

REPORT TO THE HEARING OFFICER

DATE ISSUED: December 26, 2024

HEARING DATE: January 7, 2025 AGENDA ITEM: 5

PROJECT NUMBER: PRJ2023-000349-(2)

PERMIT NUMBER(S): Yard Modification No. RPPL2023000478

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 5486 Valley Ridge Avenue, Los Angeles, CA 90043

OWNER: Gregory Rachal

APPLICANT: Isabel Giraldo

CASE PLANNER: Evan Sahagun, Planner
ESahagun@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2023-000349-(2), Yard Modification Number RPPL2023000478, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE YARD MODIFICATION NUMBER RPPL2023000478 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- The applicant, Isabel Giraldo (“Applicant”), requests a Yard Modification to authorize an existing five-foot and eight-inch-tall solid wooden fence within the required front yard setback area, which exceeds the three-foot and six-inch maximum height limit, and to authorize an existing 256-square-foot covered patio attached to an existing single-family residence (“SFR”) with a front yard setback of nine feet and one inch in lieu of the required 20 foot minimum front yard setback, in the R-1 (Single-Family Residence) Zone pursuant to County Code Section 22.110.090 (Modifications Authorized).

B. Project

The Project consists of a Yard Modification to authorize an existing fence and an existing covered patio attached to an existing SFR. The existing SFR, originally built in 1940, is located at 5486 Valley Ridge Avenue in the unincorporated Windsor Hills community (“Project Site”). The Project Site has three street frontages on its west, south, and east sides. Therefore, Staff, on behalf of the Director of Regional Planning (“Director”), determined that there are front yard setbacks on each of these three street frontages pursuant to County Code Section 22.110.080.A (Yard Determination). Fences and walls within the required front yard setback area are limited to a maximum height of three feet and six inches pursuant to County Code Section 22.110.070 (Fences and Walls).

The requested Yard Modification is appropriate for this lot due to its irregular shape and multiple street frontages. If approved, the Yard Modification would provide the residents with more privacy via a taller perimeter fence. Additionally, the Yard Modification would allow the covered patio to remain onsite. The covered patio would otherwise be difficult to locate because there are front yard setbacks on each of the three street frontages.

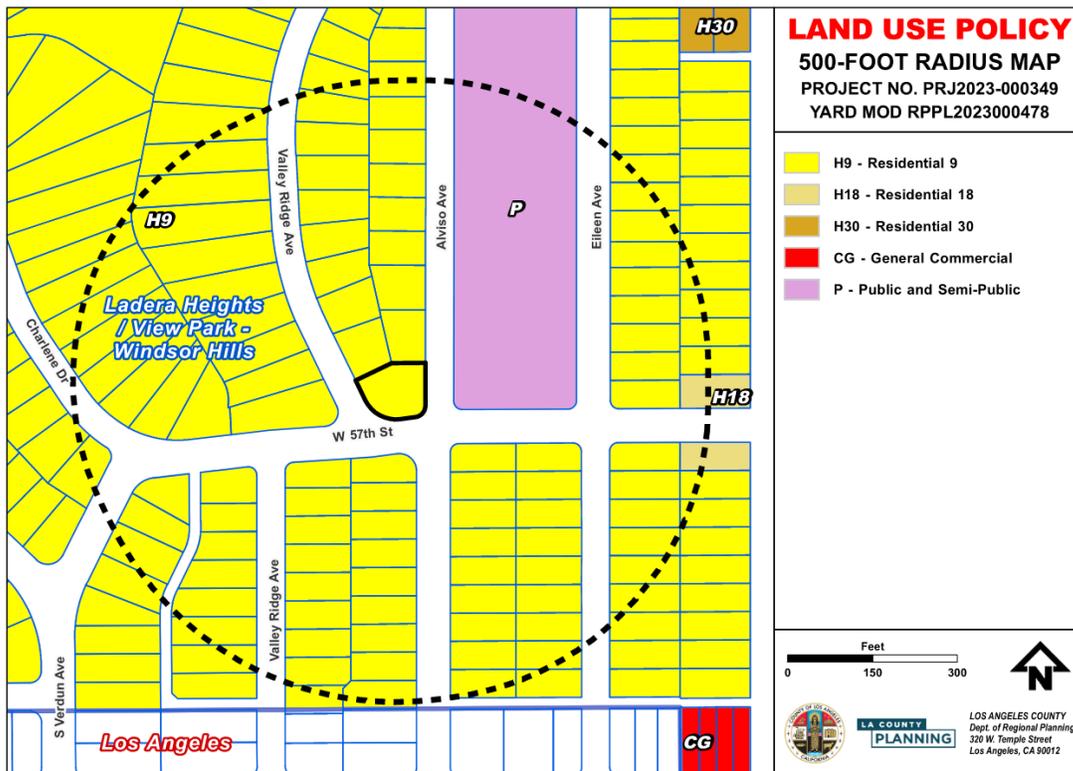
The Applicant also proposes an interior remodel of the existing SFR and new additions to the existing SFR that would increase its floor area by approximately 201.75 square feet. The proposed remodel and new additions are being reviewed separately under Ministerial Site Plan Review No. RPPL2023001011. The proposed additions comply with the required front, side, and rear yard setbacks.

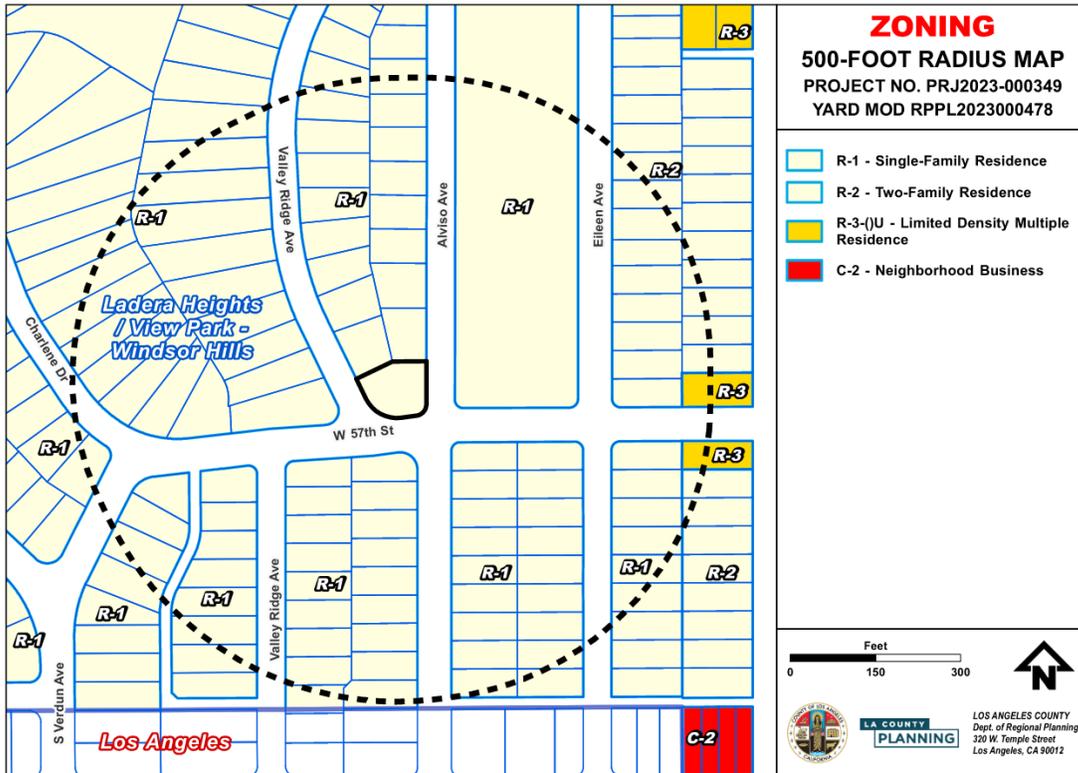
The Applicant also proposes to close the existing curb cut on Alviso Avenue and to replace the existing five-foot and eight-inch-tall solid wooden sliding gate with a new five-foot and eight-inch-tall solid wooden fence that matches the existing fence. The proposed curb cut closure has been conceptually approved by the Department of Public Works and will require review and approval of a Street Improvement Plan.

SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	H9 (Residential 9 – Nine Dwelling Units per Net Acre Maximum Density)	R-1 (Single-Family Residence)	SFR
NORTH	H9	R-1	SFRs
EAST	P (Public and Semi-Public), H9, H18 (Residential 18 – 18 Dwelling Units per Net Acre Maximum Density)	R-1, R-3 (Limited Density Multiple Residence)	School, SFRs, Multifamily residences
SOUTH	H9	R-1	SFRs
WEST	H9	R-1	SFRs





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
4988	R-1 (Single-Family Residence)	September 16, 1947

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Ministerial Site Plan Review No. RPPL2023000019	Convert the existing two-car garage into a new detached Accessory Dwelling Unit	Approved on February 22, 2023

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
09-0003409	Inoperable vehicle on the premises	Closed on March 31, 2011
04-0037044	Violation not found	Closed on March 6, 1997

ANALYSIS

A. Land Use Compatibility

The Project Site is located within a low-density residential area in the unincorporated Windsor Hills community. The General Plan's H9 land use designation and the R-1 Zone allow SFRs. The Project involves the authorization of an existing fence within the required front yard setback area and an existing covered patio attached to an existing SFR within the required front yard setback area and will not increase the density or modify the existing land use pattern of the surrounding area. Therefore, the Project is compatible with the surrounding uses.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project Site is a 0.22-acre lot with three street frontages. Staff, on behalf of the Director, determined that there are front yard setbacks on each of these three street frontages pursuant to County Code Section 22.110.080.A (Yard Determination). The Project Site is unique in this condition because no other residential lot within a 500-foot radius has three street frontages. The requested Yard Modification would provide the residents with more privacy via a taller perimeter fence. Additionally, the Yard Modification would allow the covered patio to remain onsite. The covered patio would otherwise be difficult to locate because there are front yard setbacks on each of the three street frontages. Impacts to the neighboring properties would be negligible because the SFR with a reduced front yard setback has existed on the Project Site since 1940. The existing five-foot and eight-inch-tall solid wooden fence and the existing covered patio attached to the SFR do not pose a hazard to pedestrians and increases the functionality of the property.

To confirm that a reduced front yard setback conforms with the neighborhood pattern, the Applicant provided six examples of neighboring properties with reduced front yard setbacks, located northwest of the Project Site on the west side of Valley Ridge Avenue, as follows:

- 5485 Valley Ridge Ave, CA 90043 – Assessor's Parcel Number ("APN"): 5008-004-006
- 5481 Valley Ridge Ave, CA 90043 – APN: 5008-004-005
- 5475 Valley Ridge Ave, CA 90043 – APN: 5008-004-004
- 5471 Valley Ridge Ave, CA 90043 – APN: 5008-004-003
- 5465 Valley Ridge Ave, CA 90043 – APN: 5008-004-002
- 5459 Valley Ridge Ave, CA 90043 – APN: 5008-004-001

Properties to the northwest were originally built with a reduced front yard setback due to the sloping terrain towards the rear of these lots. Because of this existing condition, a reduced front yard setback on the Project Site is compatible with the surrounding area. Property frontages to the west and east, along West 57th Street, are primarily corner side

yards, where buildings are permitted to have a five-foot setback facing West 57th Street. Therefore, a reduced front yard setback of nine feet and one inch in lieu of the required 20 feet on the Project Site's frontage along West 57th Street will be compatible with the surrounding area.

C. Design Compatibility

The existing fence and covered patio are consistent with the surrounding area. Property frontages to the west and east, along West 57th Street, are primarily corner side yards, where buildings are permitted to have a five-foot setback facing West 57th Street. The Project Site is the only residential property within a 500-foot radius with three street frontages. The existing fence and covered patio are designed to provide private recreational space and security for the existing SFR given the Project Site's unique and irregular lot shape.

The existing fence and covered patio were built without permits. During the review of this Project, the Department of Public Works noted line-of-sight issues for pedestrians on Alviso Avenue due to the existing curb cut and driveway. To address these issues, the Applicant proposed closing the existing curb cut, removing access to the driveway for on-site parking. This change allowed the Yard Modification for the five-foot and eight-inch-tall fence to be cleared for public hearing by the Department of Public Works and provides a greater level of safety to pedestrians. This change improved the Project Site's compatibility with the surrounding area because it is adjacent to a school with high levels of pedestrian traffic.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The Applicant is required to substantiate all facts identified by County Code Section 22.196.030 (Findings and Decision). The Burden of Proof with Applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the Applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for a Categorical Exemption (Class 1 – Existing Facilities and Class 5 – Minor Alterations in Land Use Limitations) under the California Environmental Quality Act (CEQA) and the County environmental guidelines because it is a request to authorize an existing five-foot and eight-inch-tall solid wooden fence within the required front yard setback area, which exceeds the three-foot and six-inch maximum height

SITE PREPARATION

1. THE METHOD OF CLEARING AND STRIPPING SHOULD BE VERIFY BY THE CONTRACTOR.
2. ALL SURFACE VEGETATION, DEBRIS AND STRUCTURES TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE PRIOR TO COMMENCING SITE PREPARATION, EXCAVATION OR PLACEMENT FILL.
3. FILL FOR FLOOR SLABS AND FOUNDATION TRENCHES SHALL CONSIST OF NATIVE SOIL.
4. NATIVE SOIL PLACED FOR SLAB SUPPORT SHALL BE PLACED IN LAYERS NOT EXCEEDING 4" WHEN COMPACTED.
5. IMPORT FOR SLAB SUPPORT SOFT SHALL CONSIST OF SAND, GRAVELY SAND OR SILTY SAND AND SHALL HAVE A EXPANSION INDEX OF LESS THAN 30.

SITE NOTES

1. ALL WORK SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE, TITLE 24 AND ALL APPLICABLE CODES, REGULATIONS OR REQUIREMENTS OF THE CITY OR COUNTY HAVING JURISDICTION FOR THE PLACE OF THE BUILDING.
2. PERMITS SHALL BE OBTAINED FOR FENCES, POOLS, SPA OR RETAINING WALLS.
3. FINAL GRADING WORK SHALL COMPLY WITH 2019 CBC AND SHALL PROVIDE POSITIVE DRAINAGE FROM ALL PARTS OF THE BUILDING AND SHALL NOT DRAIN ONTO ADJACENT PROPERTIES.
4. ALL SURFACES SHALL BE SLOPED TO DRAIN WATER AWAY FROM THE BUILDING.
5. AT TIME OF PERMIT ISSUANCE, THE CONTRACTOR SHALL SHOW THEIR VALID "WORKERS COMPENSATION" INSURANCE CERTIFICATE.
6. ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE INFORMATION INDICATED ON THESE PLANS.
7. BUILDING ADDRESS NUMBERS SHALL BE PROVIDED ON THE FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY, SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.

SPECIAL HAZARDS

1. ROOF OBSTRUCTIONS SUCH AS TELEVISION ANTENNA, GUY WIRES, SOLAR PANELS, RAZOR RIBBON FENCE, CABLE OR OTHER OBSTRUCTIONS SHALL NOT PREVENT FIRE DEPARTMENT ACCESS OR EGRESS IN THE EVENT OF FIRE.
2. PROVIDE COLLISION BARRIERS ADEQUATE TO PROTECT CONTROL METERS, REGULATORS AND PIPING FOR HAZARDOUS MATERIALS THAT ARE EXPOSED TO VEHICULAR DAMAGE LAMC 57.12.02.
3. THE INDOOR STORAGE OF COMBUSTIBLE MATERIALS SHALL BE REGULATED IN RELATION TO ARRANGEMENT, LOCATION, SIZE OF AREAS, HEIGHT SEPARATIONS AND HOUSEKEEPING.

MISCELLANEOUS

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE BEFORE STARTING ANY WORK AND BE RESPONSIBLE FOR THE SAME, THE ARCHITECT SHALL BE NOTIFY OF ANY DISCREPANCIES WHICH MAY EXIST. CONTRACTOR SHALL NOT SCALE ANY DRAWINGS.
2. THE SPECIFICATIONS ARE OF A GENERAL NATURE AND MAY REFER TO WORK WHICH IS NOT REQUIRED. THEY ARE NOT INTENDED TO SUPERSEDE ANY CONTRACTUAL AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR.
3. THE CONTRACTOR SHALL PROVIDE SUPERVISION TO PROPERLY EXECUTE THE PROJECT AND TO PROVIDE ASSURANCE THE WORK IS IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
4. ALL NECESSARY PERMITS SHALL BE SECURED BY THE CONTRACTOR PRIOR TO START ANY CONSTRUCTION.

BUILDING CODE NOTES

- A. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- B. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170, 158) (INCLUDES COMMERCIAL ADDITIONS AND T1 WORK OVER \$10,000) SEPARATE PLUMBING PERMIT IS REQUIRED.
- C. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3)
- D. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLES SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4)
- E. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWER HEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2)
- F. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- G. PROVIDE 72 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (1209.2.3 & 1209.2.4)
- H. UNIT SKYLIGHTS SHALL BE LABELED BY AN LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED). (R308.6.9)
- I. WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, UPC)
- M. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.6.2)
- N. A WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR STRUCTURES THAT HAVE ATTACHED GARAGES OR FUEL BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTIONS R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
- N.B. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDELES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
- O. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE

FINISH MATERIAL POLLUTANT CONTROL

- A. ADHESIVE, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE.
- B. PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.2, AND COMPLY WITH THE VOC LIMITS IN TABLE 4.504.3.
- C. AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.3
- D. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
- I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR
 - II. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHODS FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) OR
 - III. NSF/ANSI 140 AT THE GOLD LEVEL OR
 - IV. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD
- E. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 G/L (4.504.3.1, 4.504.3.2)
- F. A MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
- I. PRODUCTS CERTIFIED AS A LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR
 - II. PRODUCTS CERTIFIED UNDER UL GREEN GUARD GOLD (FORMERLY THE GREEN GUARD CHILDREN & SCHOOLS PROGRAM) OR
 - III. CERTIFICATION UNDER THE RFCI FLOORSORE PROGRAM OR
 - IV. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350)
- G. COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION.

MATERIAL CONSERVATION & RESOURCE EFFICIENCY

ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS.

ENVIRONMENTAL QUALITY

A. AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS WHICH MAY ENTER THE SYSTEM.

B. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLE WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES.

C. ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL COMPLY WITH THE FOLLOWING:

- FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
- FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF < 50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM.

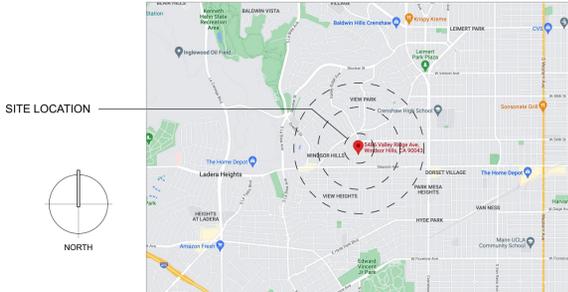
INTERIOR

1. PROVIDE 72 INCH HIGH NONABSORBENT WALL ADJACENT TO SHOWER, AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER.
2. ONLY LOW CONSUMPTION WATER CLOSETS SHALL BE PROVIDED. "PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION."
3. ENCLOSED USABLE SPACE UNDER INTERIOR STAIRWAYS REQUIRES 1-HOUR FIRE RESISTIVE CONSTRUCTION ON ENCLOSED SIDE.
4. EXIT DOORWAYS SHALL BE NOT LESS THAN 36" X 6'-8" (WIDTH AND HEIGHT). PROJECTIONS INCLUDING PANIC HARDWARE, SHALL NOT REDUCE THE OPENING TO LESS THAN 32" CLEAR WIDTH.
5. PROVIDE 32" WIDE DOORS TO ALL ACCESSIBLE ROOMS WITHIN A DWELLING UNIT.
6. GLASS SKYLIGHTS SHALL COMPLY WITH 91.2409. PLASTIC SKYLIGHTS WITH 91.1006.12
7. PROVIDE WINDOW WELLS (WITH FIXED LADDER) FOR EGRESS WINDOWS BELOW GRADE.
8. WATER HEATER IS REQUIRED TO BE ANCHORED. "WATER HEATER MUST BE STRAPPED TO WALL."
9. PROVIDE ACCESS TO THE BOTTOM OF COURT FOR CLEANING PURPOSES.
10. COURT MORE THAN TWO STORIES IN HEIGHT SHALL BE PROVIDED WITH A HORIZONTAL AIR INTAKE WITH A MINIMUM AREA OF 10 SQ.FT.

BATH

1. WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQ. WITHIN 72" ABOVE DRAIN.
2. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT MATERIALS.
3. GLASS ENCLOSURE DOORS MUST BE LABELED CATEGORY II SWING DOOR OUTWARD.
4. NET AREA OF SHOWER RECEPTOR NOT LESS THAN 1024" OR 30" DIA CIR 510, 511, 5406, 5407, UBC STD. T-54 & D.C. 909.
5. BATHS WITHOUT OPENABLE WINDOWS SHALL BE PROVIDED WITH VENT FAN CAPABLE OF MINIMUM 5 AIR CHANGES PER HR.
6. TOILET COMPARTMENT MINIMUM 30" WIDE WITH 24" CIR. IN FRONT OF TOILET.
7. PROVIDE MINIMUM 12" X 12" ACCESS AT TUB TRAP EXCEPT WHERE CONCERNED FIXED CONNECTIONS ARE OF BRASS & WITHOUT SLIP JOINTS.
8. PROVIDE MECHANICAL VENTILATION CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING FIVE A/P CHANGES PER HOUR IN BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS, AND SIMILAR ROOMS IF REQUIRED OPENABLE WINDOWS ARE NOT PROVIDED

VICINITY MAP



SECTION MARKER



ELEVATION MARKER



DETAIL MARKER



DOOR MARKER



WINDOW MARKER

OWNER

GREGORY RACHAL

DESIGNER

DDB, LLC
1226 W. NINTH ST.
UPLAND, CA 91786
310.487.1613
HELLO@DREAMDESIGN.BUILD
DREAMDESIGN.BUILD

STRUCTURAL ENGINEER

MID CITIES STRUCTURAL ENGINEERING
9744 MAPLE ST, SUITE 101
BELLFLOWER, CA 90706
562.866.3625
MCE2020@GMAIL.COM
MIDCITIESENGINEERING.COM

T-24

DDB, LLC
1226 W. NINTH ST.
UPLAND, CA 91786
310.487.1613
HELLO@DREAMDESIGN.BUILD
DREAMDESIGN.BUILD

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES INCLUDING AMENDMENTS:

- * 2023 CALIFORNIA RESIDENTIAL CODE
- * 2023 CALIFORNIA BUILDING CODE
- * 2023 CALIFORNIA PLUMBING CODE
- * 2023 CALIFORNIA MECHANICAL CODE
- * 2023 CALIFORNIA ELECTRICAL CODE
- * 2023 CALIFORNIA ENERGY CODE. (TITLE 24)
- * 2023 CALIFORNIA GREEN BUILDING STANDARDS CODE

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PROJECT INFO	
PROJECT ADDRESS: 5486 VALLEY RIDGE AVE WINDSOR HILLS, CA 90043	
DESIGNER: DREAM DESIGN BUILD	PHONE: 818.732.5494
SCOPE OF WORK:	
INTERIOR REMODEL + NEW 173.25 SQ. FT. MASTER BATHROOM & W.I.C. ADDITION + NEW 28.50 SQ. FT. ADDITION	
1. LEGALIZE (E) 5'-8" TALL FENCE WITHIN THE FRONT YARD FRONTING WEST 57TH ST. & ALVISO AVE.	
2. REPLACE SLIDING GATE WITH 5'-8" FENCE TO MATCH EXISTING	
3. LEGALIZE (E) 256 SQ. FT. COVERED PATIO	
4. CLOSE THE EXISTING DRIVEWAY & CURB CUT	

PROPERTY AREA:	6,625 SQ. FT.
EXISTING	
SINGLE FAMILY DWELLING:	1,841.00 SQ. FT.
GARAGE & STORAGE (TO BE CONVERTED UNDER SEP. PERMIT):	577.00 SQ. FT.
PROPOSED	
COVERED PATIO (TO BE LEGALIZED):	256.00 SQ. FT.
SFD ADDITION - MASTER BATHROOM & W.I.C.:	173.25 SQ. FT.
SFD ADDITION - MASTER BEDROOM:	28.50 SQ. FT.
RESULTING PROJECT	
SINGLE FAMILY DWELLING:	2,042.75 SQ. FT.
COVERED PATIO:	256.00 SQ. FT.
ADU (PERMIT: UNC-BLDR221216011867):	577.00 SQ. FT.
TOTAL FLOOR AREA (W/ ADU):	2,619.75 SQ. FT.
TOTAL FLOOR AREA (W/O ADU):	2,042.75 SQ. FT.
LOT COVERAGE	
(MAIN DWELLING + ADU) / PROPERTY AREA	29%
FLOOR AREA RATIO	
(TOTAL FLOOR AREA W/ ADU) / PROPERTY AREA	51%
REAR YARD OPEN SPACE RATIO	
REAR YARD OPEN SPACE:	2,339.00 SQ. FT.
OPEN SPACE / PROPERTY AREA	35%
FRONT YARD LANDSCAPING RATIO	
PROPOSED FRONT YARD AREA:	1,835.00 SQ. FT.
PROPOSED FRONT YARD LANDSCAPING: (P) FRONT YARD LANDSCAPING / (P) FRONT YARD AREA	67%
LEGAL DESCRIPTION:	
LOT NO: 36	# OF STORIES: 1
APN: 5008-005-036	MAX. BUILDING HEIGHT: 13'-9"
ZONING: RS-6500	PARKING REQ.:
YEAR BUILT: 1940	TRACT #: 11381 LOT 1
OCCUPANCY: R1 / U	
CONSTRUCTION TYPE: V-B // NON-FIRE SPRINKLERED	



1226 W. NINTH ST.
UPLAND, CA 91786

310.487.1613

HELLO@DREAMDESIGN.BUILD
DREAMDESIGN.BUILD

OWNER:

GREGORY RACHAL

ADDRESS:

5486 VALLEY RIDGE AVE
WINDSOR HILLS, CA 90043

SCOPE OF WORK:

INTERIOR REMODEL + NEW 173.25 SQ. FT. MASTER BATHROOM & W.I.C. ADDITION + NEW 28.50 SQ. FT. ADDITION

PLANS PREPARED BY:

Edgar Vidal
EDGAR VIDAL

DATE

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DATE: 10/4/24

SCALE: AS SHOWN

DRAWN: E. VIDAL

CHECKED:

REVISION:

REVISION:

PROJECT INFO

A0.0

SYMBOL LEGEND

TO BE DEMO	
EXISTING WALL	
EXISTING RETAINING WALL	



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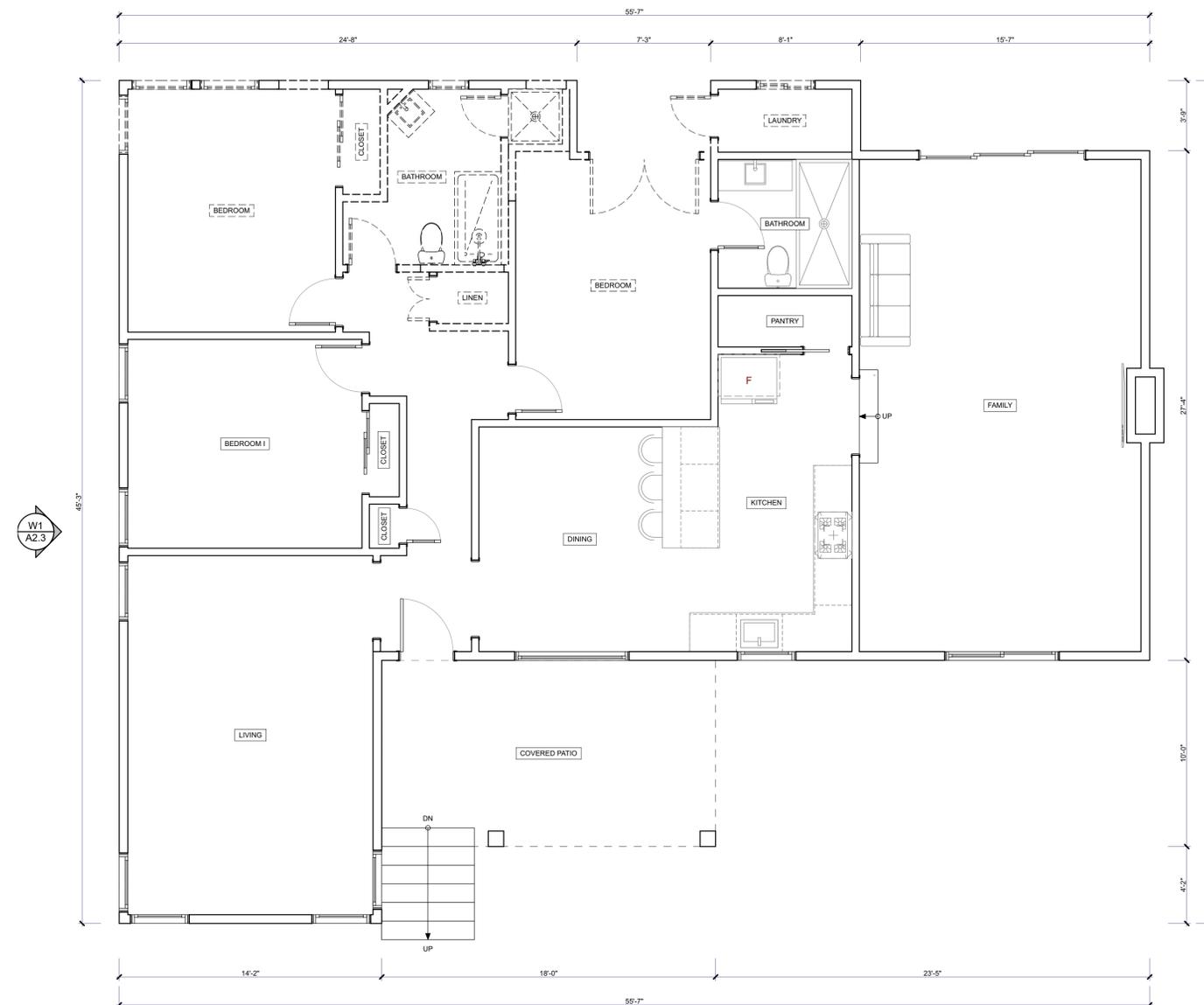
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REVISION:

REVISION:

EXISTING FLOOR PLAN

A2.1



EXISTING GROUND FLOOR PLAN

1/4" = 1'-0"

SYMBOL LEGEND

TO BE DEMO	
EXISTING WALL	
EXISTING RETAINING WALL	



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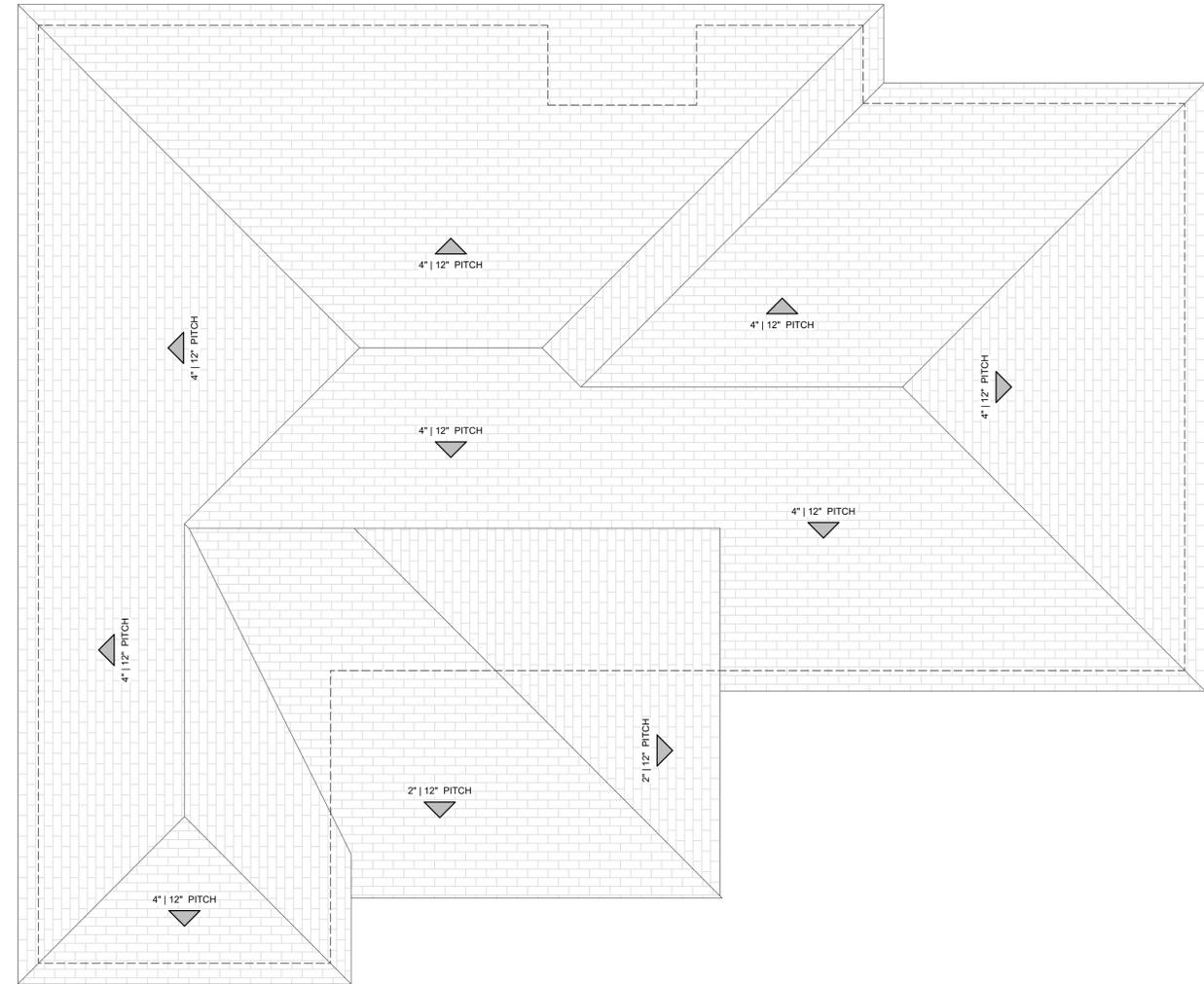
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EXISTING ROOF PLAN 1/4" = 1'-0"

EXISTING ROOF PLAN

A2.2



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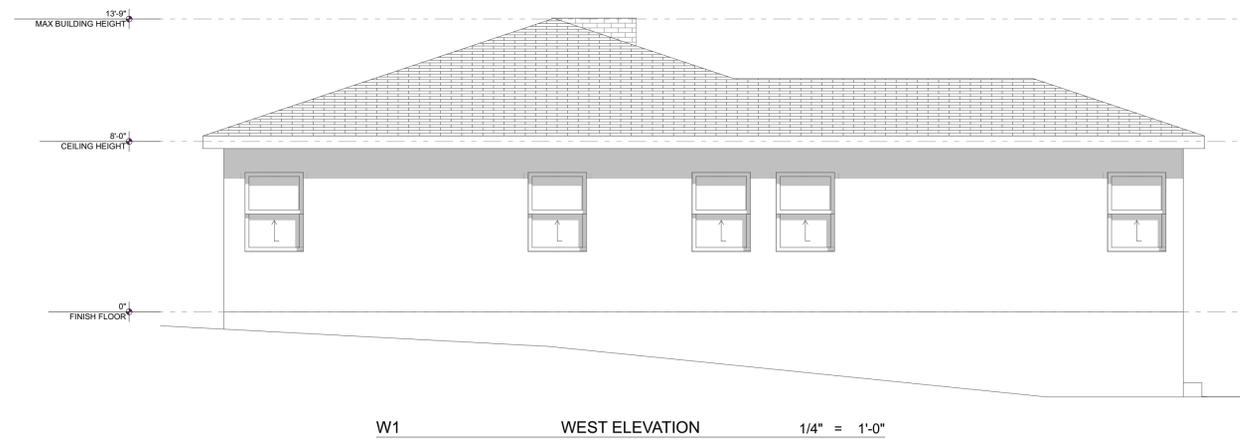
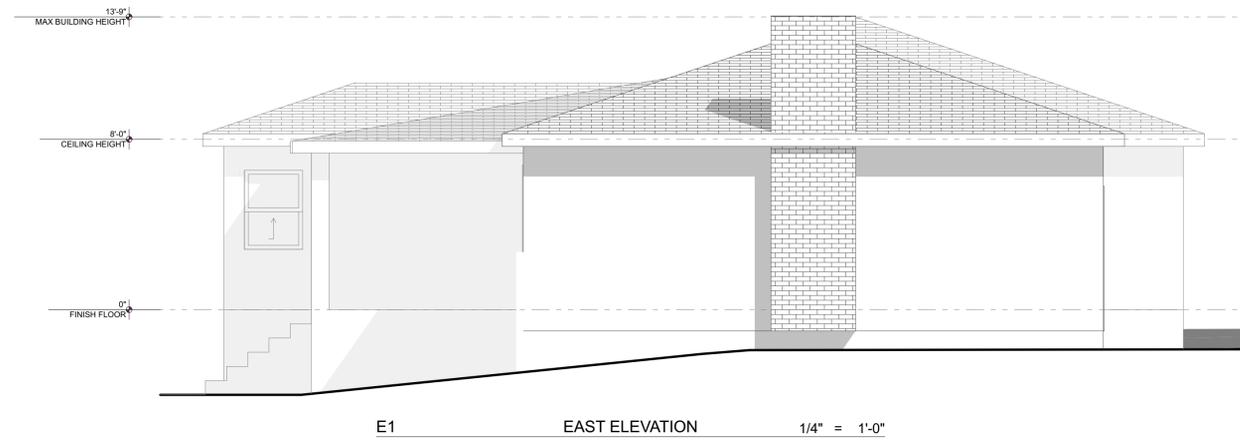
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REVISION:

REVISION:

EXISTING ELEVATIONS

A2.3



DOOR SCHEDULE

ID	1	2	3	4
DIMENSIONS (W x H)	2'-8" x 6'-8"	3'-0" x 6'-8"	4'-6" x 6'-8"	5'-0" x 6'-8"
FUNCTION	PASSAGE	ENTRY	ENTRY	ENTRY
MATERIAL	HM	SC WOOD	HM	SC WOOD
FIRE-RATING	Non-Rated	1 hour	Non-Rated	Non-Rated
PANES	Unspecified	Double	Unspecified	Double
NOTES				
QUANTITY	4	1	1	1

WINDOW SCHEDULE

DIMENSIONS (W x H)	2'-0" x 2'-0"	3'-0" x 5'-0"
ID	A	B
TYPE	Sliding	Double Hung
COATING	Low-E	Low-E
PANES	Double	Double
HEADER HEIGHT	6'-8"	6'-8"
SILL HEIGHT	4'-8"	1'-8"
TEMPERED	☐	☐
FIRE-RATING		
QUANTITY	2	2

NATURAL VENTILATION CALCULATIONS

MASTER BEDROOM	BEDROOM II
REQ. MINIMUM 146 SQ. FT. x 0.04 = 5.84 SQ. FT.	REQ. MINIMUM 150 SQ. FT. x 0.04 = 6 SQ. FT.
PROVIDED (1) 3'-0" x 4'-0" WINDOW = 6 SQ. FT. TOTAL = 6 SQ. FT. > 5.84 SQ. FT.	PROVIDED (1) 3'-0" x 5'-0" WINDOW = 7.5 SQ. FT. TOTAL = 7.5 SQ. FT. > 6 SQ. FT.

NATURAL LIGHT CALCULATIONS

MASTER BEDROOM	BEDROOM II
REQ. MINIMUM 146 SQ. FT. x 0.08 = 11.68 SQ. FT.	REQ. MINIMUM 150 SQ. FT. x 0.08 = 12.00 SQ. FT.
PROVIDED (1) 3'-0" x 4'-0" WINDOW = 12 SQ. FT. TOTAL = 12 SQ. FT. > 11.68 SQ. FT.	PROVIDED (1) 3'-0" x 5'-0" WINDOW = 15 SQ. FT. TOTAL = 15 SQ. FT. > 12.00 SQ. FT.

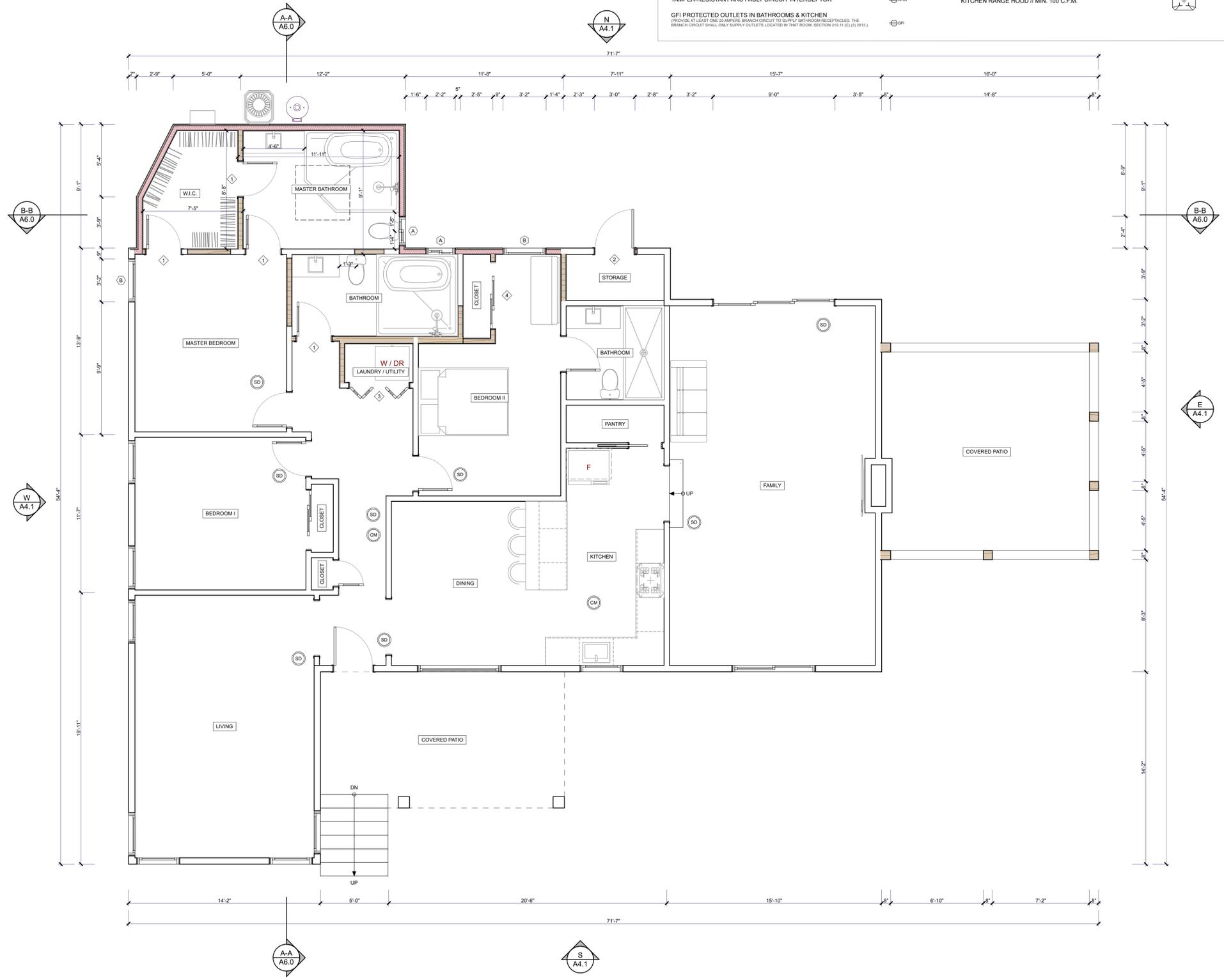
KEYNOTES

1 1" MAX THRESHOLD TO LANDING BELOW

GLASS:
1. TO COMPLY WITH LOS ANGELES SECURITY ORDINANCE ANY GLASS IN DOORS OR IN SIDELIGHT(S) WITHIN 24" OF EITHER DOOR EDGE PER 2016 CBC, SEC. 2406.4(6) OR WITHIN 40" OF ANY LOCKING MECHANISM (PER LOS ANGELES ORDINANCE) SHALL BE FULLY TEMPERED.
2. THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFR) AND SHOWING COMPLIANCE WITH ENERGY CALCULATIONS.

SYMBOL LEGEND

TO BE DEMO	[---]	LIGHT SWITCH (# INDICATES THE NUMBER OF SWITCHES)	⊕ 2
EXISTING WALL	[---]	LIGHT SWITCH W/ VACANCY SENSOR	⊕ VS
EXISTING RETAINING WALL	[---]	RECESSED VENTILATION FAN // MIN. 50 C.F.M.	⊕
NEW FRAME WALLS W/ STUDS @ 16" O.C. 5/8" DRYWALL @ INTERIOR & 7/8" STUCCO @ EXTERIOR	[---]	RECESSED SPOTLIGHT	⊕ SL
NEW FRAME WALLS W/ STUDS @ 16" O.C. 5/8" DRYWALL @ INTERIOR & EXTERIOR	[---]	SUSPENDED LIGHT FIXTURE	⊕ CL
SMOKE DETECTOR // HARD WIRED 110 VOLTS INTER CONNECTED WITH BATTERY BACK-UP	⊕ SD	CEILING-MOUNTED LAMP	⊕
CARBON MONOXIDE // HARD WIRED 110 VOLTS INTER CONNECTED WITH BATTERY BACK-UP	⊕ CM	WALL-MOUNTED SPOTLIGHTS	⊕
TAMPER-RESISTANT ARC FAULT CIRCUIT INTERCEPTOR	⊕ AFCI	WALL-MOUNTED OUTDOOR LAMP	⊕
GFI PROTECTED OUTLETS IN BATHROOMS & KITCHEN (PROVIDE AT LEAST ONE 20 AMPERE BRANCH CIRCUIT TO SUPPLY BATHROOM RECEPTACLES. THE BRANCH CIRCUIT SHALL ONLY SUPPLY OUTLETS LOCATED IN THAT ROOM. SECTION 210.11(C)(3) 2013.)	⊕ GFI	CEILING MOUNTED FLOURESCENT LIGHT FIXTURE	⊕
		KITCHEN RANGE HOOD // MIN. 100 C.F.M.	⊕



PROPOSED GROUND FLOOR PLAN 1/4" = 1'-0"



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SCALE: AS SHOWN

DRAWN: E. VIDAL

CHECKED:

REVISION:

REVISION:

PROPOSED FLOOR PLAN

A3.1



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PROPOSED ELECTRICAL PLAN

A3.2

SYMBOL LEGEND

TO BE DEMO		LIGHT SWITCH (# INDICATES THE NUMBER OF SWITCHES)	
EXISTING WALL		LIGHT SWITCH W/ VACANCY SENSOR	
EXISTING RETAINING WALL		RECESSED VENTILATION FAN // MIN. 50 C.F.M.	
NEW FRAME WALLS W/ STUDS @ 16" O.C. 5/8" DRYWALL @ INTERIOR & 7/8" STUCCO @ EXTERIOR		RECESSED SPOTLIGHT	
NEW FRAME WALLS W/ STUDS @ 16" O.C. 5/8" DRYWALL @ INTERIOR & EXTERIOR		SUSPENDED LIGHT FIXTURE	
SMOKE DETECTOR // HARD WIRED 110 VOLTS INTER CONNECTED WITH BATTERY BACK-UP.		CEILING-MOUNTED LAMP	
CARBON MONOXIDE // HARD WIRED 110 VOLTS INTER CONNECTED WITH BATTERY BACK-UP.		WALL-MOUNTED SPOTLIGHTS	
TAMPER-RESISTANT ARC FAULT CIRCUIT INTERCEPTOR		WALL-MOUNTED OUTDOOR LAMP	
GFI PROTECTED OUTLETS IN BATHROOMS & KITCHEN <small>PROVIDE AT LEAST ONE 20 AMPERE BRANCH CIRCUIT TO SUPPLY BATHROOM RECEPTACLES. THE BRANCH CIRCUIT SHALL ONLY SUPPLY OUTLETS LOCATED IN THAT ROOM. SECTION 210.11(C)(3)(2013).</small>		CEILING MOUNTED FLOURESCENT LIGHT FIXTURE	
		KITCHEN RANGE HOOD // MIN. 100 C.F.M.	

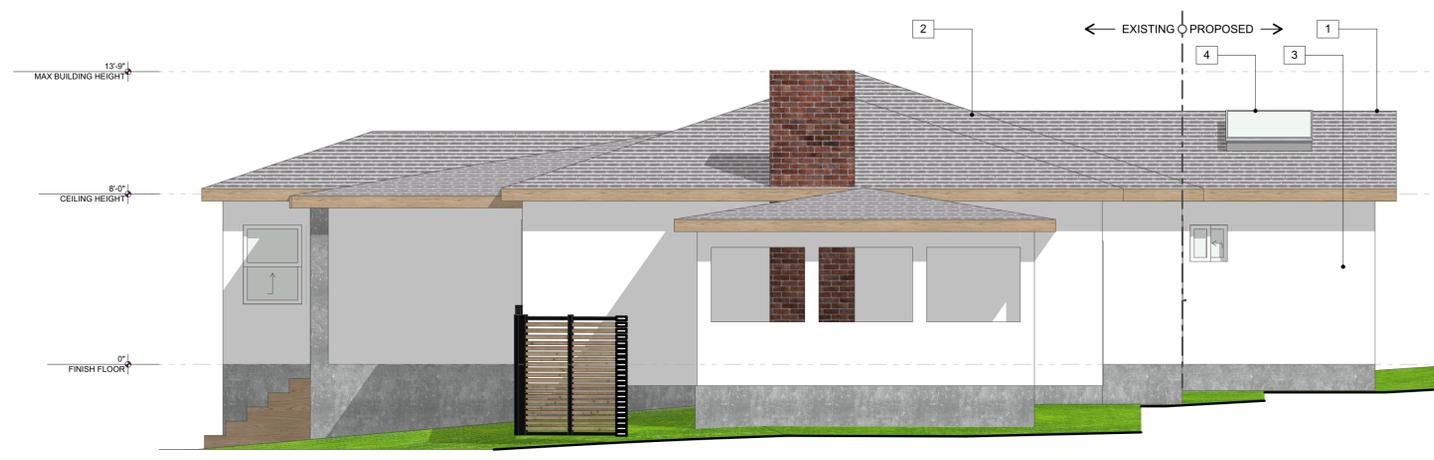


PROPOSED GROUND FLOOR ELECTRICAL PLAN 1/4" = 1'-0"



KEYNOTES

- 1 NEW ROOF: LANDMARK SOLARIS GOLD - CHARCOAL GRAY
4/12 MAX CRRC# 0668-0079
- 2 EXISTING ROOF TO REMAIN
- 3 STUCCO: NEW 7/8" EXT. STUCCO OVER WIRE FABRIC LATH
OVER 2 LAYERS TYPE "D" BUILDING PAPER OVER PLYWOOD
(TO MATCH EXISTING IN COLOR & TEXTURE)
- 4 SKYLIGHT ICC# : ESR-4108



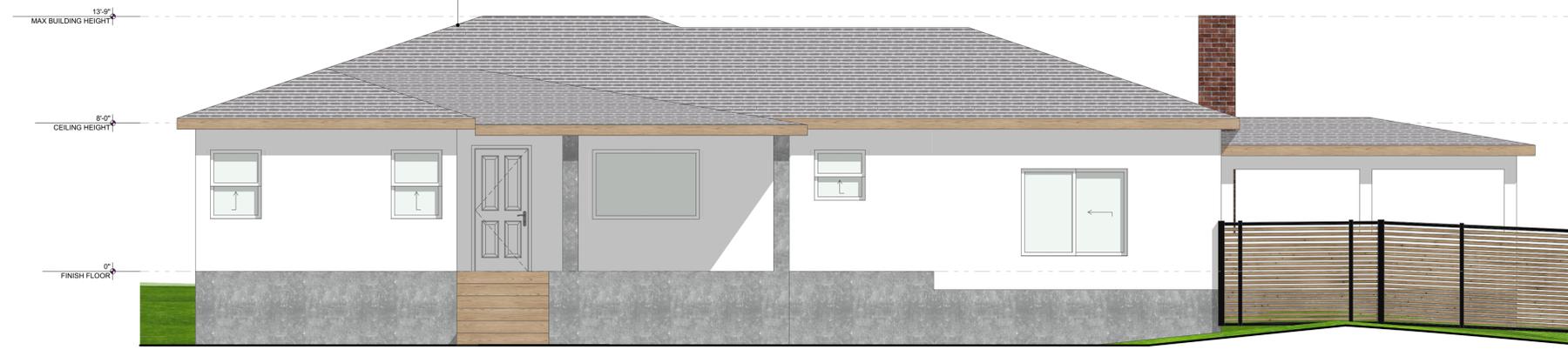
E EAST ELEVATION 1/4" = 1'-0"



N NORTH ELEVATION 1/4" = 1'-0"



W WEST ELEVATION 1/4" = 1'-0"



S SOUTH ELEVATION 1/4" = 1'-0"



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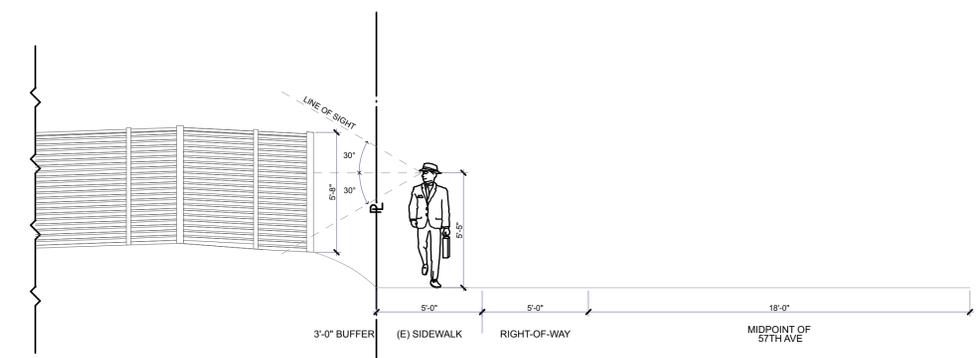
REVISION:

PROPOSED ELEVATIONS

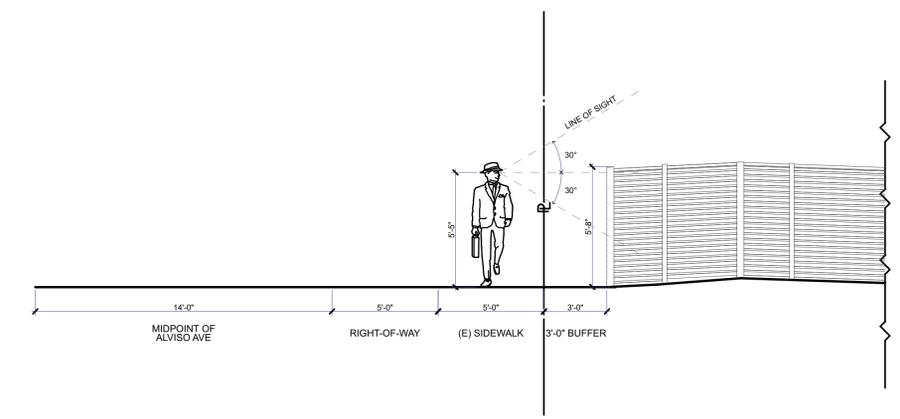
A4.1

KEYNOTES

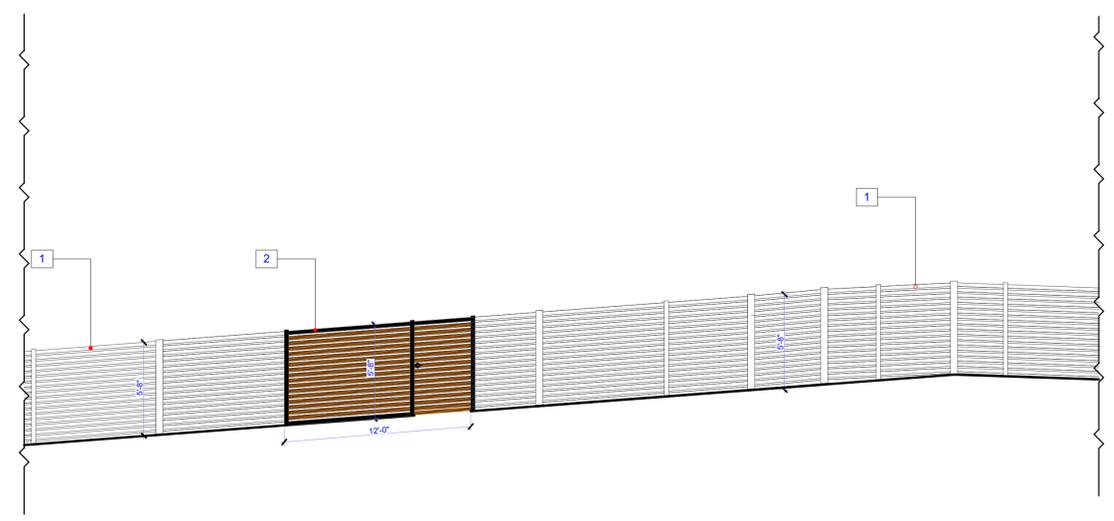
- 1 (E) 5'-8" TALL METAL FENCE W/ WOOD PANELS
- 2 (E) 12' LONG 5'-8" TALL SLIDING METAL GATE W/ WOOD PANELS TO BE REPLACED W/ SOLID FENCE & 4' WIDE HINGED DOOR THAT MATCHES EXISTING



2 LINE OF SIGHT ANALYSIS FROM 57TH 1/4" = 1'-0"



1 LINE OF SIGHT ANALYSIS FROM ALVISO AVE 1/4" = 1'-0"



N2 NORTH ELEVATION 1/4" = 1'-0"



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PROPOSED FENCE ELEVATION
& LINE OF SIGHT ANALYSIS

A4.2

KEYNOTES

- 1 NEW ROOF: DURO-LAST 60-MIL MEMBRANE COOL ROOF CLASS A CRCC# 0610-0008
- 2 SKYLIGHT ICC #: ESR-4108
- 3 EXISTING ROOF TO REMAIN



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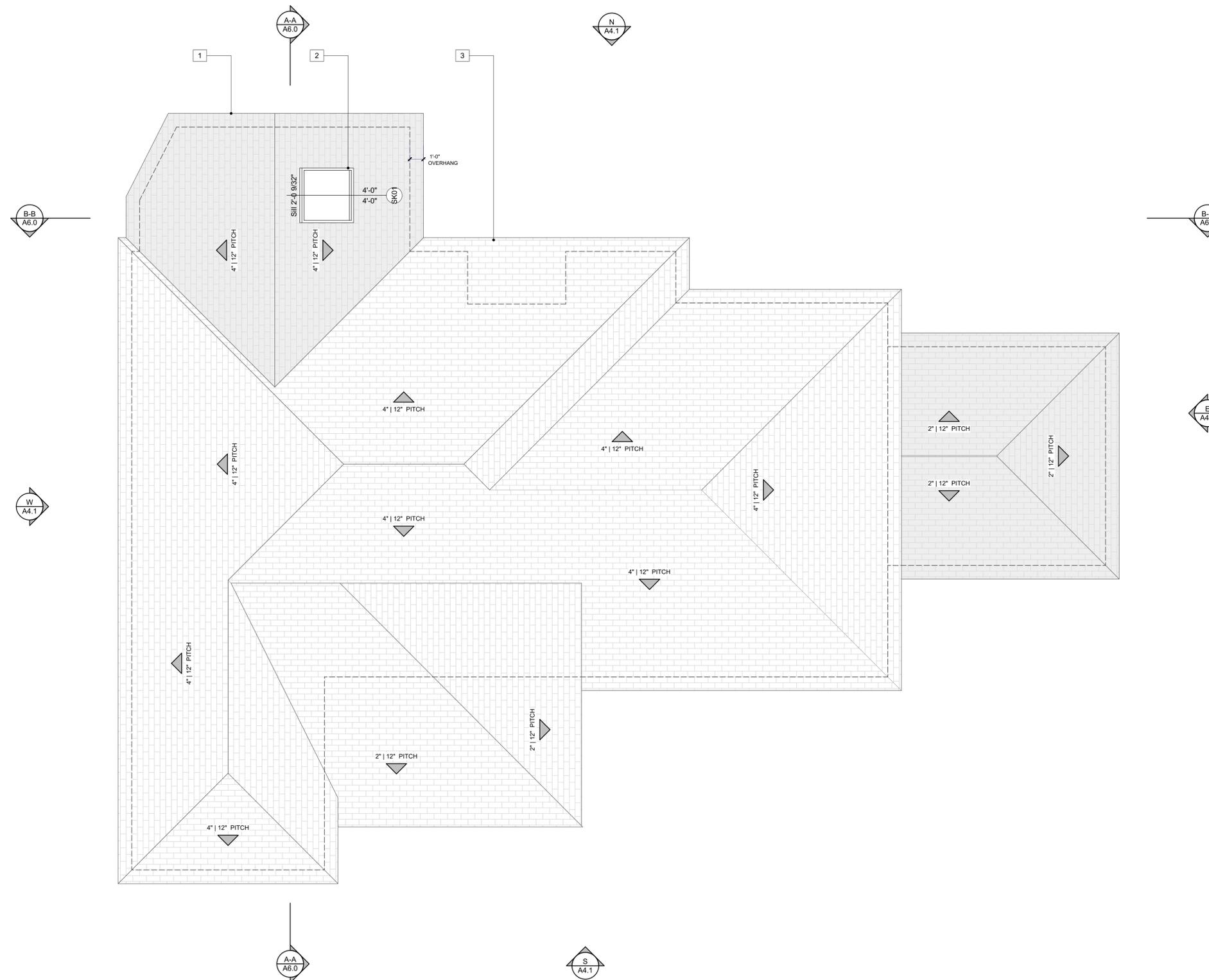
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PROPOSED ROOF PLANS

A5.0



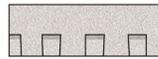
PROPOSED ROOF PLAN 1/4" = 1'-0"

Technical Data Sheet
 Landmark Solaris® GOLD
 Landmark Solaris® PLATINUM



PRODUCT INFORMATION

Landmark Solaris Gold and Landmark Solaris Platinum's innovative technology produces a shingle that reflects solar energy in a traditional color palette. All colors are rated by Cool Roof Rating Council (CRRC) for cool roofs and meet California's Title 24 requirements for cool steep slope roofing. Landmark Solaris shingles are manufactured using the same high standards as all CertainTeed roofing products and are covered by the same superior warranty protection. These shingles are available in "Metric" dimensions - 13 1/4" x 38 3/4". This product also features CertainTeed's NailTrak® that offers a wider nailing area.



Landmark Solaris algae-resistant (AR) shingles have the additional attribute of resisting the growth of algae especially in damp regions. AR shingles are not available in all regions.

Colors:

Product	Color	CRRC Rated Product Directory						Meets California Title 24?	Energy Star Certified?	
		Product ID	Solar Reflectance		Thermal Emittance		SRI			
Landmark Solaris® Gold	Max Def Resawn Shake	0668-0051	0.26	0.25	0.88	0.90	26	25	YES	YES
Landmark Solaris® Gold	Max Def Weathered Wood	0668-0050	0.25	0.24	0.90	0.89	25	24	YES	YES
Landmark Solaris® Platinum	Coastal Tan	0668-0079	0.40	0.36	0.91	0.90	45	40	YES	YES
Landmark Solaris® Platinum	Santa Fe	0668-0080	0.40	0.35	0.90	0.91	45	39	YES	YES
Landmark Solaris® Platinum	Sierra Buff	0668-0074	0.41	0.37	0.92	0.90	47	41	YES	YES

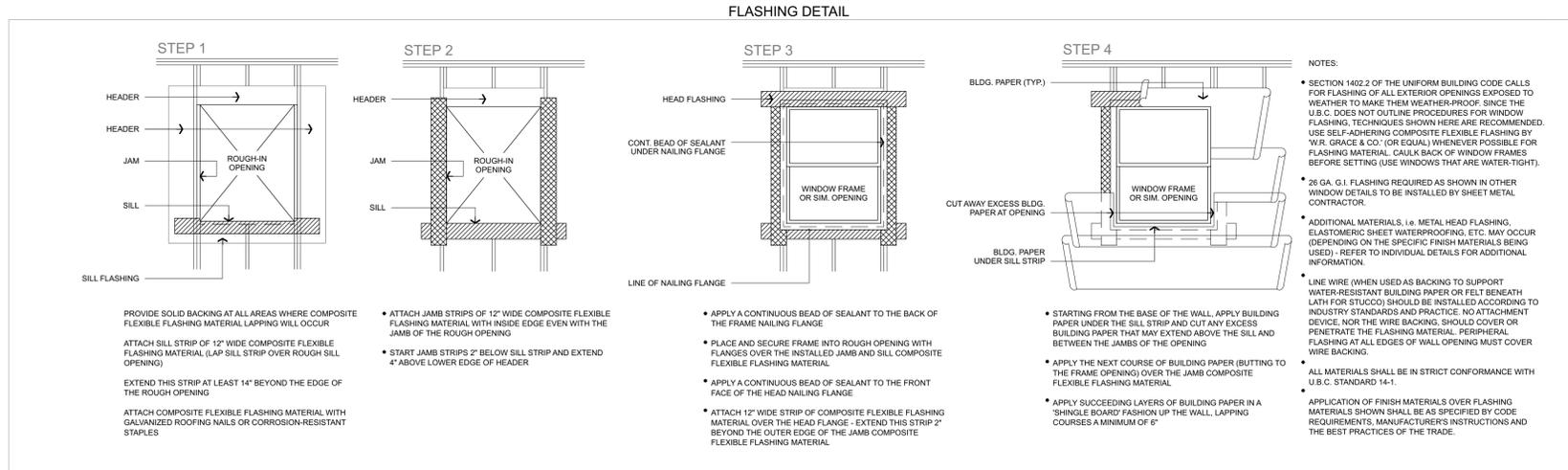
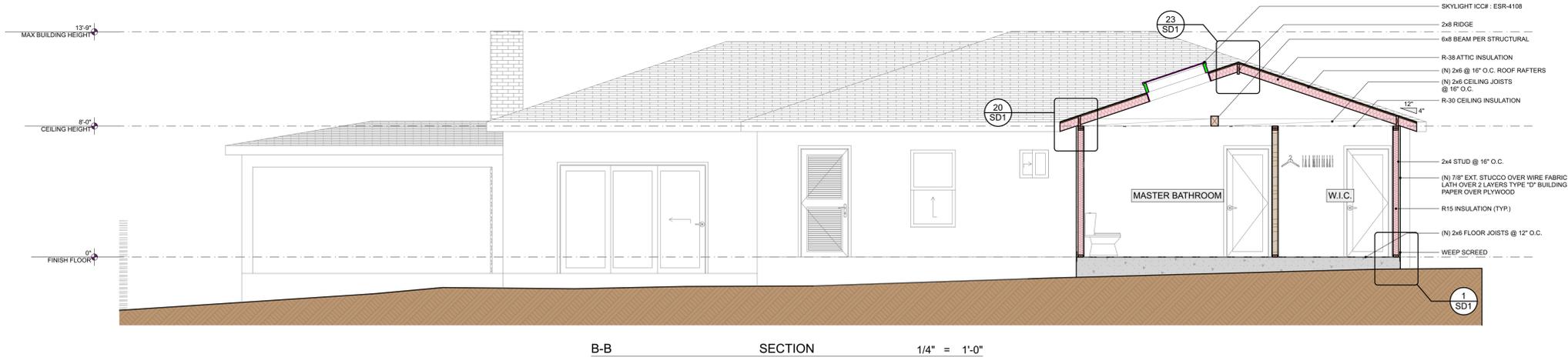
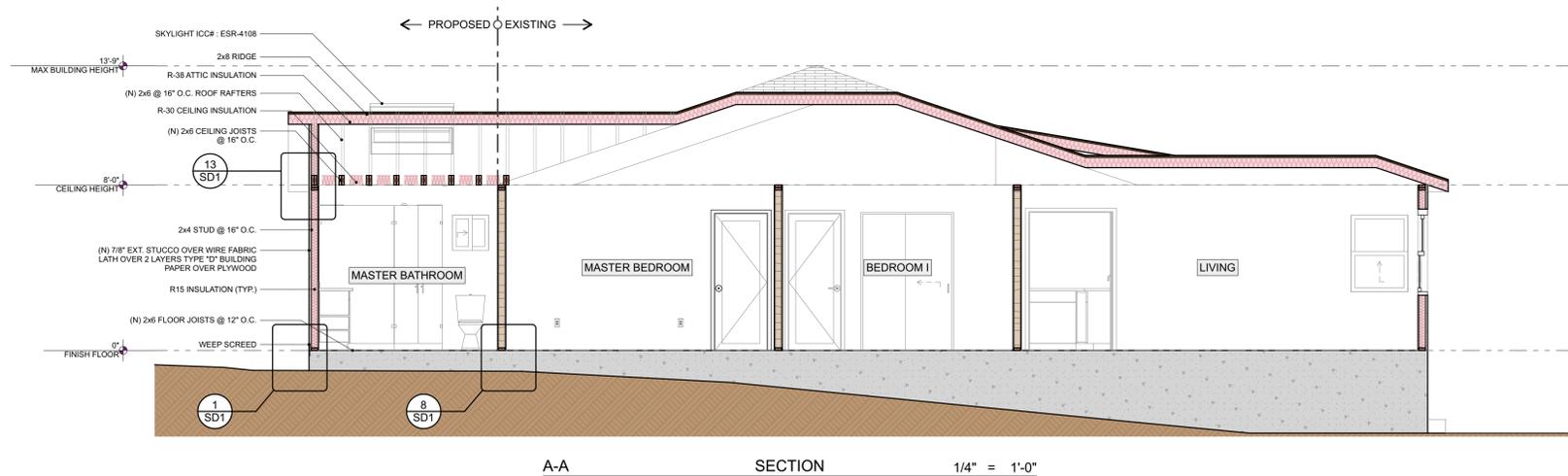
Please refer to product brochure or CertainTeed website for the colors available in your region

Limitations: Use on roofs with slopes greater than 2" per foot. Low-slope applications (2" to 4" per foot) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

Product Composition: Landmark Solaris Gold/Platinum shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules with high solar reflectance are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in special tough asphaltic cement. All Landmark Solaris Gold/Platinum shingles have self-sealing adhesive strips.

Applicable Standards:

ASTM E108 Class A Fire Resistance	CSA Standard A123.5
UL 790 Class A Fire Resistance	ICC-ES ESR-1389 & ESR-3537
ASTM D3462	Miami-Dade Product Control Approved (Regional)
ASTM D3018 Type I	Florida Product Approval # FL5444
ASTM D3161 Class F Wind Resistance	TDI Windstorm Resistance (Regional)
ASTM D7158 Class H Wind Resistance	California Title 24, Part 6 Compliant (Steep Slope)



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DRAWN: E. VIDAL

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REVISION:

REVISION:

PROPOSED SECTION CUTS

A6.0

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y	NA	RESPON. PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL	Y	NA	RESPON. PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL	Y	NA	RESPON. PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL																																										
			<p>301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the applicator checklists contained in this code. Voluntary green building measures are also included in the applicator checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.</p> <p>301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.</p> <p>The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.</p> <p>Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.</p> <p>Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.</p> <p>301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.</p> <p>SECTION 302 MIXED OCCUPANCY BUILDINGS</p> <p>302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the <i>California Building Code</i>, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable. <p>DIVISION 4.1 PLANNING AND DESIGN</p> <p>ABBREVIATION DEFINITIONS:</p> <p>HCD Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New</p> <p>CHAPTER 4 RESIDENTIAL MANDATORY MEASURES</p> <p>SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)</p> <p>FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.</p> <p>WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.</p> <p>4.106 SITE DEVELOPMENT</p> <p>4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.</p> <p>4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.</p> <ol style="list-style-type: none"> Retention basins of sufficient size shall be utilized to retain storm water on the site. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. Compliance with a lawfully enacted storm water management ordinance. <p>Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.</p> <p>(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)</p> <p>4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:</p> <ol style="list-style-type: none"> Swailes Water collection and disposal systems French drains Water retention gardens Other water measures which keep surface water away from buildings and aid in groundwater recharge. <p>Exception: Additions and alterations not altering the drainage path.</p> <p>4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the <i>California Electrical Code, Article 625</i>.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: <ol style="list-style-type: none"> 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power. 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities. <p>4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.</p> <p>Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the <i>California Electrical Code</i>.</p> <p>4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".</p>																																																		
			<p>4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.</p> <p>4.106.4.2 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.</p> <p>1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 ampere.</p> <p>The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed. <p>Notes:</p> <ol style="list-style-type: none"> Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use. <p>2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.</p> <p>Exception: Areas of parking facilities served by parking lifts.</p> <p>4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.</p> <p>1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 ampere.</p> <p>The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.</p> <p>Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.</p> <p>Notes:</p> <ol style="list-style-type: none"> Construction documents shall show locations of future EV spaces. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use. <p>2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.</p> <p>Exception: Areas of parking facilities served by parking lifts.</p> <p>3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.</p> <p>When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.</p> <p>4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.</p> <p>Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.</p> <p>4.106.4.2.2.1.1 Location. EVCS shall comply with at least one of the following options:</p> <ol style="list-style-type: none"> The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building. <p>Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.</p> <p>4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following:</p> <ol style="list-style-type: none"> The minimum length of each EV space shall be 18 feet (5486 mm). The minimum width of each EV space shall be 9 feet (2743 mm). One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm). <p>a Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.</p> <p>4.106.4.2.2.1.3 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B, EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.</p> <p>4.106.4.2.3 EV space requirements.</p> <p>1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.</p> <p>Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.</p> <p>2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on ampere of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.</p>																																																		
			<p>4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.</p> <p>Notes:</p> <ol style="list-style-type: none"> Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. <p>DIVISION 4.2 ENERGY EFFICIENCY</p> <p>4.201 GENERAL</p> <p>4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.</p> <p>DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION</p> <p>4.303 INDOOR WATER USE</p> <p>4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.</p> <p>Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.</p> <p>4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.</p> <p>Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.</p> <p>4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.</p> <p>4.303.1.3 Showerheads.</p> <p>4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.</p> <p>4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.</p> <p>Note: A hand-held shower shall be considered a showerhead.</p> <p>4.303.1.4 Faucets.</p> <p>4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.</p> <p>4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.</p> <p>4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.</p> <p>4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.</p> <p>Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.</p> <p>4.303.1.4.5 Pre-rinse spray valves. When installed, shall meet the requirements in the <i>California Code of Regulations, Title 20 (Appliance Efficiency Regulations)</i>, Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.</p> <p>FOR REFERENCE ONLY: The following table and code section have been reprinted from the <i>California Code of Regulations, Title 20 (Appliance Efficiency Regulations)</i>, Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).</p> <table border="1"> <thead> <tr> <th colspan="2">TABLE H-2</th> </tr> <tr> <th colspan="2">STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019</th> </tr> <tr> <th>PRODUCT CLASS [spray force in ounce force (ozf)]</th> <th>MAXIMUM FLOW RATE (gpm)</th> </tr> </thead> <tbody> <tr> <td>Product Class 1 (≤ 5.0 ozf)</td> <td>1.00</td> </tr> <tr> <td>Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)</td> <td>1.20</td> </tr> <tr> <td>Product Class 3 (> 8.0 ozf)</td> <td>1.28</td> </tr> </tbody> </table> <p>Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]</p> <p>4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the <i>California Plumbing Code</i>.</p> <p>4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the <i>California Plumbing Code</i>, and shall meet the applicable standards referenced in Table 1701.1 of the <i>California Plumbing Code</i>.</p> <p>NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.</p> <table border="1"> <thead> <tr> <th colspan="2">TABLE - MAXIMUM FIXTURE WATER USE</th> <th>FLOW RATE</th> </tr> <tr> <th>FIXTURE TYPE</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>SHOWER HEADS (RESIDENTIAL)</td> <td></td> <td>1.8 GMP @ 80 PSI</td> </tr> <tr> <td>LAVATORY FAUCETS (RESIDENTIAL)</td> <td></td> <td>MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI</td> </tr> <tr> <td>LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS</td> <td></td> <td>0.5 GPM @ 60 PSI</td> </tr> <tr> <td>KITCHEN FAUCETS</td> <td></td> <td>1.8 GPM @ 60 PSI</td> </tr> <tr> <td>METERING FAUCETS</td> <td></td> <td>0.2 GAL/CYCLE</td> </tr> <tr> <td>WATER CLOSET</td> <td></td> <td>1.28 GAL/FLUSH</td> </tr> <tr> <td>URINALS</td> <td></td> <td>0.125 GAL/FLUSH</td> </tr> </tbody> </table>	TABLE H-2		STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019		PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)	Product Class 1 (≤ 5.0 ozf)	1.00	Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20	Product Class 3 (> 8.0 ozf)	1.28	TABLE - MAXIMUM FIXTURE WATER USE		FLOW RATE	FIXTURE TYPE			SHOWER HEADS (RESIDENTIAL)		1.8 GMP @ 80 PSI	LAVATORY FAUCETS (RESIDENTIAL)		MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI	LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS		0.5 GPM @ 60 PSI	KITCHEN FAUCETS		1.8 GPM @ 60 PSI	METERING FAUCETS		0.2 GAL/CYCLE	WATER CLOSET		1.28 GAL/FLUSH	URINALS		0.125 GAL/FLUSH											
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			<p>4.304 OUTDOOR WATER USE</p> <p>4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.</p> <p>NOTES:</p> <ol style="list-style-type: none"> The Model Water Efficient Landscape Ordinance (MWELO) is located in the <i>California Code Regulations, Title 23, Chapter 2.7, Division 2, MWELO</i> and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/ <p>DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY</p> <p>4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE</p> <p>4.406.1 RODENT PROOFING. Annual spaces around pipes, electric cables, conduits or other openings in solebottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.</p> <p>4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING</p> <p>4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> Excavated soil and land-clearing debris. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility. <p>4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.</p> <ol style="list-style-type: none"> Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). Identify diversion facilities where the construction and demolition waste material collected will be taken. Identify construction methods employed to reduce the amount of construction and demolition waste generated. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both. <p>4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.</p> <p>Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.</p> <p>4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1</p> <p>4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1</p> <p>4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4..</p> <p>Notes:</p> <ol style="list-style-type: none"> Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle). <p>4.410 BUILDING MAINTENANCE AND OPERATION</p> <p>4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:</p> <ol style="list-style-type: none"> Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. Operation and maintenance instructions for the following: <ol style="list-style-type: none"> Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. Roof and yard drainage, including gutters and downspouts. Space conditioning systems, including condensers and air filters. Landscape irrigation systems. Water reuse systems. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. Public transportation and/or carpool options available in the area. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. Information about water-conserving landscape and irrigation design and controllers which conserve water. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. Information about state solar energy and incentive programs available. A copy of all special inspectors verifications required by the enforcing agency or this code. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. Information and/or drawings identifying the location of grab bar reinforcements. <p>4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic/waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.</p> <p>Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.</p>																																																		
			<p>4.304 OUTDOOR WATER USE</p> <p>4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.</p> <p>NOTES:</p> <ol style="list-style-type: none"> The Model Water Efficient Landscape Ordinance (MWELO) is located in the <i>California Code Regulations, Title 23, Chapter 2.7, Division 2, MWELO</i> and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/ <p>DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY</p> <p>4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE</p> <p>4.406.1 RODENT PROOFING. Annual spaces around pipes, electric cables, conduits or other openings in solebottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.</p> <p>4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING</p> <p>4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> Excavated soil and land-clearing debris. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility. <p>4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.</p> <ol style="list-style-type: none"> Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). Identify diversion facilities where the construction and demolition waste material collected will be taken. Identify construction methods employed to reduce the amount of construction and demolition waste generated. 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			<p>DIVISION 4.5 ENVIRONMENTAL QUALITY</p> <p>SECTION 4.501 GENERAL</p> <p>4.501.1 Scope The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.</p> <p>SECTION 4.502 DEFINITIONS 5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)</p> <p>AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.</p> <p>COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93200.1.</p> <p>DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.</p>																																																		
			<p>1226 W. NINTH ST. UPLAND, CA 91786</p> <p>310.487.1613</p> <p>HELLO@DREAMDESIGN.BUILD DREAMDESIGN.BUILD</p> <p>OWNER: GREGORY RACHAL</p> <p>ADDRESS: 5486 VALLEY RIDGE AVE WINDSOR HILLS, CA 90043</p> <p>SCOPE OF WORK: INTERIOR REMODEL + NEW 173.25 SQ. FT. MASTER BATHROOM & W.I.C. ADDITION + NEW 28.50 SQ. FT. ADDITION</p> <p>PLANS PREPARED BY: EDGAR VIDAL <i>Edgar Vidal</i></p> <p>DATE: 10/4/24</p> <p>SCALE: AS SHOWN</p> <p>DRAWN: E. VIDAL</p> <p>CHECKED:</p> <p>REVISION:</p> <p>REVISION:</p> <p>GREEN BUILDING</p> <p>GB1.1</p>																																																		



1226 W. NINTH ST.
UPLAND, CA 91786

310.487.1613

HELLO@DREAMDESIGN.BUILD
DREAMDESIGN.BUILD



ATTACHMENT A

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES*

Storm Water Pollution Control Requirements for Construction Activities Minimum Water Quality Protection Requirements for All Development Construction Projects/Certification Statement

The following is intended as minimum notes or as an attachment for building and grading plans and represent the minimum standards of good housekeeping that must be implemented on all construction sites regardless of size. (Applies to all permits)

- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.
Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
Other:

As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Print Name EDGAR VIDAL
(Owner or authorized agent of the owner)
Signature Edgar Vidal Date 10/4/24
(Owner or authorized agent of the owner)

*The above Best Management Practices are detailed in the California Storm Water Best Management Practices Handbook, January 2003. www.cabmpplanningbooks.com



RESIDENTIAL PLAN GENERAL NOTES
COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS BUILDING AND SAFETY DIVISION

GENERAL PROJECT INFORMATION

PLAN CHECK NO. UNC-BLDR230712006485 DISTRICT NO.
JOB ADDRESS 5486 VALLEY RIDGE AVE CITY SAN GABRIEL ZIP 91775

NOTE: Numbers in the parenthesis () refer to sections of the 2023 edition of the County of Los Angeles Building Code (BC), Residential Code (RC), Plumbing Code (PC), Mechanical Code (MC), Electrical Code (EC), and Green Building Standards Code (GC).

INSTRUCTIONS

- The following notes must be included on the plans.

SECURITY REQUIREMENTS

- Exterior doors, doors between house and garage, windows and their hardware shall conform to the Security Provisions of Chapter 67 of the Los Angeles County Building Code (LACBC).
a. Single swinging doors, active leaf of a pair of doors, and the bottom leaf of Dutch doors shall be equipped with a latch and a deadbolt key operated from the outside. Deadbolts shall have a hardened insert with 1" minimum throw and 5/8" minimum embedment into the jamb. If a latch has a key locking feature, it shall be dead latch type.
b. Inactive leaf of a pair of doors and the upper leaf of Dutch doors shall have a deadbolt as per paragraph "a", unless it is not key operated from the exterior, or has a hardened deadbolt at top and bottom with 1/2" embedment.
c. Swinging wood door(s) shall be solid core not less than 1-3/8" thick.
d. Panels of wood doors shall be 9/16" thick and not more than 300 sq. inches. Stiles and rails to be 1-3/8" thick and 3" minimum width.
e. Door hinge pins accessible from the outside shall be non-removable.
f. Door stops of wood jambs of in-swinging doors shall be one piece construction or joined by a rabbet.
g. Windows and door lights within 40" of the locking device of the door shall be fully tempered/approved burglary resistant/protected by bars, screens or grills.
h. Overhead and sliding garage doors shall be secured with a cylinder lock, a padlock with a hardened steel shackle, or equivalent when not otherwise locked by electric power operation. Jamb locks shall be on both jambs for doors exceeding 9 feet in width.

CONSTRUCTION REQUIREMENTS

- Notching of exterior and bearing/nonbearing walls shall not exceed 25% / 40% of its width, respectively. Bored holes in bearing/nonbearing walls shall not exceed 40% / 60% of its width, respectively.
Interior finishes in Group R-3 shall have a flame spread index of not greater than 200, and a smoke-developed index not greater than 450.
Provide fire blocking in concealed spaces of stud walls, partitions, including furred spaces, at the ceiling and floor level, and at 10-foot intervals both vertical and horizontal.
Ducts installed under a floor in a crawl space shall not prevent access to an area of the crawl space. Where it is required to move under ducts for access to areas of the crawl space, a vertical clearance of 18" minimum shall be provided.
Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than .019 inch (No. 26 galvanized sheet).
Note on the plans: "Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports."
Subfloors shall have end-matched lumber, have blocked panel edges, or occur over supports. Floor sheathing shall comply with Section R503.
Provide a note: "SMOKE ALARM shall be interconnected hard-wired with battery backup and shall be installed in accordance with NFPA 72." (R314)
Provide a note: "CARBON MONOXIDE ALARM shall be interconnected hard-wired with battery backup." (R315)

- Finish materials including adhesives, sealants, caulk, paints & coatings, carpet systems, etc. shall meet the (VOC) emission limits per LACGBSC Chapter 4.
In newly constructed dwelling units, electrical receptacle outlets, switches and controls shall be located no more than 48-in. measured from the top of the outlet box and not less than 15-in. from the bottom of the outlet box above the finish floor.
In newly constructed dwelling units, doorbell button or controls, shall not exceed 48-in. above exterior floor or landing, measured from the top of the doorbell button assembly.
Provide a note on the plans "Fasteners for preservative-treated or fire-retardant-treated wood shall be in accordance with ASTM A 153."

GLAZING REQUIREMENTS

- The following shall be considered special hazardous locations requiring safety glazing per Section R308:
a. Glazing in fixed and operable panels of swinging, sliding, and bifold doors.
b. Glazing in fixed or operable panels adjacent to a door where the nearest vertical edge of the glazing is within a 24-inch arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface.
c. Window glazing in an individual floor or operable panel, that meets all of the following conditions:
1. The exposed area of an individual pane is larger than 9 square feet.
2. The bottom edge is less than 18 inches above the floor.
3. The top edge is more than 36 inches above the floor.
4. One or more walking surfaces are within 36 inches, measured horizontally and in a straight line, of the glazing air.
d. Glazing in guards, railings, structural baluster panels, and nonstructural in-fill panels, regardless of area or height above a walking surface.
e. Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, and indoor or outdoor swimming pools, where all of the following conditions are present:
1. The bottom edge of the glazing is less than 60 inches above any standing or walking surface.
2. The glazing is within 60 inches, measured horizontally and in a straight line, from a hot tub, spa, whirlpool, bathtub, or swimming pool.

MECHANICAL/PLUMBING/ELECTRICAL CODE REQUIREMENTS

- Dwelling shall be provided with comfort heating facilities capable of maintaining a room temperature of 68 degrees F at 3 feet above the floor and 2 feet from exterior walls.
The following are required for central heating furnaces and low-pressure boilers in a compartment:
a. Listed appliances shall be installed with clearances in accordance with the terms of their listings and the manufacturer's installation instructions.
b. Unlisted appliances shall meet both the clearances in Table 904.2, and the clearances allowed by the manufacturer's installation instructions.
c. When combustion air is taken from inside, the area of combustion air openings shall be 1 sq. inch per 1,000 BTU (100 sq. inch minimum) per opening. One opening shall be within 12 inches of the ceiling and the second shall be within 12 inches of the bottom of the enclosure.
d. 1/4-inch screens are required at openings where combustion air is taken from the outside.
e. Separate ducts shall be used for upper and lower combustion air openings and maintained to the source of combustion air.
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g. Separate ducts shall be used for upper and lower combustion air openings and maintained to the source of combustion air.
h. 1/4-inch screens are required at openings where combustion air is taken from the outside.

- A permanent 120V receptacle outlet and a lighting fixture shall be installed near the appliance. Light switch shall be located at the entrance to the passageway.
A type B or L gas vent shall terminate not less than 5 feet above the highest connected appliance or a rain is designed per Section R308.4.6.
Appliance installation shall meet all listed clearances.
Clothes dryer moisture exhaust duct shall terminate on the outside of the building and shall be equipped with a back-draft damper. Screens shall not be used, and the exhaust duct may not extend into or through ducts and plenums.
Clothes dryer moisture exhaust duct shall be 4 inches in diameter and length is limited to 14 feet with two elbows from the clothes dryer to point of termination. Duct length shall be reduced by 2 feet for every elbow in excess of two.
Heating appliances (water heater, furnace, etc.) located in the garage, which create a glow, spark or flame, shall be installed at least 18 inches above the floor.
Ducts shall be sized per Chapter 6 of the Mechanical Code.
The effective flush volume of all water closets shall not exceed 1.29gfl. Urinals shall be 0.9gfl maximum.
Single shower heads shall have a maximum flow rate or 2.0gpm at 80psi. Multiple shower heads serving one shower shall have a combined flow rate of 2.0gpm at 80psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Lavatory faucets shall not exceed 1.5gpm at 60psi. The minimum flow rate shall not be less than 0.8gpm at 20psi.
Kitchen faucets shall not exceed 1.8gpm at 60psi. The faucet may temporarily increase to above this rate, but not to exceed 2.2gpm at 60psi, and must default to the maximum flow rate of 1.8gpm at 60psi.
ABS and PVC DWV piping installations are limited to not more than two stories of areas.

- All showers and tub-showers shall have a pressure balance, thermostatic mixing valve, or a combination pressure balance/thermostatic mixing type valve.
All new, replacement and existing water heaters shall be strapped to the wall in two places. One on the upper 1/3 of the tank, and one on the lower 1/3 of the tank. The lower point shall be a minimum of 4 inches above the controls.
Plumbing plan check and approval are required for 2 inch or larger gas lines and/or water lines.
Ground-fault circuit-interruption (GFCI) for personal shall be provided per EC section 210.8(A) and installed in a readily accessible location.
Arc-fault circuit-interruption shall be installed to provide protection of the branch circuit.
Tamper-resistant receptacles shall be installed in all areas specified in 210.52, all nonlocking-type 12-volt, 15- and 20-ampere receptacles shall be listed tamper-resistant receptacles.
Where NM Cable (Romex) is run across the top of ceiling joists and/or where the attic is not accessible by permanent stairs or ladders, protection within 6 feet of the nearest edge of the scuttle or attic entrance shall be provided.
Sewer, ADU/JADU sewage can be connected to the existing sewer system at a minimum of 24-inches outside the existing building foundation. It must be approximately 12-inches below grade with no less than 2% to the final connection point. Cleanouts must be installed at intervals as required by the Plumbing Code with locations and size specified on the site plan. Cleanouts shall be installed for each pipe size and within 1/2 inch of the diameter pipe which the cleanout serves. Other items include vent location and size (combination venting must be calculated based on the pipe size and fixtures); proper use of materials and fittings; under floor or under slab-ABS 1/2" below grade; underfloor strap with proper straps with rodent protection; or rodent protected straps with adequate pipe protection for dissimilar straps. Fasteners must be approved galvanized, zinc, hot dip, and no "Drywall Screws". A minimum 10-foot head water test is required during underground drain waste installation.

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1226 W. NINTH ST. UPLAND, CA 91786
310.487.1613
HELLO@DREAMDESIGNBUILD.COM
DREAM DESIGN BUILD

OWNER: GREGORY RACHAL

ADDRESS: 5486 VALLEY RIDGE AVE WINDSOR HILLS, CA 90043

SCOPE OF WORK: INTERIOR REMODEL + NEW 173.25 SQ. FT. MASTER BATHROOM + W.I.C. ADDITION + NEW 28.50 SQ. FT. ADDITION

PLANS PREPARED BY:

Edgar Vidal
EDGAR VIDAL

DATE

RESTRICTIVE NOTICE: ALL DESIGNS, IDEAS, DETAILS, PLANS & SPECIFICATIONS INDICATED BY THE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF DDBLLC. THE PLANS WERE CREATED AND DEVELOPED FOR USE ON AND IN CONJUNCTION WITH THE SPECIFIC PROJECT DESCRIBED HEREIN. NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED, MODIFIED OR DISTRIBUTED TO OTHERS WITHOUT PRIOR WRITTEN AND SPECIFIC CONSENT FROM DDB, LLC.

DATE: 10/4/24

SCALE: AS SHOWN

DRAWN: E. VIDAL

CHECKED:

REVISION:

REVISION:

GREEN BUILDING

GB1.3



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS BUILDING AND SAFETY DIVISION

GREEN BUILDING STANDARDS CODE GENERAL NOTES

GENERAL PROJECT INFORMATION

PLAN CHECK NO. UNC-BLDR230712006485 DISTRICT NO.
JOB ADDRESS 5486 VALLEY RIDGE AVE CITY SAN GABRIEL ZIP 91775

NOTE: Numbers in the parenthesis () refer to sections of the 2023 edition of the County of Los Angeles Green Building Standards Code, Table (T).

INSTRUCTIONS

- The following notes must be included on the plans.

GENERAL REQUIREMENTS

- Plumbing fixtures and fixture fittings on the plans shall comply with the following flow rates:
a. Water Closets - 1.28 GPF
b. Urinals - 0.5 GPF
c. Wall-mounted urinal - 0.125 GPF
d. Single showerhead - 1.8 GPM at 80psi
e. Multiple showerheads - 1.8 GPM at 80psi for all combined showerheads
f. Lavatory faucets - 1.2 GPM at 60psi
g. Lavatory faucets in public use areas - 0.5 GPM at 60psi
h. Metering faucets - 20 gallons per cycle
i. Kitchen faucets - 1.8 GPM at 60psi
Annual spaces around pipes, electrical cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or a similar method acceptable to the enforcing agency.
Fireplaces shall be direct vent sealed combustion type. Indicate on the plans the manufacturer name and model number.
At the time of rough installation, during storage on the construction site, and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal, or other acceptable methods to reduce the amount of water, dust and debris which may enter the system.
Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Insulation products which are visibly wet or have high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities.

TABLE 4.504.5/ TABLE 5.504.4.5 FORMALDEHYDE LIMITS¹

Table with 2 columns: PRODUCT, CURRENT LIMIT. Lists materials like Hardwood plywood veneer core, Hardwood plywood composite core, Plyboard, Medium density fiberboard, Thin medium density fiberboard.

TABLE 4.504.2/ TABLE 5.504.4.2 SEALANT VOC LIMIT

Table with 2 columns: SEALANTS, VOC LIMIT. Lists materials like Acrylic, Polyurethane, Butyl, Neoprene, Silicone, etc.

TABLE 4.504.3/ TABLE 5.504.4.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATING^{1,2,3}

Table with 4 columns: COATING CATEGORY, VOC LIMIT, COATING CATEGORY, VOC LIMIT. Lists various coating types like Flat coatings, Nonflat coatings, Specialty coatings, etc.

1. The specified limits remain in effect unless related limits are listed in subsequent columns in this table.
2. Values in this table are derived from: From specified by the California Air Resources Board, Architectural Coatings (Supplemental California Resources, February 1, 2008). More information is available from the California Resources Board.
3. For additional information regarding methods to measure the VOC content specified in this table, see Section 404 of the Green Building Standards Code.



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS BUILDING AND SAFETY DIVISION

BUILDING OPERATION AND MAINTENANCE MANUAL - 2020 LAGBSC

PLAN CHECK NO. DISTRICT NO.
JOB ADDRESS CITY ZIP

This manual shall remain with the building throughout the life cycle of the structure.

This structure contains various elements designed for the purpose of improving public health, safety, and general welfare. Please note the following elements that are applicable to this structure, and provide or attach the appropriate information.

- 1. HVAC System Installed? YES NO
Manufacturer:
SEER:
Efficiency:
Air Filter MERV:
Attach operation and maintenance instructions to this manual.
2. Water Heating System Installed? YES NO
Manufacturer:
Efficiency:
Attach operation and maintenance instructions to this manual.
3. Other Equipment Installed? YES NO
Manufacturer:
Special Instructions:
Attach operation and maintenance instructions to this manual.
4. Roof and Yard Drainage Installed? YES NO
Linear Feet of Gutter:
Gutters shall be maintained free of debris at all times.
Number of Downspouts:
Number of Catch Basins:
Attach a map to this manual showing the structure's location relative to public transportation.

9. Humidity

Provide information about the positive impacts of maintaining a relative humidity between 30%-60% within this structure. Positive impacts include:
a. Resistance to the growth of dust mites, mold, and mildew.
b. Resistance to possible allergic reactions.
c. Maintains interior wood and paint surfaces.

10. Routine Maintenance

Attach instructions on routine maintenance for critical building elements including, but not limited to the following:
a. Equipment and appliances
b. Roof and yard drainage
c. Space conditioning systems
d. Landscape irrigation systems
e. Other installed systems

11. Solar Energy Installed? YES NO

Manufacturer:
Special Instructions:
Attach operation and maintenance instructions to this manual. If no solar energy system is installed, attach information on state incentive programs.

7. Utilities

Electrical Service Provider:
Natural Gas Service Provider:
Water Service Provider:
Septic System Installer:
Recycling Pickup:

8. Public Transportation

Nearest Bus Stop:
Nearest Subway Stop:
Nearest Carpool Location:
Attach a map to this manual showing the structure's location relative to public transportation.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building
 Calculation Date/Time: 2023-09-05T20:37:51-07:00
 Calculation Description: Title 24 Analysis
 Input File Name: 5486 Valley Ridge Ave - Addition.rbd22x

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GENERAL INFORMATION	
01	Project Name: Residential Building
02	Run Title: Title 24 Analysis
03	Project Location: 5486 Valley Ridge Ave
04	City: Windsor Hills
05	Standards Version: 2022
06	Zip code: 90043
07	Software Version: EnergyPro 9.0
08	Climate Zone: 2
09	Front Orientation (deg / Cardinal): 0
10	Building Type: Single family
11	Number of Dwelling Units: 1
12	Project Scope: Newly Constructed Addition
13	Number of Bedrooms: 3
14	Addition Cond. Floor Area (ft ²): 203.75
15	Number of Stories: 1
16	Existing Cond. Floor Area (ft ²): 1841
17	Fenestration Average U-factor: 0.21
18	Total Cond. Floor Area (ft ²): 2044.75
19	Glazing Percentage: 9.30%
20	ADU Bedroom Count: n/a

ADDITION ALONE - Project Analysis Parameters					
01	02	03	04	05	06
Existing Area (excl. new addition) (ft ²)	Addition Area (excl. existing) (ft ²)	Total Area (ft ²)	Existing Bedrooms	Addition Bedrooms	Total Bedrooms
1841	203.75	2044.75	3	0	3

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

Registration Number: 423-P010161934A-000-000-0000000-0000
 Registration Date/Time: 09/05/2023 20:40
 HERS Provider: CHEERS
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ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (KTDV/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (KTDV/ft ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0	2.49	0	5.81	0	-3.32
Space Cooling	0	36.56	0	31.66	0	4.9
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	243.78	0	243.78	0	0
Self Utilization/Flexibility Credit						
Efficiency Compliance Total	0	282.83	0	281.25	0	1.58
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	7	0	7		
Appl. & Cooking	0	149.73	0	149.06		
Plug Loads	0	136.79	0	136.79		
Outdoor Lighting	0	17.16	0	17.16		
TOTAL COMPLIANCE	0	593.51	0	591.26		

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ENERGY USE INTENSITY				
	Standard Design (kBtu/ft ² -yr)	Proposed Design (kBtu/ft ² -yr)	Compliance Margin (kBtu/ft ² -yr)	Margin Percentage
Gross EUI ¹	118.56	118.99	-0.43	-0.36
Net EUI ²	118.56	118.99	-0.43	-0.36

Notes
 1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
 2. Net EUI is Energy Use Total (including PV) / Total Building Area.

HERS SPECIAL FEATURES
 The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
 • Cool roof
 • New ductwork added is less than 40 ft. in length
 • Non-standard duct location (any location other than attic)

HERS FEATURE SUMMARY
 The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2s and CF3s are required to be completed in the HERS Registry
 • Quality insulation installation (QII)
 • Kitchen garage hood
 • Whole house fan airflow and fan efficiency
 • Refrigerant charge verification required if a refrigerant containing component is altered
 • Duct sealing required if a duct system component, plenum, or air handling unit is altered

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Status
Zone 1	Conditioned	HVAC System1	203.75	8	DHW Sys 1	New

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OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)	Wall Exceptions	Status	
Master Bath North Exterior	Zone 1	R-15 Wall	0	Front	137.6	0	90	Extension	New	
Master Bath East Exterior	Zone 1	R-15 Wall	90	Left	72.8	4	90	Extension	New	
Master Bath South Exterior	Zone 1	R-15 Wall	180	Back	164.8	0	90	Extension	New	
Master Bath West Exterior	Zone 1	R-15 Wall	270	Right	21.6	0	90	Extension	New	
Master Bath Northwest Ext	Zone 1	R-15 Wall	315	n/a	52.8	0	90	Extension	New	
Closet North Exterior Wall	Zone 1	R-15 Wall	0	Front	61.6	15	90	Extension	New	
Closet East Exterior Wall	Zone 1	R-15 Wall	90	Left	31.2	0	90	Extension	New	
Closet South Exterior Wall	Zone 1	R-15 Wall	180	Back	61.6	0	90	Extension	New	
Closet West Exterior Wall	Zone 1	R-15 Wall	270	Right	31.2	0	90	Extension	New	
Closet Roof	Zone 1	R-38 Roof Attic	n/a	n/a	28.5	n/a	n/a		New	

OPAQUE SURFACES - CATHEDRAL CEILINGS										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft ²)	Skylight Area (ft ²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emissance	Cool Roof
Master Bath Roof	Zone 1	R-38 Roof No Attic	0	Front	175.25	0	2	0.1	0.85	No

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ATTIC							
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emissance	Radiant Barrier	Cool Roof
Attic Zone 1	Attic RoofZone 1	Ventilated	0	0.3	0.75	No	Yes

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	SHGC	SHGC Source	Exterior Shading	
Window	Window	Master Bath East Exterior	Left	90			1	4	0.21	NFRC	0.19	NFRC	Bug Screen
Window 2	Window	Closet North Exterior Wall	Front	0			1	15	0.21	NFRC	0.19	NFRC	Bug Screen

SLAB FLOORS							
01	02	03	04	05	06	07	08
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
master Bath Slab-on-Grade	Zone 1	175.25	0.1	none	0	80%	No
Closet Slab-on-Grade	Zone 1	28.5	0.1	none	0	80%	No

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OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
R-38 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O.C.	R-38	None / None	0.03	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-38 / 2x12 Inside Finish: Gypsum Board
Attic RoofZone 1	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-38 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-38	None / None	0.025	Over Ceiling Joists: R-38.9 insul. Cavity / Frame: R-3.1 / 2x4 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION				
01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	Not Required	n/a	n/a	n/a

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WATER HEATING SYSTEMS								
01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

WATER HEATERS												
01	02	03	04	05	06	07	08	09	10	11	12	13
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location
DHW Heater 1	Gas	Small Storage	1	50	EF	0.57	Btu/Hr	75000	0	78	n/a	

WATER HEATING - HERS VERIFICATION						
01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS								
01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
HVAC System1	Heating and cooling system other	Heating Component 1	1	Cooling Component 1	1	HVAC Fan 1	Air Distribution System 1	n/a

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HVAC - HEATING UNIT TYPES			
01	02	03	04
Name	System Type	Number of Units	Heating Efficiency
Heating Component 1	Central gas furnace	1	AFUE-80

HVAC - COOLING UNIT TYPES								
01	02	03	04	05	06	07	08	09
Name	System Type	Number of Units	Efficiency Metric	Efficiency EER/EEER2/CEER	Efficiency SEER/SEER2	Zonally Controlled		



2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.

Building Envelope:

- § 110.6(a)1: Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC400, ASTM E283, or AIAA/WDMA/CSA 1011.5/2/440-2011.
§ 110.6(a)5: Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 110.11(a).
§ 110.6(b): Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or J44.5 for exterior doors. They must be caulked and/or weather-stripped.
§ 110.7: Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a): Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHSGS).
§ 110.8(a): Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(f): Roofing Products Solar Reflectance and Thermal Emission. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per § 110.113 when the installation of a cool roof is specified on the CFR.
§ 110.8(j): Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 110.8(k): Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed attics in climate zones 4 and 6-16 area-weighted average U-factor not exceeding U-0.154. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling, or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.
§ 150.0(b): Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c): Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Oppaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or c.
§ 150.0(d): Rafters-floor Insulation. Minimum R-19 insulation in rafter wood framed floor or 0.037 maximum U-factor.
§ 150.0(f): Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1: Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. The requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2: Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(g)2: Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of fenestration must not exceed 0.45.
Fireplaces, Decorative Gas Appliances, and Gas Log:
§ 110.5(e): Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1: Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2: Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and light-filters damper or combustion-air control device.
§ 150.0(e)3: Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.
Space Conditioning, Water Heating, and Plumbing System:
§ 110.5: Certification, Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a): HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N.
§ 110.2(b): Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating; and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c): Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.
§ 110.3(c)3: Insulation. Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6: Isolation Valves. Instantaneous water heaters with an input rating greater than 6 BtU per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

- § 110.5: Pilot Lights. Continuously burning pilot lights are prohibited for natural gas, fan-type central furnaces, household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour), and pool and spa heaters.
§ 150.0(h)1: Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A: Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any duct.
§ 150.0(h)3B: Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(i)1: Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code.
§ 150.0(j)2: Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by § 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1: Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5 x 2.5 x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2' higher than the base of the water heater.
§ 150.0(n)3: Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

- § 110.8(d)3: Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
CMC Compliance. All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSISMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Purports of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RAS 14.3.3) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than 1"; if mastic or tape is used, Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed.
§ 150.0(m)1: Factory-fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connectors, and closures, joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3: Field-fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7: Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8: Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9: Protection of Insulation. Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10: Porous Inner Core Flex Duct. Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11: Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12: Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in § 150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters and to prevent air from bypassing the filter.

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2022 Single-Family Residential Mandatory Requirements Summary

- § 150.0(m)13: Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≥ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≥ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.

Ventilation and Indoor Air Quality:

- § 150.0(o)1: Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.
§ 150.0(o)1B: Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per § 150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per § 150.0(o)1B(i)du. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with § 150.0(o)1C.
§ 150.0(o)1C: Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses. Single-family detached dwelling units and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1C(ii).
§ 150.0(o)1G: Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of § 150.0(o)1G(i) enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting § 150.0(o)1G(i)iv. Airflow must be measured by the installer per § 150.0(o)1Gv, and rated for sound per § 150.0(o)1Gvi.
§ 150.0(o)1Hd: Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/signals per Reference Residential Appendix RA3.7. Whole-dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 § 7.2 at or less than the minimum airflow rate required by § 150.0(o)1C.
§ 150.0(o)2: Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HV or AHAM to comply with the airflow rates and sound requirements per § 150.0(o)1G.

Pool and Spa Systems and Equipment:

- § 110.4(a): Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDBS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.
§ 110.4(b)1: Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or bulkhead or built-up connections to allow for future solar heating.
§ 110.4(b)2: Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3: Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5: Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p): Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.

Lighting:

- § 110.9: Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.
§ 150.0(x)1A: Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(x)1B: Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.
§ 150.0(x)1C: Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(x)1D: Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the J48 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(x)1E: Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(x)1F: Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(x).

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2022 Single-Family Residential Mandatory Requirements Summary

- § 150.0(x)1G: Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.
§ 150.0(x)1H: Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the J48 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(x)1I: Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinet or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(x)2A: Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(x)2B: Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.
§ 150.0(x)2A: Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.
§ 150.0(x)2A: Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(x).
§ 150.0(x)2C: Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(x)2D: Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(x)2A.
§ 150.0(x)2E: Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(x)2F: Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(x)2K: Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(x)3A: Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control; or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(x)4: Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(x)5: Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

- § 110.10(a)1: Single-family Residences. Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet.
§ 110.10(b)2: Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3: Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3A: Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§ 110.10(b)4: Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c): Interconnection Pathways. The construction documents must indicate a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service, and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system. Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(d): Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)1: Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."
§ 110.10(e)2: Electric and Energy Storage Ready:
§ 150.0(y): Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(y); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(y): Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(y): Electric Cooktop Ready. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(y): Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

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2022 Single-Family Residential Mandatory Requirements Summary

- § 150.0(z): Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(z); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(z): Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(z): Electric Cooktop Ready. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(z): Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building Calculation Date/Time: 2023-09-05T20:37:51-07:00 Input File Name: 5486 Valley Ridge Ave - Addition.rbd2zx

CFIR-PRF-01-E (Page 9 of 10)

Table with 3 columns: Name, Verified Fan Watt Draw, Required Fan Efficacy (Watts/CFM). Row 1: HVAC Fan 1-hera-fan, Not Required, 0



Registration Number: 423-P010161934A-000-000-0000000-0000 Registration Date/Time: 09/05/2023 20:40 HERS Provider: CHEERS Report Version: 2022.0.000 Report Generated: 2023-09-05 20:38:20 Schema Version: rev 20220901



1226 W. NINTH ST. UPLAND, CA 91786 310.487.1613 HELLO@DREAMDESIGN.BUILD DREAMDESIGN.BUILD

OWNER: GREGORY RACHAL

ADDRESS: 5486 VALLEY RIDGE AVE WINDSOR HILLS, CA 90043

SCOPE OF WORK: INTERIOR REMODEL + NEW 173.25 SQ. FT. MASTER BATHROOM + W.I.C. ADDITION + NEW 28.50 SQ. FT. ADDITION

PLANS PREPARED BY:

EDGAR VIDAL Edgar Vidal

DATE

RESTRICTIVE NOTICE: ALL DESIGNS, IDEAS, DETAILS, PLANS & SPECIFICATIONS INDICATED BY THE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF DDB LLC. THE PLANS WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIC PROJECT DESCRIBED HEREIN. NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED, MODIFIED OR DISTRIBUTED TO OTHERS WITHOUT PRIOR WRITTEN AND SPECIFIC CONSENT FROM DDB, L.L.C.

DATE: 10/4/24

SCALE: AS SHOWN

DRAWN: E. VIDAL

CHECKED:

REVISION:

REVISION:

TITLE 24

T1.2



PROJECT NUMBER PRJ2023-000349-(2) **HEARING DATE** January 7, 2025

REQUESTED ENTITLEMENT
Yard Modification No. RPPL2023000478

PROJECT SUMMARY

OWNER / APPLICANT
Isabel Giraldo

EXHIBIT DATE
October 4, 2024

PROJECT OVERVIEW

A Yard Modification to authorize an existing five-foot and eight-inch-tall solid wooden fence within the required front yard setback area, which exceeds the three-foot and six-inch maximum height limit, and to authorize an existing 256-square-foot covered patio attached to an existing single-family residence (“SFR”) with a front yard setback of nine feet and one inch in lieu of the required 20 foot minimum front yard setback. Other additions to the SFR are being reviewed separately under Ministerial Site Plan Review No. RPPL2023001011.

LOCATION
5486 Valley Ridge Avenue, View Park

ACCESS
Valley Ridge Avenue, 57th Street, and Alviso Avenue

ASSESSORS PARCEL NUMBER
5008-005-036

SITE AREA
0.22 Acres

GENERAL PLAN / LOCAL PLAN
General Plan

ZONED DISTRICT
View Park

PLANNING AREA
Westside

LAND USE DESIGNATION
H9 (Residential 9 – nine dwelling units per net acre maximum density)

ZONE
R-1 (Single-Family Residence)

PROPOSED UNITS **MAX DENSITY/UNITS**
N/A 1 dwelling unit

COMMUNITY STANDARDS DISTRICT
N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities
Class 5 Categorical Exemption – Minor Alterations in Land Use Limitations

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.196.030 (Yard Modification Findings and Decision Requirements)
 - Section 22.18.030 (Development Standards for R-1 Zone)
 - Section 22.110.070 (Fences and Walls)
 - Section 22.110.080 (Required Yards)

CASE PLANNER:
Evan Sahagun

PHONE NUMBER:
(213) 204 - 9939

E-MAIL ADDRESS:
ESahagun@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2023-000349-(2)
YARD MODIFICATION NO. RPPL2023000478

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing in the matter of Yard Modification No. **RPPL2023000478** on January 7, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Isabel Giraldo ("Permittee"), requests the Yard Modification to authorize an existing five-foot and eight-inch-tall solid wooden fence within the required front yard setback area, which exceeds the three-foot and six-inch maximum height limit, and to authorize an existing 256-square-foot covered patio attached to an existing single-family residence (“SFR”) with a front yard setback of nine feet and one inch in lieu of the required 20 foot minimum front yard setback (“Project”), on a property located at 5486 Valley Ridge Avenue in the unincorporated community of View Park–Windsor Hills ("Project Site") in the R-1 (Single-Family Residence) Zone pursuant to County Code Section 22.110.190 (Modifications Authorized).
4. **ENTITLEMENT(S) REQUIRED.** The request to authorize a fence over three feet and six inches in height within the required front yard setback area and the request to authorize a reduced front yard setback for a covered patio in the R-1 Zone require a Yard Modification pursuant to County Code Section 22.110.190 (Modifications Authorized).

The Permittee also proposes an interior remodel of the existing SFR and new additions to the existing SFR that would increase the floor area by approximately 201.75 square feet. The proposed remodel and new additions are being reviewed separately under Ministerial Site Plan Review (“SPR”) No. RPPL2023001011. The proposed additions comply with the required front, side, and rear yard setbacks.

The Permittee also proposes to close the existing curb cut on Alviso Avenue, which is under the purview of the Department of Public Works.

5. **LOCATION.** The Project Site is located at 5486 Valley Ridge Avenue within the View Park Zoned District and the Westside Planning Area.

6. PREVIOUS ENTITLEMENT(S).

CASE NO.	REQUEST	DATE OF ACTION
Ministerial SPR RPPL2023000019	Convert existing detached garage into a detached Accessory Dwelling Unit (“ADU”)	Approved on February 22, 2023

7. **LAND USE DESIGNATION.** The Project Site is located within the H9 (Residential 9 – Nine Dwelling Units per Net Acre Maximum Density) land use designation of the General Plan Land Use Policy Map.

8. **ZONING.** The Project Site is currently zoned R-1. Pursuant to County Code Section 22.110.190 (Modifications Authorized), a Yard Modification is required to authorize a fence that exceeds the height limit within the required front yard setback area and to authorize an addition that encroaches into the required front yard setback.

9. SURROUNDING LAND USES AND ZONING

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H9 (Residential 9 – Nine Dwelling Units per Net Acre Maximum Density)	R-1 (Single-Family Residence)	SFRs
EAST	H9, P (Public and Semi-Public), H18 (Residential 18 – 18 Dwelling Units per Net Acre Maximum Density)	R-1, R-3 (Limited Density Multiple Residence)	SFRs, School, Multifamily residences
SOUTH	H9	R-1	SFRs
WEST	H9	R-1	SFRs

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.22 acres (9,681 square feet) in size and consists of one legal lot. The Project Site has gentle sloping topography. The Project Site is irregular in shape and has three street frontages on its west, south, and east sides. Therefore, the Director of Regional Planning (“Director”) determined that there are front yard setbacks on each of these three street frontages pursuant to County Code Section 22.110.080.A (Yard Determination).

B. Site Access

Primary pedestrian access is via an entrance Valley Ridge Avenue on the west side of the Project Site and secondary pedestrian access is via a proposed pedestrian gate on Alviso Avenue on the east side of the Project Site. Vehicular access is via an existing driveway entrance on Alviso Avenue, which is proposed to be closed.

C. Site Plan

The site plan depicts an existing 1,841-square-foot SFR with an attached 175-square-foot covered front porch, an attached 256-square-foot covered patio that is set back nine feet and one inch from the southern property line on West 57th Street, a 577-square-foot detached garage that will be converted into an ADU, as approved by Ministerial SPR No. RPPL2023000019 on February 22, 2023, and an existing five-foot and eight-inch-tall solid wooden fence along the south and east sides of the Project Site.

The site plan shows that the existing curb cut will be removed and that the existing five-foot and eight-inch-tall solid wooden sliding gate will be replaced by a five-foot and eight-inch-tall solid wooden fence and pedestrian gate that will match the existing fence.

The site plan also depicts an interior remodel of the existing SFR and new additions to the existing SFR that would increase the floor area by approximately 201.75 square feet. The remodel and new additions are being reviewed separately under Ministerial SPR No. RPPL2023001011. The proposed additions comply with the required front, side, and rear yard setbacks.

D. Parking

Ministerial SPR No. RPPL2023000019 approved the conversion of the existing detached two-car garage on the Project Site into a detached ADU on February 22, 2023. Replacement covered parking was not required or provided. Furthermore, the Permittee proposes to close the existing curb cut, which will remove access to uncovered parking spaces on the driveway. Therefore, no on-site parking will be provided on the Project Site.

11. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, Department of Regional Planning ("LA County Planning") Staff determined that the Project qualifies for Class 1 and Class 5 Categorical Exemptions from the California Environmental Quality Act ("CEQA") under State CEQA Guidelines Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations), respectively. The Permittee requests authorization of an existing five-foot and eight-inch-tall solid wooden fence within the required front yard setback area, which exceeds the three-foot and six-inch maximum height limit, and authorization of an existing 256-square-foot covered patio attached to an existing SFR with a front yard setback of nine feet and one inch in lieu of the required 20 foot minimum front yard setback. The requested modifications to development standards would authorize existing construction.

As part of the Project, the Permittee also requests Ministerial SPR No. RPPL202300019, which is a separate approval of two small additions to the SFR that would increase the existing floor area by approximately 201.75 square feet, a net increase of 11 percent, and also requests a separate approval from the Department of Public Works to close an existing curb cut.

None of the exceptions to an exemption apply to the Project because it is not located in an environmentally sensitive area, is not known to contain scenic or historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant effect on the environment. Therefore, the Hearing Officer finds that the Project is categorically exempt from CEQA.

12. **COMMUNITY OUTREACH.** Staff is not aware of any community outreach conducted by the Permittee that occurred before the Report to the Hearing Officer was issued on December 26, 2024.
13. **PUBLIC COMMENTS.** Staff did not receive any public comments before the Report to the Hearing Officer was issued on December 26, 2024.

14. AGENCY RECOMMENDATIONS.

- A. Department of Public Works: Granted conceptual site plan approval and recommended clearance to public hearing with no conditions on April 18, 2024.
- B. Fire Department: Recommended clearance to public hearing with no conditions in a letter dated March 15, 2023.

15. **LEGAL NOTIFICATION.** Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail and newspaper (Daily Journal and Los Angeles Sentinel). On December 5, 2024, approximately one month prior to the public hearing, a “Notice of Public Hearing” sign was posted on the Project Site, plainly visible from the public right-of-way on West 57th Street. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On November 20, 2024, a total of 43 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 10 notices to those on the courtesy mailing list for the View Park Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

16. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the H9 land use designation is intended for SFRs and their accessory uses, such as this Project.

17. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan, including the following:

- **Policy LU 5.1:** Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types and styles.
- **Policy LU 10.3:** Consider the built environment of the surrounding area and location in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament.

The existing unpermitted five-foot and eight-inch-tall solid wooden fence within the required front yard setback area is consistent with the General Plan's goals and policies that allow for, and encourage, a variety of designs that consider the built environment of the surrounding area. The Project Site is irregular in shape and has three street frontages on its west, south, and east sides. Therefore, the Director determined that there are front yard setbacks on each of these three street frontages pursuant to County Code Section 22.110.080.A (Yard Determination). The Project Site is the only residential property within a 500-foot radius with three street frontages. The existing fence accommodates the unique location of the Project Site by allowing for an enclosed yard space that provides the residents of the SFR with the same privacy enjoyed by the residents of other SFRs in the neighborhood.

The reduced front yard setback for the existing unpermitted covered patio is consistent with the front yard setbacks of surrounding properties. SFRs on properties to the northwest of the Project Site were built with reduced front yard setbacks due to the sloping terrains in the rear of those properties. Therefore, there is a pattern of reduced front yard setbacks in the neighborhood. Furthermore, property frontages to the west and east of the Project Site, along West 57th Street, are primarily corner side yards, where buildings are allowed to have a five-foot setback facing West 57th Street. The proposed Yard Modification would accommodate the unique location of the Project Site by allowing a reduced setback on the West 57th Street frontage, which maintains adequate lines-of-sight for pedestrians and vehicular traffic.

ZONING CODE CONSISTENCY FINDINGS

18. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-1 zoning classification because an SFR is permitted in such zone with a Ministerial SPR pursuant to County Code Section 22.18.030 (Land Use Regulations for Residential Zones).

19. **YARD DETERMINATION.** The Hearing Officer finds that the Project Site is an irregularly shaped lot with three street frontages and the Director determined that there are front yard setbacks on each of these three street frontages pursuant to County Code Section 22.110.080.A (Yard Determination).

20. **REQUIRED YARDS.** The Hearing Officer finds that the Project is not consistent with the standards identified in County Code Section 22.18.040 (Development Standards for Residential Zones) because the existing unpermitted 256-square-foot covered patio attached to the existing SFR has a front yard setback of nine feet and one inch in lieu of the required 20 foot minimum front yard setback. However, the proposed Yard Modification will authorize this structure.

The proposed additions to the SFR, to be reviewed separately under Ministerial SPR No. RPPL2023001011, comply with the required front, side, and rear yard setbacks.

21. **FENCES AND WALLS.** The Hearing Officer finds that the Project is not consistent with the standards identified in County Code Section 22.110.070.B (Maximum Height of Fences and Walls) because the existing unpermitted five-foot and eight-inch-tall solid wooden fence within the required front yard setback area exceeds the three-foot and six-inch maximum height limit. However, the proposed Yard Modification will authorize this structure.

22. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.18.040 (Development Standards for Residential Zones). The maximum height allowed is 35 feet above grade. The existing building has a maximum height of 13 feet and nine inches, which is within the allowed maximum height, and no increase to the height is proposed.

23. **PARKING.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.112.070 (Required Parking Spaces). The existing detached two-car garage on the Project Site was approved for conversion into a detached ADU. No replacement parking is required pursuant to County Code Section 22.140.640.G.1.d (Parking).

YARD MODIFICATION FINDINGS

24. **The Hearing Officer finds that topographic features, subdivision plans, or other site conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirement or setback line.** The Project Site has three street frontages on its west, south, and east sides. Therefore, the Director determined that there are front yard setbacks on each of these three street frontages pursuant to County Code Section 22.110.080.A (Yard Determination). Within a 500-foot radius of the Project Site, this is the only lot which requires a front yard setback on three sides. It is impractical to require the 20-foot minimum front yard setback on all three street frontages and to enforce the three-foot and six-inch maximum height limit for the fence on all three street frontages. The five-foot and eight-inch-tall solid wooden fence was built for added security and privacy on this unique lot. Furthermore, the front yard setback requirement, combined with the location of the existing detached garage, presents a barrier to identifying an alternative site for the covered patio where it can still be attached to the SFR.

25. **The Hearing Officer finds that the proposed structure is similar to the setbacks of other legally-built structures on adjacent or neighboring properties.** The existing unpermitted fence is similar to other fences on corner lots within the surrounding area. The Permittee provided five examples of neighboring properties with similar fence heights within the corner side and rear yards facing the street. The Permittee also provided six examples of neighboring properties with reduced front yard setbacks, primarily located northwest of the Project Site. Staff's site visit and aerial imagery confirmed that the front yard setbacks in the surrounding area range from five feet to 16 feet, demonstrating that the reduced setback is consistent with the neighborhood pattern.
26. **The Hearing Officer finds that the use, development of land, and application of development standards is in compliance with all applicable provisions of this Title 22.** SFRs and accessory structures, such as the existing unpermitted fence and the existing unpermitted covered patio, are allowed in the R-1 Zone with a ministerial SPR. The Project Site is adequate in size and shape to accommodate all other development standards required by the County Code, such as the maximum building height. The County Code allows for the modification of yard setbacks and maximum fence heights, provided that the request meets the required findings. The Permittee requests a modification to the required front yard setback due to the original subdivision plan, which established this lot with three street frontages, making strict compliance impractical. Therefore, this Yard Modification meets the required findings.
27. **The Hearing Officer finds that the use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety, and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.** Due to the location of the Project Site fronting three streets, the Permittee needed conceptual site plan approval from the Department of Public Works. The existing driveway and sliding gate for parking access currently pose a potential safety risk related to the line-of-sight for vehicles entering and exiting the Project Site on Alviso Avenue. The Permittee proposes to close the existing curb cut on Alviso Avenue if the Project is approved, which would eliminate this concern. Therefore, the Project is designed to remove this potential hazard for pedestrians on the sidewalk, ensuring safety and convenience to others. The proposed covered patio faces the street and is therefore not anticipated to have adverse effects on neighboring properties.
28. **The Hearing Officer finds that the use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.** The proposed modification to the front yard setback requirement to authorize existing accessory structures will not change the use of the property, increase density, or significantly impact the development pattern of the surrounding area. The existing unpermitted five-foot and eight-inch-tall solid wooden fence and the existing unpermitted covered patio provide private recreational space and are accessory to the primary use, which is an SFR. The proposed closure of the

existing curb cut, which has been conceptually approved by the Department of Public Works, would maintain the area's pedestrian character and address a potential safety risk related to the line-of-sight for vehicles entering and exiting the Project Site on Alviso Avenue. Given the unique location of the Project Site, relative to its surroundings, the Yard Modification is a suitable request.

ENVIRONMENTAL FINDINGS

29. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities) and Section 15305 (Class 5, Minor Alterations in Land Use Limitations). The Project would authorize an existing five-foot and eight-inch-tall solid wooden fence within the required front yard setback area, which exceeds the three-foot and six-inch maximum height limit, and would authorize an existing 256-square-foot covered patio attached to an existing SFR with a front yard setback of nine feet and one inch in lieu of the required 20 foot minimum front yard setback. The requested modifications to development standards would not increase density or change surrounding land use patterns. None of the exceptions to an exemption apply to the Project because it is not located in an environmentally sensitive area, is not known to contain scenic or historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant effect on the environment. Therefore, the Hearing Officer finds that the Project is categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

30. The Hearing Officer finds that it is not necessary to limit the grant term of the Yard Modification because the Project involves an existing SFR, a covered patio, and a fence.

31. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Metro Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. Topographic features, subdivision plans, or other site conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirement or setback line.
- B. The proposed structure is similar to the setbacks of other legally-built structures on adjacent or neighboring properties.
- C. The use, development of land, and application of development standards is in compliance with all applicable provisions of this Title 22.

- D. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety, and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.
- E. The use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities) and Section 15305 (Class 5, Minor Alterations in Land Use Limitations) categorical exemptions; and
2. Approves **YARD MODIFICATION NO. RPPL2023000478**, subject to the attached conditions.

ACTION DATE: January 7, 2025

MG:CS:ES

12/26/2024

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2023-000349-(2)
YARD MODIFICATION NO. RPPL2023000478

PROJECT DESCRIPTION

This Yard Modification authorizes an existing five-foot and eight-inch-tall solid wooden fence within the required front yard setback area, which exceeds the three-foot and six-inch maximum height limit, and authorizes an existing 256-square-foot covered patio attached to an existing single-family residence with a front yard setback of nine feet and one inch in lieu of the required 20 foot minimum front yard setback in the R-1 (Single-Family Residence) Zone pursuant to Los Angeles County Code ("County Code") Section 22.110.190 (Modifications Authorized) subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 3, 4, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall not have a grant term.**
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum of **\$882.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **two (2) inspections. The first inspection shall occur one (1) year after the date of final approval (January 7, 2026) and the second inspection shall occur three (3) years after the date of final approval (January 7, 2028).**

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for

additional inspections shall be \$441.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission (“Commission”) or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public’s health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning (“Director”).
14. The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial conformance with the variance granted and reflected on the plans marked Exhibit “A.” If changes to any of the plans marked Exhibit “A” are required as a result of instruction given at the public hearing, a modified Exhibit “A” shall be submitted to LA County Planning by March 7, 2025.
17. In the event that subsequent revisions to the approved Exhibit “A” are submitted, the Permittee shall submit the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit “A.” All

revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

18. This grant shall authorize an existing five-foot and eight-inch-tall solid wooden fence within the front yard setback areas fronting West 57th Street and Alviso Avenue, as depicted on the approved Exhibit "A." Portions of the existing sliding vehicle gate shall be replaced with a fence and a pedestrian gate that match the appearance of the existing solid wooden fence.
19. The Permittee shall submit street improvement plans to the Department of Public Works related to the closure of the existing driveway and curb cut, as depicted on the approved Exhibit "A," by no later than March 7, 2025.
20. The Permittee shall close the existing driveway and curb cut as depicted on the approved Exhibit "A."
21. This grant shall authorize a modification of the front yard setback, fronting West 57th Street, to nine feet and one inch in lieu of the required 20 feet to authorize an existing 256-square-foot covered patio, as depicted on the approved Exhibit "A." This modification does not authorize any new construction or any other setback reduction.
22. The subject property shall be maintained in compliance with all applicable Title 22 development standards.

YARD MODIFICATION STATEMENT OF FINDINGS

Pursuant to County Code Section [22.196.030](#): Findings and Decision, the applicant shall substantiate the following facts:

(Do not repeat the statements or provide one word or Yes/No responses. If necessary, attach additional pages.)

B.1. Topographic features, subdivision plans, or other site conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirement or setback line.

We are requesting a yard modification to keep the proposed Single Family Dwelling addition with, what we should consider a side setback, of no more than 5 feet due to the unique shape of the lot; and the fact that the adjacent lot's side property line is the one shared with the subject property.

Furthermore, the subject property is considered a reversed corner lot from TWO adjacent key lots, thus, the property does not have a truly defined rear or front yard. Given the aforementioned, requiring a 10-foot setback on any of the 3 street-facing sides of the lot is impractical. Because the lot has 3 street frontages, the 6' high fence was built for security and privacy purposes.

The patio cover to be legalized was positioned within the property setbacks and cannot be placed anywhere else given the unique lot shape, and location of the detached garage.

B.2. The proposed structure is similar to the setbacks of other legally-built structures on adjacent or neighboring properties.

The proposed addition and patio cover comply with the setbacks of the main dwelling unit. The existing fences are also similar in height, if not taller, and design to the existing fences of neighboring properties and similar front and side setback conditions. Please reference the following addresses:

- 5700 Alviso Ave, CA 90043. - APN: 5007-030-001 (Fence)
- 5356 West Blvd, CA 90043 - APN: 5007-002-012 (Fence)
- 5401 West Blvd, CA 90043 - APN: 5007-018-001 (Fence)
- 5357 Brynhurst Ave, CA 90043 - APN: 5007-001-011 (Fence)
- 5485 Valley Ridge, CA 90043 - APN: 5008-004-006 (Fence and front /setback reduction)
- 5481 Valley Ridge Ave, CA 90043 - APN: 5008-004-005 (Setback reduction)
- 5475 Valley Ridge Ave, CA 90043 - APN: 5008-004-004 (Setback reduction)
- 5471 Valley Ridge Ave, CA 90043 - APN: 5008-004-003 (Setback reduction)
- 5465 Valley Ridge Ave, CA 90043 - APN: 5008-004-002 (Setback reduction)
- 5459 Valley Ridge Ave, CA 90043 - APN: 5008-004-001 (Setback reduction)
- 4004 W 57th St, CA 90043 - APN: 5008-006-042 (Setback reduction)

B.3. The use, development of land, and application of development standards is in compliance with all applicable provisions of this Title 22.

The proposed patio cover is a private recreational space attached to and accessed from the main dwelling unit, it is integral to the primary use and would have no adverse impacts on public safety or general welfare.

The 6' high fence is also being proposed to increase privacy for security reasons. The owners are deeply concerned about intruders. People have attempted and successfully entered their property several times!

B.4. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety, and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.

The proposed addition meets development standards and will be developed within the property line to maintain the safety and convenience of pedestrians and mobility.

The project would not adversely impact public access or impact traffic or create congestion as it will be developed within the property boundaries.

B.5. The use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.

The proposed addition, 6' fence, and patio cover (As well as the proposed closing of the driveway and curb cut) maintains functionality and meets development standards by complementing the existing design of the Single Family Dwelling.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: November 5, 2024
PROJECT NUMBER: PRJ2023-000349-(2)
PERMIT NUMBER: Yard Modification No. RPPL2023000478
SUPERVISORIAL DISTRICT: 2
PROJECT LOCATION: 5486 Valley Ridge Avenue, Los Angeles, CA 90043
OWNER: Gregory Rachal
APPLICANT: Isabel Giraldo
CASE PLANNER: Evan Sahagun, Planner
ESahagun@planning.lacounty.gov

Los Angeles County (“County”) completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (“CEQA”). The Project qualifies for a Class 1, Existing Facilities and Class 5, Minor Alterations in Land Use Limitations Categorical Exemption under State CEQA Guidelines Sections 15301 and 15305, respectively.

The applicant requests a Yard Modification to authorize an existing five-foot and eight-inch-tall solid wooden fence within the required front yard setback area, which exceeds the three-foot and six-inch maximum height limit, and to authorize an existing 256-square-foot covered patio attached to an existing single-family residence (“SFR”) with a front yard setback of nine feet and one inch in lieu of the required 20 foot minimum front yard setback.

As part of the Project, the Permittee also requests Ministerial Site Plan Review No. RPPL202300019, which is a separate approval of two small additions to the SFR that would increase the existing floor area by approximately 201.75 square feet, a net increase of 11 percent, and also requests a separate approval from the Department of Public Works to close an existing curb cut.

None of the exceptions to an exemption apply because the Project is not located within a Significant Ecological Area, on a scenic highway or on a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment. Therefore, Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA.



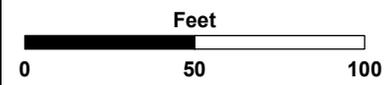
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2023-000349

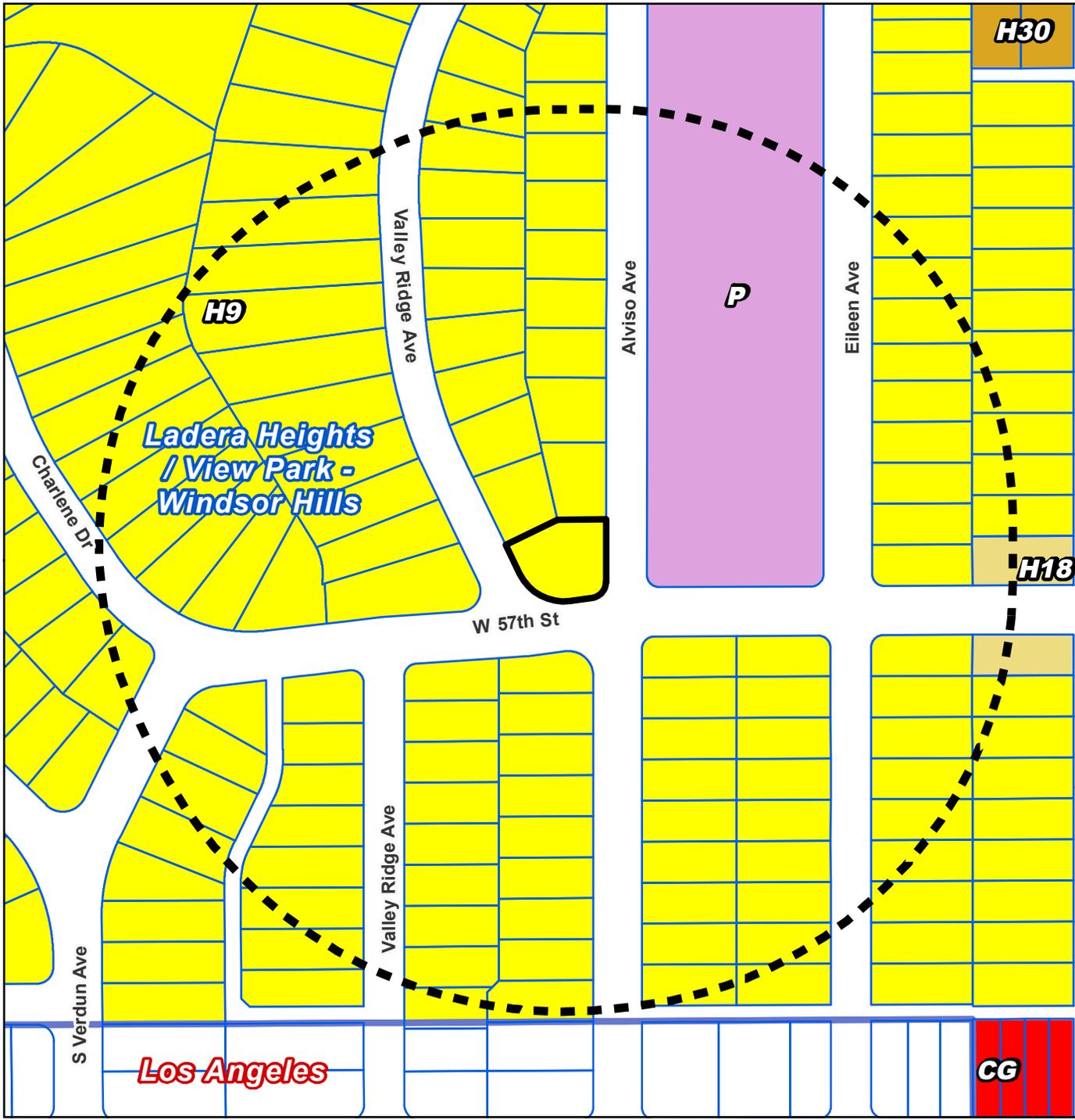
YARD MOD RPPL2023000478

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2023



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

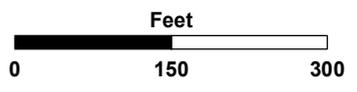


LAND USE POLICY

500-FOOT RADIUS MAP

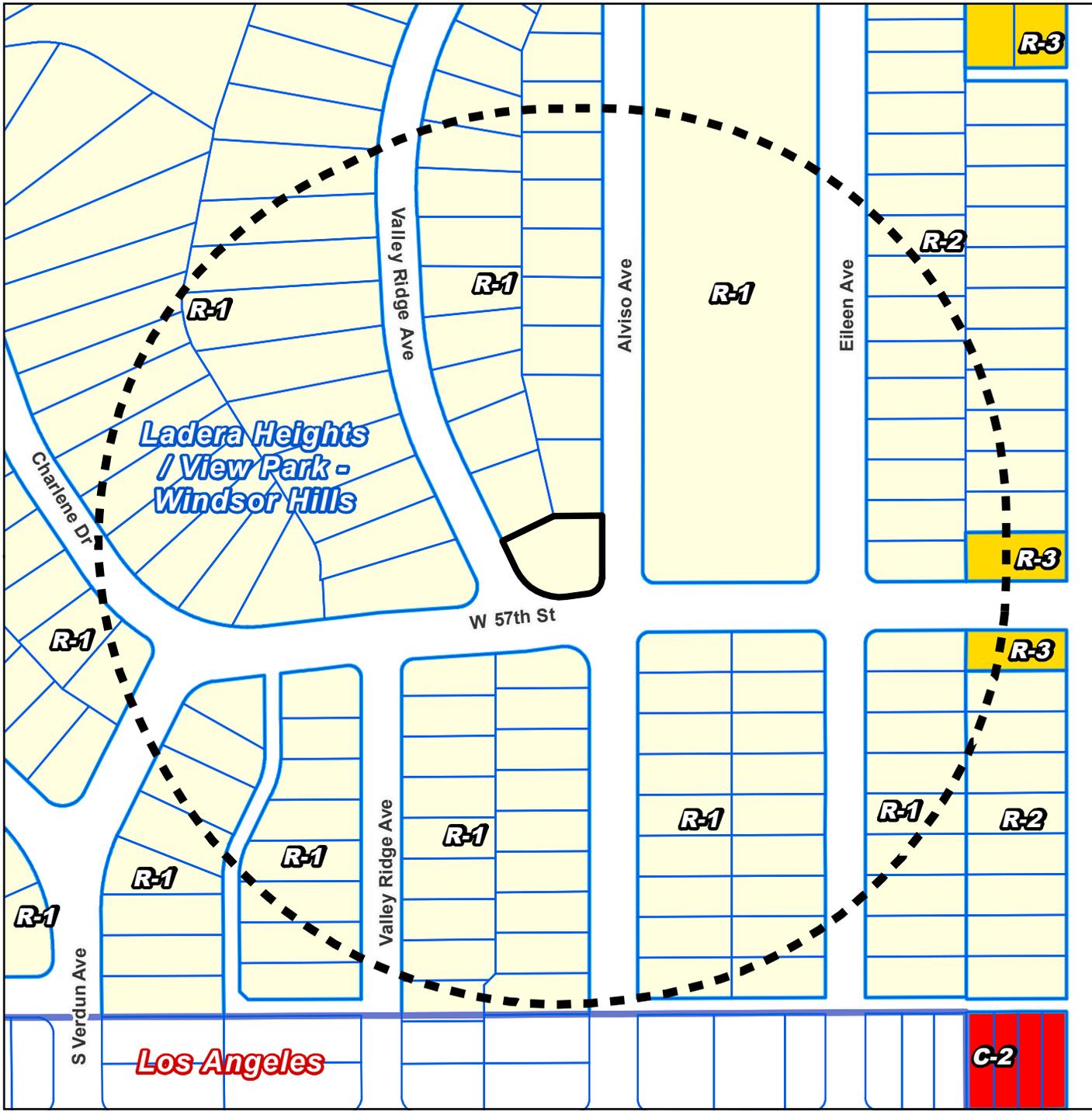
PROJECT NO. PRJ2023-000349
YARD MOD RPPL2023000478

- H9 - Residential 9
- H18 - Residential 18
- H30 - Residential 30
- CG - General Commercial
- P - Public and Semi-Public



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



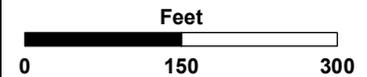
ZONING

500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-000349

YARD MOD RPPL2023000478

-  R-1 - Single-Family Residence
-  R-2 - Two-Family Residence
-  R-3-(U) - Limited Density Multiple Residence
-  C-2 - Neighborhood Business



LA COUNTY
PLANNING

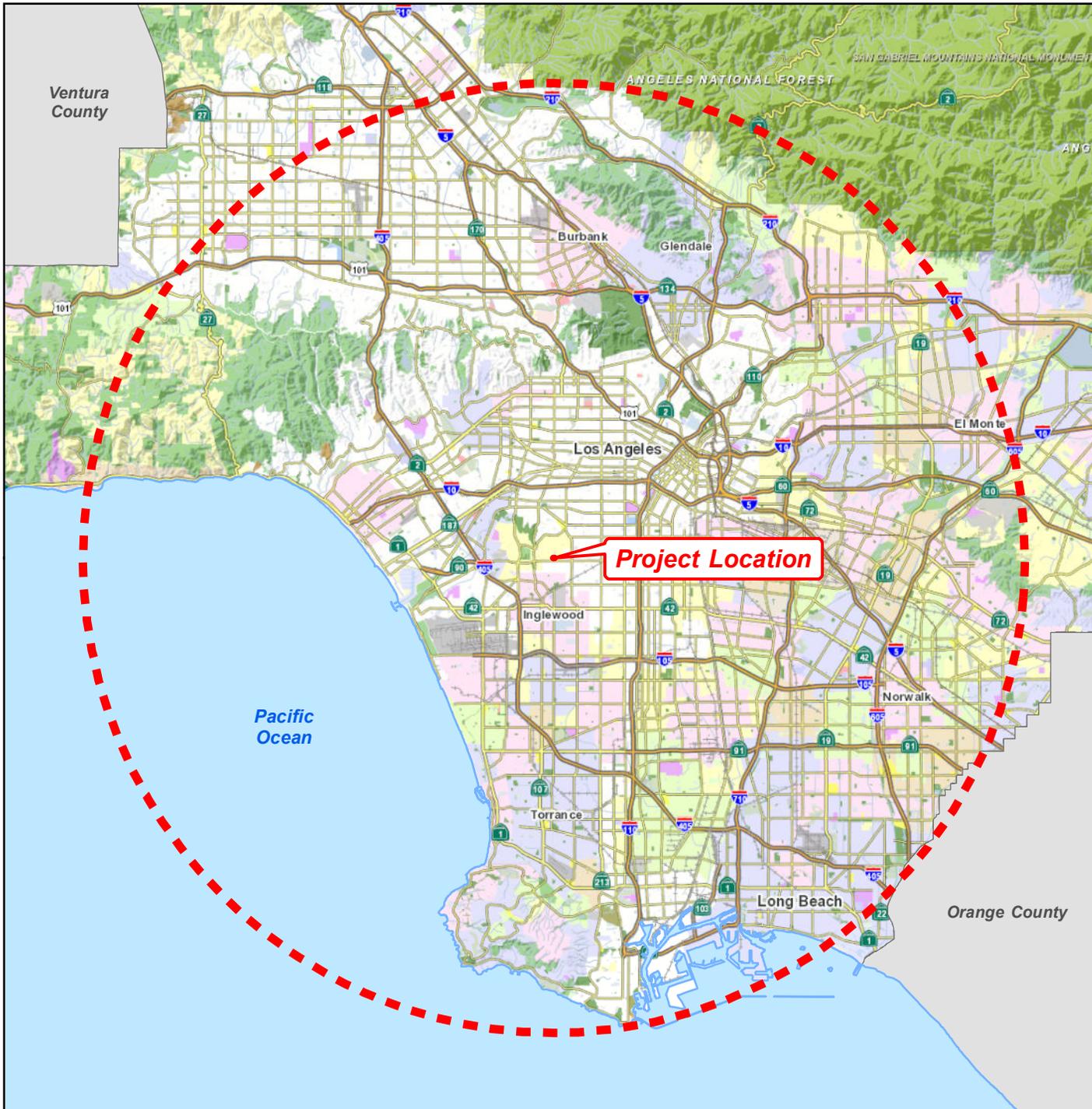
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

20-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2023-000349

YARD MOD RPPL2023000478

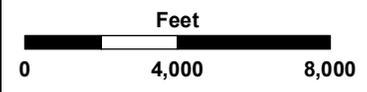
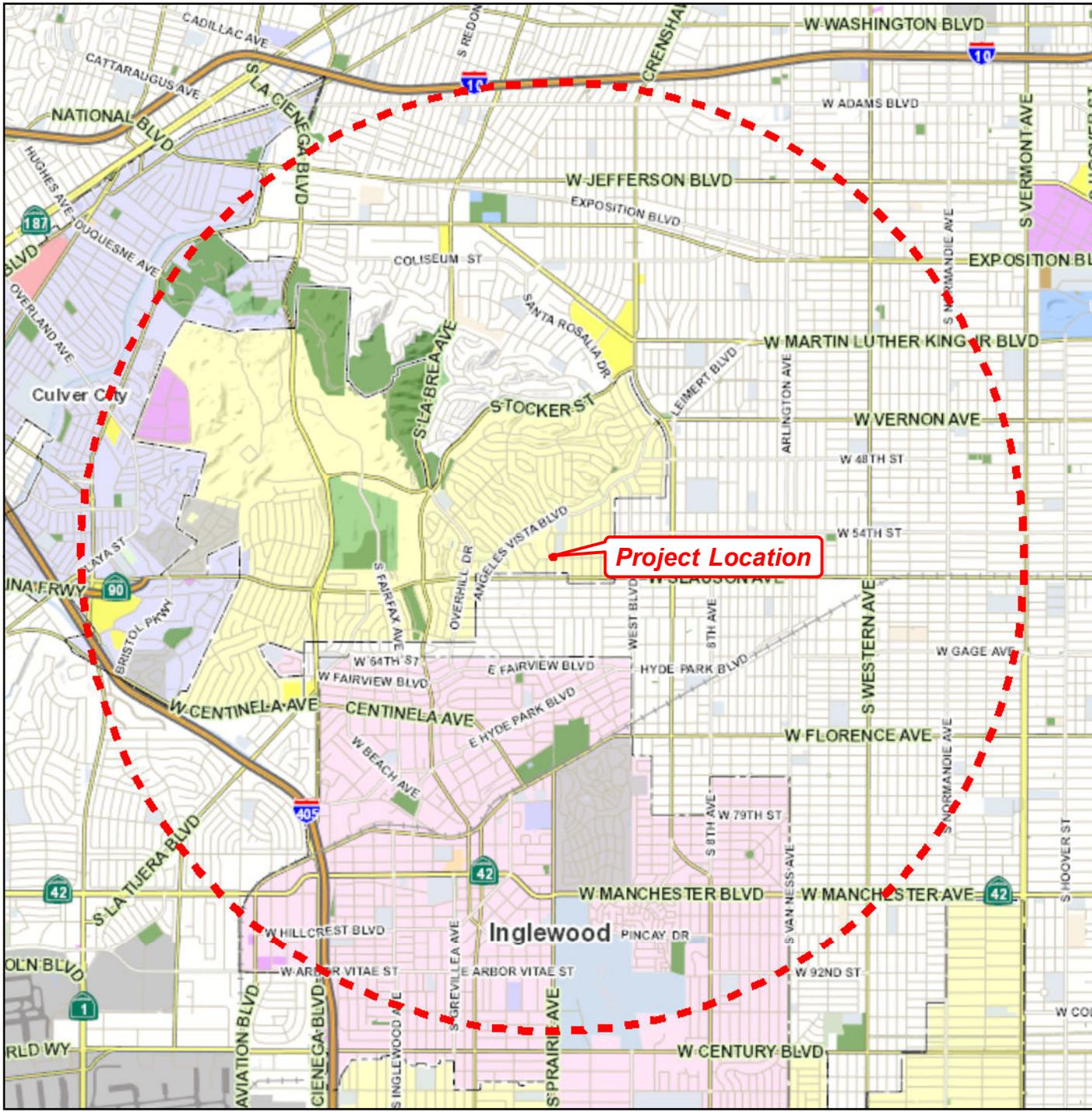


LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

3-MILE RADIUS LOCATOR MAP

PROJECT NO. PRJ2023-000349
YARD MOD RPPL2023000478



LA COUNTY
PLANNING

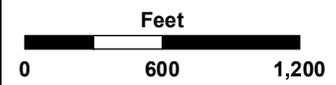
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2023-000349

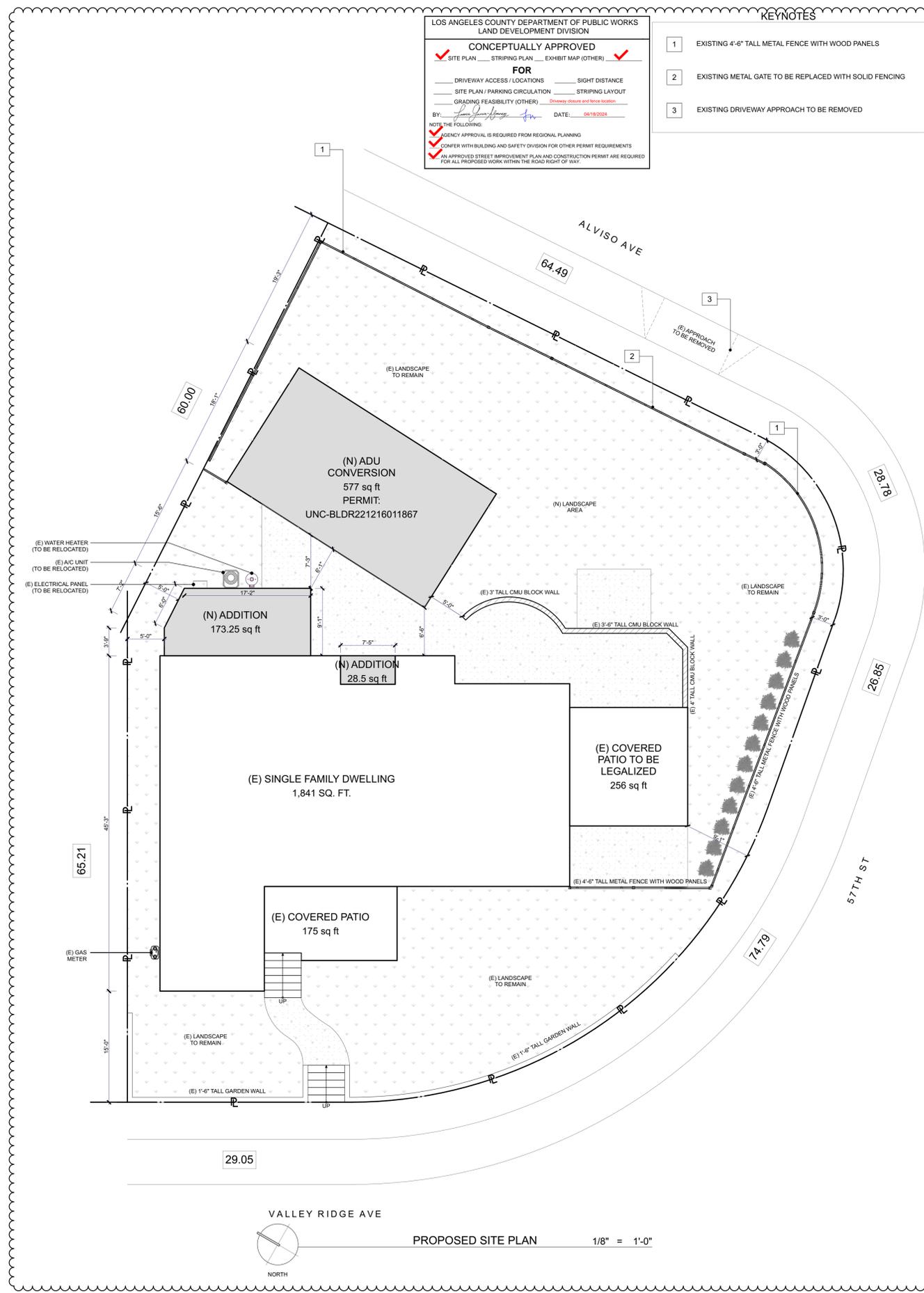
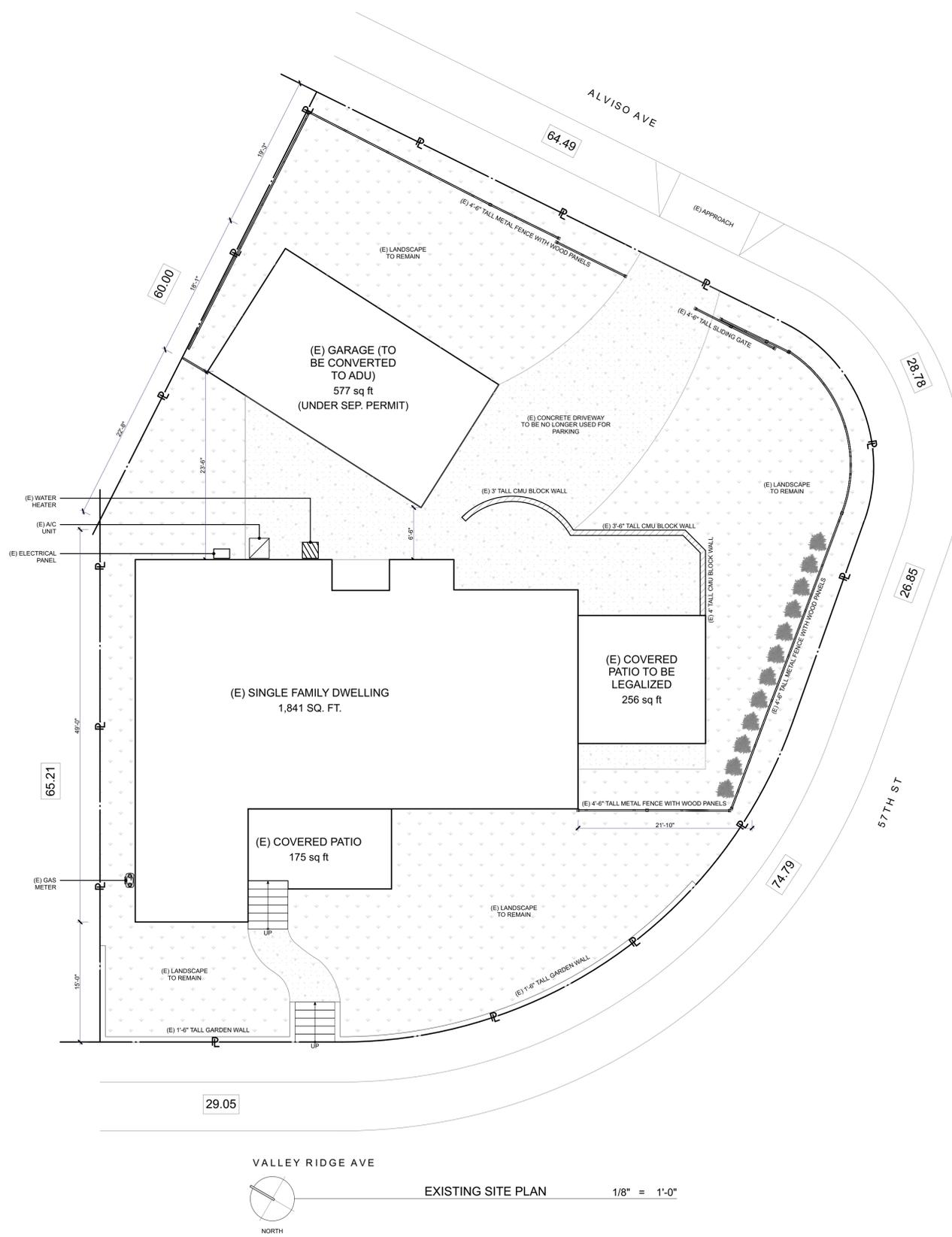
YARD MOD RPPL2023000478



LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012







LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION

CONCEPTUALLY APPROVED

✓ SITE PLAN ✓ STRIPING PLAN ✓ EXHIBIT MAP (OTHER) ✓

FOR

DRIVEWAY ACCESS / LOCATIONS SIGHT DISTANCE
SITE PLAN / PARKING CIRCULATION STRIPING LAYOUT
GRADING FEASIBILITY (OTHER) *Driveway Access and fence location*

BY: *Janis [Signature]* DATE: 04/18/2024

NOTE THE FOLLOWING:

✓ AGENCY APPROVAL IS REQUIRED FROM REGIONAL PLANNING
✓ CENTER WITH BUILDING AND SAFETY DIVISION FOR OTHER PERMIT REQUIREMENTS
✓ AN APPROVED STREET IMPROVEMENT PLAN AND CONSTRUCTION PERMIT ARE REQUIRED FOR ALL PROPOSED WORK WITHIN THE ROAD RIGHT OF WAY.

- KEYNOTES**
- EXISTING 4'-6" TALL METAL FENCE WITH WOOD PANELS
 - EXISTING METAL GATE TO BE REPLACED WITH SOLID FENCING
 - EXISTING DRIVEWAY APPROACH TO BE REMOVED



1226 W. NINTH ST.
UPLAND, CA 91786

310.487.1613

HELLO@DREAMDESIGN.BUILD
DREAMDESIGN.BUILD

OWNER:
GREGORY RACHAL

ADDRESS:
5486 VALLEY RIDGE AVE
WINDSOR HILLS, CA 90043

SCOPE OF WORK:
INTERIOR REMODEL + NEW 173.25
SQ. FT. MASTER BATHROOM &
W.I.C. ADDITION + NEW 28.50 SQ.
FT. ADDITION

PLANS PREPARED BY:
Edgar Vidal
EDGAR VIDAL

DATE

RESTRICTIVE NOTICE:
ALL DESIGNS, IDEAS, DETAILS, PLANS &
SPECIFICATIONS INDICATED BY THE DRAWINGS ARE
THE EXCLUSIVE PROPERTY OF DDBLLC. THE PLANS
WERE CREATED AND DEVELOPED FOR USE ON AND
IN CONJUNCTION WITH THE SPECIFIC PROJECT
DESCRIBED HEREIN. NO PART THEREOF SHALL BE
REPRODUCED, COPIED, ADAPTED, MODIFIED OR
DISTRIBUTED TO OTHERS WITHOUT PRIOR WRITTEN
AND SPECIFIC CONSENT FROM DDB, LLC.

DATE: 3/8/24

SCALE: AS SHOWN

DRAWN: E. VIDAL

CHECKED:

REVISION:

REVISION:

EXISTING & PROPOSED SITE
PLANS

A1.0

Evan Sahagun

From: Jessica Garcia-Alvarez
Sent: Thursday, June 6, 2024 4:17 PM
To: Evan Sahagun
Subject: RE: RPPL2023000478 (5486 Valley Ridge Avenue Los Angeles, CA 90043)

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Evan,

Hope you are doing well too. There is no need for a clearance letter because there are no conditions for this site plan. The site plan was conceptually approved for the fence location and the closure of the existing driveway.

Thank you,

Jessica Garcia-Alvarez
Civil Engineering Assistant
Los Angeles County Public Works
Office: (626)458-7869
Office Hours: Monday-Thursday 7am-5pm

From: Evan Sahagun <ESahagun@planning.lacounty.gov>
Sent: Thursday, June 6, 2024 3:26 PM
To: Jessica Garcia-Alvarez <JAlvarez@dpw.lacounty.gov>
Subject: RE: RPPL2023000478 (5486 Valley Ridge Avenue Los Angeles, CA 90043)

Hi Jessica,

Hope you are doing well! Would you be able to provide a clearance letter on DPW letterhead for this project?

Thank you,

--

EVAN SAHAGUN (he/him/his)

PLANNER, Metro Development Services

Office: (213) 974-6411 • Direct: (213) 204-9939

Email: esahagun@planning.lacounty.gov

From: Jessica Garcia-Alvarez <JAlvarez@dpw.lacounty.gov>
Sent: Thursday, April 18, 2024 2:54 PM
To: Evan Sahagun <ESahagun@planning.lacounty.gov>
Subject: RPPL2023000478 (5486 Valley Ridge Avenue Los Angeles, CA 90043)

Hello Evan,

The conceptual site plan has been marked cleared by DPW – LDD – Road Unit.

Thank you,

Jessica Garcia-Alvarez
Civil Engineering Assistant
Los Angeles County Public Works
Office: (626)458-7869
Office Hours: Monday-Thursday 7am-5pm



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER: RPPL2023000478 PROJECT NUMBER: Yard Mod @ 5486
Valley Ridge Avenue
CITY/COMMUNITY: View Park/Windsor Hills STATUS: Cleared
PROJECT ADDRESS: 5486 Valley Ridge Avenue DATE: 03/15/2023
Los Angeles, CA 90043

CONDITIONS

1. No Fire department review required for the yard modification permit.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or joseph.youman@fire.lacounty.gov.

Reviewed by: