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CITY PLANNING**

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**CITY OF LOS ANGELES**  
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200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP  
DIRECTOR  
(213) 978-1271

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR  
(213) 978-1274

JAN ZATORSKI  
DEPUTY DIRECTOR  
(213) 978-1273

FAX: (213) 978-1275

INFORMATION  
<http://planning.lacity.org>

**February 9, 2016**

**NOTICE OF PREPARATION  
ENVIRONMENTAL IMPACT REPORT**

**CASE NO.:** ENV-2014-4031-EIR

**PROJECT NAME:** Single-Family Residence in Studio City

**PROJECT APPLICANT:** Jayesh Kumar

**PROJECT ADDRESS:** 3599 Lankershim Boulevard, Los Angeles, CA 90068

**COMMUNITY PLANNING AREA:** Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass

**COUNCIL DISTRICT:** 4 – David Ryu

**DUE DATE FOR PUBLIC COMMENTS:** 4:00 pm, March 10, 2016

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082, once the Lead Agency decides an Environmental Impact Report (EIR) is required for a project, a Notice of Preparation (NOP) describing the project and its potential environmental effects shall be prepared. You are being notified of the City of Los Angeles' intent, as Lead Agency, to prepare an EIR for this Project, which is located in an area of interest to you and/or the organization or agency you represent. This EIR will be prepared by outside consultants and submitted to the Department of City Planning, Environmental Analysis Section, for independent review and certification.

The Department of City Planning requests your comments as to the scope and content of the EIR. Comments must be submitted in writing pursuant to directions below. If you represent an agency, the City is seeking comments as to the scope and content of the environmental information in the document which is germane to your agency's statutory responsibilities in connection with the Proposed Project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the Project.

**PROJECT DESCRIPTION:** The proposed project is the development of a two-story single-family residence (approximately 3,826 square feet of residential floor area), including a stacked car-lift four-car garage, on a 22,282-square-foot lot in the City of Los Angeles, California. The proposed project would be designed in a modern style with natural exterior finish materials and with a stepped building design to integrate with the natural topography. The proposed project would include a swimming pool; outdoor living areas (barbeque area and patio); a landscaped area; open space; a fence surrounding the property; and an entrance gate. A backyard retention wall

(maximum height of 10 to 12 feet) has been included in the project design to protect the building from mudslide and debris, and to divert rainwater. The foundation of the house would be composed of concrete footings and pads. The building would consist of a wood structure and slab constructed at grade with movement-resistant frames and plywood shear walls. The maximum envelope plumb line height of the proposed residence would be 29 feet, 10 inches, which conforms to the height requirements established in the City of Los Angeles Hillside Ordinance. The roof would be constructed using "Class A," fire retardant, roofing material in accordance with the Los Angeles Department of Building and Safety Codes. The design of the structure would comply with the Los Angeles Building Code and the City of Los Angeles Fire Department's requirements for water service, hydrant location, distance from the nearest fire station or installation of substitute watering sources, street width, access, turnaround, and brush clearance as required by Los Angeles Municipal Code 57.21.07. The project includes the removal of six mature oak trees and the partial alteration of a blue-line stream and riparian habitat on the site. The property would be accessed from Lankershim Boulevard via a joint easement through two adjacent single-family parcels. Site improvements for the proposed project would involve a total of approximately 1,333 cubic yards (CY) of cut and 130 CY of fill, and would require a haul route for the export of dirt.

#### **REQUESTED PERMITS/APPROVALS:**

The Project Applicant is requesting the following approvals from the City of Los Angeles:

- 1) Director's Design Review Determination and a Project Permit Compliance Review pursuant to LAMC Sections 16.50 and 11.5.7.C for compliance with the Mulholland Scenic Parkway Specific Plan and Design Guidelines;
- 2) Haul Route approval pursuant to LAMC Section 91.7006.7.4 for the export of approximately 1,333 cubic yards of dirt;
- 3) Pursuant to various sections of Los Angeles Municipal Code, the Applicant will request approvals and permits from the Building and Safety Department (and other municipal agencies) for project construction activities including, but not limited to the following: excavation, shoring, grading, foundation, haul route, fuel modification plan, and building improvements; and
- 4) A Notification of Lake or Streambed Alteration is being requested for review by the State of California Department of Fish and Wildlife.

#### **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

##### **Aesthetics; Biological Resources; Geology and Soils; and Noise.**

The enclosed materials reflect the scope of the project (subject to change). The environmental file is available for review at the Department of City Planning, 6262 Van Nuys Blvd, Room 351, Van Nuys, CA 91401. A copy of the Initial Study prepared for the Project is not attached but may be viewed online at <http://planning.lacity.org> by clicking on the "Environmental" tab, then "Notice of Preparation & Public Scoping Meetings".

The Department of City Planning welcomes and will consider all written comments regarding potential environmental impacts of the project and issues to be addressed in the EIR. **Written comments must be submitted to this office by 4:00 pm, March 10, 2016.**



Please direct your responses to:

Milena Zasadzien  
Department of City Planning / Major Projects Section  
6262 Van Nuys Blvd. Room 351  
Van Nuys, CA 91401

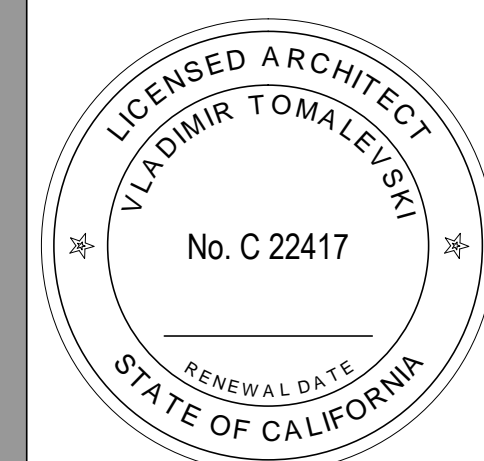
(818) 374-5054 (office)  
milena.zasadzien@lacity.org (email)

Vince P. Bertoni, AICP  
Director of City Planning



Milena Zasadzien  
City Planning Associate, Major Projects Section

Enclosures: Site Plan, Plot Plan, Vicinity Map, 500-foot Radius Map



**NEW SINGLE FAMILY DWELLING**  
**3599 LANKERSHIM BLVD**  
**LOS ANGELES, CA 91604**

LEGAL DESCRIPTION	
ADDRESS: 3599 LANKERSHIM BOULEVARD	
APN	2380-005-009
LOT	10
LOT SIZE	22,282.0 SQ.F.T
TRACT	TR 12578
BLOCK	NONE
ARB	3

SCOPE OF WORK	
- NEW 3 STORY (2 story with basement per hillside ordinance RFA definition) 3,826 SF S.F.D. WITH 3-CAR GARAGE	
- NEW swimming pool per separate permit	
- NEW retaining walls per separate permit	

ZONING CODE INFORMATION	
ZONE	RE15-1-H
USE	S. F. D.
HEIGHT	
PERMITTED ENVELOPE HEIGHT	30'-0"
PROPOSED MAXIMUM "PLUMB LINE" HEIGHT	29'-10"
NUMBER OF STORIES	
per Hillside Ordinance R.F.A. definition and CBC	2 stories over basement
per Zoning Code	3 stories

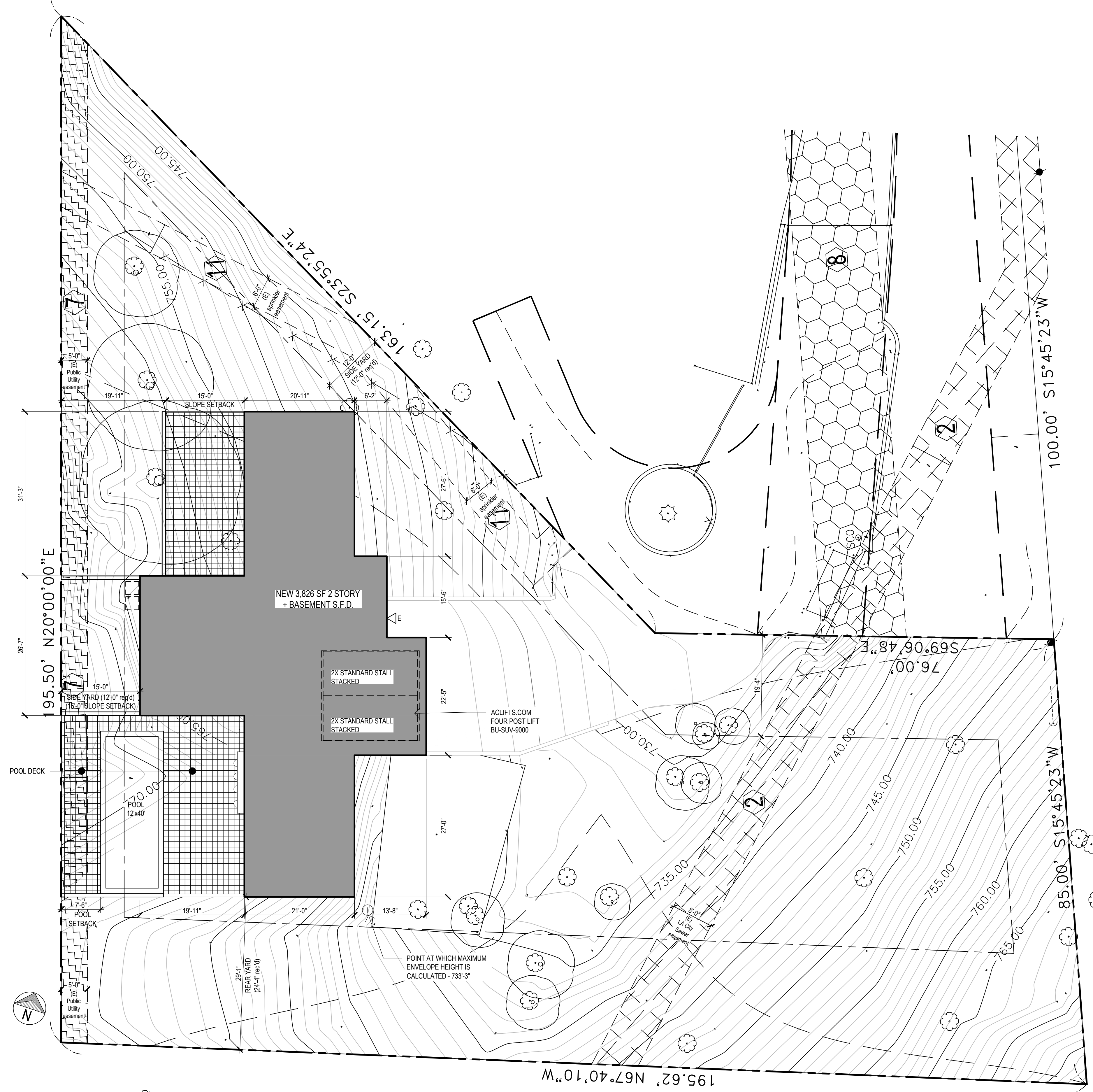
YARDS	REQUIRED	PROVIDED
FRONT YARD SETBACK	20% lot depth or 25'-0" max (see table)	19'-4"
SIDE YARD SETBACK	10% lot width not to exceed 10'-1" for each 10' increment above 18'	12'-0", 15'-0"
REAR YARD SETBACK	25% lot depth or 25'-0" max	24'-4" 29'-1"

PARKING	
REQUIRED	2 stalls for the first 1,000 SF and 1 additional stall for each 1,000 SF increment of additional floor area
PROVIDED	4 STALLS

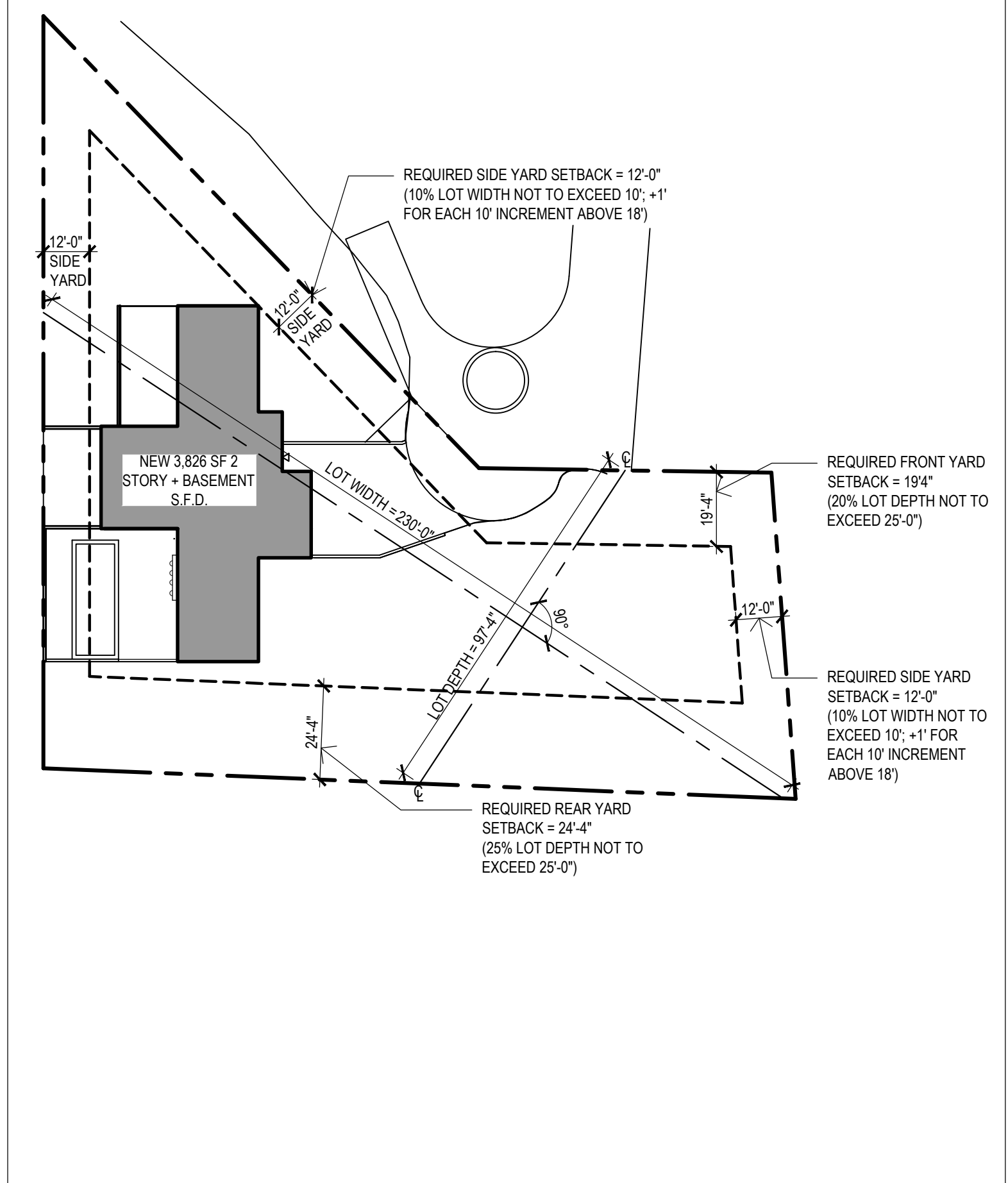
**ZONING CODE FLOOR AREA CALCULATION PER HILLSIDE ORDINANCE #181624 (RESIDENTIAL FLOOR AREA - R.F.A.)**  
 Elevator shafts and stairways shall only be counted once.  
 Area excludes: required covered parking (200sf per car); covered porches, patios and breezeways up to 5% of max RFA not less than 250 sf; the first 100 sf of over-in-height ceilings; and basements.

(N) BASEMENT	(see above) 0' above grade for less than 25% of perimeter (15' SF of covered porch excluded entry porch)	0 SF
(N) SECOND FLOOR	(see above) (elevator and stairs counted once) (72' of public enclosure)	1,891 SF
(N) THIRD FLOOR	(see above) (elevator shaft and stairs excluded) (147' SF of public enclosure) (72' SF of covered porch excluded) (200' of wheelchair ramp) (72' SF of covered porch)	1,935 SF
(N) TOTAL PROPOSED FLOOR AREA		3,826 SF

CODE REFERENCES	
BUILDING AND SAFETY	2010 CALIFORNIA RESIDENTIAL CODE - BASED ON THE 2009 INTERNATIONAL RESIDENTIAL CODE
GREEN BUILDING	2011 LOS ANGELES GREEN BUILDING CODE
PLANNING AND ZONING	LOS ANGELES - PLANNING AND ZONING MUNICIPAL CODE, CHAPTER 1)



MULHOLLAND SPECIFIC PLAN PROJECT DATA SCALE N.T.S. 5

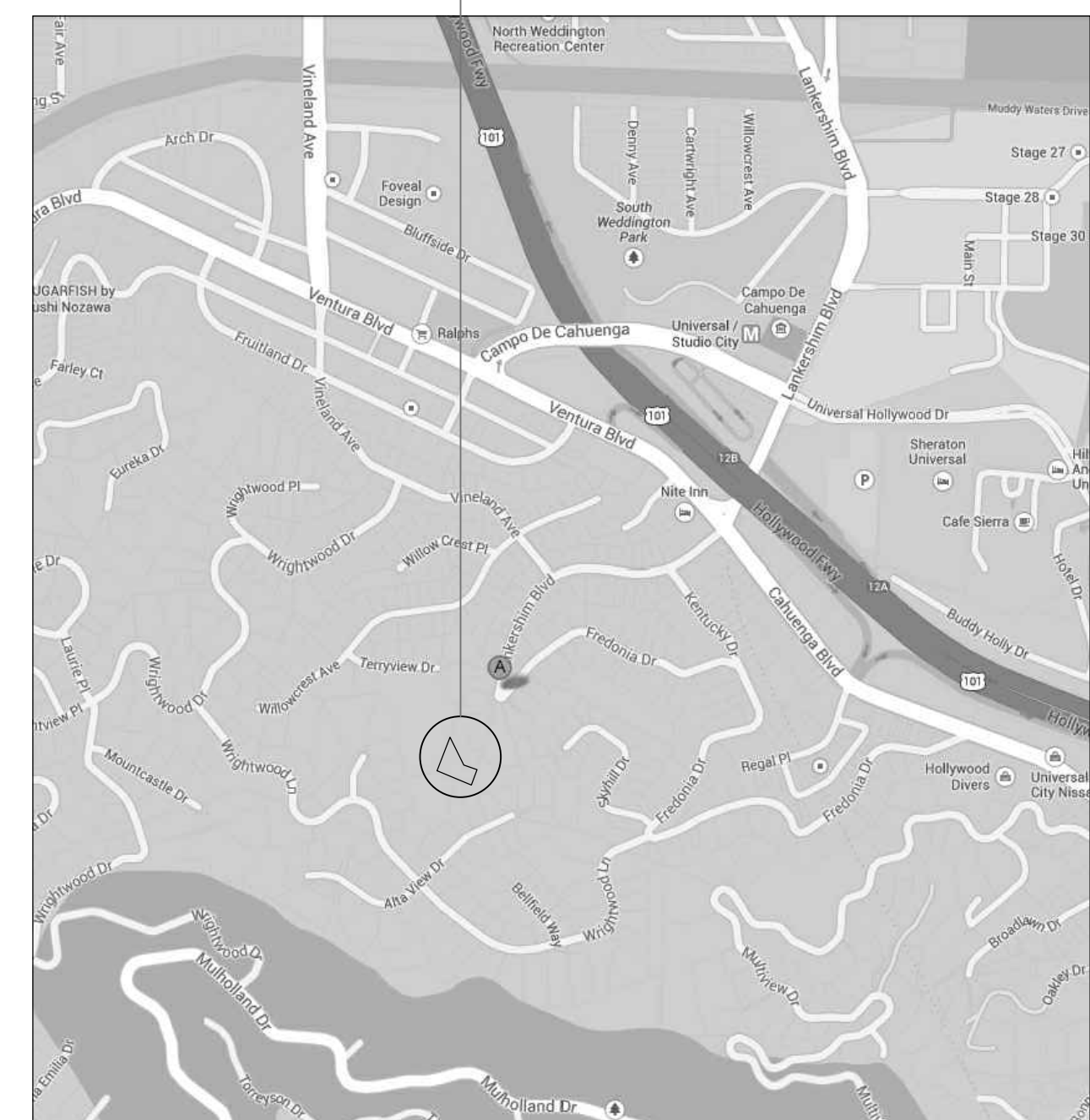


SETBACK DIAGRAM SCALE 1/8" = 1'-0" 5

PLOT PLAN SCALE 1/8" = 1'-0" 8

PROJECT INFORMATION 2

**PROJECT SITE**



VICINITY MAP 7

	SECTION TAG		DETAIL / ENLARGED CLOUD
	DETAIL TAG		MATERIAL CALLOUT
	ROOM TAG		MATERIAL CALLOUT FIELD
	SECTION / ELEVATION TAG		DOOR TAG
			WINDOW TAG
			CHANGE OF LEVEL
			EXIT / ENTRANCE

	EXISTING 1 STORY SFD TO REMAIN
	2 STORY ADDITION
	1 STORY ADDITION
	EXISTING SFD FOR DEMO

SYMBOLS 6

AB. - ANCHOR BOLT	ADJ. - ADJACENT	BLKG. - BLOCKING	BM. - BEAM	B.O. - BOTTOM OF	BRD. - BOARD	B.U. - BUILT-UP	B.W. - BOTTOM OF WALL	CJ. - CEILING JOIST	CMU - CONCRETE MASONRY UNIT	CONC. - CONCRETE	CONT. - CONTINUOUS	DBL. - DOUBLE	DIA. - DIAMETER	DS. - DOWNSPOUT	D/W - DISHWASHER	DWG. - DRAWING	(E) - EXISTING	EA. - EACH	E.M. - EXTRUDED METAL	ELEC M. - ELECTRICAL METER	EQ. - EQUAL	EXP. - EXPOSED	EXT. - EXTERIOR	F.F.L. - FINISH FLOOR	F.J. - FLOOR JOIST	F.O.F. - FACE OF FINISH	F.O.S. - FACE OF STUD	F.S.H. - FIRE SPRINKLER HEAD	FTG. - FOOTING	G.I. - GALVANIZED IRON	GM. - GAS METER	GYP. - GYPSUM WALL BOARD	HDR. - HEADER	HT. - HEIGHT	INSL. - INSULATION	L.A.G. - LOWEST ADJACENT GRADE	MAX. - MAXIMUM	MFR. - MANUFACTURER	MLDG. - MOLDING	MTL. - METAL	N/C - NO CHANGE	NIC - NOT IN CONTRACT	(N) - NEW	O/ - OVER	O.C. - ON CENTER	PL. - PLATE	PLN. - PLAN	PLWD. - PLYWOOD	P.S.P. - PER SEPERATE PERMIT	CONT. - CONTINUOUS	P.T. - PRESSURE TREATED	P.T.D.F. - PRESSURE TREATED DOUGLAS FIR	P.U.E. - PUBLIC UTILITY EASEMENT	R - RADIUS	REQ'D - REQUIRED	RM. - ROOM	R.R. - ROOF RAFTER	SCHD. - SCHEDULE	SHTNG. - SHEATHING	SIM. - SIMILAR	SQ. - SQUARE	STG. - STAGGERED	STL. - STEEL	STRUC. - STRUCTURAL	S.W.S. - SHEAR WALL SCHEDULE	T&G. - TONGUE AND GROOVE	THK. - THICK	T.O. - TOP OF	T.W. - TOP OF WALL	TYP. - TYPICAL	U.O.N. - UNLESS OTHERWISE NOTED	VIF. - VERIFY IN FIELD	WI. - WITH	WD. - WOOD	WM. - WATER METER
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ABBREVIATIONS 4

OWNER  
 KETAN PATEL  
 PNK Group Investments  
 2010 N. Highland Ave  
 Hollywood, CA 90068

ARCHITECT  
 L&V ARCHITECTS INC.  
 2332 Cotner Avenue Suite 303  
 West Los Angeles, CA 90064  
 t: (310) 914-5577  
 f: (310) 914-5578  
 www.LVARCH.com

STRUCTURAL ENGINEER

TITLE 24

**ARCHITECTURAL SET:**

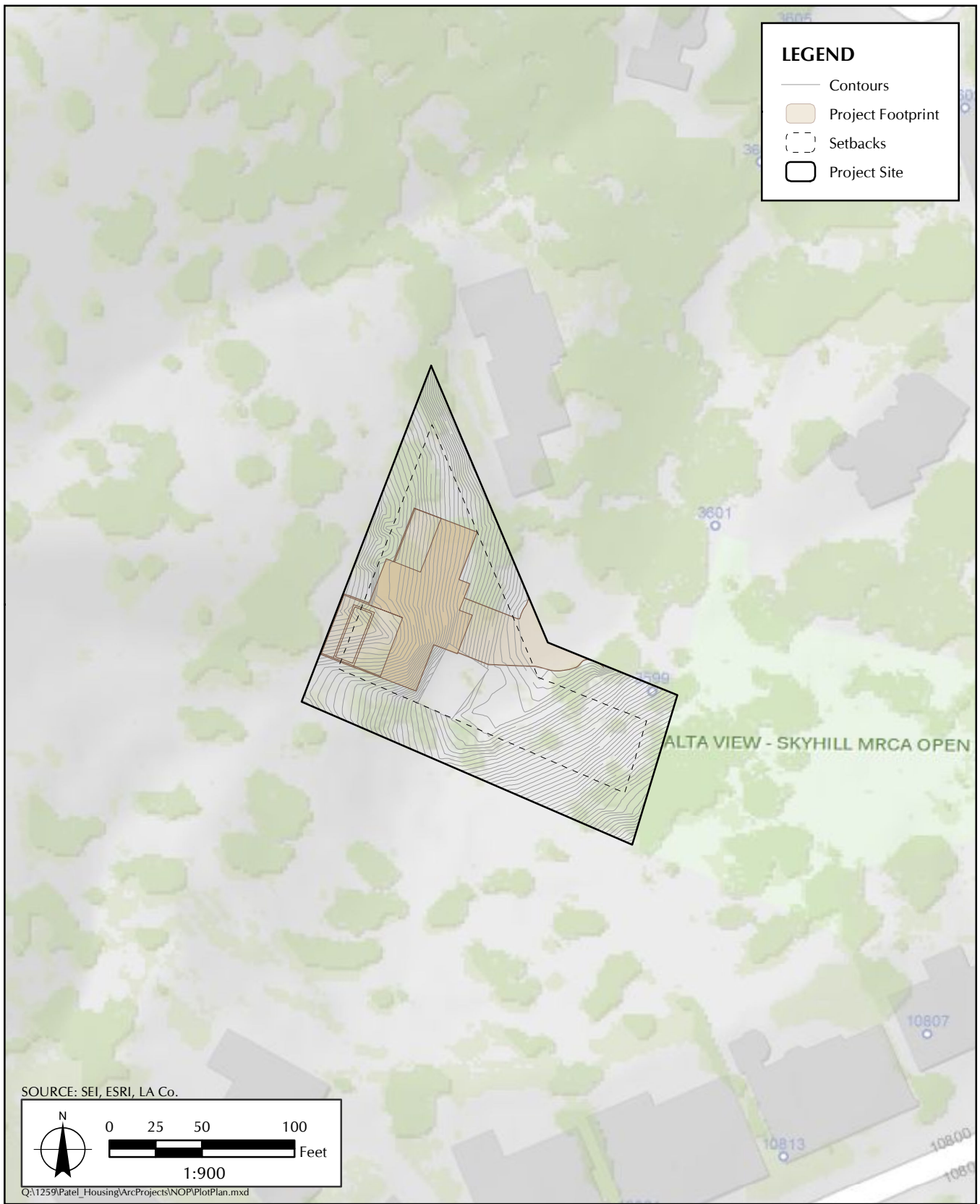
T - 1.10	TITLE SHEET   PLOT PLAN
G - 1.10	GENERAL NOTES AND SPECIFICATIONS
G - 2.10	GREEN BUILDING NOTES
G - 3.10	TITLE 24
A - 0.10	SITE PLAN
A - 1.10	BASEMENT FLOOR PLAN
A - 1.20	SECOND FLOOR PLAN
A - 1.30	THIRD FLOOR PLAN
A - 1.40	ROOF PLAN
A - 2.10	ELEVATIONS
A - 2.20	ELEVATIONS
A - 3.10	SECTIONS
A - 3.20	SECTIONS
A - 4.10	INTERIOR ELEVATIONS   ENLARGED PLANS
A - 5.10	LIGHTING AND SWITCHING PLANS
A - 5.20	AV AND MECHANICAL PLAN DIAGRAMS
A - 6.10	DOOR AND WINDOW SCHEDULES
A - 6.20	PROJECT FINISH SPECIFICATIONS
AD - 1.10	ARCHITECTURAL DETAILS

L&V Architects Inc.  
 2332 Cotner Ave., Suite 303  
 West Los Angeles, CA 90064  
 t: 310.914.5577; f: 310.914.5578

TITLE SHEET / PLOT PLAN	title
10.13.2014	date
1/8" = 1'-0"	scale

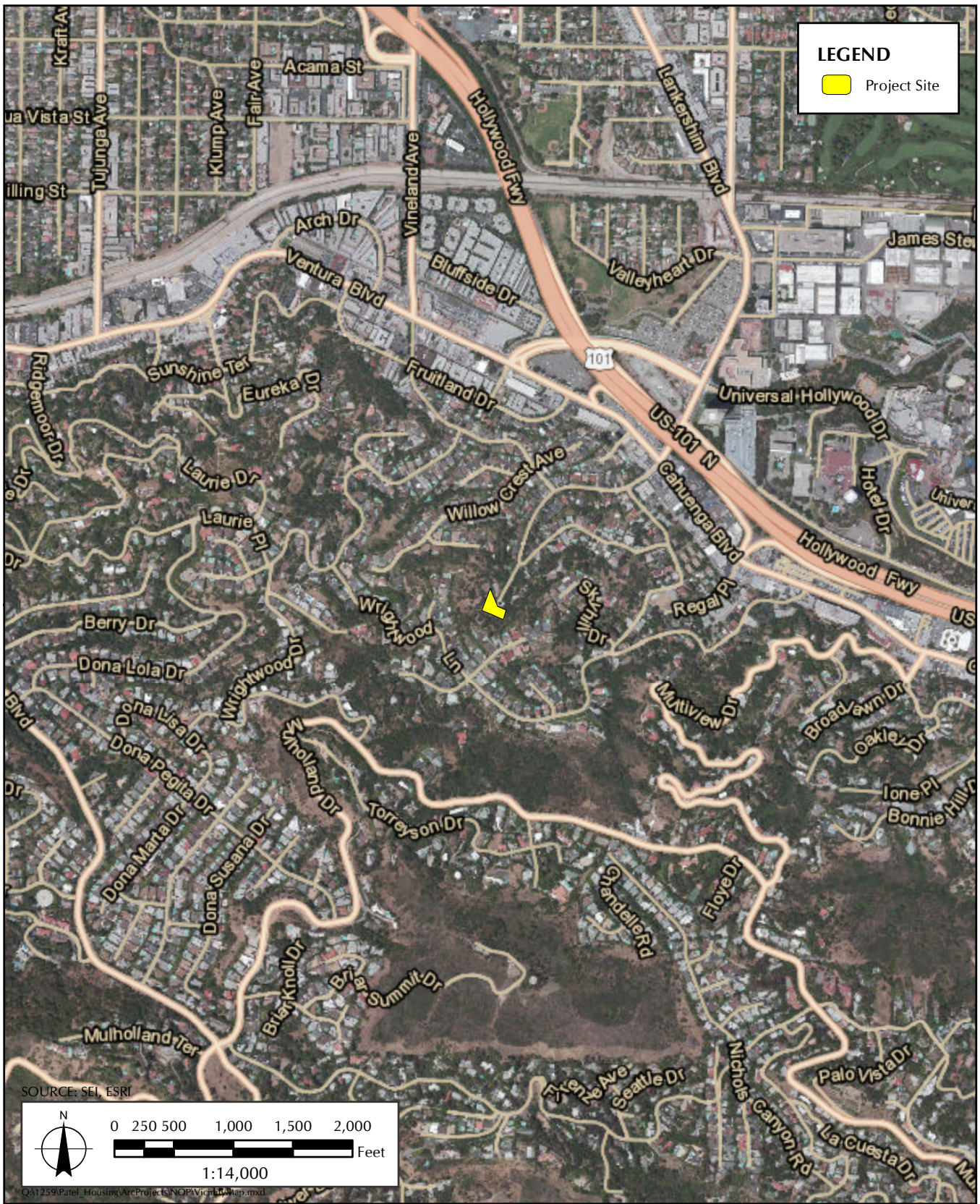
**T- 1.10**  
 page  
 project #13.01





**ENCLOSURE 2**  
Plot Plan





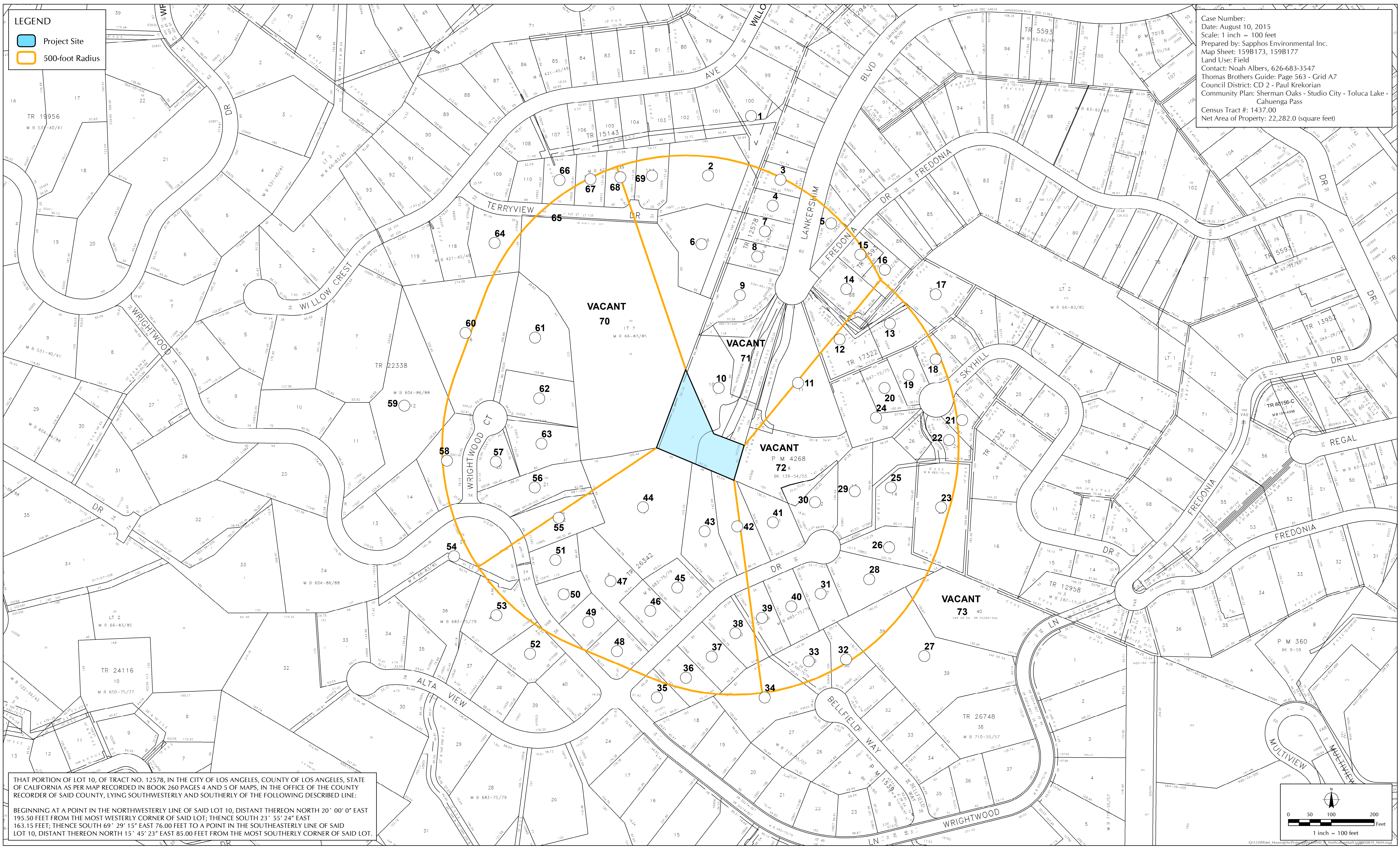
**ENCLOSURE 3**  
 Vicinity Map



**LEGEND**

- Project Site
- 500-foot Radius

Case Number:  
 Date: August 10, 2015  
 Scale: 1 inch = 100 feet  
 Prepared by: Sapphos Environmental Inc.  
 Map Sheet: 159B173, 159B177  
 Land Use: Field  
 Contact: Noah Albers, 626-683-3547  
 Thomas Brothers Guide: Page 563 - Grid A7  
 Council District: CD 2 - Paul Krekorian  
 Community Plan: Sherman Oaks - Studio City - Toluca Lake - Calhenga Pass  
 Census Tract #: 1437.00  
 Net Area of Property: 22,282.0 (square feet)



THAT PORTION OF LOT 10, OF TRACT NO. 12578, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 260 PAGES 4 AND 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHWESTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:  
 BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 10, DISTANT THEREON NORTH 20° 00' 0" EAST 195.50 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT; THENCE SOUTH 23° 55' 24" EAST 163.15 FEET; THENCE SOUTH 69° 29' 15" EAST 76.00 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 10, DISTANT THEREON NORTH 15° 45' 23" EAST 85.00 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT.

