

APPLICATION TO THE CITY PLANNING COMMISSION
FOR ZONE CHANGE TO A LESS RESTRICTIVE ZONE INCIDENT
TO A SUBDIVISION

Tentative Tract No. 72393

City Plan Case No. APCE 20143178
(To be added by staff)

This form is to be filed simultaneously with the tentative tract maps. (Refer to all pertinent requirements on the reverse side. Please type or print.)

THE UNDERSIGNED HEREBY REQUESTS:

☒ ZONE CHANGE INCIDENT TO SUBDIVISION
(TO A LESS RESTRICTIVE ZONE):
From zone EQ121-1D to zone RD-5

NOTE: Dual processing cases for zone change, density must conform to the Adopted General Plan.

No height district changes are permitted.

Community Plan: Northeast Los Angeles

Designation on Plan: Low Residential

A. The property is situated at 2730 N. Onyx Street (Boulevard, Avenue),
on the _____ side(s) between _____
Street and _____ Street.

B. The ownership number(s) from the radius map and acquisition date(s) of
the involved property are: _____

All applications must include the owner of the involved property as the applicant or as
co-applicant, if the application is filed on behalf of a lessee or purchaser in escrow.

C. Exact legal description (lot, block, tract or metes and bounds) being:

Lot A of Tract No 4426

Lot 131 of Tract No 7972

Lot Nos 22, 31, 32 of Tract No 4426

(If additional space is required, attach as Exhibit D)

I, We, Raymond Munro
(Print name in full, if acting for a corporation, include capacity
and company name)

hereby certify that I am/we are OWNERS(S) of the property involved in this application
and that I have familiarized myself/ourselves with the requirements of the Chief Zoning
Administrator with respect to preparing and filing this application and that the foregoing
statements and answers herein contained and the information on the attached plans to the
best of my/our ability present the arguments in behalf of the application herewith
requested and that the statements and information above referred to are in all respects
true and correct to the best of my/our knowledge and belief.

Notary Public

Signed Raymond Munro
(Owner's signature)

Print Name RAYMOND MUNRO

3159 KIRKHAM DR.
(Mailing address of owner)

GLENDALF, 91206
(Phone No.)

City (323) 422-1916 Zip _____

State below the name. address

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1169

State of California

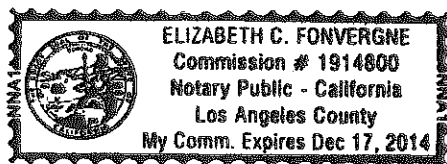
County of Los Angeles

On 26 August before me, Elizabeth C Fonvergne, Notary Public

Here Insert Name and Title of the Officer

personally appeared Raymond Munro

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 Above

Signature: Elizabeth C Fonvergne

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Application for Zone Change

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Raymond Munro

- ☐ Corporate Officer — Title(s): _____
- ☐ Individual
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☒ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

Montecito Trust

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
- ☐ Individual
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

APPLICANT ON TO THE CITY PLANNING COMMISSION
FOR ZONE CHANGE TO A LESS RESTRICTIVE ZONE INCIDENT
TO A SUBDIVISION

Tentative Tract No. 72343

City Plan Case No. APCE 20143178 (To be added by staff)

This form is to be filed simultaneously with the tentative tract maps. (Refer to all pertinent requirements on the reverse side. Please type or print.)

THE UNDERSIGNED HEREBY REQUESTS:

☒ ZONE CHANGE INCIDENT TO SUBDIVISION
(TO A LESS RESTRICTIVE ZONE):
From zone EQ121-1D to zone RD-5

NOTE: Dual processing cases for zone change, density must conform to the Adopted General Plan.

No height district changes are permitted.

Community Plan: Northeast Los Angeles

Designation on Plan: Low Residential

A. The property is situated at 2730 N. Oxyx Street (Boulevard, Avenue),
on the _____ side(s) between _____
Street and _____ Street.

B. The ownership number(s) from the radius map and acquisition date(s) of
the involved property are: _____

All applications must include the owner of the involved property as the applicant or as
co-applicant, if the application is filed on behalf of a lessee or purchaser in escrow.

C. Exact legal description (lot, block, tract or metes and bounds) being:

Lot A of Tract No 4426

Lot 131 of Tract No 7972

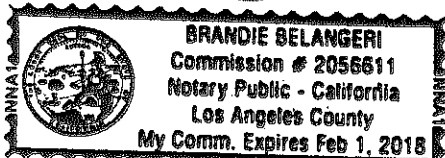
Lot Nos 22, 31, 32 of Tract No 4426

(If additional space is required, attach as Exhibit D)

I, We, Henry Suarez
(Print name in full, if acting for a corporation, include capacity
and company name)

hereby certify that I am/we are OWNERS(S) of the property involved in this application
and that I have familiarized myself/ourselves with the requirements of the Chief Zoning
Administrator with respect to preparing and filing this application and that the foregoing
statements and answers herein contained and the information on the attached plans to the
best of my/our ability present the arguments in behalf of the application herewith
requested and that the statements and information above referred to are in all respects
true and correct to the best of my/our knowledge and belief.

B. Belanger
Notary Public



Signed Henry Suarez
(Owner's signature)

Print Name Henry Suarez

1030 Foethill Blvd. Suite 201
(Mailing address of owner)

310 804-5579
(Phone No.)

Master Land Use Application
Zone Change Request
Additional Information/Findings

The owner is requesting a zone change for the property that is the subject of the Tentative Tract Map application for Tentative Tract No. 72393. The Zone Change request from [Q] R1-1D to RD-5 is consistent with the General Plan for the area and no General Plan amendment is required. The zone change will allow the property to be developed as a "Small Lot Subdivision", thereby retaining the R-1 type single family dwelling, but allowing more efficient use of the property and the ability to create a community rather than isolated houses. The owner has met with both the City Council District Office and the Neighborhood Council. This development is desired and supported by the surrounding community. There are no perceived or anticipated adverse effects on the general welfare or safety of the public related to the granting of this zone change request.

APCE 2014 3 178

RECORDING REQUESTED BY:
Henry Suarez

AND WHEN RECORDED MAIL TO:

Montecito Trust
Raymond Munro
1370 E. California Blvd.
Pasadena, CA 91106



THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$NONE

☒ 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

"This is a bonafide gift and the grantor received nothing in return, R&T11911"
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Henry Suarez, a Married Man, as his sole and separate property

hereby GRANT(s) to:

Raymond Munro, Trustee of the Montecito Trust Dated 4/11/2013

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
Lot "A" of Tract 4426, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded
in Book 49, Page 88 of Maps, in the office of the County Recorder of Said County.
Known as: VACANT LAND, Los Angeles, CA
AP#: 5209-035-037

DATED May 2, 2013

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On May 2, 2013

before me, Melissa Moran

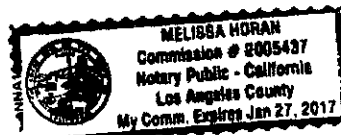
A Notary Public in and for said State personally appeared

Henry Suarez


Henry Suarez

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 Melissa Moran

(Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

ENV No. <u>2014-3179 TAP</u>		Existing Zone <u>[Q]R1-1D</u>		District Map <u>141A227</u>	
APC <u>EAST LOS ANGELES</u>		Community Plan <u>NORTHEAST LOS ANGELES</u>		Council District <u>14</u>	
Census Tract <u>1991.10</u>	APN <u>5209035037, 5209020025</u> <u>5209035024, 033, 034</u>	Case Filed With <u>DEUNISAHEN</u> [DSC Staff]	Date <u>8/27/14</u> <u>REVISION 9/17/14</u>		

CASE NO. **APCE 2014 3178-ZC**

APPLICATION TYPE Vesting Tentative Tract for a Small Lot Subdivision, Zone Change

(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 2730 N. Onyx Drive Zip Code 90032
Legal Description: Lot (1) A; (2) 131 Block 22, 31, 32 Tract (1) 4426; (2) 7972
Lot Dimensions irregular Lot Area (sq. ft.) 192,341.5 Total Project Size (sq. ft.) 192,341.5

2. PROJECT DESCRIPTION

Describe what is to be done: Vesting Tentative Tract Map for a 39 unit Small Lot Subdivision and Zone Change Application

Present Use: vacant Proposed Use: single family residential
Plan Check No. (if available) _____ Date Filed: _____
Check all that apply: ☒ New Construction ☐ Change of Use ☐ Alterations ☒ Demolition
☐ Commercial ☐ Industrial ☒ Residential ☐ Tier 1 LA Green Code
Additions to the building: ☐ Rear ☐ Front ☐ Height ☐ Side Yard
No. of residential units: Existing 0 To be demolished 0 Adding 39 Total 39

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.22C27; 17.15
Vesting Tentative Tract No. 72393 for a Small Lot single family subdivision in the RD-5 Zone pursuant to Ordinance
No. 176,354 to allow the development of 39 single family units, with reduced front, side, and rear setbacks as
allowed under the Ordinance (See Vesting Tentative Tract Map for area matrix)

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.32F
To request a Zone Change from [Q]R1-1D to RD-5 to allow for the development of a Small Lot Subdivision. Due to
terrain, standard development in R-1 zone would be prohibitive.

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:

4. OWNER/APPLICANT INFORMATION

Applicant's name MONTECITO TRUST - RAYMOND MUNRO Company _____
 Address: 1370 CALIFORNIA BLVD Telephone: (323) 422-1916 Fax: () _____
PASADENA Zip: 91106 E-mail: raymondmunro@att.net

Property owner's name (if different from applicant) _____
 Address: _____ Telephone: () _____ Fax: () _____
 Zip: _____ E-mail: _____

Contact person for project information Elizabeth Fonvergne Company Advanced Engineering & Consulting
 Address: 22837 Ventura Blvd, Suite 100 Telephone: (818) 222-7982 Fax: (818) 222-7986
Woodland Hills Zip: 91364 E-mail: elizabeth@advengcon.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- The information presented is true and correct to the best of my knowledge.
- In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: Raymond Munro

Print: RAYMOND MUNRO

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 26 August 2015 before me, Elizabeth C Fonvergne, Notary Public,
 (Insert Name of Notary Public and Title)

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

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

WITNESS my hand and official seal.

Elizabeth C Fonvergne (Seal)
 Signature

**6. ADDITIONAL INFORMATION/FINDINGS**

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only		
Base Fee <u>\$29,638</u>	Reviewed and Accepted by [Project Planner] <u>[Signature]</u>	Date <u>10/22/14</u>
Receipt No. <u>0101155291</u>	Deemed Complete by [Project Planner] <u>[Signature]</u>	Date <u>10/22/14</u>

CP-7771 (09/09/2011)

10/27/14

APCE 2014 3178

4. OWNER/APPLICANT INFORMATION

Applicant's name Henry Suarez Company _____
 Address: 1030 Foothill Blvd Telephone: (818) 949-7613 Fax: (818) 952-7451
La Canada Ca Zip: 91011 E-mail: suarezprop@earthlink.net

Property owner's name (if different from applicant) _____
 Address: _____ Telephone: () _____ Fax: () _____
 _____ Zip: _____ E-mail: _____

Contact person for project information Elizabeth Fonvergne Company Advanced Engineering & Consulting
 Address: 22837 Ventura Blvd, Suite 100 Telephone: (818) 222-7982 Fax: (818) 222-7986
Woodland Hills Zip: 91364 E-mail: elizabeth@advengcon.com

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- The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- The information presented is true and correct to the best of my knowledge.
- In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: [Signature]

Print: Henry Suarez

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

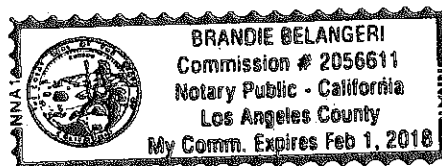
On 8.21.2014 before me, Brandie Belangeri
 (Insert Name of Notary Public and Title)

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

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

WITNESS my hand and official seal.

[Signature] (Seal)
 Signature

**6. ADDITIONAL INFORMATION/FINDINGS**

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

APCE 2014 3178

Planning Staff Use Only

Base Fee <u>\$29,638</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>0201155291</u>	Deemed Complete by [Project Planner]	Date

CP-7771 (09/09/2011)

8/27/14

PRIMARY CHECKLIST

Conditional Uses (Except CUE); Zone Variances;
 Zone Changes; Specific Plan Exceptions;
 Building Line Removals; Supplemental Use Districts

Case No. **APCE 20143178**

Staff processor JENNIS

Date 6/27/14

A. ZIMAS

- CC INCIDENT TO VTT 12393 8L*
- ☐ Check address/legal/ownership in ZIMAS (Intranet version only)
- ☐ Print 2 ZIMAS maps

B. OTHER POTENTIAL ENTITLEMENTS (Reviewed/Discussed)

- ☐ Commercial Corner ☐ Adjustments (Yard, Passageway) ☐ Parking
- ☐ Use Allowed in Zone ☐ Height ☐ Specific Plan/CDO/HOPZ/POD
- ☐ Coastal (including Mello) ☐ Hillside ☐ Density
- ☐ B&S Order to Comply (include in file) ☐ Conditional Use ☐ Other

C. APPLICATION FORM

1. Type(s) of application(s) CC - INCIDENT TO SUBS

(Zone Change, Zone Variance, Conditional Use, etc.)

Entitlement Manager? Name NONE

2. Project location and size

- ☒ Street address
- ☒ Legal description (verify with site plan, radius/ownership map, ZIMAS ownership)
- ☒ Lot dimensions & lot area (sq. ft.)
- ☒ Total project size (floor area sq. ft.)

3. Project description

- ☒ Check application for completion of this section

4. Request clause is accurate, clear and complete

- ☒ Code citation section number-section deviation, authority
- ☒ List of recent or pending case numbers relating to this site, if any

APCE 20143178

5. Applicant status

- ☒ Owner/Lessee
- ☐ Lessee (entire site) and copy of lease
- ☐ Owner in escrow—proof of present owner's signature (ZA memo 46)
- ☒ Address and day-time phone number

6. Affidavit Signed

- ☒ Owner
- ☐ Lessee with owner-granted authority to sign
- ☐ Lessee (if entire site is leased)
- ☒ Notarized
- ☐ Letter of authorization (LOA) for agent to act for owner

- 7. ☐ Letter of authorization (LOA) for agent to act for owner

I. APPLICATION MATERIALS

- A. Specific Plan/HPOZ/CDO/POD "Community planning Referral Form" form, and/or the "Engineering Case Referral" Form.

- 2. Radius Map (waived only if pink waiver form enclosed)

- ☒ Original plus 3 copies
- ☒ 8½" x 11" reduction of radius map
- ☒ Vicinity Map
- ☒ 500' list for Alcohol

- 3. Mailing List

- ☒ Property owners/occupants List (waived only if pink waiver form enclosed)
- ☒ Abutting property owners list/map (one set of gummed labels required for ZA files) (never waived)
- ☒ Applicant and representatives address on all labels and copies (never waived)
- ☒ BTC receipt number 1014-688 (waived only if pink waiver form enclosed)
- ☒ Perjury affidavit (never waived)

- 4. Plot Plan

- ☐ 3 copies

- 5. Elevations (required for issues of height)

- ☐ 3 copies

- 6. Floor Plan

- ☐ 3 copies of dimensioned plan (ZV, CU and ZA Cond. Uses)
- ☐ Not applicable for ZC, BL, Supp. Use Districts, or Exceptions

APCE 2014 317

7. ☐ Q Conditions/D limitations (if applicable).

ORD 100403

8. Additional Information/Findings

☐ Zone variance questions 1 through 5

☐ Conditional Use questions 1 through 3

☒ Zone Change Justification

☐ Building Line justification and questions a and b

☐ Supplemental Use justification and questions a through d

☐ Exception to Geographically S.P. questions 1 through 5

☐ Heliports—Attach CP Form 1065

☐ Conditional Use Joint Living/Working for Artists—Attach CP Form 2100

☐ Conditional Use—Mini Shopping/Commercial Corner questions a through m

☐ Conditional Use—schools, churches

☐ Conditional Use Alcoholic Beverage (ZA)—Questions a through dd for both CUB and CUX

☐ Further Conditional Use findings/requirements for Child Care, Recycling, Hazardous Waste, Major Development Projects, Nature Preserves in OS Zone, PF Zone uses, Density Bonus [all CPC]; Mixed Use [APC]; Service Stations, Auto Repair, CM uses in C zones, Counseling and Referral Facilities, Drive-thru Fast Food, FAR Averaging, Mixed Use in MU District, Pawnshops, Reduced On-Site Parking for Elderly, Rental/Storage of Moving Trucks, Second Dwelling Unit, Geological Core Holes, Wireless, Household Storage Buildings [ZA]

9. Environmental Clearance

☐ Categorical Exemption

☒ Environmental Assessment Form

☐ EIR

APCE 20143178

E. STAFF REQUIREMENTS**1. Assign case number**

- ☐ Correct color folder
- ☐ Stamp all documents
- ☐ Give posting instructions to applicant

2. Application acceptance

- ☐ Receipt issued
- ☐ Application receipted (back page)—5 acres or less or more than 5 acres
- ☐ Fill in top of application
- ☐ Store everything in folder and rubber band

3. Review by Cartography staff (if required) Initial _____

- ☐ Radius map sign-off (500-foot radius) (600-foot radius for alcoholic beverages)
- ☐ Legal description sign-off, plot plan
- ☐ Net area for fee computation

4. Review by supervisor or designee Initials _____ Date _____

- ☐ Stop letter sent
- ☐ Material received
- ☐ Follow-up stop letter sent, if required
- ☐ **APPLICATION DEEMED COMPLETE AND FILED**
- ☐ To case tracking
- ☐ Case delivered

Date:

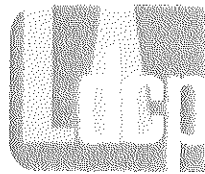


CITY PLANNING DEPARTMENT

Neighborhood Projects

Plan Implementation Division

Room 621, City Hall • 200 N. Spring Street • Los Angeles, CA 90012



FILING NOTIFICATION AND DISTRIBUTION

Date: September 25, 2014 Case No.: APCE-2014-3178-ZC

Project Address: 2730 N. Onyx Drive

Community Plan Area: Northeast Los Angeles

- | | |
|---|---|
| <input checked="" type="checkbox"/> Council District No. <u>14</u> | <input checked="" type="checkbox"/> Department of Building & Safety
<input checked="" type="checkbox"/> Grading Division |
| <input type="checkbox"/> Community Planning Bureau
<input type="checkbox"/> City Hall Office
<input type="checkbox"/> Valley Office | <input type="checkbox"/> L.A.P.D.-Crime Prevention Section |
| <input checked="" type="checkbox"/> Department of Public Works
<input checked="" type="checkbox"/> B.O.E. - Land Development Group
Attn: Quyen Phan
Mail Stop #901 | <input type="checkbox"/> LAUSD |
| <input type="checkbox"/> Urban Forestry Division | <input type="checkbox"/> Department of Recreation & Parks |
| <input type="checkbox"/> Bureau of Street Lighting | <input type="checkbox"/> Department of Water & Power
<input type="checkbox"/> Real Estate |
| <input checked="" type="checkbox"/> Bureau of Sanitation –
Attn: Fernando Gonzalez
Mail Stop 544 | <input type="checkbox"/> Fire Department, Engr/Hydrant Unit |

The above listed case was received by the Department of City Planning, Hearing Coordinator.

The Director requests your review and report on this application. Responses should be returned within **21** days from the date of this referral or after a mutually agreed upon time. If we have not received a written report from you after **21** days or you have not contacted us for a longer review period, we will assume that you have no report to make. Please contact Greg Shoop at (213) 978-1243 or email: greg.shoop@lacity.org if you have any questions.

Michael J. LoGrande
Director of Planning

Plan Implementation Division

Enclosure

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Land Use Permit Application | <input checked="" type="checkbox"/> Radius Map |
| <input type="checkbox"/> Attachment(s), Site Plan | <input checked="" type="checkbox"/> <u>Filing Notification & Distribution</u> (Other) |

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: _____ ZA Case No.: _____ CPC Case No.: _____
Council District No.: _____ Community Plan Area: _____
PROJECT ADDRESS: _____
Major Cross Streets: _____
Name of Applicant: _____
Address: _____
Telephone No.: _____ Fax No.: _____ E-mail: _____

OWNER

Name: Henry Suarez

Address: 1030 Foothill Blvd

Telephone No: 818-949-7613

Signature: 

APPLICANT'S REPRESENTATIVE
(Other than Owner)

Name: Elizabeth Fonvergne

(Contact Person)

Address: 22837 Ventura Blvd., #100, Woodland Hills, CA 91364

Telephone No: 818-222-1982

Signature: 

(Applicant's Representative)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- A. **2 Vicinity Maps:** (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps:** (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans:** showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application:** a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. **Pictures:** two or more pictures of the project site showing walls, trees and existing structures.
- F. **Notice of Intent Fee:** an UNDATED check in the amount of \$75 made out to the Los Angeles County Clerk for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.
- G. **Hillside Grading Areas/Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS (reports needed to be determined by LADBS) to include measures to mitigate impacts related to grading and obtain a Haul Route Approval from the Board of Building & Safety Commissioners (refer to <http://www.lacity.org/LADBS/forms/forms.htm>).

APPLICATION ACCEPTED

BY: _____

DATE: _____

ENVIRONMENTAL ASSESSMENT

APPROVED BY: _____

DATE: _____

RECEIPT NO.: _____

APCE 20143178

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: _____ ZA Case No.: _____ CPC Case No.: _____
Council District No.: 14 Community Plan Area: NORTHEAST LOS ANGELES
PROJECT ADDRESS: 2730 N. ONYX DRIVE

Major Cross Streets: _____
Name of Applicant: RAYMOND MUNRO
Address: 1370 E. CALIFORNIA BLVD, PASADENA, CA 91106
Telephone No.: 323-422-1916 Fax No.: _____ E-mail: raymondmunro@att.net

OWNER

Name: MONTECITO TRUST

Address: 1370 CALIFORNIA BLVD, PASADENA, CA 91106

Telephone No: 322-422-1916

Signature: Raymond Munro

APPLICANT'S REPRESENTATIVE
(Other than Owner)

Name: Elizabeth Fonvergne
(Contact Person)

Address: 22837 Ventura Blvd., #100, Woodland Hills, CA 91364

Telephone No: 818-222-1982

Signature: Elizabeth Fonvergne
(Applicant's Representative)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- A. **2 Vicinity Maps:** (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps:** (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans:** showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application:** a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
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APPLICATION ACCEPTED

BY: _____

DATE: _____

ENVIRONMENTAL ASSESSMENT

APPROVED BY: _____

DATE: _____

RECEIPT NO.: _____

I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

VTTM for a 36 unit small lot subdivision and zone change from R-1 to RD-5

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

no

II. Existing Conditions:

- A. Project Site Area 4.42
Net and ^{4.07} Gross Acres
- B. Existing Zoning QJR1-1
- C. Existing Use of Land Vacant
Existing General Plan Designation Low Residential
- D. Requested General Plan Designation Low Residential
- E. Number 0 type _____ and age \pm _____ of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the number of units: _____ and average rent: _____
Is there any similar housing at this price range available in the area? If yes, where?
- F. Number 36 Trunk Diameter _____ and type non-protected (see Arborist letter) of existing trees.
- G. Number 13 Trunk Diameter see tree exhibit and type non-protected (see Arborist letter) of trees being removed (identify on plot plan.)
- H. Slope: State percent of property which is:
2% Less than 10% slope 3% 10-15% slope 95% over 15% slope
If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.
- I. Check the applicable boxes and indicate the condition on the Plot Plan. There are ☐ natural or man-made drainage channels, ☐ rights of way and/or ☐ hazardous pipelines crossing or immediately adjacent to the property, or ☐ none of the above.
- J. Grading: (specify the total amount of dirt being moved)
_____ 0-500 cubic yards.
18,579 if over 500 cubic yards. indicate amount of cubic yards.
- K. Import/Export: Indicate the amount of dirt being imported or exported _____ Export 13,387 C.Y.

If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

III. Residential project (if not residential, do not answer)

- A. Number of Dwelling Units-
Single Family 39 Apartment _____ or Condominium _____
- B. Number of Dwelling Units with:
One bedroom _____ Two bedrooms _____
Three bedrooms 39 Four or more bedrooms _____
- C. Total number of parking spaces provided 78
- D. List recreational facilities of project n/a
- E. Approximate price range of units \$ _____ to \$ _____
- F. Number of stories 2, height _____ feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) _____
Gas heated swimming pool? no
- H. Describe night lighting of the project _____
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for: Building 23
Paving 11
Landscaping 66
- J. Total Number of square feet of floor area 51,003

IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other entitlement.

- A. Type of use _____
- B. Total number of square feet of floor area _____
- C. Number of units if hotel/motel _____
- D. Number of stories _____ height _____ feet.
- E. Total number of parking spaces provided: _____
- F. Hours of operation _____ Days of operation _____
- G. If fixed seats or beds involved, number _____
- H. Describe night lighting of the project _____
(Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift _____
- J. Number of students/patients/patrons _____
- K. Describe security provisions for project _____
- L. Percent of total project proposed for: Building _____
Paving _____
Landscaping _____

Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

- ☐ National Register of Historic Places _____
- ☐ California Register of Historic Resources _____
- ☐ City of Los Angeles Cultural Historic Monument. _____
- ☐ Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) _____

V. Hazardous Materials and Substance Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify. no

- A. Regulatory Identification Number (if known) _____
 B. Licensing Agency _____
 C. Quantity of daily discharge _____

VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

VII. Selected Information:

- A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):
Mission Road
- B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*

VIII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment. Request for a zone change to allow approval of a small lot subdivision application. Construction of a small lot subdivision will allow for efficient use of the property while minimizing the hillside grading.

* Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, RAYMOND MUNRO
 Owner (Owner in escrow)*
 (Please Print)

I, Elizabeth Fonvergne
 Consultant*
 (Please Print)

Signed: Raymond Munro
 Owner

Signed: Elizabeth Fonvergne
 Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

*****Space Below This Line for Notary's Use*****

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 26 August 2015 before me Elizabeth C. Fonvergne ^{Notary} ~~Public~~ personally appeared
 (Insert Name of Notary Public and Title)
Raymond Munro, who proved to me on the basis of satisfactory evidence to be the
 person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed
 the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or
 the entity upon behalf on which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Elizabeth C. Fonvergne
 Signature

(Seal)



A LICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, Henry Suarez
 Owner (Owner in escrow)*
 (Please Print)

I, _____
 Consultant*
 (Please Print)

Signed: Henry Suarez
 Owner

Signed: _____
 Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

*****Space Below This Line for Notary's Use*****

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

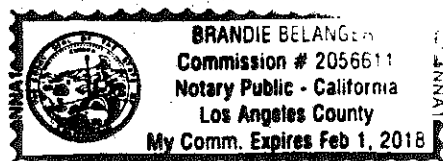
On 8.21.2014 before me, Brandie Belanger personally appeared
 (Insert Name of Notary Public and Title)
Henry Suarez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Brandie Belanger
 Signature

(Seal)



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

PROPOSED HAUL ROUTE

The following information shall be submitted as a part of all applications for tentative tracts and private streets when a haul route is proposed over public dedicated streets, and involves the import or export of earth material of 1,000 cubic yards or more.

Attach to this form a copy of the page from the Thomas Guide outlining the subject property, the proposed borrow or disposal site, and haul route.

Tentative Tract No. 72393 Private Street No. _____

Job Address 2730 N. Onyx Dr. District Map 141 A 227

Existing Legal Description: Lot A, 22, 31, 32 Block _____ Tract 4426
131 7292

NOTE: If the existing legal description is by metes and bounds, or as a portion of a lot, just note "POR". Example: Lot POR.24 (portion of lot 24)

Cubic Yardage (Specify Import or Export) 13,387 Export

OWNER: Montecito Trust Phone No. 323-422-1916

Mailing Address: 3169 Kerkham Dr Glendale 91206
Street City Zip

SUBDIVIDER (if different from owner): _____ Phone No. _____

Mailing Address: _____
Street City Zip

HAULING CONTRACTOR: _____ Phone No. _____

Mailing Address: _____
Street City Zip

The proposed haul route is as described below:

FROM - (Address) _____

TO - (Address) _____

LOADED TRUCKS - _____

EMPTY TRUCKS - _____

MAXIMUM GROSS WEIGHT- 50,000 lbs

NUMBER AND TYPE(S) OF VEHICLES TO BE USED FOR HAULING (Dump Truck, Semi-Trailer, Truck and Trailer, etc. Also state the number of wheels per type of vehicle to be used):

10-wheel dump truck
5-10 trucks anticipated

HOURS: 7:00 A.M. to 6:00 P.M. DAYS: Mon-Sat
No hauling between 6 p.m. and 7 a.m. **NO HAULING ON SUNDAYS**

TOTAL TRIPS PER DAY 20-40 estimated

DURATION OF PROJECT 6-9 Mos.

Raymond McQuinn
Signature of Owner or Representative

8/26/14
Date

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
SUBDIVIDER'S STATEMENT

For Office Use Only

(1) Case No. _____

Date of Filing _____

- (2) Tract No. 72393 ☒ Vesting ☐ Tentative

The following information is required by the various City departments; failure to furnish it completely will delay action and result in the issuance of a notice of incomplete application.

- (3) Street address of property (per Construction Services Center, 201 N. Figueroa St.)

2730 N. Onyx (N, S, W, E, of) _____
(Circle one)

Map reference location:

- (5) Thomas Bros. Map: Page No. 595 Page (CWS) _____ Grid No. C-7
- (6) Proposed number of lots 39
- (7) Tract area: 4.42 net acres within tract border; 4.42 gross acres.
_____ net square feet after required dedication.

- (8) Tract proposed for:

	Units/ (9) Sq. Ft.	Parking	+	Guest Parking*
Single-Family-(SF)	<u>39</u>	<u>NA</u>		
Apartments-(APT)	_____	_____	+	_____
Condominiums-(C)	_____	_____	+	_____
Condominium Conversion-(CC)	_____	_____	+	_____
Commercial-(CM)	_____	_____		
Industrial-(IND)	_____	_____		
Stock Cooperative-(SC)	_____	_____	+	_____
Commercial Condo Conversion-(CMCC)	_____	_____		
Industrial Condo Conversion-(INDCC)	_____	_____		
Commercial Condominiums-(CMC)	_____	_____		
Industrial Condominiums-(INDC)	_____	_____		
Reversion to Acreage - (RV)	_____	_____		
Other (specify) _____ (O)	_____	_____		

- (10) Number/type of units to be demolished Ø
- (11) Community Plan area Northeast Los Angeles Council District # 14
- (12) Community planning designation Low Residential to _____ DU's/GA

***Multiple dwelling projects only**

- (13) The existing zone is [G] R1-1D. The proposed zone is RD-S approved under City Planning Case No. _____ on _____ by the () City Planning Commission and/or () City Council (CF No _____).
- a. Has the tract map been filed to effectuate a zone change?
Yes (☒) No ().
- b. Is a building line/zone boundary adjustment/or a zone change to a more restrictive zone incident to a subdivision being requested?
Yes () No (☒)
- c. Is an application for a zone change to a less restrictive zone incident to a subdivision being concurrently filed?
Yes (☒) No ().
- d. ☒ Has the property been considered at a public hearing for a Conditional Use (), Variance (), Other (specify) _____
Under Case Nos. : _____
- (14) Are there any protected trees (Oaks, Western Sycamore, California Bay, and/or Southern California Black Walnut) on this property? Yes () No (☒)
How many? _____
If yes, how many are 4 inches or more in diameter? _____
How many absolutely must be removed? _____
Are there other trees 12 inches or more in diameter? Yes (☒) No ()
If yes, how many? _____. How many must be removed? _____. Indicate type and trunk diameter of each tree, and whether the tree is to be retained or removed, on a tree map superimposed on the tentative map (Attach a list, if necessary).
(Notice of incomplete application will be issued if the tree information is not included).
- (15) Is proposed tract in a slope stability study (hillside) area?
Yes (☒) No ()
In a fault rupture study area? Yes () No (☒)
- (16) Is subdivision within the vicinity of the Mulholland Scenic Parkway? Yes () No (☒)
- (17) Is proposed tract in a flood hazard area, hillside area, floodway or mudprone area? Yes (☒)
No ()
Filing requirement: submit the hillside and flood hazard area data sheet.
- (18) Are there any existing or formerly used gasoline, oil, gas pipelines or wells within the project site?
Yes () No (☒) Show all easements on tentative tract map.
- (19) Is more than one final map unit proposed? Yes () No (☒) If yes, attach a sketch showing each unit or phase.

(20) N/A Tenant information for demolitions and conversions (attach CP-6345).

(21) Is the project in a horsekeeping (K) district? Yes () No (X)
Is the project within a plan-designated horsekeeping area? Yes () No (X)
Is the project in an RA or more restrictive zone? Yes () No ()

(22) N/A If the tract is for condominium or cooperative conversion purposes, list:

- a. Anticipated range of sales prices
- b. Anticipated sales terms to tenants
Note: Attach separate sheet, if necessary.
- c. Number of existing parking spaces _____. A certified parking plan is required for all conversions.

(23) Is a haul route approval being requested at this time? Yes (X) No ()

(24) Has a Land Development Counseling Session taken place? Yes () No (X)
If so, what is LDCC No. _____?

(25) Describe your proposal briefly here or on an attached sheet:

VTTM for 39 unit small lot subdivision and zone change

I certify that the statements on this form are true to the best of my knowledge.

Signed Raymond Herrera

Date 8/26/14

Date _____

RECORD OWNER(S)
(From Latest Adopted Tax Roll)

SUBDIVIDER

Name Montecito Trust
Address 3168 Kirkham Dr
City Glendale
Phone 323/422-1916
Fax No _____

Name _____
Address _____
City _____
Phone _____
Fax No _____

Name _____
Address _____
City _____
Phone _____
Fax No _____

Name _____
Address _____
City _____
Phone _____
Fax No _____

ENGINEER OR LICENSED SURVEYOR

Name David Silverman
Name Advanced Engineering Consulting
Address 22837 Ventura Bl #100
City Woodland Hills
Phone 818/222-7982
Fax No 818/222-1986

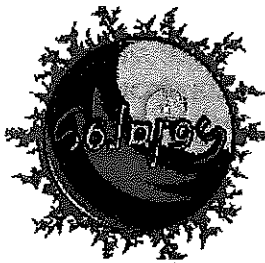
CP-6111 (04/27/06)

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SOLAR ENERGY
FEASIBILITY REPORT (FINAL)

PREPARED BY:

Solargy, Inc.
22028 Ventura Boulevard, Suite 207
Woodland Hills, CA 91364
(818) 347-6096 www.solargy.com
July 15, 2014 Job# 14071006



TRACT NUMBER:

72393

PROJECT ADDRESS:

2730 Onyx Drive
Los Angeles, CA 90032

OWNER:

Montecito Trust.
3169 Kirkham Drive
Glendale, CA 91206
(310) 274-4252

EXISTING LAND USE:

Vacant.

PROJECT DESCRIPTION:

The proposed project consists of thirty-five 1 and 2-story single family homes. Maximum height of the new homes above grade will be approximately 30 feet. Minimum setback from the southeast property line will be approximately 30 feet. Minimum setback from the northeast property line will be 5 feet. Minimum setback from the southwest property line is approximately 7 feet. The majority of the roofs will be suitable for collectors mounted on racks for proper tilt.

ADJACENT LAND USE AND STRUCTURES:

To the northeast, with minimal setback, is a garage and 1-story single-family homes. To the southeast, with a minimum setback of about 5 feet, are 1 and 2-story single-family homes. To the west, with a minimum setback of about 5 feet, are 1 and 2-story single-family residences. Solar access is not affected by adjacent land use.

SITE CHARACTERISTICS:

The topography of the site is hilly. The site is irregular in shape, with the longest dimension of 617 feet being on the northeast side with the maximum depth of the site southeastward therefrom of about 530 feet. Solar access to the south is good for roof-mounted collectors. Access to the prevailing winds from the west is good because there is mostly vacant land. There will be some self-blocking.

PASSIVE FEATURES:

The homes will be wood frame type, which is not useful for passive heat storage. Although no specific passive features are contemplated at this time, Title 24 regulations that went into effect July 1, 2014, mandate many passive features and devices; e.g. a minimum R-13 and R-19 insulation in walls and roofs, respectively.

ACTIVE SOLAR SYSTEMS:

The project is not now planned for active Solar. Future retrofitting for solar might be possible. In order for the new structures to comply with the energy regulations, it is usually not necessary to have active solar. Water heating would require about 50 square feet of collector and 80 gallons of storage per unit. Photovoltaic systems are usually not cost effective unless subsidized.

PASSIVE OR NATURAL HEATING AND COOLING AND ENERGY CONSERVATION REPORT

1. GENERAL CLIMATOLOGICAL DATA

Los Angeles is located in Solar Zone 5 of the state as determined by the State Energy Commission. The climate is normally pleasant and mild throughout the year. The Pacific Ocean is the primary modifying influence, but coastal mountain ranges lying along the north and east sides of the Los Angeles coastal basin act as a buffer against extremes of summer heat and winter cold occurring in desert and plateau regions in the interior. A variable balance between mild sea breezes and either hot or cold winds from the interior results in some variety in weather conditions, but temperature and humidity are usually within the limits of human comfort.

Approximate Annual Climatological Data
for the area is as follows:

Temperature (°F)	64.8	
Heating Degree Days	1245	
Cooling Degree Days	1185	
Freeze Days	<.5	
Precipitation (inches)	14.05	
Relative Humidity	4 a.m.	75%
	10 a.m.	53%
	4 p.m.	53%
	10 p.m.	72%

Approximate Annual Solar Radiation Data
for the area is as follows:

Radiation (KBtu/Ft ²)	Horizontal	549
	Direct Beam	644
% Possible Sunshine		.73
Mean Cloud Cover		.40
Fraction Extraterrestrial Radiation		.56

In summary, the area is a very good one for solar energy applications.

Wind	June	July	August	September
Mean Speed (mph)	5.7	5.4	5.3	5.3
Maximum Speed (mph)	32	21	24	27
Prevailing Direction	W	W	W	W

2. SITE ORIENTATION

The site is irregular in shape with the long axis favoring northwest/southeast. This is fair for passive gain, but as it stands, passive heating is not planned and hence no passive devices are contemplated except those that are required by the Title 24 energy analysis.

3. BUILDING CONFIGURATION AND ORIENTATION

Ideally, the homes on the proposed site would have their long axis east-west but only a few do. So overall, this is fair for passive design. It is unlikely passive design features will be implemented, except for those required by the Title 24 Energy Regulations.

4. ADJACENT BUILDINGS

There is no shading of the site by adjacent buildings. Reflected solar radiation, although minimal, cannot be avoided. Solar access to the south is good for roof-mounted collectors. Access to the prevailing winds from the west is good because there is mostly vacant land. There will be some self-blocking.

5. EXTERIOR WALLS

The walls of the homes will be insulated (R-13 or more), caulked and weather-stripped in accordance with Title 24 energy regulations. Light stucco, if used, will reduce the cooling load in summer.

6. ROOF

The roofs may be suitable for solar collecting devices. Racks may be needed for proper tilt. Tile or asphalt roofs, which tend to be dark, will probably be used.

7. WINDOWS

Some windows may require special treatment. Title 24 energy calculations will probably require dual pane Low-E windows to be used on this project.

8. ROOM USE

Passive heating and cooling (primary source) will not be utilized, so living areas have not been planned with this as a major constraint.

9. SPACE CONDITIONING

Care will be exercised in sizing and installing equipment as oversized units cost more to purchase and operate. An SEER of 13.0 (14.0) or greater will be required on all condensers, if manufactured after January 23, 2006 (January 1, 2015). Minimum furnace AFUE will be 78% (80%) and heat pump HSPF will be 7.7 (8.2). Installation of other devices such as zone damper controls is being considered. Automatic thermostats and electronically controlled ignition devices will be mandatory.

10. TREES AND VEGETATION

Landscape plans will consider the items below. Vegetation can provide both shade and insulation. Deciduous trees offer summer shade but allow solar energy to enter in the winter months. Trees with low foliage can shade east or west windows from a low altitude sun. Evergreens provide good shade in summer, insulate in winter and reduce heat loss at night. Outside ground planting reduces absorbed solar energy hence lowers the outdoor temperature. Homeowner's will be responsible for the landscaping around their homes, but often there will be limited areas for planting allowing only a limited application of the above principles.

11. WATER CONSERVATION

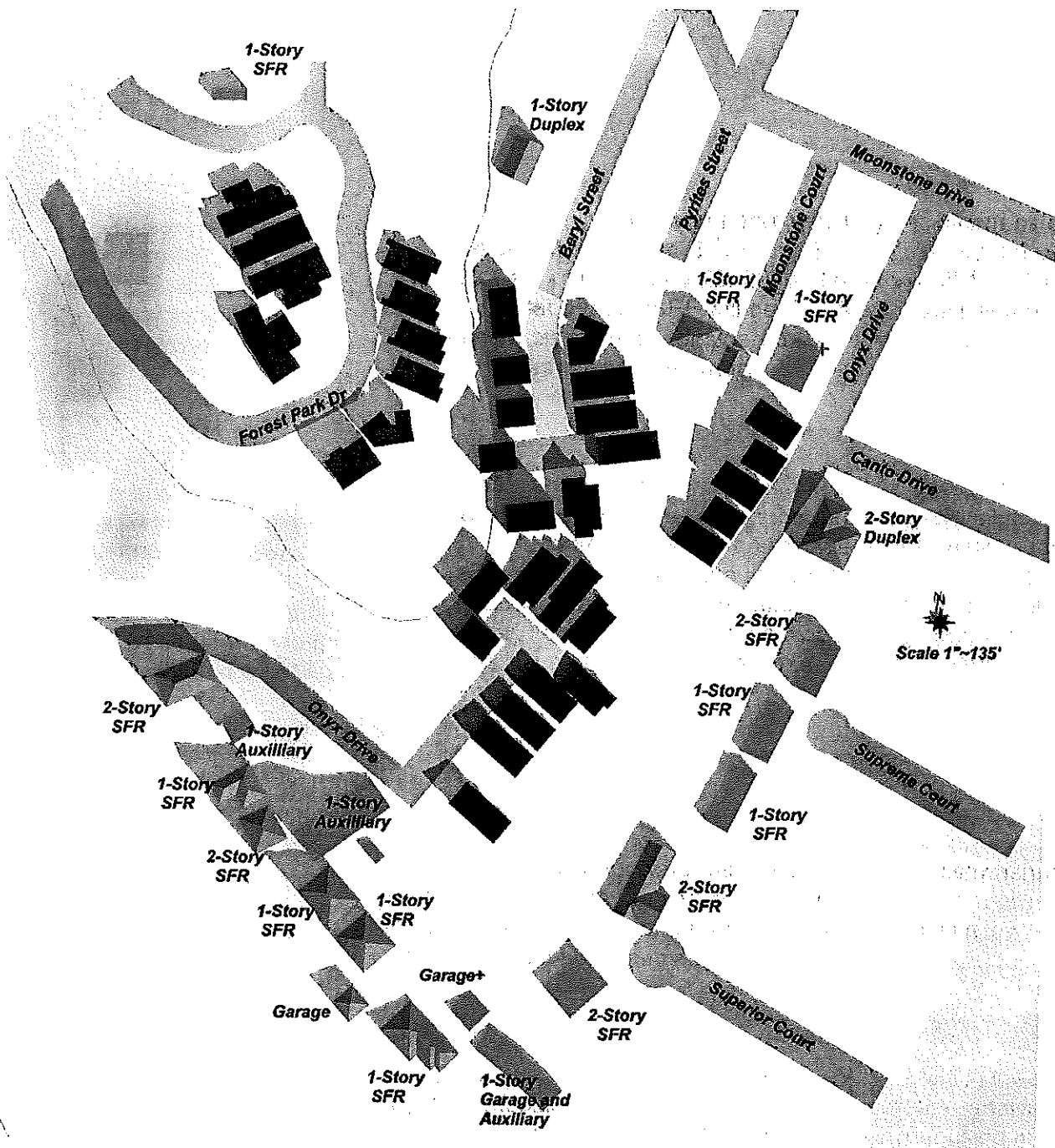
Water conservation by itself is an important goal. California is highly susceptible to water shortages so conservation of this vital resource is necessary. Conserving water conserves energy, particularly hot water uses such as sinks, dishwashers, showers, clothes washers and water heaters. Water-saving and energy-conserving appliances in compliance with Title 24 will be used. The landscape architect may investigate low water consumption plantings and low waste watering systems.

12. FUTURE ACTIVE SOLAR SYSTEMS

The Solar Index is a number between 0 and 100 which measures the amount of heat that could be supplied on a given day by a solar system. Analyses are based on a system using 80 to 90 ft² of flat collectors serving a family of four using 80 gallons of hot water per day. A Solar Index (SI) of 75 means that 75% of the heat required for hot water could have been provided by the sun. The SI for Los Angeles ranges from 40 (winter worst) to 85 (summer best). There may be sufficient room on the roofs for future solar collectors. The roofs will probably support the added weight as designed, but structural calculations would be required. Photovoltaic systems are usually not cost effective unless heavily subsidized.

13. GREEN BUILDING CODE

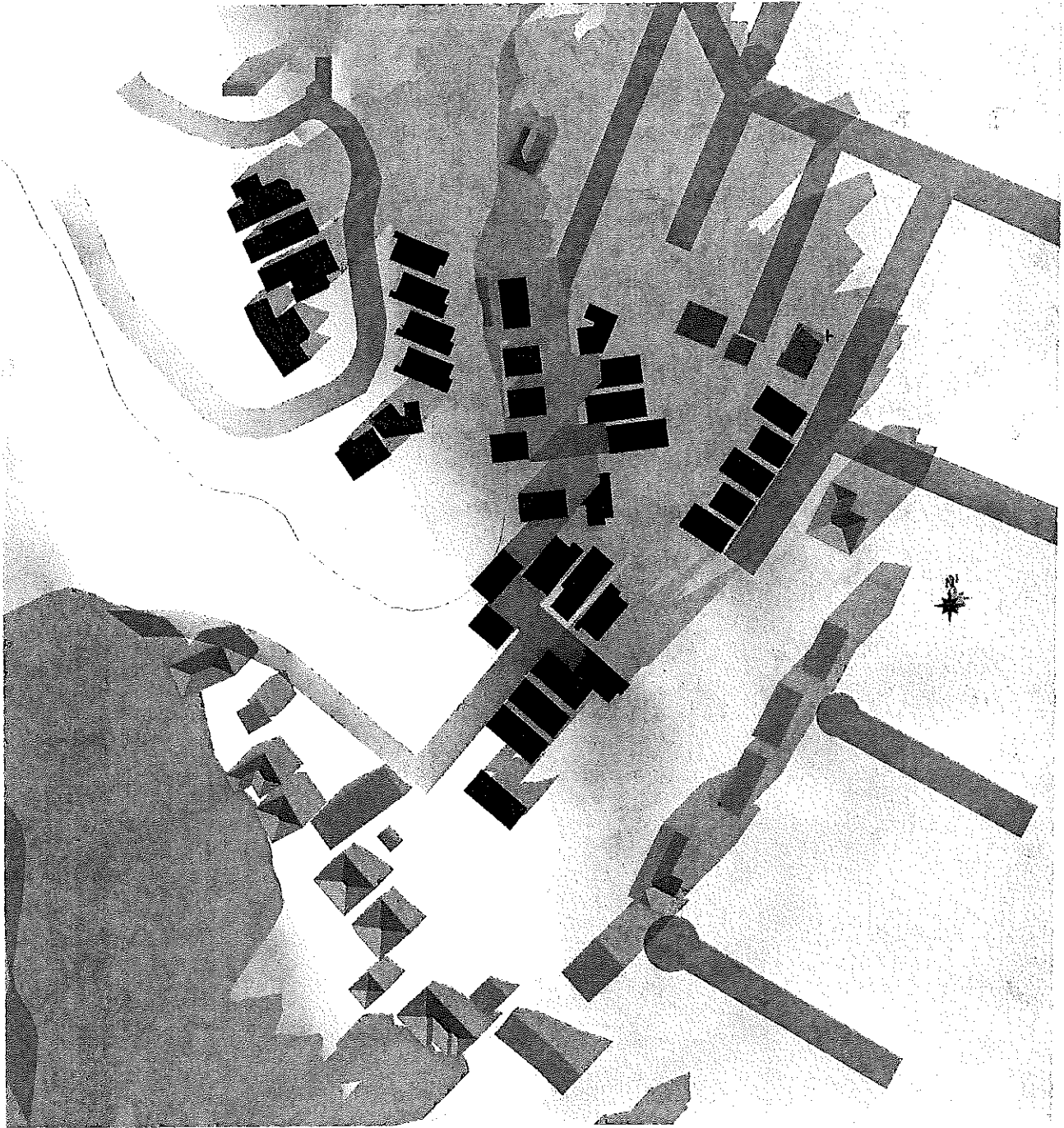
All the provisions of the Green Building Code appropriate to this building at the time of permitting will be adhered to.



Winter Solstice Shading Diagram
9 a.m.



***Winter Solstice Shading Diagram
Noon***



***Winter Solstice Shading Diagram
3 p.m.***