

AMY J. BODEK, AICP Director, Regional Planning DENNIS SLAVIN Chief Deputy Director, Regional Planning

REPORT TO THE HEARING OFFICER

DATE ISSUED:	July 25, 2024	
HEARING DATE:	August 6, 2024	AGENDA ITEM: 6
PROJECT NUMBER:	PRJ2024-000921-(5)	
PERMIT NUMBER:	Community Standards Distrie Modification") No. RPPL2024	•
SUPERVISORIAL DISTRICT	5	
PROJECT LOCATION:	8832 Jaylee Drive, East Pasa	adena-East San Gabriel
OWNER:	Victor & Erin Mercado	
APPLICANT:	Victor & Erin Mercado	
CASE PLANNER:	Anthony M. Curzi, Regional F acurzi@planning.lacounty.go	

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 PRJ2024-000921-(5), Community Standards District Modification ("CSD Modification") RPPL2024002047, 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:

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

I, THE HEARING OFFICER, APPROVE COMMUNITY STANDARDS DISTRICT MODIFICATION NUMBER RPPL2024002047 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

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PROJECT DESCRIPTION

A. Entitlement Requested

CSD Modification to authorize a reduction of the rear and side yard setbacks as required in the East Pasadena – East San Gabriel Community Standards District ("CSD") in the R-A (Residential Agricultural) Zone pursuant to Los Angeles County ("County") Code Section 22.318.090 (Modification of Development Standards).

B. Project

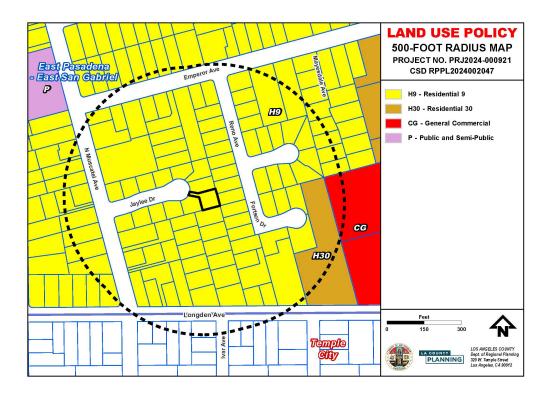
The applicant requests a CSD Modification to authorize a reduction of the rear yard setback from 25 feet to 15 feet 10 inches and the side yard setback from 7 feet to 5 feet 4 inches to allow for a 499-square-foot addition comprised of a primary bedroom suite, reconfigured bathroom, closet, laundry room, and expanded kitchen. The addition will be constructed at the southern and eastern sides of an existing 1,008-square-foot single-family residence ("SFR").

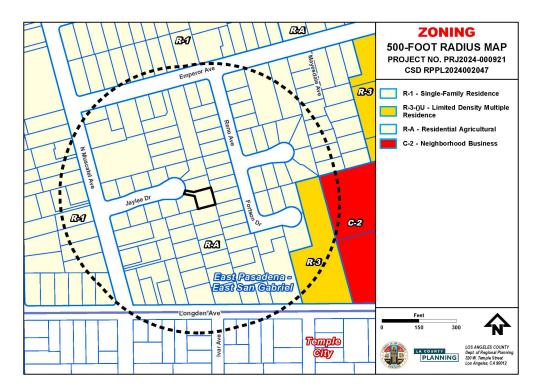
SUBJECT PROPERTY AND SURROUNDINGS

LOCATION	COUNTY GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	H9 (Residential 9 – 0-9 dwelling units per net acre)	R-A	SFR
NORTH	H9	R-A, R-1 (Single- Family Residence)	SFRs
EAST	H9, H30 (Residential 30 – 20-30 dwelling units per net acre), CG (General Commercial)	R-A, R-3 (Limited Density Multiple Residence), C-2 Neighborhood Business)	SFRs, multi-family residences, pharmacy
SOUTH	H9, City of Temple City	R-A, City of Temple City	SFRs
WEST	H9	R-A, R-1	SFRs

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

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PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
ZCO1494-1	Zone 7 (Unrestricted)	September 12, 1927
ZCO1813	R-1 (Single-Family Residence)	March 24, 1930
ZCO3045	R-5 (Residential Agricultural)	January 5, 1938
ZCO6287	R-A	September 8, 1953

B. Previous Cases

No records from LA County Planning were found for the subject property. County Assessor Building Description Blanks document that the SFR was constructed in 1948 and the detached two-car garage in 1974.

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
NONE	NA	NA

ANALYSIS

A. Land Use Compatibility

The proposed addition (under Site Plan Review RPPL2024002048) that would be authorized with the proposed setbacks by the CSD Modification would be compatible with the surrounding area. Many SFRs in the immediate vicinity have less than the required rear and side yard setbacks, similar to those requested by the applicant. The property is relatively small at 5,704 square feet, and roughly square-shaped, so any proposed addition would by necessity encroach into required CSD setbacks, which are greater than the County standard yard setbacks within the R-A Zone. The proposed setbacks, however, would slightly exceed the County setback standards of 15 feet for rear yards and 5 feet for side yards. CSD maximums pertaining to lot coverage and floor area would not be exceeded by this request.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project's impact to the neighborhood would be minimal. While the subject property is relatively small (5,704 square feet) in comparison to other lots in the community, the SFR on the property is, likewise, modest in size at just over 1,000 square feet and contains two bedrooms and one bathroom. Expanding the SFR to meet modern space preferences is appropriate given that the addition itself is relatively minor (499 square feet) and would add a master bedroom suite and expanded living area, resulting in a three-bedroom, two-bathroom, 1,507-square-foot single-story SFR. The addition would not impact any public

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views as it would be limited to the rear and side of the SFR. The SFR would continue to meet setbacks that would otherwise comply with County setback requirements, with 5 feet 4 inches for the southern side yard and 15 feet 10 inches for the rear yard, thus maintaining sufficient space for light, air, and privacy.

There are five properties to the west of the Project Site with rear yard setbacks of less than 15 feet, averaging approximately 10 feet. Two properties to the north of the Project Site also have rear yard setbacks less than 15 feet.

Address	Rear yard setback
8804 Jaylee	8 feet
8810 Jaylee	8 feet
8816 Jaylee	10 feet
8822 Jaylee	10 feet
8828 Jaylee	11 feet
8838 Jaylee	11 feet
8833 Jaylee	11 feet

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 Section 22.318.090.C.3 (Findings and Decision) of the County Code. 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 Alternations in Land Use Limitations) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. Class 1 Exemptions allow for minor additions to existing structures provided the addition does not

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increase the floor area of the structure by more than 50 percent or 2,500 square feet, whichever is less. Class 5 Exemptions are applicable to minor changes in setback requirements provided they do not result in the creation of new parcels. The Project qualifies for Class 1 (Existing Facilities) and Class 5 (Minor Alterations in Land Use Limitations) exemptions under State CEQA Guidelines Sections 15301 and 15305 because the Project involves the modification of rear and side yard setback requirements, from 25 feet to 15 feet 10 inches and 7 feet to 5 feet 4 inches, respectively, as established in the East Pasadena-East San Gabriel CSD, and the construction of a 499-square-foot addition. No exceptions to the Categorical Exemptions are found to apply to the Project per section 15300.2 of the California Code of Regulations.

a) Location: This exception generally applies to Classes 3, 4, 5, 6 and 11, and not Class 1 because it mainly concerns particularly sensitive environments with rich biological resources or "environmental resources of hazardous or criterial concern where designated, precisely mapped, and officially adopted under law by federal, state, or local agencies" (CEQA Guidelines section 15300.2(a)). The Project is located on a property containing an SFR, in a fully developed, urbanized area and not within a designated resource area.

b) Cumulative Impacts: The Project involves a relatively minor expansion in the size of an SFR and will not change the nature of the underlying use nor will it fundamentally increase the intensity of such use, which has existed at the site for 76 years.

c) "Unusual Circumstances" or Significant Effects: While the Project is for a modification in yard setbacks and associated SFR addition, the resulting increase in the size of the SFR will not lead to significant effects as the increase will be minor in intensity. Adequate utilities and roadway infrastructure already exist to serve the subject property and no environmentally sensitive areas will be impacted.

d) Scenic Highways: According to California's Scenic Highway Program, which is administered by the California Department of Transportation ("Caltrans"), the Project Site is not located within or near an officially designated state scenic highway.

e) Hazardous Waste Sites: The Project Site is not located on a property which is included on any list compiled pursuant to Government Code Section 65962.5. According to the California Department of Toxic Substances Control's EnviroStor and State Water Resources Control Board's GeoTracker web databases, no active or open hazardous waste sites were identified at the Project Site. A review of the Hazardous Waste and Substances Site List–Site Cleanup database also shows no records on the Project Site. There are no public drinking wells within the Project Site that may pose conflicts with the lists compiled by the California Department of Health Services. Finally, the Project Site is not included in any Water Board's list of solid waste disposal sites, list of "active" orders where necessary actions have not yet been completed (known as Cease-and-Desist Orders and Cleanup and Abatement Orders)

f) Historical Resources: The Project Site does not contain any historical resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources or

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included in a local register of historical resources. According to the County's Historic Resources Sites Policy mapping, there is no historic or cultural resource site within the vicinity of the Project Site. The County also does not consider the Project Site to be a discretionary historical resource per Public Resources Code Section 21084.1.

Therefore, there are no exceptions to the exemption and staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

No comments were received as consultation with other County departments was not necessary.

B. Other Agency Comments and Recommendations

No comments were received and consultation with other agencies was not necessary.

C. Public Comments

Staff has not received any comments at the time of report preparation.

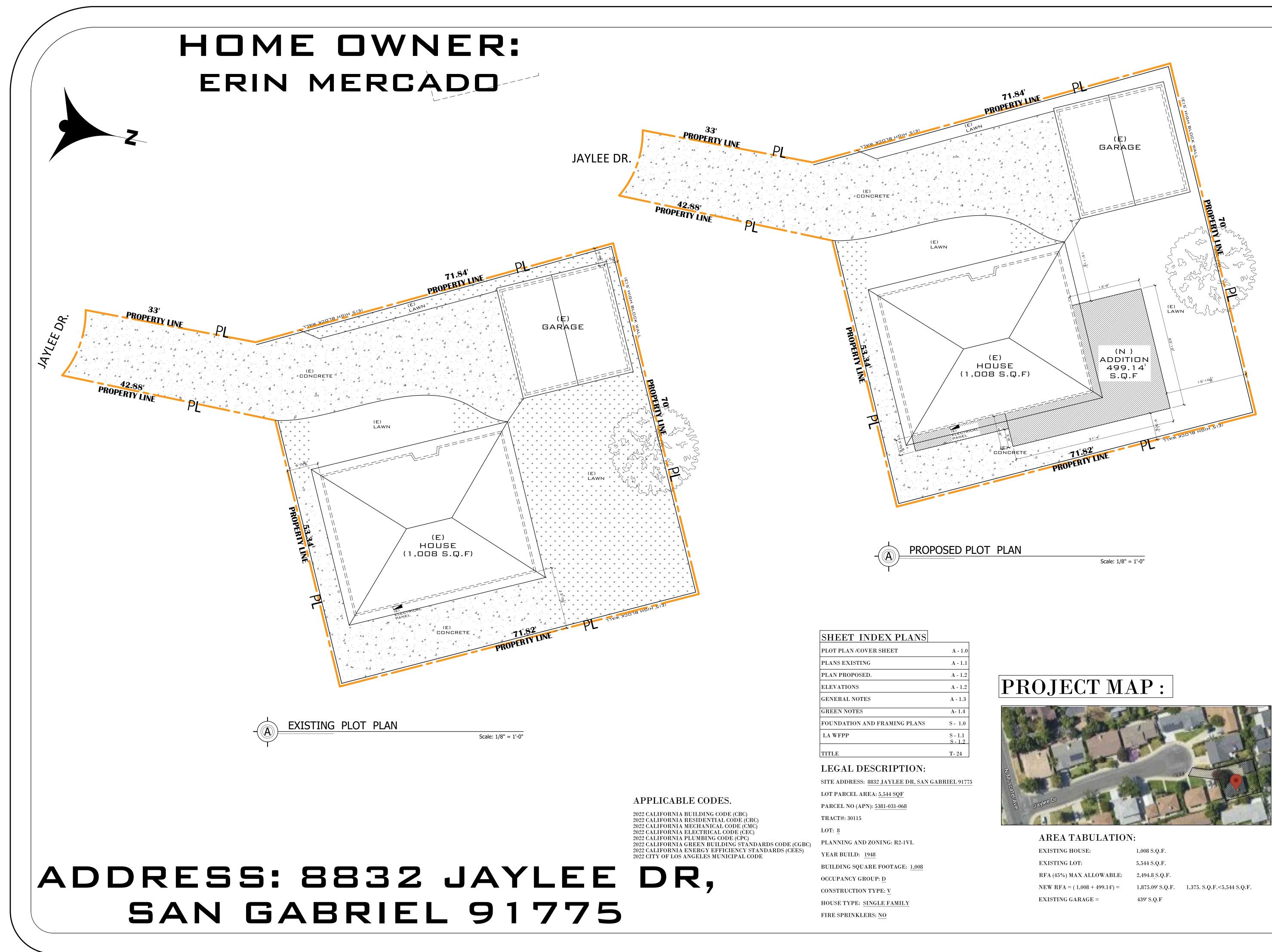
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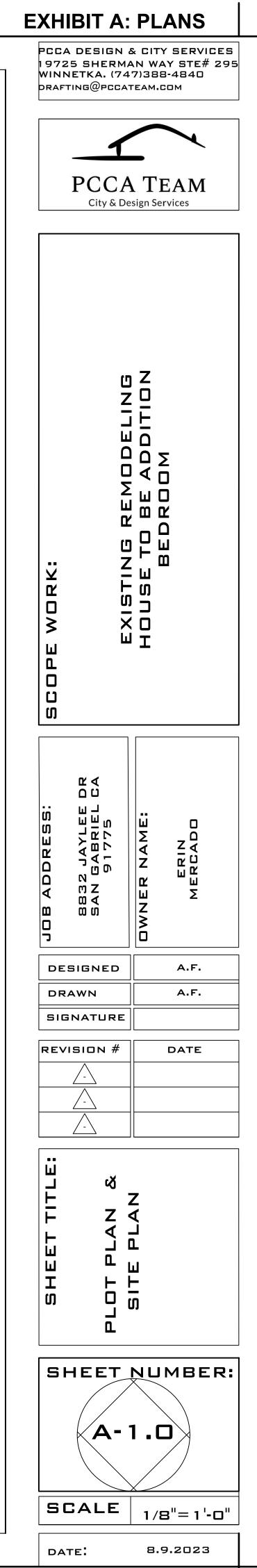
Michele R. Bush, Supervising Regional Planner

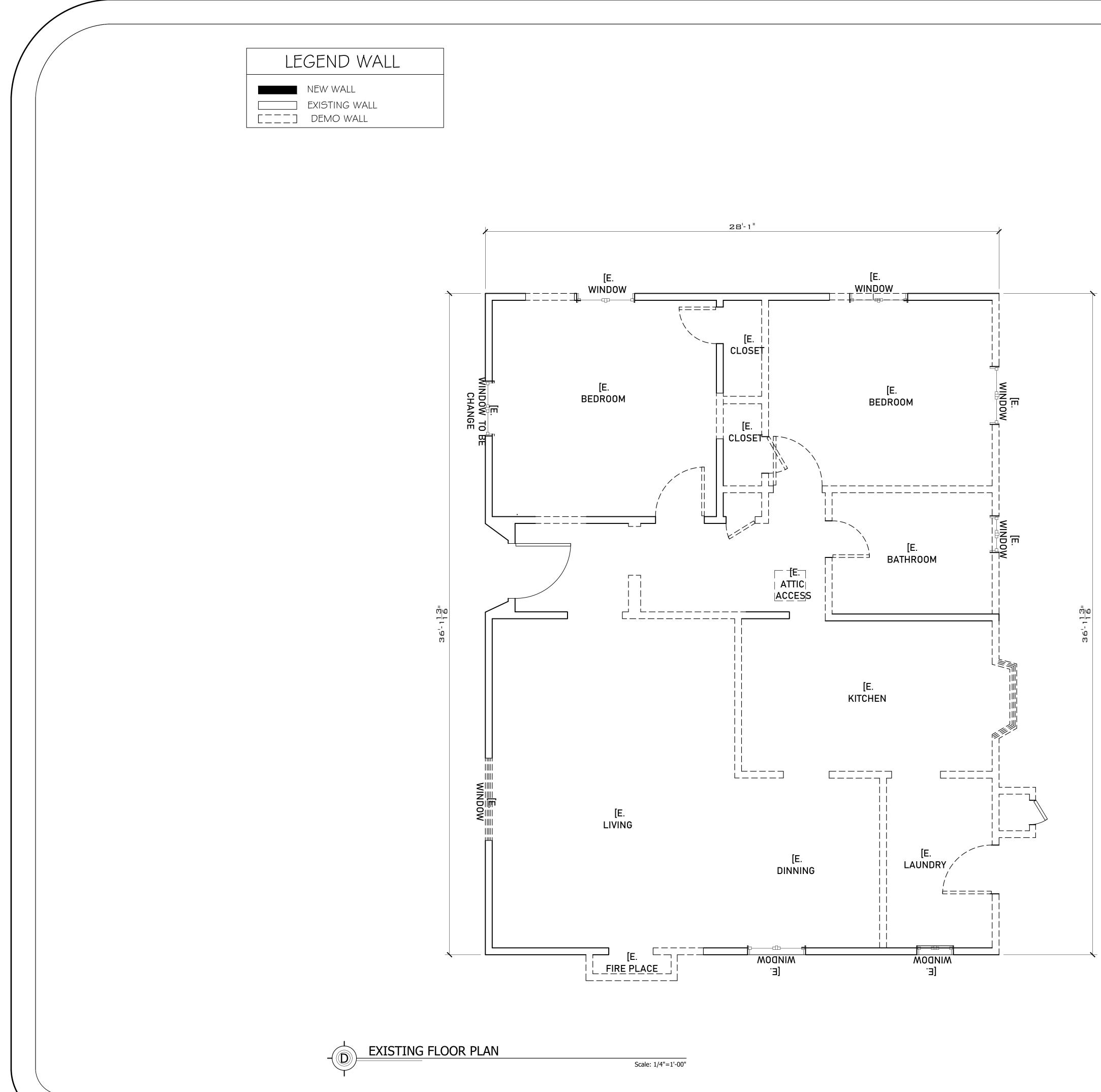
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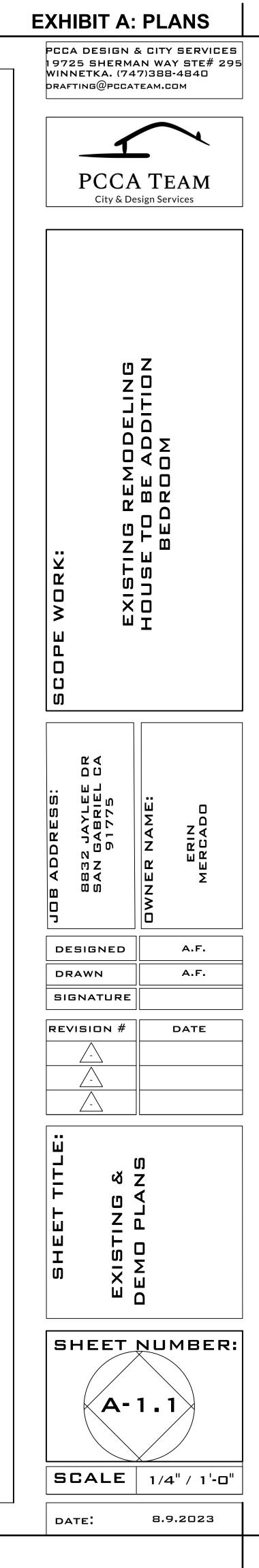
Susan M. Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS				
EXHIBIT A	Plans			
EXHIBIT B	Project Summary Sheet			
EXHIBIT C	Draft Findings			
EXHIBIT D	Draft Conditions of Approval			
EXHIBIT E	Applicant's Burden of Proof			
EXHIBIT F	Environmental Determination			
EXHIBIT G	Informational Maps			
EXHIBIT H	Photos			







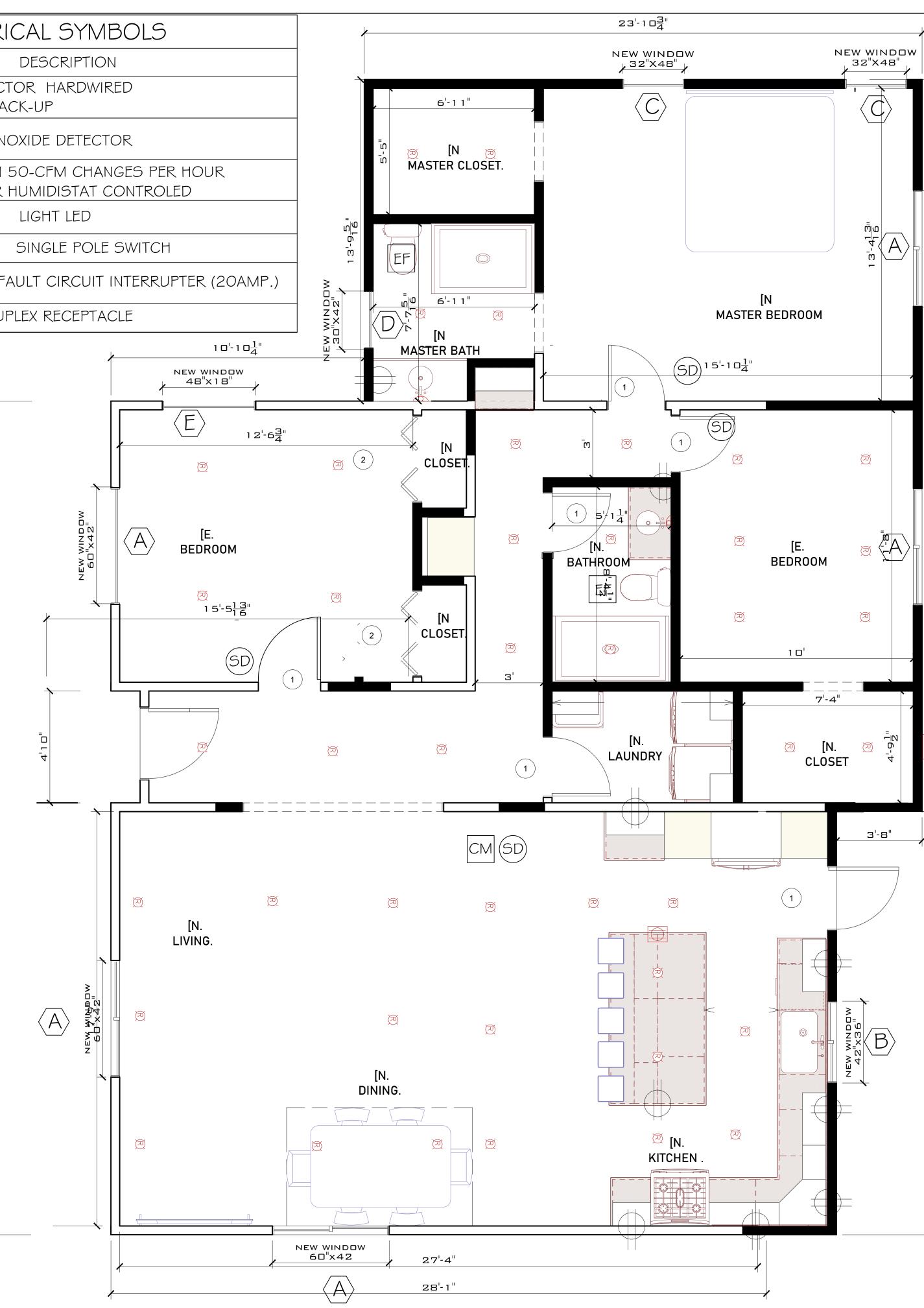


		ELECTRICAL SYMBOLS
LEGEND WALL	SYMBOL	DESCRIPTION
NEW WALL EXISTING WALL	SD	SMOKE DETECTOR HARDWIRED w/ BATTERY BACK-UP
EEEE DEMO WALL	СМ	CARBON MONOXIDE DETECTOR
	EF	EXHAUST FAN 50-CFM CHANGES F ENERGY STAR HUMIDISTAT CONTRI
		LIGHT LED
	\$	SINGLE POLE SWITC
	GFCI	GROUND FAULT CIRCUIT INTERF
	\bigcirc	DUPLEX RECEPTACLE

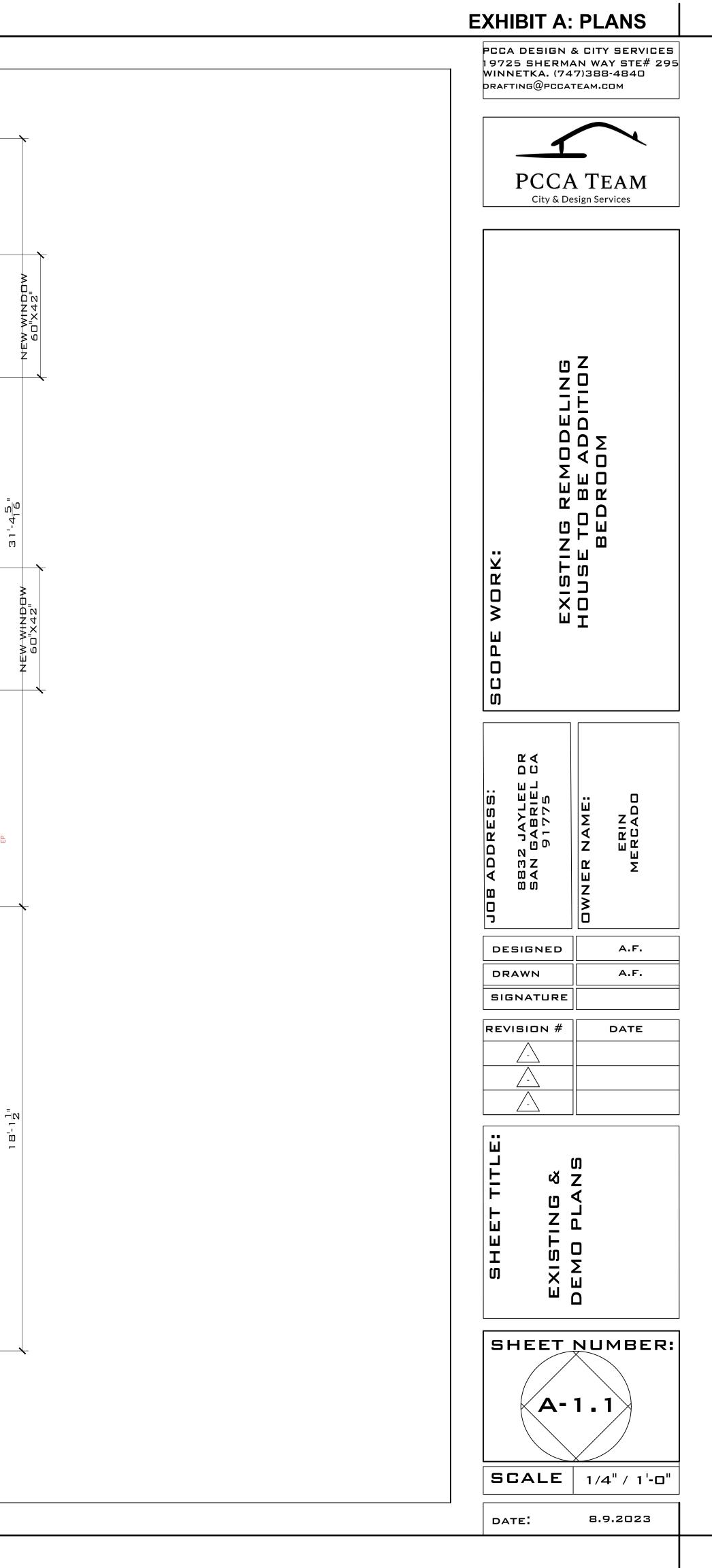
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	WINDOW SCHEDULE					
SYMBOL	QNT.	SIZE	HEAD	DESCRIPTION	FINISH	
A	5	60" X 42"	7'-0"	SLIDING	MTL/GL	
В	1	42" x 36"	7'-0"	SLIDING	MTL/GL	
C	2	32" x 48"	7'-0"	SLIDING	MTL/GL	
	1	30"X42"	ר'-ם"	SLIDING	MTL/GL	
E	1	48"X18"	יר'-ס"	SLIDING	MTL/GL	

DOOR SCHEDULE						
COUNT	SIZE (W x H)	OPERATION	FINISH	REMARKS		
5	32" X 80"	SWING	WOOD	EXTERIOR/TEMPERE D		
2	32" × 80"	SWING	WOOD			
1	84" x 80"	SLIDING	MTL/GL	CLOSET SLIDING DOOR		
-	5	COUNT SIZE (W x H) 5 32" X 80" 2 32" x 80"	COUNT SIZE (W x H) OPERATION 5 32" X 80" SWING 2 32" x 80" SWING	COUNT SIZE (W x H) OPERATION FINISH 5 32" X 80" SWING W000 2 32" x 80" SWING W000		

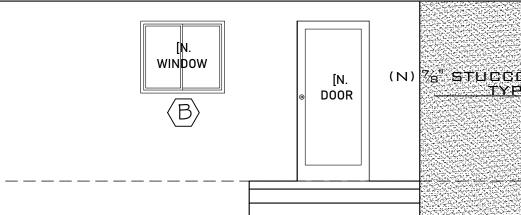


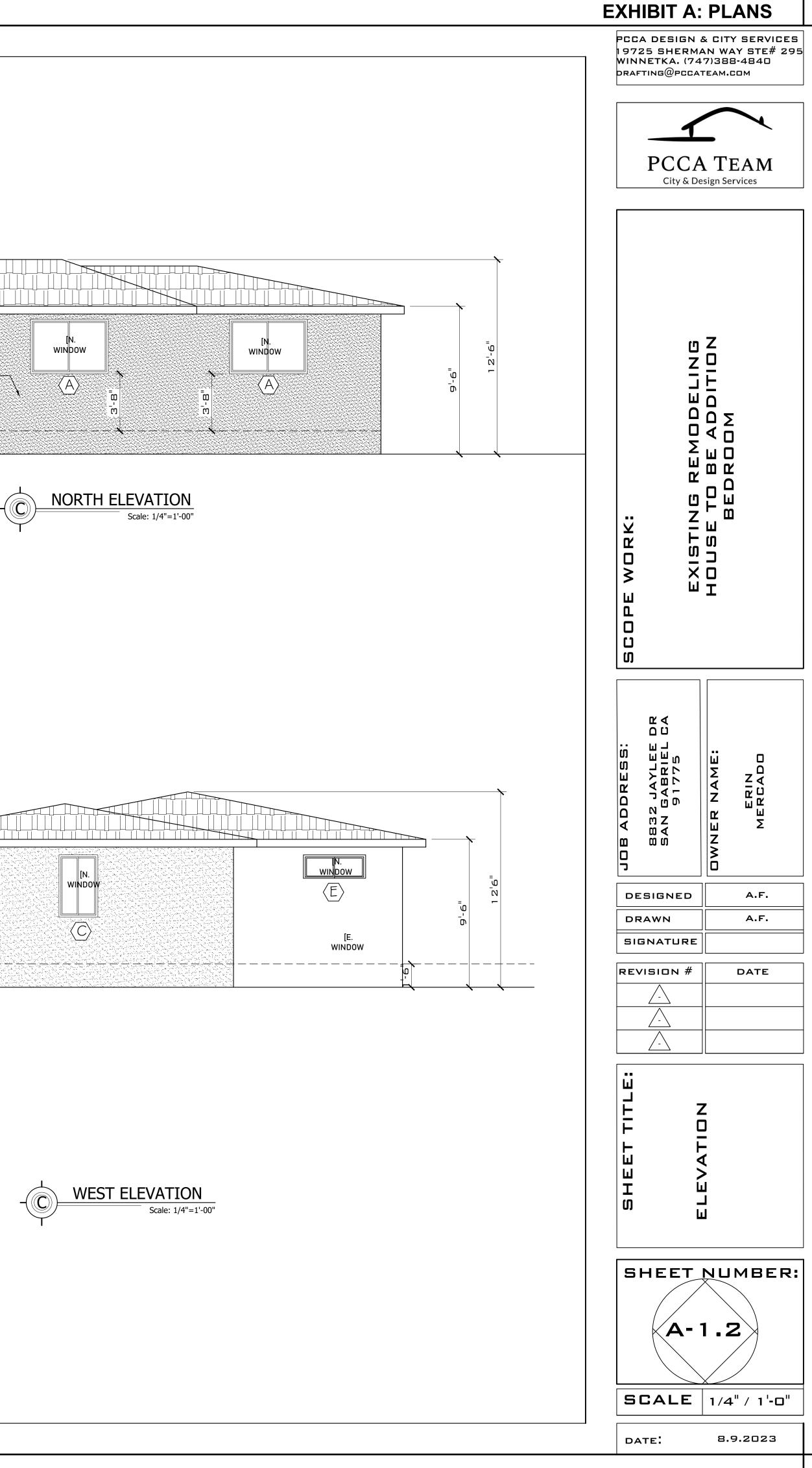


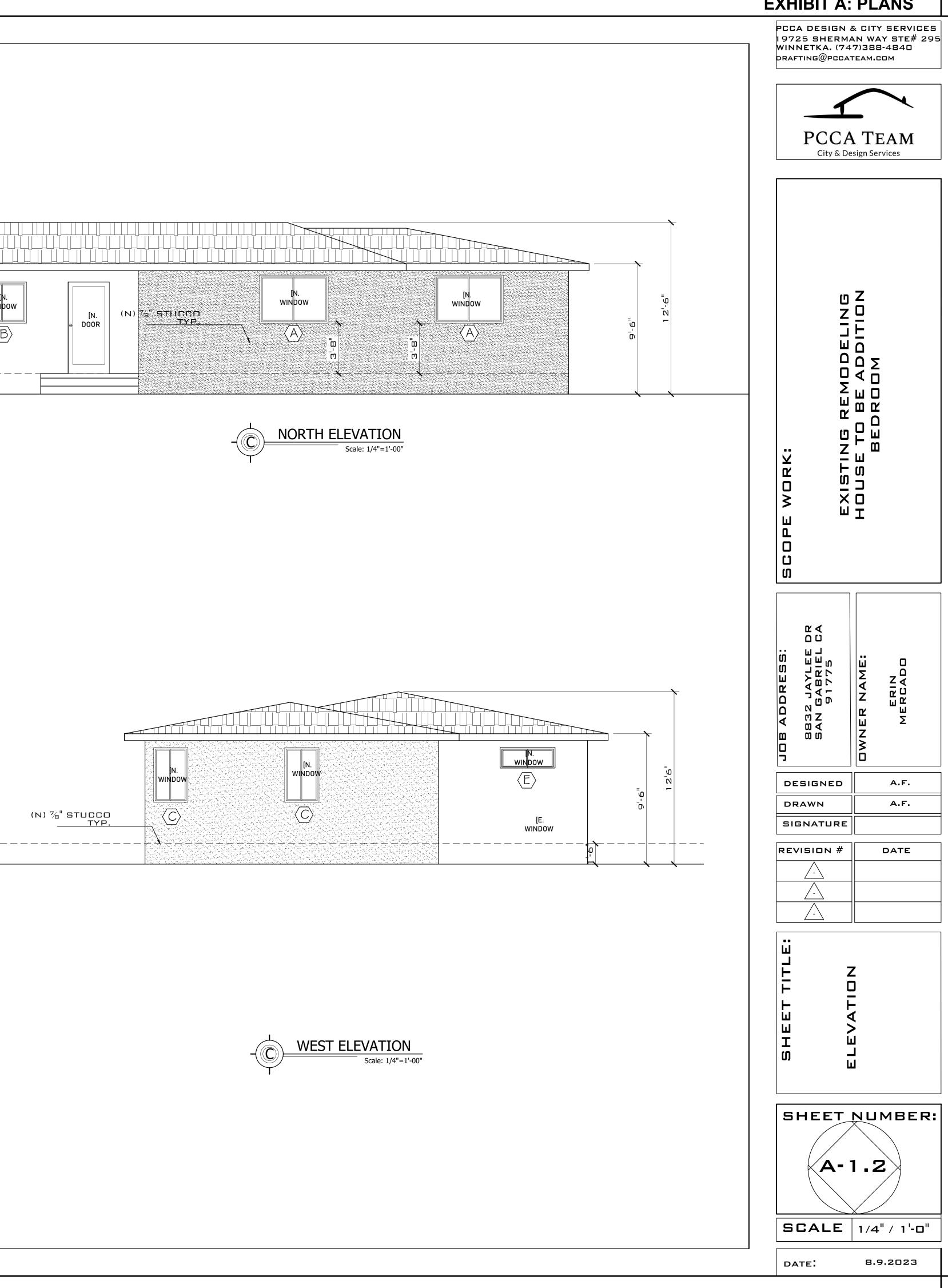


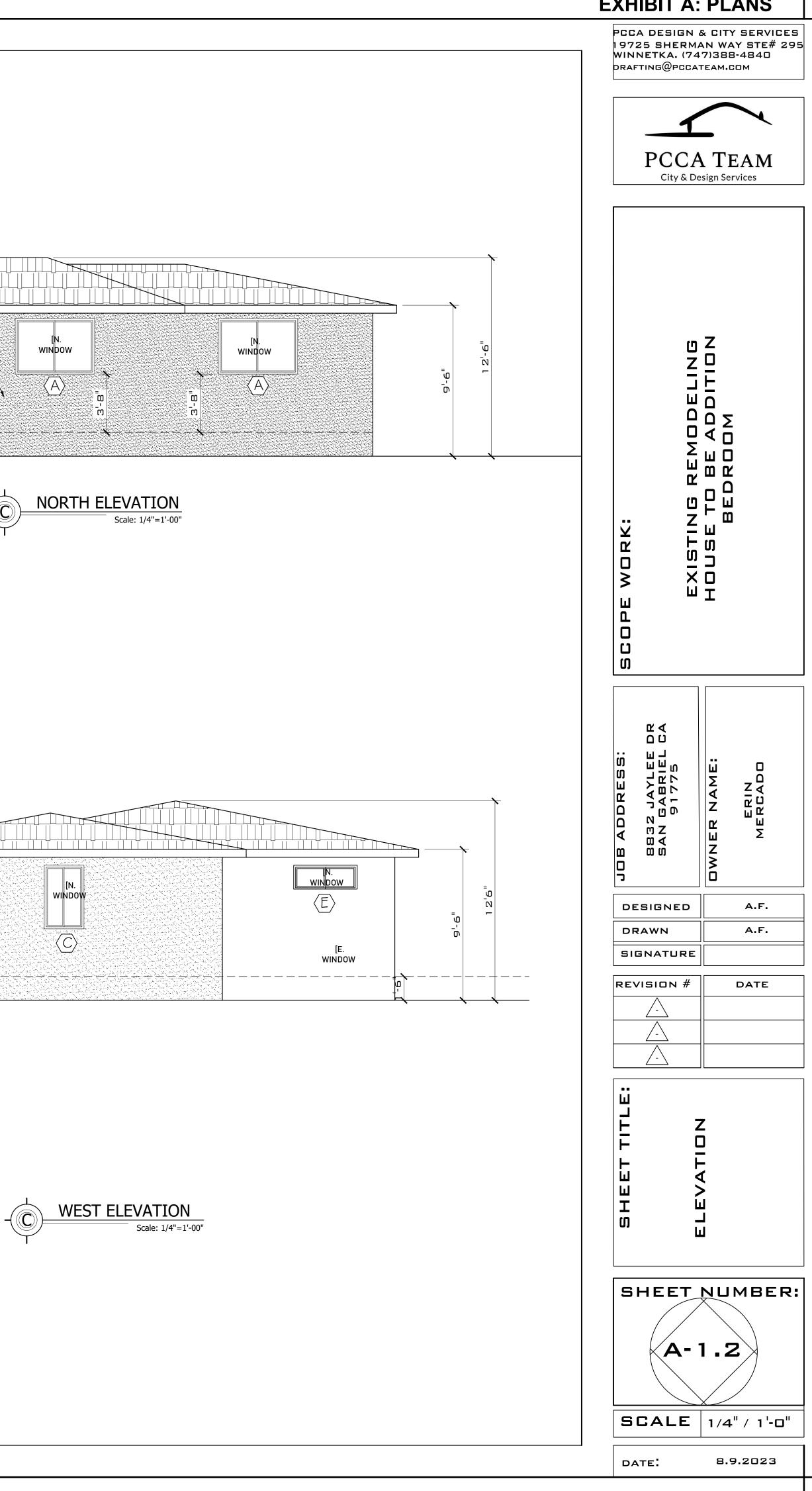


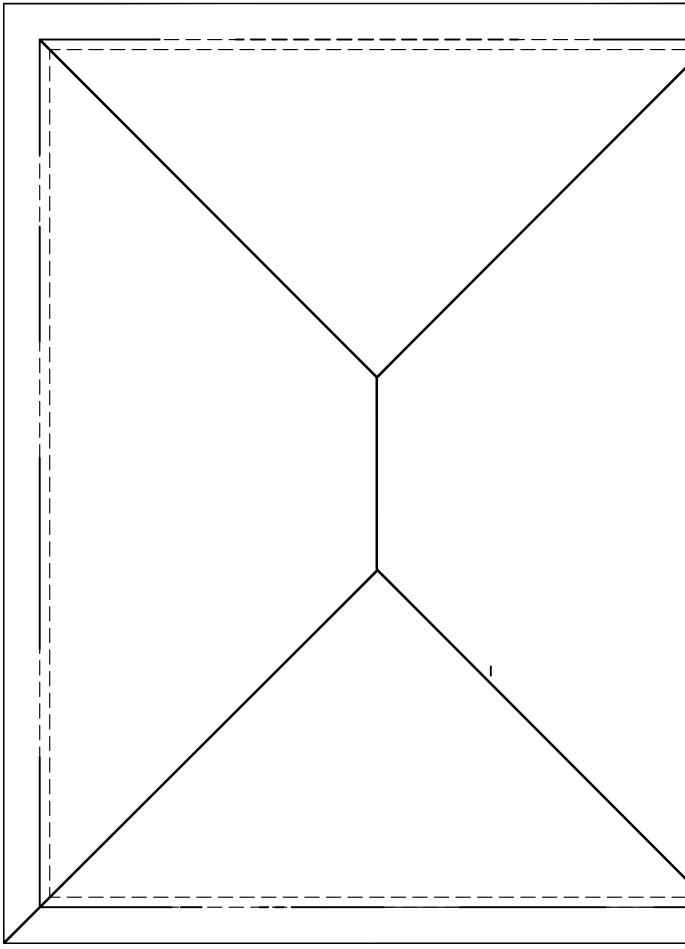




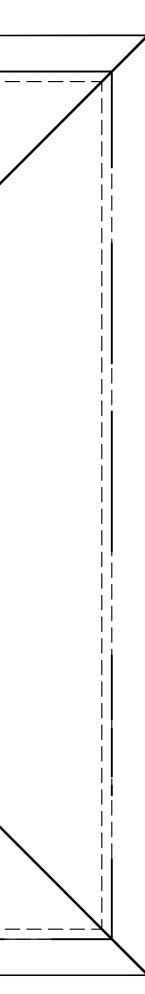


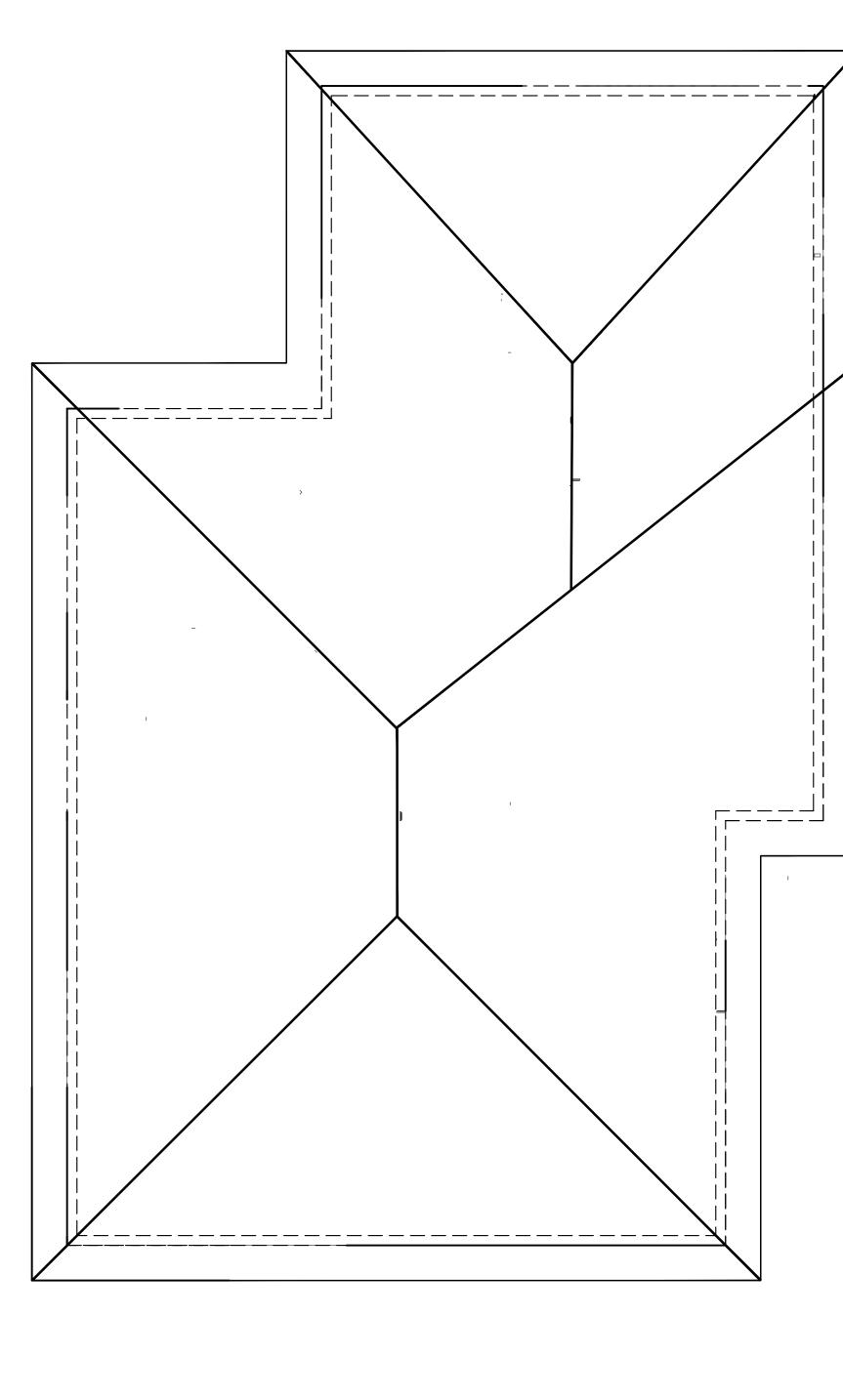




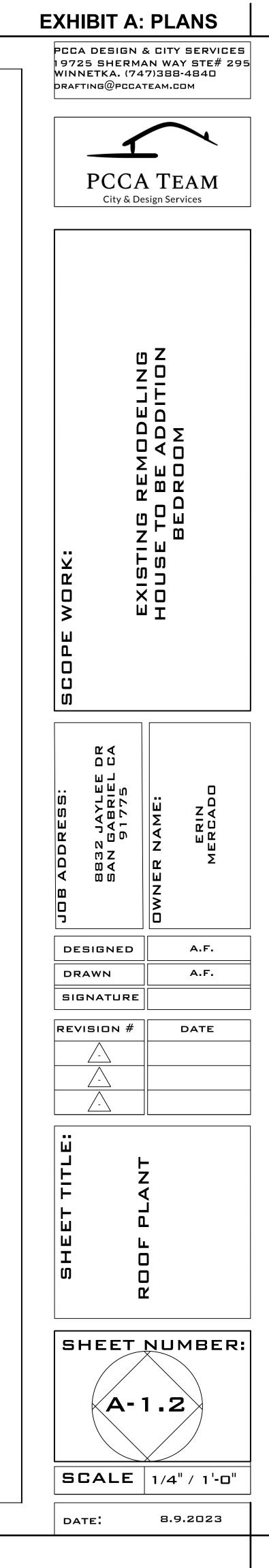


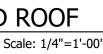












DEPA	ARTMENT OF	INFORMATION BULLETIN / PUBLIC – GENERAL INFORMATION REFERENCE NO.: Various DOCUMENT NO. P/GI 2020-022 Previously Issued As: P/GI 2014-022			
	GEN	NERAL NOTES FOR SINGLE-FAMILY DWELLING			.os Ar
		neral Notes are provided as an aid and should not be construed as a complete list of nts. For additional clarity or for all other requirements, please refer to the City of			electro- A main
		es Residential, Zoning and Building Codes.			ecorde A minin
A.	GEN	IERAL		b	be rec <u>y</u> Standa
	1.	The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facility (Power poles, pull-boxes, transformers, vaults, pumps, valves, 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		p c	Finish baints compou Standa
		additional expenses." Obtain approval from Real Estate Business Unit of DWP (213) 367-0562.		W	Vhen vith th
	2.	Obtain permits from Public Works prior to Construction for:		16. A	R506.2 Annula
		 a. Temporary pedestrian protection as required by LABC Section 3306. b. For any construction near any street or public area. 		S	olates such c Chapte
	3.	Outlets along wall counter space, island and peninsula counter space in kitchens shall			
	4.	have a maximum spacing of 48". (210-52 NEC) All new lighting shall be from an energy high efficacy light source (e.g. fluorescent	В.	BATHR	OOMS
	5.	lamp). (T-24, Sec. 150(k)) 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		o 3 n	of not l 30 inc naintai Sectior
	6.	foot-candles over the area of the room at a height of 30 inches above the floor level. (R303.1) A copy of the evaluation report and/or conditions of listing shall be made available at		c e	Bathtuk comparextend
	7.	the job site The sprinkler system shall be approved by Plumbing Division prior to installation.			Provide oilets r
	8.	Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3)		4. A	\ min ′
	9.	Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine	C.	LAUND	
		outlets shall be provided with hot and cold water and connected to an approved water supply (R306.4)		a	Clothe appliar loes n
	10.	Automatic garage door openers, if provided, shall be listed in accordance with UL 325. (R309.4)			
	covered entity	Automatic garage door openers, if provided, shall be listed in accordance with UL 325. (R309.4) r under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide nodation to ensure equal access to its programs, services and activities Page 1 of 7		а	attic are A 4" cle er Title II of
	covered entity	(R309.4) r under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide modation to ensure equal access to its programs, services and activities		A 2. A overed entity under hable accommodation For exist the pool the door	ting po ris ope
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 Electrical Test Lab Research Report is required to use an lift for provided parking spaces.

vehicle lift system (2-levels or more) affidavit" shall be approved and suing a building permit.

bercent of the nonhazardous construction and demolition waste shall salvage for reuse in accordance with California Green Building Chapter 4 Division 4.4. (R334)

ncluding adhesives, sealants, caulks, paints and coating, aerosol ns and composite wood products shall meet the volatile organic emission limits in accordance with the California Green Building Chapter 4 Division 4.5. (R340)

arder is required, a capillary break shall be installed in accordance ia Green Building Standards Code, Chapter 4, Division 4.5.

bund pipes, electric cables, conduits or other openings in bottom/sole walls shall be protected against the passage of rodents by closing accordance with the California Green Building Standards Code, n 4.4. (R602.3.4.1)

res, regardless of shape, shall have a minimum finished interior area 24 square inches (0.66 m^2) and shall be capable of encompassing a (0.76 m) circle. The minimum area and dimensions shall be int 70 inches (1.8 m) above the shower drain outlet. (Plumbing Code

ver floors, walls above bathtubs with a showerhead, and shower Il be finished with a nonabsorbent surface. Such wall surfaces shall of not less than 6 feet above the floor (R307.2).

ush water closets for all new construction. Existing shower heads and upted for low water consumption.

ss panel to the bathtub trap slip joint connection is required. (Plumbing Code Section 402.10)

located in an area that is habitable or containing fuel burning e exhausted to the outside or to an area which is not habitable and other fuel burning appliances (but not beneath the building or in the 04.4.2.1)

moisture exhaust duct is limited to a 14 feet length with two elbows. Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide s programs, services and activities. Page 2 of 7

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provide an alarm for doors to the dwelling that form a part of alarm shall sound continuously for a min. of 30 seconds when all automatically reset and be equipped with a manual means inds. Max.) for a single opening. The deactivation switch shall floor. (6109 of LABC)

provide anti-entrapment cover meeting the current ASTM or tlets of the swimming pool, toddler pool and spa for single nbly Bill (AB 2977). (3162B)

provided for all dwelling units intended for human occupancy, on for a permit for alterations, repairs, or additions, exceeding 000). (R314.2.2)

n shall be installed in each sleeping room & hallway or area ng room, and on each story and basement for dwellings with oke alarms shall be interconnected so that actuation of one alarms within the individual dwelling unit. In new construction we their primary power source from the building wiring and tery back up and low battery signal. (R314)

oxide alarm shall be installed in dwelling units and in sleeping rning appliances are installed and in dwelling units that have in monoxide alarm shall be provided outside of each separate a in the immediate vicinity of the bedroom(s) and on every uding basements. (R315)

ed for alterations, repairs or additions, existing dwellings or ttached garages or fuel-burning appliances shall be provided arm in accordance with Section R315.1. (R315.2.2)

0% of threaded shank dia. and full dia. for smooth shank

ag Bolt holes, shall be drilled 1/32 to 1/16" oversized.

or the top of interior non-bearing walls when manufactured 607.15)

der parallel bearing partitions. (LARC Sec. R502.4, LABC

balloon frame) on exterior walls of rooms with vaulted ceiling. ABC Section 2308.5.1, Table 2308.5.1).

ailing shall utilize common nails or galvanized box. Nail guns inker nails are not acceptable. (LARC Table R602.3(1), LABC

ected before covering. Face grain of plywood shall be Floor shall have tongue and groove or blocked panel edges. Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide services and activities. Page 5 of 7

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from the clothes dryer to the point of termination. Reduce this length by 2 feet for every elbow in excess of 2. (M.C. 504.3.2, M.C. 908)

D. MEANS OF EGRESS

- 1. Provide 32" wide doors to all interior accessible rooms within a dwelling unit. (LARC Section R101, LABC Section 6304.1)
- 2. Provide emergency egress from sleeping rooms. Min.- 24" clear ht, 20" clear width, 5.7 sq.ft. min. area. (LARC Section R310.2.1, LABC Section 1030.2)
- 3. Occupied roofs shall be provided with exits as required for stories.

E. GRADING AND FOUNDATION

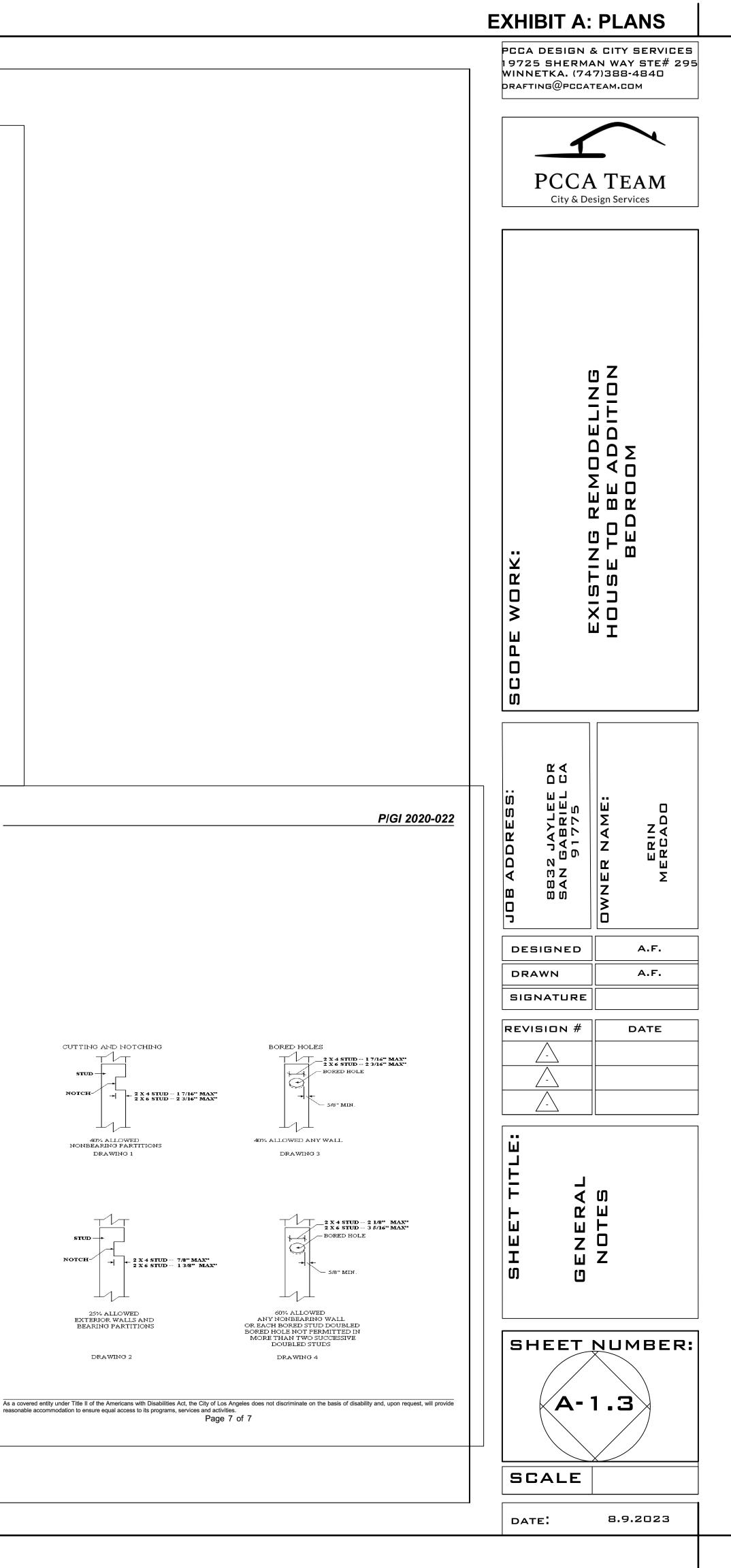
1. If adverse soil conditions are encountered, a soils investigation report may be required. (LARC Section R401.4)

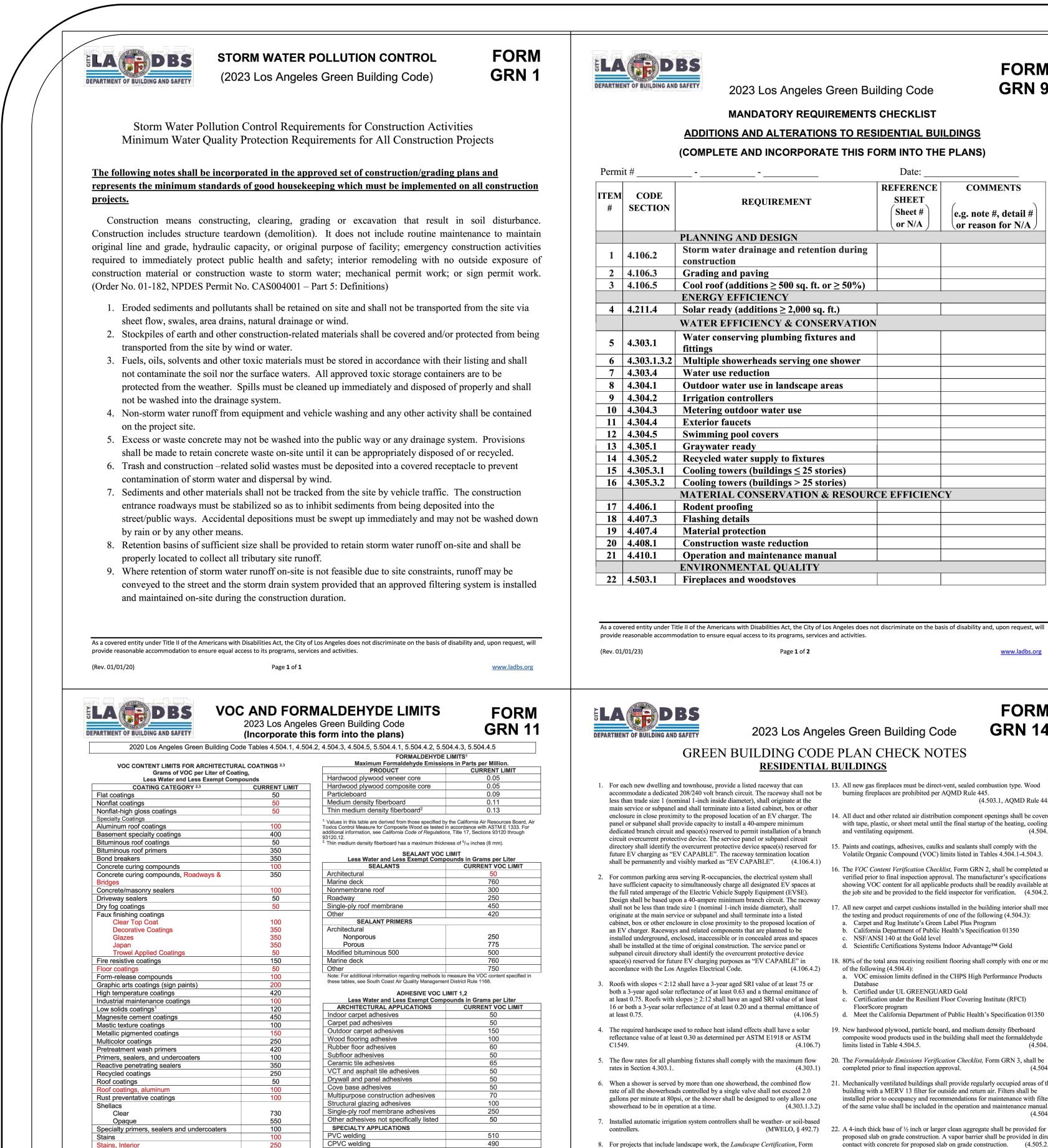
- 2. Foundation and floor slabs shall conform to the following or the recommendation of an approved soils report :
 - a. Depth of footings below the natural and finished grades shall not be less than 24 inches for exterior and 18 inches for interior footings.
 - b. Exterior walls and interior bearing walls shall be supported on continuous footings.
 - c. Footings shall be reinforced with a minimum $4 \frac{1}{2}$ -inch diameter deformed reinforcing bars. Two bars shall be placed within 4 inches of the bottom of the footing and two bars within 4 inches of the top of the footings.
 - d. The soil below an interior concrete slab shall be saturated with moisture to a depth of 18 inches prior to placing the concrete.
 - e. Concrete floor slabs on grade shall be placed on a 4" fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 3½ inch thick and shall be reinforced with #4 rebar at 16 inch on center in both directions.
- 3. Concrete slabs on expansive soil, compacted fill or slopes over 1:10 shall be placed on a 4-inch fill of coarse aggregate. The slabs shall be at least 3-1/2 inches thick and reinforced with #4 bars spaced at intervals not exceeding 16 inches on center each way. A 6-mil polyethylene or approved vapor barrier with joints lapped not less than 6-inches shall be placed between the concrete floor slab and the base course. (LABC Section 1808.6, LARC Section R403.1.8, R506.1)
- 4. Provide Under-floor net ventilation opening size and locations equal to 1 sq. ft. for each 150 sq. ft. of under floor area and an access opening through the floor (18" x 24" min) or an opening through a perimeter wall not less than (16" x 24" min). (LARC R408, LABC Section 1202.4, 1208)

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Page 3 of 7

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	Plywood spans shall conform with Table R503.2.1(1)/Table 2304.7(3). (LARC 803.2.2
8.	All horizontal joints occurring in braced wall panels shall occur over blocking equal i size to the studding. (LARC Section R602.10.4.4, LABC Section 2308.6.4)
	2" MINIMUM FROM TOP AND BOTTOM OF JOIST DIPE OR CONDUIT
9.	Stucco shear walls shall utilize furring, galvanized nails (having a minimum 11 ga 1-1/2" long, 7/16" diameter head, and furred out a min of 1/4") to attach the lath to th studs. (Table 2306.3(3)). Self furring lath approved by a Los Angeles Research Reports permitted.
10.	Structural wood shear walls shall be covered with minimum two layers 15 [#] felt underla prior to placing finish material.
11.	Shop welds must be performed in a LA City Bldg. Dept. licensed fabricator's shop.
12.	Plate washers are required for all hold downs. (LABC 2305.5
13.	Foundation sills shall be Douglas-Fir (Group II Lumber) pressure treated or foundation grade Redwood.(LABC Section .2304.11.1.4).
14.	Hold-down connector bolts into wood framing require approved plate washers; and hold-downs shall be tightened just prior to covering the wall framing.
15.	All bolt holes shall be drilled a maximum of 1/16" oversized AND inspector shall verify a job site.
16.	Cutting, Notching, and Boring of Wood Framing Members . (LARC R602.6, LABC Sec 2308.5.9, 10)(see diagrams below).
	Bored Holes D/3 2 x 6 = 1 13/16" 2 x 8 = 2 7/16" 2 x 10 = 3 1/16" 2 x 12 = 3 3/4"

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- Section 313.0 of the Los Angeles Plumbing Code.
- sources of moisture. 11. Only a City of Los Angeles permitted hauler will be used for hauling of construction waste.

provide reasonable accommodation to ensure equal access to its programs, services and activities.

(Rev. 01/01/23)

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. (Rev. 01/01/23)

BS welding

Contact adhesive

Metal to metal

Plastic foams

Plastic cement welding

Top and trim adhesive

/OC content shall be allowed.

Adhesive primer for plastic

Special purpose contact adhesive

Porous material (except wood)

Structural wood member adhesive

SUBSTRATE SPECIFIC APPLICATIONS

Fiberglass 80
¹ If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest

² For additional information regarding methods to measure the VOC content specified in this

table, see South Coast Air Quality Management District Rule 1168, http://www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF.

Page **1** of **1**

Stains, Interior

Stone consolidants

Wood coatings

Zinc-rich primers

Wood preservatives

Swimming pool coatings

Tub and tile refinish coatings

rams of VOC per liter of coating, including water and including exempt compour

The specified limits remain in effect unless revised limits are listed in subsequent columns in the

^{3.} Some values in this table are derived from those specified by the California Air Resources Board Architectural Coatings Suggested Control Measure, February 5, 2016. More information is available from the Air Resources Board.

Waterproofing membranes

Traffic marking coatings

www.ladbs.org



2023 Los Angeles Green Building Code

MANDATORY REQUIREMENTS CHECKLIST

ADDITIONS AND ALTERATIONS TO RESIDENTIAL BUILDINGS (COMPLETE AND INCORDORATE THIS FORM INTO THE DLANS)

		PORATE THIS FORM INTO THE PLANS)
-	-	Date:

	Date	
REQUIREMENT	REFERENCE SHEET	COMMENTS
	(Sheet #)	(e.g. note #, detail #)
	or N/A	or reason for N/A
PLANNING AND DESIGN		(of reason for twick)
Storm water drainage and retention during		
construction		
Grading and paving		
Cool roof (additions \geq 500 sq. ft. or \geq 50%)		
ENERGY EFFICIENCY		
Solar ready (additions \geq 2,000 sq. ft.)		
WATER EFFICIENCY & CONSERVATION		
Water conserving plumbing fixtures and		
fittings		
Multiple showerheads serving one shower		
Water use reduction		
Outdoor water use in landscape areas		
Irrigation controllers		
Metering outdoor water use		
Exterior faucets		
Swimming pool covers		
Graywater ready		
Recycled water supply to fixtures		
Cooling towers (buildings ≤ 25 stories)		
Cooling towers (buildings > 25 stories)		
MATERIAL CONSERVATION & RESOUR	CE EFFICIENC	CY
Rodent proofing		
Flashing details		
Material protection		
Construction waste reduction		
Operation and maintenance manual		
ENVIRONMENTAL QUALITY		
Fireplaces and woodstoves		
A	I I	



2023 Los Angeles Green Building Code

and ventilating equipment.

GREEN BUILDING CODE PLAN CHECK NOTES **RESIDENTIAL BUILDINGS**

- 1. For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 208/240 volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), 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. The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. 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". (4.106.4.1)
- 2. For common parking area serving R-occupancies, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated amperage of the Electric Vehicle Supply Equipment (EVSE). Design shall be based upon a 40-ampere minimum branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed
- an EV charger. 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. 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
- (4.106.4.2)Roofs with slopes < 2:12 shall have a 3-year aged SRI value of at least 75 or both a 3-year aged solar reflectance of at least 0.63 and a thermal emittance of at least 0.75. Roofs with slopes $\geq 2:12$ shall have an aged SRI value of at least
- (4.106.5)4. The required hardscape used to reduce heat island effects shall have a solar
 - (4.106.7)
 - (4.303.1)
- rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed to only allow one (4.303.1.3.2)
- 8. For projects that include landscape work, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881)
- 9. Annular spaces around pipes, electric cables, conduits, or other openings in the building's envelope at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates. Piping prone to corrosion shall be protected in accordance with (4.406.1)
- 10. Materials delivered to the construction site shall be protected from rain or other
- (4.408.1) 12. For all new equipment, an Operation and Maintenance Manual including, at a minimum, the items listed in Section 4.410.1, shall be completed and placed in
- the building at the time of final inspection. (4.410.1) As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will

Page 1 of 1

- 13. All new gas fireplaces must be direct-vent, sealed combustion type. Wood
- burning fireplaces are prohibited per AQMD Rule 445. (4.503.1, AQMD Rule 445) 14. All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling
- 15. Paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1-4.504.3.
- 16. The VOC Content Verification Checklist, Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.2.4)
- 17. All new carpet and carpet cushions installed in the building interior shall meet the testing and product requirements of one of the following (4.504.3): a. Carpet and Rug Institute's Green Label Plus Program
- California Department of Public Health's Specification 01350 NSF/ANSI 140 at the Gold level
- Scientific Certifications Systems Indoor Advantage[™] Gold 18. 80% of the total area receiving resilient flooring shall comply with one or more
- of the following (4.504.4): a. VOC emission limits defined in the CHPS High Performance Products Database b. Certified under UL GREENGUARD Gold
- c. Certification under the Resilient Floor Covering Institute (RFCI)
- FloorScore program d. Meet the California Department of Public Health's Specification 01350
- 19. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5)
- 5. The flow rates for all plumbing fixtures shall comply with the maximum flow 20. The *Formaldehyde Emissions Verification Checklist*, Form GRN 3, shall be completed prior to final inspection approval. (4.504.5)
 - 21. Mechanically ventilated buildings shall provide regularly occupied areas of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. (4.504.6)
 - (MWELO, § 492.7) 22. A 4-inch thick base of ½ inch or larger clean aggregate shall be provided for proposed slab on grade construction. A vapor barrier shall be provided in direct contact with concrete for proposed slab on grade construction. (4.505.2.1)
 - 3. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory. 24. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and
 - be ducted to terminate to the outside of the building. Fans must be controlled by a humidistat which shall be readily accessible. Provide the manufacturer's cut sheet for verification. (4.506.1)(4.407.4) 25. A copy of the construction documents or a comparable document indicating the
 - information from Energy Code Sections 110.10(b) through 110.10(c) shall be provided to the occupant." (Energy Code §110.10(d)) 26. The heating and air-conditioning systems shall be sized and designed using
 - ANSI/ACCA Manual J-2004, ANSI/ACCA 29-D-2009 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004. (4.507.2)

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GRN 14

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FORM

FORM

GRN 9



INFORMATION BULLETIN / PUBLIC – BUILDING CODE REFERENCE NO.: LARC DOCUMENT NO. P/BC 2023-004 Revised: 01-01-2023 Previously Issued As: P/BC 2013-004

WOOD FRAME PRESCRIPTIVE PROVISIONS **ONE STORY RESIDENTIAL CONSTRUCTION ONLY**

(Formerly known as Type V Sheet)

The wood frame prescriptive provisions are for one and two family dwellings and townhouses of wood frame construction, not exceeding one story in height. This Information Bulletin is for information and reference only and is not a substitute for accurate drawings prepared for each proposed construction project.

LARC refers to the Los Angeles City Residential Code. The number following R references the code section within the Los Angeles City Residential Code.

- All buildings erected using provisions detailed herein must comply with restrictions listed below: a) Roof and floor boundary elements shall not cantilever past exterior wall line(s) below. b) This prescriptive provisions shall not be used for irregular structures located in Seismic Design
 - Categories C, D₀, D₁, and D₂ per 2023 LARC Section R301.2.2.2.5.

FOOTINGS ON EXPANSIVE SOILS

Footing systems on expansive soil shall be constructed in a manner that will minimize damage to the structure from movement of the soil. All soil in the City of Los Angeles is considered expansive unless proven otherwise by an approved soils report.

- 1. Depth of footings below the natural and finished grades shall not be less than 24 inches for exterior and 18 inches for interior footings.
- 2. Exterior walls and interior bearing walls shall be supported on continuous footings.
- 3. Footings shall be reinforced with four ¹/₂-inch diameter deformed reinforcing bars. Two bars shall be placed 4 inches from the bottom of the footing and two bars within 4 inches from the top of the footing. Reinforcement shall have a minimum 3-inch concrete cover for concrete cast against earth and reinforcement not exceeding 5/8-inch shall have minimum 1-1/2-inch concrete cover when not cast against earth.
- 4. Concrete floor slabs on grade shall be placed on a 4-inch fill of coarse aggregate or on a 2-inch sand bed covered with a minimum 6 mil moisture barrier membrane. The slabs shall be at least 3-1/2 inches thick and shall be reinforced with 1/2" diameter deformed reinforcing bars. Reinforcing bars shall be spaced at intervals not exceeding 16 inches each way.
- 5. The soil below an interior concrete slab shall be saturated with moisture to a depth of 18 inches prior to placing the concrete.
- 6. All drainage adjacent to footings shall be conducted away from the structure by a 3-ft wide sloped apron draining into an approved non-erosive device.

ENERGY REQUIREMENTS

All work must comply with the State of California Title 24 Energy Requirements.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Page 1 of 9

Table 7								
ALLOWABLE SPANS FOR DF #2 HEADERS FOR EXTERIOR BEARING WALLS Max. Roof/Ceiling Dead Load: 20 psf								
SIZE	12-ft Building Width	Building Building Building Width						
SIZE	6-ft Tributary Width	NJ	12-ft Tributary Width	NJ	18-ft Tributary Width	NJ		
2-2x6	6'- 0"	1	4'- 7"	1	3'- 10"	1		
2-2x8	7'- 7"	1 5'-9" 1 4'-10"				2		
2-2x10	9'-0"	1 6'- 10" 2 5'- 9" 2						
2-2x12	10'- 7" 2 8'- 1" 2 6'- 10" 2							
3-2x8	-2x8 9'- 5" 1 7'- 3" 1 6'- 1" 1							
3-2x10	11'- 3"	1	8'- 7"	1	7'-3"	2		
3-2x12	13'- 2"	1	10'-1"	2	8- 6"	2		

Table 8							
ALLOWABLE SPANS FOR DF #2 HEADERS FOR							
			BEARING V		nof		
			iling Dead Lo 20 psf (T-R6				
SIZE	12-ft Building Width 6-ft	NJ	24-ft Building Width 12-ft	NJ	36-ft Building Width 18-ft	NJ	
	Tributary Width		Tributary Width		Tributary Width		
2-2x6	6'- 1"	1	4'-4"	1	3'- 6"	1	
2-2x8	7'- 9"	1 5'- 5" 1 4'- 5"				2	
2-2x10	9'- 2"	2" 1 6'- 6" 2 5'- 5" 2				2	
2-2x12	10'- 9"	1	7'- 7"	2	6'- 3"	2	
3-2x8	9'- 8"	1	6'- 10"	1	5'- 7"	1	
3-2x10	10 11'- 5" 1 8'-1" 1 6'-7" 2						
3-2x12	13'- 6"	1	9'-6"	2	7-9"	2	

Building width is perpendicular to ridge measured to exterior walls NJ- Number of Jack Studs required to support each end of a header 3. Tributary width is the effective length that the member supports

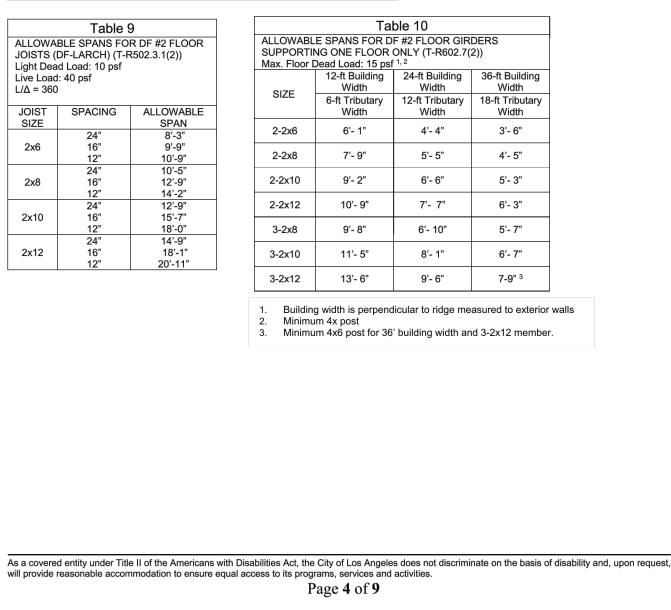
Table 9						
ALLOWABLE SPANS FOR DF #2 FLOOR JOISTS (DF-LARCH) (T-R502.3.1(2)) Light Dead Load: 10 psf Live Load: 40 psf L/Δ = 360						
JOIST SIZE	SPACING	ALLOWABLE SPAN				
2x6	24" 8'-3"					
24" 10'-5" 2x8 16" 12'-9" 12" 14'-2"						
24" 12'-9" 2x10 16" 15'-7" 12" 18'-0"						
2x12	24" 16" 12"	14'-9" 18'-1" 20'-11"				

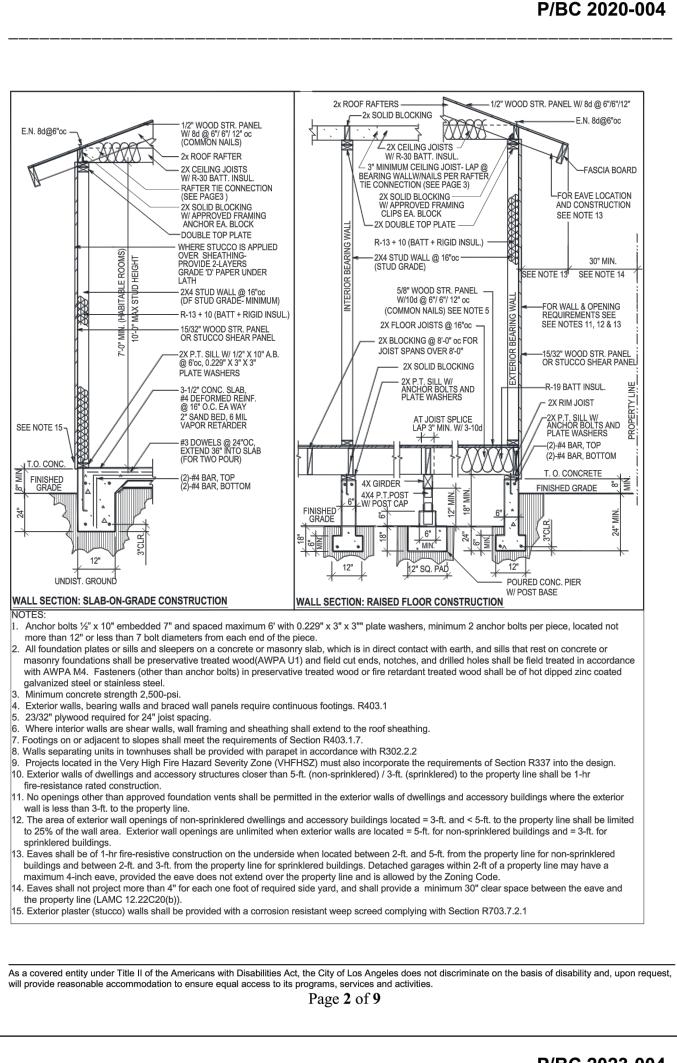
	Та	ble 10	
SUPPORTI	NG ONE FLOOR	F #2 FLOOR GIR ONLY (T-R602.7(
Max. Floor I	Dead Load: 15 psf		
SIZE	12-ft Building Width	24-ft Building Width	36-ft Build Width
SIZE	6-ft Tributary Width	12-ft Tributary Width	18-ft Tribut Width
2-2x6	6'- 1"	4'- 4"	3'- 6"
2-2x8	7'- 9"	5'- 5"	4'- 5"
2-2x10	9'- 2"	6'- 6"	5'- 3"
2-2x12	10'- 9"	7'- 7"	6'- 3"
3-2x8	9'- 8"	6'- 10"	5'- 7"
3-2x10	11'- 5"	8'- 1"	6'- 7"
3-2x12	13'- 6"	9'- 6"	7-9" ³
1. Buildin	g width is perpenc	licular to ridge me	asured to ext

Minimum 4x post 3. Minimum 4x6 post for 36' building width and 3-2x12 member.



P/BC 2023-004





P/BC 2023-004

SHEATHING			ROOF			FLOOR
PANEL SPAN RATING Roof/Floor Span	MINIMUM PANEL THICKNESS (INCHES)	EDGE SUPPORT	PAN (INCHES) NO EDGE SUPPORT	LOADS TOTAL LOAD	LIVE LOAD	MAX. SPAN (INCHES Panel edges with tongue and groove joints or with blocking
24/0	3/8	24	20	40	30	
24/16	7/16	24	24	50	40	16
32/16	15/32, 1/2	32	28	40	30	16
40/20	19/32, 5/8	40	32	40	30	20
48/24	23/32, 3/4	48	36	45	35	24
			FAOTEN			
	CONNECTION		FASTEN Roof	ING	ŀ	REMARKS
Blocking between joists of	or rafters to top plate		4-8d box (2-1/2" x ().113")	Toe nail	
Ceiling joist to plate	•••		4-8d box (2-1/2" x ().113")	Toe nail	
Ceiling Joist not attached	d to parallel rafter. lar	s over partitions	4-10d box (3" x 0.12	28")	Face nail	
Collar tie rafter, face nail			4-10d box (3" x 0.12		Face nail	
Rafter or roof truss to pla		<u>jo oliup</u>	3-16d box nails (3-1			one side and 1 toe nail
			3-10d common nails	(3" x 0.148")		de of each rafter or
Roof rafters to ridge, vall	ey or hip rafters or ro	of rafter to minimum	4-16d box (3-1/2" x 3-10d common (3-1/	2 "x 0.148")	Toe nail	
2" ridge beam:			3-16d box (3-1/2" x (2-16d common (3-1/ Wall		End nail	
				x 0 162"\	24" o.c. face n	ail
Stud to Stud (not braced	wall panels)		16d common (3-1/2" 10d box (3" x 0.128	X U. 162)	16" o.c. face n	
Otied to otied and objetting					12" o.c. face n	
Stud to stud and abutting	g studs at intersecting	wall corners (at	16d box (3-1/2" x 0.1			
braced wall panels)	- (16d common (3-1/2"		16" o.c. face n	all
Abutting Studs at interse	cting wall corners, ta	ce nali	16d (3-1/2" x 0.135)'		12" o.c.	
Built -up header (2" to 2'	" header with ½" space	er)	16d common (3-1/2"	x 0.162")	16" o.c. each e	
	•	/	16d box (3-1/2" x 0.1	35")	12" o.c. each edge face nail	
Continuous header to stu	bu		5-8d box (2-1/2" x 0		Toe nail	
			4 8d common (2-1/2		Toe nail	
Top plate to top plate			16 common (3-1/2 "		16" o.c. face r	
· · · · · · · · · · · · · · · · · · ·			10d box (3" x 0.128")	12" o.c. face n	
Double top plate splice			8-16d (3-1/2" x 0.13	5")	Face nail on each side of end joint (minimum 24" lap splice length eac side of joint	
Bottom plate to joist, rim wall panels)	joist, band joist or blo	ocking (not at braced	16d common (3-1/2" 16d box (3-1/2" x 0.1		16" o.c. face n 12" o.c. face n	
Bottom plate to joist, rim	ioist, band ioist or blo	ocking (at braced	3-16d box (3-1/2" x		3 each 16" o.c	
wall panel)	, ,,	3 (2-16d common (3-1/		2 each 16" o.c	
			4-8d box (2-1/2" x 0.			
			3-16d box (3-1/2"x (toe nail	
			4-8d common (2-1/2			
Top or bottom plate to st	ud		3-16d box (3-1/2" x (
			2-16d common (3 1/2		End nail	
			2-10d (3" x 0.162"),		End nail	
			3-10d box (3" x 0.12			
Top plates, lap at corners	s and intersections		3-10d box (3" x 0.12	28"), or	Face nail	
i op plates, lap at comen	and intersections		2-16d common (3 1/	2" x 0.162")	race nall	
			Floor			
Joist to sill, top plate or g	girder		4-8d box (2-1/2" x (3-8d common (2-1/2 3-10d box (3" x 0.12	" x 0.131), or	Toenail	
			8d box (2-1/2" x 0.1		4" o.c.	
Rim Joist, band joist or b applications also)	locking to sill or top p	late (roof	8d common (2-1/2" x () 131") or		6" o.c.	
Band or rim joist to joist			3-16d common (3-1/ 4-10d box (3" x 0.12	2" x 0.162"), or	End nail	
			20d common (4" x 0	.192"), or	top and botton	r as follows: 32" o.c. at n and staggered.
Built-up girders and bear	ms. 2-inch lumber lav	ers	10d box (3" x 0.128	"), or		ail at top and bottom opposite sides
Sant up gruoro anu bear			AND: 2-20d common (4" x 3-10d box (3" x 0.12		Face nail at ends and at each sp	
Ledger strip supporting joists or rafters			4-16d box (3-1/2 "x 3-16d common (3-1/	0.135"), or 2" x 0.162), or	At each joist o	r rafter, face nail
			4-10d box (3" x 0.12	8″)		

ALLOWABLE SPANS AND LOADS FOR WOOD STRUCTURAL PANEL SHEATHING AND SINGLE-FLOOR GRADES CONTINUOUS OVER TWO

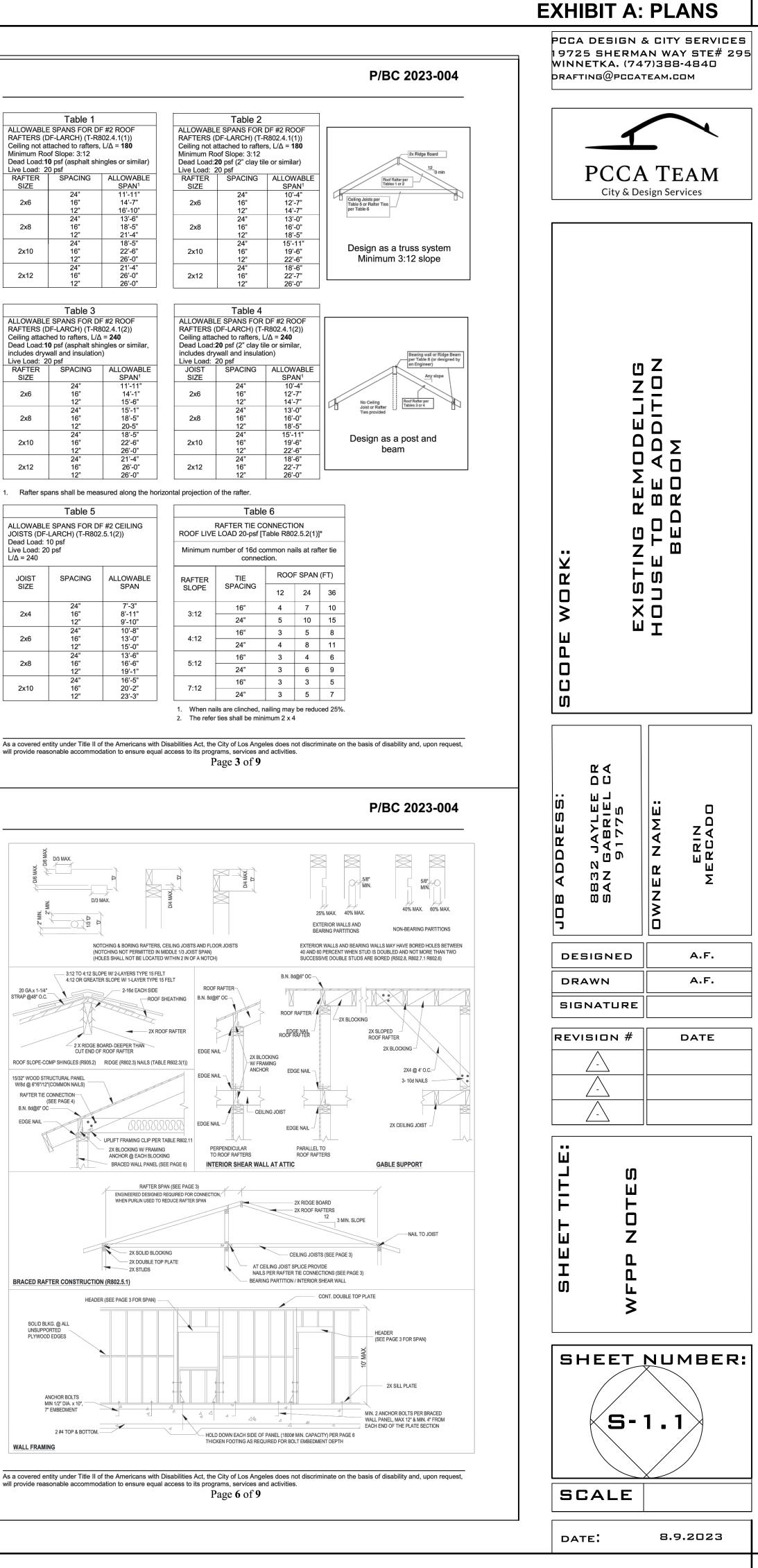
As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Page **5** of **9**

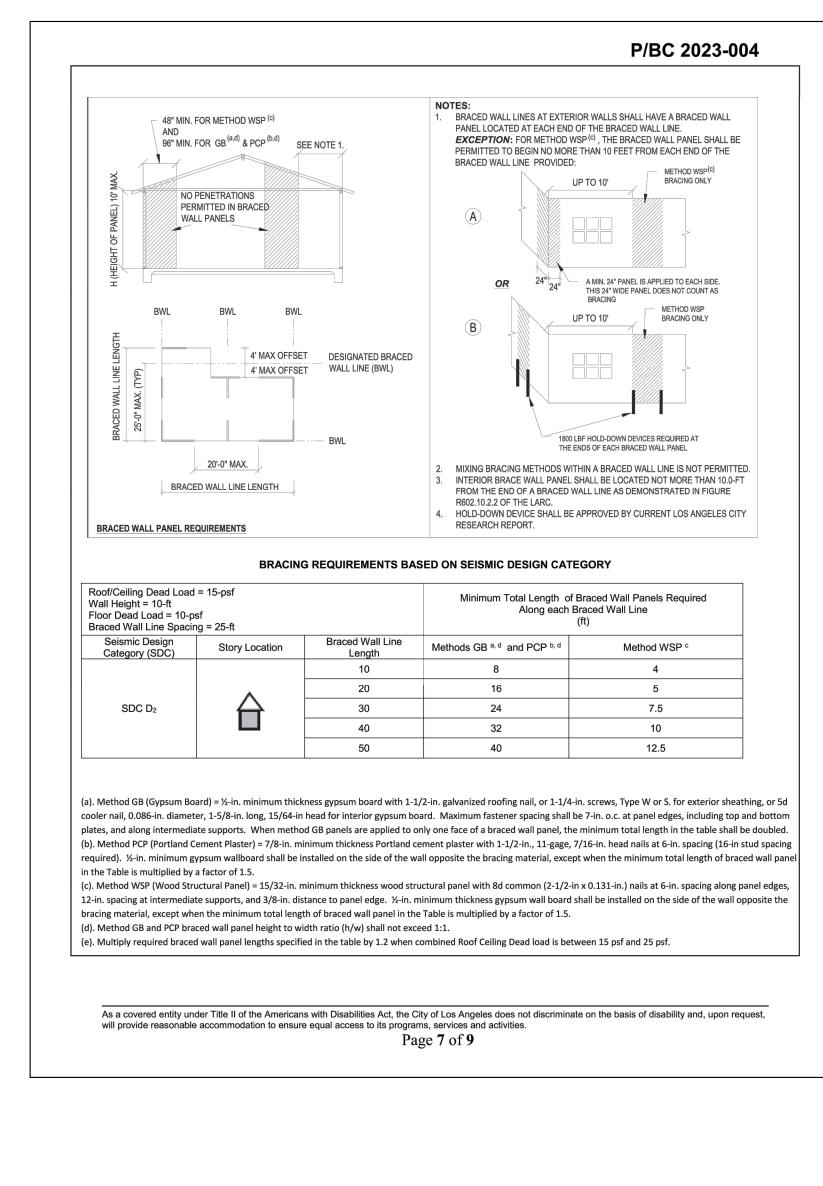
Live Load: 20 psf RAFTER SF SIZE 2x6 2x8 2x10 2x12

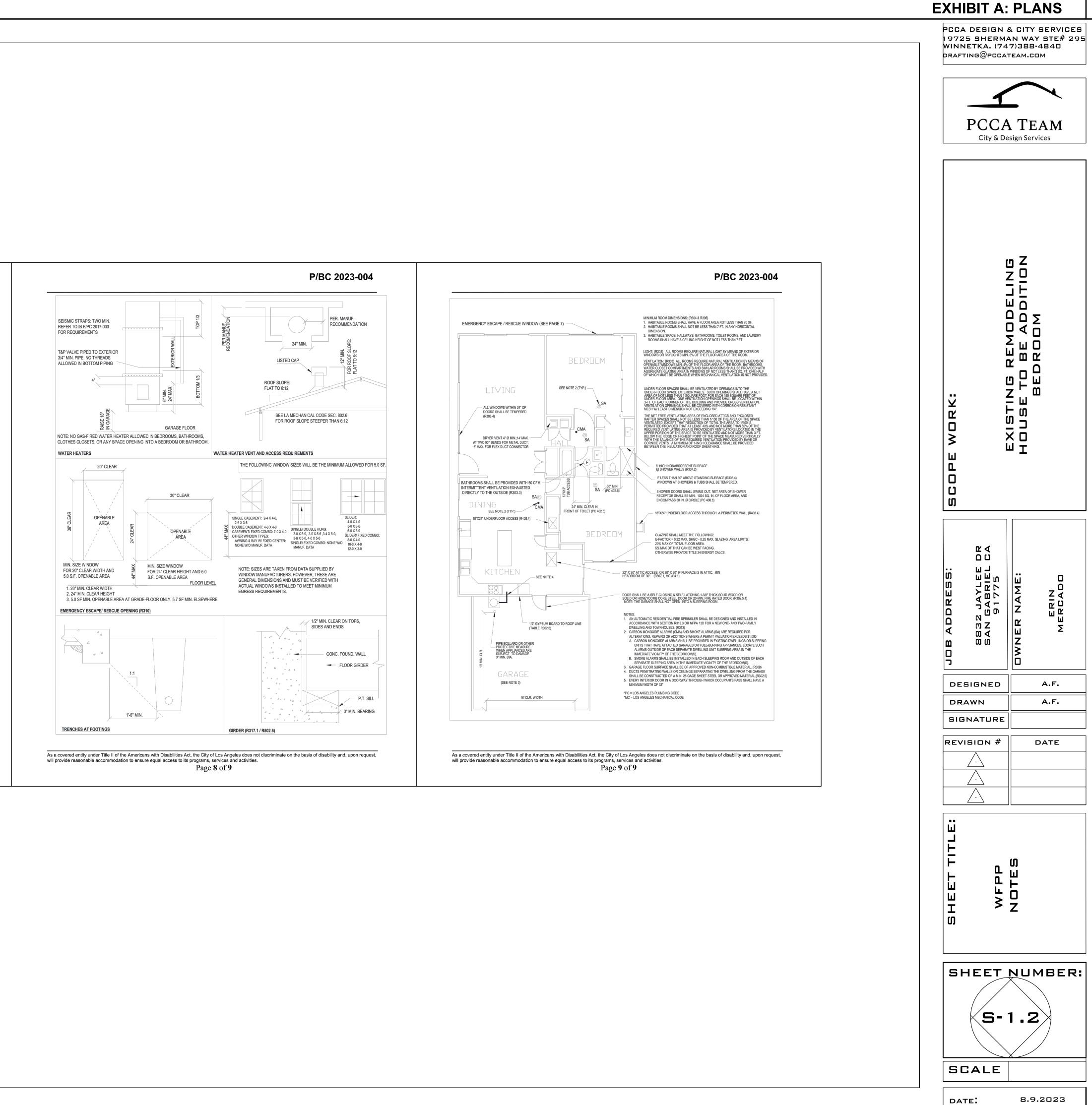
Live Load: 20 psf RAFTER SIZE 2x6 2x8 2x10 2x12

ALLOWABLE JOISTS (DF- Dead Load: 1 Live Load: 20 $L/\Delta = 240$	l
JOIST SIZE	
2x4	
2x6	
2x8	
2x10	I

20 GA.x 1-1/4"
STRAP @48" O.C.
5
-







	NAILINGSCHEDULE		_ ST
	ROOF		1. THE OWNER SHALL EMPLOY
DESCRIPTION BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PL.	# AND TYPE 4-8D BOX (21/2" × 0.113") OR TOE NAIL 3-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	TOE NAIL	LICENSED ARCHITECT TO PER SAFETY (LADBS) RECOMMEN STRUCTUR
CEILING JOIST TO TOP PL.	4-8D BOX (21/2" × 0.113"); ORPER JOIST, 3-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	PER JOIST, TOE NAIL	OWNER'S REPRESENTATIVE.
CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS	4-10D BOX (3" × 0.128"); OR 3-16D COMMON (31/2" × 0.162"); OR 4-3" × 0.131" NAILS	FACE NAIL	3. THE OWNER OR OWNER'S RE ENGINEER OR ARCHITECT
CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT)	TABLE 1, S-1	FACE NAIL	CONTRACTOR, AFFECTED SU SHALL BE TO IDENTIFY THE
COLLAR TIE TO RAFTER, FACE NAIL OR 11/4" × 20 GA. RIDGE STRAP TO RAFTER	4-10D BOX (3" × 0.128"); OR 3-10D COMMON (3" × 0.148"); OR 4-3" × 0.131" NAILS	FACE NAIL EACH RAFTER	VERTICAL AND LATERAL LO. REQUIRED OBSERVATIONS. A
RAFTER OR ROOF TRUSS TO PLATE	3-16D BOX NAILS (31/2" × 0.135"); OR 3-10D COMMON NAILS (3" × 0.148"); OR 4-10D BOX (3" × 0.128"); OR 4-3" × 0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS	4. THE STRUCTURAL OBSERVER WORK THAT ALLOW FOR COR OF THE WORK INVOLVED. A
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER	4-16D (31/2" × 0.135"); OR 3-10D COMMON (31/2" × 0.148"); OR 4-10D BOX (3" × 0.128"); OR 4-3" × 0.131" NAILS	TOE NAIL	FOLLOWING STRUCTURAL OB SITE VISIT AND
TO MINIMUM 2" RIDGE BEAM	3-16D BOX 31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	END NAIL	
	WALL		
DESCRIPTION	# AND TYPE 16D COMMON (31/2" × 0.162")	24" O.C. FACE NAIL	6. THE STRUCTURAL OBSERVER
STUD TO STUD (NOT AT BRACED WALL PANELS)	10D BOX (3" × 0.128"); OR	16" O.C. FACE NAIL	OF THE STRUCTURAL OBSER
STUD TO STUD AND ABUTTING STUDS	3" × 0.131" NAILS 16D BOX (31/2" × 0.135"); OR	12" O.C. FACE NAIL	OF THE OBSERVATION REPOR
AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	3" × 0.131" NAILS 16D COMMON (31/2" × 0.162")	16" O.C. FACE NAIL	THE PLANS SHALL BE SIGNED OR THEIR DESIGNEE. COPIES
BUILT-UP HEADER (2" TO 2" HEADER	16D COMMON (31/2" × 0.162")	16" O.C. EACH EDGE FACE NAIL	DEPUTY INSPECTOR. ANY I RESPONSIBILITY OF THE STR
WITH 1/2" SPACER)	16D BOX (31/2" × 0.135")	12" O.C. EACH EDGE FACE NAIL	OR BY A REGISTERED DE
CONTINUOUS HEADER TO STUD	5-8D BOX (21/2" × 0.113"); OR4-8D COMMON (21/2" × 0.131"); OR 4-10D BOX (3" × 0.128")	TOE NAIL	 7. A FINAL OBSERVATION REPORT WHICH SHOWS THAT ALL GENERALLY CONFORMS TO T AND SAFETY (LADBS) WILL 1
TOP PLATE TO TOP PLATE	16D COMMON (31/2" × 0.162")	16" O.C. FACE NAIL	REPORT AND THAT OF THE RE SPECIFIC DE
	10D BOX (3" × 0.128"); OR 3" × 0.131" NAILS	12" O.C. FACE NAIL	8. THE STRUCTURAL OBSERVE
DOUBLE TOP PLATE SPLICE FOR SDCS A-D2 WITH SEISMIC BRACED WALL LINE SPACING < 25'	8-16D COMMON (31/2" × 0.162"); OR 12-16D BOX (31/2" × 0.135"); OR 12-10D BOX (3" × 0.128"); OR 12-3" × 0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH	OBSERVATION REPORT TO 9. WHEN THE OWNER ELECTS A. NOTIFY THE BUILDING
DOUBLE TOP PLATE SPLICE SDCS D0, D1, OR D2; AND BRACED WALL LINE SPACING ≥25'	12-16D (31/2" × 0.135")	SIDE OF END JOINT)	COMPLETED "STRUCT B. C
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL	16D COMMON (31/2" × 0.162") 16D BOX (31/2" × 0.135"); OR 12" O.C. 3" ×	16" O.C. FACE NAIL	C. FURNISH THE REPLACEI REPORTS. THE REPLA
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR	3-16D BOX (31/2" × 0.135"); OR 12 O.C. 3 × 0.131" NAILS 3-16D BOX (31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162"); OR4-3" × 0.131"	12" O.C. FACE NAIL 3 EACH 16" O.C. FACE NAIL 2 EACH 16" O.C. FACE NAIL	ORIGINAL OBSERVED THE POLICY OF THE I
BLOCKING (AT BRACED WALL PANEL)	AiLS 4-8D BOX (21/2" × 0.113"); OR3-16D BOX	4 EACH 16" O.C. FACE NAIL	10. THE ENGINEER OR ARCHITEC SYSTEMS. THE BUILDING DEF
TOP OR BOTTOM PLATE TO STUD	(31/2" × 0.135"); OR 4-8D COMMON (21/2" × 0.131"); OR 4-10D BOX (3" × 0.128"); OR 4-3" × 0.131" NAILS	TOE NAIL	
	3-16D BOX (31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	END NAIL	
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10D BOX (3" × 0.128"); OR 2-16D COMMON (31/2" × 0.162"); OR 3-3" × 0.131" NAILS	FACE NAIL	
1" × 6" SHEATHING TO EACH BEARING	3-8D BOX (21/2" × 0.113"); OR 2-8D COMMON (21/2" × 0.131"); OR 2-10D BOX (3" × 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 13/4"	FACE NAIL	STR
1" × 8" AND WIDER SHEATHING TO EACH BEARING	LONG 3-8D BOX (21/2" × 0.113"); OR3-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 3 STAPLES, 1" CROWN, 16 GA., 13/4" LONG WIDER THAN 1" × 8" 4-8D BOX (21/2" × 0.113"); OR 3-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 4 STAPLES, 1" CROWN, 16 GA., 13/4"	- FACE NAIL	PROJECT ADDRESS: Description of Work:ADDI Owner:
	LONG WALL		1 _[
JOIST TO SILL, TOP PLATE OR GIRDER	4-8D BOX (21/2" × 0.113"); OR 3-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	TOE NAIL	Firm or individual to be responsi
RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8D BOX (21/2" × 0.113") 8D COMMON (21/2" × 0.131"); OR 10D BOX (3" × 0.128"); OR 2" × 0.121" NAH S)	4" O.C. TOE NAIL 6" O.C. TOE NAIL	Name: Standley FOUNDATION
RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	3" × 0.131" NAILS) 3-8D BOX (21/2" × 0.113"); OR 2-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 13/4"	FACE NAIL	- ⊠ Footing, Stem Walls, Piers □ Mat Foundation □ Caisson, Piles, Grade Beams
2" SUBFLOOR TO JOIST OR GIRDER	LONG 3-16D BOX (31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162")	BLIND AND FACE NAIL	□ Caisson, Files, Grade Beans
2" PLANKS (PLANK & BEAM–FLOOR & ROOF)	3-16D BOX (31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162")	AT EACH BEARING, FACE NAIL	Hillside Special Anchors
BAND OR RIM JOIST TO JOIST	3-16DCOMMON (31/2" × 0.162") 4-10 BOX (3" × 0.128"), OR 4-3" × 0.131" NAILS; OR 4-3" × 14 GA. STAPLES, 7/16" CROWN		DECLARATION BY OWN I, the Owner of the project, decl Structural Observer.
BUILT-UP GIRDERS AND BEAMS,	20D COMMON (4" × 0.192"); OR 10D BOX (3" × 0.128"); OR 3" × 0.131" NAILS AND:	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED. 24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES	
2-INCH LUMBER LAYERS	2-20D COMMON (4" × 0.192"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS 4-16D BOX (31/2" × 0.135"); OR 3-16D	FACE NAIL AT ENDS AND AT EACH SPLICE	Signature
LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	COMMON (31/2" × 0.162"); OR 4-10D BOX (3" × 0.128"); OR 4-3" × 0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL	DECLARATION BY ARCHI Observer is different from the Arch
BRIDGING TO JOIST	2-10D (3" × 0.128")	EACH END, TOE NAIL	I, the Architect or Engineer of reco to be the Structural Observer.

STRUCTURAL OBSERVATION

MPLOY A STATE OF CALIFORNIA REGISTERED CIVIL OR STRUCTURAL ENGINEER OR TO PERFORM THE STRUCTURAL OBSERVATION. THE DEPARTMENT OF BUILDING AND OMMENDS THE USE OF THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE UCTURAL DESIGNS THAT ARE INDEPENDENT OF THE CONTRACTOR.

SERVER SHALL PROVIDE EVIDENCE OF EMPLOYMENT BY THE OWNER OR THE ATIVE. A LETTER FROM THE OWNER, THE OWNER'S REPRESENTATIVE OR A COPY OF SERVICES SHALL BE SENT TO THE BUILDING INSPECTOR BEFORE THE FIRST SITE VISIT.

R'S REPRESENTATIVE SHALL COORDINATE AND CALL FOR A MEETING BETWEEN THE ITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, STRUCTURAL OBSERVER, TED SUBCONTRACTORS AND DEPUTY INSPECTORS. THE PURPOSE OF THE MEETING FY THE MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS THAT AFFECT THE RAL LOAD SYSTEMS OF THE STRUCTURE AND TO REVIEW SCHEDULING OF THE ONS. A RECORD OF THE MEETING SHALL BE INCLUDED IN THE FIRST OBSERVATION REPORT SUBMITTED TO THE BUILDING INSPECTOR.

SERVER SHALL PERFORM SITE VISITS AT THOSE STEPS IN THE PROGRESS OF THE OR CORRECTION OF DEFICIENCIES WITHOUT SUBSTANTIAL EFFORT OR UNCOVERING VED. AT A MINIMUM, THE LISTED SIGNIFICANT CONSTRUCTION STAGES ON THE RAL OBSERVATION AND/OR SIGNIFICANT CONSTRUCTION STAGES TABLE REQUIRE A IT AND AN OBSERVATION REPORT FROM THE STRUCTURAL OBSERVER.

ELEMENTS TO BE OBSERVED CONSTRUCTION STAGE

SERVER SHALL PREPARE A REPORT OF THE STRUCTURAL OBSERVATION REPORT RT 1) FOR EACH SIGNIFICANT STAGE OF CONSTRUCTION OBSERVED. THE ORIGINAL OBSERVATION REPORT SHALL BE SENT TO THE BUILDING INSPECTOR'S OFFICE AND SEALED (WET STAMP) BY THE RESPONSIBLE STRUCTURAL OBSERVER. ONE COPY REPORT SHALL BE ATTACHED TO THE APPROVED PLANS. THE COPY ATTACHED TO SIGNED AND SEALED (WET STAMP) BY THE RESPONSIBLE STRUCTURAL OBSERVER COPIES OF THE REPORT SHALL ALSO BE GIVEN TO THE OWNER, CONTRACTOR, AND ANY DEFICIENCY NOTED ON THE OBSERVATION REPORT WILL BECOME THE HE STRUCTURAL ENGINEER OF RECORD TO VERIFY ITS COMPLETION BY HIM (HER), RED DEPUTY INSPECTOR AT THE DISCRETION OF THE STRUCTURAL OBSERVER.

I REPORT AND THAT OF THE REGISTERED DEPUTY INSPECTOR MUST BE SUBMITTED ALL OBSERVED DEFICIENCIES WERE RESOLVED AND STRUCTURAL SYSTEM IS TO THE APPROVED PLANS AND SPECIFICATIONS. THE DEPARTMENT OF BUILDING WILL NOT ACCEPT THE STRUCTURAL WORK WITHOUT THIS FINAL OBSERVATION THE REGISTERED DEPUTY INSPECTOR (WHEN PROVIDED) AND THE CORRECTION OF CIFIC DEFICIENCIES NOTED DURING NORMAL BUILDING INSPECTION.

BSERVER SHALL PROVIDE THE ORIGINAL STAMPED AND SIGNED STRUCTURAL PORT TO THE CITY'S DEPARTMENT OF BUILDING AND SAFETY INSPECTION OFFICE. ELECTS TO CHANGE THE STRUCTURAL OBSERVER OF RECORD, THE OWNER SHALL:

ILDING INSPECTOR IN WRITING BEFORE THE NEXT INSPECTION BY SUBMITTING STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVER" FORM IN/FORM.08 (PART 2)

B. CALL AN ADDITIONAL PRE-CONSTRUCTION MEETING, AND

PLACEMENT STRUCTURAL OBSERVER WITH A COPY OF ALL PREVIOUS OBSERVATION REPLACEMENT STRUCTURAL OBSERVER SHALL APPROVE THE CORRECTION OF THE ERVED DEFICIENCIES UNLESS OTHERWISE APPROVED BY PLAN CHECK SUPERVISION. THE DEPARTMENT SHALL BE TO CORRECT ANY PROPERTY NOTED DEFICIENCIES WITHOUT CONSIDERATION OF THEIR SOURCE.

CHITECT OF RECORD SHALL DEVELOP ALL CHANGES RELATING TO THE STRUCTURAL NG DEPARTMENT SHALL REVIEW AND APPROVE ALL CHANGES TO THE APPROVED PLANS AND SPECIFICATIONS.

STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVER

8832 JAYLEE DR PERMIT APPL. NO.: ADDITION

ADDITION						
Architect:		Engi	neer:	Standley		
			•			
STRUCTURAL OBSERVATION (only checked items are required)						
e responsilbe for the Structural Observation:						
Phone:(916) 333-9225		Calif. Regis	tration:	C87675		
	WALL	FRAME		DI	APHRAGM	

s, Piers	Concrete	Steel Moment Frame	Concrete
	□ Masonry	Steel Braced Frame	□ Steel Deck
ide Beams	□ Wood	Concrete Moment Frame	□ Wood
undation chors	□ Others:	□ Masonry Wall Frame	□ Others:
		□ Others:	

BY OWNER

ject, declare that the above listed firm or individual is hired by me to be the

Date

(required if the Structural

ARCHITECT OR ENGINEER OF RECORD the Architect of Engineer of Record)

er of record, declare that the above listed firm or individual is designated by me to

STEEL REINFORCEMENT

- 1. ALL STEEL REINFORCEMENT BARS SHALL BE 60,000 PSI YIELD STRENGTH CONFOR A615, UNLESS NOTED OTHERWISE.
- 2. ALL STEEL REINFORCEMENT TIES AND STIRRUPS SHALL BE 40.000 PSI YIELD STRE TO ASTM STD A615. UNLESS NOTED OTHERWISE.
- 3. ALL STEEL REINFORCEMENT HOOKS SHALL BE PER ACI318 STANDARD HOOKS SCHEE
- 4. ALL BENDS IN REINFORCEMENT BARS SHALL BE MADE COLD. 5. STEEL REINFORCEMENT SHALL BE FREE OF LOOSE FLAKY RUST, MUD, OIL, ANI
- WHICH MAY REDUCE BOND STRENGTH. 6. STEEL REINFORCING SHALL BE ACCURATELY PLACED IN CONCRETE FORMS WITH CLEAR COVER MAINTAINED.
- 7. SPLICES IN STEEL REINFORCEMENT FOR SLABS AND RETAINING WALL SHALL BE A DIAMETER OR 24 INCHES WHICH EVER IS LARGER.
- 8. SHOP WELDING FOR STEEL REINFORCEMENT SHALL BE PERFORMED IN A LADBS LIC SHOP OR CALIFORNIA LICENSED FABRICATION SHOP.
- 9. FIELD WELDING FOR STEEL REINFORCEMENT SHALL BE PERFORMED BY A LADBS (OR CALIFORNIA LICENSED WELDER. CONTINUOUS SPECIAL INSPECTION BY A RI INSPECTOR IS REQUIRED FOR FIELD WELDING.

EARTHWORK

- 1. PRE-MOISTEN EXCAVATIONS FOR FOOTING & SLAB PRIOR TO POURING CONCRET SOILS ENGINEER SHALL CHECK MOISTURE CONDITIONS.
- 2. ALL RECOMMENDATIONS OF THE CONSULTING GEOLOGIST MUST BE INCORPORATE OR SHOWN AS NOTES ON THE PLANS IF APPLICABLE.
- 3. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT (1802.2.1)

STEEL

- 1. CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS R WELDING, HIGH STRENGTH BOLTING AND SPRAYED-ON FIREPROOFING.
- 2. LADBS LICENSED FABRICATOR IS REQUIRED FOR STRUCTURAL STEEL.

DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING.

- 3. ALL WELDING SHALL BE SHOP WELDED BY A CERTIFIED WELDING SHOP, UNLESS NO SHOP WELDING FOR STRUCTURAL STEEL & LIGHT GAUGE STEEL SHALL BE PERFOR
- FABRICATOR SHOP OR CALIFORNIA LICENSED FABRICATOR SHOP. 5. FIELD WELDING FOR STRUCTURAL STEEL & LIGHT GAUGE STEEL SHALL BE PERFORM WELDERS OR CALIFORNIA LICENSED WELDER. CONTINUOUS SPECIAL INSPECTION

GREEN NOTES

- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES,, CONDUITS, OR OTHER BUILDINGS ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MAS PLATES.
- 2. FOR ALL NEW EQUIPMENT, AN OPERATION AND MAINTENANCE MANUAL INCLUDIN THE ITEMS LISTED IN SECTION 4.410.1. SHALL BE COMPLETED AND PLACED IN THE TIME OF FINAL INSPECTION
- 3. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SH WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL SARTUP OF THE HEATII VENT. EQUIPMENT
- 4. THE VOC CONTENT VERIFICATION CHECKLIST SHALL BE COMPLETED AND VERIFIE INSPECTION APPROVAL. THE MANUFACTURERS SPECIFICATIONS SHOWING VOC (APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE FIELD INSPECTOR FOR VERIFICATION
- 5. ALL NEW CARPET AND CARPET CUSHIONS INSTALLE DIN THE BUILDING INTERIOR TESTING PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING
 - 1. CARPET AND RUG INSTITUTES GREEN LABEL PLUS PROGRAM 2. CALIFORNIA DEPT. OF PUBLIC HEALTH'S SPECIFICATIONS
 - 3. NSF/ANSI 140 AT THE GOLD LEVEL
 - 4. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE
- 6. 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE FOLLOWING

1. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRO DATABASE

2. CERTIFIED UNDER UL GREENGUARD GOLD

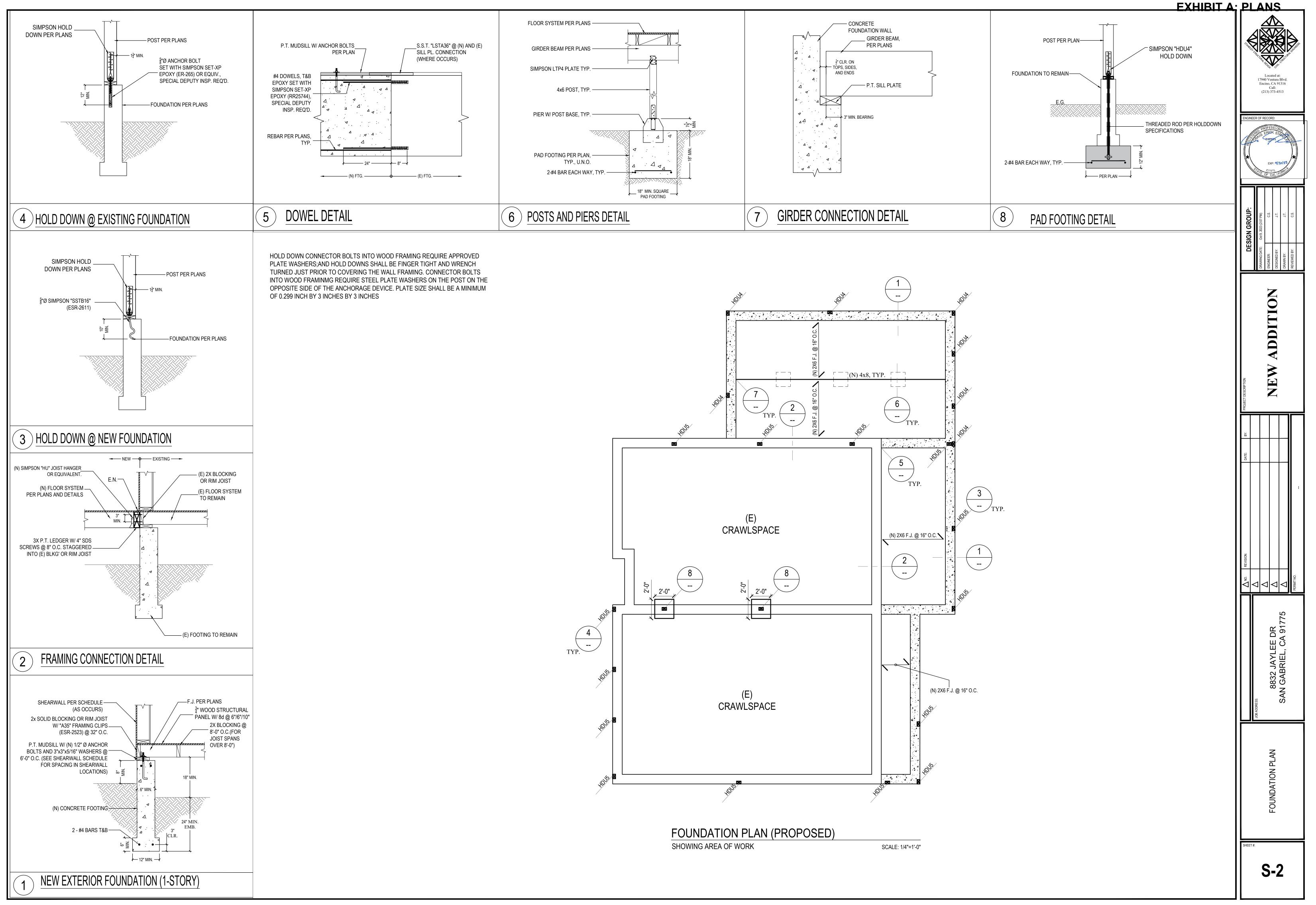
3. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE

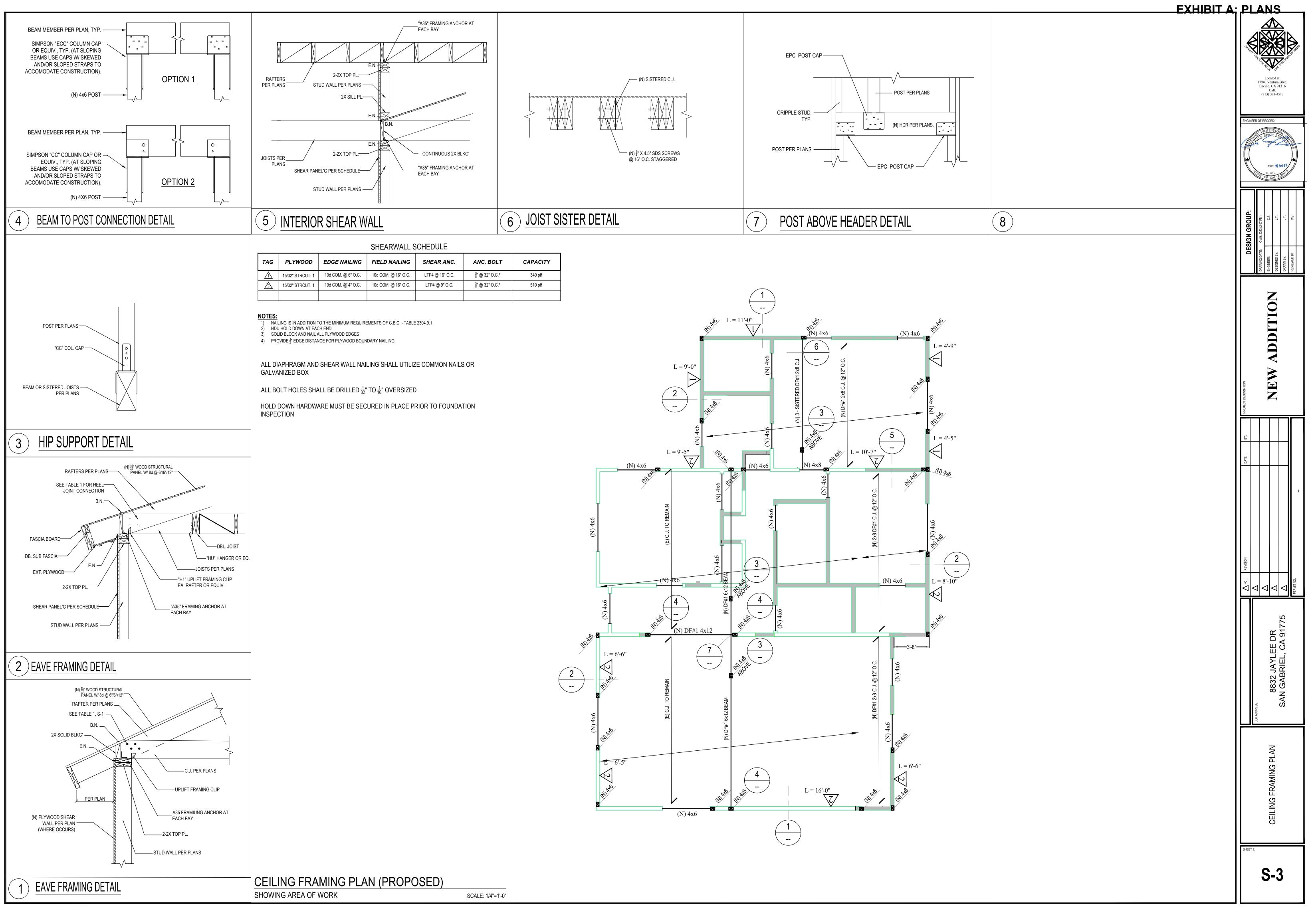
- 4. MEET THE CALIFORNIA DEPT. OF PUBLIC HEALTH'S SPECIFICATIONS
- 7. THE HEATING AND AIR CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED MANUAL J-2004, ANSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE T SELECTED IUN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-2004
- 8. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED F THE SHOWERHEADS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED MINUTE AT 80psi, OR THE SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWE OPERATION AT A TIME
- THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMU SECTION 4.303.1

CONCRETE

- 1. ALL EXISTING FOUNDATIONS & FOOTINGS SHALL BE CLEANED OFF PRIOR TO F CONCRETE FOR PROPER BONDING.
- 2. CEMENT SHALL CONFORM TO THE SPECIFICATION FOR PORTLAND CEMENT ASTM C150 3. WATER USED IN MIXING CONCRETE SHALL BE CLEAN AND FREE FROM INJURIOUS A ACIDS, ALKALIS, SALTS, ORGANIC MATERIALS, OR OTHER SUBSTANCES THAT MAY BE CONCRETE OR REINFORCEMENT BARS.
- 4. ALL CONCRETE WORK SHALL BE DONE WITH MINIMUM OF 3000PSI CONCRETE OTHERWISE.
- 5. CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRE STRENGTH GREATER THAN 2500 PSI, DRIVEN DEEP FOUNDATION, CAST-IN PLACE DE ENGINEERING MASONRY, PRE-STRESSED CONCRETE, HIGH LOAD DIAPHRAGM MOMENT-RESISTING CONCRETE FRAMES.
- 6. ALL CONCRETE SHALL BE 3,000 PSI IN 28 DAYS & DEPUTY INSPECTION IS REQUIRE
- OTHERWISE. 7. PLACEMENT OF STEEL REINFORCEMENT IN CONCRETE SHALL BE AS FOLLOWED:
- A. 3 INCHES FROM FACE OF CONCRETE CAST IF IT IS AGAINST AND/OR PERMANE EARTH
- B. 2 INCHES FROM FACE OF CONCRETE CAST IF IT IS EXPOSED TO EARTH AND/OR \
- C. 1-1/2" INCHES FROM FACE OF CONCRETE CAST IF IT IS NOT EXPOSED TO WE CONTACT WITH EARTH.

	EXHIBIT A	; PLANS	
	CONSTRUCTION		
ORMING TO ASTM STD	 THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO STARTING OF WORK. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED 		
RENGTH CONFORMING	ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PILL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES,		
EDULE. ND OTHER COATINGS	ETC.) OR TO THE LOCATION OF HOOK-UP. 3. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER		
TH THE APPROPRIATE	OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.	Call: (213) 373-4513	
A MINIMUM OF 40 BAR	 4. CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR SPRAYED-ON FIREPROOFING AND HIGH LOAD DIAPHRAGMS 5. CONSTRUCTION WASTE WILL BE HANDLED BY CITY OF LOS ANGELES CERTIFIED HAULER 	ENGINEER OF RECORD:	
CENSED FABRICATION	AND SHALL BE REDUCED BY 50% OF ITS OVERALL WASTE. CALIFORNIA WASTE SERVICES, PERMIT# PER-09-058	REPORTESSIONAL	
CERTIFIED WELDERS	621 W. 152ND ST., GARDENA, CA 90247	Contractor Contractor	
REGISTERED DEPUTY		EXP: 9/30/23	
	DESIGN LOAD DATA	C OF CAL IFO	
TE. THE CONSULTING	DEAD LOAD: HORIZONTAL SYSTEMS: •ROOF CONSTRUCTION 15 PSF.		
TED INTO THE DESIGN		GROUP: 233(2:07 PM) C.S. J.T. J.T. C.S.	
RT MAY BE REQUIRED.	VERTICAL SYSTEMS: •LIGHT-FRAME WALL CONSTRUCTION 20 PSF.	Oct 9, 2	
	•MASONRY WALL CONSTRUCTION 120 PCF. •CONCRETE WALL CONSTRUCTION 160 PCF.	DES DRAWING DATE: ENGINEER: DESIGNED BY: DRAWN BY: REVIEWED BY:	
	LIVE LOAD:	DRAV ENGI DESIC	
REQUIRED FOR FIELD	ROOF SYSTEMS: •SLOPE < 4:12		
oted otherwise. RMED IN A CERTIFIED	•SLOPE =/> 4:12 16 PSF. •ROOF SOLAR 5 PSF ATTIC SYSTEMS:		
RMED BY A CERTIFIED	•W/O STORAGE SPACE 20 PSF. •W/ STORAGE SPACE 30 PSF.		
ON BY A REGISTERED	FLOOR SYSTEMS: •BEDROOM AREAS 30 PSF.		
	•OTHER AREAS 40 PSF WALLS:		
	•EXTERIOR WALLS15PSF.•INTERIOR WALLS10PSF		
OPENINGS IN THE THE PASSAGE OF ASONRY, OR METAL	NO CONCRETE TOPPING ASSUMED IN DEAD LOAD CALCULATIONS. CONTRACTOR TO VERIFY IN FIELD		
NING, AT A MINIMUM IE BUILDING AT THE			
HALL BE COVERED	1. MATERIAL DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE. (9.407.4)		
TING, COOLING AND	2. ALL STUDS, JOISTS, RAFTERS, AND BLOCKING'S SHALL BE DF-L NO. 2 AS GRADED BY WWPGR, ALL POSTS AND BEAMS SHALL DF-L NO. 1 OR BETTER AS GRADED BY WWPGR.	DATE	
ed Prior to Final Content for All Provided to the	UNO. 3. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE DF-LARCH PRESSURE TREATED.		
R SHALL MEET THE	4. ALL NEW SHEATHING USE FOR BRACING SHALL BE 15/32" CDX, 5-PLY PANEL CONSTRUCTION WITH SPAN RATING OF 32/16 OR BETTER AS RATED BY AMERICAN		
	PLYWOOD ASSOC. 5. ANY NAIL IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.		
	 6. BUILDING MATERIAL WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOORING FRAMING SHALL NOT BE ENCLOSED UNTIL IT IS INSPECTED AND 		
I ONE OR MORE OF	FOUND TO BE SATISFACTORY BY BUILDING INSPECTOR. (9.505.3)	ż	
RODUCTS	GROUT		
	1. ALL NON-EPOXY GROUT SHALL BE RAPID SET BRAND OR EQUIV. INSTALLED PER THE MANUFACTURERS SPEC'S, LARR24654.		
) D USING ANSI/ACCA	 2. ALL EPOXY TYPE GROUT SHALL BE SIMPSON SET BRAND STRUCTURAL EPOXY OR EQUIV. INSTALLED PER THE MANUFACTURERS SPECIFICATIONS, LA RR#25279. 3. CLEAN OUT ALL DRILLED BORINGS AND CRACKS PRIOR TO APPLICATION OF GROUT. 		
THEIR EQUIPMENT	 DEPUTY INSPECTION REQUIRED AT ALL TIME OF PROCEDURE. 4. CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED 	DR A 91775	
FLOW RATE OF ALL 2.0 GALLONS PER	FOR HIGH-LIFT GROUTING.	CA 9	
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LATTLA AND/OK IN		S-1	





SHEAR ANC.	ANC. BOLT	CAPACITY
LTP4 @ 16" O.C.	⁵ / ₈ " @ 32" O.C.*	340 plf
LTP4 @ 9" O.C.	⁵ / ₈ " @ 32" O.C.*	510 plf

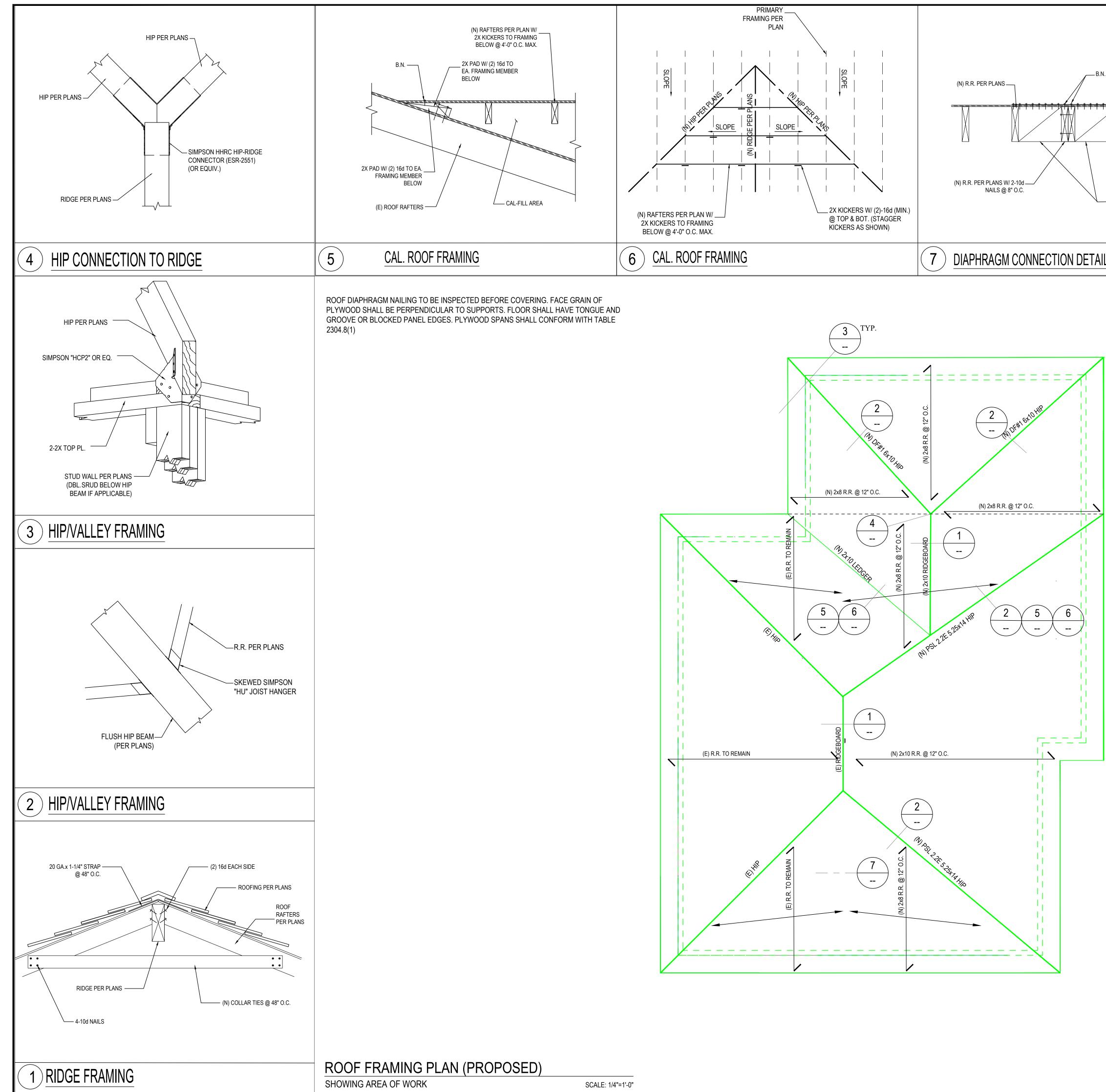


		EXHIBIT A; P	LANS
 (N) LSTA26 @ 48" O.C.		577462	Located at: 17940 Ventura Blvd. Encino, CA 91316 Call: (213) 373-4513
(E) R.R. TO REMAIN (N) 2X BLKG' @ 48" O.C.			EER OF RECORD:
<u></u>	8	DESIGN GROUP:	DERAWING DATE: Oct 9, 2023 (2:07 PM) ENGINEER: Oct 9, 2023 (2:07 PM) ENGINEER: C.S. DESIGNED BY: J.T. DRAWN BY: J.T. REVIEWED BY: J.T.
		IO	NEW ADDITION
		DATE: BY: PROJECT DESCRIPTION	
		REVISION:	
			JOB ADRESS: 8832 JAYLEE DR SAN GABRIEL, CA 91775
			ROOF FRAMING PLAN
		SHEE	S-4

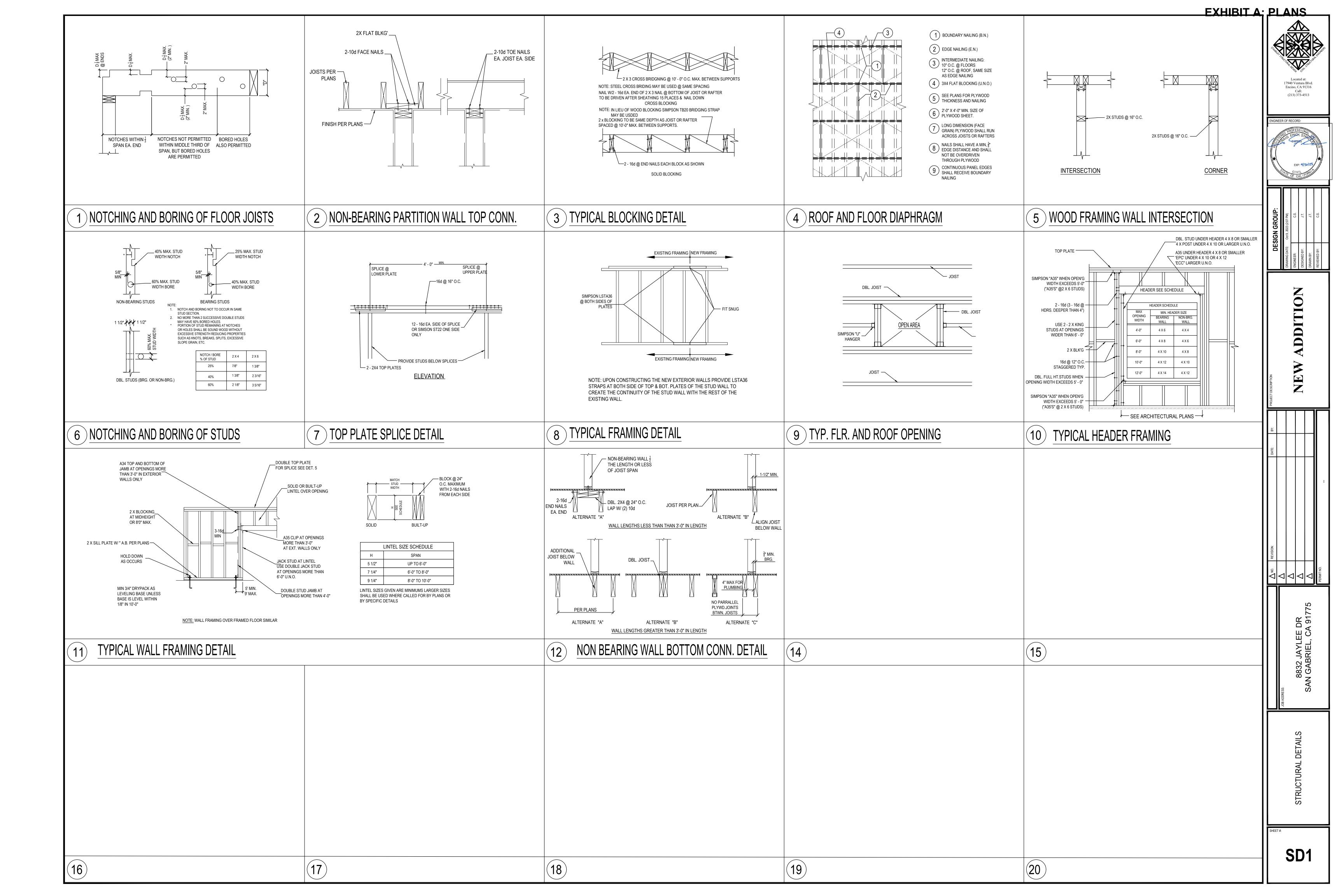




EXHIBIT B: PROJECT SUMMARY

August 6, 2024

PROJECT NUMBER HEARING DATE

PRJ2024-000921-(5)

REQUESTED ENTITLEMENT

Community Standards District Modification ("CSD Modification") No. RPPL2024002047

PROJECT SUMMARY

OWNER / APPLICANT

Victor & Erin Mercado

MAP/EXHIBIT DATE

August 9, 2023

PROJECT OVERVIEW

The applicant requests a CSD Modification to authorize a reduction of the rear yard setback from 25 feet to 15 feet 10 inches and the side yard setback from 7 feet to 5 feet 4 inches, as required by the East Pasadena – East San Gabriel Community Standards District ("CSD"), to allow for a 499-square-foot addition to a 1,008-square-foot single-family residence.

LOCATION 8832 Jaylee Drive, East Pasadena-East San Gabriel		ACCESS Jaylee Drive	
ASSESSORS PARCEL NUMBER 5381-031-068		SITE AREA 0.13 Acres (5,704 Square Feet)	
GENERAL PLAN / LOCAL PLAN General Plan		ZONED DISTRICT South Santa Anita – Temple City	
LAND USE DESIGNATION H9 (Residential 9 - 0 -9 dwelling units per net acre)		ZONE R-A (Residential Agricultural)	
PROPOSED UNITS NA	MAX DENSITY/UNITS NA	COMMUNITY STANDARDS DISTRICT East Pasadena – East San Gabriel	

ENVIRONMENTAL DETERMINATION (CEQA)

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

KEY ISSUES

- Consistency with the General Plan
- Satisfaction of the following portions of Title 22 of the County Code:
 - Chapter 22.318 (East Pasadena East San Gabriel CSD requirements)
 - Section 22.18.040 (Development Standards for Residential Zones)

CASE PLANNER:

PHONE NUMBER:

Anthony M. Curzi

(213) 893 - 7016

E-MAIL ADDRESS:

acurzi@planning.lacounty.gov

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

DRAFT FINDINGS OF THE HEARING OFFICER AND ORDER PROJECT NO. PRJ2024-000921-(5) COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL2024002047

RECITALS

- 1. **HEARING DATE.** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing in the matter of Community Standards District ("CSD Modification") No. **RPPL2024002047** on August 6, 2024.
- 2. HEARING PROCEEDINGS. Reserved.
- 3. ENTITLEMENT REQUESTED. The Permittee, Victor & Erin Mercado ("Permittee"), request the CSD Modification to authorize reductions in the rear and side yard setbacks to allow for a 499-square-foot addition to an existing 1,008-square-foot single-family residence ("SFR") ("Project") on a property located at 8832 Jaylee Drive in unincorporated East Pasadena-East San Gabriel ("Project Site") in the R-A (Residential Agricultural) Zone pursuant to Los Angeles County Code ("County Code") Section 22.318.090 (Modification of Development Standards).
- 4. **PREVIOUS ENTITLEMENT.** No records from LA County Planning were found for the subject property. County Assessor Building Description Blanks document that the SFR was constructed in 1948 and the detached two-car garage in 1974.
- 5. **LAND USE DESIGNATION.** The Project Site is located within the H9 (Residential 9 0 9 dwelling units per net acre) land use category of the General Plan Land Use Policy Map.
- 6. **ZONING.** The Project Site is located in the South Santa Anita Temple City Zoned District, West San Gabriel Valley Planning Area, and is currently zoned R-A. Pursuant to County Code Section 22.318.090 (Modification of Development Standards), a CSD Modification is required for reductions in required yard setbacks.

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H9 (Residential 9 – 0-9 dwelling units per net acre)	R-A, R-1 (Single- Family Residence)	SFRs
EAST	H9, H30 (Residential 30 – 20-30 dwelling units	R-A, R-3 (Limited Density Multiple Residence), C-2	SFRs, multi-family residences, pharmacy

7. SURROUNDING LAND USES AND ZONING

EXHIBIT C PROJECT NO. PRJ2024-000921-(5) COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL2024002047 PAGE 2 OF 9

	per net acre), CG (General Commercial)	Neighborhood Business)	
SOUTH	H9, City of Temple City	R-A, City of Temple City	SFRs
WEST	H9	R-Å, R-1	SFRs

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.13 acres (5,704 square feet) in size and consists of one legal lot. The Project Site is roughly square in shape with flat topography and is developed with a 1,008-square-foot SFR and detached 400-square-foot two-car garage.

B. Site Access

The Project Site is accessible via Jaylee Drive to the west. Primary access to the Project Site is via an entrance/exit on Jaylee Drive, a cul-de-sac with a 58-foot-wide right-of-way.

C. Site Plan

The site plan depicts the 0.13-acre (5,704-square-foot) square-shaped property on a cul-de-sac with existing 1,008-square-foot SFR, and a detached 400-square-foot two-car garage located approximately 8 feet 8 inches to the northeast of the SFR. The proposed 499-square-foot addition to the SFR (under Site Plan Review RPPL2024002048) is depicted to the east of the SFR, into the 25-foot rear yard setback as required by the CSD. The proposed rear yard setback of 15 feet, 10 inches is depicted. Another portion of the addition would be located at the southern side of the SFR and would encroach into the 7-foot (10 percent average lot width) southern side yard setback required by the CSD. A proposed southern side yard setback of 5 feet 4 inches is depicted. The floor plan depicts the SFR with the proposed addition (to be approved separately) comprised of primary bedroom suite, bathroom, closet, laundry room, and expanded kitchen. With the addition, the SFR would contain three bedrooms and two bathrooms and total 1,507 square feet.

9. CEQA DETERMINATION. The project qualifies for a Categorical Exemption (Class 1 - Existing Facilities and Class 5 - Minor Alternations in Land Use Limitations) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. Class 1 Exemptions allow for minor additions to existing structures provided the addition does not increase the floor area of the structure by more than 50 percent or 2,500 square feet, whichever is less. Class 5 Exemptions are applicable to minor changes in setbacks requirements provided they do not result in the creation of new parcels.

EXHIBIT C PROJECT NO. PRJ2024-000921-(5) COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL2024002047 PAGE 3 OF 9

a) Location: This exception generally applies to Classes 3, 4, 5, 6 and 11, and not Class 1 because it mainly concerns particularly sensitive environments with rich biological resources or "environmental resources of hazardous or criterial concern where designated, precisely mapped, and officially adopted under law by federal, state, or local agencies" (CEQA Guidelines section 15300.2(a)). The Project is located on a property containing an SFR, in a fully developed, urbanized area and not within a designated resource area

b) Cumulative Impacts: The Project involves a relatively minor expansion in the size if an SFR and will not change the nature of the underlying use nor will it fundamentally increase the intensity of such use, which has existed at the site for 76 years.

c) "Unusual Circumstances" or Significant Effects: While the Project is for a modification in yard setbacks and associated SFR addition the resulting increase in the size of the SFR will not lead to significant effects as the increase will be minor in intensity. Adequate utilities and roadway infrastructure already exist to serve the subject property and no environmentally sensitive areas will be impacted.

d) Scenic Highways: According to California's Scenic Highway Program, which is administered by the California Department of Transportation ("Caltrans"), the Project Site is not located within or near an officially designated state scenic highway.

e) Hazardous Waste Sites: The Project Site is not located on a property which is included on any list compiled pursuant to Government Code Section 65962.5. According to the California Department of Toxic Substances Control's EnviroStor and State Water Resources Control Board's GeoTracker web databases, no active or open hazardous waste sites were identified at the Project Site. A review of the Hazardous Waste and Substances Site List–Site Cleanup database also shows no records on the Project Site. There are no public drinking wells within the Project Site that may pose conflicts with the lists compiled by the California Department of Health Services. Finally, the Project Site is not included in any Water Board's list of solid waste disposal sites, list of "active" orders where necessary actions have not yet been completed (known as Cease-and-Desist Orders and Cleanup and Abatement Orders)

f) Historical Resources: The Project Site does not contain any historical resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources or included in a local register of historical resources. According to the County's Historic Resources Sites Policy mapping, there is no historic or cultural resource site within the vicinity of the Project Site. The County also does not consider the Project Site to be a discretionary historical resource per Public Resources Code Section 21084.1.

10. **PUBLIC COMMENTS.** No comments from the public were received.

EXHIBIT C PROJECT NO. PRJ2024-000921-(5) COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL2024002047 PAGE 4 OF 9

- 11. AGENCY RECOMMENDATIONS. Consultation with other agencies was not necessary for the Project.
- 12. **LEGAL NOTIFICATION.** Pursuant to Section 22.228.040 (Public Hearing) of the County Code, the community was properly notified of the public hearing by mail and newspaper (*San Gabriel Valley Tribune*). Additionally, the Project was noticed and case materials were available on LA County Planning's website. On May 29, 2024, a total of 71 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as four notices to those on the courtesy mailing list for the South Santa Anita Temple City Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

- 13. **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, a category into which this Project falls. The Hearing Officer further finds that the Project promotes the upkeep and improvement of an existing SFR, which results in helping to maintain the character of the community.
- 14. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan:

General Plan Policy LU 4.1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.

General Plan Policy LU 5.1: Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types, and styles.

General Plan Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.

The modifications to yard setbacks permitted with the CSD Modification will allow for flexibility in design and density of the subject SFR. This will allow for a modest increase in size of the SFR to meet modern space needs of the residents. Expanding the SFR to meet modern space preferences is appropriate given that the addition itself is relatively minor (499 square feet) and would add a master bedroom suite and expanded living area, resulting in a three-bedroom, two-bathroom, 1,507-square-foot single-story SFR. The addition would be outside of public view as it would be limited to the rear and side of the SFR. The SFR would still contain adequate-sized setbacks of 5 feet 4 inches for the southern side yard and 15 feet 10 inches for the rear yard, maintaining sufficient space for light, air, and privacy. The proposed setbacks, moreover, are compatible or similar to many other yard setbacks of neighboring properties.

EXHIBIT C PROJECT NO. PRJ2024-000921-(5) COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL2024002047 PAGE 5 OF 9

ZONING CODE CONSISTENCY FINDINGS

- 15. **PERMITTED USE IN ZONE.** The Hearing Officer finds that while the Project is for reductions in required yard setbacks as established in the CSD, the on-site SFR is consistent with the R-A zoning classification as SFRs are permitted in such zone with a Site Plan Review ("SPR") pursuant to County Code Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5). Furthermore, the proposed yard setbacks are similar to many yard setbacks of other properties on the street.
- 16. **REQUIRED YARDS.** The Hearing Officer finds that the Project, with approval of the requested CSD Modification, is consistent with the standards identified in County Code Section 22.318.070.A [Zones R-1, R-2, R-A, R-1 (Single-Family Residential)], which state that the rear yard setback for lots smaller than 13,000 square feet is 25 feet and side yards be equal to 10 percent the average lot width. With approval of the CSD Modification, the rear yard setback will be 15 feet 10 inches and the southern side yard setback 5 feet 4 inches (in lieu of 7 feet, which is 10 percent lot width). The front yard setback and northern side yard setback would remain unchanged at 52 feet 1¹/₄ inch and 27 feet 10¹/₂ inches respectively. The front yard setback in the CSD is equal to the average front yard setback on the same side of the street on the same side block, which, in this case, is 22 feet.
- 17. **HEIGHT.** The Hearing Officer finds that while the Project is for reductions in required yard setbacks as established in the CSD, the resulting expanded SFR would be consistent with the standard identified in County Code Section 22.318.070.A (Zones R-1, R-2, R-A, R-1 [Single-Family Residential]) which state that the maximum height for structures on lots less than 13,000 square feet is 30 feet. The subject SFR is 12 feet 6 inches at its highest point and will remain so after the addition.
- 18. **PARKING.** The Hearing Officer finds that while the Project is for reductions in required yard setbacks as established in the CSD the resulting expanded SFR is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces), which states that SFRs maintain two covered standard parking spaces. The subject property contains a detached two-car garage.
- 19. **COMMUNITY STANDARDS DISTRICT.** The Hearing Officer finds that while the Project is for modifications to yard setbacks, the resulting SFR is consistent with the standards identified in County Code Section 22.318.070.A (Zones R-1, R-2, R-A, R-1 [Single-Family Residential]) pertaining to lot coverage and floor area. Lot coverage is the total of all structures on the property and includes garages while floor area includes all enclosed buildings except garages. The maximum lot coverage and floor area is determined by this formula: net lot area x 0.25 + 1,000 square feet, which for the subject property equals 2,426 square feet. With the related SFR addition, lot coverage will total 1,907 square feet and floor area will total 1,507 square feet.

EXHIBIT C PROJECT NO. PRJ2024-000921-(5) COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL2024002047 PAGE 6 OF 9

FINDINGS

- 20. The Hearing Officer finds that in acting upon any application for a modification from the development standards of this Chapter, the Review Authority shall consider, in addition to the principles and standards below, the unique characteristics of the neighborhood in which the site is located. Many neighboring properties on the same street have rear yard setbacks of less than 15 feet and are relatively small in comparison to other lots in the community. Therefore, the resulting SFR with addition will be compatible with the pattern of the neighborhood.
- 21. The Hearing Officer finds that the use, development of land, and application of development standards comply with all applicable provisions of Title 22. With approval of the CSD Modification, the related SFR addition meets all applicable provisions of Title 22 of the County Code and CSD, including maximum lot coverage and floor area, height, and parking requirements for SFRs. While the subject property is relatively small (5,704 square feet) as compared other lots in the community, the SFR on the property is, likewise, modest in size at just over 1,000 square feet and contains two bedrooms and one bathroom. Expanding the SFR to meet modern space preferences is appropriate given that the related SFR addition itself is relatively minor (499 square feet) and would add a primary bedroom suite and expanded living area, resulting in a three-bedroom, two-bathroom, 1,507-square-foot single-story SFR. The related SFR addition would be outside of public view as it would be limited to the rear and side of the SFR. The SFR would still contain adequate-sized setbacks of 5 feet 4 inches for the southern side yard and 15 feet 10 inches for the rear yard, maintaining sufficient space for light, air, and privacy. The SFR has existed at the property since 1948 and the detached two-car garage since 1974.
- 22. The Hearing Officer finds that the use, development of land, and application of development standards, when considered on the basis of suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect health, safety, and general welfare, prevent adverse effects on neighboring property and conform with good zoning practice. The proposed reductions in the side and rear yard setbacks will not result in any impact to pedestrians, including children, senior citizens, and persons with disabilities. The 499-square-foot addition will occur entirely on private property and away from public view as the addition will be constructed at the eastern and southern sides of the SFR, toward the side and rear property lines. There are five properties to the west of the Project Site with rear yard setbacks of less than 15 feet, averaging approximately 11 feet. Two properties to the north also have rear yards less than 15 feet.

Address	Rear yard setback
8804 Jaylee	8 feet
8810 Jaylee	8 feet
8816 Jaylee	10 feet
8822 Jaylee	10 feet

EXHIBIT C PROJECT NO. PRJ2024-000921-(5) COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL2024002047 PAGE 7 OF 9

8828 Jaylee	11 feet
8838 Jaylee	11 feet
8833 Jaylee	11 feet

23. The Hearing Officer finds that the use, development of land, and application of development standards are suitable from the standpoint of functional developmental design. The reductions in rear and side yard setbacks would allow for an efficient use of space by allowing a modest addition on the square-shaped property without resulting in negative impacts or nuisances to neighbors. The related SFR addition, furthermore, makes best use of the existing SFR's floorplan and placement on the lot. The property is relatively small at 5,704 square feet when compared to other properties in the community and roughly square-shaped, so any proposed addition would by necessity encroach into required CSD setbacks, which are greater than the County standard yard setbacks within the R-A Zone. The proposed setbacks, however, would slightly exceed the County standards of 15 feet for rear yards and 5 feet for side yards. CSD maximums pertaining to lot coverage and floor area would not be exceeded by this request.

ENVIRONMENTAL FINDINGS

24. 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 Class 5, Minor Alternations in Land Use Limitations) categorical exemptions. Project qualifies for a Categorical Exemption (Class 1 - Existing Facilities and Class 5 – Minor Alternations in Land Use Limitations) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. Class 1 Exemptions allow for minor additions to existing structures provided the addition does not increase the floor area of the structure by more than 50 percent or 2,500 square feet, whichever is less. Class 5 Exemptions are applicable to minor changes in setback requirements provided they do not result in the creation of new parcels. The Project qualifies for Class 1 (Existing Facilities) and Class 5 (Minor Alterations in Land Use Limitations) exemptions under State CEQA Guidelines Sections 15301 and 15305 because the Project involves the modification of rear and side vard setback requirements, from 25 feet to 15 feet 10 inches and 7 feet to 5 feet 4 inches, respectively, as established in the East Pasadena-East San Gabriel CSD, to allow for the construction of a 499-square-foot addition. No exceptions to the Categorical Exemptions are found to apply to the Project per section 15300.2 of the California Code of Regulations.

a) Location: This exception generally applies to Classes 3, 4, 5, 6 and 11, and not Class 1 because it mainly concerns particularly sensitive environments with rich biological resources or "environmental resources of hazardous or criterial concern where designated, precisely mapped, and officially adopted under law by federal, state, or local agencies" (CEQA Guidelines section 15300.2(a)). The Project is located on a property containing an SFR, in a fully developed, urbanized area.

EXHIBIT C PROJECT NO. PRJ2024-000921-(5) COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL2024002047 PAGE 8 OF 9

b) Cumulative Impacts: The Project involves a relatively minor expansion in the size if an SFR and will not change the nature of the underlying use nor will it fundamentally increase the intensity of such use, which has existed at the site for 76 years.

c) "Unusual Circumstances" or Significant Effects: While the Project is for a modification in yard setbacks, the resulting increase in the size of the SFR will not lead to significant effects as the increase will be minor in intensity. Adequate utilities and roadway infrastructure already exist to serve the subject property and no environmentally sensitive areas will be impacted by any additional development as none is proposed.

d) Scenic Highways: According to California's Scenic Highway Program, which is administered by the California Department of Transportation ("Caltrans"), the Project Site is not located within or near an officially designated state scenic highway.

e) Hazardous Waste Sites: The Project Site is not located on a property which is included on any list compiled pursuant to Government Code Section 65962.5. According to the California Department of Toxic Substances Control's EnviroStor and State Water Resources Control Board's GeoTracker web databases, no active or open hazardous waste sites were identified at the Project Site. A review of the Hazardous Waste and Substances Site List–Site Cleanup database also shows no records on the Project Site. There are no public drinking wells within the Project Site that may pose conflicts with the lists compiled by the State Department of Health Services. Finally, the Project Site is not included in any Water Board's list of solid waste disposal sites, list of "active" orders where necessary actions have not yet been completed (known as Cease-and-Desist Orders and Cleanup and Abatement Orders).

f) Historical Resources: The Project Site does not contain any historical resources listed in, or determined to be eligible for listing in, the California Register of Historical Resources or included in a local register of historical resources. According to the County's Historic Resources Sites Policy mapping, there is no historic or cultural resource site within the vicinity of the Project Site. The County also does not consider the Project Site to be a discretionary historical resource per Public Resources Code Section 21084.1.

ADMINISTRATIVE FINDINGS

25. 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 Foothills Development Services Section, LA County Planning.

EXHIBIT C PROJECT NO. PRJ2024-000921-(5) COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL2024002047 PAGE 9 OF 9

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. In acting upon any application for a modification from the development standards of this Chapter, the Review Authority shall consider, in addition to the principles and standards below, the unique characteristics of the neighborhood in which the site is located.
- B. The use, development of land, and application of development standards comply with all applicable provisions of Title 22.
- C. The use, development of land, and application of development standards, when considered on the basis of suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect health, safety, and general welfare, prevent adverse effects on neighboring property and conform with good zoning practice.
- D. The use, development of land, and application of development standards are 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 Sections 15301 and 15305 (Class 1, Existing Facilities and Class 5, Minor Alterations in Land Use Limitations categorical exemptions); and
- 2. Approves **COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL2024002047**, subject to the attached conditions.

ACTION DATE: August 6, 2024

MRB:AMC

July 25, 2024

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL PROJECT NO. PRJ2024-000921-(5) COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL2024002047

PROJECT DESCRIPTION

The project is a request for a CSD Modification to authorize a reduction of the rear yard setback from 25 feet to 15 feet 10 inches and the side yard setback from 7 feet to 5 feet 4 inches as required in the East Pasadena – East San Gabriel Community Standards District to allow for a 499-square-foot addition to an existing single-family residence, 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 the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 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, 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 ten 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. 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 terminate at such time as the existing single-family residence is demolished. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new application with LA County Planning or shall otherwise comply with the applicable requirements at that time. Such application shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
- 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 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.
- 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. The subject property shall be developed and maintained in substantial conformance with 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 digital copy of** a modified Exhibit "A" shall be submitted to LA County Planning by **November 6**, **2024**.
- 16. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **a digital copy of** 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

17. This grant shall authorize the modification of the rear and southern side yard setback requirements, reducing the rear yard setback from 25 feet to 15 feet 10 inches and southern side yard setback from 7 feet to 5 feet 4 inches.

PLANNING

Pursuant to County Code Section <u>22.318.090.B.3 (</u>Findings and Decision), the applicant shall substantiate the following:

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

B.3.b.i. That the use, development of land, and application of development standards comply with all applicable provisions of Title 22.

B.3.b.ii. 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, are arranged to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect public health, safety and general welfare, prevent adverse effects on neighboring property and conform with good zoning practice.

B.3.b.iii. That the use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.



EXHIBIT F: ENVIRONMENTAL DETERMINATION

AMY J. BODEK, AICP Director, Regional Planning DENNIS SLAVIN Chief Deputy Director, Regional Planning

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	August 6, 2024
PROJECT NUMBER:	PRJ2024-000921-(5)
PERMIT NUMBER:	Community Standards District ("CSD") RPPL2024002047
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	8832 Jaylee Drive, San Gabriel
OWNER:	Victor & Erin Mercado
APPLICANT:	Victor & Erin Mercado
CASE PLANNER:	Anthony M. Curzi, Regional Planner acurzi@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 as a Class 1, Existing Facilities and Class 5, Minor Alterations in Land Use Limitations under State CEQA Guidelines Sections 15301 and 15305 because the Project is for reductions in side and rear yard setbacks for an addition to an existing single-family residence ("SFR"). Class 1 Exemptions allow for minor additions to existing structures provided the addition does not increase the floor area of the structure by more than 50 percent or 2,500 square feet, whichever is less. Class 5 Exemptions are applicable to minor changes in setback requirements provided they do not result in the creation of new parcels. The Project qualifies for Class 1 (Existing Facilities) and Class 5 (Minor Alterations in Land Use Limitations) exemptions under State CEQA Guidelines Sections 15301 and 15305 because the Project involves the modification of rear and side yard setback requirements, from 25 feet to 15 feet 10 inches and 7 feet to 5 feet 4 inches, respectively, as established in the East Pasadena-East San Gabriel CSD, to allow for the construction of a 499-square-foot addition. In addition, the Project does not fall under the circumstances of a Class 1 or Class 5 Exception, which include potential impacts on location, cumulative impact, significant effect.

a) Location: This exception generally applies to Classes 3, 4, 5, 6 and 11, and not Class 1 because it mainly concerns particularly sensitive environments with rich biological resources or "environmental resources of hazardous or criterial concern where designated, precisely mapped, and officially adopted under law by federal, state, or local agencies" (CEQA Guidelines section 15300.2(a)). The Project is located on a property containing a SFR, in a fully developed, urbanized area.

August 6, 2024

PAGE 2 OF 2

b) Cumulative Impacts: The Project involves a relatively minor expansion in the size if an SFR and will not change the nature of the underlying use nor will it fundamentally increase the intensity of such use, which has existed at the site for 76 years.

c) "Unusual Circumstances" or Significant Effects: While the Project is for a modification in yard setbacks, the resulting increase in the size of the SFR will not lead to significant effects as the increase will be minor in intensity. Adequate utilities and roadway infrastructure already exist to serve the subject property and no environmentally sensitive areas will be impacted by any additional development as none is proposed.

d) Scenic Highways: According to California's Scenic Highway Program, which is administered by the California Department of Transportation ("Caltrans"), the Project Site is not located within or near an officially designated state scenic highway.

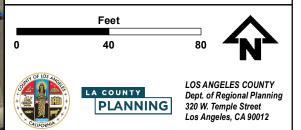
e) Hazardous Waste Sites: The Project Site is not located on a property which is included on any list compiled pursuant to Government Code Section 65962.5. According to the California Department of Toxic Substances Control's EnviroStor and State Water Resources Control Board's GeoTracker web databases, no active or open hazardous waste sites were identified at the Project Site. A review of the Hazardous Waste and Substances Site List-Site Cleanup database also shows no records on the Project Site. There are no public drinking wells within the Project Site that may pose conflicts with the lists compiled by the State Department of Health Services. Finally, the Project Site is not included in any Water Board's list of solid waste disposal sites, list of "active" orders where necessary actions have not yet been completed (known as Cease-and-Desist Orders and Cleanup and Abatement Orders) f) Historical Resources: The Project Site does not contain any historical resource listed in, or determined to be eligible for listing in. the California Register of Historical Resources or included in a local register of historical resources. According to the County's Historic Resources Sites Policy mapping, there is no historic or cultural resource site within the vicinity of the Project Site. The County also does not consider the Project Site to be a discretionary historical resource per Public Resources Code Section 21084.1. Therefore, there are no exceptions to the exemption and staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA. environmental determination (Exhibit An

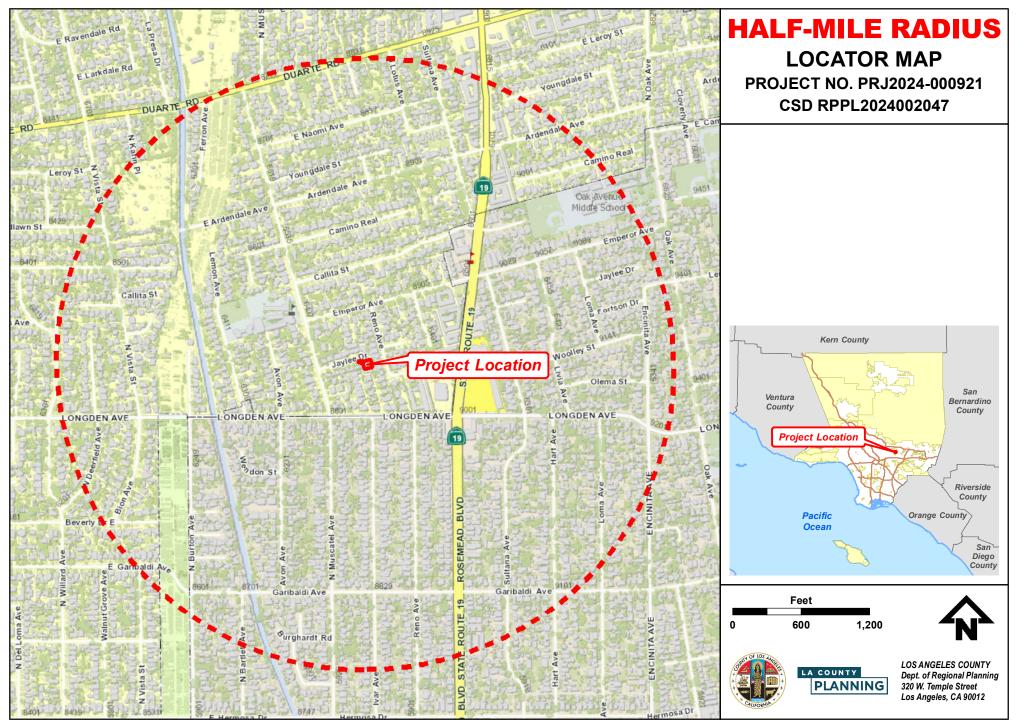
f) Historical Resources: The Project Site does not contain any historical resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources or included in a local register of historical resources. According to the County's Historic Resources Sites Policy mapping, there is no historic or cultural resource site within the vicinity of the Project Site. The County also does not consider the Project Site to be a discretionary historical resource per Public Resources Code Section 21084.1.

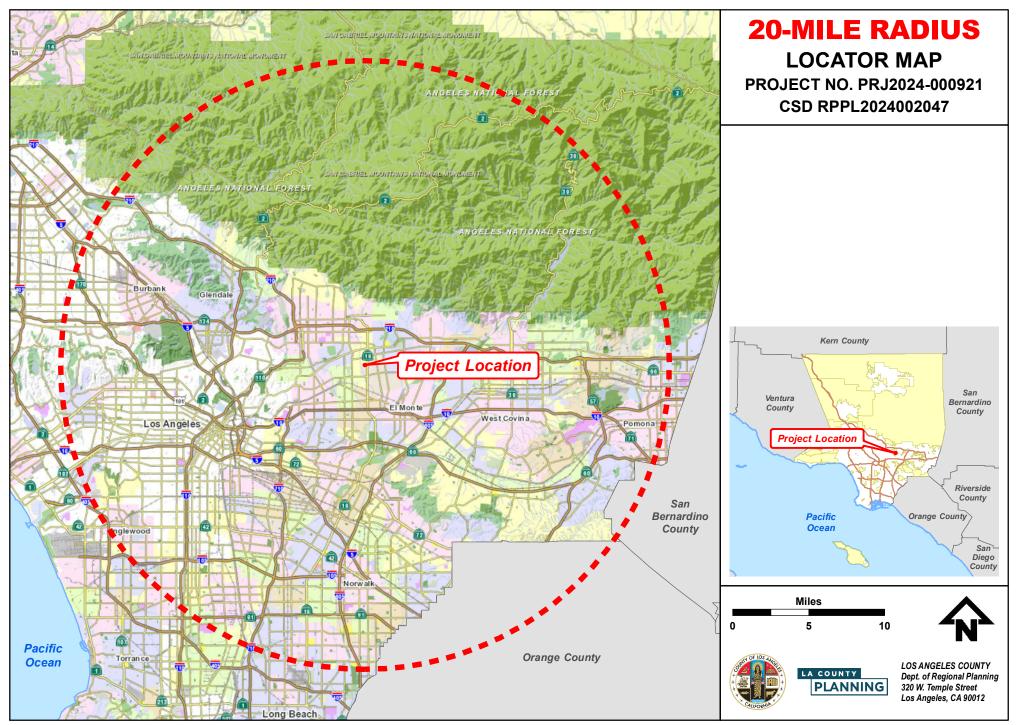


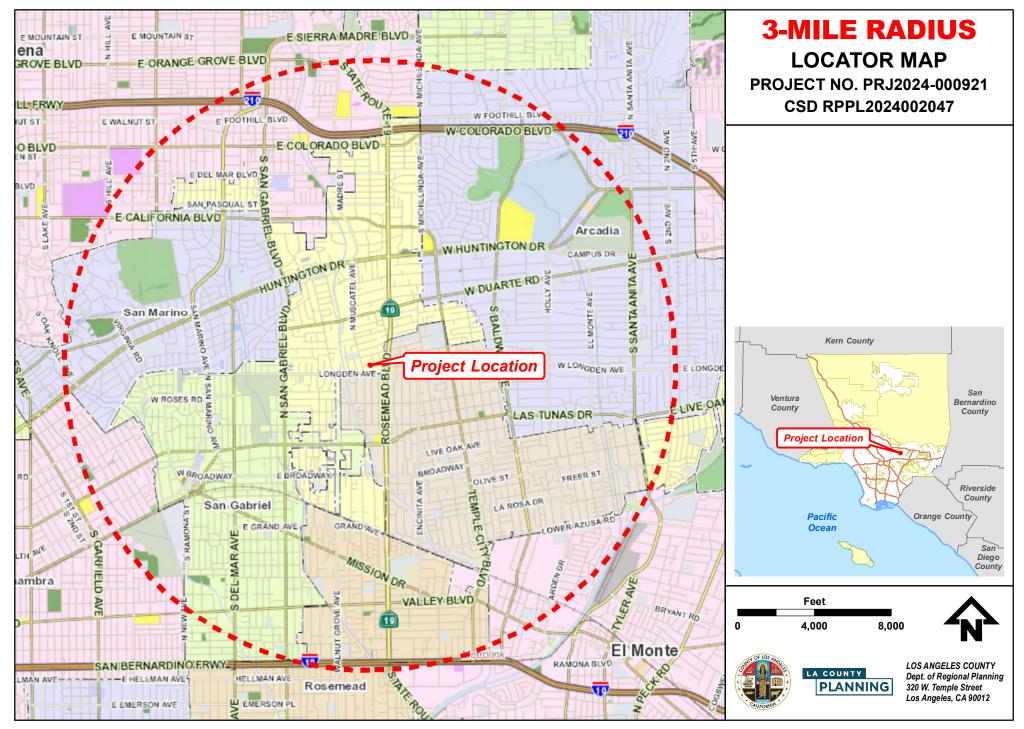
AERIAL IMAGERY SITE-SPECIFIC MAP PROJECT NO. PRJ2024-000921 CSD RPPL2024002047

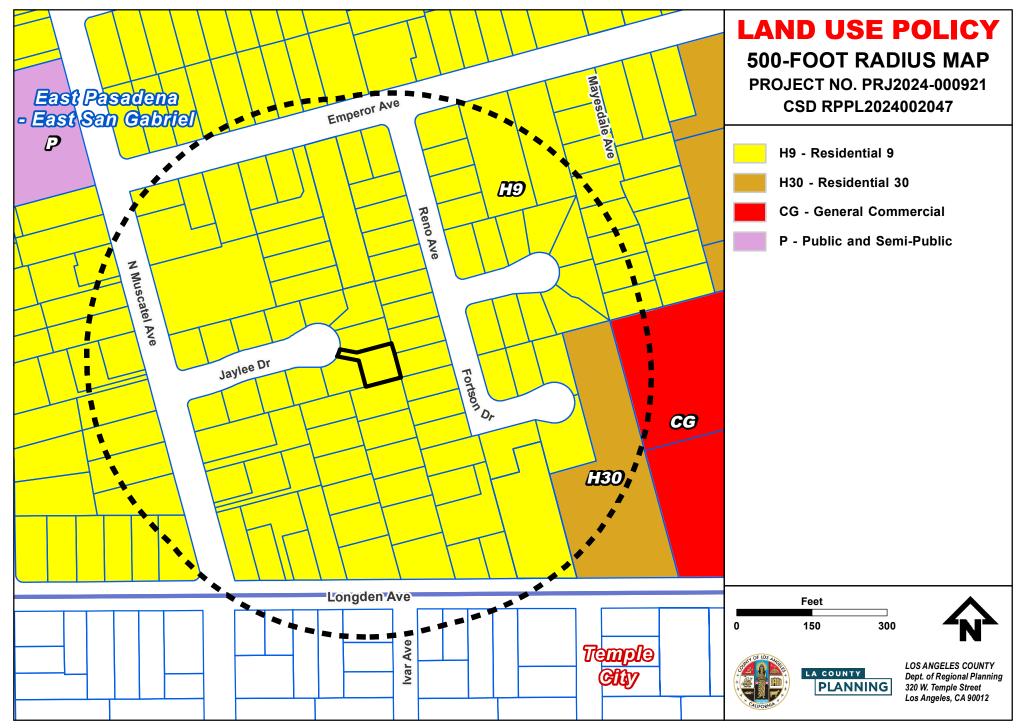
Digital Ortho Aerial Imagery: Los Angeles Region Imagery Acquisition Consortium (LARIAC) 2023

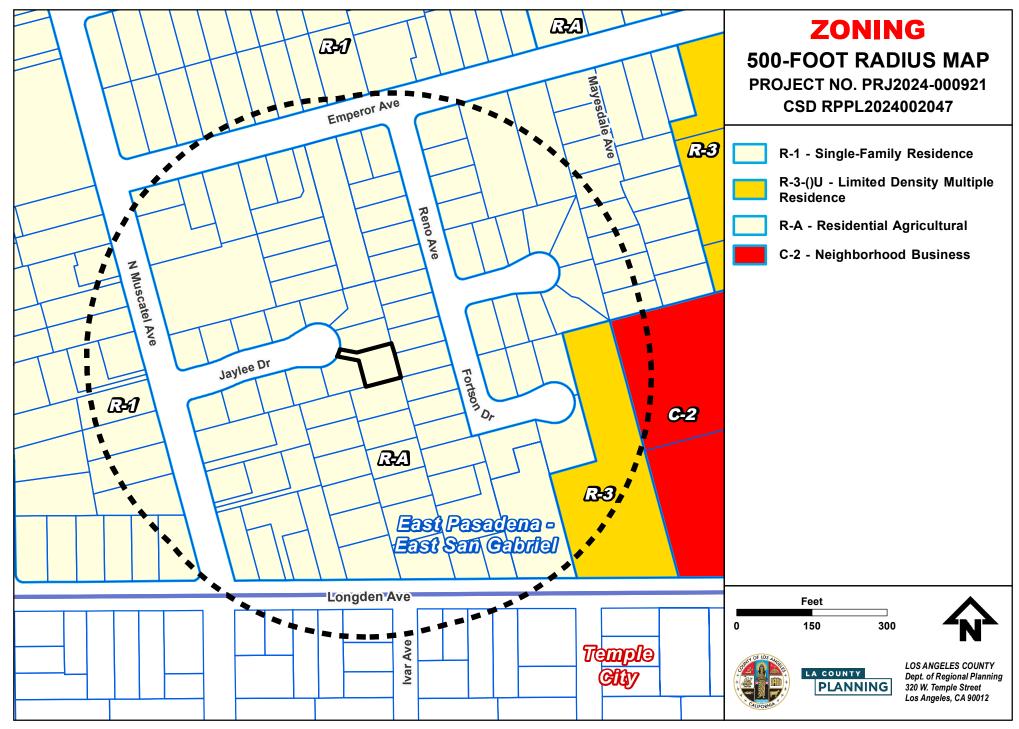












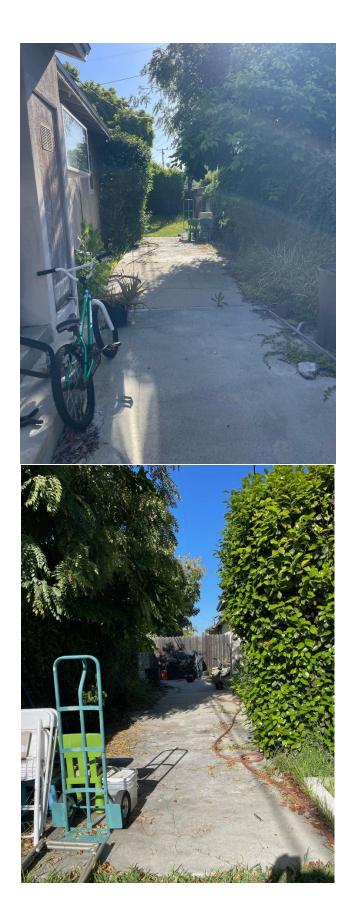


EXHIBIT H: PHOTOS



EXHIBIT H: PHOTOS

