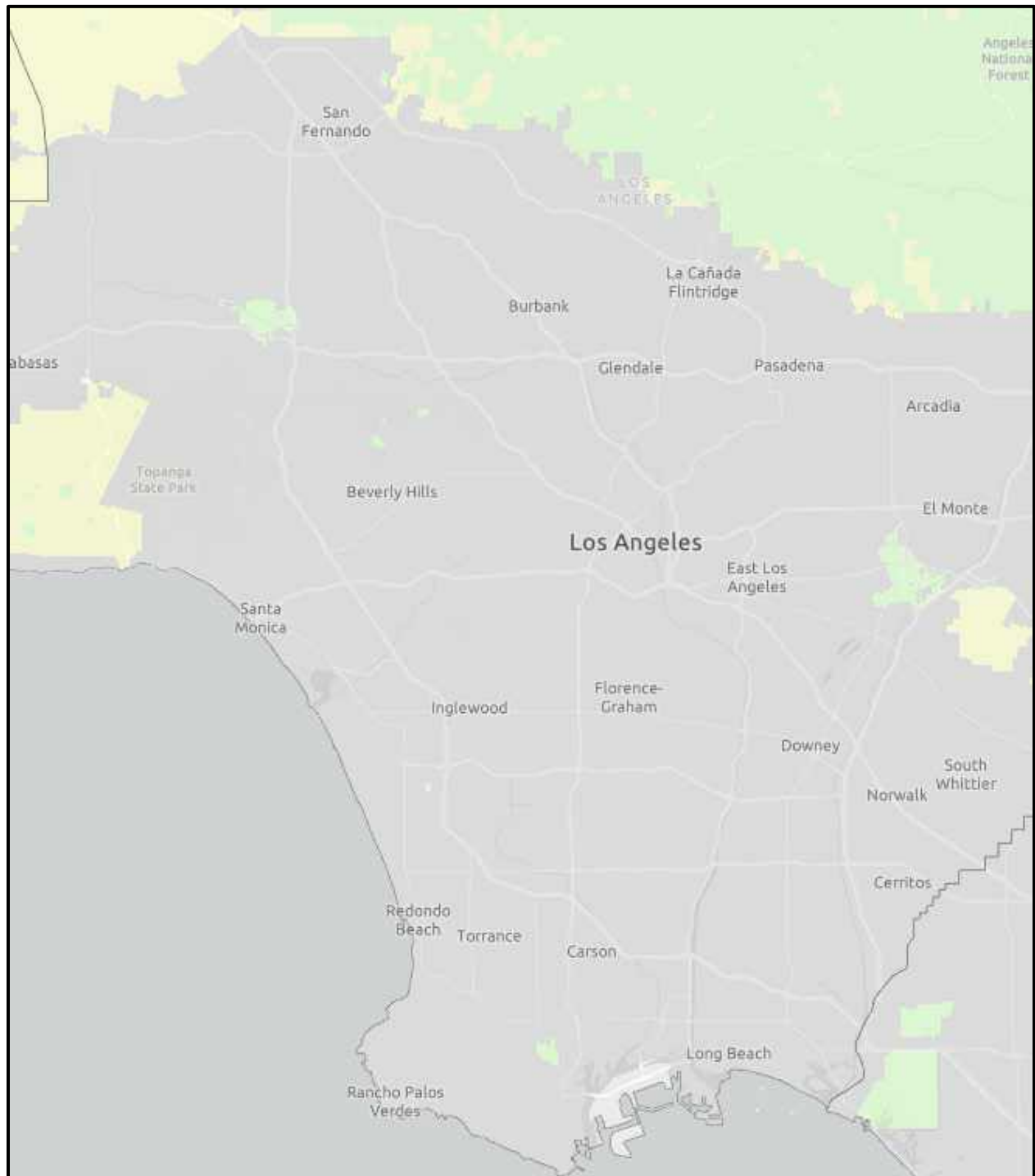
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EXHIBIT 3

EXHIBIT 3: CAL FIRE Map of Local Responsibility Area

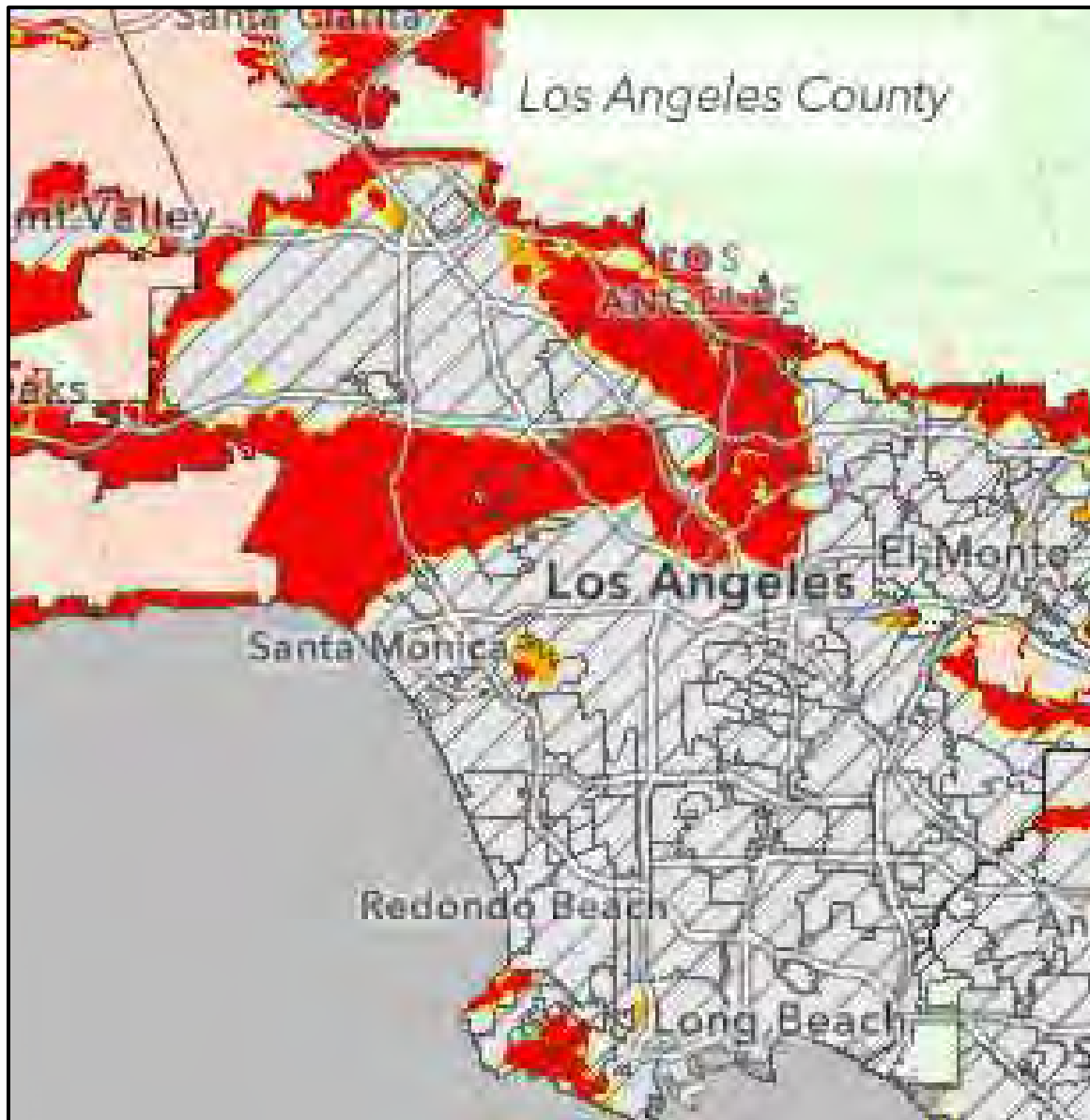


(Source: <https://experience.arcgis.com/experience/6a9cb66bb1824cd98756812af41292a0>)

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EXHIBIT 4

EXHIBIT 4: CAL FIRE Map of VHFHSZ

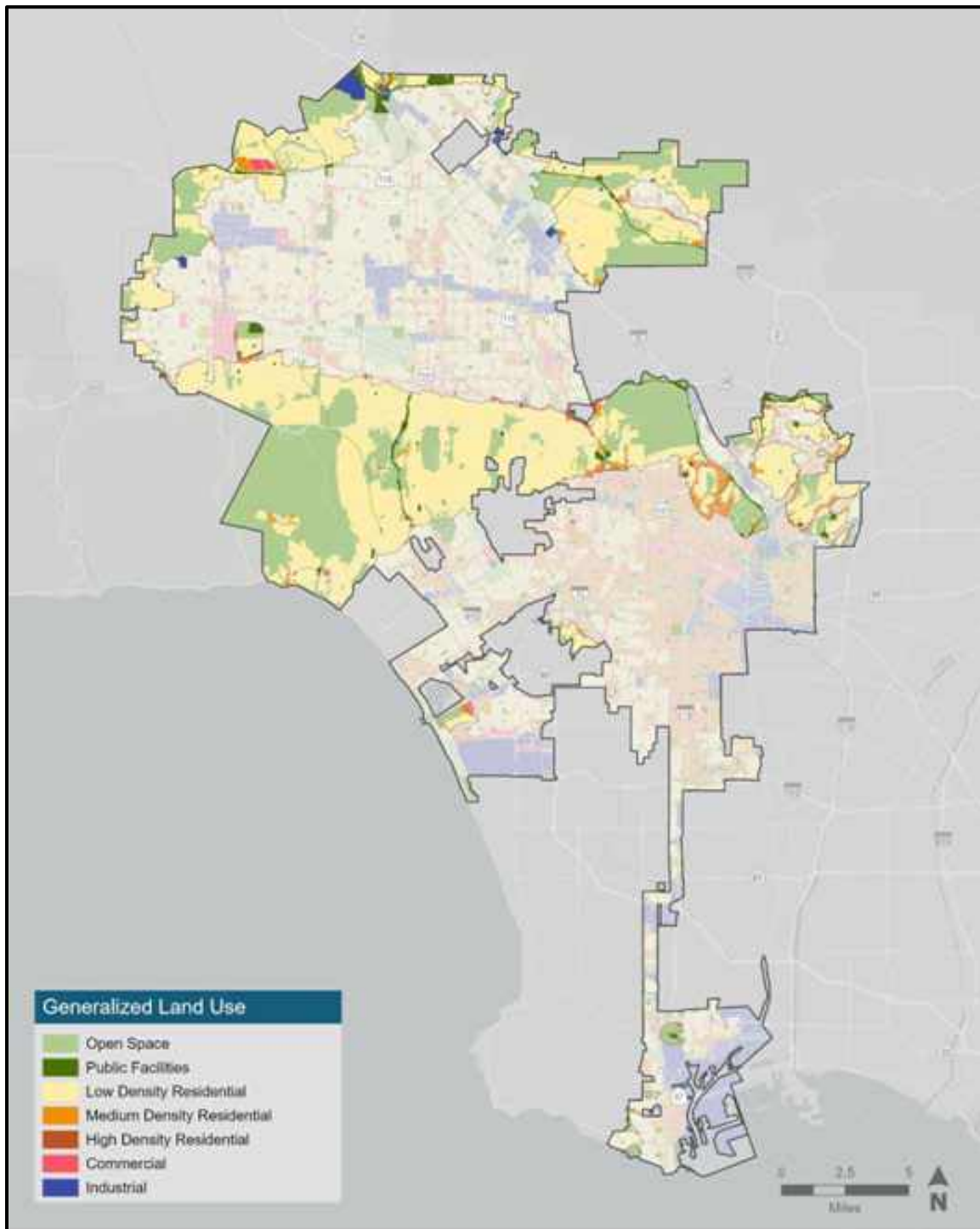


(Source: <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones>)

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EXHIBIT 5

EXHIBIT 5: Land Use Designation in City's VHFHSZ



(Source: https://planning.lacity.gov/odocument/c2e048eb-817c-4e9d-a550-57e33444621a/Safety_Element_CityofLosAngeles_SeptDraft.pdf)

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EXHIBIT 6

EXHIBIT 6: LIST OF CITY DEVELOPMENT APPROVALS IN VHFHSZ
IN VIOLATION OF FIRE SAFE REGULATIONS

<u>ADDRESS</u>	<u>DATE</u>	<u>CASE/PERMIT</u>	<u>VIOLATIONS</u>
<i>Building Permits</i>			
4621 N. Saltillo St.	2025-04-10 (Permit)	22010-20000-06584	Road width (§ 1273.01) Grade (§ 1273.03) Radius (§ 1273.04) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
1040 E. Montecito Dr.	2025-02-27 (Permit)	19010-20000-06154	Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
3607 N. Kinney St.	2025-01-28 (Permit)	23010-20000-04215	Road width (§ 1273.01) Grade (§ 1273.03) Radius (§ 1273.04) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
10704 W. Art St.	2024-11-20 (Permit) 2025-02-14 (Permit)	22010-20000-05781 22010-20000-06065	Turnout (§ 1273.06) Gates (§ 1273.09) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))

<u>ADDRESS</u>	<u>DATE</u>	<u>CASE/PERMIT</u>	<u>VIOLATIONS</u>
1030 N. Norman Pl.	2024-11-08 (Permit)	22010-20000-05350	Turnout (§ 1273.06) Gates (§ 1273.09) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
10231 N. Johanna Ave.	2024-09-26 (Permit)	23010-20000-02400	Gates (§ 1273.09) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
10606 W. Chalon Rd.	2024-09-17 (Permit)	23010-10000-03062	Gates (§ 1273.09) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
10091 McBroom St.	2024-04-05 (Permit)	20010-10000-02130	Turnout (§ 1273.06) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
10327 W. Siesta Dr.	2024-02-07 (Permit) 2024-08-23 (Cert. of Occ.)	23010-20000-02473	Road width with street parking (§ 1273.01) Dead-end length (§ 1273.08) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))

<u>ADDRESS</u>	<u>DATE</u>	<u>CASE/PERMIT</u>	<u>VIOLATIONS</u>
4683 W. Glenalbyn Dr.	2023-12-06 (Permit)	19010-30000-05936	Road width (§ 1273.01) Grade (§ 1273.03) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
10850 W. Portofino Pl.	2023-09-27 (Permit)	23010-10000-01661	Road width with street parking (§ 1273.01) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
3005 N. Amethyst St.	2023-09-15 (Permit)	20010-10000-03895	Road width (§ 1273.01) Grade (§ 1273.03) Radius (§ 1273.04) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
3937 N. Brilliant Dr.	2023-07-27 (Permit) 2025-11-09 (Cert. of Occ.)	21010-10000-00583	Road width (§ 1273.01) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
1036 N. Norman Pl.	2023-06-29 (Permit)	22010-20000-05357	Gates (§ 1273.09) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))

<u>ADDRESS</u>	<u>DATE</u>	<u>CASE/PERMIT</u>	<u>VIOLATIONS</u>
10690 Somma Way	2023-06-20 (Permit)	19010-20000-00272	Road width (§ 1273.01) Grade (§ 1273.03) Radius (§ 1273.04) Turnout (§ 1273.06) Dead-end length (§ 1273.08) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
1100 N. Chantilly Rd.	2023-06-14 (Permit)	18010-30000-04042	Road width with street parking (§ 1273.01) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
10401 Oletha Ln.	2023-05-22	18010-20000-05525	Road width (§ 1273.01) Grade (§ 1273.03) Turnaround (§ 1273.05) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
1201 N. Tower Grove Dr.	2023-03-31 (Permit)	21010-30000-06936	Grade (§ 1273.03) Radius (§ 1273.04) Gates (§ 1273.09) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))

<u>ADDRESS</u>	<u>DATE</u>	<u>CASE/PERMIT</u>	<u>VIOLATIONS</u>
8441 W. Franklin Ave.	2023-02-23 (Permit)	17010-30000-00995	Road width with street parking (§ 1273.01) Grade (§ 1273.03) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
10651 N. Oakdale Ave.	2023-02-17 (Permit)	21010-10000-01755	Turnaround (§ 1273.05) Turnout (§ 1273.06) Dead-end length (§ 1273.08) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
10950 W. Verano Rd.	2022-12-20 (Permit) 2025-02-11 (Cert. of Occ.)	22010-20000-00742	Road width with street parking (§ 1273.01) Grade (§ 1273.03) Turnaround (§ 1273.05) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
1015 N. Dexter St.	2022-12-12 (Permit) 2025-02-02 (Cert. of Occ.)	22010-20000-00952	Road width with street parking (§ 1273.01) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
1056 N. Oban Dr.	2022-08-16 (Permit)	20010-10000-01943	Road width with street parking (§ 1273.01) Radius (§ 1273.04) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))

<u>ADDRESS</u>	<u>DATE</u>	<u>CASE/PERMIT</u>	<u>VIOLATIONS</u>
1001 N. Linda Flora Dr.	2022-04-12 (Permit) 2024-12-26 (Cert. of Occ.)	19010-30000-04988	Road width with street parking (§ 1273.01) Dead-end length (§ 1273.08) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
20514 W. Overlook Ct.	2022-03-28 (Permit) 2023-04-20 (Cert. of Occ.)	21010-20000-01917	Dead-end length (§ 1273.08) Gates (§ 1273.09) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
1810 N. Old Orchard Rd.	2022-02-16 (Permit) 2024-04-22 (Cert. of Occ.)	21010-20000-03653	Road width (§ 1273.01) Turnaround (§ 1273.05) Gates (§ 1273.09) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
10052 W. Hillgrove Dr.	2022-02-08 (Permit) 2023-08-23 (Cert. of Occ.)	21010-20000-04053	Road width with street parking (§ 1273.01) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
1850 N. Upperton Ave.	2022-01-12 (Permit) 2023-10-11 (Cert. of Occ.)	19010-10000-03331	Grade (§ 1273.03) Turnaround (§ 1273.05) Dead-end length (§ 1273.08) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))

<u>ADDRESS</u>	<u>DATE</u>	<u>CASE/PERMIT</u>	<u>VIOLATIONS</u>
10931 Bee Canyon Rd.	2021-09-22 (Permit)	20010-10000-02463	Driveway Structure (§ 1273.02) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
10580 W. Selkirk Ln.	2021-09-08 (Permit)	18010-20000-00280	Road width (§ 1273.01) Grade (§ 1273.03) Turnaround (§ 1273.05) Dead-end length (§ 1273.08) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
1367 N. Casiano Rd.	2021-07-29 (Permit) 2024-12-09 (Cert. of Occ.)	19010-10000-00266	Grade (§ 1273.03) Turnaround (§ 1273.05) Dead-end length (§ 1273.08) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
1669 N. Bruce Ct.	2021-07-23 (Permit) 2025-01-08 (Cert. of Occ.)	19010-10000-02094	Road width (§ 1273.01) Radius (§ 1273.04) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
1090 N. Moraga Dr.	2021-07-14 (Permit) 2024-12-23 (Cert. of Occ.)	20010-30000-04228	Dead-end length (§ 1273.08) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))

<u>ADDRESS</u>	<u>DATE</u>	<u>CASE/PERMIT</u>	<u>VIOLATIONS</u>
<i>Conditional Use Permits / Zoning Administrator Determinations</i>			
3222 N. Amethyst St.	2025-08-25	ZA-2023-4071-ZAD-HCA	Road width (§ 1273.01) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
21140 N. Nofral Rd.	2025-06-17	ZA-2021-10333-ZAD	Road width (§ 1273.01) Grade (§ 1273.03) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
4215 W. Sea View Ln.	2025-05-19	ZA-2024-6221-CU1-SPPC-HCA	Road width (§ 1273.01) Grade (§ 1273.03) Radius (§ 1273.04) Turnaround (§ 1273.05) Dead-end length (§ 1273.08) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
9347 W. Wayside Dr.	2025-04-25	ZA-2023-8487-ZAD	Road width (§ 1273.01) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))

<u>ADDRESS</u>	<u>DATE</u>	<u>CASE/PERMIT</u>	<u>VIOLATIONS</u>
1943 W. Escarpa Dr.	2025-03-28	ZA-2023-904-ZAD-HCA	Road width (§ 1273.01) Grade (§ 1273.03) Radius (§ 1273.04) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
3629 N. Kinney St.	2025-02-20	ZA-2024-1555-CU1-SPPC-HCA	Road width (§ 1273.01) Grade (§ 1273.03) Radius (§ 1273.04) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
3375 N. Blair Dr.	2025-02-03	ZA-2023-3802-ZAD-1A	Road width (§ 1273.01) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
2655 N. Outpost Dr.	2025-02-03	ZA-2023-6020-ZAD	Road width (§ 1273.01) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
4462 E. Cato St.	2025-01-31	ZA-2023-6531-ZAD-HCA	Road width (§ 1273.01) Grade (§ 1273.03) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))

<u>ADDRESS</u>	<u>DATE</u>	<u>CASE/PERMIT</u>	<u>VIOLATIONS</u>
4392 E. West Rose Hill Dr.	2025-01-21	ZA-2024-305-ZAD-HCA	Road width (§ 1273.01) Grade (§ 1273.03) Radius (§ 1273.04) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
3011 N. Amethyst St.	2025-01-21	ZA-2023-2021-ZAD	Road width (§ 1273.01) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
9622 W. Green Verdugo Dr.	2024-12-24	ZA-2024-298-ZAD	Road width (§ 1273.01) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
4230 N. Saltillo St.	2024-12-19	ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA	Road width (§ 1273.01) Grade (§ 1273.03) Radius (§ 1273.04) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
504 W. Ave. 44	2024-11-18	ZA-2022-7295-ZAA-ZAD-SPP-HCA	Road width (§ 1273.01) Grade (§ 1273.03) Radius (§ 1273.04) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))

<u>ADDRESS</u>	<u>DATE</u>	<u>CASE/PERMIT</u>	<u>VIOLATIONS</u>
1480 N. Ave 57	2022-07-25	ZA-2020-1180-ZAA-ZAD	Road width (§ 1273.01) Grade (§ 1273.03) Radius (§ 1273.04) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
3005 N. Amethyst St.	2022-06-07	ZA-2020-781-ZAD-ZAA-1A	Road width (§ 1273.01) Grade (§ 1273.03) Radius (§ 1273.04) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
5011 E. La Calandria Dr.	2022-03-22	ZA-2020-1082-ZAD	Road width (§ 1273.01) Dead-end length (§ 1273.08) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
4567 E. Carter Dr.	2022-02-03	ZA-2020-2416-ZAD	Road width (§ 1273.01) Turnaround (§ 1273.05) Turnout (§ 1273.06) Dead-end length (§ 1273.08) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))

<u>ADDRESS</u>	<u>DATE</u>	<u>CASE/PERMIT</u>	<u>VIOLATIONS</u>
3777 N. Sunswept Dr.	2021-10-14	ZA-2020-1362-ZAD-F	Road width (§ 1273.01) Radius (§ 1273.04) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
3076 N. Beckman Rd.	2021-10-13	ZA-2020-1261-ZV-ZAD-1A	Road width (§ 1273.01) Grade (§ 1273.03) Radius (§ 1273.04) Turnaround (§ 1273.05) Dead-end length (§ 1273.08) Gates (§ 1273.09) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
3624 N. Montalvo St.	2021-09-28	ZA-2020-630-ZAD-SPP	Road width (§ 1273.01) Grade (§ 1273.03) Radius (§ 1273.04) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
4683 W. Glenalbyn Dr.	2021-08-20	ZA-2020-4067-ZAD-SPP-HCA	Road width (§ 1273.01) Grade (§ 1273.03) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))

<u>ADDRESS</u>	<u>DATE</u>	<u>CASE/PERMIT</u>	<u>VIOLATIONS</u>
598 N. Cross Ave.	2021-07-05	ZA-2020-1233-ZAD-SPP	Road width (§ 1273.01) Radius (§ 1273.04) Turnaround (§ 1273.05) Dead-end length (§ 1273.08) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))

<u>ADDRESS</u>	<u>DATE</u>	<u>CASE/PERMIT</u>	<u>VIOLATIONS</u>
<i>“B” Permits</i>			
749 N. Crane Blvd.	2025-04-30	BR005099	Road width with street parking (§ 1273.01) Turnaround (§ 1273.05) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
23937 W. Jensen Dr.	2025-03-12	BR206343	Road width with street parking (§ 1273.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
17619 W. Rinaldi St.	2025-03-11	BR206342	Turnaround (§ 1273.05) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
5752 W. Valley Oak Dr.	2025-02-25	BR005088	Turnaround (§ 1273.05) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
5817 Weaver St.	2025-02-06	BR005083	Road width with street parking (§ 1273.01) Grade (§ 1273.03) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
4172 N. Rosario Rd.	2025-01-29	BR206332	Radius (§ 1273.04) Grade (§ 1273.03) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))

<u>ADDRESS</u>	<u>DATE</u>	<u>CASE/PERMIT</u>	<u>VIOLATIONS</u>
4252 N. Alhama Dr.	2025-01-29	BR206334	Road width (§ 1273.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
1657 N. Burnell Dr.	2025-01-07	BR005078	Road width (§ 1273.01) Turnaround (§ 1273.05) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
2046 N. Avon St.	2025-01-07	BR005075	Road width (§ 1273.01) Radius (§ 1273.04) Grade (§ 1273.03) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
10701 E. Levico Way	2024-11-25	BR403234	Road width (§ 1273.01) Grade (§ 1273.03) Turnaround (§ 1273.05) Turnout (§ 1273.06) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
2834 N. Thomas St.	2024-11-14	BR005066	Road width (§ 1273.01) Grade (§ 1273.03) Radius (§ 1273.04) Turnaround (§ 1273.05) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))

<u>ADDRESS</u>	<u>DATE</u>	<u>CASE/PERMIT</u>	<u>VIOLATIONS</u>
1938 N. Phillips Way	2024-11-14	BR005067	Road width (§ 1273.01) Turnaround (§ 1273.05) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))
1201 N. Tower Grove Dr.	2024-11-08	BR403230	Grade (§ 1273.03) Radius (§ 1273.04) Gates (§ 1273.09) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))

<u>ADDRESS</u>	<u>DATE</u>	<u>CASE/PERMIT</u>	<u>VIOLATIONS</u>
<i>Tentative Tract or Parcel Maps</i>			
2359 N. Yorkshire Dr.	2024-04-26	AA-2021-8380-PMLA	Road width (§ 1273.01) Grade (§ 1273.03) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Findings (LAMC § 4908.2) Conditions of approval (§ 1270.04(c))
11200 W. Dona Lola Dr.	2024-01-08	AA-2023-1386-PMLA-HCA	Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Findings (LAMC § 4908.2) Conditions of approval (§ 1270.04(c))
2555 W. Ivan Hill Terr.	2022-07-27	AA-2021-8617-PMLA-SL-HCA	Turnaround (§ 1273.05) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Findings (LAMC § 4908.2) Conditions of approval (§ 1270.04(c))
2820 N. Avenel St.	2021-10-12	VTT-82658-SL	Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Findings (LAMC § 4908.2) Conditions of approval (§ 1270.04(c))

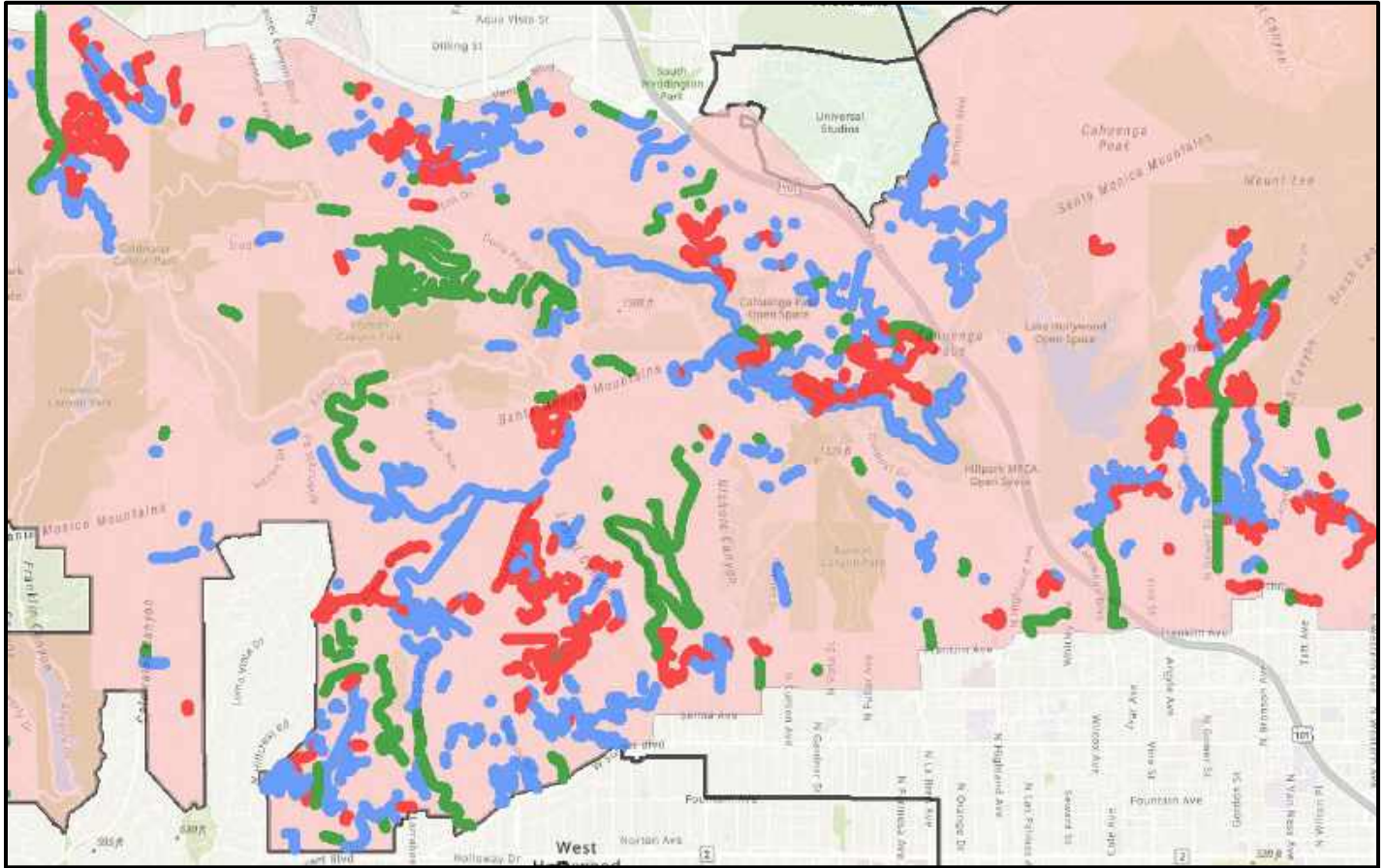
<u>ADDRESS</u>	<u>DATE</u>	<u>CASE/PERMIT</u>	<u>VIOLATIONS</u>
3031 W. Angus St.	2024-12-06	ZA-2022-8857-ZAD-ZAA-HCA	Road width (§ 1273.01) Radius (§ 1273.04) Turnout (§ 1273.06) Dead-end length (§ 1273.08) Setbacks (§ 1276.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Findings (LAMC § 4908.2) Conditions of approval (§ 1270.04(c))

<u>ADDRESS</u>	<u>DATE</u>	<u>CASE/PERMIT</u>	<u>VIOLATIONS</u>
<i>Private Streets</i>			
12165 N. Highwater Rd.	2025-05-20	PS-1467	Road width (§ 1273.01) Exceptions (§ 1270.07) Notice (§§ 1270.04, 1270.07) Conditions of approval (§ 1270.04(c))

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EXHIBIT 7

EXHIBIT 7: Map of Street Widths in Hollywood Hills



(Legend: **Red**: width less than 20 feet; **Blue**: width between 20 and 28 feet; **Green**: width over 28 feet.)

(Source: <https://navigatela.lacity.org/navigatela/>)

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EXHIBIT 8

December 1, 2025

Project Number 25-03

Attention: Jamie Hall
Channel Law Group
8383 Wilshire Boulevard, Suite 750
Beverly Hills, CA 90211

SUBJECT: State Minimum Fire Safe Regulations Ingress and Egress Requirements and 4320 Saltillo Street

Dear Mr. Hall,

Pursuant to your request, I have performed a field investigation of roadway access to the proposed development project at 4320 Saltillo Street (“Project”) with respect to the State Minimum Fire Safe Regulations (“Regulations”), specifically as they pertain to Article 2, Ingress and Egress, and Los Angeles Municipal Code (“LAMC”) Section 57.4908 and document any deficiencies. This report presents the findings of my investigation.

EXECUTIVE SUMMARY

The Project is located in the central region of the City of Los Angeles (“City”) in the San Fernando Valley. Channel Law Group has hired Brandon Araujo, a professional Civil Engineer registered in the State of California, to conduct a field investigation of roadway access to the Project and prepare a report as to whether roadway access meets the requirements as set forth in California Code of Regulations, Title 14 Natural Resources, Division 1.5 – Department of Forestry and Fire Protection, Chapter 7 – Fire Protection, Subchapter 2 – State Minimum Fire Safe Regulations, Article 2 – Ingress and Egress and incorporated in LAMC Section 57.4908.

Upon completion of his field investigation, Mr. Araujo determined that roadway access to the Project does not meet the Regulations with respect to width and grade and, as such, the Project does not comply with the LAMC Section 57.4908.

See **Exhibit 1, Overview of Roadway Deficiencies**, for an overview of the deficiencies documented in this report. This exhibit, and all other exhibits referenced in this report, can be found in **Attachment 1**.

BACKGROUND

The Project (APN 2172-023-053) is located in the San Fernando Valley region of the City. See **Exhibit 1** for an overview of the location of Project. The Project is located in a designated Very High Fire Hazard Severity Zone.

Channel Law Group hired Brandon Araujo, P.E. to conduct a field investigation and evaluate access to the Project with respect to Article 2, Ingress and Egress, of the Regulations and document any instances where roadway access did not meet the standards set forth therein. The text of the Regulations, as provided by the State of California's Office of Administrative Law, can be found in **Attachment 2**.

PROFESSIONAL CREDENTIALS

Mr. Araujo is a professional Civil Engineer registered in the State of California and has been licensed since January 2010. He has extensive experience reviewing street improvement plans prepared for the public right-of-way and evaluating them based on established standards. He also has extensive experience performing field investigations of public roadway facilities to document existing roadway geometric and/or traffic deficiencies and verifying their compliance with approved plans or established standards. See **Attachment 3** for his resume.

METHODOLOGY

Mr. Araujo conducted a field investigation in a manner consistent with the level of care and skill exercised by members of his profession currently practicing under similar conditions in the Southern California area. His investigation took place on Saturday, April 12, 2025 and Sunday, November 23, 2025. Distances less than 25 feet were measured with a measuring tape, distances greater than 25 feet were measured with a measuring wheel along the ground, and grades were measured with a digital level. Per Section 1270.08, Distance Measurements, of the Regulations "all specified or referenced distances are measured along the ground, unless otherwise stated."

Mr. Araujo evaluated six access routes to the Project with respect to the Regulations:

- 1) Southbound Saltillo Street via Canoga Avenue
- 2) Southbound Saltillo Street via Rios Street
- 3) Southbound Saltillo Street via Castillo Street
- 4) Las Pilas Road via Castillo Street
- 5) Northbound Saltillo Street via Golondrina Street
- 6) Northbound Saltillo Street via Mulholland Drive

See **Exhibit 2** for an overview of each access route evaluated.

FINDINGS

Existing Conditions

Below you will find a summary of each of the existing conditions of the roads evaluated in the access routes listed above. Mr. Araujo observed low traffic volumes traveling in both directions of travel at speeds varying from 10 to 25 miles per hour. Unless otherwise noted, all roads are paved with asphalt concrete and serve motor vehicles driving to and from single family residential homes.

Saltillo Street

Saltillo Street's northern terminus is located at the intersection of Canoga Avenue and Saltillo Street. Saltillo Street's southern terminus is located at the intersection of Mulholland Drive and Saltillo Street.

The segment of Saltillo Street from Canoga Avenue to Rios Street ("Segment 1") measures approximately 860 feet long. Saltillo Street lacks curb and gutter along this segment on both sides of the road. Its width, as measured from edge of pavement to edge of pavement, varies from 12 feet and 6 inches to 19 feet. There are no regulatory signs installed prohibiting stopping or parking facing southbound traffic. No Parking Any Time signs are installed facing northbound traffic along the northern portion of this roadway approaching Canoga Avenue.

The segment of Saltillo Street from Rios Street to Castillo Street ("Segment 2") measures approximately 840 feet long. While much of Saltillo Street along this segment lacks curb and gutter on both sides of the road, some properties do feature curb and gutter along their frontages (e.g. 4372 Saltillo Street, 4378 Saltillo Street, etc.) Its width, as measured from edge of pavement to edge of pavement or from curb face to curb face, if applicable, is approximately 20 feet. There are no regulatory signs installed prohibiting stopping or parking in the southbound direction. No Parking Any Time signs are installed facing northbound traffic along this entire segment of Saltillo Street.

The segment of Saltillo Street from Castillo Street to Las Pilas Road ("Segment 3") measures approximately 590 feet long. It features asphalt curbs on both sides of the road aside from the frontage along 4320 Saltillo Street which lacks an asphalt curb. Its width, as measured from curb face to curb face, is approximately 20 feet. There are no regulatory signs installed prohibiting stopping or parking in either the south- or northbound directions.

The segment of Saltillo Street from Las Pilas Road to Golondrina Street (“Segment 4”) measures approximately 250 feet long. It lacks curb and gutter on both sides of the road. Its width, as measured from edge of pavement to edge of pavement varies from 14 feet to 16 feet and 8 inches. No Parking Any Time signs are installed facing traffic in both the south- or northbound directions.

The segment of Saltillo Street from Golondrina Street to Escondido Street (North) (“Segment 5”), measures approximately 520 feet long. It lacks curb and gutter on both sides of the road. Its width, as measured from curb face to curb face, varies from 16 feet to 20 feet. No Parking signs are installed facing southbound traffic along this entire segment. There are no regulatory signs installed prohibiting stopping or parking in the northbound direction.

The segment of Saltillo Street from Escondido Street (North) to Mulholland Drive (“Segment 6”), measures approximately 750 feet long. It features curb on gutter on both sides of the road. Its width, as measured from curb face to curb face, is approximately 24 feet. There are no regulatory signs installed prohibiting stopping or parking in either the south- or northbound directions.

Rios Street

Rios Street’s western terminus is located at the intersection of Canoga Avenue and Rios Street. Rios Street’s eastern terminus is located at the intersection of Rios Street and Saltillo Street.

Rios Street lacks a gutter along much of its length on both sides of the road. Its width, as measured from curb face to curb face, measures less than 24 feet. There are no regulatory signs installed prohibiting stopping or parking facing eastbound traffic. No Parking Any Time signs are installed facing westbound traffic.

Castillo Street

Castillo Street’s western terminus is located at the intersection of Canoga Avenue and Castillo Street. Castillo Street’s eastern terminus is located at the intersection of Castillo Street and Saltillo Street.

Castillo Street lacks a gutter along much of its length on both sides of the road. Its width, as measured from curb face to curb face, measures approximately 20 feet. No Parking Any Time signs are installed facing eastbound traffic. There are no regulatory signs installed prohibiting stopping or parking facing westbound traffic.

Las Pilas Road

Las Pilas Road's western terminus is located at the intersection of Castillo Street and Las Pilas Road. Las Pilas Road's eastern terminus is located at the intersection of Las Pilas Road and Saltillo Street.

Las Pilas Road lacks a gutter along much of its length on both sides of the road. Its width, as measured from curb face to curb face, measures 16 to 18 feet. No Parking Any Time signs are installed facing both directions of traffic.

Golondrina Street, from Canoga Avenue to Saltillo Street

This segment of Golondrina Street's western terminus is located at the intersection of Canoga Avenue and Golondrina Street. The eastern terminus of this segment is located at the intersection of Golondrina Street and Saltillo Street.

Golondrina Street, from Canoga Avenue to Saltillo Street, lacks a gutter along much of its length on both sides of the road. Its width, as measured from curb face to curb face, measures approximately 18 feet. No Parking Any Time signs are installed facing both directions of traffic.

Facility Determinations

Article 2 of the Regulations refers to three different types of facilities: driveways, one-way roads, and two-way roads.

Section 1270.01(i) of the Regulations defines a "driveway" as follows: "A vehicular pathway that serves no more than four (4) Residential Units and any number of non-commercial or non-industrial Utility or Miscellaneous Group U Buildings on each parcel. A Driveway shall not serve commercial or industrial uses at any size or scale." A "road," on the other hand, is defined in Section 1270.01(y) as follows: "A public or private vehicular pathway to more than four (4) Residential Units, or to any industrial or commercial Occupancy."

Since the five roadways evaluated (i.e. Saltillo Street, Rios Street, Castillo Street, Las Pilas Road, and Golondrina Street) are public vehicular pathways to more than four (4) Residential Units based on my personal observations and review of the number of homes utilizing the City's Zone Information and Map Access System ("ZIMAS"), they cannot be considered driveways as defined by the Regulations.

For all five roadways evaluated, traffic control signs are installed facing both directions of traffic consistent with a two-way road. In addition, since there are no traffic signs nor pavement

markings nor physical barriers prohibiting or discouraging motor vehicle travel in either direction, none of the five roadways can be considered a one-way road.

Since all five roadways are public vehicular pathways to more than four residential units and serve traffic in the both directions, each was evaluated based on the Regulations' requirements for a two-way road.

Types of Deficiencies

In my evaluation, I found two types of deficiencies: deficiencies with respect to the Regulations' requirements for road width and road grade. The requirements for a two-way road are found in Section 1273.01(a) of the Regulations. Section 1273.01(a) states:

All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by Local Jurisdictions or local subdivision requirements.

The requirements for grade are found in Section 1273.03 of the Regulations. Section 1273.03 states:

- (a) At no point shall the grade for all Roads and Driveways exceed 16 percent.
- (b) The grade may exceed 16%, not to exceed 20%, with approval from the Local Jurisdiction and with mitigations to provide for Same Practical Effect.¹

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¹ Same Practical Effect is defined in Section 1270.1 of the Regulations:

As used in this subchapter, means an Exception or alternative with the capability of applying accepted wildland fire suppression strategies and tactics, and provisions for fire fighter safety, including:

- (1) access for emergency wildland fire equipment,
- (2) safe civilian evacuation,
- (3) signing that avoids delays in emergency equipment response,
- (4) available and accessible water to effectively attack Wildfire or defend a Structure from Wildfire, and
- (5) fuel modification sufficient for civilian and fire fighter safety.

ACCESS ROUTE DEFICIENCIES

Access Route 1: Southbound Saltillo Street via Canoga Avenue

Segment 1 of Saltillo Street varies in width from 12 and a half feet to 16 and a half feet. The amount of width provided along this segment is less than the 20 feet required. See **Exhibit 3.1** for a photograph of this segment of Saltillo Street looking westward.

Segment 2 of Saltillo Street measures approximately 20 feet in width. However, parking is permitted in the southbound direction. The presence of parked vehicles reduces the available road width to traffic by 8 feet. Hence, the amount of width provided along this segment is less than the 20 feet required. See **Exhibit 3.2** for a photograph of this segment of Saltillo Street looking southward.

Segment 3 of Saltillo Street measures approximately 20 feet in width. However, parking is permitted in the both the south- and northbound directions. The presence of parked vehicles reduces the available road width to traffic by 8 feet. Hence, the amount of width provided along this segment is less than the 20 feet required. See **Exhibit 3.3** for a photograph of this segment of Saltillo Street looking southward.

Since this access route does not provide a minimum of two ten (10) foot traffic lanes that provide for two-way traffic flow to support emergency vehicle and civilian egress, this access route does not meet the Regulations' requirements with respect to width and, consequently, does not comply with LAMC Section 57.4908.

Access Route 2: Southbound Saltillo Street via Rios Street

As stated above, while Segments 2 and 3 of Saltillo Street measure approximately 20 feet in width, the presence of parked vehicles along either of these segments reduces the available roadway by 8 feet.

Rios Street measures approximately 24 feet in width. However, parking is permitted in the eastbound direction of travel (along the south side of the road). The presence of parked vehicles reduces the available road width to traffic by 8 feet. Hence, the amount of width provided along Rios Street is less than the 20 feet required. See **Exhibit 3.4** for a photograph of this segment of Rios Street looking westward.

Since this access route does not provide a minimum of two ten (10) foot traffic lanes that provide for two-way traffic flow to support emergency vehicle and civilian egress, this access route does

not meet the Regulations' requirements with respect to width and, consequently, does not comply with LAMC Section 57.4908.

Access Route 3: Southbound Saltillo Street via Castillo Street

As stated under Access Route 1, while Segment 3 of Saltillo Street measure approximately 20 feet in width, the presence of parked vehicles reduces the available roadway by 8 feet.

Castillo Street measures approximately 20 feet in width. However, parking is permitted in the westbound direction of travel (along the north side of the road). The presence of parked vehicles reduces the available road width to traffic by 8 feet. Hence, the amount of width provided along Castillo Street is less than the 20 feet required. See **Exhibit 3.5** for a photograph of this segment of Castillo Street looking westward.

Since this access route does not provide a minimum of two ten (10) foot traffic lanes that provide for two-way traffic flow to support emergency vehicle and civilian egress, this access route does not meet the Regulations' requirements with respect to width and, consequently, does not comply with LAMC Section 57.4908

Access Route 4: Las Pilas Road via Castillo Street

Las Pilas Road varies in width from 16 feet to 18 feet. The amount of width provided along this segment is less than the 20 feet required. See **Exhibit 3.6** for a photograph of Las Pilas Road looking westward.

Furthermore, during the field investigation, Las Pilas Road was found to have a grade in excess of 16 percent at two locations: one location is found near the intersection of Las Pilas Road and Castillo Street, the second location is found in front of 21318 Las Pilas Road. Photographs showing the grade in excess of 16 percent at these locations are provided in **Exhibits 3.7** and **3.8**, respectively.

Since Las Pilas Road does not provide a minimum of two ten (10) foot traffic lanes that provide for two-way traffic flow to support emergency vehicle and civilian egress and its grade exceeds the 16 percent without any evidence of the City providing mitigation for Same Practical Effect, this access route does not meet the Regulations' requirements with respect to width and grade and, consequently, does not comply with LAMC Section 57.4908

Access Route 5: Northbound Saltillo Street via Golondrina Street

Segment 4 of Saltillo Street varies in width from 14 feet to 18 feet. The amount of width provided along this segment is less than the 20 feet required. See **Exhibit 3.9** for a photograph of this segment of Saltillo Street looking southward.

Golondrina Street measures approximately 18 feet in width. The amount of width provided along this segment is less than the 20 feet required. See **Exhibit 3.10** for a photograph of Golondrina Street looking eastward.

Since this access route does not provide a minimum of two ten (10) foot traffic lanes that provide for two-way traffic flow to support emergency vehicle and civilian egress, this access route does not meet the Regulations' requirements with respect to width and, consequently, does not comply with LAMC Section 57.4908.

Access Route 6: Northbound Saltillo Street via Mulholland Drive

Segment 6 of Saltillo Street measures approximately 24 feet in width. However, parking is permitted in the both the north- and southbound directions. The presence of parked vehicles reduces the available road width to traffic by 8 feet. Hence, the amount of width provided along this segment is less than the 20 feet required. See **Exhibit 3.11** for a photograph of this segment of Saltillo Street looking southbound.

Segment 5 of Saltillo Street measures up to 20 feet in width. The frontage in front of 4170 Saltillo Street is approximately 16 feet wide. See **Exhibit 3.12** for a photograph of Saltillo Street in front of 4170 Saltillo Street looking southward. The remainder of Segment 5 north of 4170 Saltillo Street is approximately 20 feet wide, but the presence of parking reduces the amount of width provided along this segment to less than the 20 feet required.

Since this access route does not provide a minimum of two ten (10) foot traffic lanes that provide for two-way traffic flow to support emergency vehicle and civilian egress, this access route does not meet the Regulations' requirements with respect to width and, consequently, does not comply with LAMC Section 57.4908.

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CONCLUSION

Access to the Project does not comply with the State Minimum Fire Safe Regulations as they pertain to Article 2, Ingress and Egress.

Specifically, access to the Project via southbound Saltillo Street via Canoga Avenue does not comply since the width of Segment 1 of Saltillo Street is less than 20 feet and the presence of parking on Segments 2 and 3 limits the width of roadway dedicated to two-way traffic flow to less than 20 feet.

Access to the Project via southbound Saltillo Street via Rios Street does not comply since the presence of parking on Saltillo Street and Rios Street limits the width of the roadway dedicated to two-way traffic flow to less than 20 feet.

Access to the Project via southbound Saltillo Street via Castillo Street does not comply since the presence of parking on Saltillo Street and Castillo Street limits the width of the roadway dedicated to two-way traffic flow to less than 20 feet.

Access to the Project via Las Pilas Road via Castillo Street does not comply since the presence of parking on Castillo Street limits the width of the roadway dedicated to two-way traffic flow to less than 20 feet, the width of Las Pilas Road is less than 20 feet, and the grade of Las Pilas Road exceeds 16 percent in multiple locations without any evidence of the City providing mitigations to provide for Same Practical Effect

Access to the Project via northbound Saltillo Street via Golondrina Street does not comply since the width of Golondrina Street is less than 20 feet and the width of a segment of Saltillo Street south of the project is less than 20 feet.

Access to the Project via northbound Saltillo Street via Mulholland Drive does not comply with the Regulations since multiple segments of Saltillo Street north of Escondido Street (North) have a width of less than 20 feet and the presence of parking on Saltillo Street from Escondido Street (North) to Mulholland Drive limits the width of the roadway dedicated to two-way traffic flow to less than 20 feet.

Each of the six routes to the Project do not meet the Regulations requirements with respect to Ingress and Egress. Moreover, I have reviewed the Letter of Determination issued by the City on December 19, 2024, and do not see any special conditions imposed by the City to provide the “Same Practical Effect” as defined in Section 1270.1 of the Regulations. Therefore, access to the Project does not comply with the Regulations and, consequently, the Project does not comply with LAMC Section 57.4908.

December 1, 2025

Project Number 25-03

If you have any further questions, please let me know.

Sincerely,



Brandon Araujo, P.E.
R.C.E 75996



Attachments

- 1) Exhibits
- 2) State Minimum Fire Safe Regulations, Article 2, Ingress and Egress
- 3) Brandon Araujo's Resume

ATTACHMENT 1

EXHIBITS

Exhibit 1

Overview of Roadway Deficiencies



LEGEND

- ROAD WIDTH LESS THAN 20'
- PARKING LIMITS ROAD WIDTH TO LESS THAN 20'
- PROJECT SITE

Exhibit 1 - Overview of Roadway Deficiencies

Exhibit 2

Overview of Access Routes

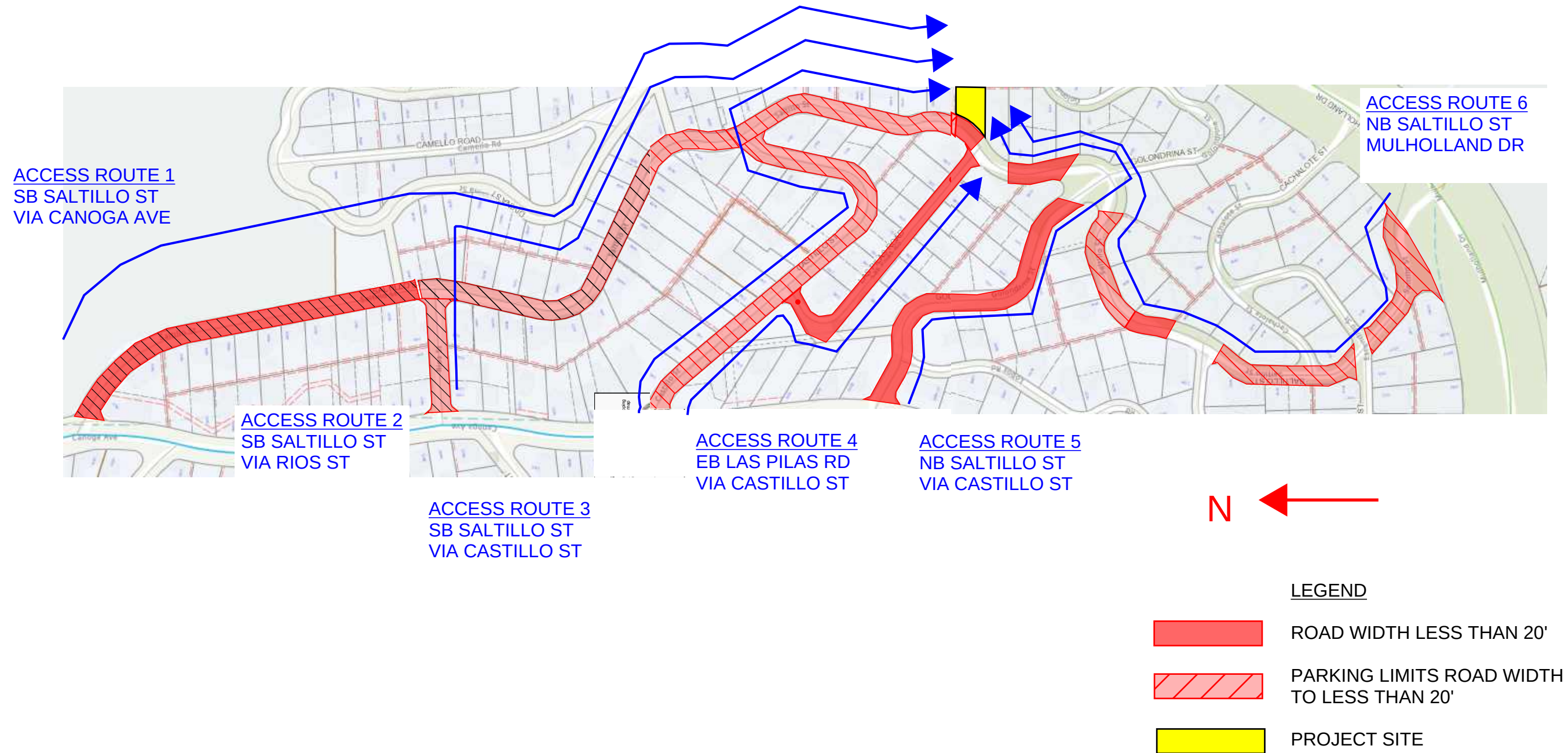


Exhibit 2 - Overview of Access Routes

Exhibit 3.1

Photograph of Saltillo Street – Segment 1 Looking Westward



Exhibit 3.1: Photograph of Saltillo Street – Segment 1 Looking Westward

Exhibit 3.2

Photograph of Saltillo Street – Segment 2 Looking Southward



Exhibit 3.2: Photograph of Saltillo Street – Segment 2 Looking Southward

Exhibit 3.3

Photograph of Saltillo Street – Segment 3 Looking Southward



Exhibit 3.3: Photograph of Saltillo Street – Segment 3 Looking Southward

Exhibit 3.4

Photograph of Rios Street Looking Westward



Exhibit 3.4: Photograph of Rios Street Looking Westward

Exhibit 3.5

Photograph of Castillo Street Looking Westward



Exhibit 3.5: Photograph of Castillo Street Looking Westward

Exhibit 3.6

Photograph of Las Pilas Road Looking Westward



Exhibit 3.6: Photograph of Las Pilas Road Looking Westward

Exhibit 3.7

Photograph of Digital Level on Las Pilas Road Near Its Intersection with Castillo Street



Exhibit 3.7: Photograph of Digital Level on Las Pilas Road Near Its Intersection with Castillo Street

Exhibit 3.8

Photograph of Digital Level In Front of 21318 Las Pitas Road



Exhibit 3.8: Photograph of Digital Level In Front of 21318 Las Pitas Road

Exhibit 3.9

Photograph of Saltillo Street - Segment 4 Looking Southward



Exhibit 3.9: Photograph of Saltillo Street – Segment 4 Looking Southward

Exhibit 3.10

Photograph of Golondrina Street Looking Eastward



Exhibit 3.10: Photograph of Golondrina Street Looking Eastward

Exhibit 3.11

Photograph of Saltillo Street – Segment 6 Looking Southbound



Exhibit 3.11: Photograph of Saltillo Street – Segment 6 Looking Southbound

Exhibit 3.12

Photograph of Saltillo Street In Front of 4170 Saltillo Street Looking Southward

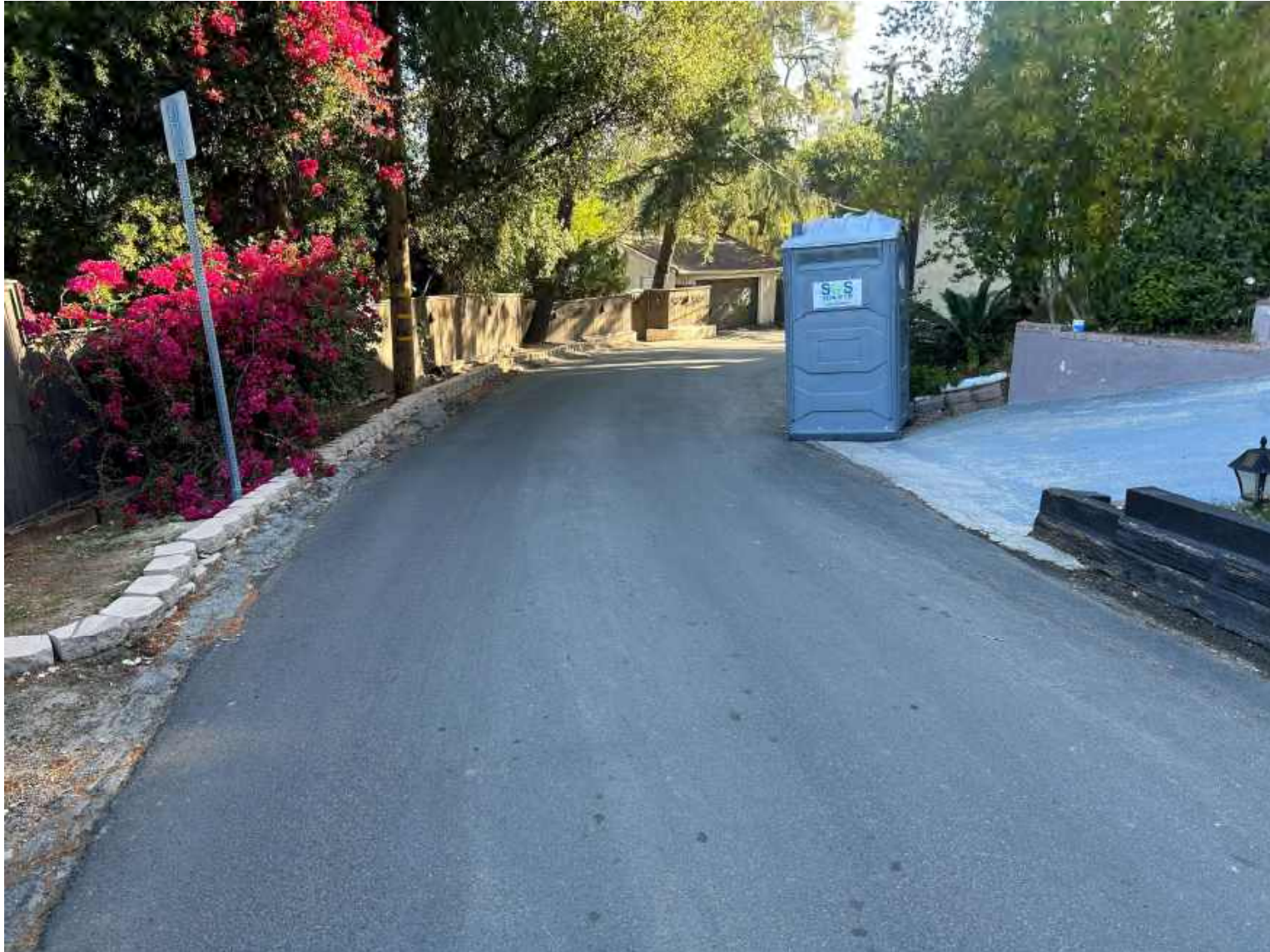


Exhibit 3.12: Photograph of Saltillo Street In Front of 4170 Saltillo Street Looking Southward

ATTACHMENT 2

State Minimum Fire Safe Regulations

Article 2, Ingress and Egress

California Code of Regulations

Title 14 Natural Resources

Division 1.5 – Department of Forestry and Fire Protection

Chapter 7 – Fire Protection

Subchapter 2 – State Minimum Fire Safe Regulations

Article 2 – Ingress and Egress

§ 1273.00 - Intent

§ 1273.01 - Width

§ 1273.02 - Road Surface

§ 1273.03 - Grades

§ 1273.04 - Radius

§ 1273.05 - Turnarounds

§ 1273.06 - Turnouts

§ 1273.07 - Road and Driveway Structures

§ 1273.08 - Dead-End Roads

§ 1273.09 - Gate Entrances

§ 1273.00 - Intent

Roads, and Driveways, whether public or private, unless exempted under 14 CCR § [1270.03\(d\)](#), shall provide for safe access for emergency Wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a Wildfire emergency consistent with 14 CCR §§ [1273.00](#) through [1273.09](#).

§ 1273.01 - Width

(a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by Local Jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.

(b) All One-way Roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including Shoulders. The Local Jurisdiction may approve One-way Roads.

(1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) Residential Units.

(2) In no case shall a One-way Road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each One-way Road.

(c) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13' 6").

§ 1273.02 - Road Surface

(a) Roads shall be designed and maintained to support the imposed load of Fire Apparatus weighing at least 75,000 pounds, and provide an aggregate base.

(b) Road and Driveway Structures shall be designed and maintained to support at least 40,000 pounds.

(c) Project proponent shall provide engineering specifications to support design, if requested by the Local Jurisdiction.

§ 1273.03 - Grades

(a) At no point shall the grade for all Roads and Driveways exceed 16 percent.

(b) The grade may exceed 16%, not to exceed 20%, with approval from the Local Jurisdiction and with mitigations to provide for Same Practical Effect.

§ 1273.04 – Radius

(a) No Road or Road Structure shall have a horizontal inside radius of curvature of less than fifty (50) feet. An additional surface width of four (4) feet shall be added to curves of 50-100 feet radius; two (2) feet to those from 100-200 feet.

(b) The length of vertical curves in *Roadways*, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall be not less than one hundred (100) feet.

§ 1273.05 – Turnarounds

(a) Turnarounds are required on Driveways and Dead-end Roads.

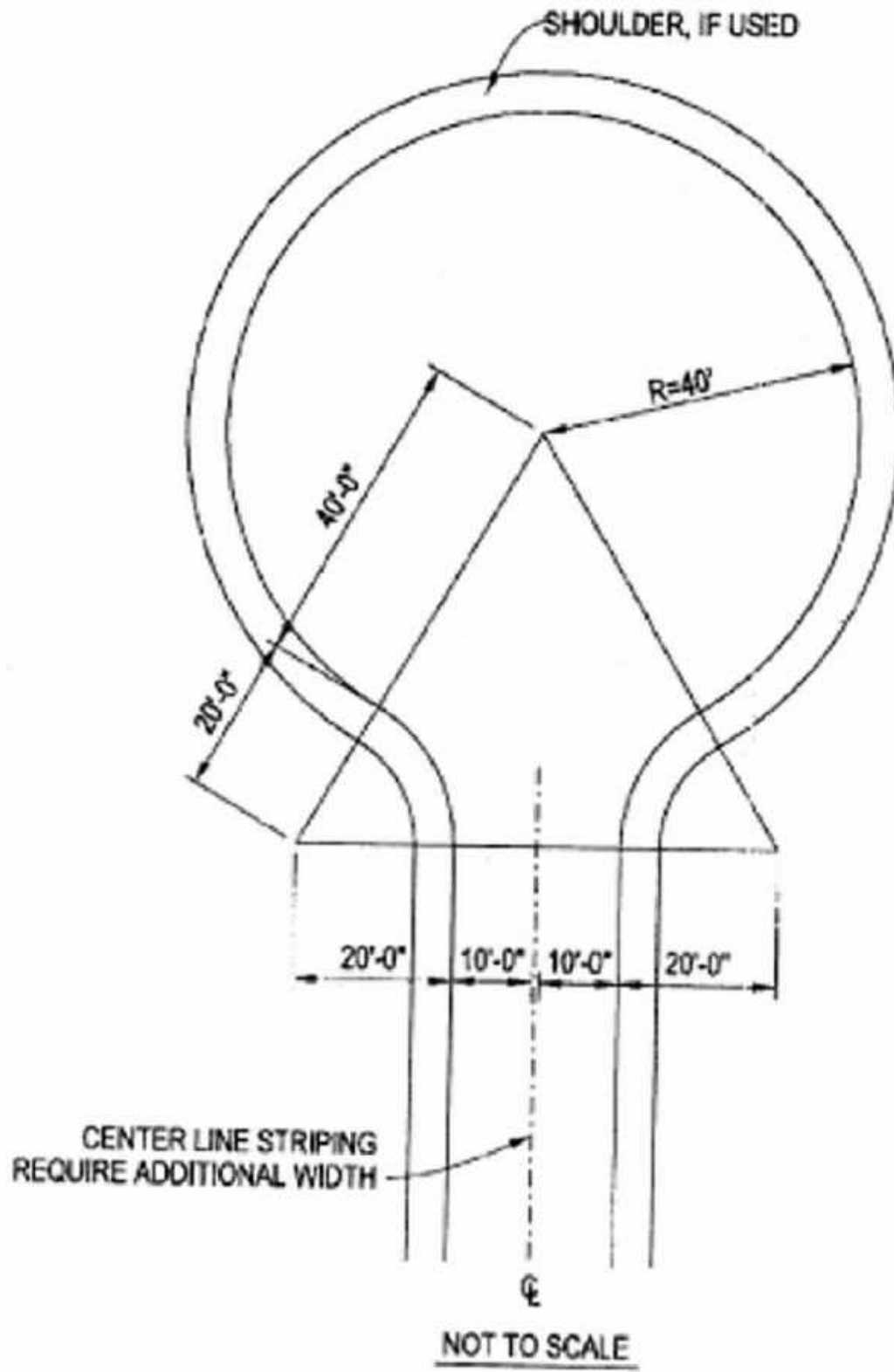
(b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ [1273.05\(e\)](#) and [1273.05\(f\)](#). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.

(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the Driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.

(d) A turnaround shall be provided on Driveways over 300 feet in length and shall be within fifty (50) feet of the building.

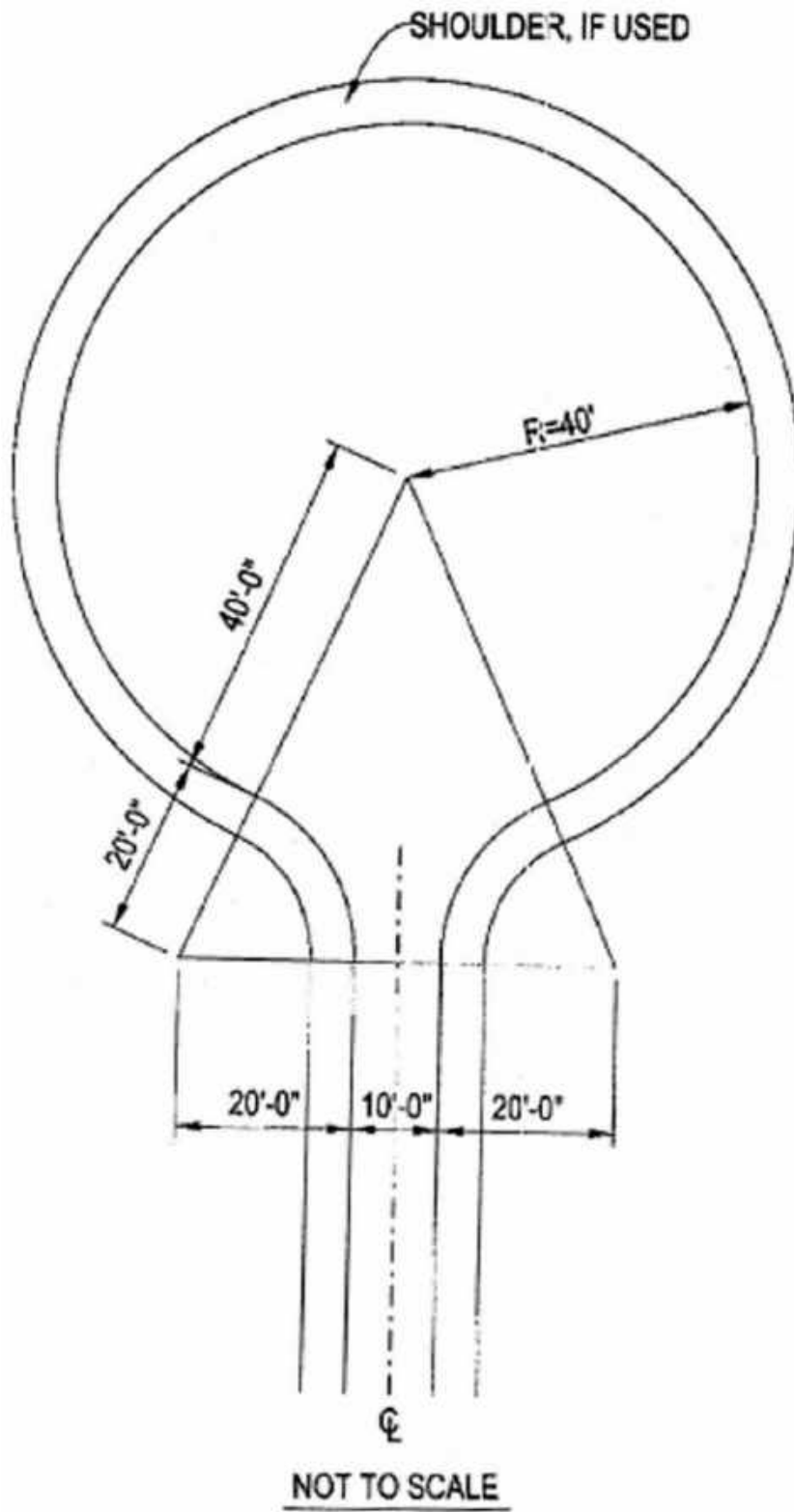
(d) Each Dead-end Road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.

(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes.
Figure A/Image 1 is a visual representation of paragraph (b).



(f) Figure B. Turnarounds on driveways with one ten-foot traffic lane.

Figure B/Image 2 is a visual representation of paragraph (b).



§ 1273.06 – Turnouts

Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.

§ 1273.07 - Road and Driveway Structures

- (a) Appropriate signing, including but not limited to weight or vertical clearance limitations, One-way Road or single traffic lane conditions, shall reflect the capability of each bridge.
- (b) Where a bridge or an elevated surface is part of a Fire Apparatus access road, the bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition, published 2002 (known as AASHTO HB-17), hereby incorporated by reference. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the local authority having jurisdiction.
- (c) Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, barriers, or signs, or both, as approved by the local authority having jurisdiction, shall be installed and maintained.
- (d) A bridge with only one traffic lane may be authorized by the Local Jurisdiction; however, it shall provide for unobstructed visibility from one end to the other and turnouts at both ends.

§ 1273.08 - Dead-End Roads

- (a) The maximum length of a Dead-end Road, including all Dead-end Roads accessed from that Dead-end Road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

parcels zoned for less than one acre - 800 feet

parcels zoned for 1 acre to 4.99 acres - 1,320 feet

parcels zoned for 5 acres to 19.99 acres - 2,640 feet

parcels zoned for 20 acres or larger - 5,280 feet

All lengths shall be measured from the edge of the Road surface at the intersection that begins the Road to the end of the Road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes requiring different length limits, the shortest allowable length shall apply.

- (b) See 14 CCR § [1273.05](#) for dead-end road turnaround requirements.

§ 1273.09 - Gate Entrances

- (a) Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of thirteen feet, six inches (13' 6").

(b) All gates providing access from a Road to a Driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that Road.

(c) Where a One-way Road with a single traffic lane provides access to a gated entrance, a forty (40) foot turning radius shall be used.

(d) Security gates shall not be installed without approval. Where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be maintained operational at all times.

ATTACHMENT 3

Brandon Araujo's Resume

BRANDON J. ARAUJO, P.E.
(626) 252-1523
brjaraujo@gmail.com

EDUCATION:

Stanford University, Master of Science, Structural Engineering & Geomechanics, June 2008

Stanford University, Bachelor of Science, Civil & Environmental Engineering, June 2007

EXPERIENCE:

City of Hermosa Beach, Senior Engineer, Hermosa Beach, CA (05/2024 – PRESENT)

- Project Manager for the complex, multi-agency Greenwich Village Underground Utility Assessment District.
- Prepared, reviewed, interpreted, analyzed, and modified engineering plans, drawings, specifications, contract documents, and engineering reports for conformance to professional standards and approved budgets.
- Possessed excellent organizational skills and ability to manage multiple projects with competing deadlines.
- Administered the Bid & Award phase of projects: issued Notice Inviting Bids, responded to questions, evaluated bids, and recommended project award. Administered contracts after award. Ensured Contractor compliance with the City's contract documents.
- Applied for outside funding for City projects; administered funding and followed reporting requirements as required. Prepared requests for reimbursement and administered grant funds.
- Coordinated assigned activities with other divisions, departments, and outside agencies; attended and participated in professional group meetings.
- Prepared staff reports, and presentation materials, for City Council
- Assisted with, planning, budgeting, and administration of the city-wide Capital Improvement Program, Public Works operating budget, and associated projects.
- Responded to, and resolved, difficult inquiries and complaints from the property owners, contractors, and others regarding Public Works projects and activities.
- Responded to questions and inquiries from a variety of sources regarding department functions.
- Communicated clearly and concisely, both orally and in writing; and established and maintained effective working relationships with those contacted in the course of work.

City of Los Angeles, Bureau of Engineering, Civil Engineer, Los Angeles, CA (02/2022 – 05/2024)

- Project Manager of a variety of complex Capital Improvement Projects, planned, directed, and coordinated, through subordinates, a variety of complex professional civil engineering assignments related to the delivery of a project portfolio with a construction value of over \$100,000,000.
- Served as the project manager on complex Capital Improvement Projects.
- Managed the preparation and performed technical reviews of engineering plans, specifications, construction estimates, and construction bid documents for public works projects.
- Prepared, reviewed, interpreted, analyzed, and modified engineering plans, drawings, specifications, contract documents, and engineering reports for conformance to professional standards and approved budgets.
- Supervised the preparation of special engineering studies and prepared technical reports.
- Possessed excellent organizational skills and the demonstrated the ability to manage multiple projects with competing deadlines.
- Lead, mentored, reviewed, and monitored the work of staff responsible for performing professional engineering work.

- Directed and supervised the technical and administrative work of consultants. Ensured consultant compliance with City standards, specifications, and budget.
- Recommended procedural improvements and modifications.
- Prepared the Bureau's manual on the administration of special assessment and improvement districts.
- Responded to, and resolved, difficult inquiries and complaints from contractors regarding Public Works projects and activities.
- Communicate clearly and concisely, both orally and in writing; and establish and maintain effective working relationships with those contacted in the course of work.

City of Los Angeles, Department of Transportation, Los Angeles, CA (11/2019 – 02/2022)

Transportation Engineer (11/2021-02/2022)

- Transportation Engineer for Vision Zero's Safety Engineering group.
- Worked on implementing lower speed limits throughout the City in response to AB43
- Worked on various policies, programs, and projects to reduce the number of people killed or severely injured in automobile collisions in the City.

Transportation Engineering Associate II (11/2019-11/2021)

- Member of the Metro Programs Division—a one-stop, on-demand service dedicated solely to the Department's review of all of Metro's capital improvement programs within City limits.
- Reviewed, checked, verified, and critiqued the technical validity of Metro's plans to remove and replace all of their transportation system's red light enforcement cameras.
- Communicated effectively, both orally and in writing, with Metro to report the City's findings, explain our positions, and respond to their questions, comments, or concerns.

City of Vernon, Project Engineer, Vernon, CA (12/2016 – 11/2019)

- Performed complex professional engineering duties involved in the design and development of the federally-funded Atlantic Boulevard Bridge Widening over the Los Angeles River.
- Prepared, reviewed, interpreted, analyzed, and modified engineering plans, drawings, specifications, contract documents, and engineering reports for conformance to professional standards and approved budgets.
- Possessed excellent organizational skills and ability to manage multiple projects with competing deadlines.
- Issued grading and storm drain permits for private developments as required and ensured compliance and conformance with scope of work standards and specifications. Performed inspection of work in the field by contractors and developers for the City's grading and storm drain permits.
- Performed the development, advertising, and selection process for professional services. Evaluated proposals and recommended project award. Negotiated and administered contracts after award. Ensured consultant compliance with City standards, specifications, and budget.
- Applied for outside funding for City projects; administered funding and followed reporting requirements as needed. Prepared and administered grant funds.
- Coordinated assigned activities with other divisions, departments, and outside agencies; attended and participated in professional group meetings.
- Prepared staff reports, and presentation materials, for City Council, Vernon Business and Industry Commission, and other public meetings and represented the City as required.
- Assisted with, planning, budgeting, and administration of the city-wide Capital Improvement Program, Public Works operating budget, and associated projects.

- Responded to, and resolved, difficult inquiries and complaints from the property owners, contractors, and others regarding Public Works projects and activities.
- Responded to questions and inquiries from a variety of sources regarding department functions.
- Communicated clearly and concisely, both orally and in writing; and established and maintained effective working relationships with those contacted in the course of work.

Orange County Public Works, Santa Ana, CA (9/2011 – 12/2016)

Civil Engineer (9/2015-12/2016)

- Planned, laid out, directed, reviewed, and controlled the work of a group of engineering staff.
- Supervised, trained, and evaluated subordinate personnel.
- Supervised the preparation of the temporary traffic control and detour plans for the slurry sealing of all of the collectors and arterial highways within Ladera Ranch.
- Responsible for the Traffic Engineering department's review and approval of the 4.75-mile-long extension of the 241 Toll Road.
- Responsible for the department's review and approval of street improvement plans prepared for arterial and collector streets in new planned communities.
- Initiated the hiring process for Temporary Extra-Help employees: advertised the position, evaluated resumes, interviewed potential candidates, and selected candidates.

Acting Senior Civil Engineer (5/2015-8/2015)

- Managed the Traffic Studies section of the Traffic Engineering Department.
- Planned, laid out, directed, reviewed, and controlled the work of a group of engineering staff to achieve organizational and project objectives in a timely manner.
- Coordinated the work of the Traffic Studies unit to review traffic studies, county property permits, street improvement plans, and signing and striping plans submitted to the Department for review and approval.
- Responsible for the Division's review of tentative tract maps prepared for new planned communities in south Orange County.

Civil Engineer (10/2012-5/2015)

- Prepared plans, specifications, and estimates for traffic-related items for the County's roadway CIP.
- Prepared temporary traffic control plans for construction and permanent signing and striping plans.
- Conducted field inspections of temporary traffic control, signing, and striping.
- Responded to and resolved difficult complaints related to construction projects.
- Made presentations to the general public regarding construction projects.

REGISTRATION:

- Professional Civil Engineer, State of California (License #75996)
- Water & Wastewater Treatment Certificate, Loyola Marymount University
- Building Plans Examiner, International Code Council (Certificate #9703625)

TRAINING:

Geometric Design for California, Institute of Transportation Studies, UC Berkeley
Resident Engineers Academy, Local Technical Assistance Program, Caltrans

SKILLS: MicroStation, AutoCAD, Microsoft Project, SmartSheet, Microsoft Excel, Microsoft Word

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EXHIBIT 9

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March 21, 2025

VIA EMAIL AND US MAIL

Hon. Marqueece Harris-Dawson, President
Los Angeles City Council
200 N. Spring St., Room 435
Los Angeles, CA 90012
councilmember.harrisdawson@lacity.org

Los Angeles City Clerk
200 N. Spring Street, Room 360
Los Angeles, CA 90012
CityClerk@lacity.org

Hon. Hydee Feldstein Soto, City Attorney
John Heath, Assistant City Attorney
Office of the City Attorney
200 N. Main Street, 701 City Hall East
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hydee.feldsteinsoto@lacity.org
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Re: Pre-Litigation Demand to Comply with State Minimum Fire Safe Regulations, Cal. Code Regs. tit. 14 § 1270.00 et seq;

Dear Hon. Harris-Dawson and City Attorney Feldstein:

This firm represents the Federation of Hillside and Canyon Associations ("Hillside Federation"), a 501(c)(3) non-profit organization that was founded in 1952. The Hillside Federation represents 47 homeowner and resident associations with approximately 250,000 constituents spanning the Santa Monica Mountains. The Hillside Federation's mission is to promote those policies and programs which will best preserve the natural topography and wildlife of the mountains and hillsides for the benefit of all the people of Los Angeles.

The Hillside Federation is writing to demand that the City comply with the "State Minimum Fire Safe Regulations" ("Regulations") codified at Cal. Code Regs. tit. 14 § 1270.00 et seq.¹ with regard to proposed development projects located in Very High Fire Hazard Severity Zones ("VHFHSZ"). As explained below, the Department of City Planning has taken the position that the Regulations only apply when a new road is constructed. This position is

¹ The Regulations can be accessed at <https://www.law.cornell.edu/regulations/california/title-14/division-1.5/chapter-7/subchapter-2>

completely without legal support and the Hillside Federation demands that the City commit to compliance with the law.

I. The City's Pattern of Refusing to Order Street Improvements on Substandard Streets in Sensitive Hillside Areas of The City Is a Deadly Policy Failure.

Los Angeles, a city known for its sprawling urban landscape, scenic vistas, and diverse neighborhoods, has faced a long history of devastating wildfires. The combination of urban expansion, high winds, dry conditions, and dense vegetation places much of the City at risk of wildfires, which have caused significant property damage, loss of life, and destruction of the environment over the years. In response to these recurring disasters, both the City of Los Angeles' General Plan Framework and numerous Community Plans with hillside areas have acknowledged the inherent dangers posed by wildfires. However, despite these plans' recognition of the threat, a significant policy gap persists. One of the most glaring oversights is the City's failure to require new development projects to widen the streets as part of the development process, a crucial action for ensuring proper emergency access during wildfire events.

The history of wildfires in Los Angeles is marked by frequent, intense fire seasons, each leaving a lasting mark on the city's communities. In the early 20th century, many of the wildfires were smaller in scale, but by the latter half of the century, fire seasons became progressively more severe due to urbanization, climate change, and increased human activity in the wildland-urban interface areas. Major wildfires such as the Bel Air Fire of 1961 and the more recent Getty Fire in 2019 have left entire neighborhoods scorched, destroying homes and properties, and displacing thousands of residents.²

The intensity and frequency of these fires have only increased in recent decades, exacerbated by the region's Mediterranean climate, which features dry summers and autumns coupled with occasional droughts. The 2017 and 2018 fire seasons were some of the most devastating in California's history, with fires such as the Thomas Fire and Woolsey Fire encroaching on Los Angeles, burning hundreds of thousands of acres and causing billions of dollars in damages. The ongoing wildfires have highlighted the City's vulnerability to fire hazards, particularly in neighborhoods adjacent to wooded hillsides, canyons, and open spaces that are prone to ignition.

Recognizing the growing threat of wildfires, the City of Los Angeles incorporated fire risk mitigation strategies into its General Plan Framework and the community plans of the City's General Plan. The General Plan is a long-term policy document that outlines the city's vision for its future development, encompassing land use, infrastructure, and environmental protection. The plan acknowledges that many areas within the city are in high-risk fire zones and identifies

² A historical archive of some of the more famous fires in Los Angeles can be accessed at https://www.lafire.com/famous_fires/fires.htm

strategies to reduce wildfire vulnerability through zoning regulations, fire-resistant building codes, and improved emergency response protocols.

The City's General Plan Framework states: "As development occurs, the Fire Department reviews environmental impact reports and subdivisions applications for needed facilities. Where appropriate, construction of new facilities is required as a condition of development." Consistent with this observation, Framework Policy 9.17.4 provides: "Consider the Fire Department's concerns and, where feasible adhere to them, regarding the quality of the area's fire protection and emergency medical services when developing general plan amendments and zone changes, or considering discretionary land use permits." Many concerned community observers have noticed that in recent years that Fire Department has not been commenting on discretionary permits, perhaps due to a failure to properly fund this critical safety activity or internal pressure to stand down, and as a result City decision makers have taken the Department's silence as "permission" to green light waivers of street improvements to enhance emergency access in sensitive areas of the City.

Generally, the City's fire hazard mapping system, known as the Fire Hazard Severity Zones (FHSZ), designates specific areas at high, very high, and moderate risk levels for wildfires. Areas with high and very high ratings include neighborhoods such as the rugged mountainous areas of the western portions of the City like Woodland Hills, Pacific Palisades, Mandeville Canyon, Bel Air, Laurel Canyon, Hollywood Hills, Griffith Park, Runyon Canyon, and on the eastern end of the Santa Monica Mountains like Los Feliz, Glassell Park, Mount Washington, and El Sereno all of which have experienced devastating fires in recent decades. The General Plan recommends strategies such as defensible space (creating a buffer zone around structures to protect against wildfires), fire-resistant landscaping, and infrastructure improvements, particularly in neighborhoods near fire-prone areas.

Additionally, the Los Angeles Fire Department (LAFD) and emergency response agencies have developed plans for quicker evacuations and firefighting operations, considering factors like road access, traffic, and infrastructure. In this context, one would expect that the City's commitment to fire safety would lead to comprehensive measures for fire safety infrastructure, especially regarding the wide, accessible streets necessary for emergency vehicles.

The Bel Air-Beverly Crest Community Plan implements the General Plan Framework stating: "The intensity of land use in the mountain and hillside areas and the density of the population which can be accommodated thereon, should be limited in accordance with the following:

- The adequacy of the existing and assured street circulation system, both within the area and in peripheral areas, to accommodate traffic.
- The availability of sewers, drainage facilities, fire protection services and facilities, and other public facilities."

The Northeast Community Plan, part of Los Angeles' broader set of community plans, specifically addresses areas like Eagle Rock, Highland Park, Glassell Park, Mount Washington, and the eastern sections of the San Fernando Valley, some of which fall within high-risk fire zones. This localized community plan, the result of a decade of hard-fought community activism to protect the plan area's residents from irresponsible development. This Plan takes into account the specific fire hazards faced by these neighborhoods and seeks to implement strategies for reducing fire risks, particularly through zoning and land use regulations that ensure defensible spaces and accessible routes for firefighting personnel and evacuation.

For instance, the Northeast Community Plan generally noted a history of poor City enforcement of land use and building laws: "Lack of effective enforcement of government regulations pertaining to construction, land use, and signage." It also called out the problem of overdevelopment in hillside areas without infrastructure capacities: "Development exceeding infrastructure and service capabilities, particularly in hillside areas." It also stated the new plan should emphasize: "Protecting public safety, health, and welfare by improving enforcement of building and zoning codes." This Community Plan foresaw the risks of failure of the City to address infrastructure inadequacies of neighborhoods subdivided when population was much smaller.

The Northeast Community Plan expressly called for requiring development to consider infrastructure limitations:

"This requires that standards for adequacy of infrastructure and services must be established and published as part of the environmental review process for the plan **along with margins of safety**. Three categories of adequacy for facilities and services are:

- Essential: required to maintain fundamental community integrity and health, i.e. water and energy supply, solid waste and wastewater disposal, health services
- Vital: required to provide for the general safety and civil order, i.e. police and fire protection, schools
- Civilizing: necessary for maintaining communal welfare and quality of life, i.e. libraries, recreational areas, open space, cultural resource" (Emphasis added.)

The Northeast Community Plan pointed out the deficient nature of many hillside streets: "Extensive hillside areas remain unbuilt because they were subdivided at a time when no infrastructure improvements or access was required or provided for" This was an express reference to streets scraped out by a bulldozer but never paved.

Based upon findings like this, and unlike the generalness of some other community plans in the City, the Northeast Community Plan contained specific policies and programs intended to enforce laws related to safety and access issues in hillside areas:

"Limit development according to the adequacy of the existing and assured street circulation system within the Plan Area and surrounding areas.

Program: The Plan Map significantly reduces plan designations and corresponding zones in areas located at the base of hillside communities previously designated Medium density residential to reduce impact on access in hillside areas.

Program: Implementation of the Plan is, in part, based on continued application of the Citywide Hillside Ordinance and the Mount Washington/Glassell Park Specific Plan.

1-5.2 Ensure the availability of paved streets, adequate sewers, drainage facilities, fire protection services and facilities, and other emergency services and public utilities to support development in hillside areas.

Program: Decision makers should adopt findings which address the availability of these services and utilities as part of any decision relating to hillside residential development.

Program: Continue the implementation of the Citywide Hillside Ordinance.

1-5.3 Consider the steepness of the topography and the geologic stability in any proposal for development within the Plan area.

Program: The Plan Map retains restrictive land use designations and zones in hillside areas because of topography, geologic stability, and restricted access.”

However, despite the express recognition of fire risk in both the General Plan Framework and the City’s multiple community plans that constitute its General Plan, **one glaring problem remains: the City has failed to require developers to widen streets located in hillside fire-prone and limited access areas.** Many of these General Plan directives have simply been ignored by City Planners and Planning Commissions in service of ***development at any cost*** – including the safety of existing residents.

Street access is crucial for firefighting and evacuation efforts. Narrow streets, which are common in older neighborhoods, restrict the movement of large fire trucks and emergency vehicles. During a wildfire, these narrow streets can become a bottleneck, preventing first responders from reaching burning areas quickly, or slowing down evacuations and response times. In a city constantly at risk from wildfires, this failure to require street widening in vulnerable areas is seen as an oversight that exposes the city’s residents to further risks.

One of the most critical issues in addressing fire safety is the need for adequate emergency vehicle access. Fire trucks and emergency vehicles require a wide clearance to navigate safely, particularly in densely populated areas or neighborhoods surrounded by vegetation. Narrow roads often lead to congestion during fires, slowing down response times and complicating evacuations.

After a fire in Laurel Canyon in 1979 that burned 23 houses, the Los Angeles Fire Department (“LAFD”) prepared an after-action report³ dated October 5, 1979. One of the key conclusions was as follows: “Narrow streets, some practically inaccessible to fire apparatus, coupled with hordes of sight seer, residents and numerous teams from the news media, clogged the streets with autos and foot traffic.” Despite the passage of over 45 years, these conditions remain **largely the same**. In the exact same spot where this fire occurred, LAFD Deputy Chief Charles Butler explained to ABC 7 news of the extreme danger that narrow, substandard roads continue to pose to public safety.



This video may be accessed at <https://www.youtube.com/watch?v=AT1742bQ5oE>.

Concurrent ingress and egress on roads less than 20 feet wide is almost impossible. Pictures of fire trucks and other first responders attempting to navigate through substandard roads in the City are shown below:

³ This report is available at https://www.lafire.com/famous_fires/1979-0916_KirkwoodBowlFire/091679_kirkwood_F225_BC9.htm





The Los Angeles City Planning Department and the Los Angeles Department of Building and Safety (LADBS) have failed to implement General Plan Framework and Community Plan policies that mandate street widenings in fire-prone areas as a condition of new development. While the City has introduced fire-resistant building codes and regulations that affect building design and landscaping, the issue of road access remains largely unaddressed. Developers are often permitted to build projects without requiring any changes to the existing street infrastructure, even in areas identified as high fire risk zones.

This inaction has been compounded by political and economic pressures that prioritize development over infrastructure improvements. New development projects, particularly in areas with rising real estate demand, often receive approval without requiring significant improvements to road access. This has created a situation where areas identified as high fire risk zones continue to develop without addressing the basic need for wider streets and improved access for fire-fighting and emergency vehicles. These practices have become absolutely unacceptable to the residents of Los Angeles who are weary of City bureaucrats, planning commissioners, and other decisionmakers refusing to demonstrate the least bit of concern for the lives and property investment made by the current residents of the City who work here and pay the taxes for the City's operation.

The City's General Plans are required by state law to provide a metric for infrastructure and safety. The City of Los Angeles' failure to require street widening for new development projects in fire-prone areas represents a critical oversight in fire safety and emergency preparedness. As the frequency and intensity of wildfires continue to rise, Los Angeles must reconsider its development policies in fire prone areas and take a more proactive approach to fire safety infrastructure. Ensuring that streets are wide enough for fire trucks and emergency vehicles to operate effectively during a crisis could be one of the simplest yet most impactful measures to protect residents, property, and the City's response capacity in future fire seasons.

The City's Pacific Palisades neighborhood lies in smoldering ruin. At least 12 City residents died there, some frail and unable to evacuate, and others desperate to try to save their homes when the Fire Department was unable to respond to the wind driven flying embers. Runyon Canyon Park was the epicenter of the Sunset Fire and caused massive chaos when mandatory evacuations were ordered by the City. And yet the City is poised to approve a Project in the middle of Runyon Canyon Park that does not comply with the State Minimum Fire Safe Regulations. As if it learned nothing. A picture of the Sunset Fire is shown below from below the homes that were forced to be evacuated.





How many more deaths and billions of dollars of property damages will it take for the residents to lose complete confidence in the ability of the City's leadership to value and protect human life over profits of developers? What will it take for the Mayor and City Council to appoint people to the City Planning/Building Departments/Planning Commissions who do not make their living from the real estate development industry? The current appointees have shown callous disregard to the duty to balance reasonable development interests with proper safety mitigations as simple as street widening to provide a better margin of safety in a climate change world.

Waiver of safety regulations, an act that simply puts more profit into the pockets of real estate developers, was always unacceptable, but today it is simply reckless. ***This background and history, highlights how the conscious attempt of City bureaucrats and uncaring City decision makers to purposely misinterpret mandatory state fire safety regulations to exempt themselves, and their patron real estate developers, from state wildfire safety requirements, as detailed herein, is unconscionable.***

II. State Minimum Fire Safe Regulations

In 2018, Senate Bill 901⁴ mandated the expansion of the scope of California’s regulations regarding minimum fire safety standards to include those lands classified and designated as Very High Fire Hazard Severity Zones (“VHFHSZ”), as defined in subdivision (i) of Government Code § 51177⁵, to include Local Responsibility Areas. These regulations were extended to those portions of incorporated cities such as the City of Los Angeles that were designated as VHFHSZ. Thereafter, the Board of Forestry adopted implementing regulations. The California Board of Forestry and Fire Protection adopted the Minimum Fire Safe Regulations in 2021. The regulations went into effect on April 1, 2023. The purpose of such regulations is to establish *minimum* fire safety standards for residential, commercial, and industrial development, provide basic emergency access and perimeter wildfire protection, protect undeveloped ridgelines, and reduce fire risk. 14 CCR § 1273.02⁶. These regulations were adopted after extensive consultation with fire professionals and community members.

III. Minimum Standards Set Forth in Regulations

Article 2 of the State Minimum Fire Safe Regulations, Section 1273 pertains to the standards for "Ingress and Egress" roads and driveways. The intent of these standards is clearly

⁴ Per the Legislative Counsel’s Digest, paragraph 6, SB 901 included the following:

“This bill would also require the state forestry board to adopt regulations implementing minimum fire safety standards that are applicable to lands classified and designated as **very high fire hazard severity zones** and would require the regulations to **apply to the perimeters and access to all residential**, commercial, and industrial building construction **within lands classified and designated as very high fire hazard severity zones**, as defined, after July 1, 2021. The bill would further require the state forestry board to, on and after July 1, 2021, periodically update regulations for fuel breaks and greenbelts near communities to provide greater fire safety for the perimeters to all residential, commercial, and industrial building construction within state responsibility areas **and lands classified and designated as very high fire hazard severity zones** after that date. The bill would require the state forestry board, on or before July 1, 2022, to develop criteria and maintain a “Fire Risk Reduction Community” list of local agencies located in a state responsibility area **or** a very high fire hazard severity zone that meet best practices for local fire planning.” (Emphasis added.)

⁵ Government Code section 51177 (i) now defines VHFHSZ as:

“Very high fire hazard severity zone” means an area designated as a very high fire hazard severity zone by the State Fire Marshal pursuant to Section 51178 that is **not** a state responsibility area. (As amended in 2021, effective 1/1/2022.; Emphasis added.)

⁶ Cal. Code Regs. Tit. 14, § 1270.02, entitled “Purpose” states as follows:

- (a) Subchapter 2 has been prepared and adopted for the purpose of establishing state minimum Wildfire protection standards in conjunction with Building, construction, and Development in the State Responsibility Area (SRA) and, after July 1, 2021, the Very High Fire Hazard Severity Zones, as defined in Government Code § 51177(i) (VHFHSZ).
- (b) The future design and construction of Structures, subdivisions and Developments in the SRA and, after July 1, 2021, the VHFHSZ shall provide for basic emergency access and perimeter Wildfire protection measures as specified in the following articles.
- (c) These standards shall provide for emergency access; signing and Building numbering; private water supply reserves for emergency fire use; vegetation modification, Fuel Breaks, Greenbelts, and measures to preserve Undeveloped Ridgelines. Subchapter 2 specifies the minimums for such measures.

stated: “Roads, and Driveways, whether public or private, unless exempted under 14 CCR §1270.03(d) **shall provide for safe access for emergency wildfire equipment and civilian evacuation concurrently**, and shall provide unobstructed traffic circulations during a wildfire emergency consistent with 14 CCR §§1273 through 1273.09.”

For “roads,” Section 12.73.01(a) of the Regulations require the following:

- (a) All roads shall be constructed to provide a minimum of **two ten (10) foot traffic lanes**, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by Local Jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.

Cal. Code Regs. tit. 14 § 1273.01(a) (emphasis added). In other words, 20-foot-wide roadways are required.

For “driveways⁷,” Section 1273.01(c) of the Regulations requires the following:

“All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13' 6”).”

Cal. Code Regs. tit. 14 § 1273.01(c).

The Regulations also set forth other requirements for one-way roads, as well as turnouts, turnarounds and gates. 14 CCR §§1273 through 1273.11. Moreover, Article 5 of the Regulations sets forth building siting requirements, setback standards and fuel modification provisions. 14 CCR §§1276.00 through 1276.05.

IV. The City Refuses to Comply with Minimum Requirements Set Forth in the State Minimum Fire Safe Regulations

The Department of City Planning (“Department”) has taken the position that the Regulations *only* apply when new roads are constructed. For example, in an appeal currently pending for a Project located at 3003 Runyon Canyon Road, the Department issued an Appeal Recommendations Report⁸ that stated as follows:

⁷ A “driveway is defined as follows per 14 CCR Section 1270.01(i): “Driveway: A vehicular pathway that serves no more than four (4) Residential Units and any number of non-commercial or non-industrial Utility or Miscellaneous Group U Buildings on each parcel. A Driveway shall not serve commercial or industrial uses at any size or scale.”

⁸ This report can be accessed at https://clkrep.lacity.org/online/docs/2024/24-1371_misc_2-05-25.pdf

“The project does not violate the State Minimum Fire Safe Regulations per CCR Title 14 Natural Resources, Division 1.5 Department of Forestry and Fire Protection, Chapter 7 Fire Protection, Subchapter 2 SRA/VHFHSZ Regulations which establishes minimum wildfire protection standards for projects located in a State Responsibility Area (SRA), and after July 1, 2021, in a Very High Fire Hazard Severity Zone as defined in Government Code Section 51177(i). Specifically, Title 14, CCR Section 1273.01 requires the following:

1273.01. Width.

(a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by Local Jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.

The subject parcel does not have access via two ten (10) foot traffic lanes. However, Government Code Section 1273.01 only applies to new roads being constructed as it states “all roads **shall be constructed...**”. It is not retroactively applied to existing roads that do not meet the dimensional requirement. If it did, that would effectively create a moratorium on all new construction in hillside areas within the entire state - ADUs, building additions, new homes on vacant parcels. The subject project at 3003 N. Runyon Canyon Road will not introduce any features that will change the physical dimensions of the surrounding roadways and/or require the construction of any new roadways. The site is currently accessed via a Private Driveway that itself is accessed from the existing North Runyon Canyon Road which is a paved fire road that is closed to motor vehicle access. The appellant assertion that the project would be responsible to widen the off-site surrounding roadway widths is not supported by the applicable laws and regulations.”

Department of City Planning Appeal Recommendation Report dated February 6, 2025.

The City’s position is completely without legal justification and remarkable in light of the brush fire that erupted in the middle of Runyon Canyon on January 8, 2025 and burned 43 acres. In 2019, the County of Monterey made the same argument – saying the regulations did not apply to existing roads. The Attorney General’s office sent a letter to the County completely refuting this narrow construction of the state regulations. The AG letter states:

Finally, we note that exempting the Project from the SRA regulations simply because Paraiso Springs Road is a pre-existing road would **undermine the intent** of the **SRA regulations**. SRA regulations are **meant** to ensure that “[t]he future design and construction of structures, subdivisions and developments in the

SRA shall provide for **basic emergency access**” (Cal. Code Regs., tit. 14, § 1270.01(b).)

...

It is the construction of a new project that triggers the application of the SRA regulations; the fact that the Project is being constructed at the **end** of an **existing road does not negate** the triggering **effect** of the **new construction**. A contrary interpretation would incentivize development without adequate evacuation routes and emergency access in the SRA rather than prevent it.

(**Exhibit A**⁹, pp. 2-3, *emph. added* [Oct. 25, 2019 Attorney General’s Comment on the Paraiso Springs Resort Project]; see also **Exhibit B**¹⁰ [Attorney General’s March 20, 2019 comment on the same project – Need to comply with roadway width and other requirements in State Responsibility Areas – predates application of requirements to LRAs]. The Attorney General has clearly provided guidance that is the construction of a new project that triggers the application of the regulations – not construction of a new road.

Moreover, the “scope” of the Regulations is much broader than the City contends. The Regulations at 14 CCR § 1276.03(c) state as follows:

(c) Affected activities include, but are not limited to:

(1) permitting or approval of new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d);

(2) **application for a Building permit for new construction not relating to an existing Structure;**

(3) application for a use permit;

(4) Road construction including construction of a Road that does not currently exist, or extension of an existing Road.

14 CCR § 1276.03(c) (*emphasis added*).

Moreover, Section 1270.03(a)(1) of the Regulations¹¹ state that they apply to “(1) the perimeters and access to *all* residential, commercial, and industrial Building construction within

⁹ **Exhibit A** is also available at:

<https://oag.ca.gov/sites/all/files/agweb/pdfs/environment/comments-paraiso-final-eir.pdf>

¹⁰ **Exhibit B** is available at <https://oag.ca.gov/sites/all/files/agweb/pdfs/environment/comments-paraiso-springs-resort-feir.pdf>

¹¹ Public Resources Code 4290(a) similarly states as follows: “These regulations apply to the perimeters and access to all residential, commercial, and industrial building construction within state responsibility areas approved after

the SRA approved after January 1, 1991, and those approved after July 1, 2021 within the VHFHSZ, except as set forth below in subsection (b).”

The Senior Board Counsel for the Board of Forestry and Fire Protection, Jeff Sloan, wrote a letter to the County of Sonoma regarding the County’s requested certification of a proposed local fire safe ordinance as equaling or exceeding the Board’s Fire Safe Regulations (14 CCR § 1270 et seq.). See **Exhibit C**. This letter again confirms that the Regulations apply to existing roads. The letter states as follows:

“Throughout the certification process, Sonoma County has repeatedly maintained that Public Resources Code section 4290 and the Fire Safe Regulations do not apply to existing roads. Sonoma County’s position is **incompatible** with the plain language of PRC § 4290, the Fire Safe Regulations, and opinions and letters issued by the Attorney General of California. More importantly, the Fire Safe Regulations themselves – which constitute the basis for the certification determination – clearly provide no exemption for existing roads, and it is these regulations that the Sonoma County ordinance must equal or exceed. This represents a fundamental and intractable disagreement between the Board and Sonoma County. Sonoma County’s position on existing roads, standing alone, is a legitimate basis for determining that the ordinance does not equal or exceed the Fire Safe Regulations.

Board of Forestry Letter to County of Sonoma dated October 23, 2020 (emphasis added).

Finally, on or about August 17, 2022, the Board of Forestry published a Final Statement of Reasons¹² (FSOR) for the State Minimum Fire Safe Regulations pursuant to Government Code Section 11346.9(a). The FSOR again confirms that the Regulations apply to existing roads, stating as follows:

General Response to Comments Regarding Existing Roads:

Public Resources Code (PRC) § 4290 expressly states that the regulations apply “to the perimeters and access to all residential, commercial, and industrial building construction...” The statute also references roads in multiple places without suggesting an intent to distinguish between existing and new roads. The Board is unaware of any authority suggesting that building construction accessed from existing roads should be treated differently than on new roads.

Further, the regulations do not differentiate between building construction on new roads and building construction on existing roads. The regulations define the term “road”

January 1, 1991, and within lands classified and designated as very high fire hazard severity zones, as defined in subdivision (i) of Section 51177 of the Government Code after July 1, 2021.”

¹² The Final Statement of Reasons can be accessed at the following link:
<https://www.dropbox.com/scl/fi/xa03uiu2jy3cfly2q1x46/2022-08-17-FSOR-Final-Statment-of-Reasons-BOF-PDF-copy-2.pdf?rlkey=acqun4lqpb37w59zo4u3bisc3&st=lxye8i0u&dl=0>

in 14 CCR § 1271 without distinguishing between new and existing roads. Section 1273.00 requires all “roads, whether public or private,” to satisfy the regulatory requirements (unless exempted under 14 CCR § 1270.02(d)), and again makes no distinction between new and existing roads. When addressing the width of roads, 14 CCR § 1273.01 applies that section to “all roads.” In short, the regulations do not provide a basis for distinguishing between building construction on new roads and building construction on existing roads.

While the Board is unaware of any court decision specifically addressing PRC § 4290 or the regulations, the Office of the California Attorney General has commented on the statute and regulations, and its interpretation in those comments may provide helpful guidance. The first was in a 1993 Attorney General Opinion (76 Ops.Cal Atty.19, No. 92-807), which opined that the regulations apply generally to all building construction after 1991 and that the statutory exemption related to pre-1991 parcels was to be narrowly construed to exempt construction and development activity already in the “pipeline” as of 1991. The Board amended the regulations in 2013 in part to ensure consistency with the 1993 Attorney General Opinion.

More recently, and prior to the expansion of the regulations into the VHFHSZ in July 2021, the Office of the Attorney General provided a letter, dated October 25, 2019, to the Planning Commission of Monterey County regarding the Paraiso Springs Resort project. That letter reviewed the Board’s regulations regarding existing roads and stated, in pertinent part:

“[W]hether Paraiso Springs Road is an existing road is inconsequential. Paraiso Springs Road will now be the sole access to the new commercial construction within an SRA.”

“SRA regulations explicitly “apply to: (1) the perimeters and access to all residential, commercial, and industrial building construction within the SRA approved after January 1, 1991...” (Emphasis in original.) “Thus, the Monterey County Code exemption for existing roads is inapposite – the Paraiso Springs Road is now “access” to a Project that falls within the scope of the SRA regulations.”

“Finally, we note that exempting the Project from the SRA regulations simply because Paraiso Springs Road is a pre-existing road would undermine the intent of the SRA regulations. SRA regulations are meant to ensure that “[t]he future design and construction of structures, subdivisions and developments in the SRA shall provide for basic emergency access...”

“While this road may have been exempt from the SRA width and dead-end road limitations prior to development of the Project, there is no basis for an interpretation that allows construction within the SRA of a large new resort that

would depend upon the use of that road for the sole emergency access to and evacuation from the Project. It is the construction of a new project that triggers the application of the SRA regulations; the fact that the Project is being constructed at the end of an existing road does not negate the triggering effect of the new construction. A contrary interpretation would incentivize development without adequate evacuation routes and emergency access in the SRA rather than prevent it.”

While comments addressing the application of the minimum fire safe regulations to development that is accessed from existing roads do not address the proposal, the information described above may be relevant to those that remain interested in this issue.

Final Statement of Reasons for Reasons, August 17, 2022 (emphasis added).

In sum, the overwhelming body of legal authority demonstrates that the City’s position that the Regulations do not apply to existing roads – is flawed.

V. The City is Routinely Approving Permits in Violation of the State Minimum Fire Safe Regulations

The Hillside Federation is aware that the City is routinely approving both discretionary and ministerial permits for new development projects in the Very High Fire Hazard Severity Zones that do not comply with the State Minimum Fire Safe Regulations. For example, on or about December 19, 2024 the City approved a permit for a project at 423 N. Saltillo notwithstanding the fact that Saltillo was less than 20 feet wide.¹³ Also, on or about June 18, 2024, the City approved a permit to a developer for a project at 504 W. Avenue 44th notwithstanding the fact that West Avenue 44th at this location is less than 20 feet wide¹⁴. Also, on November 13, 2024 the City approved a permit for a project at 10453 Sandal even though Sandal Lane is a dead end road that exceeds the maximum length of 800 feet per 14 CCR § 1273.08(a). Also, in 2022 the City issued a building permit for a large multi-purpose building on the campus of Mount Saint Mary’ at 12001 Chalon Road even though the parcel was accessed by a roadway of less than 20 feet in width¹⁵. Finally, on August 8, 2024 the City granted a permit for the project at 3003 Runyon Canyon even though the driveway used to access the property does not have the required turnouts per 14 CCR § 1273.06 or meet the gate entrance standards

¹³ The Letter of Determination can be accessed at <https://planning.lacity.gov/pdiscaseinfo/document/MjQ3Mzk0/fe3b456d-e5a5-4f0e-9fa7-879f1ff43502/pdd>

¹⁴ The Letter of Determination can be accessed at <https://planning.lacity.gov/pdiscaseinfo/document/MTgyMzk0/fe3b456d-e5a5-4f0e-9fa7-879f1ff43502/pdd>

¹⁵ The City took the position that the Regulations did not apply because the building permit application was submitted prior to the Regulations becoming applicable to the City of Los Angeles (i.e. the applicant had obtained vested rights) However, the date of application is irrelevant. Section 1270.03(a)(1) of the Regulations state that they apply to “(1) the perimeters and access to all residential, commercial, and industrial Building construction within the SRA approved after January 1, 1991, and those approved after July 1, 2021 within the VHFHSZ, except as set forth below in subsection (b).” Applicability is based on approval date, not application date.

set forth at 14 CCR § 1273.09. For the projects at 423 N. Saltillo and 504 W. Avenue 44th the Zoning Administrator issued a Zoning Administrator's Deviation ("ZAD") to deviate from the 20-foot roadway requirement in the City's Hillside Ordinance, which is codified at Los Angeles Municipal Code Section 12.21 C.10(i)(3). However, the State Minimum Fire Safe Regulations provide for the *minimum* standards – the City cannot unilaterally impose a more lenient standard. Section 1270.05 of the Regulations states as follows:

- (a) Subchapter 2 shall serve as the minimum Wildfire protection standards applied in SRA and VHFHSZ. However, Subchapter 2 does not supersede local regulations which equal or exceed the standards of this Subchapter.
- (b) A local regulation equals or exceeds a minimum standard of this Subchapter only if, at a minimum, the local regulation also fully complies with the corresponding minimum standard in this Subchapter.
- (c) A Local Jurisdiction shall not apply exemptions to Subchapter 2 that are not enumerated in Subchapter 2. Exceptions requested and approved in conformance with § 1270.07 (Exceptions to Standards) may be granted on a case-by-case basis.
- (d) Notwithstanding a local regulation that equals or exceeds the State Minimum Fire Safe Regulations, Building construction shall comply with the State Minimum Fire Safe Regulations.

14 CCR § 1270.05.

The Regulations provide a mechanism for "exceptions" to standards, but they can only be granted when the exceptions provide the "same practical effect." 14 CCR § 1270.07(a). Granting a deviation via a ZAD from the 20-foot continuous paved roadway requirement clearly does not have the "same practical effect" as the minimum width requirement in the Regulations. The Attorney General disposed of this argument when they wrote to the County of Monterey in 2019:

Second, contrary to the assertions in the FEIR (p. 22), **the problems with the existing road cannot be cured through an exception** pursuant to California Code of Regulations, title 14, section 1270.06 (outlining a process to apply for an exception to the applicability of the SRA regulations). **An exception under that regulation still must provide "the same practical effect as" the SRA regulations.** As the FEIR acknowledges, "the Fire Protection Plan cannot modify the dead-end nature of the road" (p. 618). Accordingly, the practical effect of prohibiting dead-end roads of certain lengths in an SRA, which are important to timely evacuation and fire suppression access, cannot be achieved through an exception. **In addition, the Project applicant has not applied for an exception.** (FEIR, p. 23.)

Oct. 25, 2019 Attorney General Comment on the Paraiso Springs Resort Project (emphasis added). The City has similarly not applied for an exception from the Regulations to the Hillside Federation's knowledge.

The City was also put on notice that it was not complying with the State Minimum Fire Safe Regulations by the Santa Monica Mountains Conservancy ("Conservancy"), a state and trustee agency. The Conservancy wrote to the Department of City Planning and Los Angeles Department of Building and Safety on May 15, 2023 and yet the City persists in ignoring the Regulations. A copy of this letter is attached as **Exhibit D**.

The evidence is clear that the City is not complying with the State minimum Fire Safe Regulations because it does believe that the Regulations are applicable unless a new road is constructed. That is simply not the case. The City has engaged in a pattern and practice of violating the Regulations.

VI. Demand to Comply with State Minimum Fire Safe Regulations

The Pacific Palisades fire is merely a reminder that Los Angeles is situated in a region extremely prone to wildfire. The City will face even higher risks as climate change increases the danger to the City's residents and their significant property investments. If the City does not requirement infrastructure improvements at the time of new development, when will it be required/constructed? The answer is never. As stated in the Introduction, it is truly unconscionable for the City to refuse to acknowledge and adhere to the State Minimum Fire Safe Regulations under these dire circumstances. The residents of Los Angeles deserve better than the way their own lives have been devalued in the pursuit of profits. If the City does not unconditionally commit to adhering to these Regulations and retract its current unlawful interpretation within **10 days of the receipt of this letter**, the Hillside Federation will be compelled to take appropriate legal action in Los Angeles County Superior Court and will seek declaratory and injunctive relief.

Thank you for your consideration of this matter. I may be contacted at jamie.hall@channellawgroup.com.

Sincerely,



Jamie T. Hall

Exhibits:

- A. October 25, 2019 Attorney General's Comment on the Paraiso Springs Resort Project
- B. March 20, 2019 Attorney General's Comment on the Paraiso Springs Resort Project

- C. October 23, 2020 Board of Forestry Letter to County of Sonoma
- D. May 15, 2023 Santa Monica Mountains Conservancy Letter to the Department of City Planning and Los Angeles Department of Building and Safety

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EXHIBIT A

October 25, 2019 Attorney General's Comment on
the Paraiso Springs Resort Project



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October 25, 2019

Planning Commission of Monterey County
Monterey County Resource Management Agency
Attn: Mike Novo
1441 Schilling Place – South, 2nd Floor
Salinas, CA 93901
Sent via email: novom@co.monterey.ca.us

Re: Paraiso Springs Resort, Project No. PLN040183

Dear Mr. Novo and Commissioners,

We appreciate your preparation of a Final Environment Impact Report ("FEIR") responding to public comments on the previous two Recirculated Draft Environmental Impact Reports ("RDEIRs"), including the comments we submitted on March 20, 2019 and July 9, 2019 regarding wildfire risks associated with the proposed Paraiso Springs Resort Development (the "Project"). After reviewing the additional information presented, we acknowledge and appreciate that you have provided more information regarding wildfire risks associated with the proposed Project and have revised certain mitigation measures to address some of those wildfire risks. While the additional information improves the Project and the environmental documents, we remain concerned that the Project still does not comply with state evacuation and fire suppression access requirements for development in a State Responsibility Area ("SRA").¹ In addition, the FEIR's discussion of the wildfire risks associated with the Project, particularly related to evacuation in the event of a wildfire, remains inadequate.

The Project does not comply with the state's dead-end road limitations and road width limitations applicable to development within an SRA. (Cal. Code. Regs., tit. 14, §§ 1273.08 and 1273.01; adopted pursuant to Pub. Resources Code § 4290.) In response to our July 9, 2019 comments regarding the Project's failure to comply with SRA regulations, the FEIR claims that Paraiso Springs Road is an existing road and thus exempt from such regulations. (FEIR, p. 617.) In support of such an exemption, the FEIR cites to Monterey County Code section 18.56.020(B)(2)(a) which states "[r]egulations contained in this chapter do not apply to the following building, construction, or development activities... (a) Existing structures, roads,

¹ This letter is not intended, and should not be construed, as an exhaustive discussion of the FEIR's compliance with the California Environmental Quality Act ("CEQA") or the Project's compliance with other applicable legal requirements.

streets and private lanes or facilities.” (FEIR, p. 23.) However, neither the Monterey County Code nor the SRA regulations support an exemption for this Project for several reasons.

First, whether Paraiso Springs Road is an existing road is inconsequential. Paraiso Springs Road will now be the *sole* access to new commercial construction within an SRA. (February 2018 RDEIR, p. 2-45.) SRA regulations explicitly “apply to: (1) the perimeters and *access to* all residential, commercial, and industrial building construction within the SRA approved after January 1, 1991...” (Cal. Code Regs., tit. 14, § 1270.02, emphasis added.) It is indisputable that the Project involves commercial building construction within the SRA approved after January 1, 1991. Thus, the Monterey County Code exemption for existing roads is inapposite – the Paraiso Springs Road is now “access” to a Project that falls within the scope of the SRA regulations. In addition, the SRA regulations do not expressly exempt all existing roads. (14 Cal. Code Regs., tit. 14, § 1270.02(d) [exempting “[r]oads used solely for agricultural, mining, or the management and harvesting of wood products”].) The Monterey County Code cannot be read to apply less stringent standards than the SRA regulations because counties that assume responsibility for fire prevention and suppression in SRAs must “provide[] the same or higher intensity of fire protection to these lands as is provided under existing levels of state protection in other comparable areas of the state.” (Cal. Code Regs., tit. 14, § 1658.)

Second, contrary to the assertions in the FEIR (p. 22), the problems with the existing road cannot be cured through an exception pursuant to California Code of Regulations, title 14, section 1270.06 (outlining a process to apply for an exception to the applicability of the SRA regulations). An exception under that regulation still must provide “the same practical effect as” the SRA regulations. As the FEIR acknowledges, “the Fire Protection Plan cannot modify the dead-end nature of the road” (p. 618). Accordingly, the practical effect of prohibiting dead-end roads of certain lengths in an SRA, which are important to timely evacuation and fire suppression access, cannot be achieved through an exception. In addition, the Project applicant has not applied for an exception. (FEIR, p. 23.)

Third, annexation of Project land into the Mission-Soledad Rural Fire Protection District will not cure violations of the SRA regulations (see FEIR, p. 23 [describing annexation].) Annexation does not exempt a project from SRA regulations. Land can be both within a fire protection district and within the SRA. (Health & Saf. Code § 13811.)

Finally, we note that exempting the Project from the SRA regulations simply because Paraiso Springs Road is a pre-existing road would undermine the intent of the SRA regulations. SRA regulations are meant to ensure that “[t]he future design and construction of structures, subdivisions and developments in the SRA shall provide for basic emergency access....” (Cal. Code Regs., tit. 14, § 1270.01(b).) Constructing a new resort that includes a nearly 150,000 square foot hotel, an over 18,000 square foot “hamlet” with a spa and retail buildings, and over 75 timeshare units (February 2018 RDEIR, pp. 2-20, 2-27) at the end of a narrow road that exceeds the dead-end road regulations undermines emergency access in the SRA. While this road may have been exempt from SRA width and dead-end road limitations prior to development

of the Project, there is no basis for an interpretation that allows construction within the SRA of a large new resort that would depend upon the use of that road for the sole emergency access to and evacuation from the Project. It is the construction of a new project that triggers the application of the SRA regulations; the fact that the Project is being constructed at the end of an existing road does not negate the triggering effect of the new construction. A contrary interpretation would incentivize development without adequate evacuation routes and emergency access in the SRA rather than prevent it.

From a CEQA perspective, the concerns with SRA non-compliance are exacerbated by the gaps that remain in the disclosures the County is providing related to the wildfire risks associated with the Project and specifically the risks associated with evacuation. We will not reiterate our previous comments here, but at this time note the following continuing concerns related to evacuation: (1) the analysis related to evacuees trying to leave the site while emergency response personnel are trying to access the site remains inadequate and conclusory (FEIR, p. 623 [citing back to the Fire Protection Plan and the Wildland Fire Evacuation Plan, which identifies the issue (June 2019 RDEIR, p. 164), but does not describe how it will be addressed]); and (2) the reasonableness of the evacuation time – estimated to be a minimum of 17-18 minutes - has not been defined or compared to a standard of significance, nor is it supported by substantial evidence (June 2019 RDEIR, pp. 61, 140, 141-142).²

We appreciate your consideration of our comments and respectfully request that you refrain from certifying the FEIR until it is revised accordingly and refrain from approving the Project until it complies with the SRA. If you have any questions or would like to discuss our comments, please feel free to contact us.

Sincerely,



NICOLE U. RINKE
Deputy Attorney General
HEATHER LESLIE
Deputy Attorney General

For XAVIER BECERRA
Attorney General

² We also note that some of our previous comments have not been as fully addressed as would be desirable to fully inform decision-makers and the public. For example, the FEIR assumes that the Project will exacerbate wildfire risk, but does not describe the risk in any detail, making it more difficult to evaluate and address that risk and the associated issues related to evacuation. (See June 2019 RDEIR, p. 64.)

EXHIBIT B

March 20, 2019 Attorney General's Comment
on the Paraiso Springs Resort Project



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March 20, 2019

Planning Commission of Monterey County
Monterey County Resource Management Agency
Attn: Mike Novo
1441 Schilling Place – South, 2nd Floor
Salinas, CA 93901
Sent via email: novom@co.monterey.ca.us

Re: Paraiso Springs Resort, Project No. PLN040183

Dear Mr. Novo and Commissioners,

Our office has reviewed the Final Environmental Impact Report ("FEIR") and the Recirculated Draft Environmental Impact Report ("DEIR") for the proposed Paraiso Springs Resort Development ("Project") and respectfully submits the following comments. We request that you consider our comments prior to certifying the FEIR. We spoke with County Counsel and staff on March 20, 2019 and alerted them we would be submitting comments prior to your consideration of the FEIR at your March 27, 2019 Planning Commission meeting.

The Attorney General's Office submits these comments pursuant to the Attorney General's independent power and duty to protect the environment and natural resources of the State from pollution, impairment, or destruction, and in furtherance of the public interest. (See Cal. Const., art. V, § 13; Gov. Code, §§ 12511, 12600-12612; *D'Amico v. Bd. of Medical Examiners* (1974) 11 Cal.3d 1, 14-15.)¹ In the wake of the State's deadliest wildfires this past year and the increased occurrence of fires anticipated throughout the State in coming years, it is particularly important that local jurisdictions carefully review and consider new developments in fire prone areas. This is particularly important for new developments proposed in the wildland urban interface or in other relatively undeveloped and remote areas, like the area where the Project is proposed.

Paraiso Springs Resort, LLC, proposes to develop a spa resort along the floor of a canyon in the foothills at the end of rural Paraiso Springs Road in a "very high fire sensitivity

¹ This letter is not intended, and should not be construed, as an exhaustive discussion of the FEIR's and DEIR's compliance with the California Environmental Quality Act ("CEQA") or the Project's compliance with other applicable legal requirements.

zone.” The Project site is bordered to the east by grazing and farm land, and to the north, south and west by the Santa Lucia Mountains. (DEIR 2-1.) The Project site was previously operated as a commercial hot springs resort beginning in 1874. (DEIR 3-137.) The site has seen several fires over the years that have destroyed various structures on the Property, including a fire in 1891 that destroyed one of the more substantial buildings on the property, a fire in 1928 that destroyed the hotel, the bathhouse, a garage, the dance hall, and some other smaller buildings, and another major fire in 1954 that destroyed the rebuilt hotel and annex. (DEIR 2-15, 3-137-3-138.)

Paraiso Springs Road, the sole ingress and egress to the site,² is a narrow, two-lane road varying in width from 16 to 22 feet that dead ends at the Project site. (DEIR 2-45.) The road currently serves approximately 90 vehicles per day associated with single-family residences and local vineyards. (DEIR 3-329.) The Project would include the development of 103 hotel rooms, 77 multi-bedroom timeshare units, three restaurants, entertainment facilities, and various spa amenities at the end of this narrow two-lane rural road. (DEIR 2-17 – 2-18.) It is anticipated that there would be several hundred people at the resort on peak days. With the Project at 100% occupancy, there would be over 400 additional vehicle trips per day on the road. (DEIR 3-336.)³ Additionally, because of parking limitations at the proposed Project site and limitations with the capacity of the rural access road, the Project proposes to shuttle in many of the guests and 90% of all employees from a parking lot nearly two miles away. (DEIR 3-335 – 3-336.)

Monterey County, as the lead agency, has prepared a FEIR for the proposed Project. Despite the acknowledgment that the Project is located in a “very high fire sensitivity zone,” the FEIR fails to adequately address the risk of fire in several important respects.⁴

² In response to CalFire’s comments on the DEIR, the FEIR suggests that there is a service road for ingress and egress at the rear of the development. (FEIR, Response to comment letter No. 18, 2-12.) The response cites to maps within the DEIR. (*Ibid.*) These maps show service roads *within* the development, but these roads do not appear to provide ingress and egress *to the Project site*.

³ We note that several commenters questioned whether the traffic analysis for the Project underestimated the trips that will be associated with the Project. (See, e.g., FEIR, Comment Letter 10 (p 20-23).) While we have not evaluated the adequacy of the traffic analysis, we are concerned that the number of visitors accessing the site may be even higher than anticipated in the FEIR, which would exacerbate our concerns regarding the risks associated with wildfires and the FEIR’s inadequate analysis of those risks.

⁴ We understand that LandWatch submitted comments to the County on January 15, 2019 raising many of these same issues. The FEIR does not include a response to these comments.

I. THE FEIR MUST ANALYZE THE INCREASED RISK OF WILDFIRE THAT WILL RESULT FROM THE PROJECT.

The FEIR does not, but should, analyze the increased risk of wildfire that will result from siting the proposed development within a high fire sensitivity zone. The DEIR discussed emergency access to the site in the event of fire and onsite measures to provide fire protection.⁵ However, the DEIR did not disclose that locating new development in a high fire sensitivity zone will itself increase the risk of fire and, as a result, increase the risk of exposing existing residents in the area as well as guests and employees of the resort to an increased risk of fire. (See CEQA Guidelines Section 15126.2, subd. (a) [requiring the evaluation of potentially significant environmental impacts of locating development in areas susceptible to hazardous conditions such as wildfire risk areas, especially as identified in hazard maps and risk assessments].)⁶ It is well-accepted that building in wildland areas increases the risk and severity of fires.⁷ The California

⁵ A preliminary fire protection plan was prepared for the Project. (DEIR 2-55.) Fire protection elements include hydrants, sprinkler systems, and the use of fire-resistant building materials. (DEIR 2-55 – 2-56.) The Project also includes vegetation management for defensible space. (See e.g., DEIR 3-81 – 3-80.) Cal Fire's Department of Forestry and Fire Protection commented on, among other issues, the adequacy of the vegetation management discussed in the DEIR. (FEIR Comment Letter 18.) In response to these comments, the FEIR simply refers back to the DEIR and does not provide any additional commitments or project modifications. (FEIR, Responses to Comment Letter 18, 2-12.)

⁶ Our comments are based on the CEQA Guidelines in effect prior to the recent 2019 update, but it is worth noting that the update confirms and clarifies the need to consider wildfire risks as part of the environmental review for new developments subject to CEQA.

⁷ See, e.g., Rapid Growth of the U.S. Wildland-Urban Interface Raises Wildfire Risk (February 6, 2018) (<https://www.pnas.org/content/pnas/115/13/3314.full.pdf>); *New York Times*, Climate Change is Fueling Wildfires Nationwide, New Report Warns (November, 2018) (<https://www.nytimes.com/interactive/2018/11/27/climate/wildfire-global-warming.html>); *Scientific American*, Living on the Edge: Wildfires Pose a Growing Risk to Homes Built Near Wilderness Areas (<https://www.scientificamerican.com/article/living-on-the-edge-wildfires-pose-a-growing-risk-to-homes-built-near-wilderness-areas/>); *USDA*, Wildfire, Wildlands, and People: Understanding and Preparing for Wildfire in the Wildland-Urban Interface (January 2013) (https://www.fs.fed.us/rm/pubs/rmrs_gtr299.pdf). While these articles and reports largely focus on the risks of locating housing within fire-prone areas, the same risks would appear to apply for commercial establishments offering overnight lodging. The issue with locating development in these areas is that most fires are human induced, so bringing people into wildland areas creates an increased risk that fire will occur. (*Ibid.*) In addition, the risks of fire are exacerbated because development in wildland areas alters the natural environment (e.g., it fragments native vegetation, introduces nonnatives species, and disturbs soils). (See Rapid Growth of the U.S. Wildland-Urban Interface Raises Wildfire Risk (February 6, 2018) (<https://www.pnas.org/content/pnas/115/13/3314.full.pdf>)). Further, fire management in developed wildland areas is more challenging because it is more difficult to fight fires in these

Supreme Court has confirmed that this kind of risk must be considered as part of the CEQA analysis for a proposed project. (*California Building Industry Assn. v. Bay Area Air Quality Management Dist.* (2015) 62 Cal.4th 369, 388 [holding that while CEQA does not require consideration of the environment's effect on a project, it does require analysis of the project's impacts on the existing environment].)

Concerns regarding the Project's impact on the occurrence of wildfires were raised in public comments on the DEIR. For example, Lois Panziera noted that "[w]hen more people are added to a high severity fire area, the potential for fires will occur." (FEIR, Letter 7, Comment 75.) In response, the FEIR simply refers back to the DEIR. (FEIR 2-58 – 2-59.) However, as explained above, the DEIR did not address the increased risk of fires that will result from locating new development within a high fire sensitivity zone. The County should address these issues prior to certifying the FEIR.

II. THE FEIR SHOULD ADDRESS EVACUATION IN THE EVENT OF FIRE.

Based upon the onsite fire fighting infrastructure (sprinkler systems, etc.) and the Project proponent's commitment to develop a fire protection plan, the DEIR concludes that the "occupants would be protected to the extent possible in the case of fire" such that the potential impacts associated with wildfire hazards would be less than significant. (DEIR 3-215 – 3-216.) The DEIR describes emergency access to the site, but does *not* address: (i) the evacuation of employees and guests in the event of a fire, (ii) the increased challenges that existing users of the sole ingress and egress road will face in the event of an evacuation due to the added users on the road, or (iii) the increased challenges that firefighters and emergency responders would face accessing the site and preventing the spread of a wildfire due to the simultaneous evacuation of guests and employees from the Project and neighboring areas. The EIR should include a more robust discussion of the fire hazards and describe the evacuation plan for guests and employees, as well as neighboring residents and existing users of Paraiso Springs Road. (See *Clews Land & Livestock, LLC v. City of San Diego* (2017) 19 Cal.App.5th 161, 194 [discussing whether or not the EIR adequately considered the risk of fire to future users of the project site, including acceptable evacuation plans]; *California Clean Energy Committee v. County of Placer* (Cal. Ct. App., Dec. 22, 2015, No. C072680) 2015 WL 9412772 [concluding that the EIR failed to adequately evaluate evacuation issues associated with the project].)

In response to public comments, including from CalFire's Department of Forestry and Fire Protection, asking about evacuation plans (see Comment Letter 18 starting on FEIR 2-11), the FEIR promises that a final Fire Protection Plan that includes evacuation procedures will be developed. (FEIR 2-12.) Meaningful analysis of the risk of fire and evacuation plans should not be deferred until after the FEIR is certified and the Project is approved. (See CEQA Guidelines

landscapes and fire management strategies that allow natural fires to burn are not an option. (*Ibid.*; see also *USDA, Wildfire, Wildlands, and People: Understanding and Preparing for Wildfire in the Wildland-Urban Interface* (January 2013) (https://www.fs.fed.us/rm/pubs/rmrs_gtr299.pdf).)

Section 15126.4(a)(1)(B).) While the deferment of mitigation measures may sometimes be appropriate, here no basis has been provided for why the evacuation plan was not already prepared as part of the DEIR or FEIR, nor have any performance standards or potential mitigation measures been identified. (*Ibid*; see also, e.g., *San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645, 671 [mitigation measure that included development of a post-FEIR management plan was found to be improperly deferred mitigation where no basis was provided for why the development of mitigation measures needed to be deferred to future plans and, no specific criteria, performance standards, or potential mitigation measures were set forth in the EIR].) In addition, based on the discussion in the DEIR, we are concerned that the Fire Protection Plan, when it is developed, may not adequately address the totality of issues related to evacuation (see above).

III. THE PROJECT MUST COMPLY WITH THE REQUIREMENTS FOR STATE RESPONSIBILITY AREAS.

The Project is located in a State Responsibility Area, which is an area for which the Board of Forestry and Fire Protection has designated the State to be financially responsible for preventing and suppressing fires. (Pub. Resources Code, § 4102.) Local jurisdictions may adopt standards for wildfire protections in State Responsibility Areas, but those standards must be at least as stringent as the State's minimum standards and be certified by the State. (Pub. Resources Code, § 4117.) Monterey County has adopted standards for this purpose. (Monterey County Code, §§ 18.56.010 – 18.56.100.) The proposed Project does not appear to comply with these standards.

First, Paraiso Springs Road is a dead end road that terminates at the proposed Project location. Both the County and State standards limit dead end roads to a cumulative length not to exceed 5,280 feet. (Monterey County Code § 18.56.060(11); Cal. Code. Regs., tit. 14, § 1273.09.) The Paraiso Springs Road that would serve as the sole ingress and egress for the Project is 1.9 miles long or 10,032 feet according to Google maps, nearly double the allowable limit. The FEIR and DEIR do not address the Project's failure to comply with the length limitation for dead end roads in State Responsibility Areas.

Second, the width of Paraiso Springs Road will not comply with the local or State standards. State standards generally require a minimum of two 10-foot traffic lanes. (Cal. Code Regs., tit. 14, § 1273.01.)⁸ The Project proposes to widen "the majority of Paraiso Springs Road to either 18 or 20 feet wide." (DEIR 3-340.) However, the FEIR explains that the road will only be widened "where feasible". (FEIR 2-10). The Project proponent should commit to widening not just a majority of the road, but the entirety of the road, to a distance that complies with the applicable standards.

⁸ The County requires that all roads have a minimum of two 9-foot traffic lanes. (Monterey County Code, § 18.56.060(3).) Therefore, the State's more stringent requirement would control.

IV. THE PROJECT SHOULD PROVIDE PROXIMAL ACCESS TO A FIRE STATION.

Despite a request from the local fire district, the Project proponent has declined to construct a small fire station onsite, concluding that it would be “incompatible with resort operations.” (DEIR 3-307.) The closest fire station is nine miles away, which the program Google Maps reports is an 18-minute drive. The DEIR claims the fire station is within the 15 minutes recommended by the applicable Monterey County General Plan. (DEIR 3-307.) Public comments on the DEIR noted the Project site is not within a 15-minute response time from the Soledad fire station. (See, e.g., Letter 7, Comment 74 starting on FEIR 2-33 and Letter 8, Comment 5 starting on FEIR 2-61). Rather than provide factual support for the DEIR’s claim that the fire station is within 15 minutes from the Project site or revise the Project so that it complies with the Monterey County General Plan recommendation, the FEIR simply restates the DEIR’s conclusion that “the project would not warrant construction of new or expanded facilities in order to maintain ... response times....” (FEIR 2-11). The FEIR should be revised to accurately reflect the distance of the nearest fire station to the Project site and should require compliance with the policy prescribed by the General Plan—preferably with construction of a fire station onsite as requested by the local fire district.

We appreciate your consideration of our comments and respectfully request that you defer certification of the FEIR and approval of the Project until you more fully address the risks of wildfire associated with the Project. If you have any questions or would like to discuss our comments, please feel free to contact us.

Sincerely,



NICOLE U. RINKE
Deputy Attorney General
HEATHER C. LESLIE
Deputy Attorney General

For XAVIER BECERRA
Attorney General

EXHIBIT C

October 23, 2020 Board of Forestry Letter
to County of Sonoma

BOARD OF FORESTRY AND FIRE PROTECTION

THE NATURAL RESOURCES AGENCY
STATE OF CALIFORNIA

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October 23, 2020

Linda Schiltgen
Deputy County Counsel
County of Sonoma
Linda.Schiltgen@sonoma-county.org

Re: BOF Certification Questions: Sonoma County Responses

Dear Ms. Schiltgen:

The Board is in receipt of your letter dated October 18, 2020, and addressed to Board of Forestry and Fire Protection (Board) Chair Keith Gilless and Vice Chair Darcy Wheelles. It has been distributed to the Board members for consideration. Because your letter provides responses to questions posed by Board staff, please accept this response by Board staff on their behalf.

Background

A brief summary is appropriate for context. For several months, the Board, its staff, and representatives from the County of Sonoma (Sonoma County) have been engaged in discussions relative to the potential certification of Sonoma County's local fire safe ordinance as equaling or exceeding the Board's Fire Safe Regulations (14 CCR § 1270 et seq.). Board members and staff have expressed concerns about portions of Sonoma County's ordinance that either omit standards included in the Fire Safe Regulations or set standards that, on their face, appear to be less stringent than the Fire Safe Standards. At the September 22, 2020, Joint Committee Meeting of the Board, Board staff were directed to provide Sonoma County with a list of specific questions posed by both Board members and staff, that, if answered, would allow Board staff to properly evaluate the local ordinance and enable staff to make a recommendation to the Board in favor of certification. By letter dated October 12, 2020, Board staff issued those questions to Sonoma County. By your letter dated October 18, 2020, Sonoma County provided its responses for Board staff consideration.

When being presented with the myriad of issues related to certification, it is important not to lose sight of the fundamental task before the Board. The Board is reviewing the Sonoma County ordinance pursuant to 14 CCR § 1270.04 to decide whether to exercise its discretion "to certify [the ordinance] as equaling or exceeding [the Board's regulations] when they provide

the same practical effect.”¹ While it is generally not difficult to determine whether a particular provision of an ordinance equals or exceeds a corresponding provision in the Board’s regulations, the same cannot be said for determining whether a local ordinance that fails to equal or exceed the Board’s regulation nonetheless provides the *same practical effect*. To aid in this determination, the Board’s regulations provide a detailed definition of the term *same practical effect*. With these tools, the Board must evaluate each provision of a local ordinance and compare it to the corresponding provision in the Board’s regulations to determine whether the local ordinance provision equals or exceeds the Board’s regulation or provides the same practical effect. Still, the task before the Board is challenging and requires careful and deliberate consideration, especially when applying the complex definition of *same practical effect*.

Summary of Staff Findings

At its core, the Board’s task is fundamentally a very narrow inquiry: *For each substantive requirement in the Fire Safe Regulations, does the local ordinance have a provision that equals or exceeds or has the same practical effect as that Fire Safe Regulation standard?*

Board staff have completed their review of Sonoma County’s responses and continue to have significant concerns that the ordinance does not satisfy the Board’s standards for certification. Sonoma County’s responses pertaining to standards for existing roads and for ingress/egress that allows concurrent civilian evacuation are of particular concern. Accordingly, Board staff lack an evidentiary basis to support a recommendation for certification. Board staff have enclosed an updated matrix, dated to reflect the upcoming November 3, 2020, Joint Committee Meeting of the Board, that provides more specific observations and staff recommendations.²

This is an appropriate point to address Sonoma County’s position that if the Board does not certify its ordinance, then Sonoma County is prevented from enjoying the benefits of the portions of its ordinance that it believes clearly equal or exceed the Fire Safe Regulations. The Board would like to reiterate to Sonoma County that certification of its ordinance by the Board is not required for Sonoma County to apply its own standards that go above and beyond the state minimum standards. Board certification is a creature of regulation, the benefit of which is to publicly document a mutual understanding of the Board and the local jurisdiction that a local ordinance equals or exceeds the Fire Safe Regulations. Under Public Resources Code § 4290, subdivision (c), the Board’s minimum standards do not supersede any Sonoma County

¹ References in this letter to the “equal or exceed” standard includes this “same practical effect” standard.

² The attached November 3, 2020, matrix represents Board staff’s current evaluation and recommendations to the Board, and supersedes any prior matrix, whether final or draft, including the deliberative draft September 4th matrix, which apparently Sonoma County misunderstood to be something more than merely an informal tool to facilitate productive discussion in advance of the September Board meeting.

ordinance that equals or exceeds the minimum state standards.³ Thus, if Sonoma County has stricter, greater, or enhanced requirements in its ordinance, the lack of certification by the Board does not preclude Sonoma County from deciding to apply these stricter requirements.

Turning now to Sonoma County's responses, it is worth mentioning that it is unnecessary for Board staff to address each individual response. The purpose of the exercise is to provide Board staff sufficient information so that it may complete its evaluation of Sonoma County's ordinance and issue a recommendation for the Board's consideration. As noted above, the certification determination is made in light of the language of the local ordinance and any documents incorporated by reference. Supplemental information, such as Sonoma County's responses, merely illuminates the local jurisdiction's interpretation of its ordinance and how it equals or exceeds the Fire Safe Regulations.

In any event, Sonoma County's responses reflect a number of recurring issues of concern to Board staff that can be summarized generally without focusing on the content of specific responses or specific sections of the ordinance. Board staff have consistently expressed concerns that the Sonoma County ordinance and Administrative Policy do not articulate specific minimum standards for each type of road referenced in the ordinance and Administrative Policy⁴ nor does it articulate what standards govern the fire official's assessment that a road provides concurrent civilian evacuation. Board staff's questions were particularized and specific attempts to identify those standards so that Board staff could evaluate where they equal or exceed the Fire Safe Regulations.

Detailed Discussion

Board staff acknowledge that some of Sonoma County's responses on certain other issues resolved Board concerns or provided additional clarity. This letter focuses on major issues that preclude the Board staff from issuing a recommendation in favor of certification. Board staff refer interested parties to the staff-prepared final matrix for the November 3, 2020, Board meeting for a more comprehensive discussion of portions of the ordinance that equal or exceed the Fire Safe Regulations.

Sonoma County's ordinance and responses to staff questions on the following topics are inadequate. Sonoma County's responses do not provide the requested citations nor identify the specific standards that Sonoma County contends apply. Instead, the responses reiterate

³ It is necessary to acknowledge that the statute does not include a "same practical effect" standard. A local ordinance applied pursuant to Public Resources Code § 4290(c), without obtaining Board certification, must "equal" or "exceed" the Fire Safe Regulations in the ordinarily understood sense of those words. Thus, a non-certified local ordinance applied by a local jurisdiction is potentially subject to a stricter legal standard than is required for certification under 14 CCR § 1270.04.

⁴ The ordinance and Administrative Policy contemplate new roads, existing roads, existing public roads, existing private roads, and existing roads approved on a discretionary basis and a ministerial basis. Sonoma County is entitled to have as many subcategories as it chooses, but each must have an established standard that equals or exceeds the Fire Safe Regulations.

positions that, while not unimportant, are nonetheless irrelevant to the narrow certification inquiry before the Board.

We will first address the various arguments that are not relevant to and therefore do not inform staff's analysis.

Sonoma County Argument 1: Some portions of the ordinance equal or exceed the Fire Safe Regulations

Sonoma County's introductory paragraph includes a chart outlining several provisions showing how its ordinance equals or exceeds the Fire Safe Regulations. This general claim is reiterated in response to several questions.

The Board acknowledges that many elements of Sonoma County's standards clearly equal and exceed the minimum standards of the Fire Safe Regulations. This has been well established in documents provided for Board consideration, as well as testimony at several Board and Joint Committee Meetings this year. However, exceeding the Fire Safe Regulations in certain aspects does not excuse an ordinance's failure to equal or exceed other standards imposed by the Fire Safe Regulations.

Thus, the Board's determination that one provision of a local ordinance equals or exceeds the Fire Safe Regulations has no bearing on the Board's consideration of other unrelated provisions of the local ordinance. This argument is an unnecessary distraction and does not inform whether all provisions satisfy the certification standard. As such, the Board does not focus on these statements when applying the certification standard.

Sonoma County Argument 2: Takings / Inability to secure easements for expanding roads

Another argument advanced in Sonoma County's preliminary comments asserts that the Fire Safe Regulations effect an unconstitutional "taking" of private property for public use because they make a landowner individually responsible for upgrading existing roads that serve other parcels. Other variations of this argument suggest that the Fire Safe Regulations encourage Not-In-My-Backyard (NIMBY) opposition to prevent development or allow a landowner to extort a neighbor by refusing to sell an easement to facilitate road widening to comply with state standards. These arguments are also reiterated in response to several questions seeking clarity about Sonoma County's standards and how they equal or exceed the Fire Safe Regulation.

The Fire Safe Regulations have not been legally challenged, let alone invalidated, as being unconstitutional in any sense. They are binding as minimum standards on Sonoma County, notwithstanding speculative practical inconveniences at the local level. It is Sonoma County's prerogative to impose those burdens on individual landowners instead of exercising other options at its disposal, such as eminent domain. In any event, the issue of who bears financial responsibility for upgrading existing roads that serve as access to new building construction has no bearing on whether road standards in Sonoma County's ordinance – such as minimum road

widths – equal or exceed the corresponding standard in the Fire Safe Regulations. As such, the Board does not focus on this argument when evaluating the ordinance for compliance with its certification standard.

Sonoma County Argument 3: Fire Safe Regulation Exception Process

Another argument advanced in Sonoma County’s preliminary comments asserts inadequacies in the Fire Safe Regulations’ “exception process” (14 CCR § 1270.06), including a loophole authorizing local jurisdictions to waive any requirement in the Fire Safe Regulations. This argument is reiterated in response to several questions.

While the Board appreciates Sonoma County’s comments and will certainly takes these into account to consider whether regulatory changes are warranted to address this point, Sonoma County’s concerns regarding 14 CCR § 1270.06 do not have bearing on the present issues related to certification of Sonoma County’s ordinance, for multiple reasons. First, Sonoma County adopted its own “exceptions to standards” provision, § 13-23, in its ordinance. Notwithstanding certain staff comments in the matrix, the Board may determine that these provisions equal or exceed the minimum standards in § 1270.06. Second, assuming for the sake of argument that 14 CCR § 1270.06 allows for “behind closed doors” determinations, or fails to provide a thorough open and public process, this is irrelevant as to whether *other* sections of Sonoma County’s ordinance equal or exceed the Board’s minimum standards. Finally, to the extent Sonoma County finds the minimum standards in 14 CCR § 1270.06 unsatisfactory, the regulation expressly states that local jurisdictions “may establish additional procedures or requirements for exception requests.” Thus, to the extent Sonoma County believes that the Board’s exception standards in § 1270.06 are deficient, Sonoma County may remedy these by imposing additional requirements. Consequently, the Board does not focus on this argument when evaluating the ordinance for compliance with its certification standard.

Sonoma Ordinance Issue 1: Existing Road Standards

We now turn to Sonoma County’s discussion of the specific standards and citations in response to the Board staff’s questions relating to existing road standards and the concurrent evacuation requirement. Sonoma County’s responses continue to make conclusory statements about the quality of its ordinance and Administrative Policy. Board staff are repeatedly told that these documents have “clear standards” and a “strict set of requirements,” but do not reference actual standards or citations. Board staff needs this information to properly evaluate the ordinance for certification. Without it, Board staff are compelled to conclude that no such standards exist and recommend to the Board that Sonoma County’s ordinance does not satisfy the certification standard for existing roads.

Throughout the certification process, Sonoma County has repeatedly maintained that Public Resources Code section 4290 and the Fire Safe Regulations do not apply to existing roads. Sonoma County's position is incompatible with the plain language of PRC § 4290,⁵ the Fire Safe Regulations,⁶ and opinions and letters issued by the Attorney General of California.⁷ More importantly, the Fire Safe Regulations themselves – which constitute the basis for the certification determination – clearly provide no exemption for existing roads, and it is these regulations that the Sonoma County ordinance must equal or exceed. This represents a fundamental and intractable disagreement between the Board and Sonoma County. Sonoma County's position on existing roads, standing alone, is a legitimate basis for determining that the ordinance does not equal or exceed the Fire Safe Regulations.

Moreover, Sonoma County's position has a discernible impact on it characterizes its ordinance, and the amount of effort necessary for Board staff to parse its assertions for accuracy and compliance with the certification standard. Specifically, any assertion Sonoma County makes about "roads" requires the Board to evaluate whether Sonoma County intends to apply that standard to existing roads.

Setting aside this fundamental disagreement as to the applicability of the Fire Safe Regulations, Sonoma County has argued that, in the alternative, even though it believes existing roads are exempt, Sonoma County's Administrative policy nonetheless applies to existing roads and equals or exceeds the Fire Safe Regulations.

Board staff have reviewed the ordinance and Administrative Policy in great detail. The only specific standard identified in the Administrative Policy is a 12-foot width requirement for existing private roads. On its face, this falls short of the minimum road standard in 14 CCR § 1273.01. That is a significant obstacle to Board certification. More concerning, however, is that the policy provides no standards for other types of existing roads. As noted before, the Administrative Policy contemplates a public/private distinction, as well as a discretionary/ministerial distinction. No standards for these types of existing roads exist in the ordinance or Administrative Policy. Until these deficiencies are remedied to the Board's satisfaction, Sonoma County's ordinance and Administrative Policy is conclusively ineligible for certification. As Sonoma County's responses fail to provide the requested information with sufficient detail, Board staff can only conclude that no such standards exist and recommend to the Board that the ordinance does not meet the certification standard.

Additionally, Sonoma County's reliance on the Administrative Policy as setting the exclusive standard for existing roads raises concerns beyond the road width issues. The Fire Safe

⁵ "These regulations apply to the perimeters and access to all residential, commercial, and industrial building construction within state responsibility areas..." (Emphasis added.)

⁶ See 14 CCR § 1270.02 which includes the same language in fn5 and includes an exemption for roads that is limited to agricultural, mining, and timber-related operations.

⁷ See, e.g., AG Opinion No. 92-807 (1993); AG letter to Monterey County Planning Commission (Oct. 25, 2019).

Regulations set other standards for roads, such as grade, surface requirements, radius, turnouts, turnarounds, and dead end roads. However, the Administrative Policy is silent on those issues, and Sonoma County's responses do not identify what standard, if any, apply for those existing road requirements, and where they can be located in the ordinance or Administrative Policy.

In this respect, Sonoma County's response to Question 1.1.3.3 is emblematic. The Board staff posed a direct request seeking specific information: "For convenience and reference, please complete the following table by filling in the specific ordinance section or Administrative Policy section that addresses the specified SRA Fire Safe Regulation." One axis of the referenced table identified (with citations) all of the above-referenced road requirements in the Fire Safe Regulations that Sonoma County's ordinance must equal or exceed. Along the other axis, the table identified all of the categories of existing roads referenced in the Administrative Policy. Sonoma County's task was to provide an ordinance or Administrative Policy citation in each box.

Board staff believed the table provided the best and simplest opportunity for Sonoma County to provide the information necessary to support certification with respect to requirements for existing roads. Sonoma County's response does not provide any relevant or informative citations. For two columns, Sonoma County cross-referenced six of its other responses to unrelated questions. The County responses did not comply with the call of the question to provide a citation, nor could any relevant citations or standards be discerned from the referenced answers. In fact, some of the cited responses made no mention of the relevant terms. With respect to the remaining categories of existing road standards (public/private and ministerial/discretionary), Sonoma County referenced provisions of its ordinance that apply to *new* roads.⁸ These citations are also unresponsive to the call of the question because §13-25(f) of the ordinance clearly states that existing road standards are governed by the Administrative Policy.

In the last couple of weeks, Sonoma County has advanced a new argument indicating that its adoption of an optional appendix from the California Fire Code satisfies the requirement for establishing road requirement standards that satisfy the Fire Safe Regulations. As Board staff made clear in a prefacing comment to Question 2.2 and subsequent follow up questions, compliance with the California Fire Code does not ensure compliance with the Fire Safe Regulations. Those standards are relevant only to the extent that they equal or exceed the Fire Safe Regulations. The Board staff's follow up questions on this point quoted a number of the appendix standards which Sonoma County revised so that the standard may also be satisfied by compliance "with the Sonoma County Fire Safe Standards or as approved by the fire code official." The reference to the Sonoma County standard is a circular reference to the very

⁸ If Sonoma County intends the particular referenced ordinance provisions to apply both to new roads and existing roads, the ordinance and Administrative Policy will require substantial revision.

standard that Sonoma County has been unable to identify to Board staff. Additionally, it appears that the fire code official has unfettered discretion to impose any standard – including a lesser standard or no standard at all. Sonoma County’s responses do not contradict this reasoning or clarify the requirements. Board staff stand by the position that Sonoma County’s adoption of the California Fire Code Appendix is meaningless in connection with establishing that the Sonoma County ordinance and Administrative Policy provide minimum standards that equal or exceed the Fire Safe Regulations’ road requirement standards.

Again, Sonoma County has had repeated opportunities to identify and provide citations for these standards. Sonoma County repeatedly declines to do so. Until Sonoma County can provide direct and adequate responses to the Board’s important questions, the Board has no evidentiary basis to support a decision to certify the Sonoma County ordinance.

Sonoma County Ordinance Issue 2: Concurrent civilian evacuation

A distinct component of the Fire Safe Regulations that is somewhat related to the road conditions issue is that emergency access requirements must accommodate ingress and egress for emergency vehicles *and concurrent civilian evacuation*. Board members and staff have asked Sonoma County on prior occasions to clarify how Sonoma County’s ordinance and Administrative Policy satisfy this requirement.

The Administrative Policy states, in an introductory paragraph, that a Fire Inspector will perform an evaluation to “confirm that the proposed development equals or exceeds the below requirements, and the proposed development shall be safely accessed and served in the case of a wildfire, with adequate ingress, egress and the capacity for concurrent evacuation and emergency response.”

We acknowledge and appreciate that Sonoma County confirms in its responses that the concurrent evacuation standard is an additional standard to equaling or exceeding “the below requirements.” However, Sonoma County does not articulate what standards guide the Fire Official in making that determination.

The first requirement following that statement in the Administrative Policy highlights the importance of that query. The requirement sets a road width standard for existing private roads at 12-ft plus 1-foot of vegetation clearance on both sides. This leads Board staff to question how a 12-foot road, which falls short of the Fire Safe Regulation road width requirement, could be certified as ensuring concurrent civilian evacuation during a wildfire. Nor does this section of the Administrative Policy provide guidance as to what standards guide the Fire Official in making a subjective determination. Absent clarification – which did not occur in response to the Board staff’s questions – the Board is appropriately reluctant in determining that the ordinance and Administrative Policy equal or exceed the Fire Safe Regulations.

In addition, Sonoma County routinely refers Board staff to §§ 13-62 and 13-63, in response to Board staff's concerns about the lack of specific articulable standards in the ordinance and Administrative Policy. Sonoma County's reliance is misplaced, however, as those sections merely confer discretionary authority to require compliance with additional fire safety measures. Critically, permissive authority provides no assurances to the Board that additional requirements will be imposed at the level contemplated by the Fire Safe Regulations.

Conclusion

In conclusion, Sonoma County's responses to questions issued by Board staff fail to resolve a number of significant concerns expressed by Board members and staff over the preceding months. The question before the Board at the November 3, 2020, Board meeting is whether the Sonoma County ordinance equals or exceeds the substantive requirements in the Fire Safe Regulations. At this time, the Sonoma County ordinance and Administrative Policy include requirements that fall short of the Fire Safe Regulations and omit standards that are required as a counterpart to other provisions of the Fire Safe Regulations. Until Sonoma County addresses these infirmities, Board staff lack a basis to recommend, and the Board lacks a legal basis to certify, the ordinance as equaling or exceeding the Fire Safe Regulations.

Consistent with our prior communications and correspondence, this letter reflects only the position of Board staff. We wish to be transparent with Sonoma County regarding our ongoing concerns and how we intend to advise the Board in advance of the November Board meeting. Ultimately, the Board will be responsible for making its own assessment on the question of whether the Sonoma County ordinance should be certified as equaling or exceeding the Fire Safe Regulations. Similarly, we respect the right of Sonoma County to disagree with Board staff positions expressed in this letter or the enclosed matrix when the matter is considered by the Board's Joint Committee on November 3, 2020.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Jeff Slaton', is positioned above the typed name.

Jeff Slaton
Senior Board Counsel
Board of Forestry and Fire Protection
Jeffrey.Slaton@bof.ca.gov

EXHIBIT D

May 15, 2023 Santa Monica Mountains
Conservancy Letter to the Department of City
Planning and Los Angeles Department of Building
and Safety

SANTA MONICA MOUNTAINS CONSERVANCY

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May 15, 2023

Vince Bertoni, Director
Department of City of Planning
City of Los Angeles
201 N. Figueroa Street
Los Angeles, California 90012

Bihn Phan, Chief
Permit and Engineering Bureau
Los Angeles Department of Building and Safety
201 N. Figueroa Street
Los Angeles, California 90012

**City of Los Angeles Obligation to Enforce State Minimum Fire Safe
Regulations Pursuant to Public Resource Code Section 4290**

Dear Mssrs. Bertoni and Phan:

The Santa Monica Mountains Conservancy (Conservancy), the principal State planning agency for the Santa Monica Mountains Zone, finds that City of Los Angeles departments analyzing projects and issuing building permits in Very High Fire Hazard Severity Zones as defined in subdivision (i) of Section 51177 of the Government Code frequently do not comply with State Minimum Fire Safe Regulations pursuant to Public Resource Code Section 4290. These regulations include *restrictions* on development on roadways less than 20 feet wide and on dead-end roads over 800 feet for safe concurrent ingress and egress in the event of an emergency. Yet, the City continues to approve hillside development on roads that do not conform to these regulations with deleterious environmental and safety results.

As of July 1, 2021, per SB 901 and the actions of the State Board of Forestry and Fire Protection, the State Minimum Fire Safe Regulations (Regulations) were expanded to now apply to Local Responsibility Areas not just State Responsibility Areas. As a result, any City building permits approved after July 1, 2021 in Very High Fire Hazard Severity Zones must comply with these minimum State regulations. Such permits and permit applications pertain to new construction not relating to an existing structure and to road construction both for new roads and extensions of existing roads. As a local jurisdiction, the City must provide the Director of Cal Fire with notice of all applications for building

permits, tentative parcel maps, tentative maps, and installation or use permits for construction or development within Very High Fire Hazard Severity Zones. The Director may then make recommendations on the applicable construction, development permits or maps provided by the local jurisdiction (14 CCR 1270.04).

More specifically, Article 2 of the Regulations, Sections 1273 et seq., address Ingress and Egress. The intent of this portion of the Regulations is to require that: “Roads, and Driveways, whether public or private, unless exempted under 14 CCR §1270.03(d) shall provide for safe access for emergency Wildfire equipment and civilian evacuation *concurrently*, and shall provide unobstructed traffic circulations during a Wildfire emergency consistent with 14 CCR §§1273 through 1273.09. Section 1270.03(d) only exempts roads used solely for agriculture, mining, or the management of timberland or harvesting of forest products.

Ingress and Egress Regulations: minimum roadway Width (Section 1273.01) and maximum Dead-End Road length (Section 1273.08).

Section 1273.01(a) requires that:

All roads be constructed “to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by Local Jurisdictions or local subdivision requirements.

As specified in Section 1273.08(a):

(a) The maximum length of a Dead-end Road, including all Dead-end Roads accessed from that Dead-end Road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

Parcels zoned for less than one acre – 800 feet
Parcels zoned for 1 acre to 4.99 acres – 1,320 feet

A dead-end road is defined in Section 1270.01(e) of the Regulations as: “A road that has only one point of vehicular ingress/egress, including cul-de-sacs and Roads that loop back on themselves.”

Vince Bertoni and Bihn Phan
City Obligation to Enforce State Minimum Safe Fire Regulations
May 15, 2023
Page 3

The Conservancy appreciates your addressing of these concerns. Please direct any future correspondence to Paul Edelman of our staff by email at edelman@smmc.ca.gov, by phone at 310-589-3200 ext. 128, or at the above letterhead address.

Sincerely,

A handwritten signature in black ink, appearing to read 'RJO Jr', is written over the printed name.

RUDY J. ORTEGA, JR.
Chairperson

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EXHIBIT 10

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September 19, 2025

VIA EMAIL AND US MAIL

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**Re: Pre-Litigation Demand to Comply with State Minimum Fire Safe
Regulations, Cal. Code Regs. tit. 14 § 1270.00 et seq.**

To Whom It May Concern:

This firm represents the Federation of Hillside and Canyon Associations ("Hillside Federation"), a 501(c)(3) non-profit organization that was founded in 1952. The Hillside

Federation represents 47 homeowner and resident associations with approximately 250,000 constituents spanning the Santa Monica Mountains. The Hillside Federation's mission is to promote those policies and programs which will best preserve the natural topography and wildlife of the mountains and hillsides for the benefit of all the people of Los Angeles.

The Hillside Federation is writing to demand that the City comply with the "State Minimum Fire Safe Regulations" ("Regulations") codified at Title 14 of the California Code of Regulations ("C.C.R.") § 1270.00 et seq. with regard to proposed projects located in Very High Fire Hazard Severity Zones ("VHFHSZ").¹

As demonstrated herein, the City maintains a pattern and practice of unlawfully failing to apply the Regulations to developments and permits which are subject to the Regulations. As a result, the City has approved developments and issued permits in violation of numerous minimum fire safety standards intended to mitigate the risk of wildfires, facilitate egress and ensure access for emergency vehicles. Separately, the City has failed to comply with the Regulations by identifying strategic ridgelines that may support fire suppression activities or where development conditions would reduce wildfire risk. The Hillside Federation demands that the City cease its unlawful practice and unconditionally commit to compliance with the Regulations as detailed below.

I. THE STATE MINIMUM FIRE SAFE REGULATIONS ARE INTENDED TO MITIGATE AND ENABLE SUPPRESSION OF CATASTROPHIC WILDFIRES

In 2018, Senate Bill 901² mandated the expansion of the scope of California's regulations regarding minimum fire safety standards to include those lands classified and designated as Very

¹ Unless otherwise noted, all references herein are to Title 14 of the California Code of Regulations (e.g., 14 C.C.R. § 1270.01 is referenced as Section 1270.01).

² Per the Legislative Counsel's Digest, paragraph 6, SB 901 included the following: "This bill would also require the state forestry board to adopt regulations implementing minimum fire safety standards that are applicable to lands classified and designated as **very high fire hazard severity zones** and would require the regulations to **apply to the perimeters and access to all residential**, commercial, and industrial building construction **within lands classified and designated as very high fire hazard severity zones**, as defined, after July 1, 2021. The bill would further require the state forestry board to, on and after July 1, 2021, periodically update regulations for fuel breaks and greenbelts near communities to provide greater fire safety for the perimeters to all residential, commercial, and industrial building construction within state responsibility areas **and lands classified and designated as very high fire hazard severity zones** after that date. The bill would require the state forestry board, on or before July 1, 2022, to

High Fire Hazard Severity Zones (“VHFHSZ”), as defined in subdivision (i) of Government Code § 51177³, to include Local Responsibility Areas. These regulations were extended to those portions of incorporated cities such as the City of Los Angeles that were designated as VHFHSZ. Thereafter, the Board of Forestry adopted implementing regulations. The California Board of Forestry and Fire Protection adopted the Minimum Fire Safe Regulations in 2021. The regulations went into effect on April 1, 2023. The purpose of such regulations is to establish *minimum* fire safety standards for residential, commercial, and industrial development, provide basic emergency access and perimeter wildfire protection, protect undeveloped ridgelines, and reduce fire risk. (§ 1273.02.) These regulations were adopted after extensive consultation with fire professionals and community members.

The stated purpose of the Regulations is to “establish[] state minimum Wildfire protection standards in conjunction with Building, construction, and Development” in a VHFHSZ; to ensure that “future design and construction of Structures, subdivisions and Developments” in a VHFHSZ “shall provide for basic emergency access and perimeter Wildfire protection measures as specified in the following articles”; and to “provide for emergency access” compliant with minimum standards in the State Minimum Fire Safe Regulations. (§ 1270.02.)

II. THE CITY MAINTAINS A PATTERN AND PRACTICE OF FAILING TO APPLY THE REGULATIONS TO DEVELOPMENTS AND PERMITS FALLING WITHIN THEIR SCOPE

A. The Regulations Apply to a Wide Range of Activities With Only Narrow Exceptions

The scope of the Regulations is established in § 1270.03, which provides in part:

(a) Subchapter 2 shall apply to:

- (1) the perimeters and access to all residential, commercial, and industrial Building construction within the SRA approved after January 1, 1991 , and

develop criteria and maintain a “Fire Risk Reduction Community” list of local agencies located in a state responsibility area **or** a very high fire hazard severity zone that meet best practices for local fire planning.” (Emphasis added.)

³ Government Code section 51177 (i) now defines VHFHSZ as: “Very high fire hazard severity zone” means an area designated as a very high fire hazard severity zone by the State Fire Marshal pursuant to Section 51178 that is **not** a state responsibility area. (As amended in 2021, effective 1/1/2022.; Emphasis added.)

those approved after July 1, 2021 within the VHFHSZ, except as set forth below in subsection (b). [..]

- (3) all tentative and parcel maps or other Developments approved after January 1, 1991; and
 - (4) applications for Building permits on a parcel approved in a pre-1991 parcel or tentative map to the extent that conditions relating to the perimeters and access to the Buildings were not imposed as part of the approval of the parcel or tentative map.
- (b) Subchapter 2 does not apply where an application for a Building permit is filed after January 1, 1991 for Building construction on a parcel that was formed from a parcel map or tentative map (if the final map for the tentative map is approved within the time prescribed by the local ordinance) approved prior to January 1, 1991, to the extent that conditions relating to the perimeters and access to the Buildings were imposed by the parcel map or final tentative map approved prior to January 1, 1991.
- (c) Affected activities include, but are not limited to:
- (1) permitting or approval of new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d);
 - (2) application for a Building permit for new construction not relating to an existing Structure;
 - (3) application for a use permit;
 - (4) Road construction including construction of a Road that does not currently exist, or extension of an existing Road.

B. The City Fails to Apply the Regulations to Several Categories of Developments

The City maintains an unlawful pattern and practice of failing to apply the Regulations to developments and use permits falling within their scope, including but not limited to:

- Approving parcel and tentative maps establishing new parcels;
- Granting Zoning Administrator Determinations and use permits for developments with less than 20 feet of continuous paved roadway to the boundary of the hillside area pursuant to Los Angeles Municipal Code (“LAMC”) section 12.24-X.21 and 12.24-X.28;
- Issuing building permits for new construction not relating to an existing structure on parcels approved in a pre-1991 parcel or tentative map, to the extent that conditions relating to the perimeters and access to the buildings were not imposed as part of the approval of the parcel or tentative map;

- Issuing “B” Permits for the construction, extension or widening of roadways; and
- Approving Private Streets for new vehicular access to parcels.

Each of these activities fall within the scope of the Regulations as detailed in Section 1270.03. Yet, as demonstrated in Section II.D, *infra*, the City has on countless occasions approved developments or issued permits without ensuring compliance with the Regulations and without determining whether site-specific Exceptions are warranted. The City therefore maintains a pattern and practice of failing to apply the Regulations and enforce their minimum fire safety standards.

C. The City’s Failure to Apply the Regulations Circumvents Essential Minimum Fire Safety Standards

The Regulations establish comprehensive minimum fire safety standards to mitigate the risk and severity of wildfires and to ensure safe egress and emergency access. The Regulations include the following minimum standards which the City has failed to implement as a result of its pattern and practice of failing to apply the Regulations to developments and permits falling within their scope:

1. Road and Driveway Width

The Regulations establish minimum standards for Road and Driveway width. Section 1273.01 provides in part:

- (a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by Local Jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.
- (c) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13'v 6").

2. Road Surface

The Regulations establish minimum standards for Road material and design. Section 1273.02 provides in part:

- (a) Roads shall be designed and maintained to support the imposed load of Fire Apparatus weighing at least 75,000 pounds, and provide an aggregate base.
- (b) Road and Driveway Structures shall be designed and maintained to support at least 40,000 pounds.

3. Road and Driveway Grades

The Regulations establish minimum standards for Road and Driveway grades. Section 1273.03 provides:

- (a) At no point shall the grade for all Roads and Driveways exceed 16 percent.
- (b) The grade may exceed 16%, not to exceed 20%, with approval from the Local Jurisdiction and with mitigations to provide for Same Practical Effect.

4. Radius

The Regulations establish minimum standards for the turning radius of Roads. Section 1273.04 provides in part:

- (a) No Road or Road Structure shall have a horizontal inside radius of curvature of less than fifty (50) feet. An additional surface width of four (4) feet shall be added to curves of 50-100 feet radius; two (2) feet to those from 100-200 feet.

5. Turnarounds and Turnouts

The Regulations establish minimum standards for turnarounds and turnouts on Driveways and Dead-End Roads. A Dead-End Road is defined as “A Road that has only one point of vehicular ingress/egress, including cul-de-sacs and Roads that loop back on themselves.” Section 1273.05 provides in part:

- (a) Turnarounds are required on Driveways and Dead-end Roads.
- (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR 1273.05(e) and 1273.05(f). If a hammerhead/Tis used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.
- (c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the Driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.
- (d) A turnaround shall be provided on Driveways over 300 feet in length and shall be within fifty (50) feet of the building.
- (d) Each Dead-end Road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.

6. Dead-End Roads

The Regulations establish minimum standards for Dead-End Roads. Section 1273.08 provides:

- (a) The maximum length of a Dead-end Road, including all Dead-end Roads accessed from that Dead-end Road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

parcels zoned for less than one acre - 800 feet
parcels zoned for 1 acre to 4.99 acres - 1,320 feet
parcels zoned for 5 acres to 19.99 acres - 2,640 feet
parcels zoned for 20 acres or larger - 5,280 feet

All lengths shall be measured from the edge of the Road surface at the intersection that begins the Road to the end of the Road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes requiring different length limits, the shortest allowable length shall apply.

- (b) See 14 CCR 1273.05 for dead-end road turnaround requirements.

7. Setbacks

The Regulations establish minimum standards for building siting and required justifications for any Exception from the setback standards. 14 C.C.R. § 1276.01 provides:

- (a) All parcels shall provide a minimum thirty (30) foot setback for all Buildings from all property lines and/or the center of a Road, except as provided for in subsection (b).
- (b) A reduction in the minimum setback shall be based upon practical reasons, which may include but are not limited to, parcel dimensions or size, topographic limitations, Development density requirements or other Development patterns that promote low-carbon emission outcomes; sensitive habitat; or other site constraints, and shall provide for an alternative method to reduce Structure-to-Structure ignition by incorporating features such as, but not limited to:
- (1) non-combustible block walls or fences; or
 - (2) non-combustible material extending five (5) feet horizontally from the furthest extent of the Building; or
 - (3) hardscape landscaping; or
 - (4) a reduction of exposed windows on the side of the Structure with a less than thirty (30) foot setback; or
 - (5) the most protective requirements in the California Building Code, California Code of Regulations Title 24, Part 2, Chapter 7A, as required by the Local Jurisdiction.

8. Exceptions

The Regulations establish substantive and procedural requirements for the issuance of Exceptions. Section 1270.05 provides in part:

- (c) A Local Jurisdiction shall not apply exemptions to Subchapter 2 that are not enumerated in Subchapter 2. Exceptions requested and approved in conformance with 1270.07 (Exceptions to Standards) may be granted on a case-by-case basis.

The Regulations further require that Exceptions must be requested in writing, with written approvals submitted to CAL FIRE. Section 1270.07 provides in part:

- (a) Upon request by the applicant, an Exception to standards within this Subchapter may be allowed by the Inspection entity in accordance with 14 CCR 1270.06 (Inspections) where the Exceptions provide the Same Practical Effect as these regulations towards providing Defensible Space. Exceptions granted by the Local Jurisdiction listed in 14 CCR 1270.06, shall be made on a case-by-case basis only. Exceptions granted by the Local Jurisdiction listed in 14 CCR 1270.06 shall be forwarded to the appropriate CAL FIRE unit headquarters that administers SRA fire protection in that Local Jurisdiction, or the county in which the Local Jurisdiction is located and shall be retained on file at the Unit Office.
- (b) Requests for an Exception shall be made in writing to the Local Jurisdiction listed in 14 CCR 1270.06 by the applicant or the applicant's authorized representative. At a minimum, the request shall state the specific section(s) for which an Exception is requested; material facts supporting the contention of the applicant; the details of the Exception proposed; and a map showing the proposed location and siting of the Exception. Local Jurisdictions listed in 1270.06 (Inspections) may establish additional procedures or requirements for Exception requests.

To the extent the City claims that it is authorized to grant Exceptions from the standards in the Regulations, it has failed to comply with the procedures in the Regulations which require case-by-case consideration of the facts, a determination that the Exception provides the Same Practical Effect in fire protection and transmittal to CAL FIRE. The City's failure to comply with these standards makes it impossible for the Hillside Federation and CAL FIRE to review the merits of any claimed Exception and all but guarantees that Exceptions are granted without justification and without imposing conditions to provide the Same Practical Effect.

9. Other Regulations

The limited availability of information regarding certain aspects of approved developments has interfered with the Hillside Federation's ability to provide specific examples of violations of other Regulations, including those addressing road engineering (§ 1273.02), bridges (§ 1273.07), gate entrances (§ 1273.09), water supply (§ 1275.02), hydrants (§ 1275.03) and fire breaks (§ 1276.03). Because the alleged violations stem from the City's wholesale failure to apply the Regulations, it is likely that the City fails to comply with these Regulations as

well. Accordingly, the Hillside Federation demands compliance with the Regulations as a whole, whether or not specific violations have been identified herein.

D. Examples of the City’s Pattern and Practice of Failing to Apply the Regulations

The Hillside Federation has identified the following non-exclusive illustrative examples of violations of the specific Regulations due to the City’s pattern and practice of unlawfully failing to apply the Regulations to developments and use permits falling within their scope:

<u>TABLE 1:</u> <u>EXAMPLES OF CITY’S FAILURE TO APPLY MINIMUM FIRE SAFE REGULATIONS⁴</u>	
Development/Permit Approval	Violation
Building Permit No. 23010-30000-05180 and Bureau of Engineering “B” Permit No. BR403214 at 10453 W. Sandal Lane	Road/Driveway width is 13 feet, 3 inches (§ 1273.01(a), (c)) Grade is 23.7 percent (§ 1273.03(a)) Failure to provide turnaround (§ 1273.05(a)) Failure to provide turnout (§ 1273.06(c)) Dead-End Road length exceeds 800 feet (§ 1273.08) Failure to provide setback (§ 1276.01) Failure to require Exception for setback (§§ 1276.01, 1270.07)
Building Permit No. 24014-20000-01934 at 10329 W. Siesta Drive	Road turning radius (§ 1273.04(a)) Inadequate dimension of turnaround (§ 1273.05(b)) Failure to provide setback (§ 1276.01) Failure to require Exception for setback (§§ 1276.01, 1270.07)
Building Permit No. 20010-10000-00957 at 15427 W. Milldale Drive	Driveway width less than 14 feet (§ 1273.01(c)) Failure to provide turnout on driveway >150’ (§ 1273.06(c)) Failure to provide turnaround on Milldale Drive (§ 1273.05(a)) Dead-End Road length exceeds 800 feet (§ 1273.08)
Building Permits for thirteen new single-family dwellings at 1629-1669 and 1654-1658 N. Bruce Court (see, e.g., Permit No. 19010-10000-02094)	Road turning radius (§ 1273.04(a)) Inadequate dimension of turnaround (§ 1273.05(b)) Failure to provide setback (§ 1276.01) Failure to require Exception for setback (§§ 1276.01, 1270.07)
Building Permit No. 19010-10000-00266 at 1367 N. Casiano Road	Grade exceeds 16 percent (§ 1273.03(a)) Failure to provide turnaround (§ 1273.05(a))

⁴ Please note that this firm has done an extraordinary amount of data collection and research and has obtained many other clear and indisputable examples of the City failing to comply with the State Minimum Fire Safe Regulations. The list contained in Table 1 is just a portion of these findings.

	Dead-End Road length exceeds 800 feet (§ 1273.08) Failure to provide setback (§ 1276.01) Failure to require Exception for setback (§§ 1276.01, 1270.07)
Building Permits for dozens of new single-family dwellings on various streets in Porter Ranch (see, e.g., Permit No. 20010-20000-04431 at 20551 W. Hummingbird Court)	Inadequate dimension of turnaround (§ 1273.05(b)) Dead-End Road length exceeds 800 feet (§ 1273.08) Failure to provide setback (§ 1276.01) Failure to require Exception for setback (§§ 1276.01, 1270.07)
Building Permit No. 22010-20000-00742 at 10950 W. Verano Road	Dead-End Road length exceeds 800 feet (§ 1273.08) Failure to provide turnaround (§ 1273.05(a)) Failure to provide setback (§ 1276.01) Failure to require Exception for setback (§§ 1276.01, 1270.07)
Planning Case No. ZA-2023-5368-ZAD-SPP-HCA at 3607 N. Kinney Street	Road width less than 20 feet (§ 1273.01(a)) Failure to provide setback (§ 1276.01) Failure to require Exception for setback (§§ 1276.01, 1270.07)
Planning Case No. ZA-2021-9426-ZAD-DRB-SPP-MSP-HCA at 4337 N. Tosca Road	Road width less than 20 feet (§ 1273.01(a)) Failure to provide setback (§ 1276.01) Failure to require Exception for setback (§§ 1276.01, 1270.07)
Planning Case No. ZA-2019-4079-ZAD-DRB-SPP-MSP at 4621 N. Saltillo Street	Road turning radius (§ 1273.04(a)) Road width less than 20 feet (§ 1273.01(a)) Failure to provide setback (§ 1276.01) Failure to require Exception for setback (§§ 1276.01, 1270.07)
Planning Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA at 4230 N. Saltillo Street	Road width less than 20 feet (§ 1273.01(a)) Failure to provide setback (§ 1276.01) Failure to require Exception for setback (§§ 1276.01, 1270.07)
Planning Case No. ZA-2022-7295-ZAA-ZAD at 504 W. Avenue 44	Road width less than 20 feet (§ 1273.01(a)) Failure to provide setback (§ 1276.01) Failure to require Exception for setback (§§ 1276.01, 1270.07)
Planning Case No. AA-2021-8380-PMLA at 2359 N. Yorkshire Drive	Grade exceeds 16 percent (§ 1273.03(a)) Road width less than 20 feet (§ 1273.01(a))
Planning Case No. APCSV-2016-4179-SPE-DRB-SPP-MSP-ZV-ZAD at 3003 N. Runyon Canyon Road	Road width less than 20 feet (§ 1273.01(a)) Road turning radius (§ 1273.04(a))
Bureau of Engineering “B” Permit No. BR206342 at 17619 W. Rinaldi Street	Failure to provide turnaround (§ 1273.05(a)) Dead-End Road length exceeds 800 feet (§ 1273.08)

Bureau of Engineering “B” Permit No. BR005088 at 5752 W. Valley Oak Drive	Failure to provide turnaround (§ 1273.05(a)) Dead-End Road length exceeds 800 feet (§ 1273.08)

E. The City Has Failed to Identify Strategic Ridgelines, Jeopardizing Its Ability to Suppress Future Wildfires

The Regulations require the City to identify Strategic Ridgelines, defined as “a Ridgeline identified pursuant to 1276.02(a) that may support fire suppression activities or where the preservation of the Ridgeline as an Undeveloped Ridgeline would reduce fire risk and improve fire protection.” The Regulations prohibit or limit development on Strategic Ridgelines. Section 1276.02 provides in part:

- (a) The Local Jurisdiction shall identify Strategic Ridgelines, if any, to reduce fire risk and improve fire protection through an assessment of the following factors:
 - (1) Topography;
 - (2) Vegetation;
 - (3) Proximity to any existing or proposed residential, commercial, or industrial land uses;
 - (4) Construction where mass grading may significantly alter the topography resulting in the elimination of Ridgeline fire risks;
 - (5) Ability to support effective fire suppression; and
 - (6) Other factors, if any, deemed relevant by the Local Jurisdiction.
- (b) Preservation of Undeveloped Ridgelines identified as strategically important shall be required pursuant to this section.
- (c) New Buildings on Undeveloped Ridgelines identified as strategically important are prohibited, as described in subsections (c)(1), (c)(2), and (c)(3).
 - (1) New Residential Units are prohibited within or at the top of drainages or other topographic features common to Ridgelines that act as chimneys to funnel convective heat from Wildfires.
 - (2) Nothing in this subsection shall be construed to alter the extent to which utility infrastructure, including but not limited to wireless telecommunications facilities, as defined in Government Code section 65850.6, subdivision (d)(2), or Storage Group S or Utility and Miscellaneous Group U Structures, may be constructed on Undeveloped Ridgelines.
 - (3) Local Jurisdictions may approve Buildings on Strategic Ridgelines where Development activities such as mass grading will significantly alter the topography that results in the elimination of Ridgeline fire risks.

Prior to the applicability of Section 1276.02 to the City's VHFHSZ, the City was engaged in a process of adopting a proposed Ridgeline Protection Ordinance. The City subsequently abandoned this Ordinance.⁵ Elements of the Ridgeline Protection Ordinance were initially incorporated into the proposed Wildlife Ordinance, but were subsequently removed. Neither of these regulations focused on ridgelines as a critical area for fire suppression. The City has an obligation to comply with Section 1276.02 by identifying Strategic Ridgelines and implementing Regulations to ensure adequate fire suppression capabilities in the future.

III. DEMAND FOR COMPLIANCE

To remedy the violations described above, the Hillside Federation demands that, within 60 days of receipt of this letter, the City unconditionally commit to the following:

1. Guarantee that any building permits for new construction not relating to an existing structure, for which Certificates of Occupancy have not already been issued, comply with the State Minimum Fire Safe Regulations;
2. Guarantee that any applications for use permits, including but not limited to requests for Zoning Administrator Determinations or Conditional Use Permits for reductions in continuous paved roadway or maximum road grade, comply with the State Minimum Fire Safe Regulations;
3. Guarantee that the permitting or approval of any new parcels, excluding lot line adjustments, comply with the State Minimum Fire Safe Regulations prior to approval;
4. Guarantee that any road construction or road extension activities, for which Certificates of Occupancy have not already been issued for the associated development project, comply with the State Minimum Fire Safe Regulations;
5. Guarantee that any granted Exception will impose measures to achieve the Same Practical Effect as the regulations towards providing Defensible Space when approving any Exception from the State Minimum Fire Safe Regulations;
6. Follow the required procedures for the granting of Exceptions and provide the California Department of Forestry and Fire Prevention or their designee with notice of approval of Exceptions for building permits, tentative parcel maps, tentative maps, B-permits, and installation or use permits for construction or Development within the VHFHSZ; and

⁵ See the Department of City Planning web page for Proposed Land Use Regulations at <https://planning.lacity.gov/plans-policies/proposed-land-use-regulations>.

7. Identify Strategic Ridgelines to be used for fire suppression or to mitigate wildfire risk, as required by Section 1276.02(a).

IV. **CONCLUSION**

The Pacific Palisades fire is merely a reminder that Los Angeles is situated in a region extremely prone to wildfire. The City will face even higher risks as climate change increases the danger to the City's residents and their significant property investments. If the City does not requirement infrastructure improvements at the time of new development, when will it be required/constructed? The answer is never. It is truly unconscionable for the City to refuse to acknowledge and adhere to the State Minimum Fire Safe Regulations under these dire circumstances. The residents of Los Angeles deserve better.

Thank you for your consideration of this matter. I may be contacted at jamie.hall@channellawgroup.com.

Sincerely,



Jamie T. Hall

Cc: CD1 Eunisses Hernandez (councilmember.hernandez@lacity.org)
CD2 Adrin Nazarian (Councilmember.Nazarian@lacity.org)
CD3 Bob Blumenfield (councilmember.blumenfield@lacity.org)
CD4 Nithya Raman (contactCD4@lacity.org)
CD5 Katy Yaroslavsky (councilmember.yaroslavsky@lacity.org)
CD6 Imelda Padilla (councilmember.padilla@lacity.org)
CD7 Monica Rodriguez (councilmember.rodriguez@lacity.org)
CD9 Curren D. Price, Jr. (councilmember.price@lacity.org)
CD10 Heather Hutt (cd10@lacity.org)
CD11 Traci Park (councilmember.park@lacity.org)
CD12 John Lee (councilmember.Lee@lacity.org)
CD13 Hugo Soto-Martinez (councilmember.soto-martinez@lacity.org)
CD14 Ysabel J. Jurado (Councilmember.Jurado@lacity.org)
CD15 Tim McOsker (councilmember.mcosker@lacity.org)

Kevin James, Special Assistant City Attorney (kevin.james@lacity.org)
Randall Winston, Deputy Mayor of Infrastructure (Randall.winston@lacity.org)

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EXHIBIT 11

From: [Jamie Hall](#)
To: [john.heath@lacity.org](#); [cityclerk@lacity.org](#); [osama.younan@lacity.org](#); [councilmember.harris-dawson@lacity.org](#); [vince.bertoni@lacity.org](#); [councilmember.hernandez@lacity.org](#); [hydee.feldsteinsoto@lacity.org](#); [alfred.mata@lacity.org](#); [contactcd4@lacity.org](#); [councilmember.blumenfield@lacity.org](#); [councilmember.rodriquez@lacity.org](#); [ronnie.villanueva@lacity.org](#); [councilmember.lee@lacity.org](#); [councilmember.nazarian@lacity.org](#); [councilmember.price@lacity.org](#); [councilmember.yaroslavsky@lacity.org](#); [councilmember.padilla@lacity.org](#); [cd10@lacity.org](#); [councilmember.jurado@lacity.org](#); [councilmember.park@lacity.org](#); [councilmember.mcosker@lacity.org](#); [kevin.james@lacity.org](#); [randall.winston@lacity.org](#); [councilmember.soto-martinez@lacity.org](#)
Cc: [Hannah Simon](#); [Shannon Harkins](#); [Greg Wittmann](#); [Veronica Lebron](#)
Subject: Re: Pre-Litigation Demand to Comply with State Minimum Fire Safe Regulations, Cal. Code Regs. tit. 14 § 1270.00 et seq.
Date: Tuesday, December 23, 2025 3:16:03 PM

Please be advised that the State Alliance for Firesafe Road Regulations joins in the demand letter sent by the Federation of Hillside and Canyon Associations dated September 19, 2025.

Jamie T. Hall

Channel Law Group, LLP
8383 Wilshire Blvd., Suite 750
Beverly Hills, CA 90211
Main Number: (310) 347-0050
Direct: (310) 982-1760
Fax: (323) 723-3960
Email: jamie.hall@channellawgroup.com
Website: www.channellawgroup.com

****NOTICE****

I receive many e-mails on a daily basis and am unable to respond to all of them despite my best efforts. If you have sent me an e-mail that requires my attention and I have not responded, it may have been overlooked. I ask that you call me at 310-982-1760.

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Please consider the environment before printing this email

On Fri, Sep 19, 2025 at 4:44 PM Hannah Simon <admin@channellawgroup.com> wrote:

Good afternoon,

Please see the attached letter. Please confirm receipt.

Thank you.

Hannah Simon
Legal Assistant
Channel Law Group, LLP
8383 Wilshire Blvd., Suite 750
Beverly Hills, CA 90211
Office Phone No. (310) 347-0050

Direct Phone No. (424) 276-7263
Fax: (323) 723-3960
admin@channellawgroup.com

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EXHIBIT 12

Channel Law Group, LLP

8383 Wilshire Blvd.
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JULIAN K. QUATTLEBAUM, III
JAMIE T. HALL *
CHARLES J. McLURKIN
GREGORY T. WITTMANN

Writer's Direct Line: (310) 982-1760
jamie.hall@channellawgroup.com

*ALSO Admitted in Texas

December 23, 2025

VIA U.S. Mail

Office of the Attorney General
1300 "I" Street Suite 125
Sacramento, CA 94244-2550

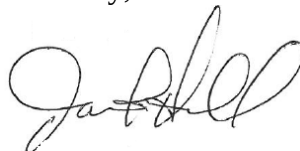
Re: Notice to Attorney General – Challenge to Unlawful Pattern and Practice of Failure to Enforce the State Minimum Fire Safe Regulations; Challenge to Issuance of Building Permits at 10453 Sandal Lane (Board File 250845) (“Project”)
Federation of Hillside and Canyon Associations, Inc., et al. v. City of Los Angeles, et al.

Honorable Attorney General Bonta:

Pursuant to California Code of Civil Procedure § 388, enclosed please find a copy of the Verified Petition for Writ of Mandate and Complaint for Declaratory and Injunctive Relief filed by Federation of Hillside and Canyon Associations, Inc. and State Alliance for Firesafe Road Regulations (“Petitioners”) against the City of Los Angeles (“City” or “Respondent”). The Petition was filed in Los Angeles Superior Court and challenges, inter alia, the City’s unlawful pattern and practice of failing to enforce the State Minimum Fire Safe Regulations. As an example of such noncompliance, the Petition challenges the issuance of building permits at 10453 Sandal Lane and the Board of Building and Safety Commissioners’ denial of Petitioners’ appeal of those building permits. Josephson Investments, Inc. is named as a Real Party in Interest.

Please call if you have any questions.

Sincerely,



Jamie T. Hall

Enclosure: Verified Petition for Writ of Mandate

Channel Law Group, LLP

May 5, 2026

Supplemental Justification for CEQA Appeal; 4230 N. Saltillo Street;
Case Nos. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA;
ENV-2023-1207-CE-1A; Council File 26-0412 (“Project”)

EXHIBIT 17

December 1, 2025

Project Number 25-03

Attention: Jamie Hall
Channel Law Group
8383 Wilshire Boulevard, Suite 750
Beverly Hills, CA 90211

SUBJECT: State Minimum Fire Safe Regulations Ingress and Egress Requirements and 4320 Saltillo Street

Dear Mr. Hall,

Pursuant to your request, I have performed a field investigation of roadway access to the proposed development project at 4320 Saltillo Street (“Project”) with respect to the State Minimum Fire Safe Regulations (“Regulations”), specifically as they pertain to Article 2, Ingress and Egress, and Los Angeles Municipal Code (“LAMC”) Section 57.4908 and document any deficiencies. This report presents the findings of my investigation.

EXECUTIVE SUMMARY

The Project is located in the central region of the City of Los Angeles (“City”) in the San Fernando Valley. Channel Law Group has hired Brandon Araujo, a professional Civil Engineer registered in the State of California, to conduct a field investigation of roadway access to the Project and prepare a report as to whether roadway access meets the requirements as set forth in California Code of Regulations, Title 14 Natural Resources, Division 1.5 – Department of Forestry and Fire Protection, Chapter 7 – Fire Protection, Subchapter 2 – State Minimum Fire Safe Regulations, Article 2 – Ingress and Egress and incorporated in LAMC Section 57.4908.

Upon completion of his field investigation, Mr. Araujo determined that roadway access to the Project does not meet the Regulations with respect to width and grade and, as such, the Project does not comply with the LAMC Section 57.4908.

See **Exhibit 1, Overview of Roadway Deficiencies**, for an overview of the deficiencies documented in this report. This exhibit, and all other exhibits referenced in this report, can be found in **Attachment 1**.

BACKGROUND

The Project (APN 2172-023-053) is located in the San Fernando Valley region of the City. See **Exhibit 1** for an overview of the location of Project. The Project is located in a designated Very High Fire Hazard Severity Zone.

Channel Law Group hired Brandon Araujo, P.E. to conduct a field investigation and evaluate access to the Project with respect to Article 2, Ingress and Egress, of the Regulations and document any instances where roadway access did not meet the standards set forth therein. The text of the Regulations, as provided by the State of California's Office of Administrative Law, can be found in **Attachment 2**.

PROFESSIONAL CREDENTIALS

Mr. Araujo is a professional Civil Engineer registered in the State of California and has been licensed since January 2010. He has extensive experience reviewing street improvement plans prepared for the public right-of-way and evaluating them based on established standards. He also has extensive experience performing field investigations of public roadway facilities to document existing roadway geometric and/or traffic deficiencies and verifying their compliance with approved plans or established standards. See **Attachment 3** for his resume.

METHODOLOGY

Mr. Araujo conducted a field investigation in a manner consistent with the level of care and skill exercised by members of his profession currently practicing under similar conditions in the Southern California area. His investigation took place on Saturday, April 12, 2025 and Sunday, November 23, 2025. Distances less than 25 feet were measured with a measuring tape, distances greater than 25 feet were measured with a measuring wheel along the ground, and grades were measured with a digital level. Per Section 1270.08, Distance Measurements, of the Regulations "all specified or referenced distances are measured along the ground, unless otherwise stated."

Mr. Araujo evaluated six access routes to the Project with respect to the Regulations:

- 1) Southbound Saltillo Street via Canoga Avenue
- 2) Southbound Saltillo Street via Rios Street
- 3) Southbound Saltillo Street via Castillo Street
- 4) Las Pilas Road via Castillo Street
- 5) Northbound Saltillo Street via Golondrina Street
- 6) Northbound Saltillo Street via Mulholland Drive

See **Exhibit 2** for an overview of each access route evaluated.

FINDINGS

Existing Conditions

Below you will find a summary of each of the existing conditions of the roads evaluated in the access routes listed above. Mr. Araujo observed low traffic volumes traveling in both directions of travel at speeds varying from 10 to 25 miles per hour. Unless otherwise noted, all roads are paved with asphalt concrete and serve motor vehicles driving to and from single family residential homes.

Saltillo Street

Saltillo Street's northern terminus is located at the intersection of Canoga Avenue and Saltillo Street. Saltillo Street's southern terminus is located at the intersection of Mulholland Drive and Saltillo Street.

The segment of Saltillo Street from Canoga Avenue to Rios Street ("Segment 1") measures approximately 860 feet long. Saltillo Street lacks curb and gutter along this segment on both sides of the road. Its width, as measured from edge of pavement to edge of pavement, varies from 12 feet and 6 inches to 19 feet. There are no regulatory signs installed prohibiting stopping or parking facing southbound traffic. No Parking Any Time signs are installed facing northbound traffic along the northern portion of this roadway approaching Canoga Avenue.

The segment of Saltillo Street from Rios Street to Castillo Street ("Segment 2") measures approximately 840 feet long. While much of Saltillo Street along this segment lacks curb and gutter on both sides of the road, some properties do feature curb and gutter along their frontages (e.g. 4372 Saltillo Street, 4378 Saltillo Street, etc.) Its width, as measured from edge of pavement to edge of pavement or from curb face to curb face, if applicable, is approximately 20 feet. There are no regulatory signs installed prohibiting stopping or parking in the southbound direction. No Parking Any Time signs are installed facing northbound traffic along this entire segment of Saltillo Street.

The segment of Saltillo Street from Castillo Street to Las Pilas Road ("Segment 3") measures approximately 590 feet long. It features asphalt curbs on both sides of the road aside from the frontage along 4320 Saltillo Street which lacks an asphalt curb. Its width, as measured from curb face to curb face, is approximately 20 feet. There are no regulatory signs installed prohibiting stopping or parking in either the south- or northbound directions.

The segment of Saltillo Street from Las Pilas Road to Golondrina Street (“Segment 4”) measures approximately 250 feet long. It lacks curb and gutter on both sides of the road. Its width, as measured from edge of pavement to edge of pavement varies from 14 feet to 16 feet and 8 inches. No Parking Any Time signs are installed facing traffic in both the south- or northbound directions.

The segment of Saltillo Street from Golondrina Street to Escondido Street (North) (“Segment 5”), measures approximately 520 feet long. It lacks curb and gutter on both sides of the road. Its width, as measured from curb face to curb face, varies from 16 feet to 20 feet. No Parking signs are installed facing southbound traffic along this entire segment. There are no regulatory signs installed prohibiting stopping or parking in the northbound direction.

The segment of Saltillo Street from Escondido Street (North) to Mulholland Drive (“Segment 6”), measures approximately 750 feet long. It features curb on gutter on both sides of the road. Its width, as measured from curb face to curb face, is approximately 24 feet. There are no regulatory signs installed prohibiting stopping or parking in either the south- or northbound directions.

Rios Street

Rios Street’s western terminus is located at the intersection of Canoga Avenue and Rios Street. Rios Street’s eastern terminus is located at the intersection of Rios Street and Saltillo Street.

Rios Street lacks a gutter along much of its length on both sides of the road. Its width, as measured from curb face to curb face, measures less than 24 feet. There are no regulatory signs installed prohibiting stopping or parking facing eastbound traffic. No Parking Any Time signs are installed facing westbound traffic.

Castillo Street

Castillo Street’s western terminus is located at the intersection of Canoga Avenue and Castillo Street. Castillo Street’s eastern terminus is located at the intersection of Castillo Street and Saltillo Street.

Castillo Street lacks a gutter along much of its length on both sides of the road. Its width, as measured from curb face to curb face, measures approximately 20 feet. No Parking Any Time signs are installed facing eastbound traffic. There are no regulatory signs installed prohibiting stopping or parking facing westbound traffic.

Las Pilas Road

Las Pilas Road's western terminus is located at the intersection of Castillo Street and Las Pilas Road. Las Pilas Road's eastern terminus is located at the intersection of Las Pilas Road and Saltillo Street.

Las Pilas Road lacks a gutter along much of its length on both sides of the road. Its width, as measured from curb face to curb face, measures 16 to 18 feet. No Parking Any Time signs are installed facing both directions of traffic.

Golondrina Street, from Canoga Avenue to Saltillo Street

This segment of Golondrina Street's western terminus is located at the intersection of Canoga Avenue and Golondrina Street. The eastern terminus of this segment is located at the intersection of Golondrina Street and Saltillo Street.

Golondrina Street, from Canoga Avenue to Saltillo Street, lacks a gutter along much of its length on both sides of the road. Its width, as measured from curb face to curb face, measures approximately 18 feet. No Parking Any Time signs are installed facing both directions of traffic.

Facility Determinations

Article 2 of the Regulations refers to three different types of facilities: driveways, one-way roads, and two-way roads.

Section 1270.01(i) of the Regulations defines a "driveway" as follows: "A vehicular pathway that serves no more than four (4) Residential Units and any number of non-commercial or non-industrial Utility or Miscellaneous Group U Buildings on each parcel. A Driveway shall not serve commercial or industrial uses at any size or scale." A "road," on the other hand, is defined in Section 1270.01(y) as follows: "A public or private vehicular pathway to more than four (4) Residential Units, or to any industrial or commercial Occupancy."

Since the five roadways evaluated (i.e. Saltillo Street, Rios Street, Castillo Street, Las Pilas Road, and Golondrina Street) are public vehicular pathways to more than four (4) Residential Units based on my personal observations and review of the number of homes utilizing the City's Zone Information and Map Access System ("ZIMAS"), they cannot be considered driveways as defined by the Regulations.

For all five roadways evaluated, traffic control signs are installed facing both directions of traffic consistent with a two-way road. In addition, since there are no traffic signs nor pavement

markings nor physical barriers prohibiting or discouraging motor vehicle travel in either direction, none of the five roadways can be considered a one-way road.

Since all five roadways are public vehicular pathways to more than four residential units and serve traffic in the both directions, each was evaluated based on the Regulations' requirements for a two-way road.

Types of Deficiencies

In my evaluation, I found two types of deficiencies: deficiencies with respect to the Regulations' requirements for road width and road grade. The requirements for a two-way road are found in Section 1273.01(a) of the Regulations. Section 1273.01(a) states:

All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by Local Jurisdictions or local subdivision requirements.

The requirements for grade are found in Section 1273.03 of the Regulations. Section 1273.03 states:

- (a) At no point shall the grade for all Roads and Driveways exceed 16 percent.
- (b) The grade may exceed 16%, not to exceed 20%, with approval from the Local Jurisdiction and with mitigations to provide for Same Practical Effect.¹

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¹ Same Practical Effect is defined in Section 1270.1 of the Regulations:

As used in this subchapter, means an Exception or alternative with the capability of applying accepted wildland fire suppression strategies and tactics, and provisions for fire fighter safety, including:

- (1) access for emergency wildland fire equipment,
- (2) safe civilian evacuation,
- (3) signing that avoids delays in emergency equipment response,
- (4) available and accessible water to effectively attack Wildfire or defend a Structure from Wildfire, and
- (5) fuel modification sufficient for civilian and fire fighter safety.

ACCESS ROUTE DEFICIENCIES

Access Route 1: Southbound Saltillo Street via Canoga Avenue

Segment 1 of Saltillo Street varies in width from 12 and a half feet to 16 and a half feet. The amount of width provided along this segment is less than the 20 feet required. See **Exhibit 3.1** for a photograph of this segment of Saltillo Street looking westward.

Segment 2 of Saltillo Street measures approximately 20 feet in width. However, parking is permitted in the southbound direction. The presence of parked vehicles reduces the available road width to traffic by 8 feet. Hence, the amount of width provided along this segment is less than the 20 feet required. See **Exhibit 3.2** for a photograph of this segment of Saltillo Street looking southward.

Segment 3 of Saltillo Street measures approximately 20 feet in width. However, parking is permitted in the both the south- and northbound directions. The presence of parked vehicles reduces the available road width to traffic by 8 feet. Hence, the amount of width provided along this segment is less than the 20 feet required. See **Exhibit 3.3** for a photograph of this segment of Saltillo Street looking southward.

Since this access route does not provide a minimum of two ten (10) foot traffic lanes that provide for two-way traffic flow to support emergency vehicle and civilian egress, this access route does not meet the Regulations' requirements with respect to width and, consequently, does not comply with LAMC Section 57.4908.

Access Route 2: Southbound Saltillo Street via Rios Street

As stated above, while Segments 2 and 3 of Saltillo Street measure approximately 20 feet in width, the presence of parked vehicles along either of these segments reduces the available roadway by 8 feet.

Rios Street measures approximately 24 feet in width. However, parking is permitted in the eastbound direction of travel (along the south side of the road). The presence of parked vehicles reduces the available road width to traffic by 8 feet. Hence, the amount of width provided along Rios Street is less than the 20 feet required. See **Exhibit 3.4** for a photograph of this segment of Rios Street looking westward.

Since this access route does not provide a minimum of two ten (10) foot traffic lanes that provide for two-way traffic flow to support emergency vehicle and civilian egress, this access route does

not meet the Regulations' requirements with respect to width and, consequently, does not comply with LAMC Section 57.4908.

Access Route 3: Southbound Saltillo Street via Castillo Street

As stated under Access Route 1, while Segment 3 of Saltillo Street measure approximately 20 feet in width, the presence of parked vehicles reduces the available roadway by 8 feet.

Castillo Street measures approximately 20 feet in width. However, parking is permitted in the westbound direction of travel (along the north side of the road). The presence of parked vehicles reduces the available road width to traffic by 8 feet. Hence, the amount of width provided along Castillo Street is less than the 20 feet required. See **Exhibit 3.5** for a photograph of this segment of Castillo Street looking westward.

Since this access route does not provide a minimum of two ten (10) foot traffic lanes that provide for two-way traffic flow to support emergency vehicle and civilian egress, this access route does not meet the Regulations' requirements with respect to width and, consequently, does not comply with LAMC Section 57.4908

Access Route 4: Las Pilas Road via Castillo Street

Las Pilas Road varies in width from 16 feet to 18 feet. The amount of width provided along this segment is less than the 20 feet required. See **Exhibit 3.6** for a photograph of Las Pilas Road looking westward.

Furthermore, during the field investigation, Las Pilas Road was found to have a grade in excess of 16 percent at two locations: one location is found near the intersection of Las Pilas Road and Castillo Street, the second location is found in front of 21318 Las Pilas Road. Photographs showing the grade in excess of 16 percent at these locations are provided in **Exhibits 3.7** and **3.8**, respectively.

Since Las Pilas Road does not provide a minimum of two ten (10) foot traffic lanes that provide for two-way traffic flow to support emergency vehicle and civilian egress and its grade exceeds the 16 percent without any evidence of the City providing mitigation for Same Practical Effect, this access route does not meet the Regulations' requirements with respect to width and grade and, consequently, does not comply with LAMC Section 57.4908

Access Route 5: Northbound Saltillo Street via Golondrina Street

Segment 4 of Saltillo Street varies in width from 14 feet to 18 feet. The amount of width provided along this segment is less than the 20 feet required. See **Exhibit 3.9** for a photograph of this segment of Saltillo Street looking southward.

Golondrina Street measures approximately 18 feet in width. The amount of width provided along this segment is less than the 20 feet required. See **Exhibit 3.10** for a photograph of Golondrina Street looking eastward.

Since this access route does not provide a minimum of two ten (10) foot traffic lanes that provide for two-way traffic flow to support emergency vehicle and civilian egress, this access route does not meet the Regulations' requirements with respect to width and, consequently, does not comply with LAMC Section 57.4908.

Access Route 6: Northbound Saltillo Street via Mulholland Drive

Segment 6 of Saltillo Street measures approximately 24 feet in width. However, parking is permitted in the both the north- and southbound directions. The presence of parked vehicles reduces the available road width to traffic by 8 feet. Hence, the amount of width provided along this segment is less than the 20 feet required. See **Exhibit 3.11** for a photograph of this segment of Saltillo Street looking southbound.

Segment 5 of Saltillo Street measures up to 20 feet in width. The frontage in front of 4170 Saltillo Street is approximately 16 feet wide. See **Exhibit 3.12** for a photograph of Saltillo Street in front of 4170 Saltillo Street looking southward. The remainder of Segment 5 north of 4170 Saltillo Street is approximately 20 feet wide, but the presence of parking reduces the amount of width provided along this segment to less than the 20 feet required.

Since this access route does not provide a minimum of two ten (10) foot traffic lanes that provide for two-way traffic flow to support emergency vehicle and civilian egress, this access route does not meet the Regulations' requirements with respect to width and, consequently, does not comply with LAMC Section 57.4908.

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CONCLUSION

Access to the Project does not comply with the State Minimum Fire Safe Regulations as they pertain to Article 2, Ingress and Egress.

Specifically, access to the Project via southbound Saltillo Street via Canoga Avenue does not comply since the width of Segment 1 of Saltillo Street is less than 20 feet and the presence of parking on Segments 2 and 3 limits the width of roadway dedicated to two-way traffic flow to less than 20 feet.

Access to the Project via southbound Saltillo Street via Rios Street does not comply since the presence of parking on Saltillo Street and Rios Street limits the width of the roadway dedicated to two-way traffic flow to less than 20 feet.

Access to the Project via southbound Saltillo Street via Castillo Street does not comply since the presence of parking on Saltillo Street and Castillo Street limits the width of the roadway dedicated to two-way traffic flow to less than 20 feet.

Access to the Project via Las Pilas Road via Castillo Street does not comply since the presence of parking on Castillo Street limits the width of the roadway dedicated to two-way traffic flow to less than 20 feet, the width of Las Pilas Road is less than 20 feet, and the grade of Las Pilas Road exceeds 16 percent in multiple locations without any evidence of the City providing mitigations to provide for Same Practical Effect

Access to the Project via northbound Saltillo Street via Golondrina Street does not comply since the width of Golondrina Street is less than 20 feet and the width of a segment of Saltillo Street south of the project is less than 20 feet.

Access to the Project via northbound Saltillo Street via Mulholland Drive does not comply with the Regulations since multiple segments of Saltillo Street north of Escondido Street (North) have a width of less than 20 feet and the presence of parking on Saltillo Street from Escondido Street (North) to Mulholland Drive limits the width of the roadway dedicated to two-way traffic flow to less than 20 feet.

Each of the six routes to the Project do not meet the Regulations requirements with respect to Ingress and Egress. Moreover, I have reviewed the Letter of Determination issued by the City on December 19, 2024, and do not see any special conditions imposed by the City to provide the “Same Practical Effect” as defined in Section 1270.1 of the Regulations. Therefore, access to the Project does not comply with the Regulations and, consequently, the Project does not comply with LAMC Section 57.4908.

December 1, 2025

Project Number 25-03

If you have any further questions, please let me know.

Sincerely,



Brandon Araujo, P.E.
R.C.E 75996



Attachments

- 1) Exhibits
- 2) State Minimum Fire Safe Regulations, Article 2, Ingress and Egress
- 3) Brandon Araujo's Resume

ATTACHMENT 1

EXHIBITS

Exhibit 1

Overview of Roadway Deficiencies



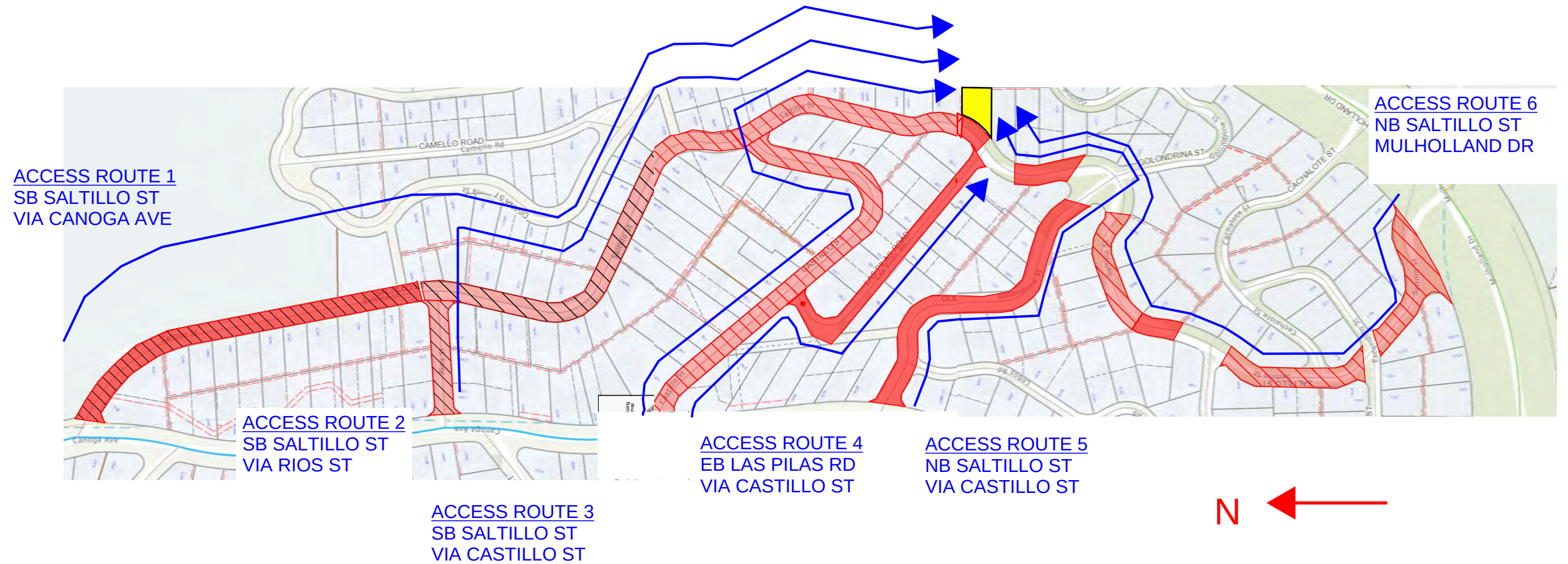
LEGEND

- ROAD WIDTH LESS THAN 20'
- PARKING LIMITS ROAD WIDTH TO LESS THAN 20'
- PROJECT SITE

Exhibit 1 - Overview of Roadway Deficiencies

Exhibit 2

Overview of Access Routes



LEGEND	
	ROAD WIDTH LESS THAN 20'
	PARKING LIMITS ROAD WIDTH TO LESS THAN 20'
	PROJECT SITE

Exhibit 2 - Overview of Access Routes

Exhibit 3.1

Photograph of Saltillo Street – Segment 1 Looking Westward



Exhibit 3.1: Photograph of Saltillo Street – Segment 1 Looking Westward

Exhibit 3.2

Photograph of Saltillo Street – Segment 2 Looking Southward



Exhibit 3.2: Photograph of Saltillo Street – Segment 2 Looking Southward

Exhibit 3.3

Photograph of Saltillo Street – Segment 3 Looking Southward



Exhibit 3.3: Photograph of Saltillo Street – Segment 3 Looking Southward

Exhibit 3.4

Photograph of Rios Street Looking Westward



Exhibit 3.4: Photograph of Rios Street Looking Westward

Exhibit 3.5

Photograph of Castillo Street Looking Westward



Exhibit 3.5: Photograph of Castillo Street Looking Westward

Exhibit 3.6

Photograph of Las Pilas Road Looking Westward



Exhibit 3.6: Photograph of Las Pilas Road Looking Westward

Exhibit 3.7

Photograph of Digital Level on Las Pilas Road Near Its Intersection with Castillo Street



Exhibit 3.7: Photograph of Digital Level on Las Pilas Road Near Its Intersection with Castillo Street

Exhibit 3.8

Photograph of Digital Level In Front of 21318 Las Pitas Road



Exhibit 3.8: Photograph of Digital Level In Front of 21318 Las Pilas Road

Exhibit 3.9

Photograph of Saltillo Street - Segment 4 Looking Southward



Exhibit 3.9: Photograph of Saltillo Street – Segment 4 Looking Southward

Exhibit 3.10

Photograph of Golondrina Street Looking Eastward



Exhibit 3.10: Photograph of Golondrina Street Looking Eastward

Exhibit 3.11

Photograph of Saltillo Street – Segment 6 Looking Southbound



Exhibit 3.11: Photograph of Saltillo Street – Segment 6 Looking Southbound

Exhibit 3.12

Photograph of Saltillo Street In Front of 4170 Saltillo Street Looking Southward



Exhibit 3.12: Photograph of Saltillo Street In Front of 4170 Saltillo Street Looking Southward

ATTACHMENT 2

State Minimum Fire Safe Regulations

Article 2, Ingress and Egress

California Code of Regulations

Title 14 Natural Resources

Division 1.5 – Department of Forestry and Fire Protection

Chapter 7 – Fire Protection

Subchapter 2 – State Minimum Fire Safe Regulations

Article 2 – Ingress and Egress

§ 1273.00 - Intent

§ 1273.01 - Width

§ 1273.02 - Road Surface

§ 1273.03 - Grades

§ 1273.04 - Radius

§ 1273.05 - Turnarounds

§ 1273.06 - Turnouts

§ 1273.07 - Road and Driveway Structures

§ 1273.08 - Dead-End Roads

§ 1273.09 - Gate Entrances

§ 1273.00 - Intent

Roads, and Driveways, whether public or private, unless exempted under 14 CCR § [1270.03\(d\)](#), shall provide for safe access for emergency Wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a Wildfire emergency consistent with 14 CCR §§ [1273.00](#) through [1273.09](#).

§ 1273.01 - Width

(a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by Local Jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.

(b) All One-way Roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including Shoulders. The Local Jurisdiction may approve One-way Roads.

(1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) Residential Units.

(2) In no case shall a One-way Road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each One-way Road.

(c) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13' 6").

§ 1273.02 - Road Surface

(a) Roads shall be designed and maintained to support the imposed load of Fire Apparatus weighing at least 75,000 pounds, and provide an aggregate base.

(b) Road and Driveway Structures shall be designed and maintained to support at least 40,000 pounds.

(c) Project proponent shall provide engineering specifications to support design, if requested by the Local Jurisdiction.

§ 1273.03 - Grades

(a) At no point shall the grade for all Roads and Driveways exceed 16 percent.

(b) The grade may exceed 16%, not to exceed 20%, with approval from the Local Jurisdiction and with mitigations to provide for Same Practical Effect.

§ 1273.04 – Radius

(a) No Road or Road Structure shall have a horizontal inside radius of curvature of less than fifty (50) feet. An additional surface width of four (4) feet shall be added to curves of 50-100 feet radius; two (2) feet to those from 100-200 feet.

(b) The length of vertical curves in *Roadways*, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall be not less than one hundred (100) feet.

§ 1273.05 – Turnarounds

(a) Turnarounds are required on Driveways and Dead-end Roads.

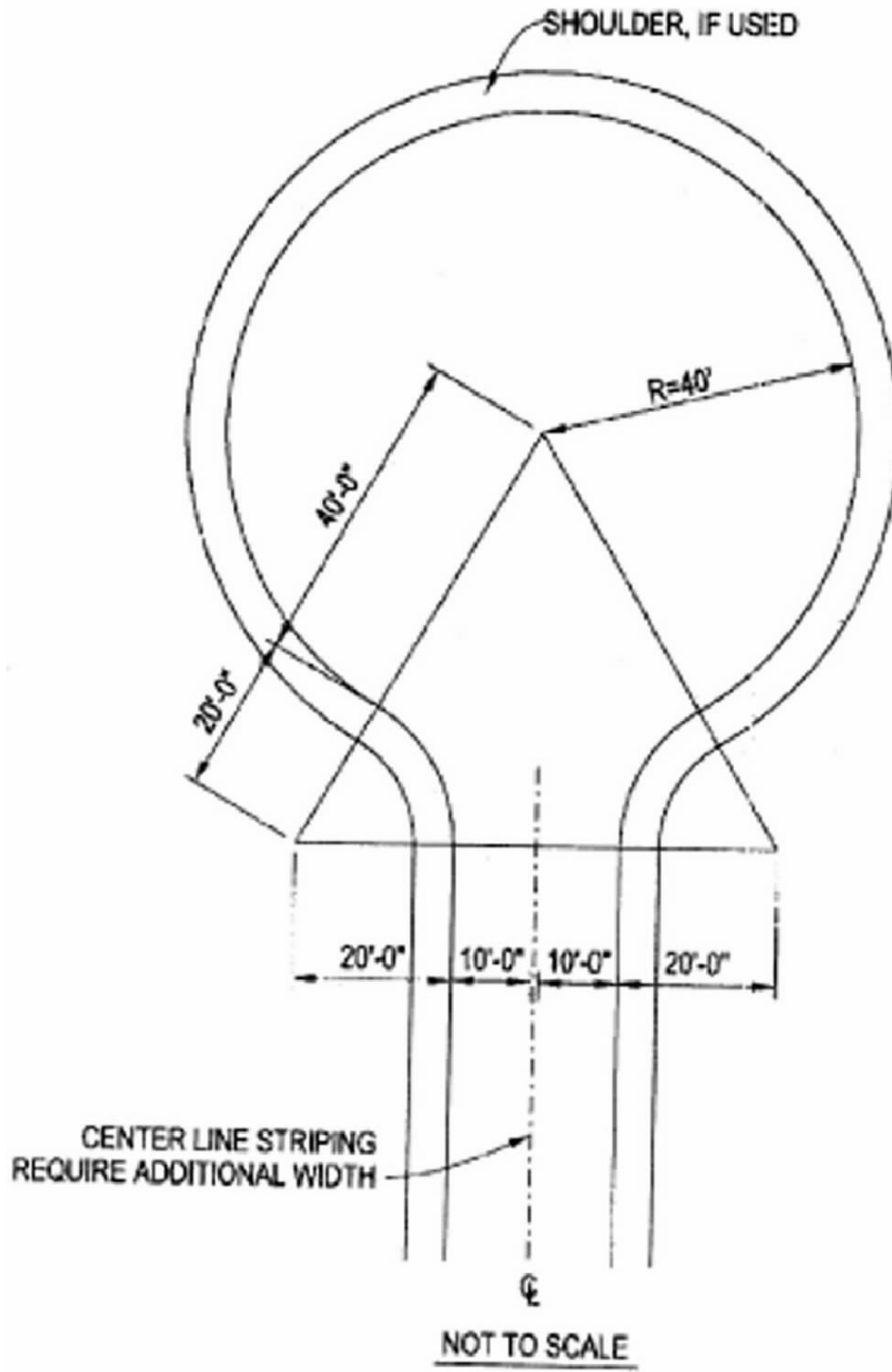
(b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ [1273.05\(e\)](#) and [1273.05\(f\)](#). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.

(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the Driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.

(d) A turnaround shall be provided on Driveways over 300 feet in length and shall be within fifty (50) feet of the building.

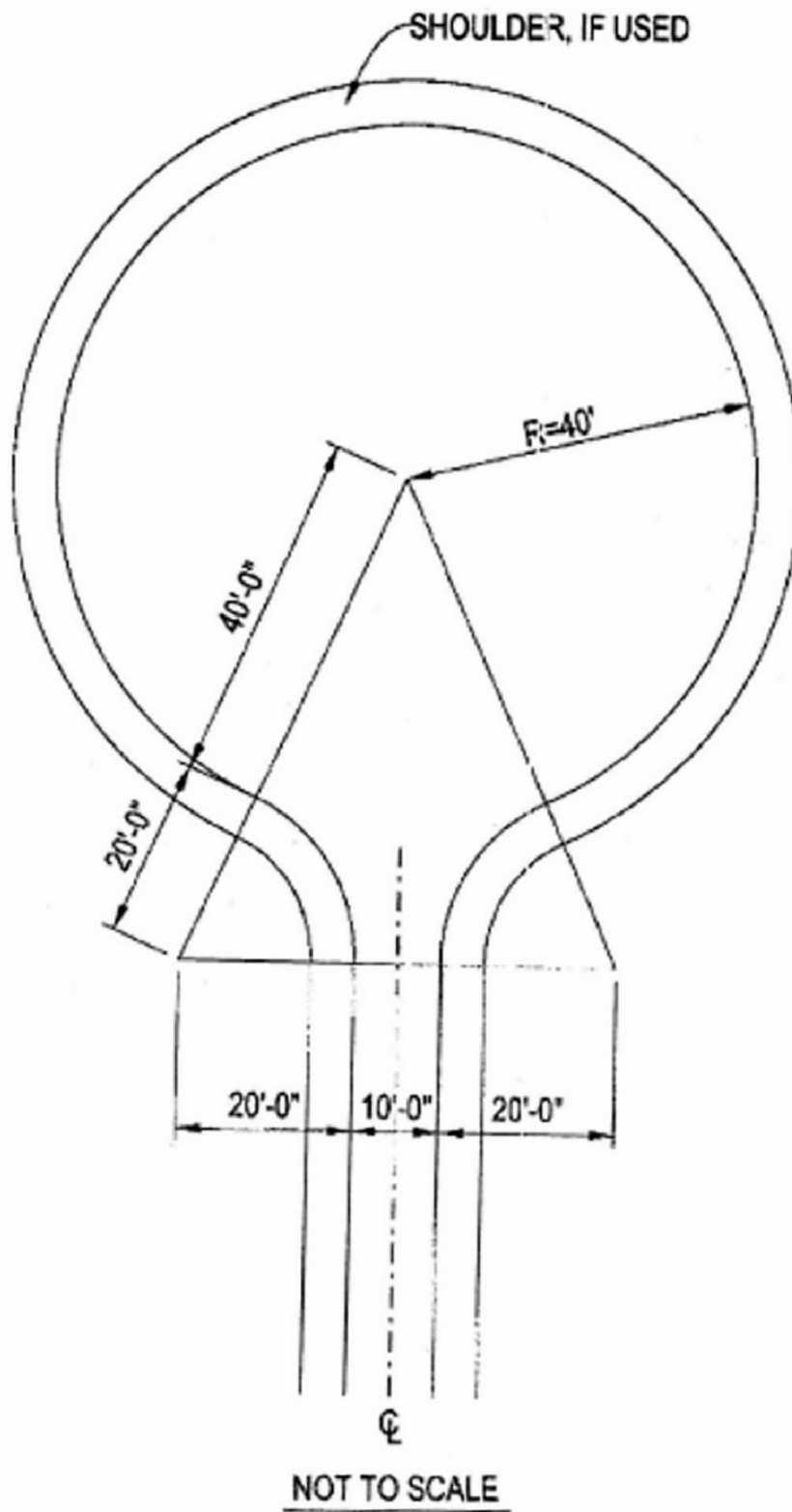
(d) Each Dead-end Road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.

(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes.
Figure A/Image 1 is a visual representation of paragraph (b).



(f) Figure B. Turnarounds on driveways with one ten-foot traffic lane.

Figure B/Image 2 is a visual representation of paragraph (b).



§ 1273.06 – Turnouts

Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.

§ 1273.07 - Road and Driveway Structures

(a) Appropriate signing, including but not limited to weight or vertical clearance limitations, One-way Road or single traffic lane conditions, shall reflect the capability of each bridge.

(b) Where a bridge or an elevated surface is part of a Fire Apparatus access road, the bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition, published 2002 (known as AASHTO HB-17), hereby incorporated by reference. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the local authority having jurisdiction.

(c) Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, barriers, or signs, or both, as approved by the local authority having jurisdiction, shall be installed and maintained.

(d) A bridge with only one traffic lane may be authorized by the Local Jurisdiction; however, it shall provide for unobstructed visibility from one end to the other and turnouts at both ends.

§ 1273.08 - Dead-End Roads

(a) The maximum length of a Dead-end Road, including all Dead-end Roads accessed from that Dead-end Road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

parcels zoned for less than one acre - 800 feet

parcels zoned for 1 acre to 4.99 acres - 1,320 feet

parcels zoned for 5 acres to 19.99 acres - 2,640 feet

parcels zoned for 20 acres or larger - 5,280 feet

All lengths shall be measured from the edge of the Road surface at the intersection that begins the Road to the end of the Road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes requiring different length limits, the shortest allowable length shall apply.

(b) See 14 CCR § [1273.05](#) for dead-end road turnaround requirements.

§ 1273.09 - Gate Entrances

(a) Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of thirteen feet, six inches (13' 6").

(b) All gates providing access from a Road to a Driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that Road.

(c) Where a One-way Road with a single traffic lane provides access to a gated entrance, a forty (40) foot turning radius shall be used.

(d) Security gates shall not be installed without approval. Where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be maintained operational at all times.

ATTACHMENT 3

Brandon Araujo's Resume

BRANDON J. ARAUJO, P.E.
(626) 252-1523
brjaraujo@gmail.com

EDUCATION:

Stanford University, Master of Science, Structural Engineering & Geomechanics, June 2008

Stanford University, Bachelor of Science, Civil & Environmental Engineering, June 2007

EXPERIENCE:

City of Hermosa Beach, Senior Engineer, Hermosa Beach, CA (05/2024 – PRESENT)

- Project Manager for the complex, multi-agency Greenwich Village Underground Utility Assessment District.
- Prepared, reviewed, interpreted, analyzed, and modified engineering plans, drawings, specifications, contract documents, and engineering reports for conformance to professional standards and approved budgets.
- Possessed excellent organizational skills and ability to manage multiple projects with competing deadlines.
- Administered the Bid & Award phase of projects: issued Notice Inviting Bids, responded to questions, evaluated bids, and recommended project award. Administered contracts after award. Ensured Contractor compliance with the City's contract documents.
- Applied for outside funding for City projects; administered funding and followed reporting requirements as required. Prepared requests for reimbursement and administered grant funds.
- Coordinated assigned activities with other divisions, departments, and outside agencies; attended and participated in professional group meetings.
- Prepared staff reports, and presentation materials, for City Council
- Assisted with, planning, budgeting, and administration of the city-wide Capital Improvement Program, Public Works operating budget, and associated projects.
- Responded to, and resolved, difficult inquiries and complaints from the property owners, contractors, and others regarding Public Works projects and activities.
- Responded to questions and inquiries from a variety of sources regarding department functions.
- Communicated clearly and concisely, both orally and in writing; and established and maintained effective working relationships with those contacted in the course of work.

City of Los Angeles, Bureau of Engineering, Civil Engineer, Los Angeles, CA (02/2022 – 05/2024)

- Project Manager of a variety of complex Capital Improvement Projects, planned, directed, and coordinated, through subordinates, a variety of complex professional civil engineering assignments related to the delivery of a project portfolio with a construction value of over \$100,000,000.
- Served as the project manager on complex Capital Improvement Projects.
- Managed the preparation and performed technical reviews of engineering plans, specifications, construction estimates, and construction bid documents for public works projects.
- Prepared, reviewed, interpreted, analyzed, and modified engineering plans, drawings, specifications, contract documents, and engineering reports for conformance to professional standards and approved budgets.
- Supervised the preparation of special engineering studies and prepared technical reports.
- Possessed excellent organizational skills and the demonstrated the ability to manage multiple projects with competing deadlines.
- Lead, mentored, reviewed, and monitored the work of staff responsible for performing professional engineering work.

- Directed and supervised the technical and administrative work of consultants. Ensured consultant compliance with City standards, specifications, and budget.
- Recommended procedural improvements and modifications.
- Prepared the Bureau's manual on the administration of special assessment and improvement districts.
- Responded to, and resolved, difficult inquiries and complaints from contractors regarding Public Works projects and activities.
- Communicate clearly and concisely, both orally and in writing; and establish and maintain effective working relationships with those contacted in the course of work.

City of Los Angeles, Department of Transportation, Los Angeles, CA (11/2019 – 02/2022)

Transportation Engineer (11/2021-02/2022)

- Transportation Engineer for Vision Zero's Safety Engineering group.
- Worked on implementing lower speed limits throughout the City in response to AB43
- Worked on various policies, programs, and projects to reduce the number of people killed or severely injured in automobile collisions in the City.

Transportation Engineering Associate II (11/2019-11/2021)

- Member of the Metro Programs Division—a one-stop, on-demand service dedicated solely to the Department's review of all of Metro's capital improvement programs within City limits.
- Reviewed, checked, verified, and critiqued the technical validity of Metro's plans to remove and replace all of their transportation system's red light enforcement cameras.
- Communicated effectively, both orally and in writing, with Metro to report the City's findings, explain our positions, and respond to their questions, comments, or concerns.

City of Vernon, Project Engineer, Vernon, CA (12/2016 – 11/2019)

- Performed complex professional engineering duties involved in the design and development of the federally-funded Atlantic Boulevard Bridge Widening over the Los Angeles River.
- Prepared, reviewed, interpreted, analyzed, and modified engineering plans, drawings, specifications, contract documents, and engineering reports for conformance to professional standards and approved budgets.
- Possessed excellent organizational skills and ability to manage multiple projects with competing deadlines.
- Issued grading and storm drain permits for private developments as required and ensured compliance and conformance with scope of work standards and specifications. Performed inspection of work in the field by contractors and developers for the City's grading and storm drain permits.
- Performed the development, advertising, and selection process for professional services. Evaluated proposals and recommended project award. Negotiated and administered contracts after award. Ensured consultant compliance with City standards, specifications, and budget.
- Applied for outside funding for City projects; administered funding and followed reporting requirements as needed. Prepared and administered grant funds.
- Coordinated assigned activities with other divisions, departments, and outside agencies; attended and participated in professional group meetings.
- Prepared staff reports, and presentation materials, for City Council, Vernon Business and Industry Commission, and other public meetings and represented the City as required.
- Assisted with, planning, budgeting, and administration of the city-wide Capital Improvement Program, Public Works operating budget, and associated projects.

- Responded to, and resolved, difficult inquiries and complaints from the property owners, contractors, and others regarding Public Works projects and activities.
- Responded to questions and inquiries from a variety of sources regarding department functions.
- Communicated clearly and concisely, both orally and in writing; and established and maintained effective working relationships with those contacted in the course of work.

Orange County Public Works, Santa Ana, CA (9/2011 – 12/2016)

Civil Engineer (9/2015-12/2016)

- Planned, laid out, directed, reviewed, and controlled the work of a group of engineering staff.
- Supervised, trained, and evaluated subordinate personnel.
- Supervised the preparation of the temporary traffic control and detour plans for the slurry sealing of all of the collectors and arterial highways within Ladera Ranch.
- Responsible for the Traffic Engineering department's review and approval of the 4.75-mile-long extension of the 241 Toll Road.
- Responsible for the department's review and approval of street improvement plans prepared for arterial and collector streets in new planned communities.
- Initiated the hiring process for Temporary Extra-Help employees: advertised the position, evaluated resumes, interviewed potential candidates, and selected candidates.

Acting Senior Civil Engineer (5/2015-8/2015)

- Managed the Traffic Studies section of the Traffic Engineering Department.
- Planned, laid out, directed, reviewed, and controlled the work of a group of engineering staff to achieve organizational and project objectives in a timely manner.
- Coordinated the work of the Traffic Studies unit to review traffic studies, county property permits, street improvement plans, and signing and striping plans submitted to the Department for review and approval.
- Responsible for the Division's review of tentative tract maps prepared for new planned communities in south Orange County.

Civil Engineer (10/2012-5/2015)

- Prepared plans, specifications, and estimates for traffic-related items for the County's roadway CIP.
- Prepared temporary traffic control plans for construction and permanent signing and striping plans.
- Conducted field inspections of temporary traffic control, signing, and striping.
- Responded to and resolved difficult complaints related to construction projects.
- Made presentations to the general public regarding construction projects.

REGISTRATION:

- Professional Civil Engineer, State of California (License #75996)
- Water & Wastewater Treatment Certificate, Loyola Marymount University
- Building Plans Examiner, International Code Council (Certificate #9703625)

TRAINING:

Geometric Design for California, Institute of Transportation Studies, UC Berkeley
Resident Engineers Academy, Local Technical Assistance Program, Caltrans

SKILLS: MicroStation, AutoCAD, Microsoft Project, SmartSheet, Microsoft Excel, Microsoft Word