



CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

ED1 Eligible AB 2097 Eligible

Case Number: _____

Env. Case Number: _____

Application Type: _____

Case Filed With (Print Name): _____ Date Filed: _____

Application includes letter requesting:

Waived Hearing Concurrent hearing Hearing not to be scheduled on a specific date (e.g. vacation hold)

Related Case Number(s): _____

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Provide all information requested. Missing, incomplete or inconsistent information will cause delays. All terms in this document are applicable to the singular as well as the plural forms of such terms. Refer to the City Planning Application Filing Instructions (CP-7810) for more information.

1. PROJECT LOCATION

Street Address¹: 8606 W. GUYTONS LN, CA 91040 ^{SUNLAND} Unit/Space Number: _____

Legal Description² (Lot, Block, Tract): LOT# 185, TRACT # 4689 O'GUYTONS TRACT

Assessor Parcel Number: 2559-031-020 Total Lot Area: 25,265 SF
(0.58 ACRE)

2. PROJECT DESCRIPTION

Present Use: (E) ONE-STORY SFD W/ ATTACHED ONE CAR GARAGE

Proposed Use: CONVERT (E) ONE CAR GARAGE INTO (C) GARAGE \$1000 ABOVE (C) BEDRM

Project Name (if applicable): CURTIS RESIDENCE

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>).

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site).

Describe in detail the characteristics, scope and/or operation of the proposed project:

CONVERT (E) ONE CAR CARPORT INTO (N) ONE CAR GARAGE of
ADD (N) ONE BEDRM ABOVE (N) GARAGE.

Additional Information Attached:

YES NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

- Site is undeveloped or unimproved (i.e., vacant)
- Site has existing buildings (provide copies of building permits)
- Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial)
- Site is located within 500 feet of a freeway or railroad
- Site is located within 500 feet of a sensitive use (e.g., school, park)
- Site has special designation (e.g., National Historic Register, Survey LA)

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Removal of any on-site tree
- Removal of any street tree
- Removal of protected trees onsite/in public right-of-way
- Grading
- Haul Route
- New construction: 244 square feet
- Additions to existing buildings
- Interior tenant improvement
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Uses or structures in public right-of-way
- Phased project

HOUSING COMPONENT INFORMATION

Number of Residential Units: Existing (1) - Demolish(ed)³ 0 + Adding 0 = Total (1)

Number of Affordable Units⁴: Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units: Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

³ Number of units to be demolished and/or which have been demolished within the last five years.

⁴ As determined by the Los Angeles Housing Department.

PARKING INFORMATION

Is the project utilizing AB 2097?

YES

NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: _____ Required # of Parking Spaces: _____

Parking Minimum Checklist

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.

Check all that apply:

- Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- Contain fewer than 20 dwelling units
- Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the Planning Case Referral Form to BOE? (if required)

YES

NO

Is the project required to dedicate land to the public right-of-way?

YES

NO

If so, what is/are the dedication requirement(s)? _____ feet

If dedications are required on multiple streets, identify as such: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought, and follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC Section 13A.2.10?

YES

NO

Authorizing Code Section: 13 B 4.2

Code Section from which relief is requested (if any): _____

Action Requested: TO ALLOW 244 SF OF NEW BEDRM ADDITION OVER (N) ONE-CAR GARAGE ATTACHED. (E) CARPORT CONVERT.

Authorizing Code Section: _____

Code Section from which relief is requested (if any): _____

Action Requested: _____

Additional Requests Attached: YES NO

4. RELATED CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s): _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No.: _____ Ordinance No.: _____

- | | |
|--|---|
| <input type="checkbox"/> Condition Compliance Review | <input type="checkbox"/> Clarification of Q (Qualified) Condition |
| <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Clarification of D (Development) Limitation |
| <input type="checkbox"/> Revision of Approved Plans | <input type="checkbox"/> Amendment to T (Tentative) Classification |
| <input type="checkbox"/> Renewal of Entitlement | <input type="checkbox"/> Plan Approval subsequent to Main Conditional Use |

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, provide a copy of any applicable form and reference number if known.

Are there any recorded Covenants, affidavits or easements on this property?

YES (provide copy) NO

6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

APPLICANT

Applicant⁵ Name: WARREN CURTIS

Company/Firm: OWNER

Address: 2006 W. GLENTIENES LN Unit/Space Number: _____

City: SUNLAND State: CA Zip Code: 91040

Telephone: (818) 428-5536 E-mail: WARREN.THE.CURTIS@GMAIL.COM

Are you in escrow to purchase the subject property?: YES NO

PROPERTY OWNER OF RECORD Same as applicant Different from applicant

Name (if different from applicant): _____

Address: _____ Unit/Space Number: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail: _____

AGENT / REPRESENTATIVE NAME: PETER KWON

Company/Firm: TOWER ASSOCI INC.

Address: 12400 VENTURA BLVD Unit/Space Number: 425

City: STUDIO CITY State: CA Zip Code: 91609

Telephone: (818) 990-8760 E-mail: PETER.KWON@GMAIL.COM

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project.
An agent/representative is someone filing an application on behalf of a client.

OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT): DAVID SAYAH

Name: DAVID SAYAH

Company/Firm: SAYAH ENGINEERING, INC.

Address: 15233 VENTURA BLVD, Unit/Space Number: 1130

City: SHERMAN OAKS State: CA Zip Code: 91403

Telephone: (818) 788-7887 E-mail: DAVID@SAYAHENGINEERING.COM

Primary Contact for Project Information⁶

(Select only one. Email address and phone number required.)

Owner Applicant Agent/Representative Other: _____

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

⁶ As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section 49.7.37(A)(6). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

PROPERTY OWNER AFFIDAVIT

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

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

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California
County of Los Angeles }

On January 25, 2023 before me, Renita Asatourian, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Warren Curtis
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

APPLICANT DECLARATION

A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- g. I understand that if this application is denied, there is no refund of fees paid.
- h. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions")), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this

paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

- i. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).
- j. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature:  _____

Date: 12/20/23

Print Name: PETER KLOOS _____

NEIGHBORHOOD CONTACT SHEET (OPTIONAL)

7. SIGNATURES *(SEE ATTACHED #)*

Signatures of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

To Whom it May Concern,

In lieu of the 11 foot setback required for a new addition, Warren and Elizabeth Curtis of 8006 Glenties Lane are requesting a 20% reduction of the requirement. This 20% reduction would make the setback of our addition a total of 8 feet and 10 inches, instead of 11 feet.

Right Side Neighbor

I, Alice Michelle Orr of
8012 Glenties Ln 626-710-3621
(address + phone number)

approve the proposed request for a reduction in the required setback.

Signature Alice Michelle Orr Date 5-9-22

Left Side Neighbor

I, Charles Cranby of
3004 Glenties Ln 626-616-2347
(address + phone number)

approve the proposed request for a reduction in the required setback.

Signature CC Date 5/9/22

Cross-Street Neighbor

I, Debby Beck of
8015 Glenties Ln 818-606-6349
(address + phone number)

approve the proposed request for a reduction in the required setback.

Signature Debby Beck Date 5/10/22

REFERRAL FORM



GEOGRAPHIC PROJECT PLANNING REFERRAL

Any case filing application submitted to Los Angeles City Planning for a project which is subject to one or more of the following Overlays shall include a completed and signed Geographic Project Planning Referral Form (Referral Form). An Assignment List can be found on the City Planning website at <http://planning.lacity.org> under the "About" tab.

APPLICABLE OVERLAYS

- Specific Plan
- Community Design Overlay (CDO)
- Neighborhood Oriented District (NOD)
- Community Plan Implementation Ordinance (CPIO)
- Design Review Board (DRB)
- Pedestrian Oriented District (POD)
- Sign District (SN)

Review of the application by Project Planning Staff is intended to identify the level of review required for the project and to provide the Applicant with early notification of any issues with regards to requested actions or the adequacy of application exhibits/materials pursuant to the applicable Geographic Overlay, which could subsequently delay processing.

City Planning reserves the right to require an updated Referral Form for the project if more than **180 days** has lapsed from the date of the signature provided by the Project Planner, or as necessary to reflect project modifications, policy changes and/or amendments to the Los Angeles Municipal Code (LAMC), local laws, and State laws.

THIS SECTION TO BE COMPLETED BY APPLICANT

Project Site Address: 8006 W. Glenties Lane, Sunland, CA 91040

Community Plan Area: Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon

Specific Plan, DRB, CDO, POD, NOD, CPIO, or SN, including Subarea, if applicable: _____
SAN GABRIEL / VERDUGO MOUNTAINS SCENIC PRESERVATION

PROJECT TYPE (check all that apply)

- | | | | |
|---|---|--|--------------------------------------|
| <input type="checkbox"/> ED 1 Eligible ¹ | <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Renovation |
| <input type="checkbox"/> Grading | <input type="checkbox"/> Change of Use | <input type="checkbox"/> Signage | <input type="checkbox"/> Other _____ |

Description of Proposed Project: Enclosed existing attached carport and add new bedroom above.

¹ Refer to Executive Directive 1 Implementation Guidelines for qualifying criteria. If the project is determined to be ineligible for ED 1, a new Referral Form will need to be obtained.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF ONLY

AUTHORIZATION TO FILE (check all that apply)

Specific Plan/SN

Project Permit

Minor (3 signs or less or change of use)

Standard (More than 3 signs, wireless equipment, or additions of less than 200 sq. ft.)

Single-Family

Major (All other projects)

Single-Family

Modification **Interpretation** **Adjustment** **Administrative Clearance**

Exception **Amendment** **Sign-Off Only** **Not a Project**

SB 9 - ADM Case Required

Design Review Board (DRB)

Preliminary Review

Final Review

CDO/POD/NOD

Design Overlay Plan Approval

Minor (3 signs or less or change of use)

Standard (More than 3 signs, wireless equipment, or additions of less than 200 sq. ft.)

Major (All other projects)

Sign-Off Only

Not a Project

SB 9 - ADM Case Required

Community Plan Implementation Overlay (CPIO)

Administrative Clearance (Multiple Approvals)

CPIO Adjustment (CPIOA)

CPIO Exception (CPIOE)

Potentially Historic Resource

SB 9 - ADM Case Required

Streetscape Plan

Consultation Completed

Not a Project or N/A under Streetscape Plan: _____

ENVIRONMENTAL CLEARANCE

Not Determined

Categorical Exemption (CE)

Environmental Assessment Form (EAF)

Class 32 CE

Existing ENV Case Number: _____

ENV Addendum Case Number: _____

Other: _____

PUBLIC NOTICING

Public Hearing Required (BTC Required)

Mailing of Letter of Determination

BTC Required

BTC Not Required

See Mailing Procedures Instructions ([CP-2074](#)) for applicable requirements.

Notes:

Note: Materials and plans have not been checked for full compliance with LAMC or Los Angeles Building Code. A signed Referral Form does not constitute approval of entitlements or the plans submitted at the time of case filing.

Project Planning Signature: _____ *Joshua Ordonez*

Print Name: Joshua Ordonez

Phone Number: (213) 682-6370

Date: 12/14/2023

APPLICATIONS



OWNER'S DECLARATION OF BIOLOGICAL RESOURCES

The California Environmental Quality Act (CEQA) directs public agencies to assess and disclose the environmental effects of the projects it approves. In determining whether a proposed project is subject to CEQA, the City of Los Angeles is required to consider any potentially adverse impacts the project may have on biological resources. Failure by a project applicant to disclose known biological resources on the project site may result in a violation of CEQA.

Date of Site Visit: 12/11/23

Project Address or APN(s)¹: 8006 Glentles Ln

Does the project site contain certain known biological resources, and if so, will the project require biological analysis by a qualified biologist? (Follow the instructions for each respective answer.)


- Yes. The project site contains one or more of the following biological resources: (Check all that apply)
 - Water Resources, including but not limited to, streams, wetlands, or other permanent / seasonal water bodies
 - Protected Trees and/or Shrubs, or certain trees within the Coastal Zone (See Appendix A)
 - Other sensitive/special resources requiring additional review: (Describe below)
-
-

No. The project site does not contain any of the above biological resources.

If No, sign and notarize the signature at the bottom of the form and return the notarized form (plus Appendix B attachments) to the appropriate department within the City of Los Angeles at the time of filing for permits/entitlements.

If Yes, will the project remove or possibly affect any of the above marked biological resources (e.g., set up construction staging near tree trunks)?

¹ Include the entire site, not just the development footprint.

- 
- Yes.** The project will require biological resources analysis (Biological Resources Report) by a Qualified Biologist. (See Appendix A)
 - No.** The project site will not remove or possibly affect any of the above biological resources.

If No, sign and notarize the signature at the bottom of the form and return the notarized form (plus Appendix B attachments) to the appropriate department within the City of Los Angeles at the time of filing for permits/entitlements.

Owner's Declaration

I own the property located at 8006 Glenview Ln. I have read the above "Notice to Owner." I acknowledge and understand that should the City determine that the project site contains any of the above biological resources, the City may require biological resources analysis by a qualified biologist prior to completing the CEQA analysis. I certify that the project site does not contain any of the above biological resources to the best of my knowledge.

Name of the Owner (Print) Warren Curtis

Owner Signature Warren Curtis

Date 12/11/23

Notary Acknowledgment

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

State of California
County of Los Angeles

On _____ before me, _____
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature _____ (Seal)

*See Attached
CA Complaint
Acknowledgment.
-RA*

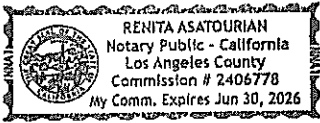
CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California }
County of Los Angeles }
On December 11, 2023 before me, Renita Asatourian, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Warren Curtis
Name(s) of Signer(s)

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



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

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL
Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer – Title(s): _____	<input type="checkbox"/> Corporate Officer – Title(s): _____
<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____

APPENDIX A - REFERENCES

Qualified Biologist. A person with the appropriate education, training, and experience to conduct biological surveys, monitor Project activities that have the potential to affect biological resources, provide construction worker education programs related to the protection of biological resources, and supervise or perform other tasks related to biological resources; possesses a Bachelor of Science degree or Bachelor of Arts degree in biology, ecology, or a related environmental science; has 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; and meets the California Department of Fish and Wildlife (CDFW) qualifications for botanical field surveyors.

Protected Trees & Shrubs

- Oak, including valley oak (*Quercus lobota*) and coast live oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to California but excluding the California scrub oak (*Quercus berberidifolia*)
- Southern California black walnut (*Juglans californica*)
- Western sycamore (*Platanus racemosa*)
- California bay (*Umbellularia californica*)
- Mexican elderberry (*Sambucus mexicana*)
- Toyon (*Heteromeles arbutifolia*)

Monarch Butterfly Overwintering Trees (only applicable within the Coastal Zone)

- Monterey cypress (*Cupressus macrocarpa*)
- Monterey pine (*Pinus radiata*)
- Coast redwood (*Sequoia sempervirens*)
- Coast live oak (*Quercus agrifolia*)
- Douglas-fir (*Pseudotsuga menziesii*)
- Western sycamore (*Platanus racemosa*)
- Bishop pine (*Pinus muricata*)
- Any Eucalyptus species

APPENDIX B - REQUIRED DOCUMENTS

- Site Plan
- Tree Disclosure Statement

APPLICATIONS



TREE DISCLOSURE STATEMENT

Los Angeles Municipal Code (LAMC) Section 46.00 requires disclosure and protection of certain trees located on private and public property, and that they be shown on submitted and approved site plans. Any discretionary application that includes changes to the building footprint, including demolition or grading permit applications, shall provide a Tree Disclosure Statement completed and signed by the Property Owner.

If there are any protected trees or protected shrubs on the project site and/or any trees within the adjacent public right-of-way that may be impacted or removed as a result of the project, a Tree Report will be required, and the field visit must be conducted by a qualified Tree Expert.

Property Address: 8006 Glentles Ln Sunland, CA 91040

Date Of Field Visit: 10/19/22

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

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

No

Does the property contain any street trees in the adjacent public right-of-way?

Yes No

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

Yes No

Does the project occur within the Coastal Zone and contain any of the following trees?

- Yes (Mark any that apply below)
 - Blue Gum Eucalyptus (*Eucalyptus globulus*)
 - Red River Gum Eucalyptus (*Eucalyptus camaldulensis*)
 - Other Eucalyptus species

No

Tree Expert Credentials (if applicable)

Name of Tree Expert: DENNIS GAUDENTI

Mark which of the following qualifications apply:


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

Certification/License No.: WE-1159A ; PCA Lic. No. 70750

Owner's Declaration

I acknowledge and understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Los Angeles Municipal Code Section 46.00, which can lead to criminal and/or civil legal action. I certify that the information provided on this form relating to the project site and any of the above biological resources is accurate to the best of my knowledge.

Name of the Owner (Print) Warren Curtis

Owner Signature 

Date 10-19-22

From: Sewada Zadoorian Milagardi sewada.zadoorian@lacity.org
Subject: Re: 8006 Glenties Ln Sunland
Date: Jan 23, 2024 at 3:50:59 PM
To: Peter Kwon peter.kwon8@gmail.com

Hello,

12.21 C10 (i) 2 clarifies that BHO requirements do not apply to projects that add less than 500 sqft since aug 1st 2010.

For more accurate information regarding your specific project, please contact the assigned plan checker.

(2) Residential Floor Area Added to Lots with Existing Buildings Built Prior to August 1, 2010. (Amended by Ord. No. 184,802, Eff. 3/17/17.) Any construction that adds Residential Floor Area, in excess of the maximum Residential Floor Area provided in Paragraph (b) of this Section, to a lot that includes a main Building that existed prior to August 1, 2010, and for which permits were previously obtained, provided that:

(i) the total cumulative Residential Floor Area of all such additions does not exceed 500 square feet (excluded from calculations of this 500 square foot limitations is Floor Area devoted to required covered parking); and

(ii) the resulting Building complies with the requirements of Paragraphs (a) (Setback Requirements), (d) (Height Limits) and (f) (Grading) of this Subdivision 10.

Regards,

Sewada Zadoorian

Structural Engineering Associate II
Los Angeles Department of Building and Safety
6262 Van Nuys Blvd #200
Van Nuys Ca 91401
(818) 374-4376

For general Zoning and Building code questions, please refer to call center - 311 or (213) 473-3231. Also, for additional information you may visit our website at: LADBS.org and [Continuity of Operations for LADBS](http://ContinuityofOperationsforLADBS)

CASHIERS USE ONLY

ST 7330
 JAN 21 1961
 P.C. No. 1893
 GRADING
 CRIT. SOIL
 CONS.

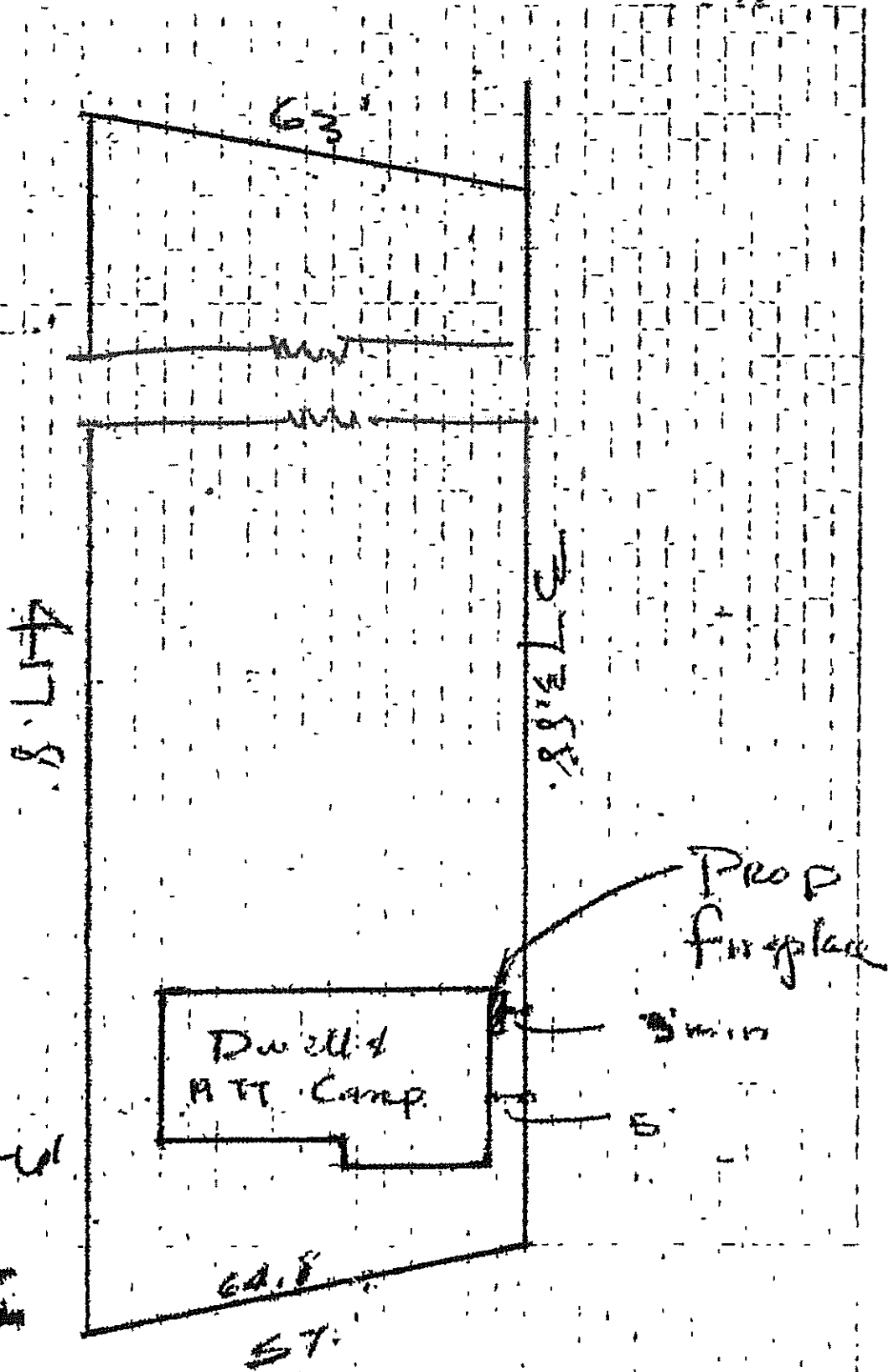
TYPE	GROUP	MAX. OCC.	S.P.C.	G.P.I. NO.	B.S. NO.	I.F.	O.S.	C/O
V							3857	ST 7330
<p>1. LEGAL LOT DESGR. 1850-51</p> <p>2. BUILDING ADDRESS 8006 Glenettes Lane</p> <p>3. BETWEEN CROSS STREETS</p> <p>4. PRESENT USE OF BUILDING Mogarty AND NEW USE OF BUILDING Moy Lane</p> <p>5. OWNER'S NAME J. B. Williams PHONE</p> <p>6. OWNER'S ADDRESS 10421 Wheatland P.O. Sunland</p> <p>7. CERT. ARCH. STATE LICENSE PHONE</p> <p>8. LIC. ENGR. STATE LICENSE PHONE</p> <p>9. CONTRACTOR OWNER STATE LICENSE PHONE</p> <p>10. CONTRACTOR'S ADDRESS BLDG. LINE SIDE ALLEY REAR ALLEY</p> <p>11. SIZE OF EXISTING BLDG. 50x35 STORIES 1 HEIGHT 12 NO. OF EXISTING BUILDINGS ON LOT AND USE 1 DWELL & GARPORT</p> <p>12. MATERIAL <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK ROOF <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> OTHER</p> <p>13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 350,000</p> <p>14. SIZE OF ADDITION STORIES HEIGHT APPLICATION CHECKED</p> <p>15. NEW WORK: (Describe) EXT. WALLS ROOFING PLANS CHECKED</p>								
<p>I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.</p> <p>Signed <i>[Signature]</i></p> <p>This Form When Properly Filled in a Permit to Do the Work Described.</p>								
<p>CRITICAL SOIL</p> <p>CONTRACTOR VERIFIED</p> <p>PLANS CHECKED</p> <p>VALUATION APPROVED</p> <p>APPLICATION APPROVED</p> <p>INSPECTOR</p> <p>CONT. INSP.</p>								

INSTRUCTIONS:

1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

DEPT. OF BUILDING AND SAFETY
 CITY OF LOS ANGELES
 AND FOR CERTIFICATE OF OCCUPANCY
 APPLICATION TO ALTER, REPAIR - DEMOLISH
 Form B-3

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



10-5-61

DONE

RECORDING REQUESTED BY:
Fidelity National Title Co

AND WHEN RECORDED MAIL TO:

Warren Curtis
8006 Glenties Lane
Sunland Area, Los Angeles, CA 91040-



THIS SPACE FOR RECORDER'S USE ONLY

Title Order No.: 47113

Escrow No.: 071571-MK

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) ³⁰ 14
DOCUMENTARY TRANSFER TAX is \$464.20 CITY TRANSFER TAX \$1,899.00
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale.
 Unincorporated area City of Los Angeles AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Michelle Griffin Sloat, Successor Trustee of the Griffin Family Trust Dated 6/09/99

hereby GRANT(s) to:

Warren Curtis and Elizabeth Curtis Husband and Wife as Joint Tenants

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: 8006 Glenties Lane, Sunland Area, Los Angeles, CA 91040-
AP#: 2559-031-020

DATED March 27, 2014
STATE OF CALIFORNIA
COUNTY OF San Bernardino
On April 2, 2014
before me, Brittanie Miranda
A Notary Public in and for said State personally appeared
Michelle Griffin Sloat

Michelle Griffin Sloat, Successor Trustee of the Griffin Family Trust Dated 6/09/99

BY: Michelle Griffin Sloat ^{Successor Trustee}
Michelle Griffin Sloat, Successor Trustee

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct
WITNESS my hand and official seal



Signature Brittanie Miranda (Seal)
MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California }
County of Los Angeles }
On January 25, 2023 before me, Renita Asatourian, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Warren Curtis
Name(s) of Signer(s)

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



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____

Partner – Limited General Partner – Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: _____ Other: _____

Signer is Representing: _____ Signer is Representing: _____

1-25-23

To Whom it May Concern,

As the owner of the property located at 8006 Gienties Lane Sunland, CA 91040, I authorize Peter Kwon to file the case with the planning department on my behalf.

Thank you,

A handwritten signature in black ink, appearing to read "Warren Curtis". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Warren Curtis
Property Owner

CITY OF LOS ANGELES

Certificate of Occupancy

NOTE: A change of use or occupancy must be approved by the Department of Building and Safety.

Issued
Address of
Building
8006 Glendon Lane

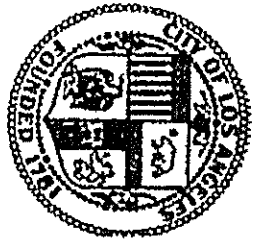
Permit No.
ST5154/58

and Year

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

1 Story, Type V, Single Family Dwelling and Attached Garage, R-1 occupancy.

James B. Colman
Superintendent of Buildings



By

APN: 2559-031-020

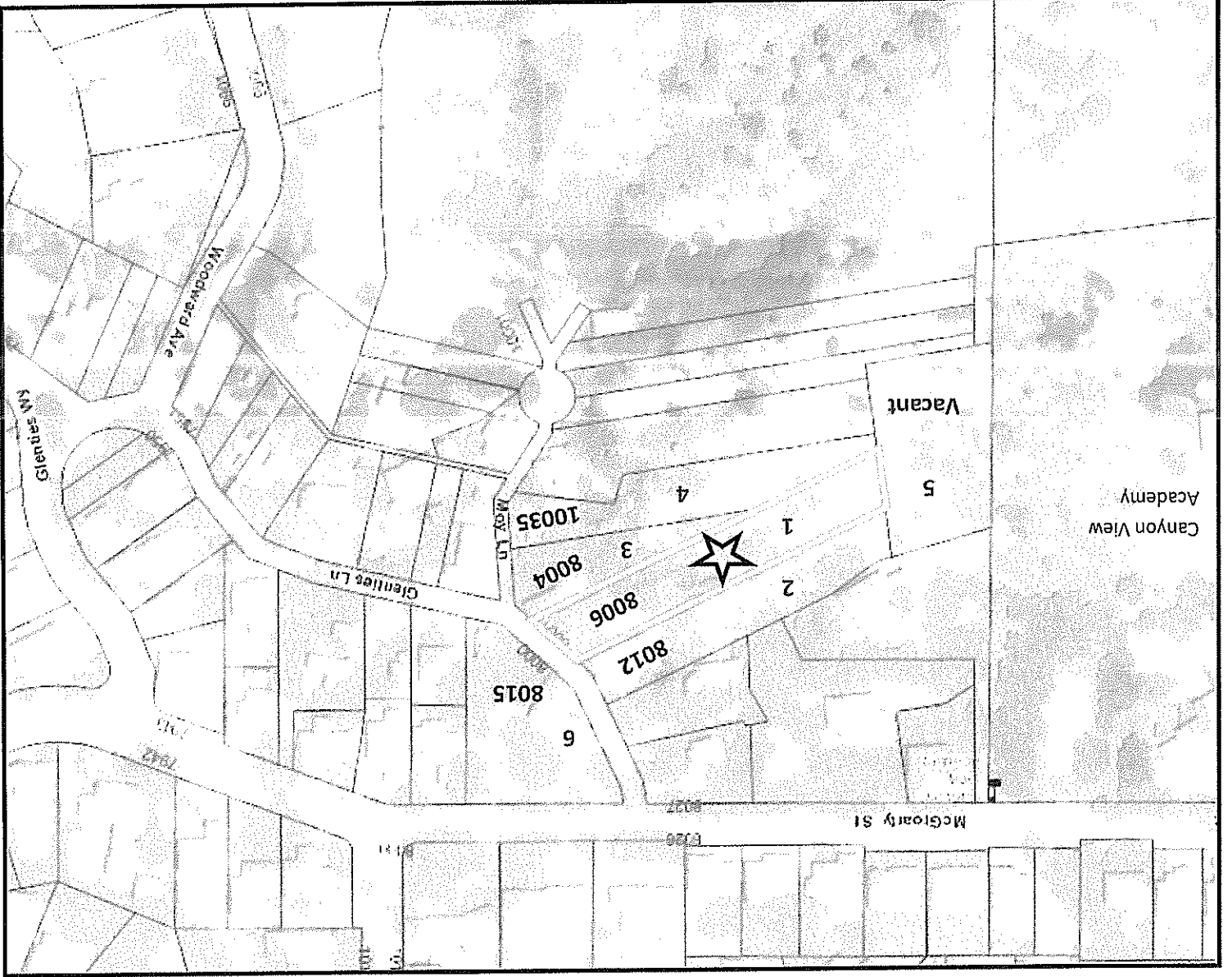
Abutting Properties

March 6, 2023

ABUTTING PROPERTIES MAP

8006 Glenties Lane

Los Angeles, CA 91040



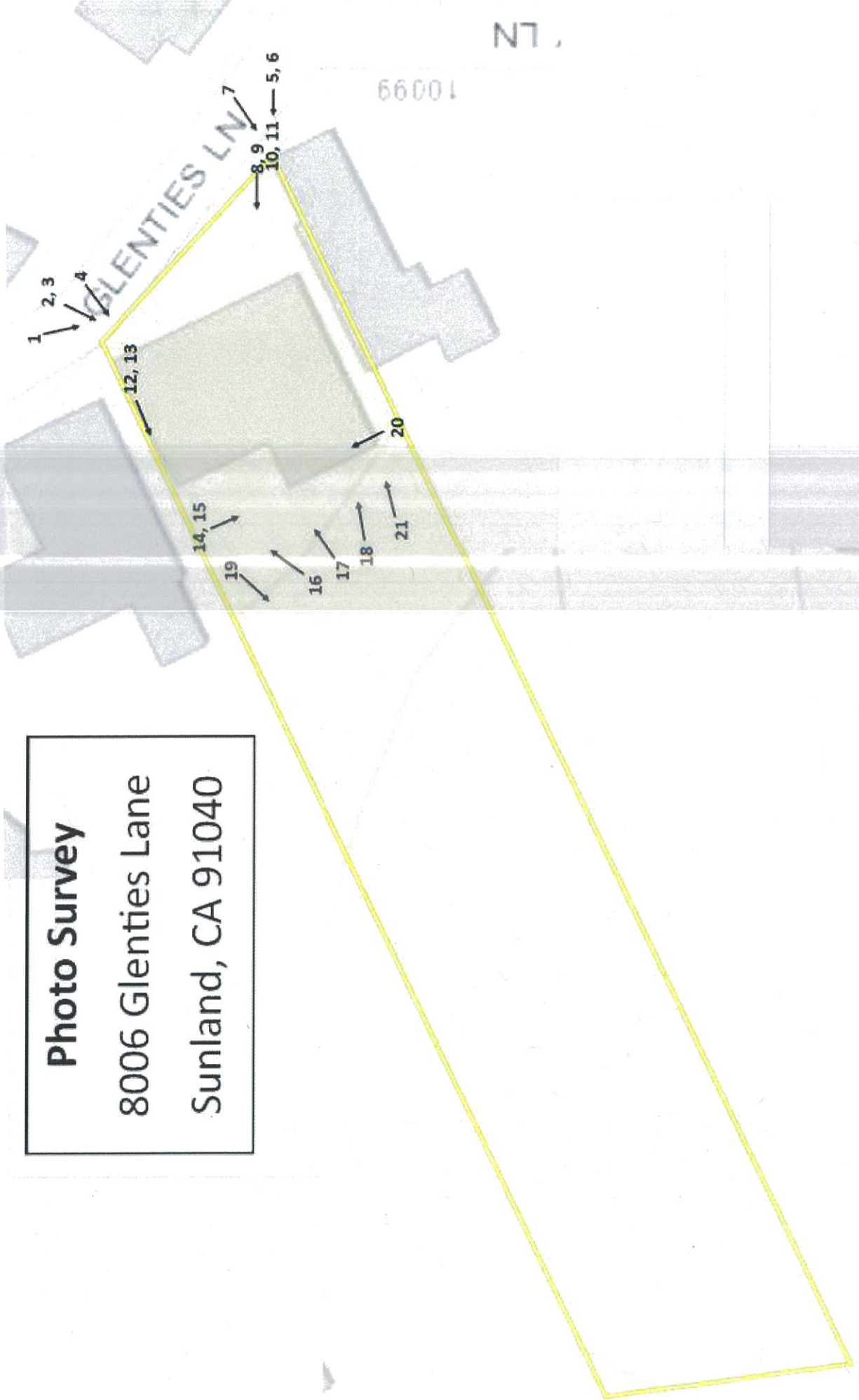
Radius Map & Labels: Quality Maps

263 W Olive Ave # 161

Burbank, CA 91502

(818) 588-7588

Photo Survey
8006 Glenties Lane
Sunland, CA 91040

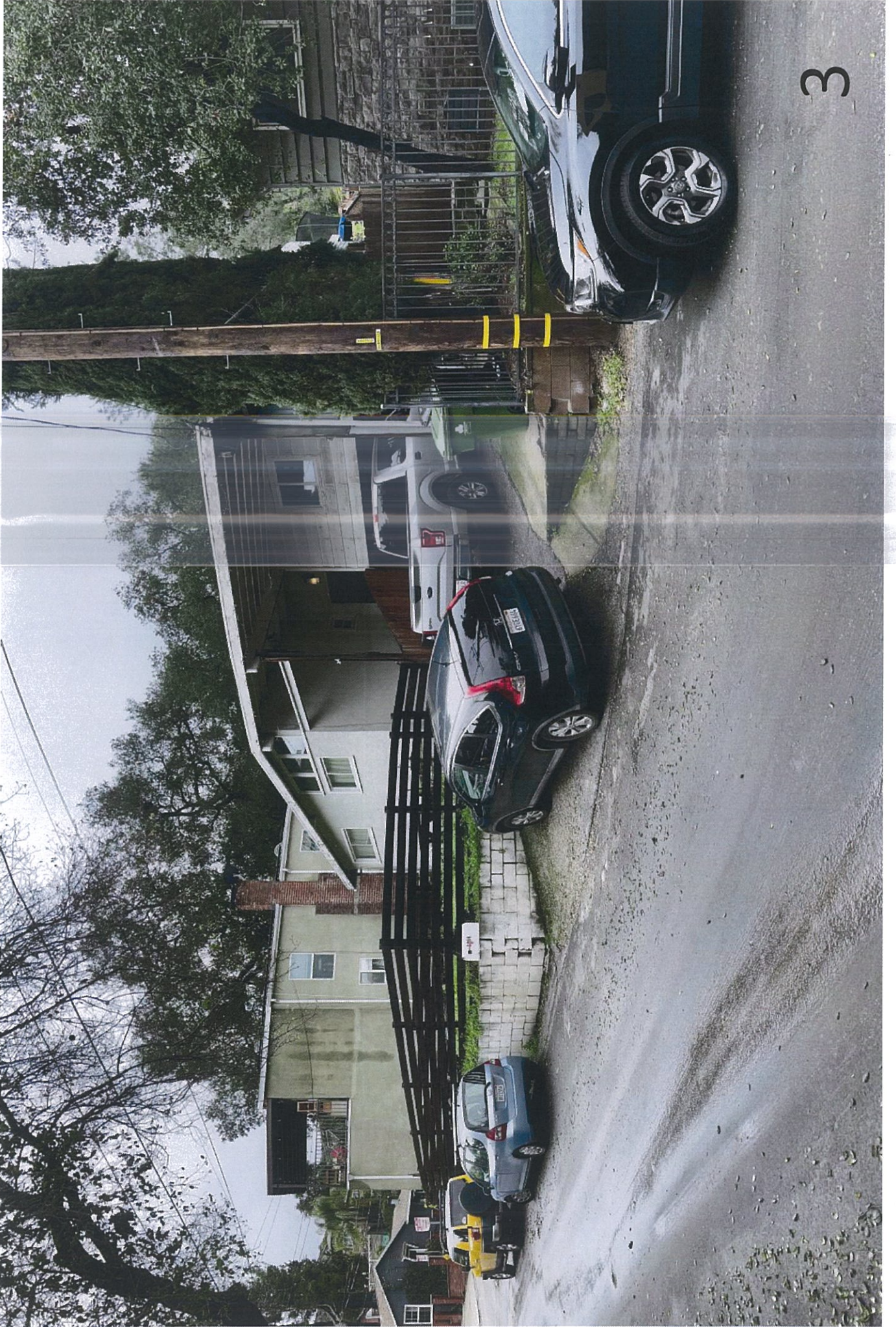


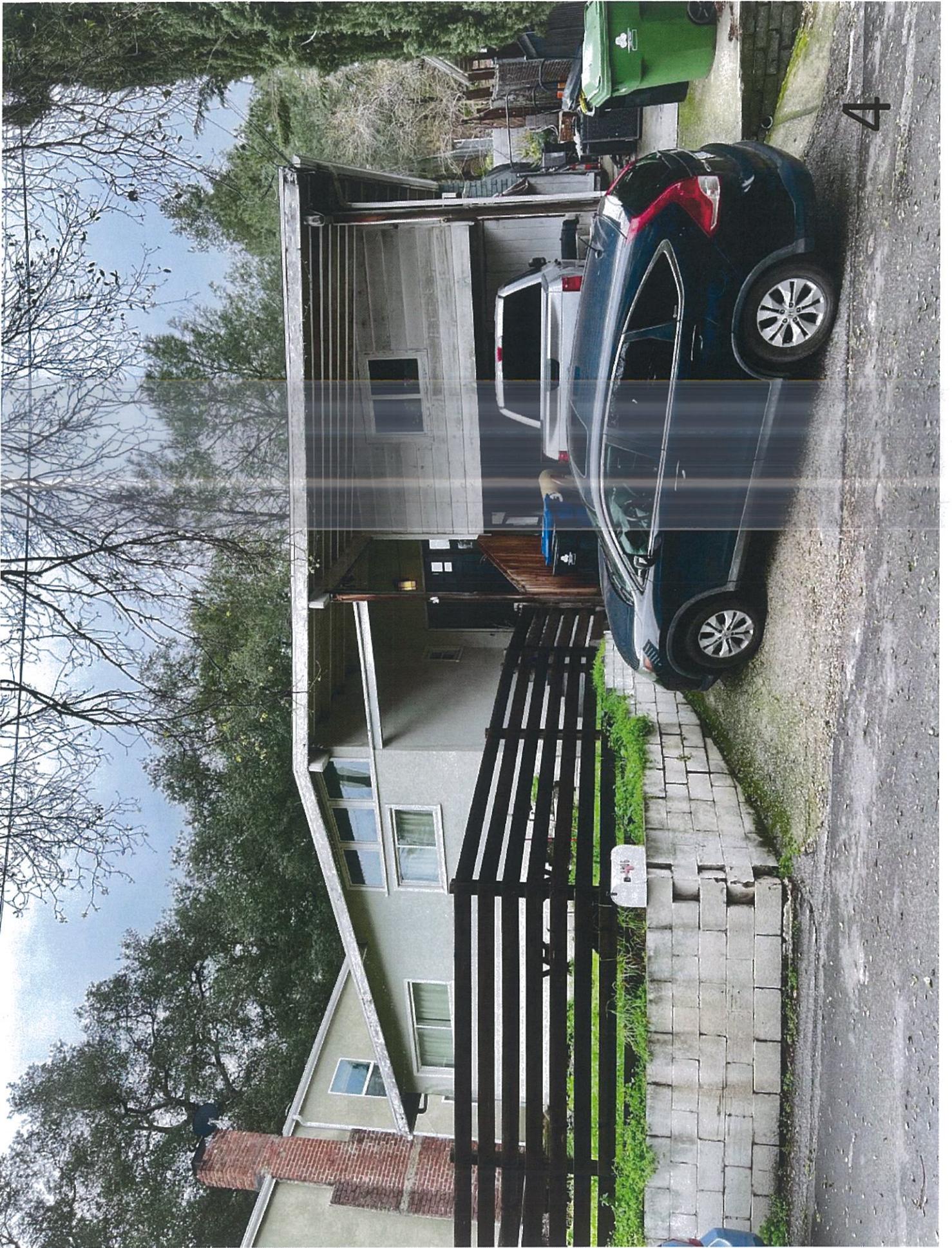


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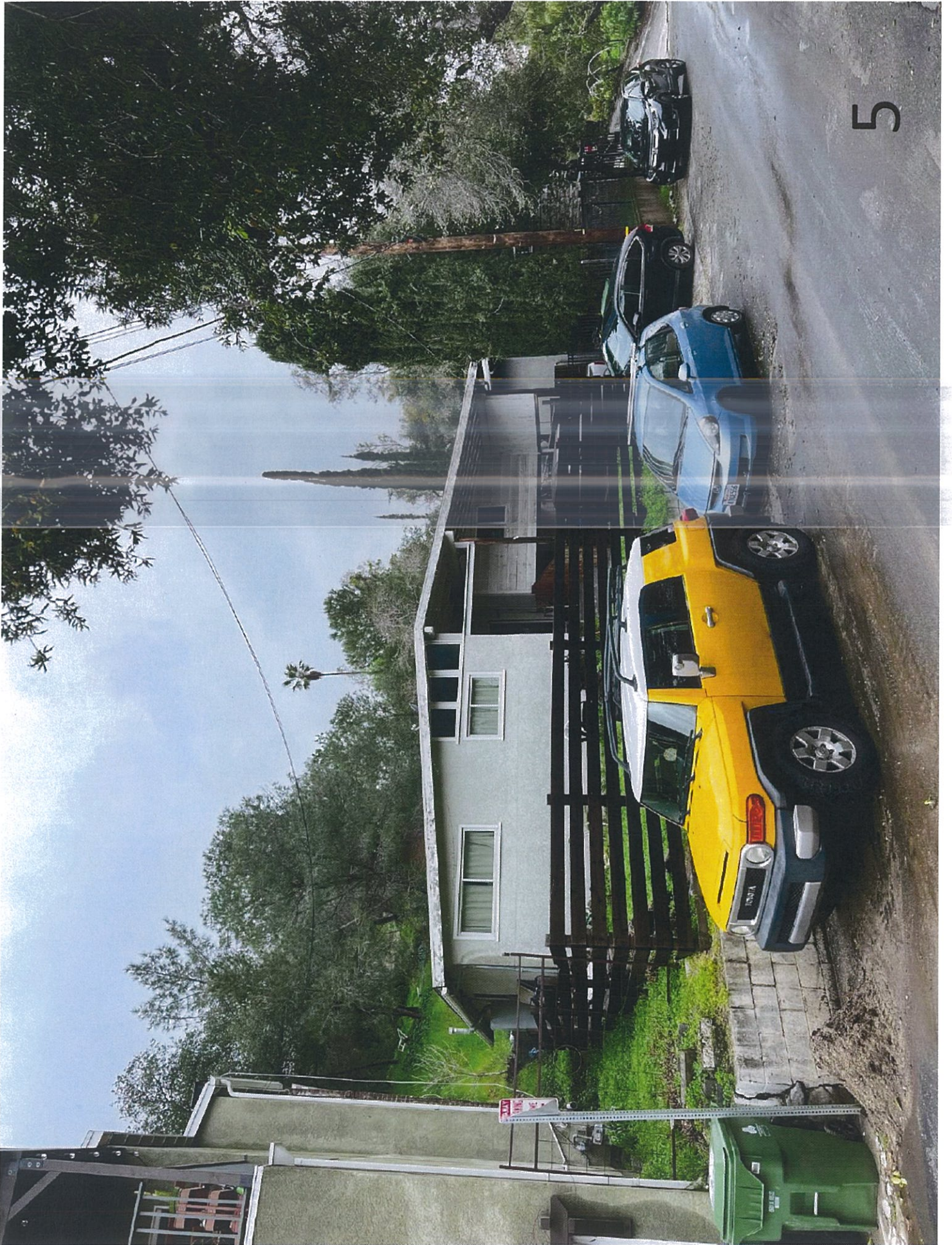


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4



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10



11



12







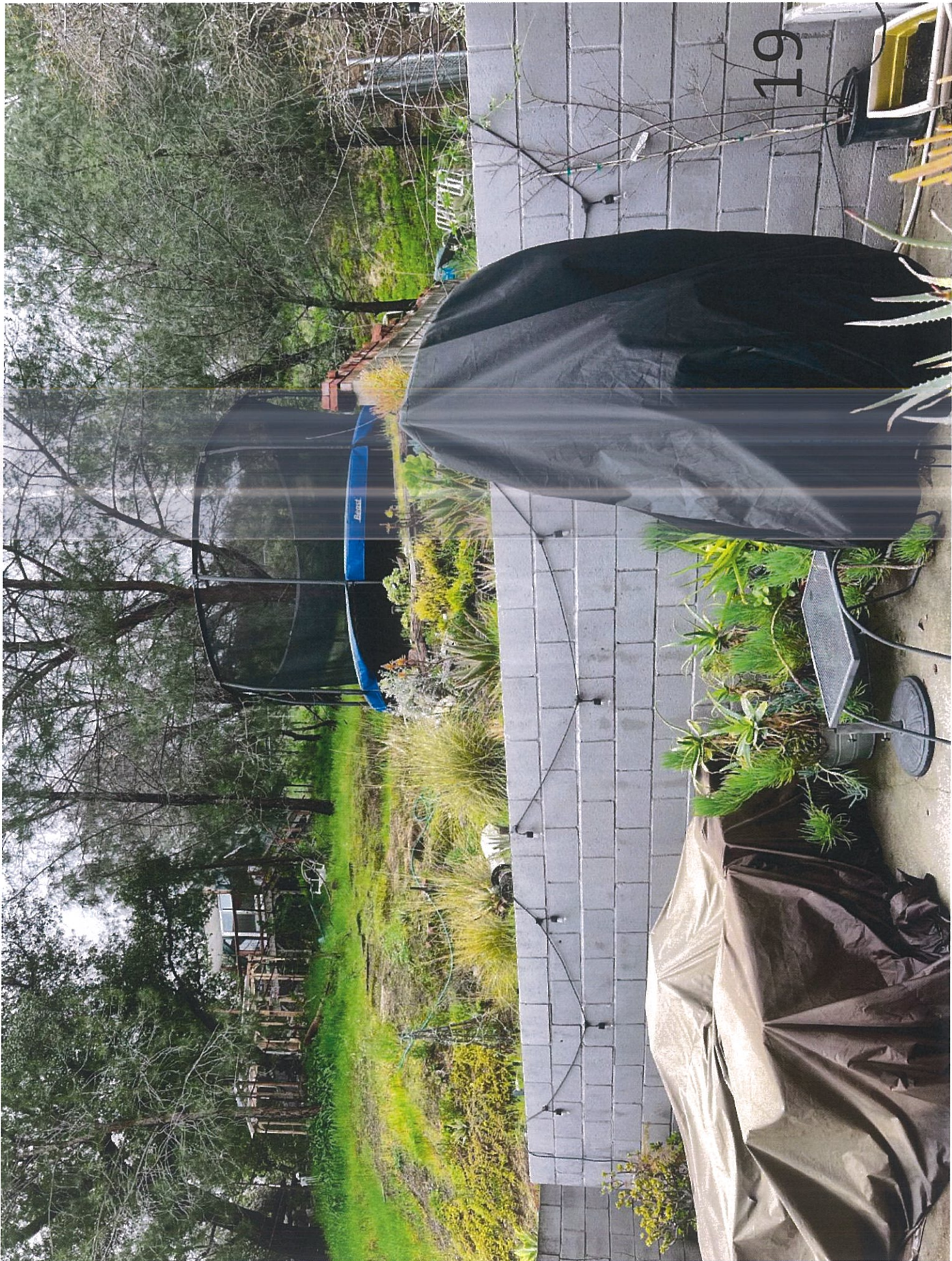
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18



19



20





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8006 W GLENTIES LANE

Font: A A A

Address/Legal

Site Address: 8006 W GLENTIES LANE
 ZIP Code: 91400
 PIN Number: 2018193 32
 Lot/Parcel Area (Calculated): 12,201.4 (sq ft)
 Thomas Brothers Grid: PAGE 503 - GRID H4
 Assessor Parcel No. (APN): 2559031020
 Tract: GLEN O'GLENTIES TRACT
 Map Reference: M B 43-80/B2
 Block: None
 Lot: 1851
 Arb (Lot Cut Reference): None
 Map Sheet: 2018193
 Map Sheet: 2041893

Jurisdictional

Community Plan Area: Sunland - Tulunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon
 Area Planning Commission: North Valley
 Neighborhood Council: Sunland-Tulunga
 Council District: CD 7 - Monica Rodriguez
 Census Tract #: 1034.01
 LADBS District Office: Van Nuys

Permitting and Zoning Compliance

Building Permit Info: View
 Administrative Review: None

Planning and Zoning

Special Notes: None
 Zoning: RFA-01

Zoning Information (Z1): Z1-2374 Specific Plan: San Gabriel/Ventura Mountains Scenic Preservation
 Zoning Information (Z1): Z1-2482 Modifications to SF Zones and SF Zone H/Blade Area Regulations

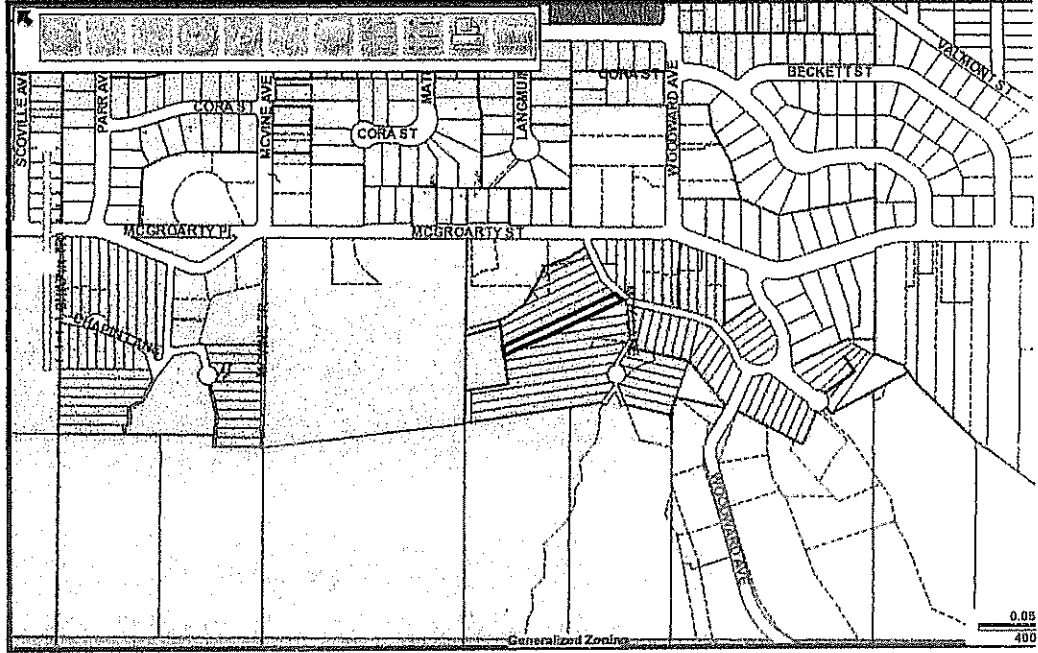
Zoning Information (Z1): Z1-2438 Equine Keeping in the City of Los Angeles

General Plan Land Use: Low Residential
 General Plan Nela(s): Yes
 Hillside Area (Zoning Code): Yes
 Specific Plan Area: SAN GABRIEL / VERDUGO MOUNTAINS SCENIC PRESERVATION

Subarea: None
 Special Land Use / Zoning: None
 Historic Preservation Review: No
 Historic Places LA: View
 CDC: Community Design: None
 Overlay: None
 CPIO: Community Plan Imp. Overlay: None
 Subarea: None

CUGU: Clean Up-Green Up: None
 HCR: Hillside Construction Regulation: No
 NSCK: Neighborhood Stabilization Overlay: No
 POD: Pedestrian Oriented Districts: None
 RBP: Restaurant Beverage Program Eligible Area: None
 RFA: Residential Floor Area District: None
 RIO: River Implementation Overlay: No
 SN: Sign District: No
 SB 9 Eligibility: View
 SB 35 Eligibility: View
 AB 2334: Very Low VMT Areas: No
 AB 2097: Reduced Parking: No
 AB 2011 Eligibility: View
 Streetscape: No
 Adaptive Reuse Incentive Area: None

Affordable Housing Linkage Fee: Residential Market Area Low



Area

Affordable Housing Linkage Fee: Residential Market Area Low, Non-Residential Market Area Low

Transit Oriented Communities Not Eligible (TOC) ED 1 Eligibility: Not Eligible

RPA: Redevelopment Project Area: None

Central City Parking: No
 Downtown Parking: No
 Building Line: No
 500 Ft School Zone: No
 500 Ft Park Zone: No

Assessor

Assessor Parcel No. (APN): 2559031020

Ownership (Assessor): Owner: Address

Ownership (Bureau of Engineering, Land Records): Owner: Address

APN Area (Co. Public Works): 0.581 (ac)
 Use Code: 0100 - Residential - Single Family Residence
 Assessed Land Val.: \$302,638
 Assessed Improvement Val.: \$182,672
 Last Owner Change: 05/01/2014
 Last Sale Amount: \$422,004
 Tax Rate Area: 13

Dead Ref No. (City Clerk): 449799
 Dead Ref No. (City Clerk): 449798
 Dead Ref No. (City Clerk): 449797

Building 1: Year Built: 1958

Dead Ref No. (City Clerk): 449797

Building 1: Year Built: 1958, Building Class: 066B, Number of Units: 1, Number of Bedrooms: 3, Number of Bathrooms: 2, Building Square Footage: 1,140.0 (sq ft)

Building 2: No data for building 2
 Building 3: No data for building 3
 Building 4: No data for building 4
 Building 5: No data for building 5

Case Numbers

Recent Activity: None

City Planning Commission: CPC-2008-4863-CA
 City Planning Commission: CPC-2004-7771-160
 City Planning Commission: CPC-2009-1357-SP
 City Planning Commission: CPC-1983-25271
 City Planning Commission: CPC-1979-25524

Ordinance: ORD-181128
 Ordinance: ORD-176738
 Ordinance: ORD-171835-SA680
 Ordinance: ORD-171836
 Ordinance: ORD-128774
 Ordinance: ORD-128130
 Environmental: ENV-2008-4684-ND
 Environmental: ENV-2004-7772-CE

Citywide/Code Amendment Cases

City Planning Commission Cases

Zoning Administration Cases

Environmental Cases

Additional

Airport Hazard: None
 Coastal Zone: None
 Santa Monica Mountains Zone: No
 Farmland: Area Not Mapped
 Urban Agriculture Incentive: YES

Sanita Monica Mountains Zone: No
 Farmland: Area Not Mapped
 Urban Agriculture Incentive: YES
 Very High Fire Hazard Severity Zone: Yes
 Fire District No. 1: No
 Flood Zone: Outlake Flood Zone
 Watercourse: No
 Hazardous Waste / Border Zone Properties: No
 Methane Hazard Site: None
 High Wind Velocity Areas: YES
 Special Grading Area (BCE Basis Grid Map A-13372): Yes
 Wells: None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km): Within Fault Zone
 Nearest Fault (Name): Verdugo
 Region: Transverse Ranges and Los Angeles Basin
 Fault Type: B
 Slip Rate (mm/year): 0.60000000
 Slip Geometry: Reverse
 Slip Type: Unconstrained
 Down Dip Width (km): 16.00000000
 Rupture Top: 0.60000000
 Rupture Bottom: 13.00000000
 Dip Angle (degrees): 45.00000000
 Maximum Magnitude: 5.90000000

Alquist-Prilo Fault Zone: No
 Landslide: No
 Liquefaction: No
 Preliminary Fault Rupture Study Area: No
 Tsunami Inundation Zone: No

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Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Job and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 2559031020]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes

Assessor Parcel No. (APN)	2559031020
Address	8906 GLENTIES LN
Year Built	1958
Use Code	0100 - Residential - Single Family Residence

Notes: The property is subject to AB 1482 if the owner is a corporation, limited liability company with a corporate member, or real estate trust. Does not apply to owner-occupied duplexes & government-subsidized housing.

Housing Crisis Act Replacement Review	View
Housing Element Sites	
HE Replacement	N/A

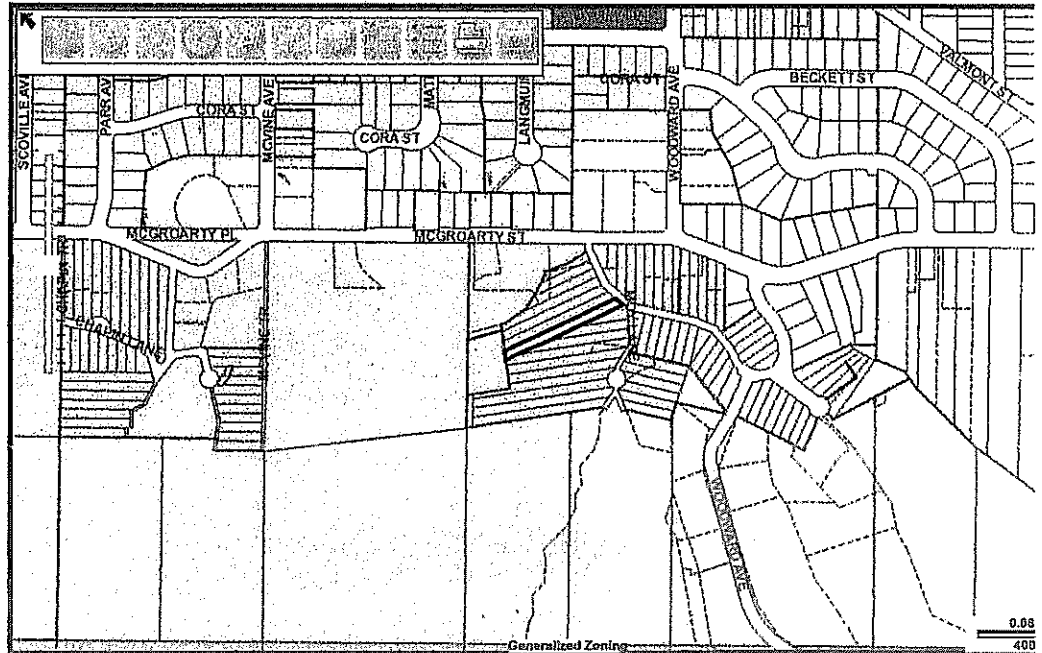
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 2559031020]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes

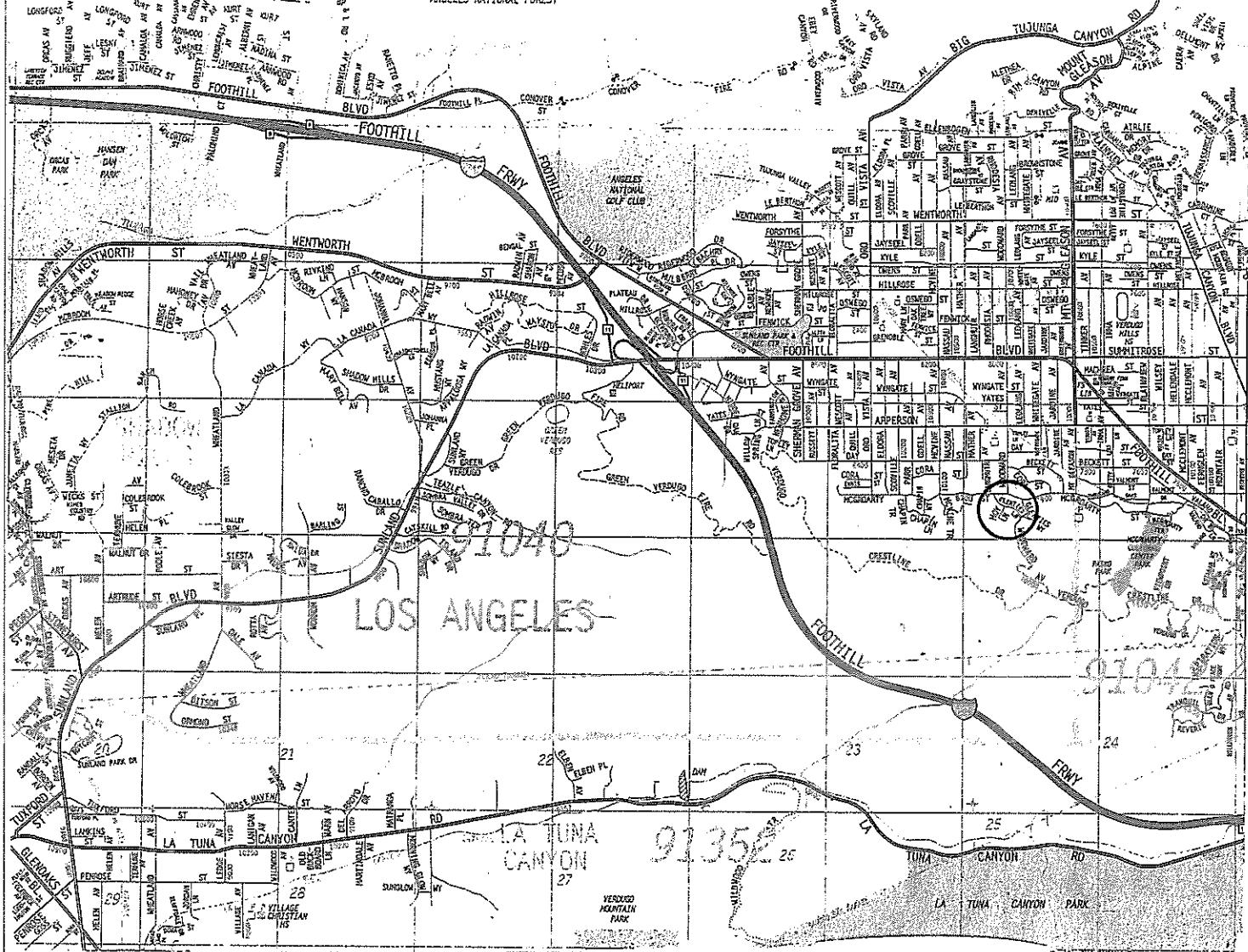
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Notes: The property is subject to AB 1482 if the owner is a corporation, limited liability company with a corporate member, or real estate trust. Does not apply to owner-occupied duplexes & government-subsidized housing.

Housing Crisis Act Replacement Review	View
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	Yes

Public Safety	
Police Information	
Bureau	Valley
Division / Station	Foothill
Reporting District	1656
Fire Information	
Bureau	Valley
Battalion	12





LOS ANGELES

LA TUNA CANYON

9135

91048

91048

VERDE MOUNTAIN PARK

LA TUNA CANYON PARK

ANGELES NATIONAL GOLF CLUB

WENTWORTH

FOOTHILL

FRWY

LA TUNA CANYON

VERDE MOUNTAIN PARK

LA TUNA CANYON

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LA TUNA CANYON

VERDE MOUNTAIN PARK

SAN GABRIEL/VERDUGO MOUNTAINS SCENIC PRESERVATION SPECIFIC PLAN FILING INSTRUCTIONS AND SUPPLEMENTAL APPLICATION FORM

Filing Instructions for New Cases

- ✓ 1. Read all instructions carefully.
- ✓ 2. Submit all materials requested. Missing or incomplete materials will result in the case being placed on hold.
- ✓ 3. Review the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan which can be linked through ZIMAS.
- ✓ 4. Once all application materials are completed, or if you have questions during the process, please contact Planning staff for an appointment at laura.frazinsteede@lacity.org or peggy.malone-brown@lacity.org
- ✓ 5. Required application materials are listed on the Department of City Planning Application (DCP) Filing Instructions Form CP-7810.
Note: In most cases a radius map and BTC receipt are not required. Provide a list of abutting property owners and map (ZIMAS map, Assessor's Parcel Map) with names on the notification list numbered and keyed to the map. See instructions for Mailing Labels/Decision Letter, Project Team, and Penalty of Perjury Statement.
- ✓ 6. All applicants must submit the attached Supplemental Application Instructions.
- ✓ 7. Commercial and Industrial Projects must show on the Plot Plan and/or Elevations the following items: exterior lighting; any roof mounted structures; any fencing, gates, or walls; all landscaping proposed (see Landscape Plan Instructions Form CP-6730), existing and proposed parking spaces; existing and proposed signage (monument, wall, projecting, window, and/or temporary signs).

N/A

SUPPLEMENTAL APPLICATION INSTRUCTIONS FOR ALL PROJECTS

1. Is the project located in whole or in part on a Scenic Highway or a Scenic Highway Corridor as designated on Specific Plan Map No. 1?
 Yes
 No

2. Is the project located in whole or in part on a Prominent Ridgeline or a Prominent Ridgeline Protection Area as designated on Specific Plan Map No. 2?
- Yes
 No
3. Does the site abut any Official Equestrian Trail shown on Specific Plan Map No. 3?
- Yes
 No
 If "Yes" show the Official Equestrian Trail abutting the subject property on the Plot Plan.
4. Does the project propose moving or cutting down any oak or other protected trees?
- Yes
 No
 If "Yes" submit a Tree Report by a "Tree Expert" to the satisfaction of the Urban Forestry Division
http://bss.lacity.org/urbanforestry/index_submittal.htm
5. Does the project site contain any streams or blue line streams as shown on Specific Plan Maps Nos. 2 and 3?
- Yes
 No
 If "Yes" a Biological Survey is required as part of the application package and blue line streams must be shown on the plot plan or topographic survey.
6. Project Height
- 17'-6" Existing structures
21'-0" Proposed structures
7. Is the site in a Hillside Area as designated on ZIMAS?
- Yes
 No
 If "Yes" provide a Topographic Survey stamped and signed by a licensed Civil Engineer or Surveyor in the State of California. A Hillside Referral Form may also be required from the Bureau of Engineering.
8. Is any grading proposed?
- Yes
 No

CITY IS PROMINENT

FOR REF. DIV.

If "Yes" indicate as follows:

_____ cubic yards of cut

_____ cubic yards of fill

_____ cubic yards of import

_____ cubic yards of export

A Soils and Geology Approval Letter from the Department of Building and Safety may also be required.

9. If grading or berming is proposed, will the elevation of the crest of any Prominent Ridgeline be altered?

Yes

No

10. Does the site currently include any of the prohibited plant materials listed in Section 8.C of the Specific Plan?

Yes

No

11. Will any native vegetation be removed within any Prominent Ridgeline Protection Area except as required for driveways, building footprints, any required equine pad or stable areas, or as necessary to meet fire safety and brush clearance regulations?

Yes

No

12. Project Amenities. Will any fire pits, picnic tables, or other similar structures associated with residential lots be located within any Prominent Ridgeline Protection Area that will be visible from the right-of-way or any Scenic Highway?

Yes

No

If "Yes" show fire pit, picnic table, or similar structure on the plot plan.

**MANDATORY REQUIREMENTS CHECKLIST
ADDITIONS AND ALTERATIONS TO RESIDENTIAL BUILDINGS
(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)**

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
PLANNING AND DESIGN				
1	4.106.2	Storm water drainage and retention during construction	A-5	GRN-1
2	4.106.3	Grading and paving	A-1	PLAT PLAN
3	4.106.5	Cool roof (additions ≥ 500 sq. ft. or ≥ 50%)	N/A	ROOF PLAN LESS THAN 50%
ENERGY EFFICIENCY				
4	4.211.4	Water ready (additions ≥ 2,000 sq. ft.)	N/A	ROOF PLAN
WATER EFFICIENCY & CONSERVATION				
5	4.303.1	Water conserving plumbing fixtures and fittings	A-1	GRN-14, #5
6	4.303.1.3.2	Multiple showerheads serving one shower	A-1	GRN-14, #6
7	4.303.4	Water use reduction	A-1	GRN-10E, #2
8	4.304.1	Outdoor water use in landscape areas	N/A	NEW LANDSCAPE SCHEDULE
9	4.304.2	Irrigation controllers	A-1	NEW LANDSCAPE SCHEDULE
10	4.304.3	Metering outdoor water use	N/A	NEW LANDSCAPE SCHEDULE
11	4.304.4	Exterior faucets	N/A	A-2, FLOOR PLAN
12	4.304.5	Swimming pool covers	N/A	NO POOL
13	4.305.1	Graywater ready	N/A	(NEW LANDSCAPE SCHEDULE)
14	4.305.2	Recycled water supply to fixtures	A-1	GRN-18R, #8
15	4.305.3.1	Cooling towers (buildings < 25 stories)	A-1	GRN-18R, #9
16	4.305.3.2	Cooling towers (buildings > 25 stories)	N/A	GRN-18C, #10
MATERIAL CONSERVATION & RESOURCE EFFICIENCY				
17	4.406.1	Roofing	A-1	GRN-14, #9
18	4.407.3	Flashing details	A-1	DETAILS
19	4.407.4	Material protection	A-1	GRN-14, #10
20	4.408.1	Construction waste reduction	A-1	GRN-14, #11
21	4.410.1	Operation and maintenance manual	A-1	GRN-14, #12
ENVIRONMENTAL QUALITY				
22	4.503.1	Fireplaces and woodstoves	N/A	NO FIREPLACE
23	4.504.1	Covering of duct openings and protection of mechanical equipment during construction	A-1	GRN-14, #14
24	4.504.2	Finish material pollutant control	A-1	GRN-14, #15
25	4.504.2.1	- Adhesives, sealants, caulks	A-1	#7, #15
26	4.504.2.2	- Paints and coatings	A-1	#7, #15
27	4.504.2.3	- Aerosol paints and coatings	A-1	#7, #15
28	4.504.2.4	- Verification	A-1	GRN-14, #16
29	4.504.3	Carpet systems	A-1	GRN-14, #17
30	4.504.3.1	Carpet cushion	A-1	GRN-14, #17
31	4.504.4	Resilient flooring systems	A-1	GRN-14, #18
32	4.504.5	Composite wood products	A-1	GRN-14, #19
33	4.504.6	Filters	N/A	
34	4.505.2.1	Capillary break	A-5	DETAIL A
35	4.505.3	Moisture content of building materials	A-1	GRN-14, #23
36	4.506.1	Bathroom exhaust fans	A-3	FLOOR PLAN
37	4.507.2	Heating and air-conditioning system design	A-1	GRN-14, #26

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.
(Rev. 02/12/20) Page 2 of 2 www.ladsa.org

CONSULTANTS

- Owner:** Elizabeth & Warren Curtis
8006 West Gledites Lane Sunland, CA 91040
(818) 531-1150
- Designer:** Tower Associates, Inc.
12400 Ventura Blvd., Ste 425 Studio City, CA 91604
(818) 990-8760
- Structural Engineer:** Daniel Sayah
15233 Ventura Blvd., Ste 1130 Sherman Oaks, CA 91403
- Energy Engineer:** Perfect Design & Investment, Inc.
2416 West Valley Blvd., Alhambra, CA 91803
(626) 289-8808

- A minimum 1" (inside diameter) listed receptacle is installed for each unit to accommodate a dedicated 200V/40-amp branch circuit. The receptacle shall originate at the main service or a subpanel and terminate at the proposed location of the receptacle in a listed cabinet, box or enclosure.
- The main service panel shall have a minimum busbar rating of 200 amps.
The main electrical service panel shall have a reserved space to allow for installation of a double pole circuit breaker for a future solar electric installation. The reserved space shall be positioned at the opposite (load) end from the input feeder location or main circuit location and shall be permanently marked as "For Future Solar Electric."
1211.4, Energy Code §110.10, LAFD Requirement (No. 95)
- The service panel or subpanel shall have a reserved space to allow for installation of a protective device (space) reserved for future EV charging as EV CAPABLE. The receptacle location shall be permanently and visibly marked EV CAPABLE.
(4.106.A.1)
- The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space reserved for permit installation of a branch circuit overcurrent protective device.

FIRE PROTECTION
Smoke detectors shall be provided in each sleeping room, on the ceiling or wall immediately outside of each sleeping room, and on each story and basement for dwellings with more than one story. (907.2.11.2, R314.3)
The power source for smoke detectors shall be as follows:
a. In new construction smoke detectors shall receive their primary power from the building wiring and shall be equipped with a battery backup. (907.2.11.4, R314.4)
b. In existing SPD, smoke detectors may be battery operated. (907.2.11.4, R314.4)

Prohibited Plant Materials. The following plant materials shall be prohibited within the Plan area for all new projects (as defined in Section 4):

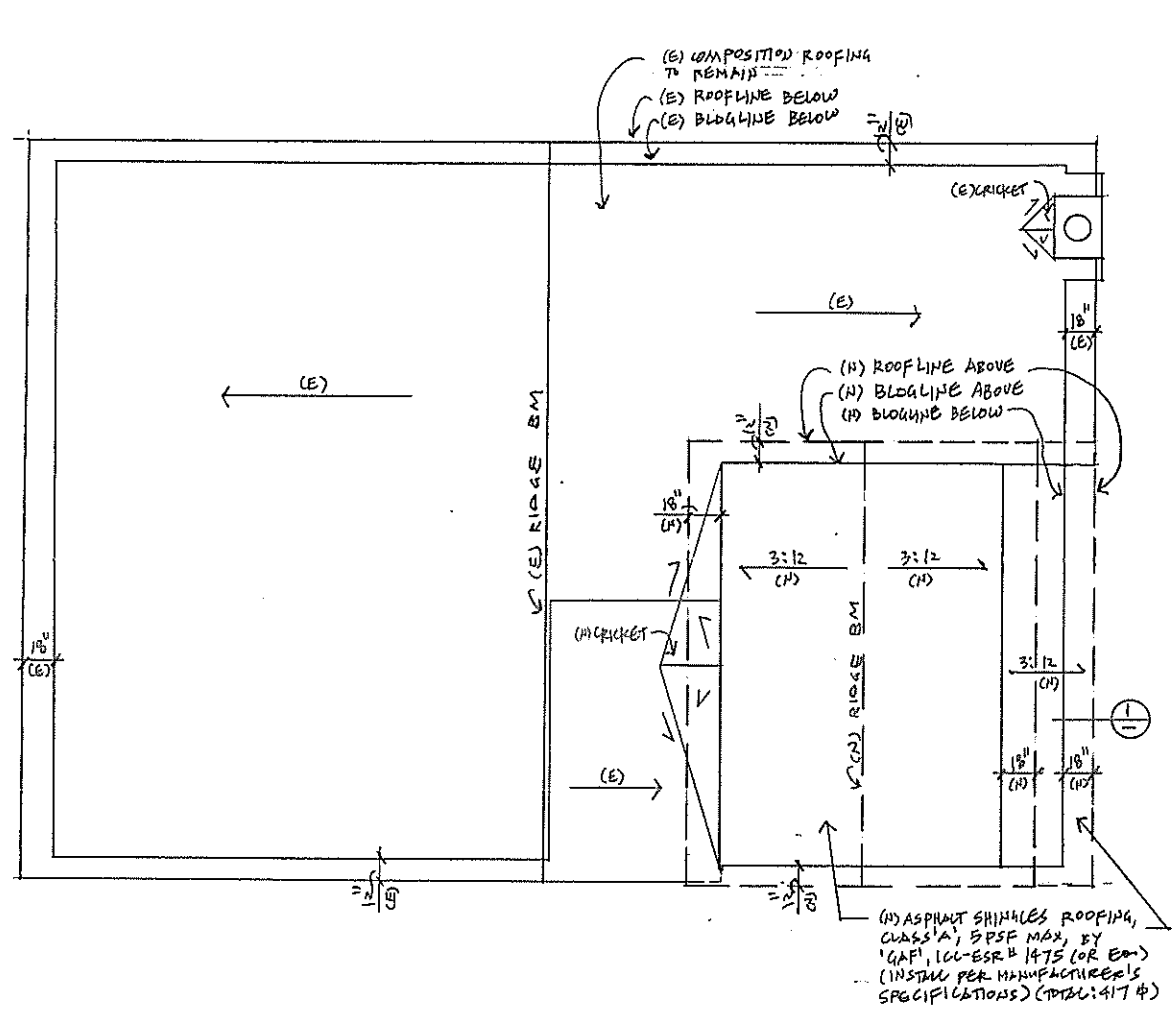
Plant Name	Common Name	Prohibited
Aspidistra	Spotted plant	Prohibited
Adiantum	Woods fern	Prohibited
Azalea	Spine flower	Prohibited
Asplenium	Woods fern	Prohibited
Asplenium nidus	Woods fern	Prohibited
Asplenium platyneuron	Woods fern	Prohibited
Asplenium septentrionale	Woods fern	Prohibited
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REVISIONS	BY

TOWER ASSOCIATES, INC.
 DESIGN PLANNING
 (818) 990 - 8760
 12400 VENTURA BLVD
 SUITE 425
 STUDIO CITY
 CALIFORNIA
 91604

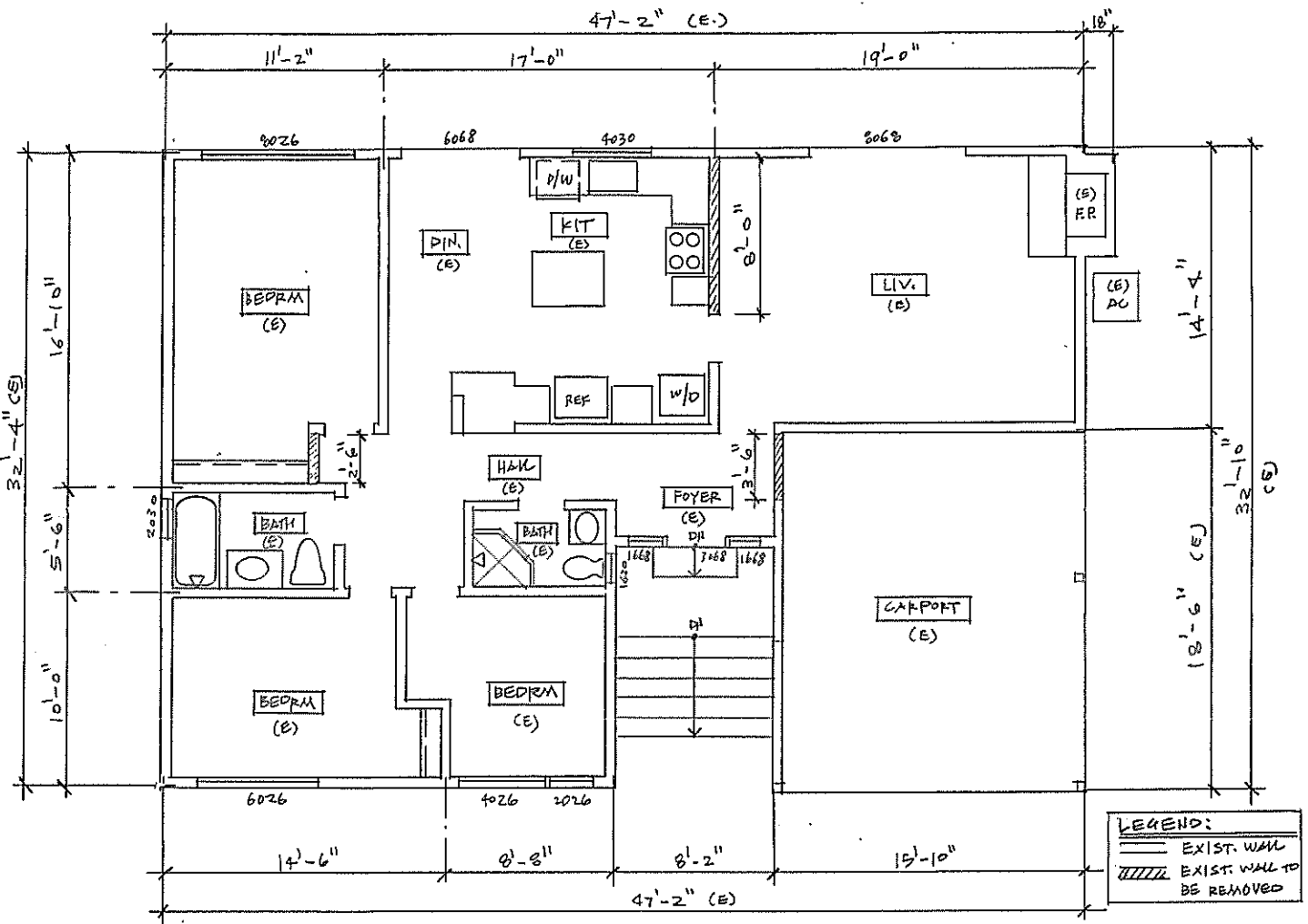
RESIDENTIAL ADDITION
 FOR CURTIS RESIDENCE
 8086 WEST GLENTIES LANE
 SUNLAND, CA 91040

Date
 Scale 1/4" = 1'-0"
 Drawn #
 Job 2217
 Sheet A-2
 Of 2 Sheets



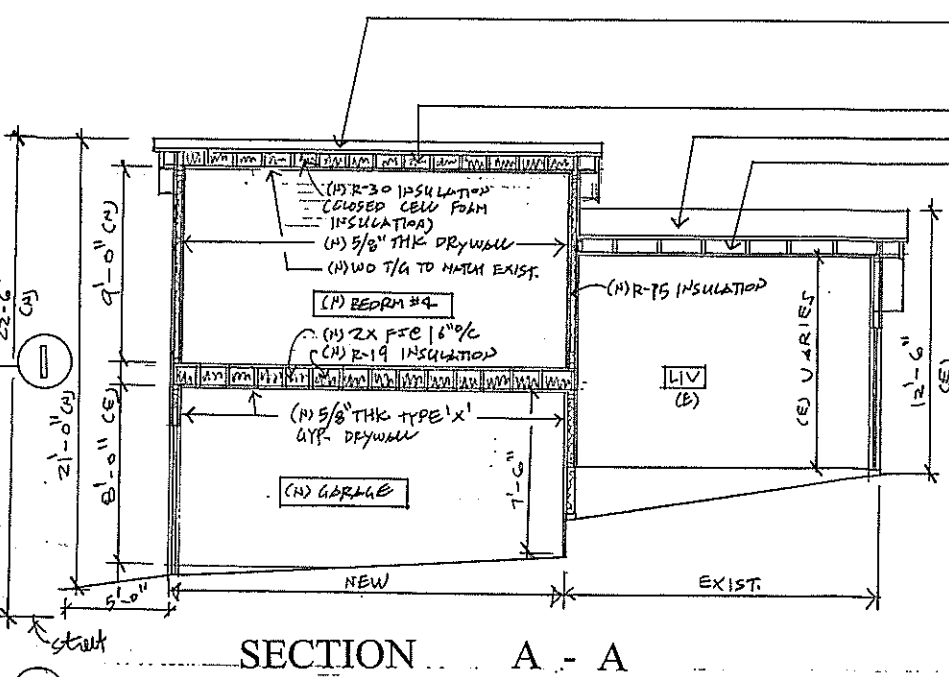
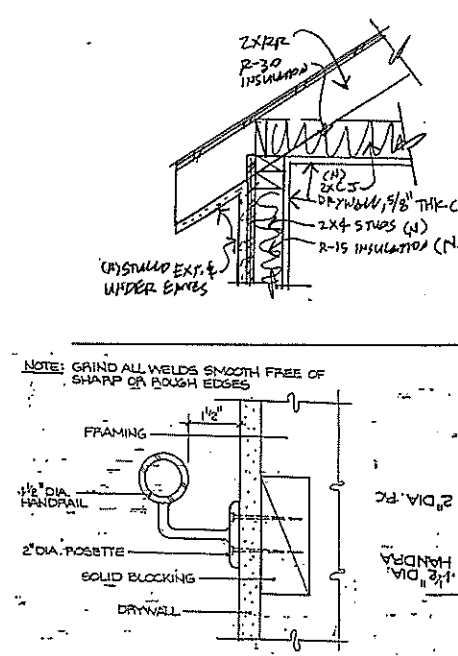
ROOF PLAN

(* LOPE SECTION: R 806.5 - UNVENTED ATTIC & UNVENTED RAFTER COMPLIES)

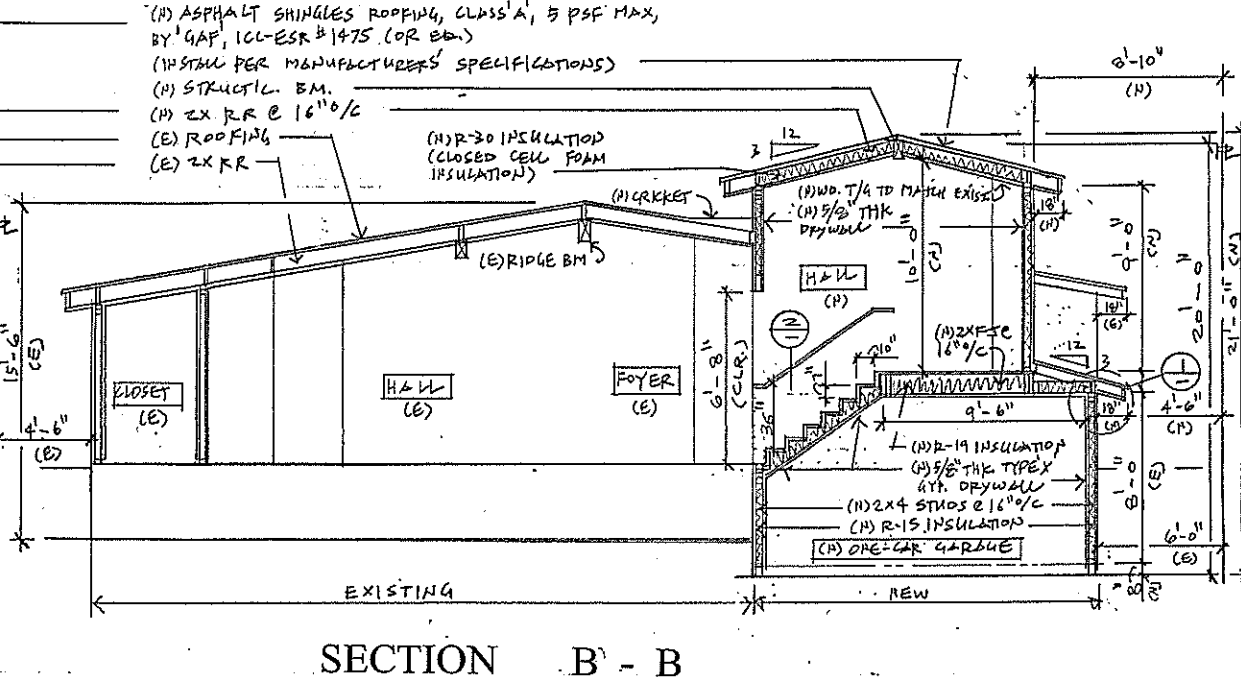


FLOOR PLAN (EXIST)

(W) DEMOLITION PLAN



SECTION A - A



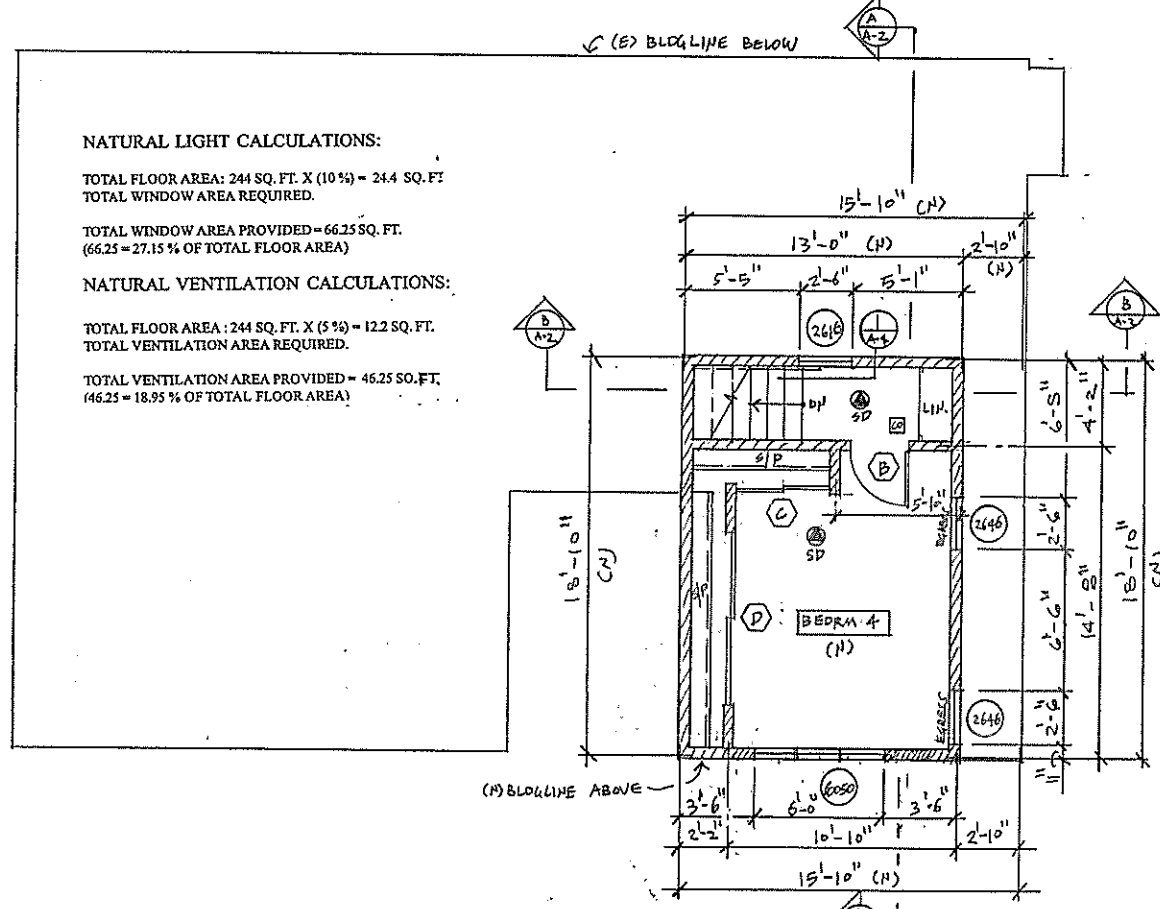
SECTION B - B

NOTE:
 Bathroom exhaust fans shall be energy star compliant and controlled by humidistat, to terminate to outside of building. Fans not functioning as a component of a whole house ventilation system, must be controlled by humidity control.
 All electrical plans/details to be used as reference only.

NATURAL LIGHT CALCULATIONS:
 TOTAL FLOOR AREA: 244 SQ. FT. X (10%) = 24.4 SQ. FT.
 TOTAL WINDOW AREA REQUIRED.

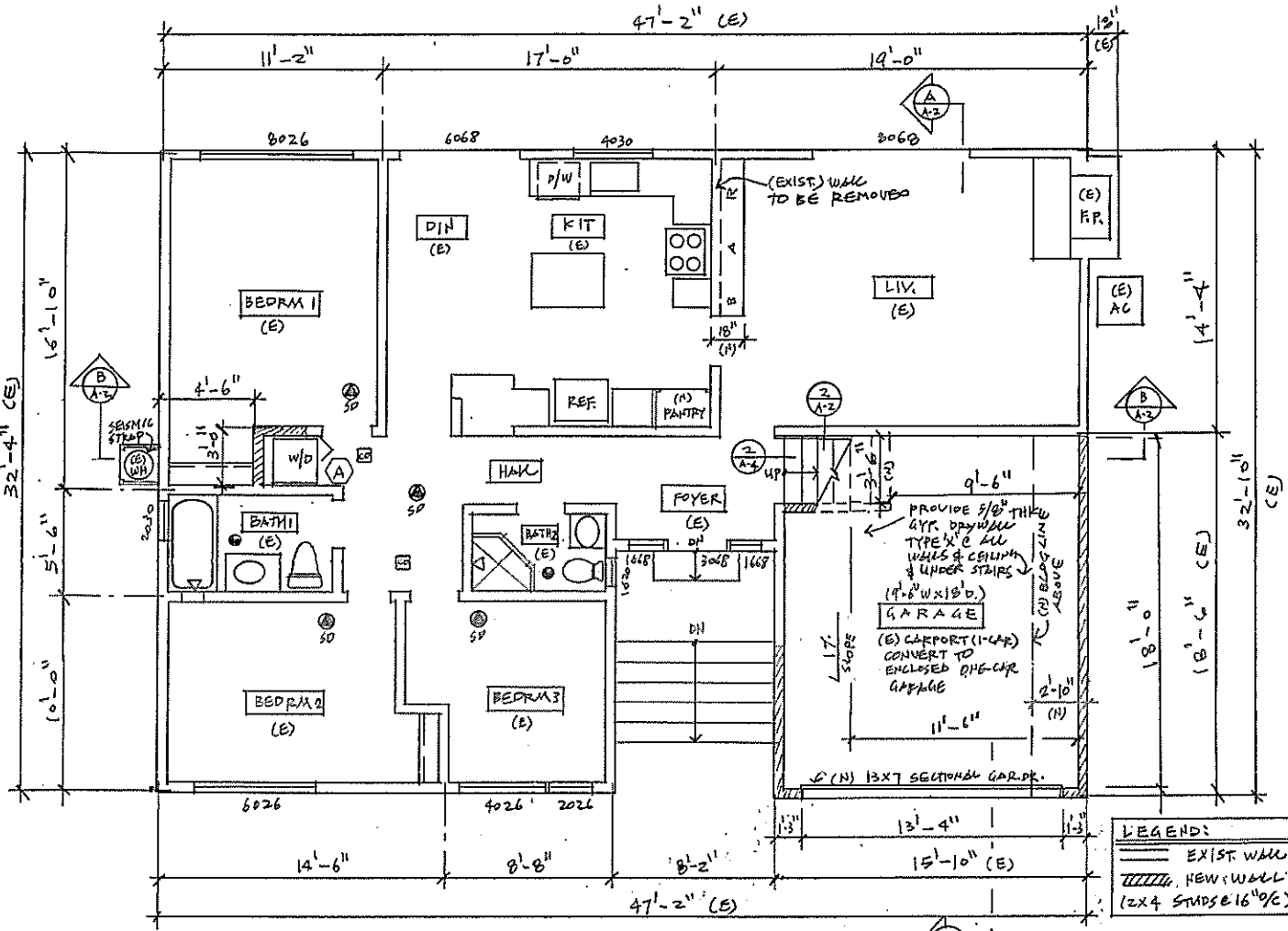
NATURAL VENTILATION CALCULATIONS:
 TOTAL FLOOR AREA : 244 SQ. FT. X (5%) = 12.2 SQ. FT.
 TOTAL VENTILATION AREA REQUIRED.

TOTAL VENTILATION AREA PROVIDED = 46.25 SQ. FT.
 46.25 = 18.95% OF TOTAL FLOOR AREA)



SECOND FLOOR PLAN (NEW)

(W) ELECTRICAL



FIRST FLOOR PLAN (NEW)

(W) ELECTRICAL

Mark	Width	Height	Thick	Type	Remarks
A	2'-6"	6'-8"	-	WOOD SOLID CORE	BI-FOLD, LOUVERED PA.
B	2'-8"	8'-0"	1 3/4"	WOOD SOLID CORE	PANED
C	4'-4"	8'-2"	-	BY PASS WARPED	TEMPERED GL. IF IMPROVED
D	8'-0"	8'-0"	-	BY PASS WARPED	TEMPERED GL. IF IMPROVED

Number	Width	Height	Screen	Type	Remarks
2646	2'-6"	4'-6"	50%	VINYL FRAME CURTAIN CASING	EXPOSED, TEMPERED GL.
6050	0'-0"	3'-0"	-	-	XOX, TEMPERED GLASS
2616	2'-6"	1'-6"	-	-	AWNING, TEMPERED GLASS

IMPORTANT: ALL NEW WINDOWS TO BE FULL-GLAZED. (C.O.N.O.)
 U-FACTOR: 0.30
 SHGC: 0.23 * ALL GLAZING TO BE TEMPERED GLASS.

DOORS, WINDOWS, GLASS AND GLAZING

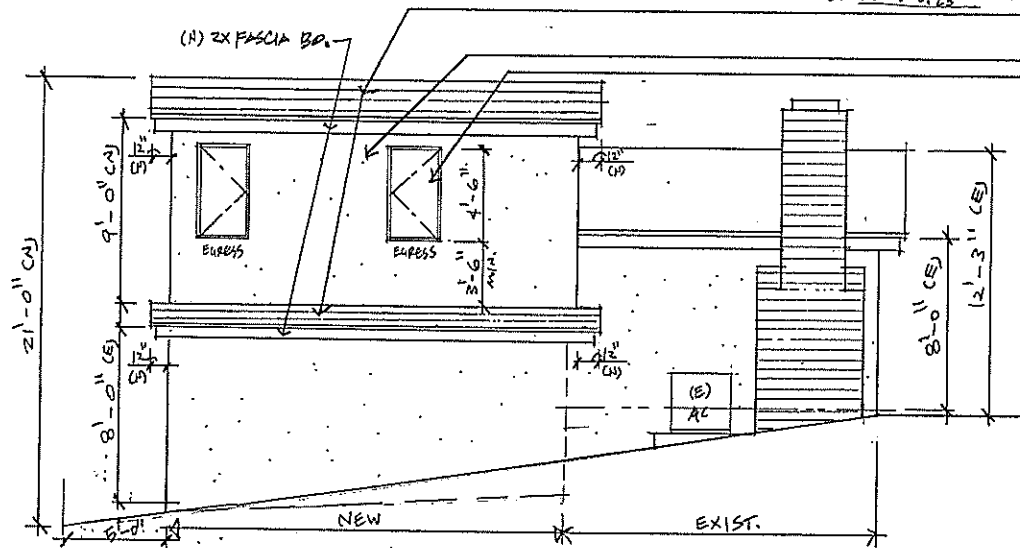
Glazing in doors and windows within 24" of door, within 18" of floor, within 80" of tub/shower floor, or within 8" of stairs and stair landings shall be tempered.
 Bedroom egress windows must have a minimum clear opening area of 5.7 sq. ft. a minimum net height of 20" and minimum net width of 20", and a sill height not more than 44" maximum above finish floor.
 Windows and glazed doors shall be dual glazed.

GENERAL BATH NOTES

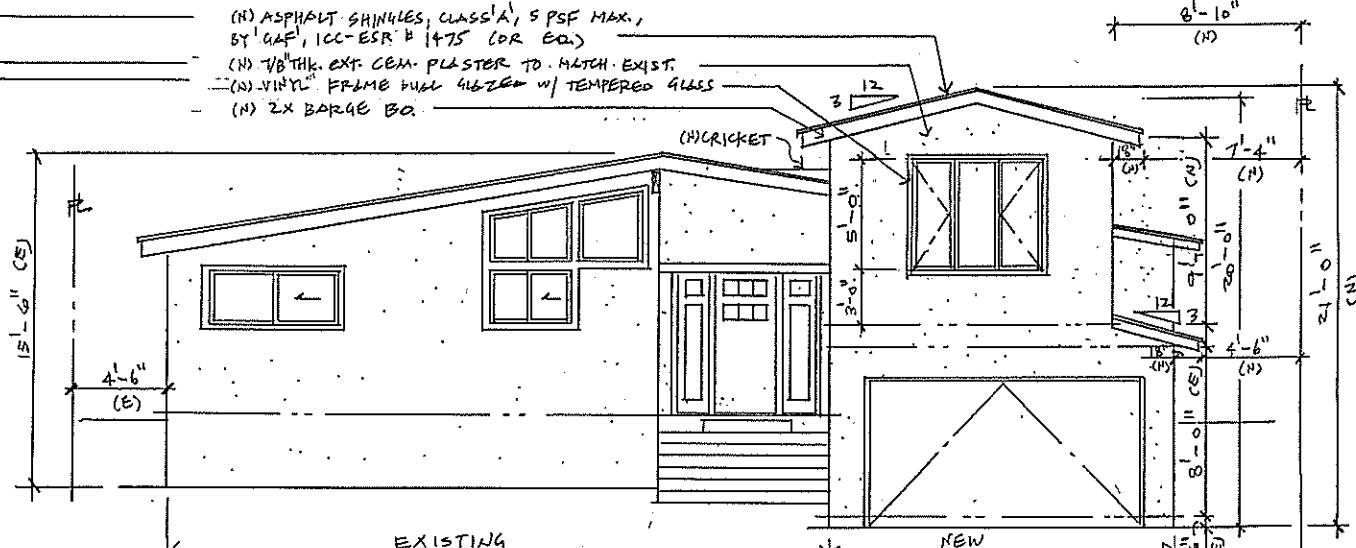
1. SHOWER MIN 1024 S 1" W/ 30" DIA CLEAR
 2. PLUMBING WALLS TO BE EXposed
 3. SHOWER & TUB ENCLOSURES SHALL BE TEMPERED
 4. 72" HIGH NON-ABSORBENT FINISH @ SHOWER WALL
 5. W/IC W/ 24" CLEAR IN FRONT & 30" MINIMUM COMPARTMENT
- Glazing, within 60" of tub/shower floor, shall be tempered

DRYER VENT NOTES:

- A MIN 4" EXHAUST DUCT MUST BE PROVIDED (CNC 504.3)
- A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6' AND CANNOT BE CONCEALED (CNC 504.4, 2, 2)
- DRYER EXHAUST CANNOT EXCEED 14 ft W/MAX OF (2) 90 DEGREE ELBOWS (CNC 504.4, 2, 1)



NORTH ELEVATION (RIGHT)



EAST ELEVATION (FRONT)

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 DESIGN PLANNING
 (818) 990-8760

12400 VENTURA BLVD.
 SUITE 425
 STUDIO CITY, CALIFORNIA
 91664

RESIDENTIAL ADDITION
 FOR CURTIS RESIDENCE
 8006 WEST GLENITES LANE SUNLAND, CA 91040

Date: _____
 Scale: 1/4" = 1'-0"
 Drawn: TR
 Job: 2217
 Sheet: 3 of 3