

**ZIMAS REPORT**



City of Los Angeles  
Department of City Planning

12/3/2018  
PARCEL PROFILE REPORT

<b>PROPERTY ADDRESSES</b>	<b>Address/Legal Information</b>
14540 W WEDDINGTON ST 14542 W WEDDINGTON ST	PIN Number 172-5A151 144 Lot/Parcel Area (Calculated) 6,748.8 (sq ft) Thomas Brothers Grid PAGE 562 - GRID A2 Assessor Parcel No. (APN) 2249006005
<b>ZIP CODES</b>	<b>Assessor Information</b>
91411	Assessor Parcel No. (APN) 2249006005 APN Area (Co. Public Works)* 0.155 (ac) Use Code 0200 - Residential - Double, Duplex, or Two Units - 4 Stories or Less Assessed Land Val. \$43,285 Assessed Improvement Val. \$28,846 Last Owner Change 01/21/2016 Last Sale Amount \$9 Tax Rate Area 13 Deed Ref No. (City Clerk) 9-367 7-072 1356285
<b>RECENT ACTIVITY</b>	<b>Additional Information</b>
CPC-2018-3723-ZC-GPA	Building 1 Year Built 1948 Building Class 055 Number of Units 2 Number of Bedrooms 4 Number of Bathrooms 2 Building Square Footage 1,723.0 (sq ft) Building 2 No data for building 2 Building 3 No data for building 3 Building 4 No data for building 4 Building 5 No data for building 5
<b>CASE NUMBERS</b>	<b>Additional Information</b>
CPC-2018-3723-GPA-ZC-CDO-BL CPC-1986-784-GPC CPC-1980-29515-ZC ORD-184381 ORD-167939-AREA8-SA101A ORD-158247-AREA8-SA101 ENV-2016-3724-EIR ENV-2016-1787-ND ND-63-189-ZC-HD	Airport Hazard 450' Height Limit Above Elevation 790 Coastal Zone None Farmland Area Not Mapped Urban Agriculture Incentive Zone YES Very High Fire Hazard Severity Zone No Fire District No. 1 No Flood Zone No Watercourse No Hazardous Waste / Border Zone Properties No Methane Hazard Site No High Wind Velocity Areas No Special Grading Area (BOE Basic Grid Map A-13372) No Oil Wells None
	<b>Seismic Hazards</b>
	Active Fault Near-Source Zone Nearest Fault (Distance in km) 6.4035432 Nearest Fault (Name) Hollywood Fault Region Transverse Ranges and Los Angeles Basin Fault Type B Slip Rate (mm/year) 1.0000000 Slip Geometry Left Lateral - Reverse - Oblique Slip Type Poorly Constrained
	<b>Planning and Zoning Information</b>
	Special Notes None Zoning [Q]RD1.5-1 Zoning Information (ZI) None General Plan Land Use Low Medium II Residential General Plan Note(s) Yes Hillside Area (Zoning Code) No Specific Plan Area None Subarea None Special Land Use / Zoning None Design Review Board No Historic Preservation Review No Historic Preservation Overlay Zone None Other Historic Designations None Other Historic Survey Information None Mills Act Contract None CDO: Community Design Overlay None CPUD: Community Plan Imp. Overlay None Subarea None CUGU: Clean Up-Green Up None NSO: Neighborhood Stabilization Overlay No POD: Pedestrian Oriented Districts None RFA: Residential Floor Area District None SN: Sign District No Streetscape No Adaptive Reuse Incentive Area None Affordable Housing Linkage Fee None Residential Market Area Low Non-Residential Market Area Medium

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(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

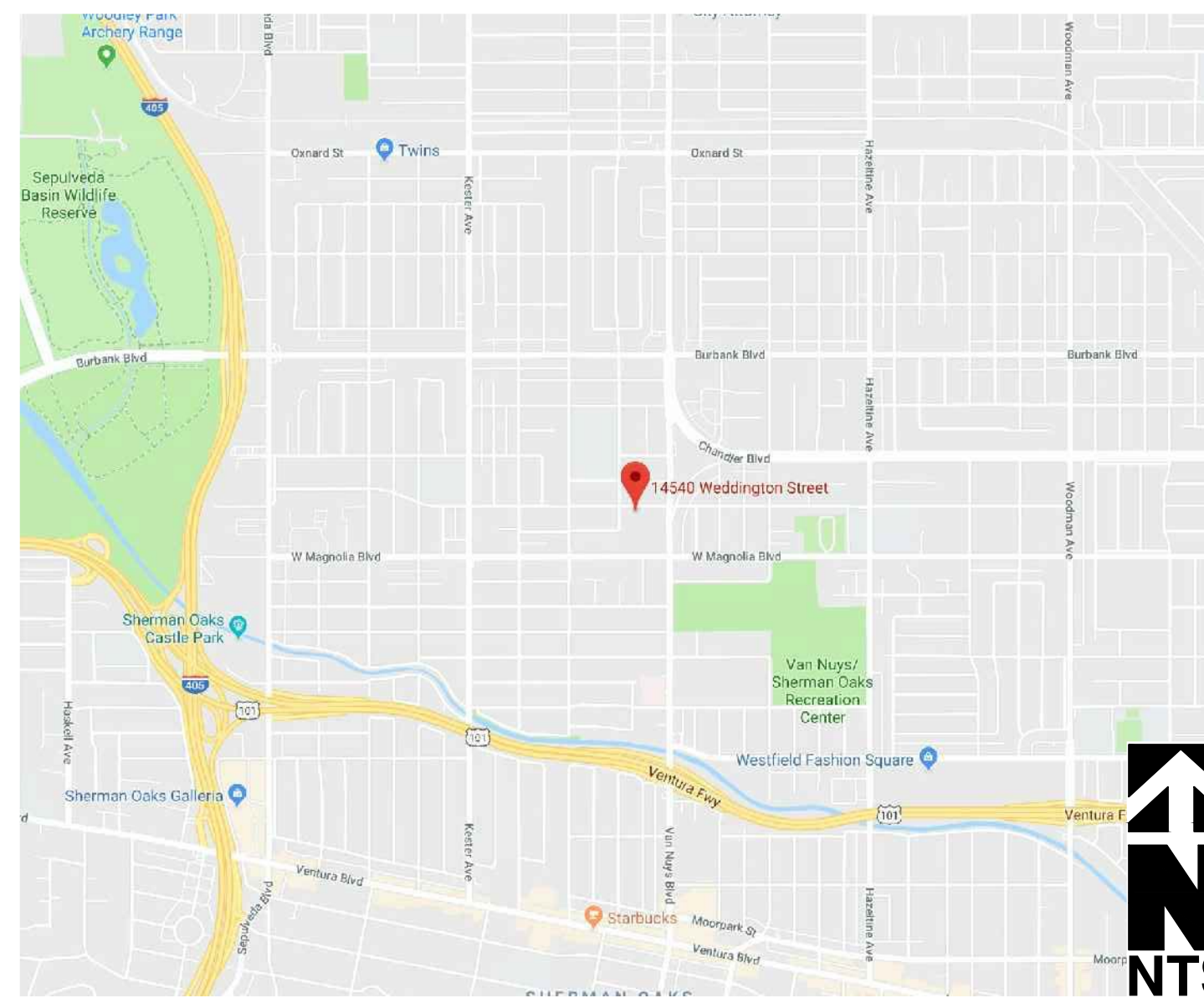
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**VICINITY MAP**

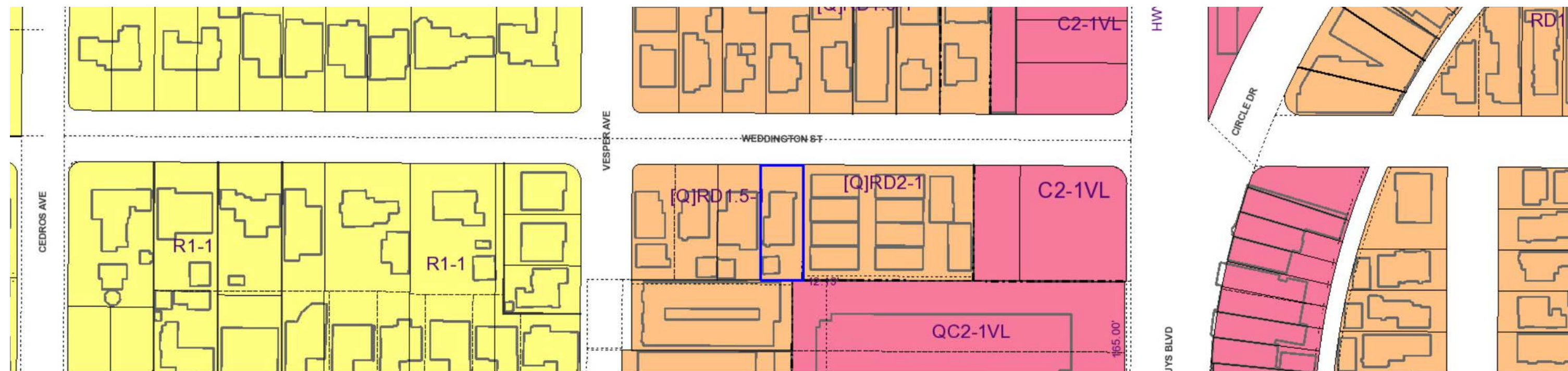


**4 New Unit Small Lot Subdivision for:  
14540 Weddington Street, Sherman Oaks, CA**

4 New Unit Small Lot Subdivision for:

14540 Weddington Street, Sherman Oaks, CA

**BLOCK MAP**



**PROJECT DESCRIPTION**

4 NEW SINGLE FAMILY DWELLING UNITS ON SMALL LOT SUBDIVISION

**CODES**

THIS PROJECT COMPLY WITH TITLE 24 CALIFORNIA BUILDING CODE 2017, CALIFORNIA RESIDENTIAL CODE 2017, LOS ANGELES CITY GREEN BUILDING CODE 2017

**PROJECT SUMMARY**

BUILDING TYPE	V-B
ZONING	[Q]RD1.5-1
OCCUPANCY	R3 / U
FIRE DISTRICT NO. 1	NO
VERY HIGH FIRE HAZARD SEVERITY ZONE	NO
LEGAL DESCRIPTION:	
TRACT	TR 9781
LOT	5
ASSESSOR PARCEL NO.	2249006005
NUMBER OF STORIES	3
BUILDING HEIGHT	31'-11"

**BUILDING DATA**

ROOF FRAMING / FINISH	WOOD / ASPHALT
FRAMING / FINISH	WOOD / STUCCO / STUCCO
FLOOR FRAMING / FINISH	SLAB
LOT SIZE	6,748.8 SF
BUILDING HEIGHT	29'-11" (30'-0" MAX)

**RESIDENTIAL FLOOR AREA SUMMARY**

PARKING STALLS PER UNIT	1 STANDARD + 1 COMPACT = 2
TOTAL PARKING SPACED, REQUIRED AND PROVIDED	8
NUMBER OF BEDROOMS PER UNIT	3
NUMBER OF BATHROOMS PER UNIT	2.5
2 CAR ATTACHED GARAGE	428 SF

**FIRE SPRINKLER SYSTEM REQUIREMENTS**

BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA13D. (R313, 12.21A17(D))  
THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION

**OWNER**

LILLY A VIVEROS  
14540 WEDDINGTON STREET  
SHERMAN OAKS, CA

**CONSULTANTS**

ARCHITECTURAL DESIGNER  
COMPUDRAFT  
26034 CARROLL LANE  
STEVENS RANCH, CA 91381

SIMON TAFIPOLSKY  
(818) 425-1722  
FAX: (661) 287-3179  
E-MAIL: TTAFIPOLSKY@SOCAL.RR.COM

**SHEET INDEX**

T - 1 COVER SHEET

**ARCHITECTURAL**

SP-1	PROPOSED SITE PLAN
A 1.0	PROPOSED FIRST FLOOR PLAN
A 1.1	PROPOSED SECOND FLOOR PLAN
A 1.2	PROPOSED THIRD FLOOR PLAN
A 1.3	PROPOSED ROOF PLAN
A 2.0	PROPOSED ELEVATIONS
A 2.1	PROPOSED ELEVATIONS
L - 1	PROPOSED LANDSCAPE PLAN

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SHEET DESCRIPTION:

COVER SHEET

**OWNER / APPLICANT**

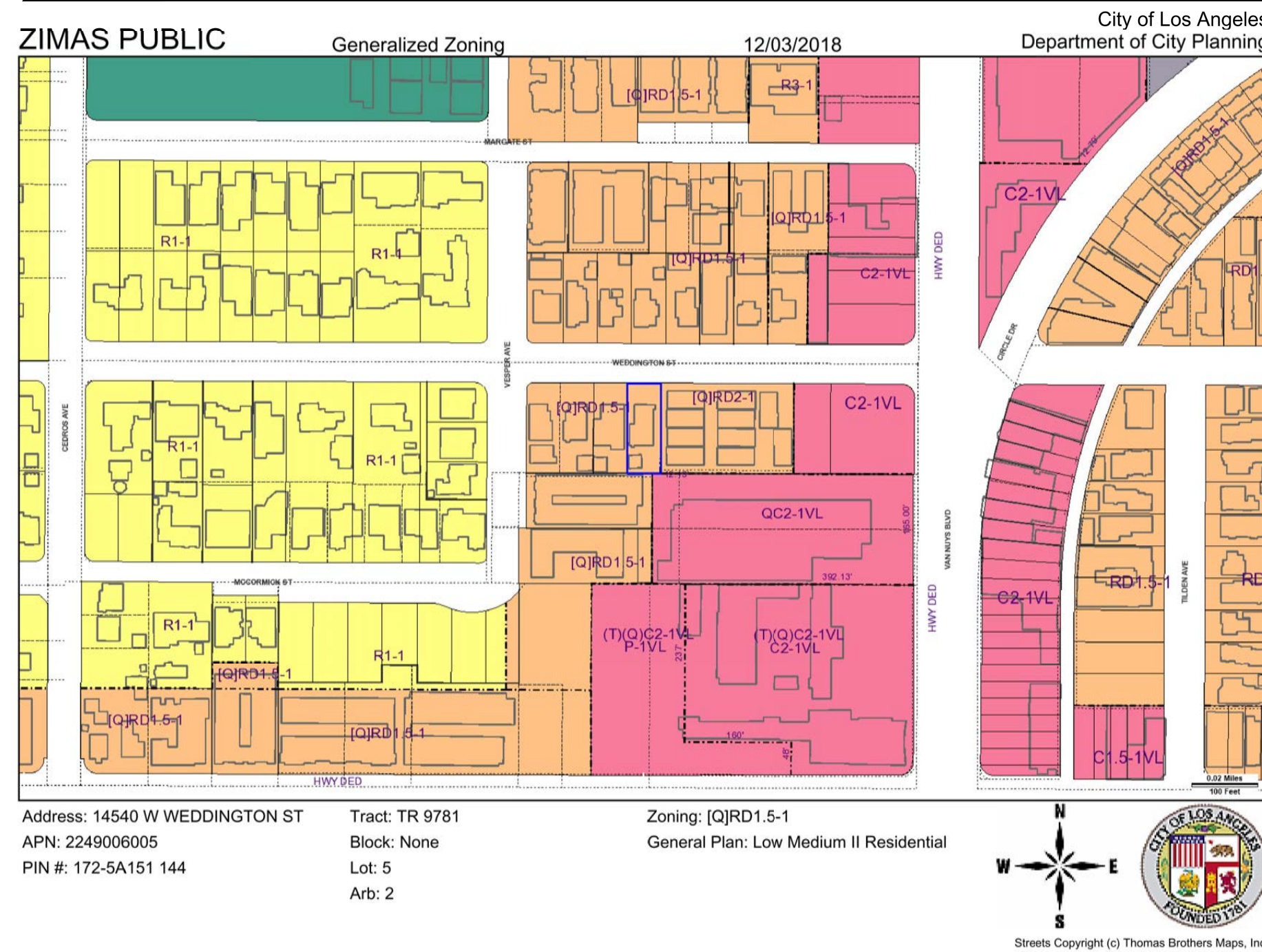
LILLY A VIVEROS (OWNER / APPLICANT)  
OAKS, CA 91411

14540 WEDDINGTON ST SHERMAN

EZ PERMITS, SEAN NGUYEN (REPRESENTATIVE)

7251 N. OWENSMOUTH AVE. #2, CANOGA PARK, CA 91303

**VICINITY / BLOCK MAP**



**PARCEL MATRIX**

	A	B	C	D
<b>FRONT YARD SETBACK</b>	NORTH 15'-0"	EAST 5'-0"	EAST 5'-0"	NORTH 0'-0"
<b>SIDE YARD SETBACK</b>	EAST 5'-0"	NORTH 0'-0"	NORTH 0'-0"	EAST 5'-0"
<b>SIDE YARD SETBACK</b>	WEST 5'-0"	SOUTH 0'-0"	SOUTH 0'-0"	WEST 5'-0"
<b>REAR YARD SETBACK</b>	SOUTH 0'-0"	WEST 5'-0"	WEST 5'-0"	SOUTH 10'-0"
<b>AREA</b>	2,395.80 SQ FT	1,412.00 SQ FT	1,412.00 SQ FT	1,529.00 SQ FT

**LEGAL DESCRIPTION**

PIN NUMBER 172-5A151 144  
 LOT/PARCEL AREA (CALCULATED) 6,748.8 (SQ FT)  
 THOMAS BROTHERS GRID PAGE 562 - GRID A2  
 ASSESSOR PARCEL NO. (APN) 2249006005  
 TRACT TR 9781  
 MAP REFERENCE M B 137-69  
 BLOCK NONE  
 LOT 5  
 ARB (LOT CUT REFERENCE) 2  
 MAP SHEET 172-5A151

**PROJECT NOTES**

1. SITE PROJECT ADDRESS IS 14540 WEDDINGTON STREET, SHERMAN OAKS, CA
2. NO PROTECTED TREE SPECIES ON THE SITE. 2 TREES TO BE REPLACED
3. NO OAK TREES ON SITE
4. ALL UTILITIES ARE AVAILABLE TO SITE
5. THE EXISTING ZONE IS RD1.5-1 PROPOSED ZONE IS THE SAME
6. SANITARY SEWERS ARE AVAILABLE
7. NO EASEMENTS REQUIRED
8. THE PROPOSED DEVELOPMENT IS A 4 PARCELS WITH 8 PARKING SPACES
9. GROSS / NET AREA 6,748.8 SQ. FT. NO DEDICATION REQUIRED
10. IN A GEOLOGICALLY HAZARDOUS AREA - HAZARDOUS CONDITION ONSITE - LIQUEFACTION ZONE
11. ALL EXISTING BUILDINGS AND IMPROVEMENTS TO BE DEMOLISHED. (SEE EXISTING SITE)
12. SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5-1, PURSUANT TO ORDINANCE NO. 176,354
13. REQUEST IS BEING MADE FOR THE APPROVAL OF THIS PRELIMINARY PARCEL MAP FOR A 4 (FOUR) LOT SINGLE FAMILY SMALL LOT SUBDIVISION, EACH LOT WILL CONTAIN A 3- STORY RESIDENCE WITH A 2-CAR ATTACHED GARAGE
14. PROPOSED RECIPROCAL EASEMENTS FOR COMMON ACCESS, INGRESS/EGRESS, DRIVEWAY, UTILITIES AND INFRASTRUCTURES, CROSSING LOT LINES FOR VEHICULAR AND PEDESTRIAN ACCESS AND/OR CROSS LOT SURFACE DRAINAGE, COMMON LANDSCAPE AREAS

PRELIMINARY PARCEL MAP No. "PARCEL MAP FOR SMALL LOT SUBDIVISION PURPOSES" IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA FOR FOUR UNIT

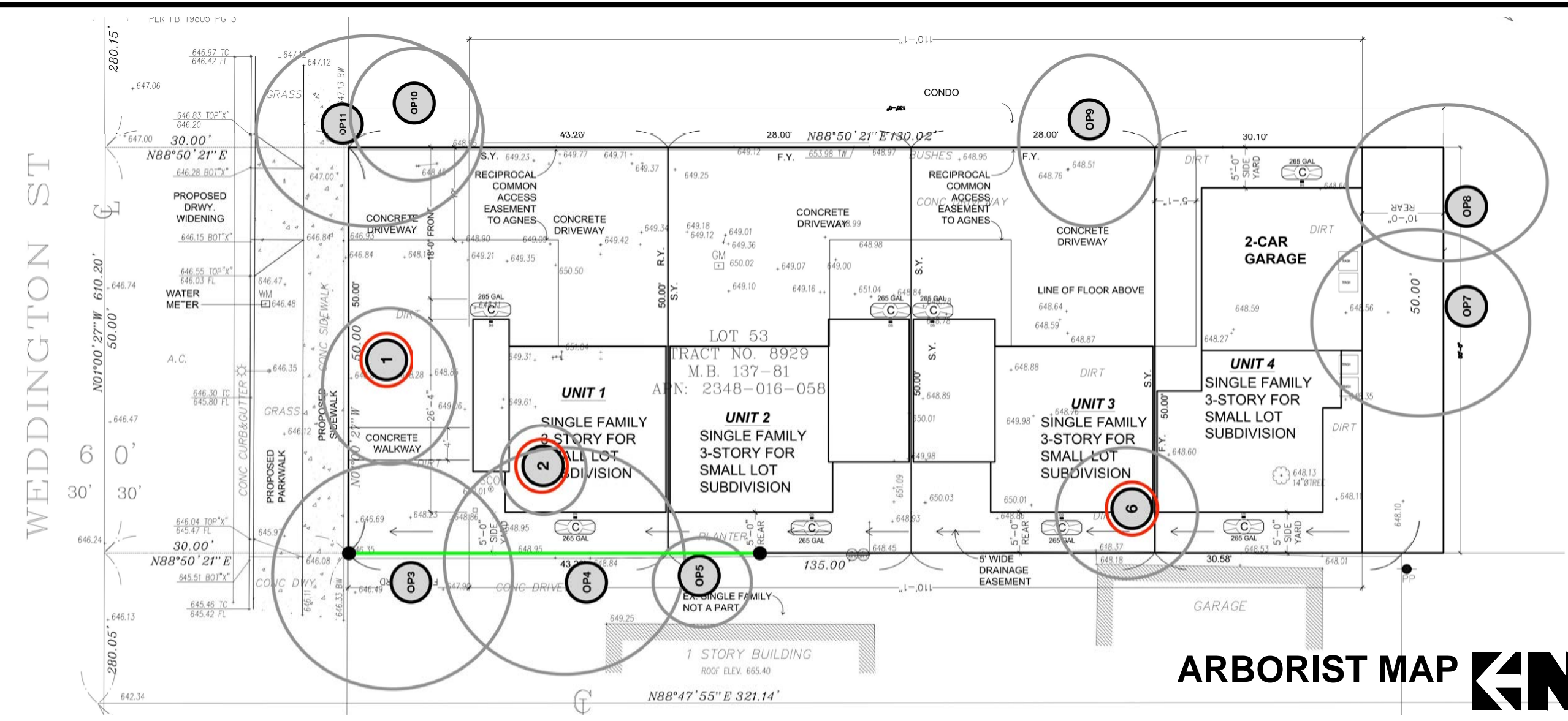
SMALL LOT SUBDIVISION SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD1.5 ZONE, PURSUANT TO ORDINANCE # 185,462 August 08, 2019



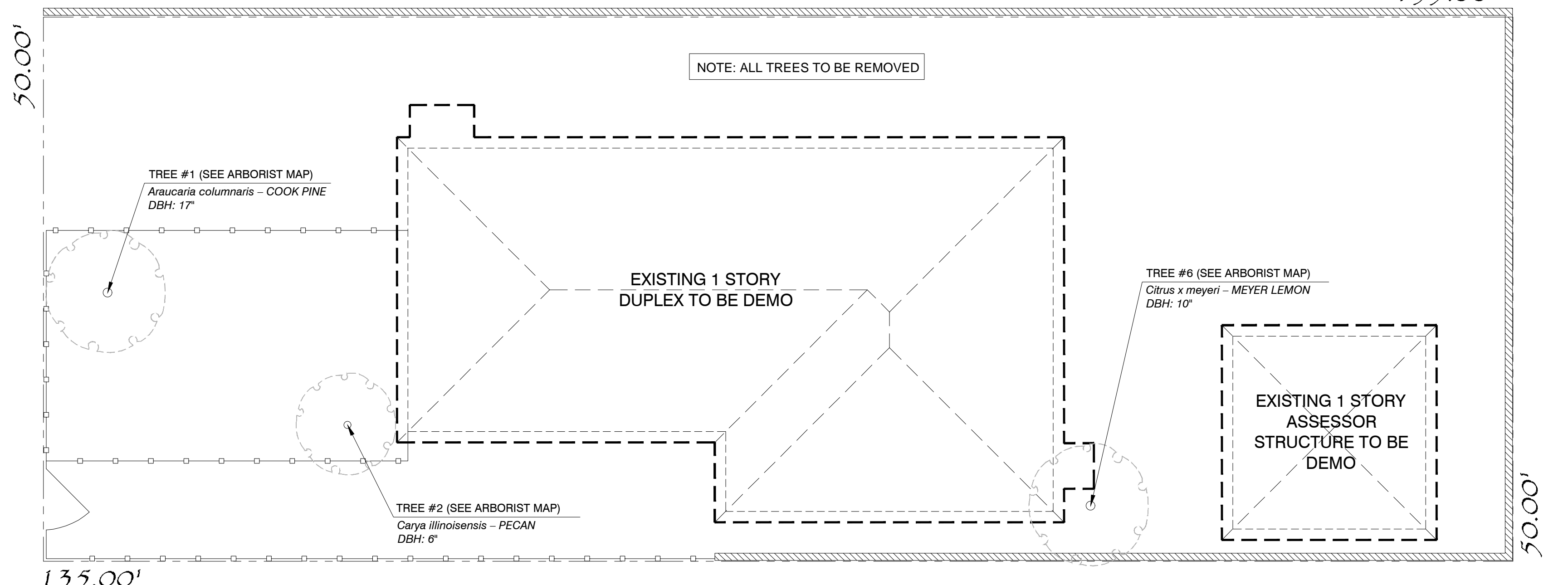
**PROPOSED NORTH ELEVATION**



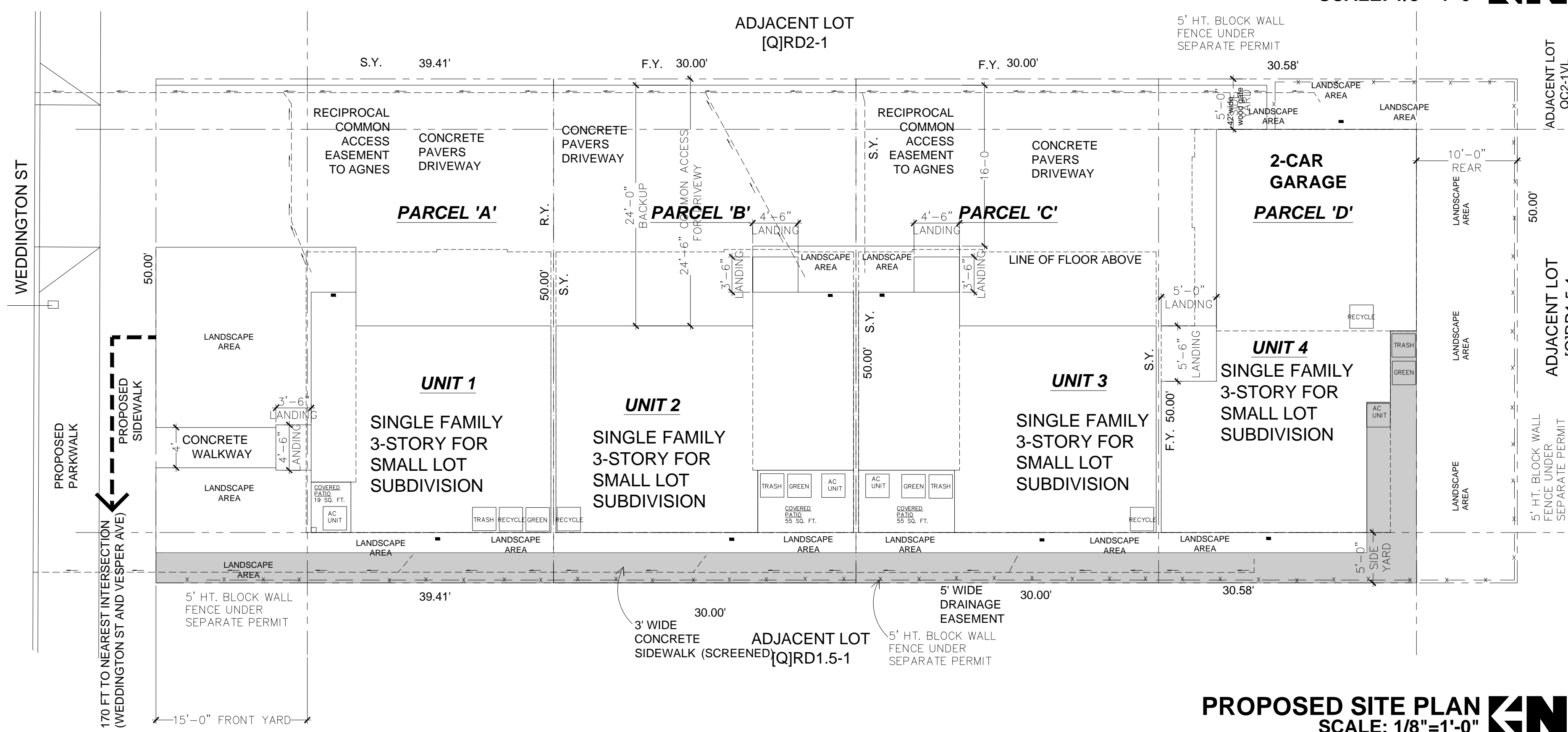
**PROPOSED WEST ELEVATION**



**ARBORIST MAP**





**PROPOSED DEMO SITE PLAN**  
SCALE: 1/8"=1'-0"




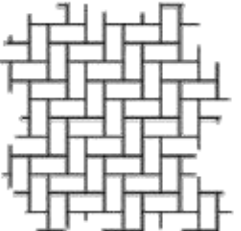
**PROPOSED SITE PLAN**  
SCALE: 1/8"=1'-0"

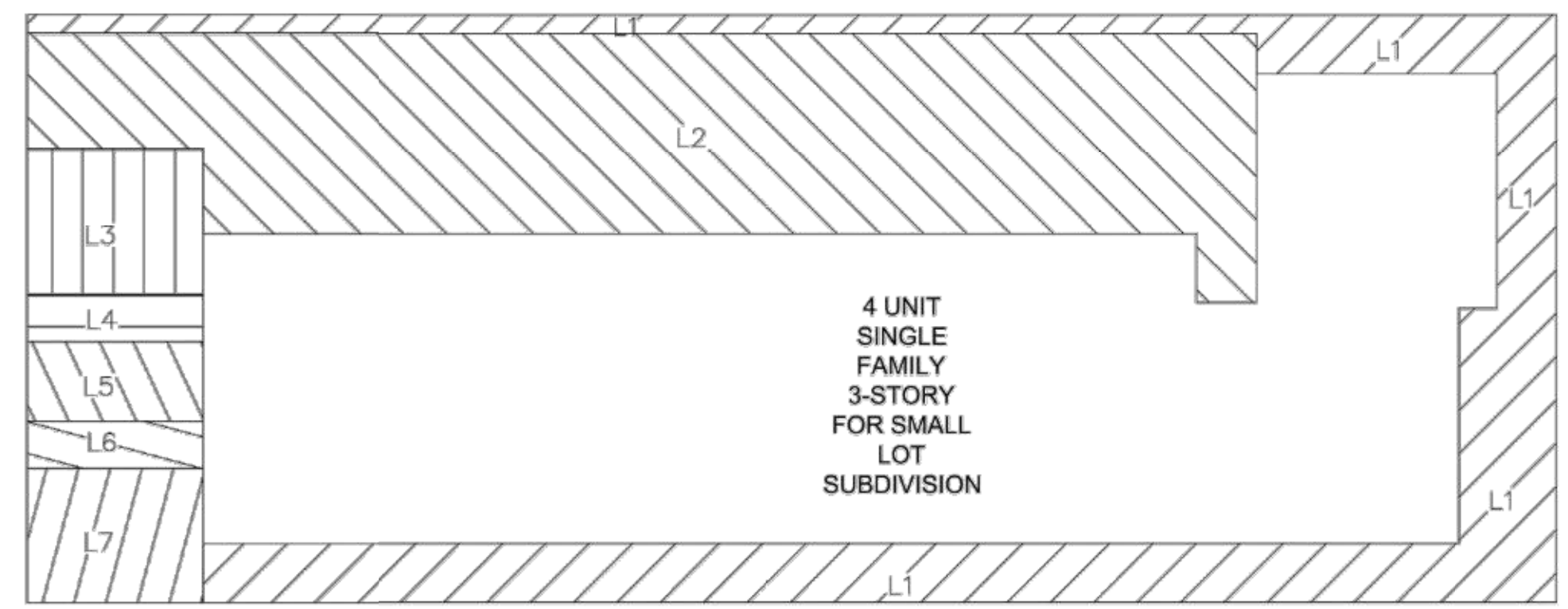
## PLANT LIST

SYMBOL	BIOLOGICAL NAME (COMMON NAME)	SIZE	QTY.	HEIGHT	WIDTH	SPACING	SUNSET WESTERN GARDENING BOOK REFERENCE PAGE (8TH EDITION)
	<b>FESTUCA GLAUCA</b> (BLUE FESCUE)	15 GAL.	40	1' FT.	10" IN.	3' FT. O.C.	PG. 351
	<b>DYMONDIA MARGARETAE</b> (DYMONDIA)	FLAT	1060 SQ.FT.	2" - 3" IN.	20" IN.	---	PG. 322





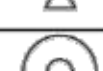


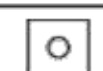

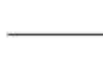

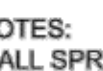
**NOTES:**  
 1-ALL PLANTING AREAS SHALL BE PERMANENTLY MAINTAINED AND KEPT FREE OF WEEDS, DEBRIS, AND LITTER.  
 2-ALL PLANTS SHALL BE MAINTAINED IN A HEALTHY CONDITION.  
 3-ALL PLANT MATERIAL ON PLANT LIST IS DROUGHT TOLERANT AND MEETS CITY REQUIREMENTS.  
 4-ALL AREAS OUTSIDE OF THE BUILDING FOOTPRINT THAT ARE NOT REQUIRED TO BE PAVED SHALL BE LANDSCAPED.  
 5-DOUBLE STAKE ALL TREES.  
 6-ANY EXISTING MATURE TREES SHALL BE DONE IN ACCORDANCE WITH THE CITY'S "TREE REGULATION", SECTION 153.565 -153.575

## GROUND COVER LIST

GROUND COVER (COMMON NAME)	COLOR	QTY.
 SHREDDED BARK (MULCH)	BROWN	10 CUBIC YARDS
 AZEK PERMEABLE PAVERS (PERMEABLE PAVEMENT)	WATERWHEEL	2380 SQ.FT.



## IRRIGATION LEGEND

TYPE	DESCRIPTION	MODEL NO.	GPH	RADIUS	PSI
	SPRINKLER - POP UP - QTR	RAIN BIRD - POP UP - QTR	1812 - 15Q	1.0 15'	30
	SPRINKLER - POP UP - HALF	RAIN BIRD - POP UP - HALF	1812 - 15H	2.0 15'	30
	SPRINKLER - POP UP - ADJUST	RAIN BIRD - POP UP - ADJUSTABLE	1812 - 15A	2.0 15'	30
	SPRINKLER - BUBBLER - QTR	RAIN BIRD - BUBBLER - QTR	5Q.B.	0.5 5' ADJ.	30
	SPRINKLER - BUBBLER - FULL	RAIN BIRD - BUBBLER - FULL	5H.B.	1.0 5' ADJ.	30
	HOSE BIB	CALCO H.B.	#102	---	---
	VALVE	RAIN BIRD D.V. SERIES	---	---	---
	BACKFLOW PREVENTER	FEBCO LEAD FREE BACKFLOW PREVENTER	LF825-Y-1-1/4"	---	---
	CONTROLLER	RAIN BIRD ESP.4	---	---	---
	MAINLINE	SCHEDULE 40 PVC.	---	---	---
	LATERAL LINE	SCHEDULE 40 PVC.	---	---	---
	LATERAL LINE	RAIN BIRD XFS DRIPLINE.	---	---	---

**NOTES:**  
 1-ALL SPRINKLER HEADS ARE DRIP EMITTERS THAT MEET CITY REQUIREMENTS.  
 2-PROVIDE A WATER CONSERVING AUTOMATIC IRRIGATION SYSTEM FOR ALL LANDSCAPED AREAS.  
 3-1 TREE REPLACEMENT - 4 NEW TREES TO BE PLANTED - SHOW ON SITE PLAN ANY PROPOSED TREES TO BE PLANTED WITH THE TYPE AND LOCATION.

### NEW LANDSCAPE AREA

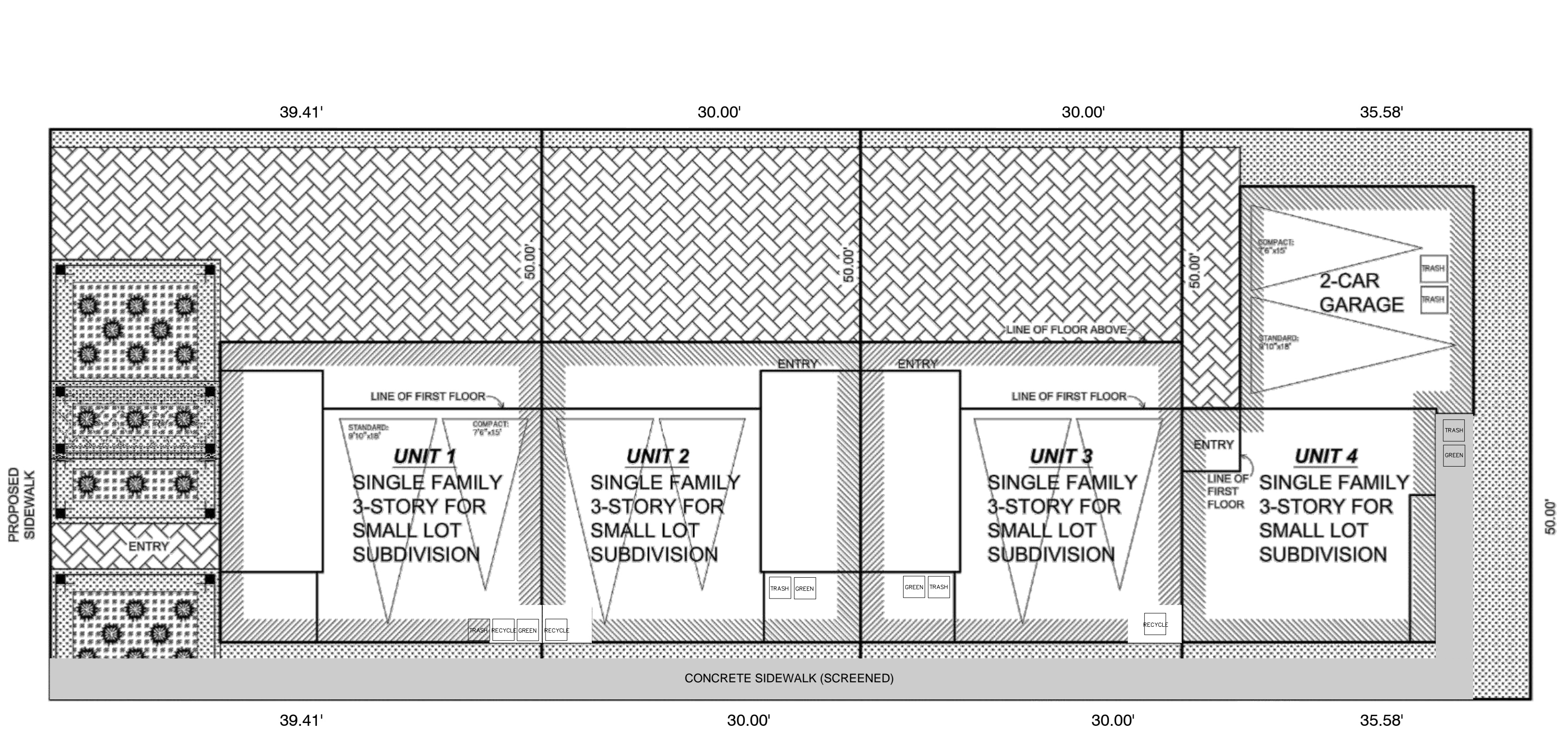
**NEW TOTAL LANDSCAPE AREA:**  
 L1: 1132 SQ.FT.  
 L2: 1708 SQ.FT.  
 L3: 105 SQ.FT.  
 L4: 60 SQ.FT.  
 L5: 102 SQ.FT.  
 L6: 60 SQ.FT.  
 L7: 190 SQ.FT.

### LOT DATA

**WATER PURVEYOR:**  
 DEPARTMENT OF WATER AND POWER  
 ARB (LOT CUT REFERENCE)  
 MAP SHEET 172-5A151

## GREEN NOTES

- A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- TURF SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA IN RESIDENTIAL AREAS.
- 75% LANDSCAPE, EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER, SHALL CONSIST OF PLANTS THAT AVERAGE A WUCOLS PLANT FACTOR OF .3.
- AREAS LESS THAN 10-FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUN OFF OR OVERSPRAY.
- COMPOST SHALL BE INCORPORATED AT A RATE OF ATLEAST FOUR CUBIC YARDS PER 1,000 SQ.FT. TO A DEPTH OF SIX INCHES INTO LANDSCAPE AREA (UNLESS CONTRA-INDICATED BY A SOIL TEST)
- AUTOMATIC IRRIGATION CONTROLLERS ARE REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR.
- IRRIGATION CONTROLLERS SHALL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATE IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED.
- PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDED PRESSURE RANGE.
- MANUAL SHUT-OFF VALVES (SUCH AS GATE VALVE, BALL VALVE, OR BUTTERFLY VALVE) SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY
- ALL IRRIGATION EMISSION DEVICES MUST MEET REQUIREMENTS SENT IN THE ANSI STANDARD, ASABE/ICC 802-2014. LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD. ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC-2014.
- AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
- THE HOT WATER SYSTEM SHALL NOT ALLOW MORE THAN .6 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURE BEFORE HOT WATER ARRIVES OR SHALL COMPLY WITH EITHER LOS ANGELES PLUMBING CODE SECTION 610.4.1.2 OR 610.4.1.3.
- MECHANICALLY VENTILATED BUILDINGS WITHIN 1,000 FEET OF FREEWAY 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.



26034 CARROLL LANE  
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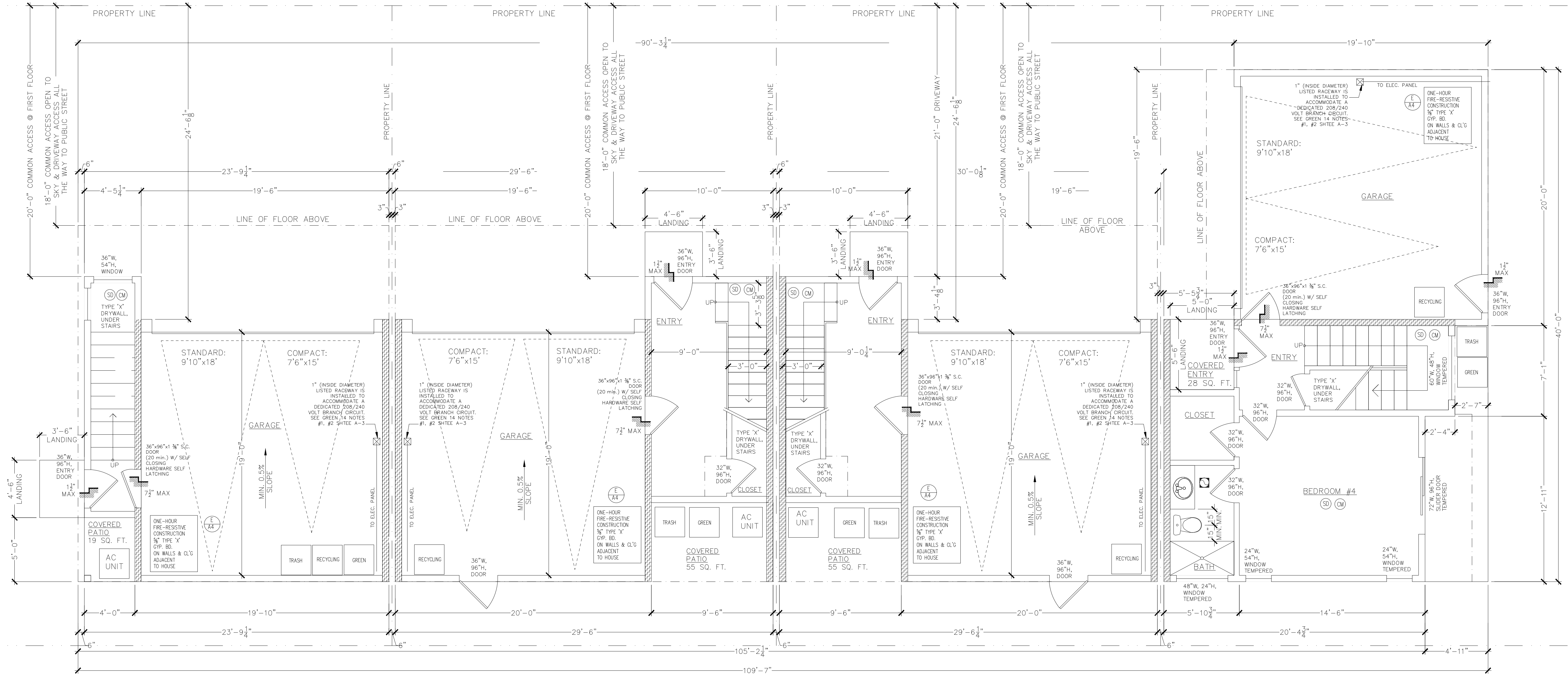
4 New Unit Small Lot Subdivision for:

14540 Weddington Street, Sherman Oaks, CA

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 SCALE:  
 1/4" = 1'-0"

SHEET DESCRIPTION:  
 PROPOSED  
 LANDSCAPE PLAN

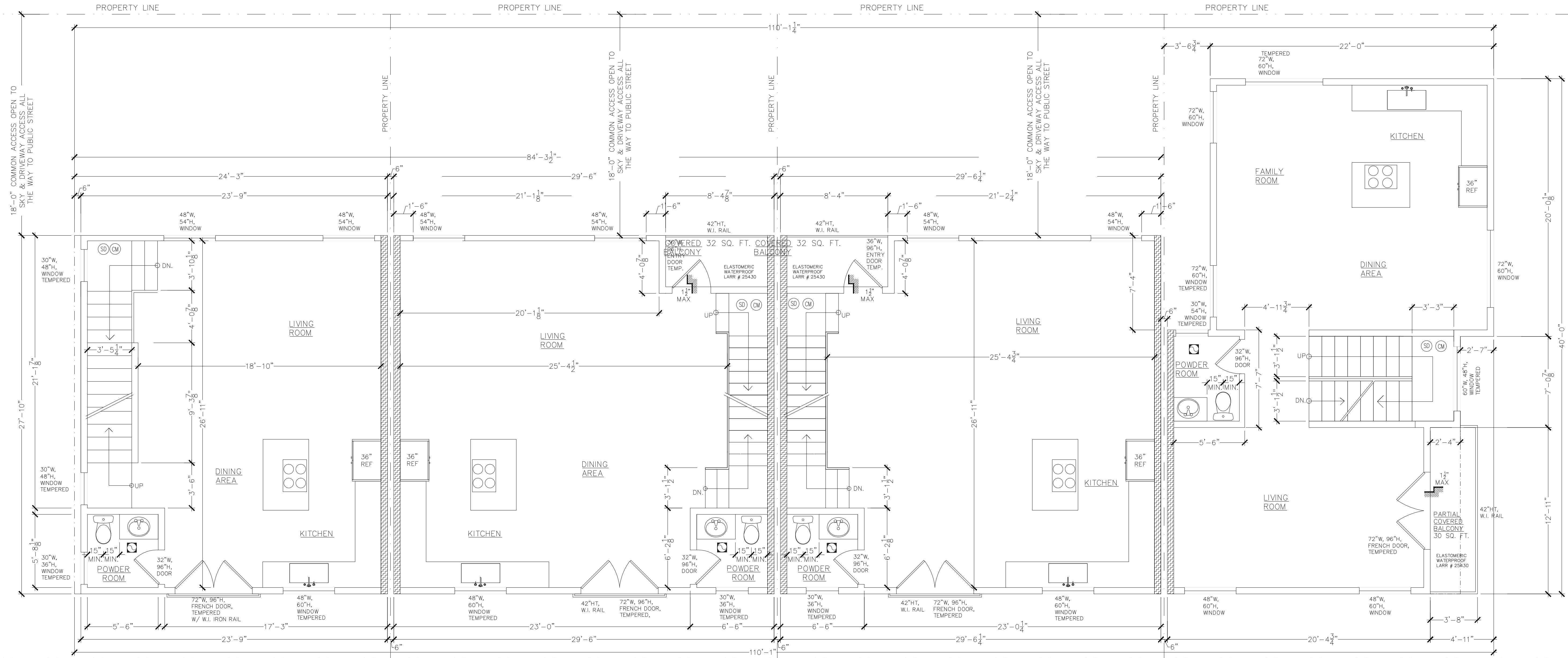




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PROPOSED FIRST FLOOR PLAN



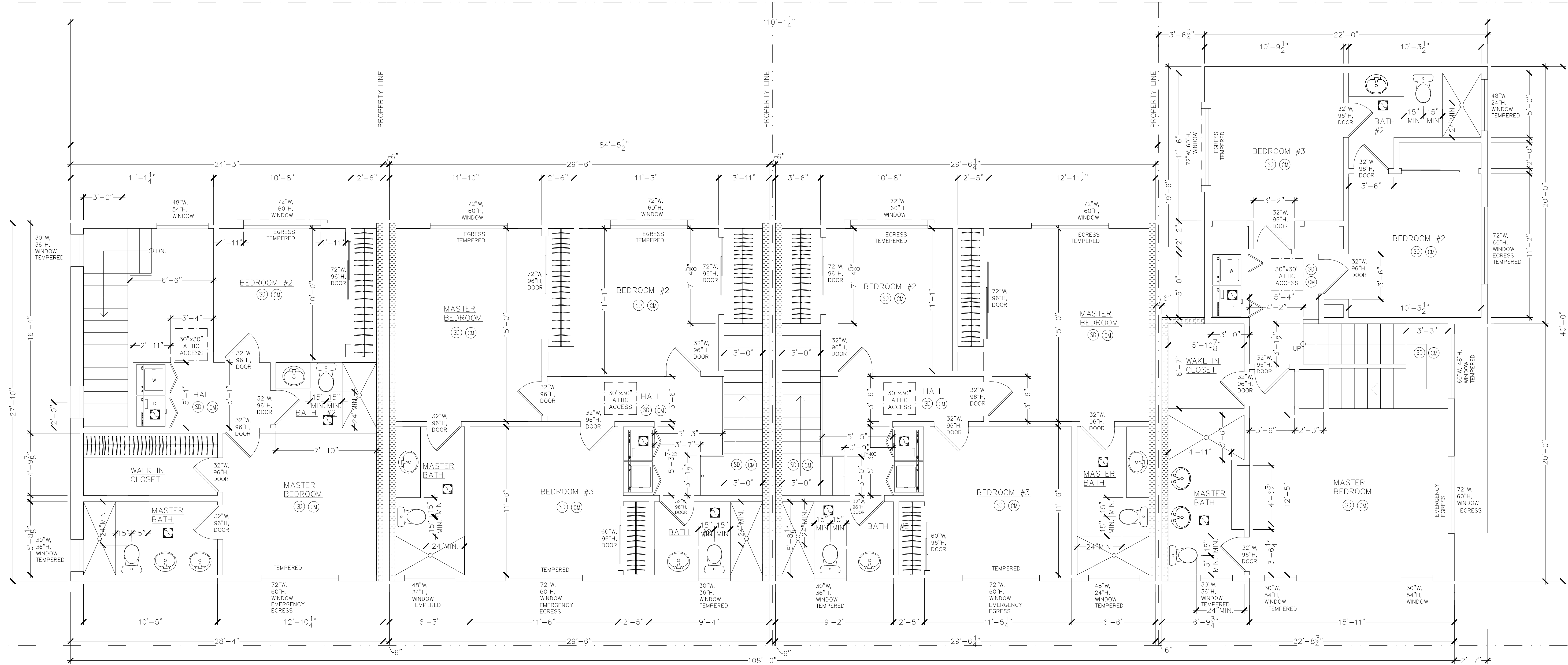
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14540 Weddington Street, Sherman Oaks, CA

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SHEET DESCRIPTION:

PROPOSED SECOND  
FLOOR PLAN

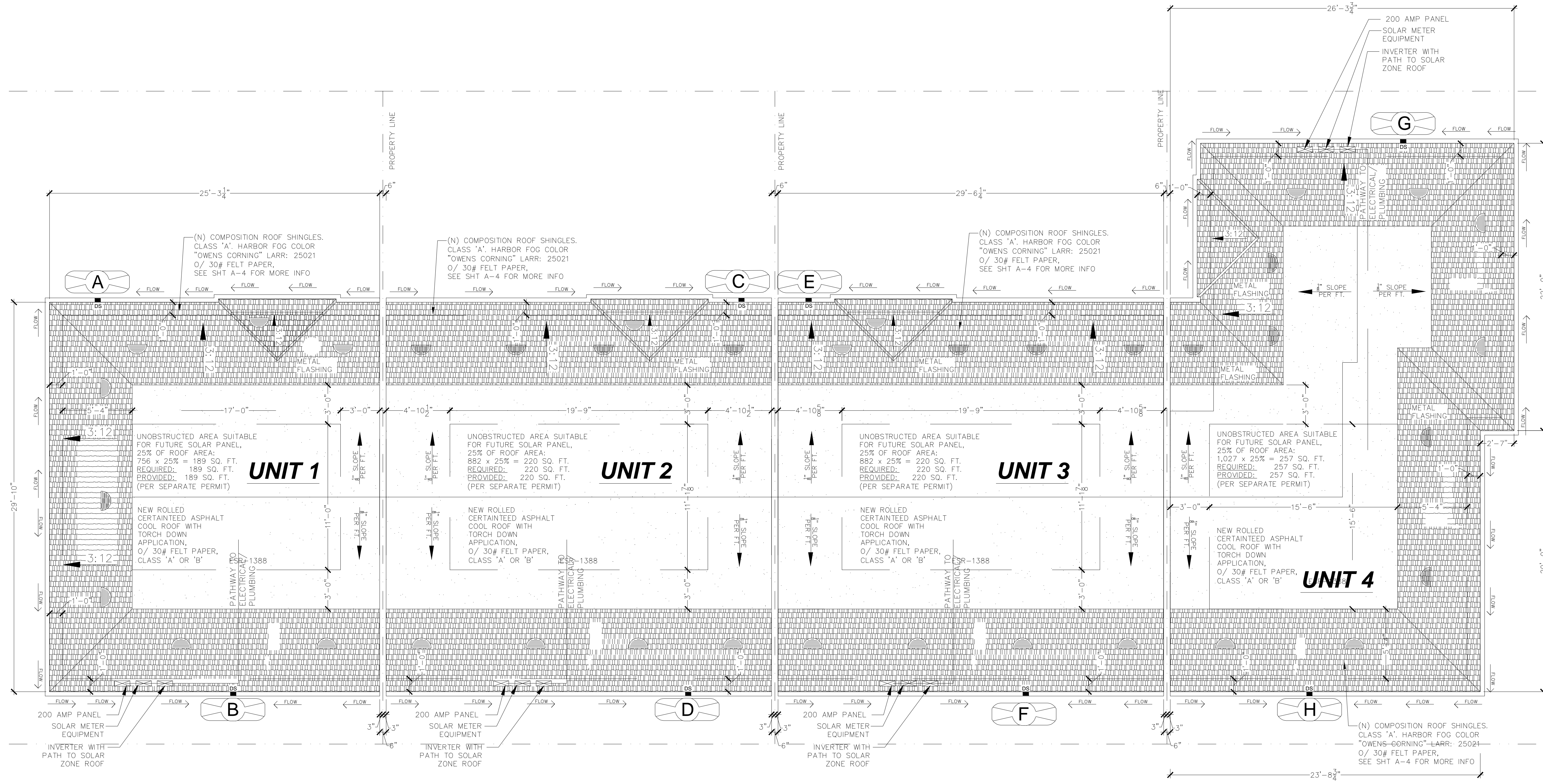


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14540 Weddington Street, Sherman Oaks, CA

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SHEET DESCRIPTION:  
PROPOSED THIRD  
FLOOR PLAN



4 New Unit Small Lot Subdivision for:

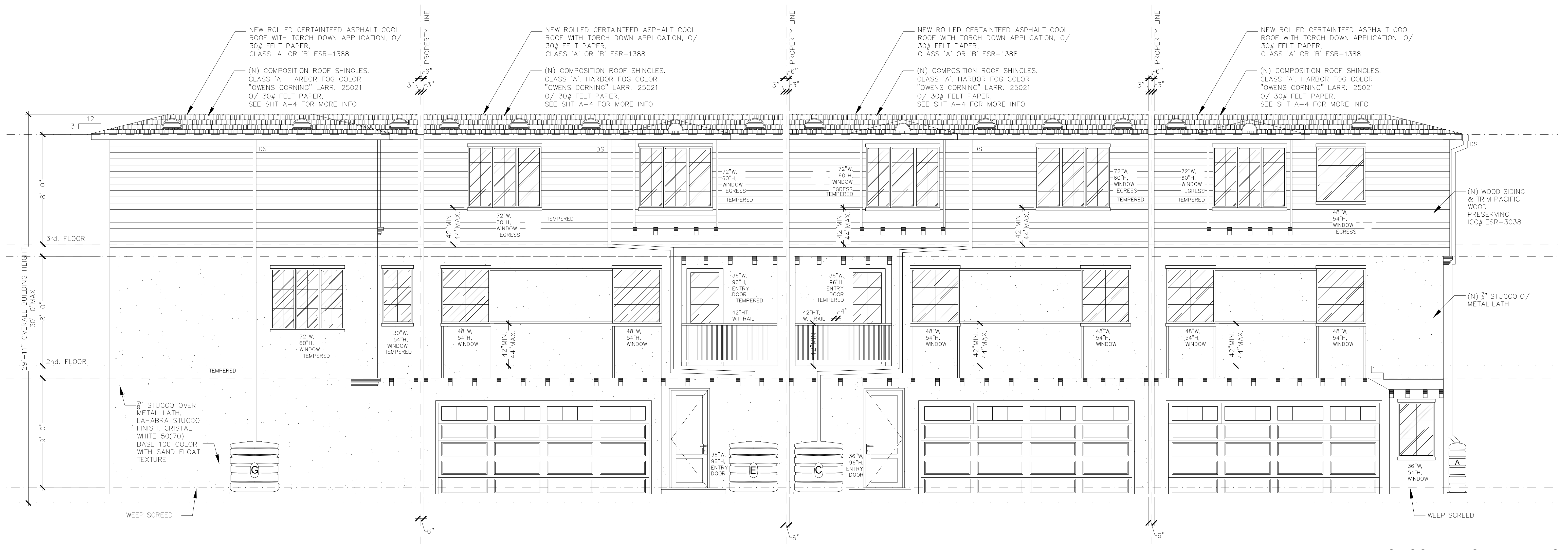
14540 Weddington Street, Sherman Oaks, CA

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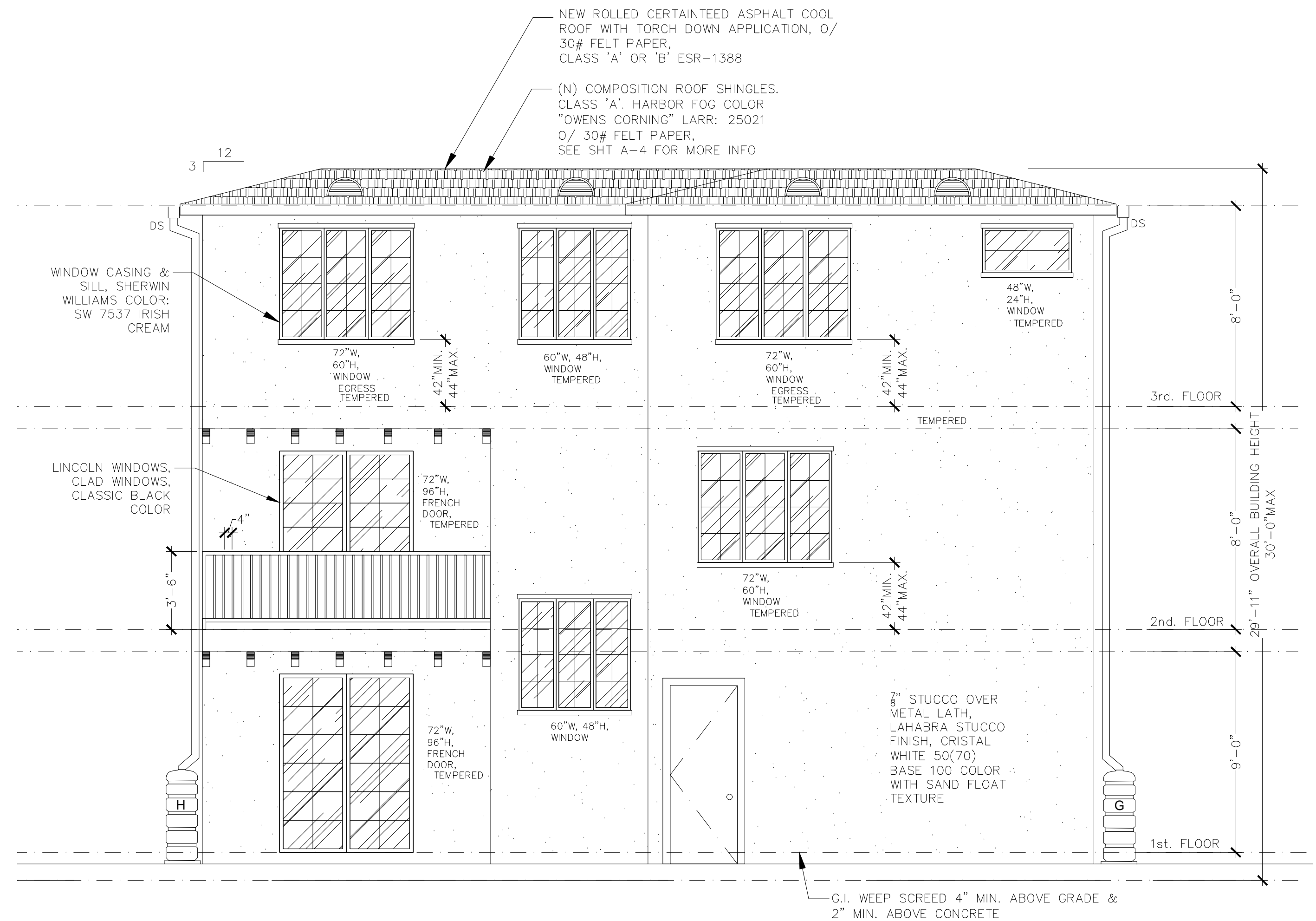
SHEET DESCRIPTION:

PROPOSED ROOF PLAN





**PROPOSED EAST ELEVATION**



**PROPOSED SOUTH ELEVATION**

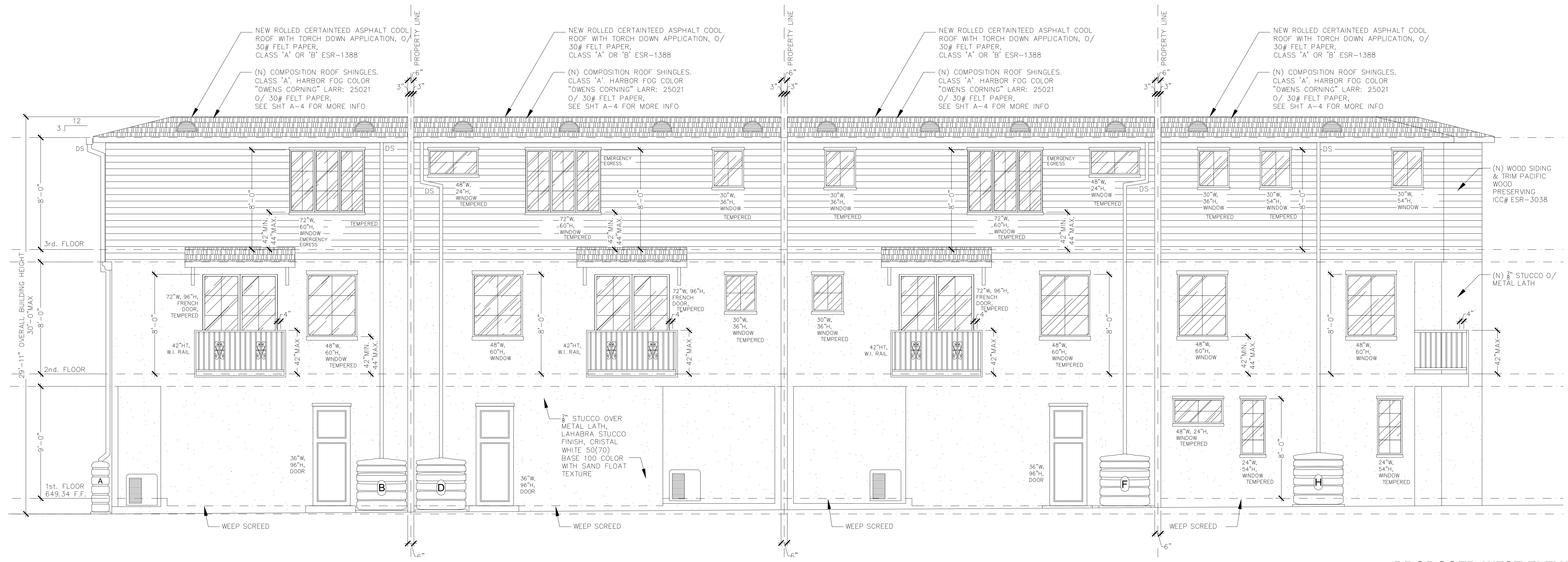
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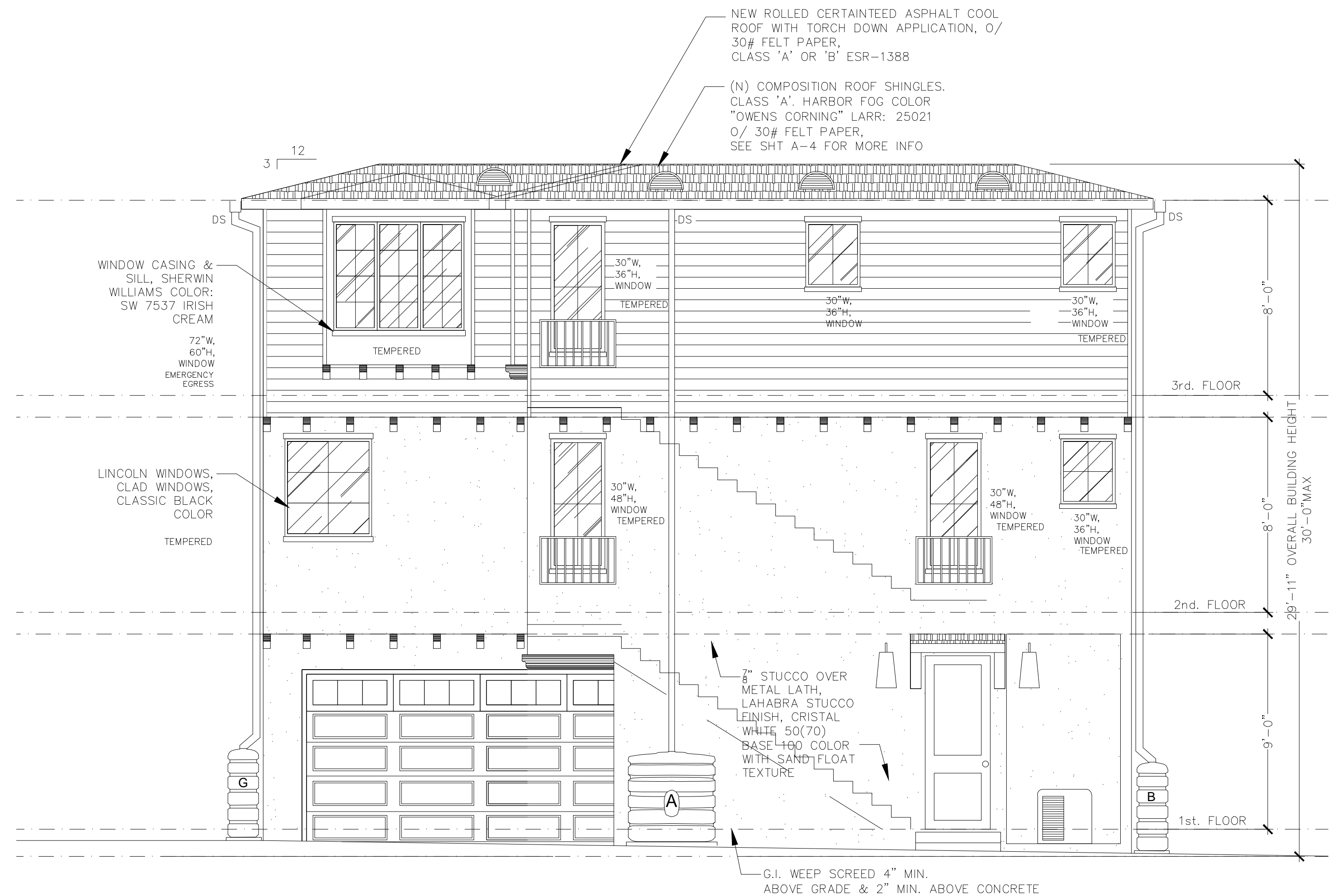
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SHEET DESCRIPTION:

**PROPOSED ELEVATIONS**



**PROPOSED WEST ELEVATION**



**PROPOSED NORTH ELEVATION**

4 New Unit Small Lot Subdivision for:

14540 Weddington Street, Sherman Oaks, CA

DRAWN BY:  
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ISSUE  
DATE  
SCALE  
1/4"=1'-0"

SHEET DESCRIPTION:  
PROPOSED  
ELEVATIONS