CITY OF LOS ANGELES

GRANADA HILLS SOUTH NEIGHBORHOOD COUNCIL

Joint Planning and Land Use Management Committee/General Board

MEETING AGENDA

Wednesday, July 17, 2019 Time: 7:00 PM

Granada Hills Charter High School Library, 10535 Zelzah Ave., Granada Hills, CA 91344

Committee Members

Maria Fisk, Chair	Brad Smith
Don Graham	Terri Weeks
Emayatzy Oliver	Larry Yoder

All agenda items are subject to discussion and possible action

I. Call to Order: (Chair)

II. Changes in Committee Membership, Roll Call and Stakeholder Introduction: (Chair)

III. Approval of the Minutes: June 19, 2019 Meeting

IV. Public Comment on Non-Agendized Items

V. New Business:

1. **Deemed-to-be Approved Conditional Use for Outdoor Patio with Specific Plan Compliance. Drive Through Entry Reconfiguration, El Pollo Loco, 10651 Balboa Blvd., Granada Hills, CA 91344:**
   Case Nos.: ZA-2019-718-PAD-DRB-SPP; ENV-2019-719-CE.

2. **Proposed Construction Use and Maintenance of a 45'0" Unmanned Wireless Facility, 17655 W. Devonshire St., Granada Hills, CA 91344**:
   Case Nos: ENV-201902793-CE; ZA-2019-2792-CUW.

3. **Motion for Consideration:**
   Council File 11-1705, Citywide Sign Regulations/Revision.
   http://clkrep.lacity.org/onlinedocs/2011/11-1705_rpt_CPC_12-18-2015.pdf
   https://planning.lacity.org/Ordinances/docs/CityWideSignOrd/CPC_Lod.pdf
   https://cityclerk.lacity.org/M.ClerkConnect/#CFIResult&ui-state=dialog
   The Granada Hills South Neighborhood Council Board fully supports Version B+ of the proposed Sign Ordinance as approved by City Planning commission on October 22, 2015 that:

   - Disapproves any amnesty for existing billboards that lack permits or have been altered in violation of their permits.
   - Disapproves the "grandfathering" of any sign districts that weren't approved or applied for in April, 2009, when the CPC approved the initial version of the new sign ordinance.

- Restricts any new off-site signs, including digital billboards, to sign districts in 22 areas zoned for high-intensity commercial use.
- Requires existing billboards to be taken down before any new off-site signs can go up in sign districts. The takedown ratio of existing signs to new signs would be 5 to 1 for conventional and 10 to 1 for digital.
- Sets administrative civil penalties for sign violators that will act as a real deterrent to illegal billboards and other signage.
- Prohibits off-site signage in city parks and recreation facilities.

Furthermore, we strongly oppose the placement of any new digital/electronic or static billboards outside of Sign Districts.

VI. Suggestions for Future Agenda Items:

1. **Proposed Remodel Exterior Building Per Specific Plan Requirements, Mountain View Tire, 16855 W. Devonshire St., North Hills, CA 91344:**
   Case Nos.: DIR-2019-2461-DRB-SPP; ENV-2019-2462-CE.

2. **Certificate of Compliance, 17320 W. Kingsbury St., Granada Hills, CA 91344:**
   Case No.: AA-2019-1994-COC.Certificate of compliance for a parcel in the R1-1XL-RFA.

VII. Update on Proposed (past and current) Land Use Legislation:

1. **Council File 12-0460-S4. Zoning Code/Reorganization of Administration Provisions (Processes and Procedures Ordinance)/Los Angeles Municipal Code (LAMC) Amendment:**
   http://clkrep.lacity.org/onlinedocs/2012/12-0460-S4_misc_10-26-2018.pdf
2. **Council File 19-0002-S117. SB 592 (Wiener) Housing Accountability Act/Amendment:**
   http://clkrep.lacity.org/onlinedocs/2019/19-0002-S117_reso_06-26-2019.pdf
   http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201920200SB592
3. **Council File 19-0400. SB4 (McGuire-Beal)/SB330 (Skinner) Land Use Regulatory Process and Zoning/Potential Impact:**
   http://clkrep.lacity.org/onlinedocs/2019/19-0400_CAF_06-14-2019.pdf
   https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201920200SB4
   https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200SB330
4. **AB 1279 (Bloom). Planning and Zoning/Housing Development/High Resources Areas:**
   http://www.leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200AB1279
5. **CPC-2018-4660-CA. Restaurant Beverage Program:**
   https://planning.lacity.org/ordinances/docs/RestaurantBeverageProgram/Ordinance.pdf
6. **Draft Citywide Design Guidelines:**
   https://planning.lacity.org/urbandesign/citywide_design_guidelines/

VIII. Committee Member Comments

IX. PLUM Committee Related Resources:

1. **Planning 101: Project Planning with Jane Choi:**
   https://www.youtube.com/watch?v=fEUHGnumOFQ&feature=youtu.be
2. **LA Dept. of Building and Safety Newsletter (quarterly) 2019:**
   https://www.ladbs.org/docs/default- source/publications/newsletters /2019/April2019Newsletter.pdf?sfvrsn=10
3. **City of Los Angeles Planning Department Newsletter (quarterly):**
   https://planning.lacity.org/Newsletters/2019_Spring.pdf

4. **Community Corner, Los Angeles Department of City Planning 2019:**
   https://planning.lacity.org/CommunityCorner_Newsletter/files/2019/jun.pdf
5. **Housing Progress Report 2019:**
   https://planning.lacity.org/documents/ExternalAffairs/HousingProgressRpt/2019_Q1.pdf
6. **City of Los Angeles Planning Department, Annual Report 2018:**
   https://planning.lacity.org/annualreports/2018AnnualReport.pdf
7. **City of Los Angeles Planning Department General Plan Update:**
   https://ourla2040.org
8. **City of Los Angeles Planning Department Comprehensive Revision of the Zoning Code:**
   https://recode.la/

X. Upcoming Events:

1. **PlanCheck NC:**
   Education programs and forums are held on the second Saturday of each month.10AM -1PM;
   Hollenbeck Police Station, 2111 East 1st St, Los Angeles;
   All interested stakeholders are invited to participate. http://plancheckncla.com/

2. **Valley Alliance of Neighborhood Councils (VANC):**
   Meetings are held on the second Thursday of each month. 6:30-10:00PM;
   Sherman Oaks Hospital, 4929 Van Nuys Blvd, Doctorôs conference room (validated parking).

XI. Adjournment

The public is requested to fill out a ñ**Speaker Card** ò to address the Planning and Land Use Management Committee (PLUMC) members on any item of the agenda prior to the committee members taking action on an item. Comments from the public on Agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the Agenda that is within the PLUMCôs subject matter jurisdiction will be heard during the Public comment period. Public comment is limited to 2 minutes per speaker, unless waived by the presiding officer of the PLUMC. Agenda is posted for public review at: **1)** Granada Hills Chamber of Commerce,17723 Chatsworth St. Granada Hills, CA 91344; and **2)** GHSNC Website: www.ghsnc.org. In compliance with Government Code section54957.5, non-exempt writings that are distributed to a majority or all of the committee members in advance of a meeting may be viewed at our website by clicking the following link: www.ghsnc.org, or at the scheduled meeting.

In addition, if you would like a copy of any record related to an item on the agenda, please contact Julie Carson at jcarson@ghsnc.org. 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. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the Neighborhood Council c/o the president, via e-mail to board@ghsnc.org or Richard Ray, Los Angeles Department on Disability, ADA Coordinator, at Richard.Ray@lacity.org or (213) 202-2753.

Meetings maybe recorded. **Note that** any stakeholder comments must be made during the appropriate public comment period, and either during an individualôs allotted time or if an individual stakeholder has been invited to speak by a board member. Audience members may not approach the board during a meeting except to hand out materials during the allotted speaking time, and then only with the permission of the presiding officer. If a stakeholder has any requests that cannot be addressed during the allotted speaking time, the items may be emailed to the board or to our Secretary.

Note that Government Code section 54957.9 provides: *In the event that any meeting is willfully interrupted by a group or groups of persons so as to render the orderly conduct of such meeting unfeasible and order cannot be restored by the removal of individuals who are willfully interrupting the meeting, the members of the legislative body conducting the meeting may order the meeting room cleared and continue in session. Only matters appearing on the agenda may be considered in such a session. Representatives of the press or other news media, except those participating in the disturbance, shall be allowed to attend any session held pursuant to this section. Nothing in this section shall prohibit the legislative body from establishing a procedure for readmitting an individual or individuals not responsible for willfully disturbing the orderly conduct of the meeting.*

Please note further that Penal Code section 403 states: ***Every person who, without authority of law, willfully disturbs or breaks up any assembly or meeting that is not unlawful in its character, other than an assembly or meeting referred to in Section 302 of the Penal Code or Section 18340 of the Elections Code, is guilty of a misdemeanor.*** The PLUMC reserves its rights to exercise appropriate remedies in the event of disruption of committee meetings.

APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number ZA-2019-718-PAD-DRB-SPP

Env. Case Number ENV-2019-719-CE

Application Type Deemed-To-Be-Approved Conditional Use and SP Project Permit Compliance

Case Filed With (Print Name) Steven Wechsler Date Filed 2-4-19

Application includes letter requesting:

☐ Waived hearing ☐ Concurrent hearing Related Case Number _____ ☐ Hearing not be scheduled on a specific date (e.g. vacation hold)

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
All terms in this document are applicable to the singular as well as the plural forms of such terms.
Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address[1] 10651 Balboa Boulevard Unit/Space Number _____

Legal Description[2] (Lot, Block, Tract) Lot 1 of Tract 27395 ARB 2

Assessor Parcel Number 2695-001-013 Total Lot Area 2.98

2. PROJECT DESCRIPTION

Present Use Restaurant

Proposed Use Restaurant

Project Name (if applicable) El Pollo Loco

Describe in detail the characteristics, scope and/or operation of the proposed project PPC to add an addition'l 250sf patio area incl metal canopy&re-config the drive-thru entry to accom the patio area&replace the awning&paint&4-24sf art boards&PAD for additiona'l 250sf patio area in C-1&re-config the drive-tru entry to accom the addition'l patio area

Additional information attached ☑ YES

Complete and check all that apply:

Existing Site Conditions

☐ Site is undeveloped or unimproved (i.e. vacant)

☑ Site has existing buildings (provide copies of building permits)

☐ Site is located within 500 feet of a freeway or railroad

☐ Site is located within 500 feet of a sensitive use (e.g. school, park)

[1] Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)
[2] Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

☐ Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

☐ Site has special designation (e.g. National Historic Register, Survey LA)

Proposed Project Information

(Check all that apply or could apply)

☐ Demolition of existing buildings/structures

☐ Relocation of existing buildings/structures

☐ Interior tenant improvement

☐ Additions to existing buildings

☐ Grading

☐ Removal of any on-site tree

☐ Removal of any street tree

☐ Removal of protected trees on site or in the public right of way

☑ New construction: 250 square feet

☐ Accessory use (fence, sign, wireless, carport, etc.)

☑ Exterior renovation or alteration

☐ Change of use and/or hours of operation

☐ Haul Route

☐ Uses or structures in public right-of-way

☐ Phased project

Housing Component Information

Number of Residential Units: Existing 0 – Demolish(ed)[3] 0 + Adding 0 = Total 0

Number of Affordable Units[4] Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0

Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0

Mixed Use Projects, Amount of Non-Residential Floor Area: 0 square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) ☐ YES ☑ NO

Is your project required to dedicate land to the public right-of-way? ☐ YES ☑ NO

If so, what is/are your dedication requirement(s)? n/a ft.

If you have dedication requirements on multiple streets, please indicate: n/a

3. **ACTION(S) REQUESTED**

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ YES ☑ NO

Authorizing Code Section 12.24.L

Code Section from which relief is requested (if any):

Action Requested, Narrative: Deemed to be approved (PAD) to allow a 250sf expansion of an existing 359sf outdoor patio area not permitted in a C-1 zoning designation

Authorizing Code Section 12.24.L

Code Section from which relief is requested (if any):

Action Requested, Narrative: Deemed to be approved (PAD) to allow the re-configuration of the existing drive-thru entry

Additional Requests Attached ☐ YES ☑ NO

[3] Number of units to be demolished and/or which have been demolished within the last five (5) years.

[4] As determined by the Housing and Community Investment Department

☐ Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

☐ Site has special designation (e.g. National Historic Register, Survey LA)

Proposed Project Information

(Check all that apply or could apply)

☐ Demolition of existing buildings/structures

☐ Relocation of existing buildings/structures

☐ Interior tenant improvement

☐ Additions to existing buildings

☐ Grading

☐ Removal of any on-site tree

☐ Removal of any street tree

☐ Removal of protected trees on site or in the public right of way

☑ New construction: 250 square feet

☐ Accessory use (fence, sign, wireless, carport, etc.)

☑ Exterior renovation or alteration

☐ Change of use and/or hours of operation

☐ Haul Route

☐ Uses or structures in public right-of-way

☐ Phased project

Housing Component Information

Number of Residential Units: Existing 0 – Demolish(ed)[3] 0 + Adding 0 = Total 0

Number of Affordable Units[4] Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0

Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0

Mixed Use Projects, Amount of Non-Residential Floor Area: 0 square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) ☐ YES ☑ NO

Is your project required to dedicate land to the public right-of-way? ☐ YES ☑ NO

If so, what is/are your dedication requirement(s)? n/a ft.

If you have dedication requirements on multiple streets, please indicate: n/a

3. **ACTION(S) REQUESTED**

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ YES ☑ NO

Authorizing Code Section Granada Hills Specific Plan Section 11.5.7.C

Code Section from which relief is requested (if any):

Action Requested, Narrative: Project Permit Compliance to add an additional 250 sf patio area incl metal canopy & re-work the drive-thru entry to accommodate the patio area, replace the existing awning, paint, & 4 24 sf art boards

Authorizing Code Section 16.50

Code Section from which relief is requested (if any):

Action Requested, Narrative: Design Review Board Review

Additional Requests Attached ☐ YES ☑ NO

[3] Number of units to be demolished and/or which have been demolished within the last five (5) years.

[4] As determined by the Housing and Community Investment Department

4. **RELATED DEPARTMENT OF CITY PLANNING CASES**

Are there previous or pending cases/decisions/environmental clearances on the project site? ☐ YES ☑ NO

If YES, list all case number(s) _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. n/a Ordinance No.: _____

☐ Condition compliance review
☐ Modification of conditions
☐ Revision of approved plans
☐ Renewal of entitlement
☐ Plan Approval subsequent to Master Conditional Use
☐ Clarification of Q (Qualified) classification
☐ Clarification of D (Development Limitations) classification
☐ Amendment to T (Tentative) classification

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☑ NO

Have you filed, or is there intent to file, a Subdivision with this project? ☐ YES ☑ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. **RELATED DOCUMENTS / REFERRALS**

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form n/a
b. Geographic Project Planning Referral provided
c. Citywide Urban Design Guidelines Checklist n/a
d. Affordable Housing Referral Form n/a
e. Mello Form n/a
f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form n/a
g. HPOZ Authorization Form n/a
h. Management Team Authorization n/a
i. Expedite Fee Agreement n/a
j. Department of Transportation (DOT) Referral Form n/a
k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) n/a
l. Order to Comply n/a
m. Building Permits and Certificates of Occupancy n/a
n. Hillside Referral Form n/a
o. Low Impact Development (LID) Referral Form (Storm water Mitigation) n/a
p Proof of Filing with the Housing and Community Investment Department n/a
q. Are there any recorded Covenants, affidavits or easements on this property? ☐ YES (provide copy) ☑ NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant[5] name Stephen Shaw

Company/Firm ADN Architects

Address: 1330 Olympic Blvd Unit/Space Number

City Santa Monica State CA Zip Code: 90404

Telephone (310) 773-7772 E-mail: steve@adnarch.com

Are you in escrow to purchase the subject property? ☐ YES ☐ NO

Property Owner of Record ☐ Same as applicant ☑ Different from applicant

Name (if different from applicant) DMR Group Holdings LLC

Address PO Box 17580 Unit/Space Number

City Beverly Hills State CA Zip Code: 90209

Telephone (213) 765-0574 E-mail:

Agent/Representative name Sheryl Brady

Company/Firm Permit Place

Address: 13400 Riverside Drive Unit/Space Number 202

City Sherman Oaks State CA Zip: 91423

Telephone (818) 786-8960 E-mail: sheryl@permitplace.com

Other (Specify Architect, Engineer, CEQA Consultant etc.)

Name

Company/Firm

Address: Unit/Space Number

City State Zip Code:

Telephone E-mail:

Primary Contact for Project Information ***(select only one)***

☐ Owner ☐ Applicant

☑ Agent/Representative ☐ Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

[5] An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

   - **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
   - **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
   - **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
   - **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.

b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.

c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.

d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.

Signature _____ Date 1/11/2019

Print Name David MESRI

Signature _____ Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement **Civil Code ' 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On January 11, 2019 before me, Preston S. Edwards Notary Public
(Insert Name of Notary Public and Title)

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

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

WITNESS my hand and official seal.

Preston S. Edwards (Seal)
Signature

CSP1 PRESTON S. EDWARDS
COMMISSION #2192692
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires May 18, 2021 CSP1

APPLICANT

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

   a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.

   b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

   c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required. .

   d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.

   e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.

   f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.

   g. I understand that if this application is denied, there is no refund of fees paid.

   i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

   i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below <u>does not</u> need to be notarized.

Signature: _____ Date: 1/28/2019

Print Name: Steve SHAW

OPTIONAL

NEIGHBORHOOD CONTACT SHEET

9. **SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

FINDINGS / SPECIALIZED REQUIREMENTS:

DEEMED-TO-BE-APPROVED CONDITIONAL USE (PAD), PLAN APPROVAL ZONE VARIANCE (PA), PLAN APPROVAL PUBLIC BENEFIT (PA) OR DIRECTOR'S DETERMINATION OPEN SPACE (OD)

ZONING CODE SECTIONS: Conditional Uses 12.24 M; Variances 12.27 U; Public Benefits 14.00, or Open Space 21.21 G

These Findings/Justification are a required attachment to the *DEPARTMENT OF CITY PLANNING APPLICATION (CP-7771.1).*

Public Notice Requirements: This entitlement requires notification of property owners abutting the project site. Please note the original or most recent decision letter may specify a different notice requirement that may be greater.

FINDINGS: You may attach additional sheets.

1. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.
   El Pollo Loco is located within an existing commercial center. It currently attracts locals from the immed area along w/patrons visiting the center. It provides jobs to local residents of the area. The return of this business to the local business economy will have a positive beneficial effect to the local tax base

2. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.
   El Pollo Loco provides a food venue in the area. The 250sf patio area addition will not impact the surrounding neighborhood area. Allowing the added patio area and the drive-through reconfiguration will not impact the public health, safety, and welfare of the surrounding area.

3. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.
   The site is within the Granada Hills Specific Plan and is within a Commercial designation. El Pollo Loco is located within an existing commercial retail center and said restaurant is in substantial conformance with the purpose, intent, and provisions of the City's General Plan

ADDITIONAL QUESTIONS: You may attach additional sheets if there is not enough room to answer in the spaces provided. Please answer all questions that are applicable.

1. Explain why this application is being filed at this time.
   Approved and developed prior to CUP being required

2. Is the application for a deemed-to-be-approved conditional use permit or a conditional use plan approval? Check one.

   ☑ Deemed to be Approved ☐ Plan Approval ☐ 12.21 G (Open Space)

3. What is the current zoning on the property? C-1

   What was the zoning when the building was built? C-1

ZA-2019-718

4. Subject property is level X sloping _____ rectangular _____ irregular-shaped _____ parcel of land.

5. Describe how the site is presently developed, including details such as square footage of buildings, occupancy loads, stories, number of seats, etc. If the site has been destroyed, provide detail of what was destroyed and what remains.
Existing Retail Shopping Center

6. Surrounding properties. Fill in the following matrix:

	zones	uses
Northerly	C-1	commercial
Southerly	R-1 & C-1	commercial & residential
Westerly	C-1	commercial
Easterly	C-1	commercial

7. If you are rebuilding, is it on the same foundation? Yes/No n/a Are you adding floor area? Yes/No Yes If yes, how much? 250 sq. ft. 11 %

8. Is a conditional use permit now on the property? Yes/No No
What section of the Municipal Code permits this use(s)? Section 12.24 n/a Attach a copy of all prior conditional use cases to this application.

9. Is the use site the same size it was when it was established? Yes/No Yes If the site has changed in size please explain.
n/a

10. Was the use discontinued for a year or more? Yes/No No If yes, please explain:
n/a

If the use was discontinued for a period less than one year, give dates.
n/a

11. How many parking spaces are now on the site? 176 How many parking spaces were on the site on the date that the use became established? 176 How many spaces will be required by Code for the proposed addition? 175 What will be the total number of parking spaces required by Code for this site, if the Plan is approved? 175

12. Improvements were originally permitted on 00191 Building Permit Number and Certificate of Occupancy issued on 8/30/2000 (Attach copies)

The Office of Zoning Administrative Research will primarily be based on business licenses, field check, prior cases and building permits. If you will provide a business license history, copies of building permits, certificates of occupancy and photographs, it will help the staff process this request. Please provide a list of all prior cases and plan approvals.
Permit # 00010-20000-00191

13. How many retail uses did you have originally? Retail Ctr How many are you proposing? n/a
Parking spaces to be provided? 176

14. Describe the public open space and recreational amenities available to the occupants of the project within a 500-foot radius.
None

El Pollo Loco
10651 Balboa Blvd
Granada Hills, CA 91344

Written Narrative

El Pollo Loco restaurant

The shopping center located at 10651 Balboa Blvd. within the boundaries of Sector A of the Granada Hills Specific Plan, includes a 2,000 square foot El Pollo Restaurant (54 seats) with drive-thru along with a 359 square foot outdoor patio area (10 seats).

El Pollo Loco restaurant is requesting both Granada Hills Specific Plan Project Permit Compliance and Deemed To Be Approved (PAD).

The improvements include:

- Outdoor Patio Area

An additional 250 square foot outdoor patio area (10 seats) will be added to an already existing 359 square foot outdoor patio area. Said area will include a new metal canopy. The proposed outdoor patio area will require new landscaping, concrete sidewalk pads, curbs, and low walls.

- Exterior

The exterior restaurant will be re-painted with its standard colors (earth tones and dark trim) with red lettering, and 4 - 24 square foot (4ft x 6 ft) art boards (2 boards on the east elevation and 2 boards on the west elevation) displaying a variety of fresh ingredients used to make El Pollo Loco's food. Also, a new black canvas awning will be located above all windows

- Interior

For informational purposes, new finishes, new seating package, and energy efficient lighting will be part of the interior improvements to the restaurant.

The above improvements to the existing El Pollo Restaurant are compatible with the Granada Hills Specific Plan Appendix A Design Guidelines and Design Elements for Buildings and Landscaping

As part of the proposed project , Deemed To Be Approved (PAD) is being requested to allow:

- 250sf expansion of an existing 359sf outdoor patio area originally not permitted in a C-1 zoning designation
- Re-configuration of the existing drive-thru to accommodate the expanded outdoor patio area

ZA-2019-718

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CITY CLERK'S USE

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY	COUNCIL DISTRICT
City of Los Angeles Department of City Planning	12

PROJECT TITLE	LOG REFERENCE
Pollo Loco Restaurant Patio Expansion ZA-2019-718	ENV-2019-719-CE

PROJECT LOCATION
10651 N. BALBOA BLVD., GRANADA HILLS CA 91344

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
Deemed to be Approved CU and SP Project Permit Compliance for Patio Seating Expansion

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
Permit Place

CONTACT PERSON	AREA CODE	TELEPHONE NUMBER	EXT.
Sheryl Brady	818	786-8960	

EXEMPT STATUS: (Check One)

STATE CEQA GUIDELINES

- ☐ MINISTERIAL — Sec. 15268
- ☐ DECLARED EMERGENCY — Sec. 15269
- ☐ EMERGENCY PROJECT — Sec. 15269 (b) & (c)
- ☒ CATEGORICAL EXEMPTION — Sec. 15300 *et seq.*

  Section **15301** Class **1** Category **5** (State CEQA Guidelines)
  Section _____ Class _____ Category _____ (State CEQA Guidelines)
- ☐ OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.

JUSTIFICATION FOR PROJECT EXEMPTION (Class 1): Additions to existing structures provided that the addition will not result in an increase of more than: (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or (2) 10,000 square feet if: (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and (B) The area in which the project is located is not environmentally sensitive.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE	TITLE	DATE

FEE:	RECEIPT NO.	REC'D. BY	DATE
$373.00	0202601117		

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-28-18

IF FILED BY THE APPLICANT:

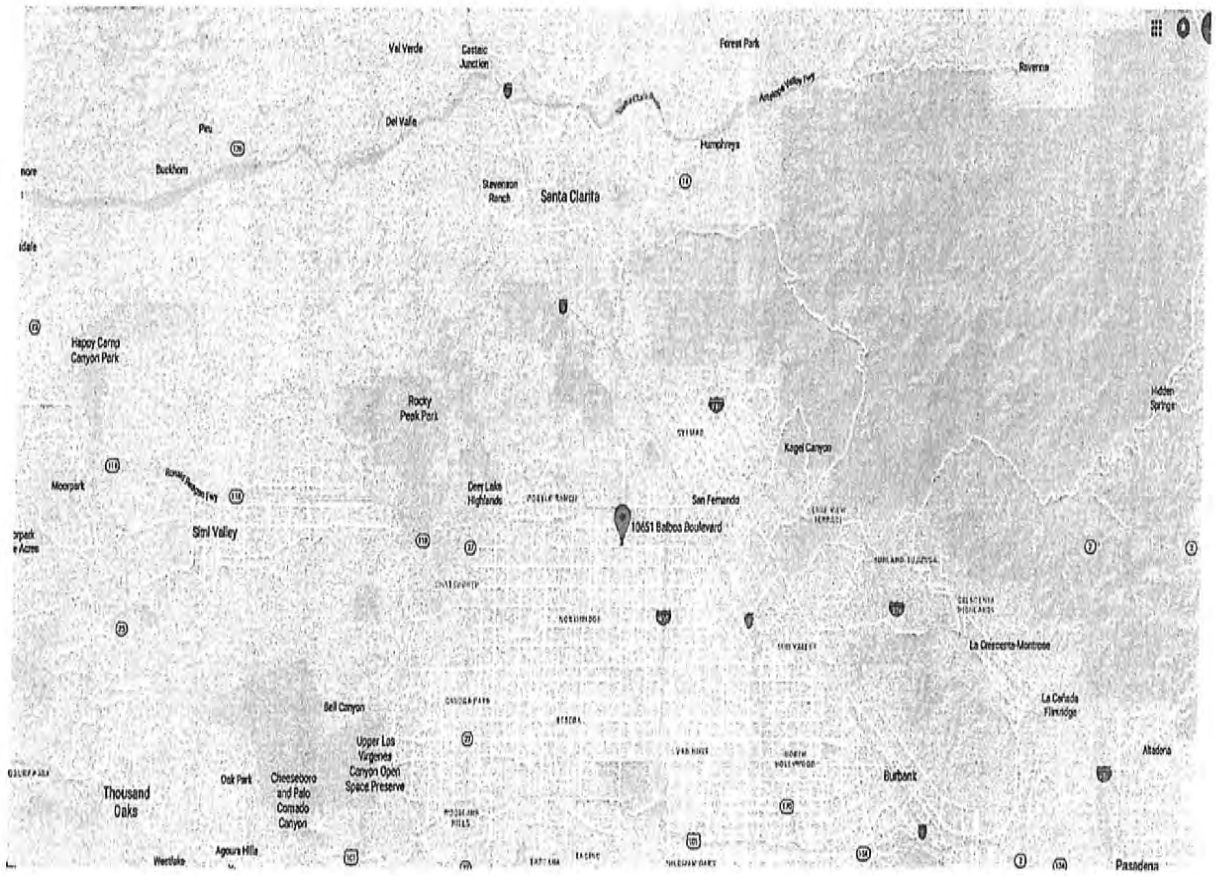
Sheryl Brady
NAME (PRINTED)

Feb 4, 2019
DATE

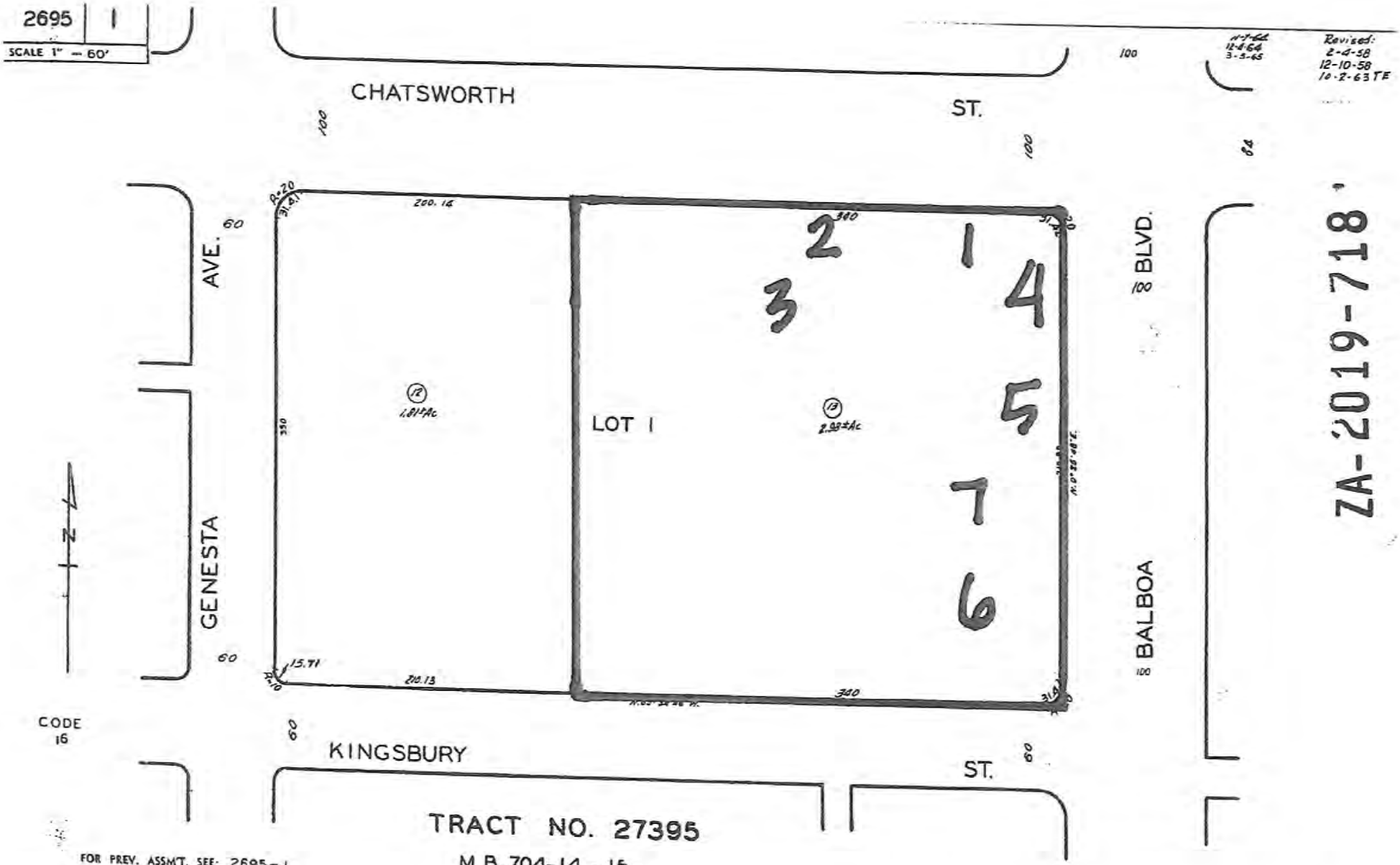
Sheryl Brady
SIGNATURE

Vicinity Map

10651 Balboa Blvd



ZA-2019-718


2695 | 1
SCALE 1" = 60'
CHATSWORTH ST.
100
11-1-62
12-4-64
3-5-65
Revised:
2-4-58
12-10-58
10-2-63 TE
AVE.
60
GENESTA
60
R=20
31.41
200.14
330
15.71
210.13
LOT 1
1.81±Ac
2.33±Ac
340
BLVD.
100
BALBOA
100
64
CODE
16
KINGSBURY ST.
60
60
TRACT NO. 27395
M.B. 704-14 - 15
FOR PREV. ASSM'T. SEE: 2695-1
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.
ZA-2019-718
INDEX MAP

Apollo Loco

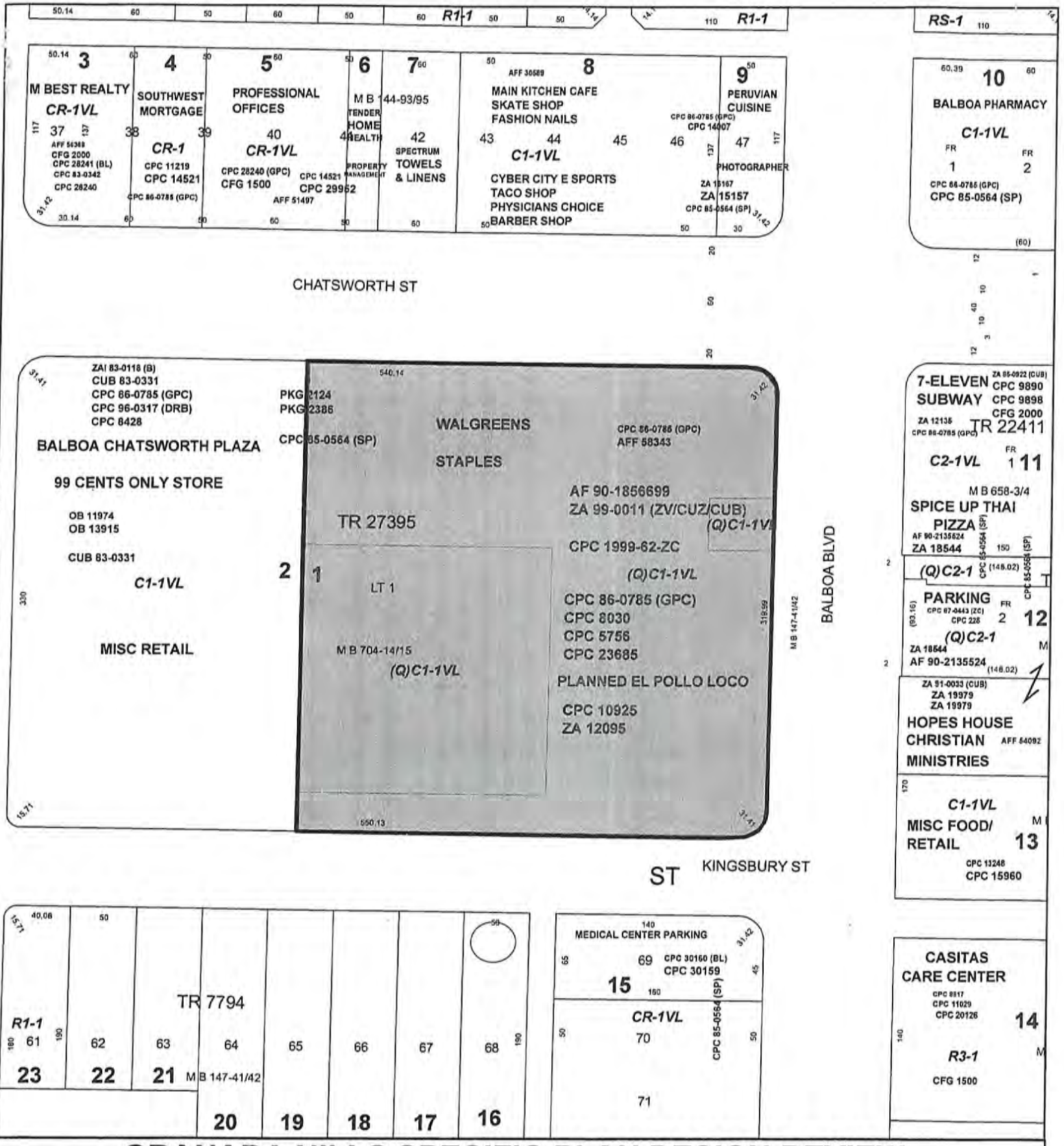
NO PARKING

3

4

5

STAPLES
HAIR PHOTO



GRANADA HILLS SPECIFIC PLAN DESIGN REVIEW

PROJECT ADDRESS:
10651 BALBOA BLVD
GRANADA HILLS, CA 91344
NET ACREAGE: 2.98
CENTERPOINT RADIUS MAPS
263 W OLIVE AVE # 193
BURBANK, CA 91502
818.220.5401
centerpointradiusmaps@gmail.com
DRAWN BY: J BOONE
DATE: 12-13-2018

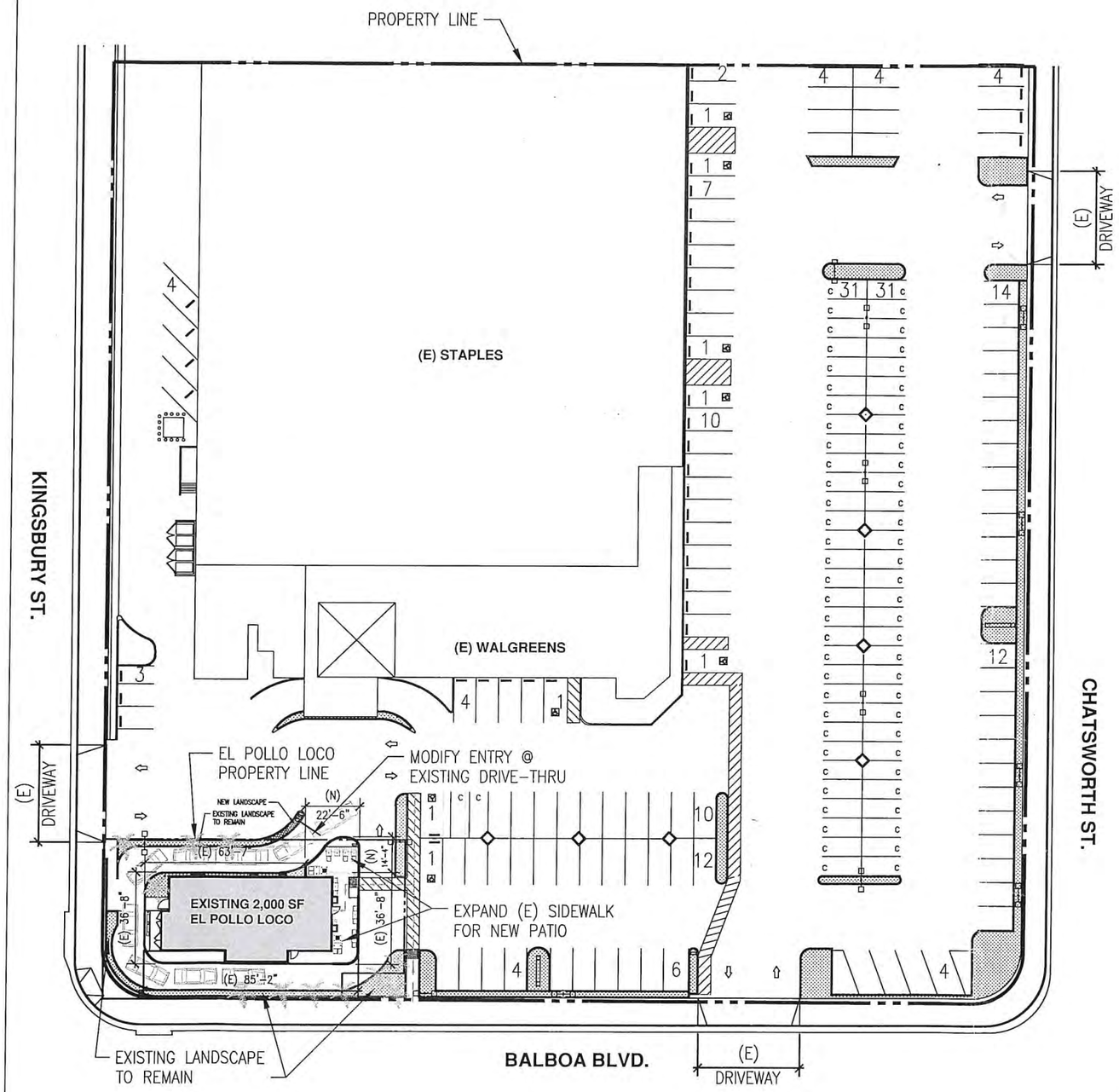
THOMAS BROTHERS:
PAGE: 501, GRID: C3
LEGAL:
LOT: LT 1
TRACT: TR 27395
M.B: 704 - 14 / 15
BLOCK: NONE
MAP SHEET: 207B133

ZA-2019-718

C.D: 12
C.T: 1113.01
P.A: GRANADA HILLS - KNOLLWOOD
USES: FIELD
CASE #: _____

SCALE: 1" = 100'

N



SITE ADDRESS:
10651 BALBOA BLVD
GRANADA HILLS, CA 91344

APN NUMBER:
2695-001-013

LEGAL DESCRIPTION:
TRACT NO 27395 2.98 MORE OR LESS ACS COM AT E TERMINUS OF A COURSE IN S LINE OF LOT 1 HAVING A BEARING OF N 8934'48" W AND LENGTH OF 550.13 FT TH N 8934'48" W 340 FT TH N 025'48" E TO N LINE OF SD LOT 1

BUILDING INFORMATION:
2,000 TOTAL SQ. FT. ONE-STORY BLDG (E) RESTAURANT.
NO PROPOSED CHANGE TO EXISTING FOOTPRINT OR INCREASE IN BLDG HEIGHT

SITE SQUARE FOOTAGE:
EL POLLO LOCO - 7,327 SF
SHOPPING CENTER INCLUDING EL POLLO LOCO - 137,158 SF

EXTERIOR SCOPE OF WORK:
-NEW CONCRETE SIDEWALK PAD, CURBS & LOW WALLS FOR NEW ADDITION 250 SF PATIO
-NEW PATIO FURNITURE
-RE-SKIN CANVAS AWNNG BLACK
-NEW METAL CANOPY AT NEW PATIO
-VERIFY PARKING ADA COMPLIANCE
-REPAINT BUILDING
-SIGNAGE SHOWN FOR REFERENCE ONLY (UNDER SEPARATE PERMIT)

PARKING ANALYSIS

REQUIRED:		
PER C/O ON PERMIT 00010-20000-00191	=	172 SPACES
ADDITION OF 250 SF PATIO	=	3 SPACES
TOTAL	=	175 SPACES
PROVIDED (EXISTING PARKING):		
STANDARD	=	107 SPACES
COMPACT	=	62 SPACES
ACCESSIBLE	=	7 SPACES
TOTAL	=	176 SPACES

W
S NORTH
E

LEGEND (SEE LANDSCAPE PLAN FOR MORE INFO)

EXISTING LANDSCAPE TO REMAIN

NEW LANDSCAPE

ZA-2019 7181

DRAWING NAME: PLOT PLAN	SCALE: 1:50'
PROJECT: EL POLLO LOCO GRANADA HILLS	

PLOT PLAN

a.n ARMÉT DAVIS NEWLOVE & ASSOCIATES AIA ARCHITECTS
1330 OLYMPIC BLVD.
SANTA MONICA CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

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PAGES: C1
DATE: 01/07/19

VERIFICATION LIST / KEY NOTES

SHADED ITEMS DO NOT APPLY TO THIS PROJECT

	ITEM	NOTES
SITE SIGNS – ALL SIGNAGE UNDER SEPARATE PERMIT		
1	REFACE EXISTING DIRECTIONAL SIGN	BY VENDOR, UNDER SEPARATE PERMIT
2	PAINT DIRECTIONAL SIGN POLE	SEE ELEV. FOR SPEC. MF1
3	RE-FACE EXISTING MONUMENT SIGN	BY VENDOR, UNDER SEPARATE PERMIT
4	NEW DIRECTIONAL SIGN, BY VENDOR.	BY VENDOR, UNDER SEPARATE PERMIT
~~5~~	~~MONUMENT SIGN – PAINT POLE~~	~~NOT USED~~ SEE ELEV. FOR SPEC. EP1
~~6~~	~~RE-FACE MONUMENT SIGN PER VISION SPEC'S~~	~~NOT USED~~ BY VENDOR
7	REPLACE BUILDING SIGNAGE WITH THE VISION PROTOTYPE SIGN PACKAGE – PATCH ALL HOLES WHERE OLD SIGNS WERE REMOVED, COORDINATE SIGN INSTALLATION WITH SIGN VENDOR.	SEE EXTERIOR ELEVATIONS. ALL SIGNAGE UNDER SEPARATE PERMIT
8	PAINT EXISTING DRIVE-THRU PREVIEW BOARD & MENU BOARD	SEE ELEV. FOR SPEC. MF1
GENERAL SITE, PARKING LOT, & TRASH ENCLOSURE		
9	PROVIDE NEW HEIGHT CLEARANCE BAR BY VENDOR .	CLEARANCE TO BE POSTED: 8'-0"
10	SLURRY SEAL PARKING LOT	
~~11~~	~~REMOVE & REPLACE (E) PATIO FURNITURE WITH NEW PER PLAN~~	~~NOT USED~~ COORDINATE WITH PROJECT MANAGER
12	PAINT ALL EXISTING SITE BOLLARDS RED	
13	RE-PAINT PARKING LOT STRIPING	
14	RE-PAINT CURBS	
15	PROVIDE NEW PATIO FURNITURE PER VISION SPECS. PER VENDOR	SEE C3 FOR EXTERIOR FURNITURE LAYOUT
16	SCRAPE/ PAINT EXISTING GUARDRAIL. REPAIR IF DAMAGED	SEE ELEV. FOR SPEC. MF1
17	PAINT EXISTING PARKING LOT LIGHT POLES & FIXTURES	MF1
18	PAINT EXISTING PARKING LOT LIGHT BASES	EP2
19	WATERBLAST EXISTING WHEELSTOPS. IF DAMAGED, REPLACE IN KIND, TYP.	
20	STEAM CLEAN CONCRETE PADS AT DRIVE-THRU LANE, ADA PARKING, WEST DRIVEWAY & TRASH ENCLOSURE	
21	STEAM CLEAN SIDEWALKS & ANY CURBS	
22	NEW 36" HIGH STUCCO LOW WALL AT PATIO	SEE DETAIL 8/C2
23	REPAIR AND/OR REPLACE ELECTRICAL PULL BOX IF REQ.	
24	NEW LANDSCAPING	
25	DEMO (E) SIDEWALK & CURBS. PROVIDE NEW 4" CONCRETE SIDEWALK PAD, CURB AND 36" LOW WALL FOR NEW PATIO	
26	STEAM CLEAN CONCRETE PAD AT (E) TRASH ENCLOSURE	
27	STEAM CLEAN (E) TRASH ENCLOSURE INTERIOR.	
28	PAINT (E) TRASH ENCLOSURE AND GATES TO MATCH BUILDING BODY COLOR.	WALLS (INTERIOR AND EXTERIOR) EP3 GATES EP1
~~29~~	~~REPAIR TRASH GATES~~	~~NOT USED~~ PAINT TO MATCH ENCLOSURE WALLS
~~30~~	~~REPLACE TRASH GATES~~	~~NOT USED~~
31	UPGRADE MISC. SITE SIGNAGE, ADA SIGNS, WARNING SIGNS, ETC.	TYP. THROUGHOUT SITE
LANDSCAPE		
32	EXISTING LANDSCAPING TO REMAIN. PROVIDE NEW GROUND COVER/GRAVEL TO MATCH EXISTING, AS REQ. TYP.	
33	REPLACE EXISTING EXTERIOR TRASH CAN W/NEW	TYP. (2) SINGLE UNIT W/ TRAY HOLDER
34	ADD FLOWERS/ COLOR LANDSCAPING TO MENU BOARD & PREVIEW BOARD AREA	
35	VERIFY EXISTING SPRINKLER SYSTEM/ DRIP IRRIGATION IN WORKING ORDER	RECONNECT AS REQ'D

FOR ALL FINISHES ◇ SEE A4 OR A5 FOR SPEC.

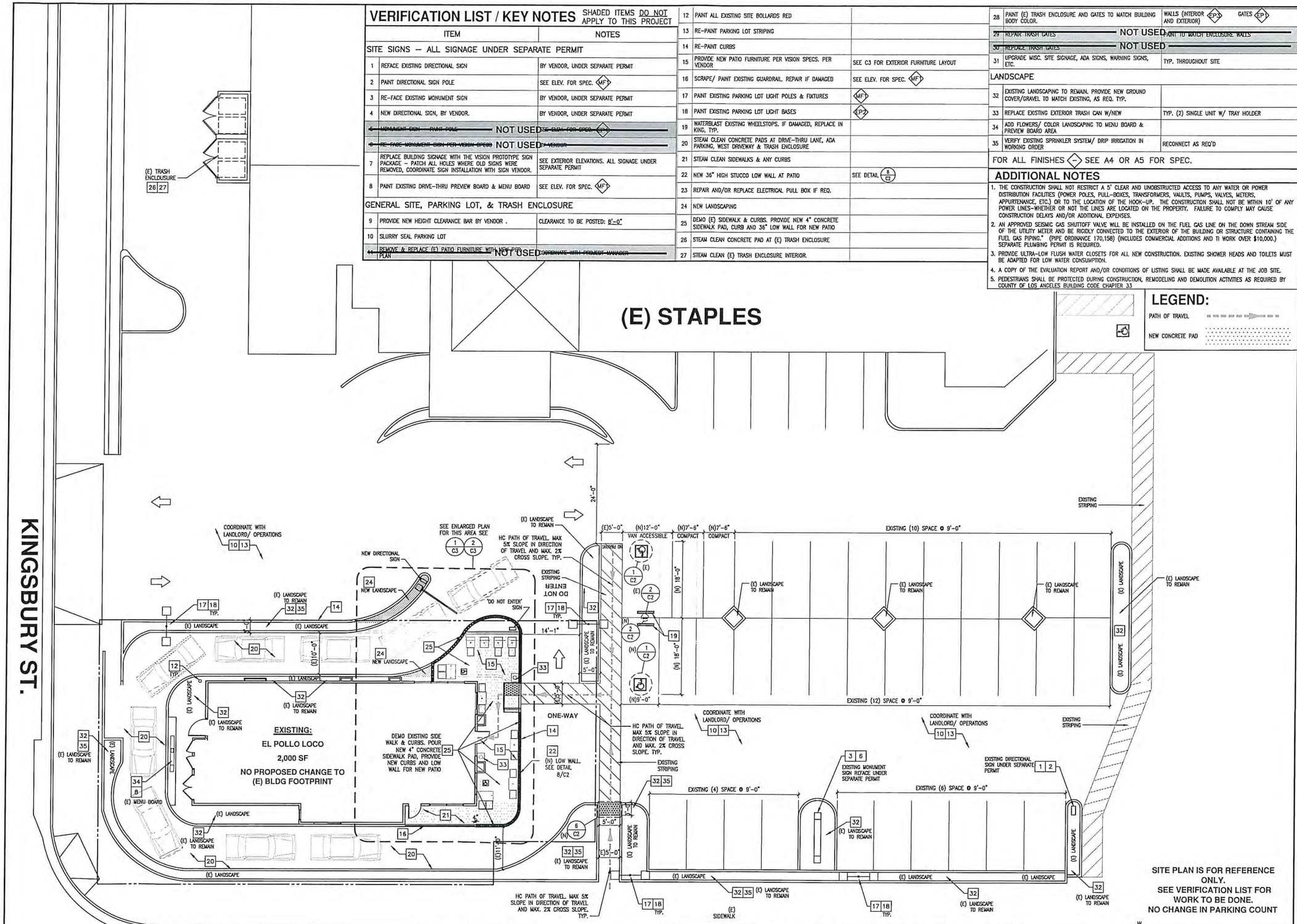
ADDITIONAL NOTES

1. THE CONSTRUCTION SHALL NOT RESTRICT A 5' CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCE, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN 10' OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED SEISMIC GAS SHUTTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING." (PIPE ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER $10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.
3. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
5. PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY COUNTY OF LOS ANGELES BUILDING CODE CHAPTER 33

LEGEND:

PATH OF TRAVEL

NEW CONCRETE PAD



SITE PLAN IS FOR REFERENCE ONLY.
SEE VERIFICATION LIST FOR WORK TO BE DONE.
NO CHANGE IN PARKING COUNT

PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

W S NORTH E

ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

REV.	DATE	DESCRIPTION
	01/09/2018	PLAN CHECK REVISION #1

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LICENSED ARCHITECT PAUL W. DAVIS C-26602 STATE OF CALIFORNIA

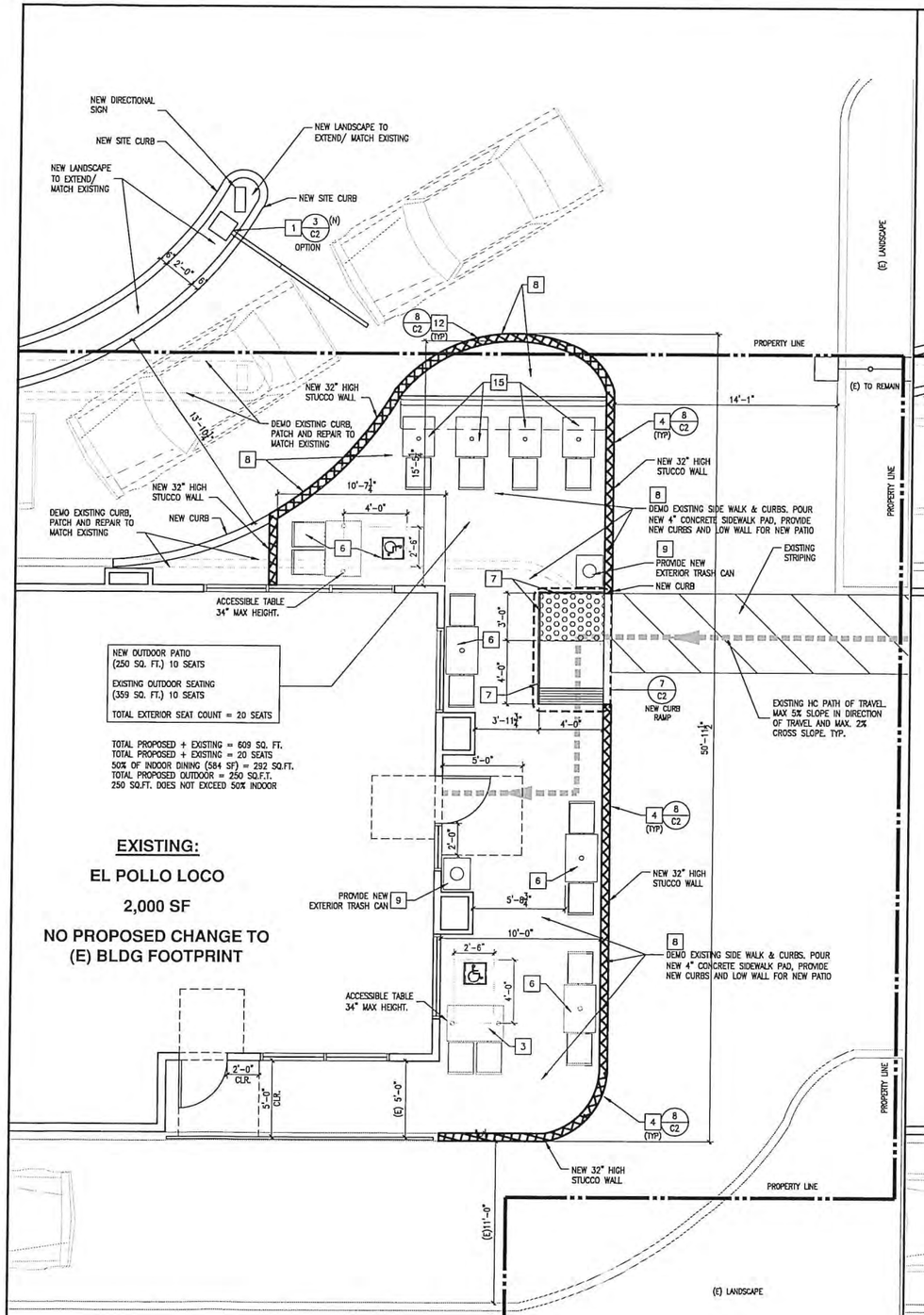
El Pollo Loco

LOCATION
VISION REMODEL
STORE #3532
10651 BALBOA BLVD.
GRANADA HILLS, CA 91344

DATE	
08/01/17	
JOB NO.	
17-3532	
DRAWN BY	CHECKED BY
JN	PD/ TF

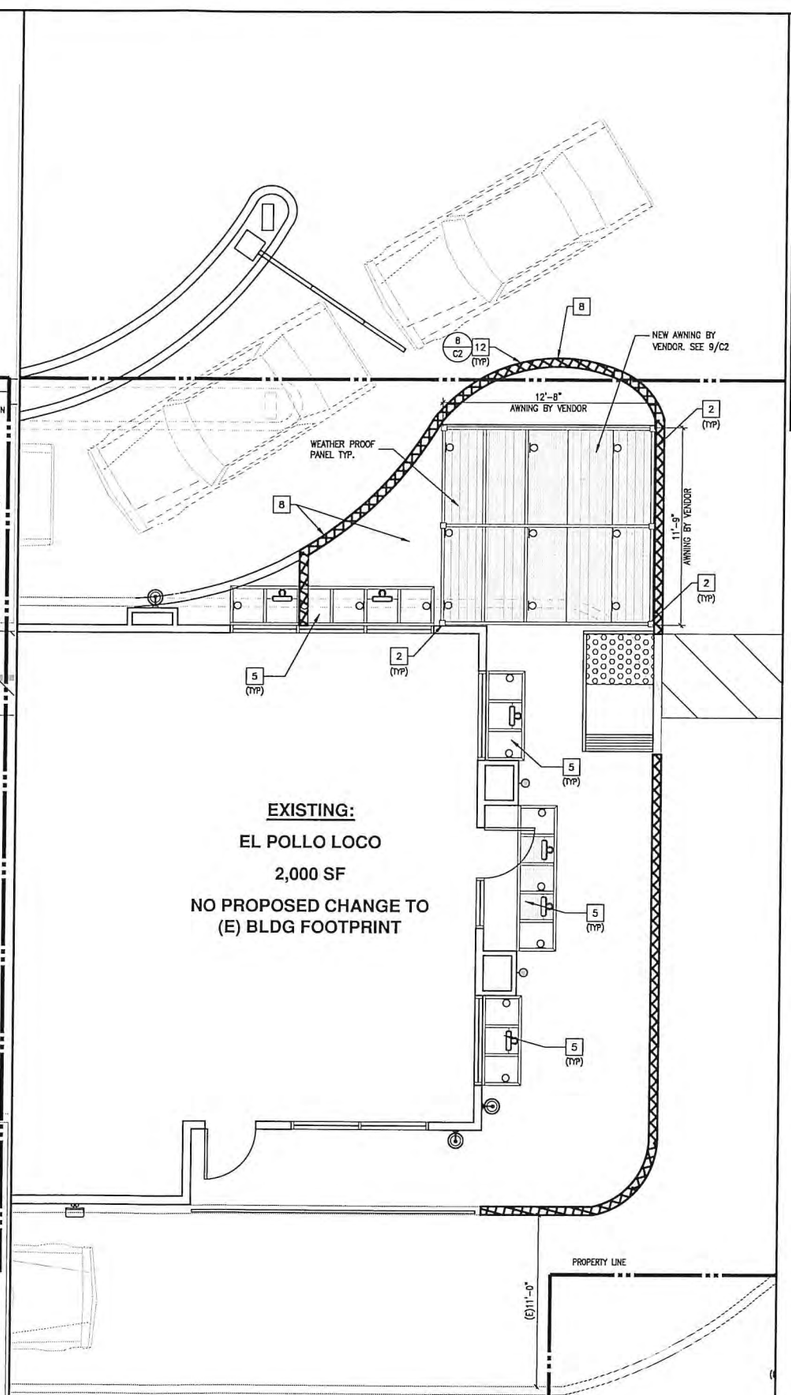
SITE PLAN

C1



1 - ENLARGED SITE PLAN (SEATING)

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



2 - ENLARGED SITE PLAN (AWNING)

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

SITE PLAN IS FOR REFERENCE ONLY.
SEE VERIFICATION LIST FOR WORK TO BE DONE.
NO CHANGE IN PARKING COUNT

W / S / NORTH / E

VERIFICATION LIST / KEY NOTES

SHADED ITEMS DO NOT APPLY TO THIS PROJECT

	ITEM	NOTES
	SITE SIGNS – ALL SIGNAGE UNDER SEPARATE PERMIT	
	GENERAL SITE, PARKING LOT, & TRASH ENCLOSURE	
1	PROVIDE NEW HEIGHT CLEARANCE BAR BY VENDOR .	CLEARANCE TO BE POSTED: 8'-0"
2	4X4 STEEL COLUMN BY VENDOR TYP.	
3	REMOVE & REPLACE (E) PATIO FURNITURE WITH NEW PER VISION SPECS. PER VENDOR	
4	NEW 32" HIGH STUCCO WALL	SEE DETAIL 8/C2
5	NEW OPEN AIR AWNING PER VISION SPECS BY VENDOR	
6	PROVIDE NEW PATIO FURNITURE PER VISION SPECS. PER VENDOR	
7	NEW GUARDRAIL	SEE ELEV. FOR SPEC. EP-1
8	DEMO EXISTING SIDE WALK & CURBS. POUR NEW 4" CONCRETE SIDEWALK PAD, PROVIDE NEW CURBS AND LOW WALL FOR NEW PATIO	
9	PROVIDE NEW EXTERIOR TRASH UNIT	
10	SAND & PAINT EXISTING RAILING. REPAIR DAMAGED/BENT AREAS	MF-1

FOR ALL FINISHES ◇ SEE A4 OR A5 FOR SPEC.

ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

REV.	DATE	DESCRIPTION
	01/09/2018	PLAN CHECK REVISION #1

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REGISTERED ARCHITECT PAUL W. DAVIS C-28602 STATE OF CALIFORNIA

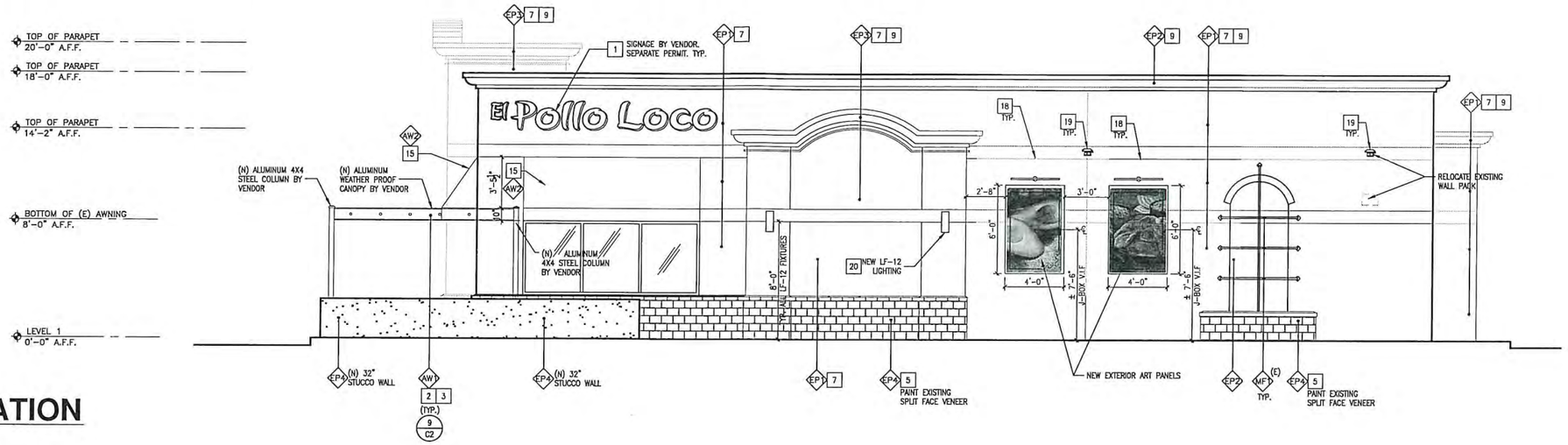
El Pollo Loco

LOCATION
VISION REMODEL
STORE #3532
10651 BALBOA BLVD.
GRANADA HILLS, CA 91344

DATE 08/01/17
JOB NO. 17-3532
DRAWN BY JN
CHECKED BY PD/ TF

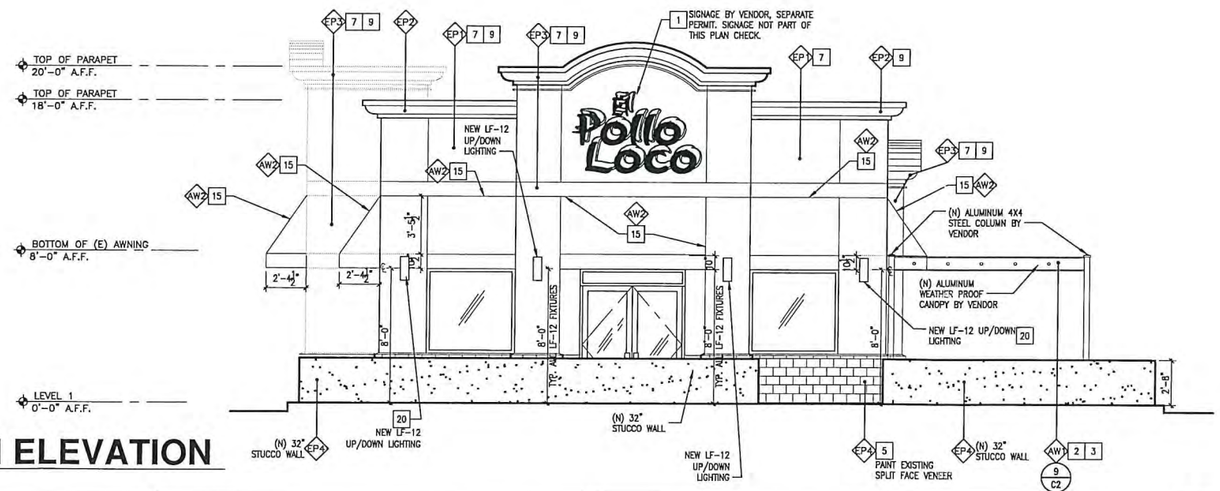
ENLARGED SITE PLAN

C3



WEST ELEVATION

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



NORTH ELEVATION

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

NOTE:
- EXISTING AWNINGS TO REMAIN. RE-SKIN WITH BLACK CANVAS PER VENDOR. CANVAS SHALL BE OF NON-COMBUSTIBLE MATERIAL

LEGEND

- EP1 — PPG – PPG1019-3-LEGENDARY STUCCO = EXTERIOR GRADE EGGSHELL FINISH DOORS = EXTERIOR GRADE SEMI-GLOSS FINISH
- EP2 — PPG – PPG13-10 CANDY APPLE STUCCO = EXTERIOR GRADE EGGSHELL FINISH DOORS = EXTERIOR GRADE SEMI-GLOSS FINISH
- EP3 — PPG – PPG1020-6 WICKER BASKET STUCCO = EXTERIOR GRADE EGGSHELL FINISH DOORS = EXTERIOR GRADE SEMI-GLOSS FINISH
- EP4 — PPG – PPG1076-7 GROUND COFFEE STUCCO = EXTERIOR GRADE EGGSHELL FINISH DOORS = EXTERIOR GRADE SEMI-GLOSS FINISH
- MF — PPG – A2009 BLACK MICA (#30BB 05/022) FLAT
- AW1 — BY VENDOR: FINISH TO MATCH MF-1
- AW2 — SUNBRELLA SUPREME BLACK WITH LINEN FLOCK 9408-001

VERIFICATION LIST

	ITEM	NOTES
BUILDING SIGNS – UNDER SEPARATE PERMIT		
1	INSTALL ALL BUILDING SIGNAGE PER VISION DESIGN SPECS	SIGNAGE UNDER SEPARATE PERMIT, SHOWN FOR REFERENCE ONLY. PATCH/REPAIR WHERE EXISTING SIGNS WHERE REMOVED.
BUILDING EXTERIOR		
2	NEW OPEN-AIR METAL CANOPY BY VENDOR. PROVIDE WEATHERPROOF PANELS OVER NEW PATIO AREA	SEE RCP A2 FOR SIZE. G.C TO VERIFY & COORDINATE W/ VENDOR FIELD DIMENSIONS AW1
3	LF-16 DOWN LIGHT IN AWNING. PREFABRICATED BY VENDOR, INCLUDED WITH AWNING.	SEE LIGHTING LEGEND ON SHEET A2 FOR SPEC. CONNECT TO EXISTING EXTERIOR LIGHTING CIRCUIT.
~~4~~	~~LF-15 UP LIGHT AT AWNING TO ILLUMINATE DECORATIVE TILE. INCLUDED WITH AWNING, BY VENDOR~~	NOT USED — ~~SEE LIGHTING LEGEND ON SHEET A2 FOR SPEC. CONNECT TO EXISTING EXTERIOR LIGHTING CIRCUIT.~~
5	PAINT EXISTING SPLIT FACE VENEER BLOCK	PREP SURFACES TO RECEIVE NEW PAINT EP4
~~6~~	~~INSTALL NEW MOSAIC PANEL BY VENDOR. G.C TO VERIFY DIMENSIONS IN FIELD AND COORDINATE WITH VENDOR~~	NOT USED — ~~SEE A2~~
7	PAINT BUILDING EXTERIOR PER VISION DESIGN SPECS. SEE LEGEND / ELEVATION DRAWINGS	PREP PAINTED SURFACE TO RECEIVE BROWN COAT & FINISH STUCCO, TEXTURE TO MATCH EXISTING.
8	PAINT EXISTING/NEW FLASHING CAP AT PARAPET, TYP. ENTIRE BUILDING.	MF
9	PAINT EXISTING STUCCO CORNICE & VENEER CAP	PATCH/ REPAIR AS REQUIRED. STUCCO BAND & VENEER CAP TO REMAIN, TYP. AT CORNERS.
~~10~~	~~PAINT METAL OVERHANG TO MATCH MF-1~~	NOT USED — ~~SEE A2~~
~~11~~	~~PAINT METAL OVERHANG TO MATCH MF-1~~	NOT USED — ~~SEE A2~~
12	PAINT EXISTING WINDOW MULLION AND/OR DOOR FRAME	TO MATCH MF
~~13~~	~~DEMO (E) ARCH, PATCH & REPAIR WHERE NEW~~	NOT USED
14	NEW OPEN-AIR METAL AWNING BY VENDOR. PROVIDE WEATHERPROOF PANELS OVER ENTRIES & ANCHOR TO WINDOW.	NOT USED — SEE A2 FOR SIZE. AW1 A5
15	EXISTING AWNING FRAME TO REMAIN. RE-SKIN WITH BLACK CANVAS PER VENDOR	FINISH AND COLOR SEE AW2
~~16~~	~~LF-16 DOWN LIGHT IN AWNING. PREFABRICATED BY VENDOR, INCLUDED WITH AWNING.~~	NOT USED — ~~SEE LIGHTING LEGEND ON SHEET A2 FOR SPEC. CONNECT TO EXISTING EXTERIOR LIGHTING CIRCUIT.~~
~~17~~	~~LF-15 UP LIGHT AT AWNING TO ILLUMINATE DECORATIVE TILE. INCLUDED WITH AWNING, BY VENDOR.~~	NOT USED — ~~SEE LIGHTING LEGEND ON SHEET A2 FOR SPEC. CONNECT TO EXISTING EXTERIOR LIGHTING CIRCUIT.~~
18	LF-14 DOWN LIGHT AT ARCHITECTURAL ARTWORK FEATURE.	SEE LIGHTING LEGEND ON SHEET A2 FOR SPEC. CONNECT TO EXISTING EXTERIOR LIGHTING CIRCUIT.
19	REPLACE/RELOCATE EXISTING WALL PACK LIGHT WITH NEW LF-17 FIXTURE	SEE LIGHTING LEGEND ON SHEET A2 FOR SPEC. CONNECT TO EXISTING EXTERIOR LIGHTING CIRCUIT.
20	LF-12 UP/DOWN CYLINDRICAL WALL SCONCE	SEE LIGHTING LEGEND ON SHEET A2 FOR SPEC. CONNECT TO EXISTING EXTERIOR LIGHTING CIRCUIT.

ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452 5533 FAX 310 450 4742

REV.	DATE	DESCRIPTION
	01/09/2018	PLAN CHECK REVISION #1

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LICENSED ARCHITECT — RANDALL K. DAVIS — C-28602 — STATE OF CALIFORNIA

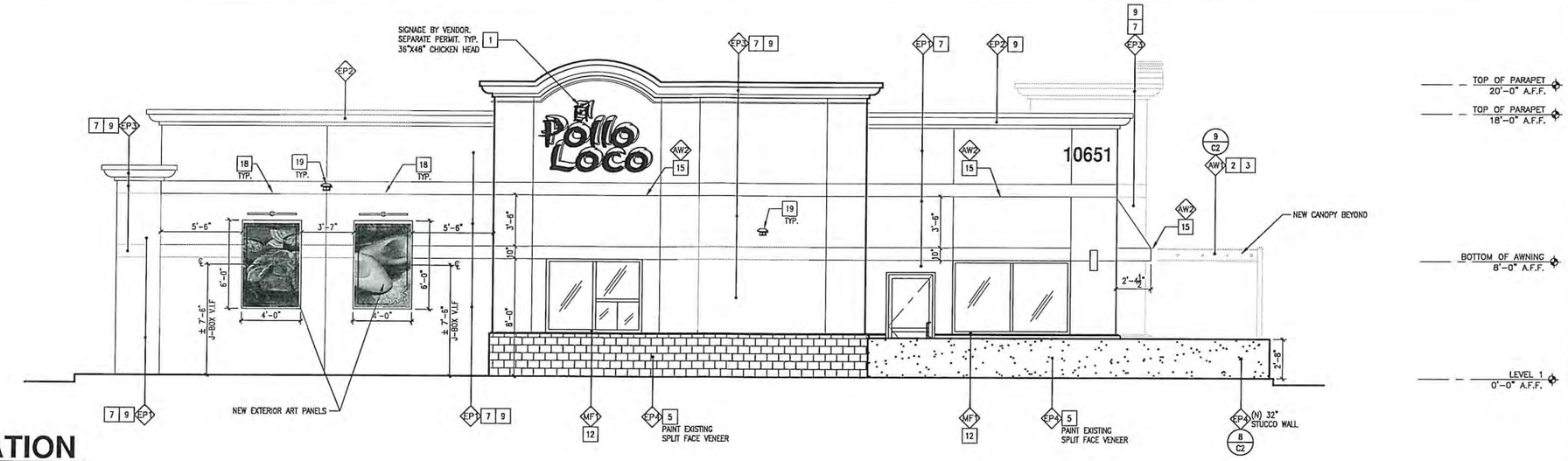
El Pollo Loco

LOCATION
VISION REMODEL
STORE #3532
10651 BALBOA BLVD.
GRANADA HILLS, CA 91344

DATE: 08/01/17
JOB NO.: 17-3532
DRAWN BY: JN
CHECKED BY: PD/ TF

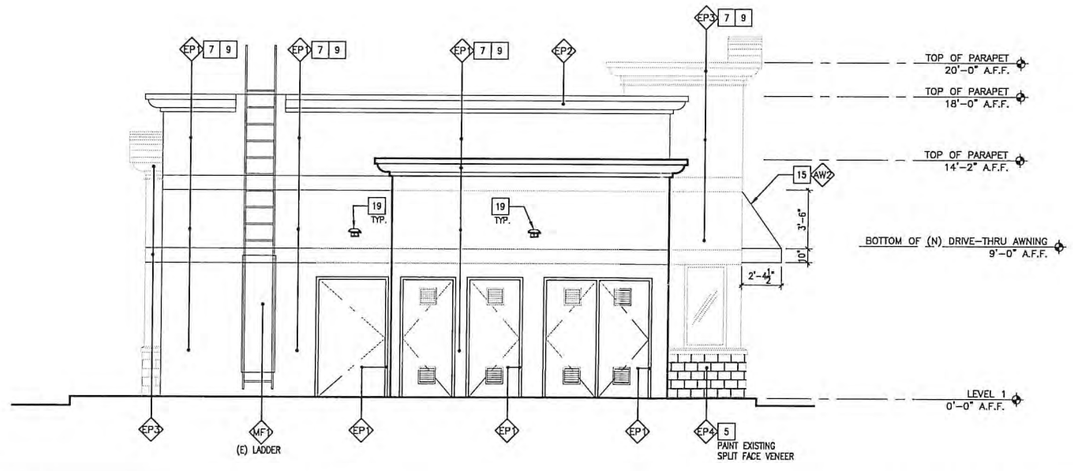
ELEVATIONS

A4



EAST ELEVATION

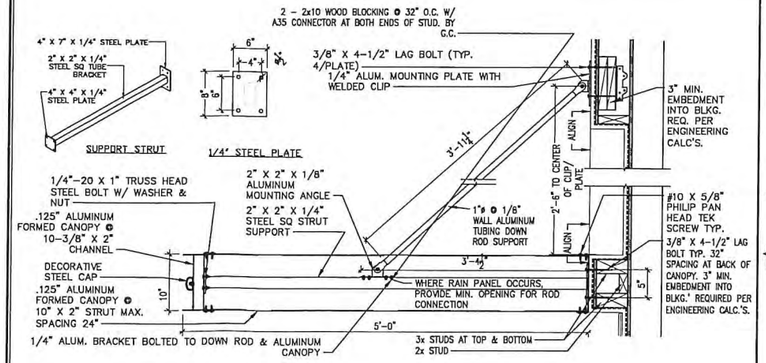
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

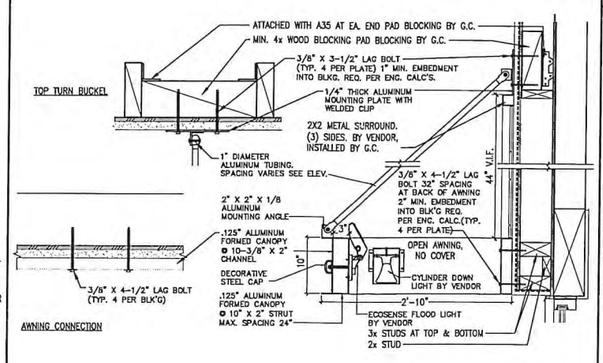
SCALE: 1/4" = 1'-0"

NOTE:
- EXISTING AWNINGS TO REMAIN. RE-SKIN WITH BLACK CANVAS PER VENDOR. CANVAS SHALL BE OF NON-COMBUSTIBLE MATERIAL



2/A5 CANOPY AT DRIVE-THRU

SCALE: N.T.S.



1/A5 AWNING

SCALE: N.T.S.

LEGEND

- EP1 — PPG1019-3-LEGENDARY STUCCO = EXTERIOR GRADE EGGSHELL FINISH DOORS = EXTERIOR GRADE SEMI-GLOSS FINISH
- EP2 — PPG — PPG13-10 CANDY APPLE STUCCO = EXTERIOR GRADE EGGSHELL FINISH DOORS = EXTERIOR GRADE SEMI-GLOSS FINISH
- EP3 — PPG — PPG1020-6 WICKER BASKET STUCCO = EXTERIOR GRADE EGGSHELL FINISH DOORS = EXTERIOR GRADE SEMI-GLOSS FINISH
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~~6~~	~~INSTALL NEW MOSAIC PANEL BY VENDOR. G.C. TO VERIFY DIMENSIONS IN FIELD AND COORDINATE WITH VENDOR~~	~~MF1~~ NOT USED
7	PAINT BUILDING EXTERIOR PER VISION DESIGN SPECS. SEE LEGEND / ELEVATION DRAWINGS	PREP PAINTED SURFACE TO RECEIVE BROWN COAT & FINISH STUCCO, TEXTURE TO MATCH EXISTING.
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~~10~~	~~2X2 METAL SURROUND TO MATCH MF-1~~	~~1/A5~~ NOT USED
~~11~~	~~2X6 METAL SURROUND TO MATCH MF-1~~	~~2/A5~~ NOT USED
12	PAINT EXISTING WINDOW MULLION AND/OR DOOR FRAME	TO MATCH MF1
~~13~~	~~DEMO (E) ARCH PATCH & REPAIR WHERE NEEDED~~	~~NOT USED~~
~~14~~	~~NEW OPEN-AIR METAL AWNING BY VENDOR. PROVIDE WEATHERPROOF PANELS OVER ENTRIES & ENTRY THRU WINDOW.~~	~~SEE RCP A2 FOR SIZE. AW1 1/A5~~ NOT USED
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ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS
1230 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310.452.5533 FAX 310.450-4742

REV.	DATE	DESCRIPTION
	01/09/2018	PLAN CHECK REVISION #1

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LICENSED ARCHITECT RAHUL N. DESAI C-28602 STATE OF CALIFORNIA

El Pollo Loco

LOCATION
VISION REMODEL
STORE #3532
10651 BALBOA BLVD.
GRANADA HILLS, CA 91344

DATE 08/01/17
JOB NO. 17-3532
DRAWN BY JN
CHECKED BY PD/ TF

ELEVATIONS

A5

WEST ELEVATION

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

NORTH ELEVATION

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

LEGEND

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  STUCCO = EXTERIOR GRADE EGGSHELL FINISH
  DOORS = EXTERIOR GRADE SEMI-GLOSS FINISH
- EP2 — PPG – PPG13-10 CANDY APPLE
  STUCCO = EXTERIOR GRADE EGGSHELL FINISH
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- EP3 — PPG – PPG1020-6 WICKER BASKET
  STUCCO = EXTERIOR GRADE EGGSHELL FINISH
  DOORS = EXTERIOR GRADE SEMI-GLOSS FINISH
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- AW1 — BY VENDOR: FINISH TO MATCH MF-1
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LICENSED ARCHITECT PAUL K. DAVIS C-28602 RENEWAL 08/31/19 STATE OF CALIFORNIA

LOCATION
VISION REMODEL
STORE #3532
10651 BALBOA BLVD.
GRANADA HILLS, CA 91344

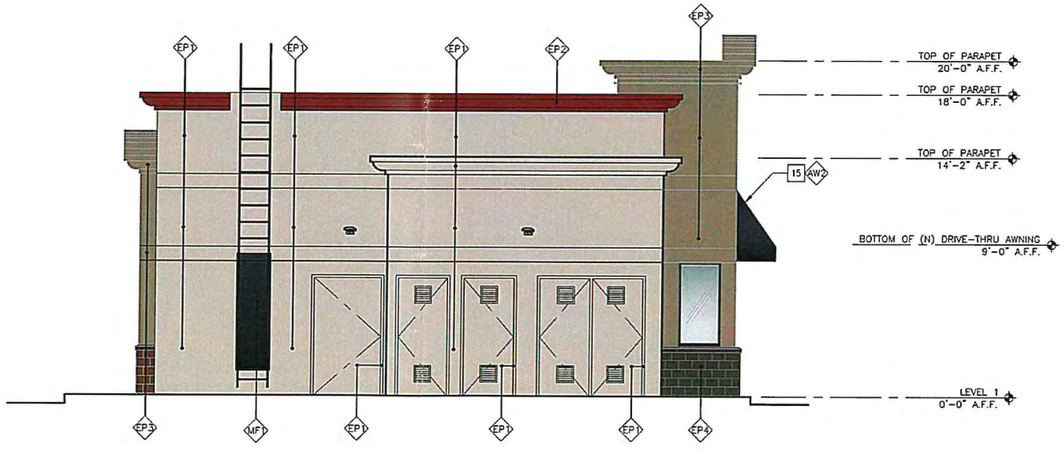
DATE	
08/01/17	
JOB NO.	
17-3532	
DRAWN BY	CHECKED BY
JN	PD/ TF

ELEVATIONS

A4

EAST ELEVATION

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



SOUTH ELEVATION

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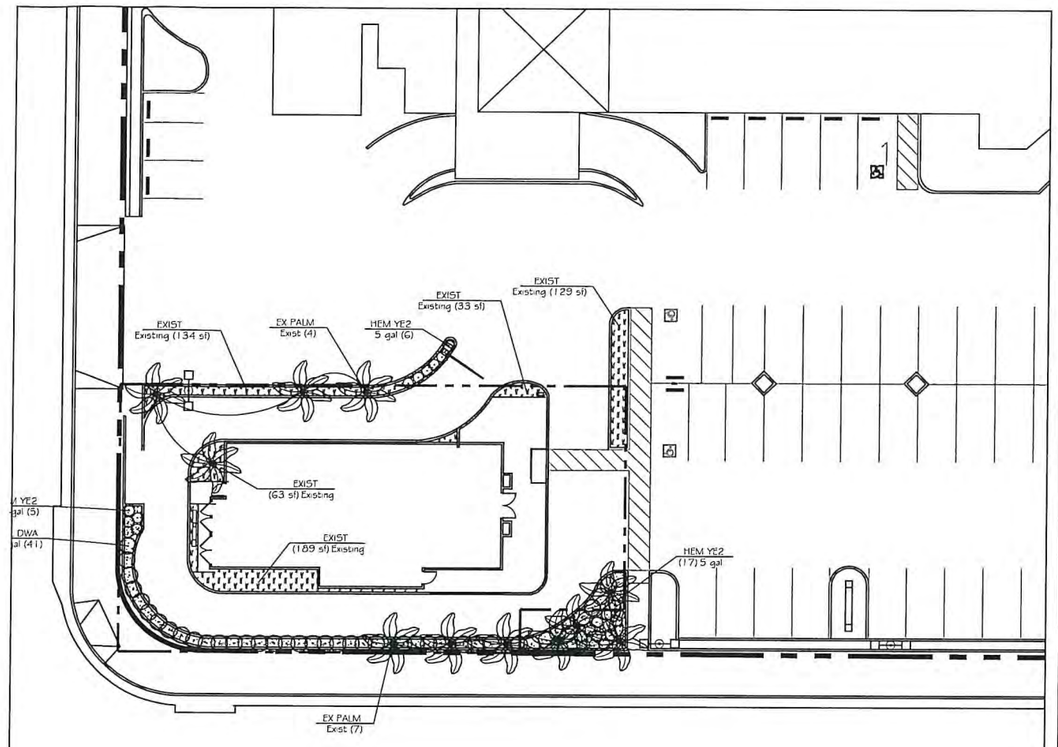
ELEVATIONS

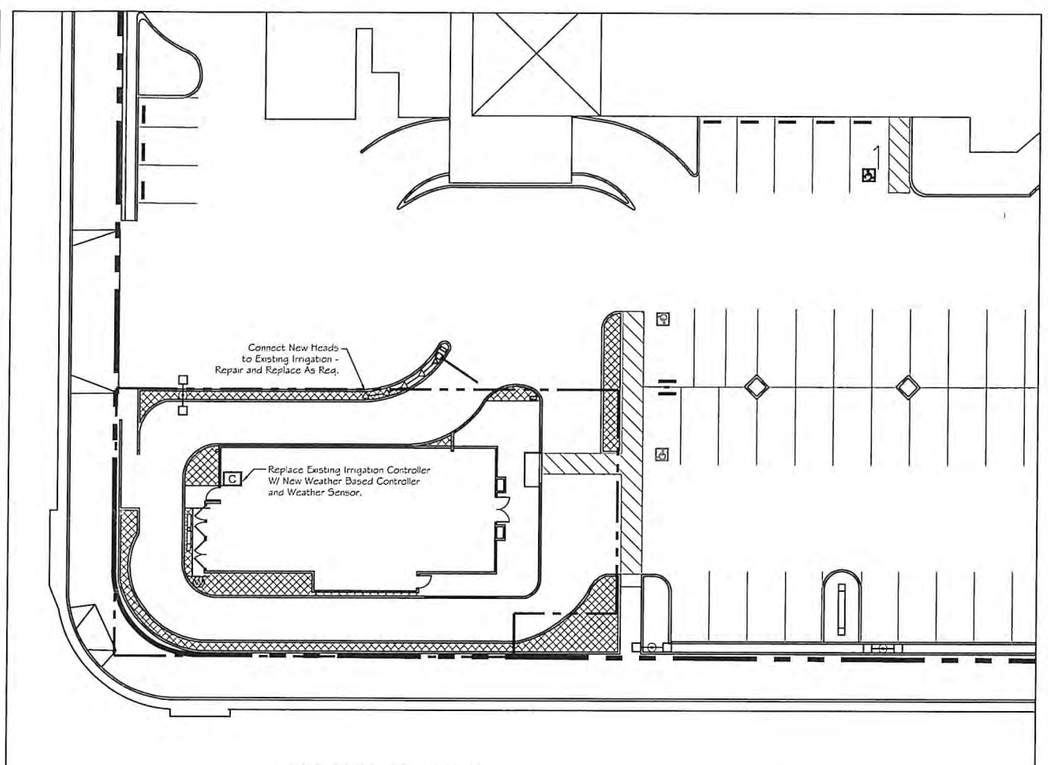
A5



Planting Plan

PLANT SCHEDULE

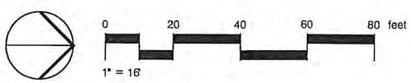
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	QTY
	EX PALM	Arecastrum romanzoffianum / Queen Palm Exisitng Arecastrum romanzoffianum / Queen Palms to Remain. protect and preserve in Place. WUCOLS REG. 4 - M	Exist	Min 20' B.T.H.	11
SHRUBS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT**		**QTY**
	CAL DWA	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush WUCOLS REG. 4 - M	5 gal		41
	HEM YE2	Hemerocallis x 'Yellow' / Daylily WUCOLS REG. 4 - M	5 gal		28
GROUND COVERS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	EXIST	Existing Landscaping Existing Landscape To Remain Replace dead and unhealthy plants as required.	Existing		556 sf
	COMPOST	Top-Grow Compost / Compost 4" Depth	None		475 sf



irrigation Plan

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION		
	EXISITNG SPRAY IRRIAGTION TO REMAIN		
SYMBOL	**MANUFACTURER/MODEL/DESCRIPTION**	**QTY**	**PSI**
CST O H F	Rain Bird 1806-SAM-5 Series Stream w/ PCS 5CST-020 Stream Bubbler 6.0" popup with check valve, pressure compensating screen.	5	30
SYMBOL	**MANUFACTURER/MODEL/DESCRIPTION**	**QTY**	
C	Irntrol MC-08-E 8- Station, Commercial-Grade, Outdoor/Indoor Controller. Equipped in a rugged, lockable, vandal-proof, weather resistant steel cabinet. Comes wall mounted, but fits Pedestal P-2B (not included). Compatible with Irntrol's Climate Logic.	1	
W	Irntrol CL Wireless Weather Sensing System. 100-Receive and Transmitter Kit. Outdoor sensor, and receiver attaches to Irntrol Controller. Compatible with Rain Dial-R, Total Control-R, KwikDial, adn MC-E controllers. Monitors weather data.	1	
	Irrigation Lateral Line: PVC Schedule 40	19.7 l.f.	



EGLA

LANDSCAPE ARCHITECTURE, Inc.

CALIFORNIA REGISTERED LANDSCAPE ARCHITECT #1010, #3239
NEVADA REGISTERED LANDSCAPE ARCHITECT #455
ARIZONA REGISTERED LANDSCAPE ARCHITECT #57524

1449 Doral Circle
Thousand Oaks, CA 91362
P: 805-379-1775
F: 805-778-1793
E: egripp01@gmail.com

1221 Lookout Avenue
Oceanside, CA 92057
P: 760-529-0241
F: 760-529-0241
E: egla010@sbcglobal.net

REVISIONS

Contractor shall verify and be responsible for all dimensions and conditions on the job, and shall notify the office of Eric E. Gripp, Landscape Architecture of any errors, discrepancies or variations from the information shown by these drawings. Written dimensions shall have precedence over scaled dimensions. Shop drawings shall be submitted to this office for approval before proceeding with any fabrication.

All designs, ideas and information shown on these drawings and specifications are instruments of service and shall remain the property of Eric E. Gripp, Landscape Architecture and shall not be used in whole or part for any purpose or project in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of Eric E. Gripp, Landscape Architecture. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

REGISTERED LANDSCAPE ARCHITECT
ERIC E. GRIPP
3239
01-02-19
STATE OF CALIFORNIA

CLIENT AND PROJECT

El Pollo Loco

STORE # 3531
10651 Balboa Avenue
Granada Hills, CA 91344

For:
Arnet Davis Newlove and Associates
1330 Olympic Blvd.
Santa Monica, CA 90404
310 452-1742

SHEET DESCRIPTION
Planting and & Irrigation Plan

DATE:	01/02/19
SCALE:	1" = 16'
DRAWN BY:	Eric Gripp

SHEET NUMBER

L-1
of 4

IRRIGATION SPECIFICATIONS

1.00 GENERAL REQUIREMENTS

1.01 Description of Work

Landscape Irrigation includes furnishing all labor, materials and equipment necessary to complete the work indicated on the drawings and as specified herein. Without limitations, the landscape irrigation requirements for this project include:

1.01–1 Trenching and Back filling as Required

1.01–2 Installation of Supply Connections and Related Products

1.01–3 Installation of Piping, Valves and Related Products

1.01–4 Installation of Wiring and Operations Control Products

1.02 Related Work

The requirements set forth in the drawings and general provisions of the Contract apply to this section.

1.02–1 WATER PROVIDER – SEE IRRIGATION PLAN

1.03 Submittals

In addition to manufacturers product data and certificates (to be submitted prior to the start of construction), the Contractor shall submit the following to the Owner and E.G.L.A. upon completion of work on the project:

1.03–1 Schedule: Product data including pressure rating, rated capacity, settings, and electrical data of selected models for the following:

1. Back flow preventer, including test equipment.
2. Pressure regulator, as required.
3. Valves, including general-duty, underground, manual and automatic control, and quick-coupler types and quick-coupler types, and valve boxes.
4. Controller, including controller wiring diagrams.
5. Sprinklers, including riser devices

1.03–2 Instructions: Provide drip and spray system operating instructions, a list of parts suppliers, and a recommended maintenance program for the drip and spray systems as installed.

1.03–3 Provide typed instructions on the winterization procedure for the entire system, which includes the location of the manual drain valves.

1.03–4 Wiring diagrams for electrical controllers, valves, and devices.

1.03–5 Any shop drawings showing requested changes to the irrigation system, including plan layout and locations, types, sizes, capacities, and flow characteristics of irrigation system components need to be submitted to the Landscape Architect in writing for review and approval. Include back flow preventers, valves, piping sprinklers and devices, and accessories, controller, and wiring. Show areas of sprinkler spray and over-spray.

1.03–6 Materials list: The Contractor shall provide a complete list of materials to the Landscape Architect and the Owner. The list shall provide the item number, trade name, and corresponding catalog number. In conjunction with the list of materials, supportive data in the form of catalog sheets, specifications, or brochures giving complete and detailed information for each item shall be provided.

1.03–7 One controller chart for each automatic controller supplied or upgraded, showing the area covered by the controller (both existing and new coverage areas). Controller chart to be hermetically sealed between two pieces of plastic and installed on controller door. The charts are to be legible, reduced drawing of the actual as built system.

1.04 Quality Assurance, Maintenance and Warranties

1.04–1 Special Warranty: Warrant the irrigation system as installed for a period of one year after date of Substantial Completion, against installation (including trench settling) and operational defects except for defects resulting from lack of adequate maintenance, neglect, or abuse by Owner, abnormal conditions unusual for warranty period, or incidents which are beyond Contractor's control.

A. Remove and replace damaged or malfunctioning system components within the warranty period.

1.04–2 Replacement Cost: Upon determination that Work covered by a warranty has failed, replace the Work to an acceptable condition complying with requirements of the Contract Documents The Contractor is responsible for the loss of replacing defective Work, and area damaged by defective Work, regardless of whether the Owner has benefited from use of the Work through a portion of its anticipated useful service life.

1.04–3 Construction documents shall be on the site at all times while the irrigation system is being installed. Contractor shall make daily record of all work installed each day. Actual location of valves, gate valves, quick coupling valves, electric valves, and mainline piping insulation valves shall be noted on the drawings by dimensions from easily identified permanent features such as building corners, curbs, fences, or property lines. The drawings shall be to scale and all notes and indication must be legible.

1.04–4 System performance requirements

A. Location of irrigation devices: design location is approximate except for sprinkler head locations which are exact. Make minor adjustments necessary to avoid existing fencing, structures, obstructions etc.

B. Minimum Water Coverage: Not less than:
1. Turf areas: 100 percent
2. Other planting bed areas: 100 percent

C. Components and Installation: Capable of producing piping systems with the following maximum working pressure ratings except where indicated otherwise.
1. Pressure Piping: 150 psi
2. Lateral Piping: 100 psi

1.04–5 Product options: Irrigation system piping, specialties, and accessories are based on specific types, manufacturers and models indicated. Components with equivalent performance characteristics produced by other manufacturers may be considered, provided deviations in dimensions, operation, and other characteristics do not change design concept or intended performance as judged by the Landscape Architect/Owner. The burden of proof of product equivalence is on the Contractor.

1.04–6 Contractor shall maintain controller, all valves, and devices included in the irrigation system as needed to keep the system in proper working order until final project acceptance.

1.04–7 Contractor shall fill and compact any settled trenches as required to maintain final grades depicted in the construction documents until one year after final project acceptance.

2.00 PRODUCTS

The following information is in addition to section 307.11 – Irrigation Systems found within the Standard Specifications For Public Works Construction or the "Orange book"

2.01 Selection and Use

Except for those materials and products specifically referenced in this section, or in the construction drawings, all materials and products required to complete this scope of work shall be provided as required by the contractor.

2.01–1 Plan Drawings & Details: Specific sizes, quantities and locations of irrigation system components are indicated on the drawings unless otherwise specified herein.

2.02 Cross Connection Equipment

2.02–1 Water Meter: Water meter as supplied by the water purveyor Contact the water purveyor 48 hours in advance of required inspection. Also, coordinate plant installation with sequencing of meter and backflow installation.

2.02–2 Back Flow Preventor: Refer to the irrigation plan legend for type and size.

2.03 Pipe and Fittings

2.03–1 Pipe: Provide ASTM D 2466, Schedule 40, socket type PVC Pipe for all piping applications on this project.

2.03–2 Fittings: Provide manufactured assembly or fitting, with pressure rating at least equal to that of system and with ends compatible to piping where fitting is to be installed.

2.03–3 Cement: ASTM F 656 primer and ASTM D 2564 solvent cement, or equivalent suitable for use on the project.

2.03–4 Warning Tape: Plastic underground warning tapes shall be placed 12 inches above mainline and control wires as supplied by TKOR Enterprises, or equivalent.

2.04 Valves, Controller and Accessories

2.04–1 Globe Valves (Isolation Valves): Refer to irrigation details.

2.04–2 Pressure Regulating Valve: Wilkens model BR4 (or approved equal) Quantity 1, size same as mainline.

2.04–3 Quick Coupler Valves: Provide Rain Bird or approved equivalent (refer to irrigation plan).

2.04–4 Auto Drain Valves: Refer to irrigation details.

2.04–5 Manual Drain Valves: Refer to irrigation details. Locate at all low points along the mainline.

2.04–6 Controllers: Refer to Irrigation Plan Legend.

1. Wiring: Provide heavy gauge controller and solenoid valve wiring, suitable for direct burial applications.
2. Splice Kits: Provide King one-step wire connectors, or equivalent.

2.05 Irrigation Heads

2.05–1 Drip Emitters: (a) Rain Bird XB-10 or approved equal.
Drip Emitters: (b) Rain Bird XB-20 or approved equal.

2.05–2 Sub-Surface: Rain Bird Landscape Dripline

2.05–3 Emitter Schedule:
Deciduous Tree: 4 emitters, each @ 2 gallons per hour
Evergreen Tree: 3 emitters, each @ 2 gallons per hour
15 Gallon Shrub: 3 emitters each @ 1 gallons per hour
5 Gallon Shrub: 2 emitters each @ 1 gallons per hour
1 Gal. & Ground Covers 1 emitter @ 1 gallons per hour

2.05–4 Spray heads – Refer to irrigation plan legend.

3.00 INSTALLATION REQUIREMENTS

Before proceeding with any work the contractor shall verify all dimensions and quantities for any discrepancy between the drawings and specifications and the existing conditions. Notify the Owner/Landscape Architect if there are any problems. Work shall not proceed if a discrepancy is found until approval to proceed has been given by the Landscape Architect. Investigate and determine available water supply, water pressure and flow characteristics to properly install the irrigation system.

3.01 System Installation

Drawings and details are diagrammatic and indicate the general locations and arrangements of irrigation system components. Indicated locations and arrangements were used to size pipe and calculate friction loss, and in other design considerations. Install piping as indicated, except where deviations are required to adapt the system to the conditions existing on the project site.

3.01–1 Manufacturers Requirements: Install all products as recommended by their manufacturers.

3.01–2 System Drainage: Provide complete drainage of the entire system to manual drain valves with adequately sized gravel sumps, and provide an adequate number of in-line automatic filter drains at low points in the lateral line layout.

3.02 Trenching

Excavate trenching along approved routes with a minimum of 4" of trench width, and providing a minimum of 18" depth for lateral lines and 24" depth for pressure main lines accommodating all grade changes. Remove materials in trenches that may cause damage to pipes or system products.

3.02–1 Back fill: (Contact E.G.L.A. prior to trench backfilling)

1. Use only selected material that is either sand, or excavated material that contains no rocks larger than 1 inch in diameter.
2. Back fill material shall be installed in 4 inch lifts with each lift being thoroughly moistened and compacted to a relative density of not less than ninety five percent by use of hand tampers. No water jetting is permitted if native soil is used.
3. Keep trenches free of debris, material, or obstructions that may damage pipe.
4. Excavated material not required for back fill shall be promptly removed from the project site. Dispose of in a proper, legal matter.

3.03 Pipe and Wiring

Install pipe, fittings, detection tape and wiring at specified depths.

3.03–1 System Expansion: Provide for the thermal expansion of the system by snaking the pipe in the trenches and avoid unnecessary vertical sags and bends in the pipe

3.03–2 Thrust Blocks: Provide concrete thrust blocks at all elbows, tees, and directional changes in mainline. Strap mainline to all concrete thrust blocks.

Concrete: Portland cement mix, 3000 P.S.I.
1. Cement: ASTM C 150, Type 1.
2. Fine Aggregate: ASTM C 33, crushed gravel.
3. Coarse Aggregate: ASTM C 33, crushed gravel.
4. Water: Potable.

3.03–3 Wiring: Valve wiring shall connect each valve to the controller as required to operate the system. Tape and bundle wire in 10" expansion coils located in each valve box and every 100 feet in the trenches. Provide three (3) extra wires to end of each run of mainline for possible future expansion or repair of system. Ground all wiring as required.

paved areas, utilities, or other features where access may be limited after construction (unless shown otherwise). Provide separate sleeves for wiring and piping. Sleeves shall be sized double the largest exterior diameter of the pipe being contained [illegible] surface or object that they pass under. Sleeves shall be schedule 40 pvc.

3.04 Control Valves, Valve Boxes and Controller

Install solenoid valves in valve boxes sized to accommodate the entire assembly, with additional space inside for operation and maintenance of the system.

capacity indicated. Include valves and test cocks. Install according to plumbing code, health department authorities and contractor with jurisdiction. Test and passing required. Back flow Preventer: Install Back flow Preventer in the locations identified on the drawings and as required by the water purveyor. Install Back flow Preventer of type, size, and
3.04–2 Valve Boxes: Install valve boxes flush with finish grade and on supports that provide stability to each box.

3.05 Joint Construction:

3.05–1 Threaded Joints: Threaded pipes with tapered pipe threads according to ASME b1.20.1, apply tape, and wrench to valve ends into which pipes are being threaded.

3.05–2 Handling of solvent cements, primers, and cleaners: comply with procedures in ASTM F 402 for safe handling when joining plastic pipe and fittings with solvent cements.

3.05–3 Dissimilar Materials Piping Joints: Constructed joints using adapters that are compatible with both piping materials, outside diameters, and system working pressure.

3.06 PIPING SYSTEMS – COMMON REQUIREMENTS

3.06–1 General Locations and Arrangements: Drawings indicate general location and arrangement of piping systems. Indicated locations and arrangements were used to size pipe and calculate friction loss, and in other design considerations. Install piping as indicated, except where deviations are approved on coordination drawings.

3.06–2 Install piping at a uniform slope.

3.06–3 Install components having pressure rating equal to or greater than system operating pressure.

3.06–4 Install piping free of sags and bends.

3.06–5 Manifold Piping Connections: Except as otherwise indicated make piping connections as specified below:

A. Install unions, in piping 2 inches smaller, adjacent to each valve and at final connection to each piece of equipment having 2 inch or smaller threaded pipe connection.

3.07 Back flow Preventer Installation: Refer to Detail.

3.08 System Testing

Prior to installing drip emitters and connection to the system, flush the entire system for 5 minutes. After flushing, close all valves and pressurize the main line for 24 hours. Check for and repair leaks or system failures observed during the test period.
Contact the water purveyor 48 hours in advance of required inspection. Also a passing test of the back flow prevention must be completed within 7 days from date of water meter set and turned in to the water purveyor.

3.08–1 Lateral Line Test: Prior to installing heads and back filling lateral line trenches, operate all valves, and check the operation of lateral line assemblies and system components for leaks or system failure.

3.08–2 Coverage Test: After installation of heads, and after back filling of trenches, operate all valves, and check the operation of all irrigation head assemblies to ensure proper coverage.

3.08–3 Test Observation: All system Testing to be done with a representative of E.G.L.A. on site to observe the results of the testing process.

3.09 Completion

Adjust the control valves and sprinkler discharge patterns accordingly to achieve the pressure and patterns required to cover the site.

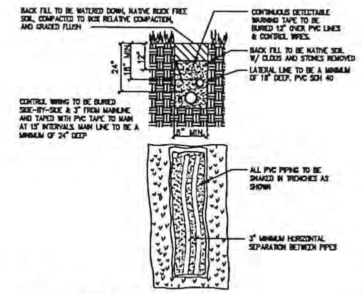
3.09–1 Controller: Establish the appropriate cycle duration and program the controller accordingly. Instruct the owner in system operation and maintenance requirements.

3.10 Cleaning

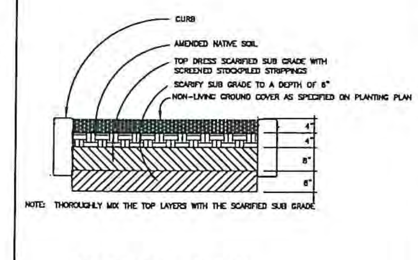
Clean the project site area as specified in Section 335.00 of the the water purveyor

4.00 AS BUILT DRAWINGS

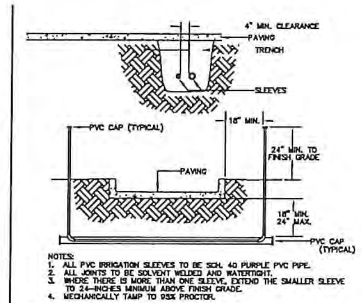
Refer to planting specifications for as built drawing requirement.



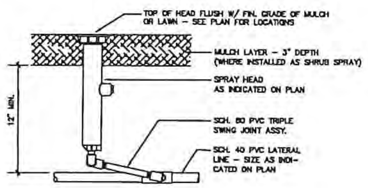
1 TRENCHING DETAIL



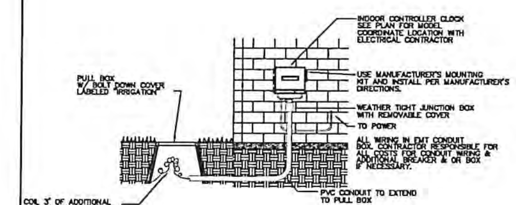
2 PARKING LOT PLANTER ISLAND SECTION – TYPICAL



3 SLEEVING



4 POP-UP TREE BUBBLER



5 WALL MOUNT IRRIGATION CONTROLLER

EGLA

LANDSCAPE ARCHITECTURE, Inc.

CALIFORNIA REGISTERED LANDSCAPE ARCHITECT #1010, #3239
NEVADA REGISTERED LANDSCAPE ARCHITECT #455
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REVISIONS

Contractor shall verify and be responsible for all dimensions and conditions on the job, and shall notify the office of Eric E. Gripp, Landscape Architecture of any errors, discrepancies or variations from the information shown by these drawings. Written dimensions shall have precedence over scaled dimensions. Shop drawings shall be submitted to this office for approval before proceeding with any fabrication.

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REGISTERED LANDSCAPE ARCHITECT
ERIC E. GRIPP
3239
01-02-19
STATE OF CALIFORNIA

CLIENT AND PROJECT

STORE # 3531
10651 Balboa Avenue
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Santa Monica, CA 90404
310)452-1742

SHEET DESCRIPTION
Irrigation Details and Specifications

DATE:	01/02/19
SCALE:	NO SCALE
DRAWN BY:	Eric Gripp

SHEET NUMBER

L–2
of 4

PLANTING SPECIFICATIONS

1.00 GENERAL REQUIREMENTS

1.01 Description of Work

Landscape planting includes furnishing all labor, materials and equipment necessary to complete the work indicated on the drawings and as specified herein. Without limitations, the landscape planting requirements for this project include but is not limited to:

1.01–1 Installation of Deciduous Trees

1.01–2 Installation of Evergreen Trees

1.01–3 Installation of Palm Trees

1.01–4 Installation of Containerized Plant Materials

1.02 Related Work

The requirements set forth in the drawings and general provisions of the Contract apply to this section.

1.02–1 SSPWC: The requirements set forth in the SSPWC (the orange book), Section 333.00 applies to this section, except as modified herein, and is incorporated by reference.

1.03 Submittals

In addition to product certificates, the Contractor shall submit the following prior to commencing work on the project:

1.03–1 Seed Mixes: Certification of grass seed from seed vendor for each seed mixture.

1.03–2 Planting Schedule: Planting schedule indicating anticipated dates and locations for each type of planting.

1.03–3 Submit bark mulch and rock mulch samples to Landscape Architect for approval prior to installation. Failure to comply may result in rejection of materials prior to or following installation.

1.03–4 Refer to section 2.05–3 and 3.00 for additional submittals.

1.04 Quality Assurance

All plants shall be approved by E.G.L.A., Landscape Architecture (E.G.L.A.) at the time of delivery to the site. If the Contractor fails to notify E.G.L.A. of the delivery time, and/or does not call for observation of the material, the Contractor shall be liable for all removal and replacement costs of the Plant Material.

All Plant material will be subject to inspection by the California Department of Food and Agriculture and all provisions of NRS 555 (Regulation of Nurseries and Nursery Stock) shall be followed.

Transportation shall be done in a covered truck.

Size changes must be approved in writing by E.G.L.A. before construction begins .

Identify each plant with grower's label affixed to the plant. Use durable waterproof labels with water-resistant ink that will remain legible for at least sixty (60) days.

Deliver trees and shrubs after preparation for planting has been completed and plant immediately. If planting is delayed more than six (6) hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist. On-site storage and maintenance of all plant materials is recommended if a long planting schedule is proposed.

Do not drop plants or lift by the trunk, stem or foliage. Handle plants by the ball or the container.

1.04–1 Special Warranty: Warranty trees and shrubs for a period of one year after date of Substantial Completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect or abuse by Owner, abnormal weather conditions unusual for warranty period, or incidents which are beyond Contractor's control.

1. Remove and replace unhealthy and dead trees and shrubs within the warranty period. The replacement plant(s) shall achieve original planting densities.
2. The replacement plant shall be under the same warranty.
3. Maintain trees and shrubs as required to establish healthy, viable plantings until Final Landscape Punch list is completed.
4. Maintain and establish lawns by watering, fertilizing, weeding, mowing, trimming, replanting, and other operations to produce a uniformly smooth lawn until Final Landscape Punch list is completed.
5. While the plants are under warranty, Landscape Contractor shall monitor the irrigation clock for proper seasonal transitions to ensure proper watering.

1.04–2 All landscape work shall be performed by C–27 California Contractor.

1.05 Delivery, Storage and Handling

1.05–1 Watering during nursery storage on the project site shall be such as to preserve the growth and health of the plant. Plants not watered over any 24 hour period may be rejected by E.G.L.A.

1.06 Plant Material Substitutes

1.06–1 Size substitutes may be permitted if approved by Eric E. Gripp, Landscape Architecture (E.G.L.A.) All plant substitutions of the plants are ordered.

1.07 Site Observations

Site Observation: In addition to the SSPWC Section 333.02.04 site observation of landscape construction shall be required of the following:

1.07–1 Contractor is responsible for notifying Landscape Architect a minimum of 48 hours in advance for the following site observations or meetings:
a. pre construction meeting with all parties
b. plant material on site prior to installation
c. plant locations staked out, prior to planting
d. revegetation seed installation Contractor.
e. additional site observations as deemed necessary by the Landscape Architect and/or owner.
f. Final sod layout.

1.08 Observation of Plant Materials

All plant material shall meet the current industrial standards adopted by the American Association of Nurserymen, ANSI Z60 Standards.

1.08–1 Final approval on all deciduous trees shall meet the following criteria:

1. Size: Dimensions shown or indicate required height on contract documents. Provide trees of uniform height, spread and caliper indicated by the American Standard for Nursery Stock.
2. Form: Provide deciduous shrubs with not less than a minimum number of canes required by the American Standard for Nursery Stock.
3. Where shade trees are required, provide single–stem trees with a tapering trunk (i.e. larger caliper at base and smaller caliper at first branch) and intact leader, height of branching shall bear a relationship to the size of tree, so the crown of the tree will be in good balance. Trunk shall be free of wounds and damage.
4. Where small trees of upright or spreading type are required, provide trees with single stem, branched naturally according to species and type, and with relationship of caliper and branching recommended by the American Standard of Nursery Stock.

1.08–2 Requirement for Container Grown–Stock:

1. General: Where specified as accepted, provide healthy, vigorous, well–rooted trees or shrubs established in container in which they are sold.
2. Established container stock is defined as a tree or shrub transplanted in container and grown in container for length of time sufficient to develop new fibrous roots, so that root mass will retain its shape and hold together when removed from the container. Container–grown plants shall have sufficient roots to hold earth together after removal from container without kinked or circling roots and without being root bound.
3. Container: Use rigid containers that will hold ball shape and protect root mass during shipping. Provide trees and shrubs established in containers of not less than minimum sizes recommended by the American Standard for Nursery Stock for kind, type, and size of trees and shrubs required.

4. All containerized plants shall be protected from exposure to direct sunlight.

1.08–3 Plant material characteristics to be checked including size, vigor, shoots and leaves or leaf buds that are turgid and healthy. If the top is accepted, then a check on the roots will follow.

1.09 Underground Utilities

A minimum of two working days before performing any digging, call Underground Service Alert for information on the location of natural gas lines, electric cables, telephone cables, etc. The contractor shall be responsible for location and protection of all utilities, and repair of any damage resulting from his work at no additional cost to the owner.

2.00 PRODUCT REQUIREMENTS

2.01 Selection and Use

Except for those materials and products specifically referenced in this section, or in the construction drawings, all materials and products required to complete this scope of work shall be provided as required by the contractor.

2.02 Plant Materials

Provide only those plants identified on the Plant Legend included on the drawings. The plants listed on the Plant Legend have been selected for a combination of physical features and tolerances suitable for the project conditions. The names used comply with standard horticultural nomenclature, and names generally accepted in the nursery trade. No substitutions will be permitted without the written approval of E.G.L.A. All plants shall be free of disease, insects, eggs, larvae, and defects, conforming to ANSI Z60.1. Plants located in groupings shall be matched in size, form and appearance unless otherwise requested by E.G.L.A..

2.02–1 Trees and Shrubs: Provide trees and shrubs that are balled and burlap, or containerized, with sizes as indicated on the drawings.

2.02–2 Perennials Ground Covers and Annual Plants: Established and well rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size indicated.

2.05 Mulch

Mulch shall be installed in the saucer under trees and shrubs in the decorative rock mulch areas only. Refer to details.

3.00 INSTALLATION REQUIREMENTS

IMPLEMENTATION

Clearing and Grubbing. Removal of vegetation and topsoil shall be minimized. All soil and plant material disturbed during construction shall be salvaged and stockpiled on site for incorporation into the seedbed. This material may require stabilization during the storage period, including periodic watering or application of mulch and tackifiers.

Preparing Seed Beds. For large areas, soils shall be thoroughly loosened to a depth of up to six inches with an agricultural disc or rippers as approved by the Landscape Architect and salvaged material thoroughly incorporated as available and as directed by the Landscape Architect. Incorporation and tilling shall consist of a minimum of two longitudinal passes and two perpendicular passes. Prior to seeding, smooth the soils with a spring–toothed harrow a minimum of two passes in both directions. Seed bed preparation for small areas shall be done by hand or other means as approved by the Landscape Architect.

Seeding. All work shall take place in the fall unless otherwise approved by the Landscape Architect. Uniformly broadcast seed and incorporate into the soil to a depth of approximately 1/4" to 1/2" with an approved tractor and harrow. Seed shall not be left uncovered more than 24 hours unless otherwise approved by the Landscape Architect. Seeding shall not occur during windy conditions.

4.00 AS BUILT DRAWINGS

Record (As–built) Drawings: Following completion of project installation, and prior to final approval, Contractor shall prepare and submit record drawings depicting complete landscape and irrigation installation. Procure from Landscape Architect full size mylars of contract drawings. Construction drawings shall be on the project site at all times during installation. Contractor shall make a daily record of all work installed during each day. Actual locations of trees and shrub beds, irrigation valves, and all irrigation and drainage piping shall be shown on the prints by dimensions from easily identified permanent features, such as buildings, curbs, fences, walks or property lines. Drawings shall show manufacturer's name and catalog number. The drawings shall be to scale. All information noted on the print shall be recorded in a neat, orderly way. The record mylar shall be turned over to the landscape architect.

5.00 Maintenance Period

A. The contractor shall continuously maintain all planted Area during the progress of the work and during the Establishment period until final acceptance of the work by The owner, landscape architect and municipality.

B. The establishment period shall be for no less than 90 Calendar days. This period may be extended if the Provisions which follow are not met.

C. The establishment period begins on the first day following Acceptance by the owner of the entire installation.

D. All plants and planting shall be guaranteed for the Following durations beginning at the first day of the Maintenance period:

(1)	trees and shrubs 15 gallon and larger	1	year
(2)	shrubs 5 gallon and smaller	90	days
(3)	groundcover	90	days
(4)	lawn	90	days

Fertilize with 30 lbs. Of post fertilizer per 1000 sq. Ft. To all planting areas at the end of each 30 days. Perform last fertilizing at end of maintenance period in The presence of the landscape architect.

F. Improper maintenance or possible poor condition of any Planting at the termination of the scheduled establishment Period may cause postponement of the final acceptance Date. Maintenance shall be continued by the contractor Until all work is acceptable.

G. In order to carry out the plant establishment work, the Contractor shall furnish sufficient men and adequate Equipment to perform the work during the plant Establishment period.

H. Plant maintenance shall consist of applying water, Weeding, plant replacement, and caring for plants.

I. In all planting areas, mechanically remove any tumbleweed, Thistle, or wild mustard infestations. Herbicides will not be Allowed.

J. All dead, damaged or broken plant material, including Sodded and seeded lawns and groundcover, shall be replaced At two week intervals.

K. Plant material may be rejected at any time by the Landscape architect due to condition, form, or damage Before or after planting through the maintenance period.

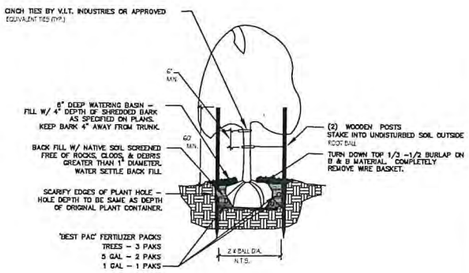
L. Landscape contractor shall repair and/or replace any plant Material existing on site which is damaged due to his Negligence, at contractor's expense.

M. All paved areas shall be cleaned of debris caused by Maintenance operations or siting.

N. Clean–up: upon completion of each phase of work under this Section, the contractor shall clean up and remove from the Area all unused materials and debris resulting from the Performance of the work as directed by the landscape Architect.

16. Certification – not applicable to this project

Prior to the acceptance of the hydroseeded areas by the city's Resident landscape architect, a certification report must be Submitted by a registered landscape architect stating that the Hydroseeding was done according to the project specification.



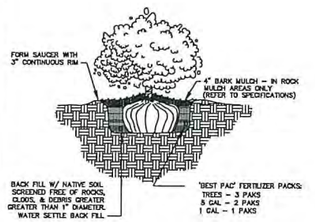
NOTES:
REMOVE ALL NURSERY STAKES, TIES & TAGS – TREES MUST STAND UPRIGHT TO BE ACCEPTABLE.

TOP OF ROOT BALL TO BE 1" ABOVE EXISTING GRADE – NO NATIVE SOIL TO BE PLACED ON TOP OF ROOT BALL.

GRADE WATERING BASIN SUCH THAT WATER COLLECTS AT EDGE OF ROOT BALL, NOT AT TRUNK.

THOROUGHLY WATER IMMEDIATELY AFTER PLANTING.

1 15 CALLON TREE PLANTING



2 TYPICAL SHRUB PLANTING

EGLA
LANDSCAPE ARCHITECTURE, Inc.
CALIFORNIA REGISTERED LANDSCAPE ARCHITECT #1010, #3239
NEVADA REGISTERED LANDSCAPE ARCHITECT #455
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1221 Lookout Avenue, Oceanside, CA 92057 — P: 760-529-0241, F: 760-529-0241, E: egla01@sbcglobal.net

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REGISTERED LANDSCAPE ARCHITECT — ERIC E. GRIPP 3239 — 01-02-19 — STATE OF CALIFORNIA

CLIENT AND PROJECT

El Pollo Loco

STORE # 3331
10651 Balboa Avenue
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For:
Arnet Davis Newlove and Associates
1330 Olympic Blvd.
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310-452-1712

SHEET DESCRIPTION
Planting Details and Specifications

DATE:	01/02/19
SCALE:	NO SCALE
DRAWN BY:	Eric Gripp

SHEET NUMBER
L–3
of 4

LANDSCAPE MAINTENANCE

Description

Landscape maintenance shall include all labor, materials, equipment, irrigation maintenance, pest control, and services to maintain the trees, shrubs, groundcovers, flowers, and turf in a healthy, attractive and safe condition. This shall also include the proper clean-up and off site disposal of all plant materials and other debris generated in the process. All work shall be in full compliance with procedures and techniques as described and outlined in these specifications.

General Conditions

A. Definitions
1. "Owner" used in these specifications shall be understood to mean owner or appointed representative of the Owner.
2. "Maintenance Contractor" or "Contractor" used in these specifications shall be understood to mean individual, company, or group of individuals or companies who carry out actual work of maintenance. Names and services of all subcontractors performing work on property shall be provided at the time the bid is submitted.
3. The words "shall" or "will" used in these specifications means work is "to be as described". The words "should" or "preferred" means the work is "preferred to be as described".
4. "Acts of God" used in these specifications shall be understood as a result of natural forces/nature beyond the control of the contractor or owner.
5. "Pesticides" shall include insecticides, herbicides, fungicides, rodenticides, antibiotics, plant growth regulators, or other products that prevent, destroy, attack, repel, control or mitigate pest organisms.

B. Duration of Work shall begin — and continue through — unless otherwise stated within Scope of Work or as mutually agreed upon by the owner and maintenance contractor.

C. Site Conditions
1. Contractor shall personally visit maintenance site prior to bidding to become thoroughly familiar with the property, scope of work, irrigation system, any unique site requirements and growth habits of all existing plant material.
2. Prior to commencement of work, the Contractor shall document conditions on site which may affect project for which Contractor may be held responsible.

D. Scheduling
Maintenance services shall be provided on a weekly basis. Monday through Saturday, between the hours of 8 AM and 6 PM, unless other arrangements have been made with the owner. A weekly schedule will be established as mutually agreed upon by Owner and Contractor and maintained throughout the Duration of Work.

E. Maintenance Records of each visit must be kept and be available for review by Owner upon request. The record shall include: date, location of site, contractor's name, all work performed; supervisor on site; chemicals used, including - target pest, climatic conditions during application, etc.

F. Meetings
Monthly, during the contract period, the Contractor shall meet on-site with the Owner or representative to ensure the objectives of the maintenance program are being met. During such meetings, maintenance records should be available for review.

G. Termination of Services shall be accepted by Contractor or Owner with a 30 day written notification.

H. Extra Work includes any work not defined or outlined within these specifications.
1. Acceptance of these specifications by Contractor does not grant the Contractor exclusive rights to said extra work.
2. Should installation of plant material, hardscaping, etc., be required, Contractor shall have a current contractor's license.
3. All extra work shall be authorized by the Owner prior to carrying out such work unless otherwise agreed upon by Owner and Contractor.
4. Extra work shall follow all requirements and regulations as defined within these specifications governing such work. Extra work may include, but is not limited to, the following:
   a. Replacement or repairs of plant materials, irrigation, hardscape, etc. as requested by Owner or due to Acts of God.
   b. Replacement of worn or damaged sprinkler heads, valves, etc.
   c. Any additional treatments not contained within these originally agreed upon specifications.
   d. Laboratory soil/plant testing, analysis and interpretation of results as requested by Owner.
   e. Remedial landscaping, such as removal or planting. (No changes shall be made to the existing landscape unless so directed in writing by Owner.)
   f. Tree pruning which exceeds fifteen feet in height.
   g. Installation of annual or perennial flowers (maintenance of such areas is included in these specifications).

QUALITY ASSURANCE

A. Warranty
1. Contractor will furnish all labor, tools, specialized equipment, materials, supervision and transportation necessary to perform landscape management services as outlined in these specifications unless otherwise stated.
2. Maintenance Contractor shall repair, restore or replace at Contractor's expense any trees, shrubs, groundcovers, turf, utilities, irrigation (i.e., sprinkler heads), or structures damaged by Contractor's action or lack of action.

B. Work Force shall be personally presentable and identifiable to Maintenance Contractor at all times while on site (name tags, shirts, etc. with contractor's name).
1. Contractor shall have a qualified supervisor on site during all work operations to supervise work. The supervisor shall be able to communicate with the owner and laborers in English and the language of the landscape workers, both orally and in writing.
2. Labor is preferred to be UNR Cooperative Extension Certified Landscape Technicians.

C. Equipment shall be safe, properly suited for task, and operated by qualified and trained personnel according to ANSI, the manufacturer's instructions, and OSHA published standards. Equipment shall be maintained in proper working condition, including properly sharpened cutting blades. Equipment must have all required safety devices in place and in operation as required by the manufacturer, OSHA, federal, state, and local regulations.

D. Safety
Contractor shall provide necessary precautions at all times for the protection of the public and employees as outlined by federal, state and local regulations. These include, but are not limited to: OSHA, USDA, EPA, DOT, and the State of California Department of Business and Industry, Division of Agriculture and the American National Standards Institute.

E. Compliance
The Contractor shall comply with all codes, rulings, reviews and requirements of all authorities having jurisdiction over the work described in these Specifications. This includes, but is not limited to federal, state, county, city and homeowner's associations. Owner must provide homeowner association requirements to contractor when necessary.

F. Regulator Requirements
Maintenance Contractor shall have a current business license for the jurisdiction where work is performed.

G. Insurance
Contractor shall carry liability insurance in the amount of $1,000,000 and workman's compensation (SIIS) with owner named as "additionally insured" on both and shall furnish the Owner with certificates of coverage upon request.

H. Products
1. All chemicals used on property shall have labels and Material Safety Data Sheets (MSDS) or copies thereof submitted to the Owner at time of bidding and on site when such materials are applied. These include but are not limited to: fertilizers, chemical soil amendments, pesticides, plant growth regulators, petroleum products, solvents, etc.
2. Fertilizers and Soil Amendments shall conform to the requirements of these specifications and other individuals, organizations, or regulatory entities as requested by owner.
3. Pesticides
Use of Pesticides shall only be used as a last resort to control pests. Sound cultural and mechanical practices designed to suppress pest populations will be exercised before pesticides are used.
   a. Registration
   All pesticides used on site shall be registered for use within the State of California and have a current EPA registration. Pesticides labeled by the signal word DANGER shall not be permitted for use on the property without permission from the Owner.
   b. Application of all pesticides must be in strict accordance with label directions. Mixtures and chemicals must be unaccessible to the public while on site. Overspray onto no target plants, structures, people, or sidewalks are strictly prohibited. Applications of all pesticides shall be made only to target plants in need of such attention. "Blanket sprays" to plant material shall be avoided. Spot applications shall be made unless otherwise stated in these specifications or required by manufacturer's label.
   c. Insecticide applications are preferred to be made with alternative products such as insecticidal soaps, oils, and biologicals. Where conditions warrant, conventional insecticides may be used.
   d. Herbicide applications shall not include soil sterilants of any kind unless area to be treated is found to be appropriate and the application will not affect neighboring landscape plants.
   e. Extra pesticide labels for pesticides which are transported, stored, or used, must be available and accessible within the vehicle.

SCOPE OF WORK

A. Weed Control
Judicious and prudent use of herbicides should be used for the control of weeds. When necessary, herbicides will be spot sprayed, except for preemergent applications. Preemergent herbicides registered for lawn use should be applied early spring (before March 15th) to control crabgrass, spurge, purslane, foxtail, etc. (label instructions shall be followed closely). Postemergent broadleaf specific herbicides should be applied as needed to only those weeds controlled by such materials. Extreme care shall be exercised while spraying close to ornamental trees and shrubs.

B. Insect and Disease Control
Integrated Pest (IPM), or Plant Health Care (PHC) should be practiced to reduce damaging populations of insects and diseases. Insecticides, fungicides, etc. shall be applied to only those areas where an infestation has been identified and only after all other options have been exhausted. Applications shall be made during the most vulnerable stage of the insect or disease lifecycle.

Trees, Shrubs, Vines and Groundcovers

A. Tree Pruning
1. Basic Objectives
Develop and improve growth, structural integrity, reduce hazards, accentuate the natural form, improve aesthetics, such as improve flowering and leaf color, maintain health by removing dead, diseased, dying, and rubbing branches.
2. Description of Work
Objectives of pruning, description of pruning techniques to be employed and a list of trees which will be pruned should be carefully defined before work is carried out.
3. Tree Inspection and Supervision During Pruning Activities
Before and during tree work, a thorough inspection of the tree/trees should be done by a qualified individual holding a current ISA (International Society of Arboriculture) certified arborist license, ISA certified tree climber's license; member of ASCA (American Society of Consulting Arborists); other similar accreditation; 20 hours of formal or informal education in arboriculture or related field; or 2 years experience under individuals having one of the above qualifications. If a condition is observed which requires additional attention, such condition should be relayed immediately to a supervisor or property owner.
4. Definitions
   a. Branch Collar is the swollen area at the base of a lateral branch where it connects to the trunk or larger branch (see Diagram 1).
   b. Branch Bark Ridge is the raised area of bark (ridge) above the branch collar and in the branch crotch (see Diagram 1).
   c. Hazardous Branches are dead limbs or limbs which have internal decay and that are structurally unsound and pose a hazard to property or human life.
   d. Target Pruning is the removal of selective limbs/branches based on health and structural integrity. Indiscriminate cutting of branches shall be avoided at all times.
5. Types of Pruning
   a. Crown Clearing shall be the removal of dead, diseased, dying, crowded, weakly attached, low-vigor branches and water sprouts from the tree crown. Large trees should have such described branches to include only branches that are one inch (1") or greater in diameter.
   b. Crown Thinning shall include crown clearing as defined above and the selective removal of branches to increase light penetration and air movement into the crown. Increased light and air movement stimulates and maintains interior foliage, which in turn improves branch taper and strength. Crown thinning reduces the "wind-sail" effect and reduces the weight of heavy limbs. Large trees should have such described branches to include those one-half inch (1/2") and greater in diameter.
   c. Crown Reduction shall reduce the height and/or spread of a tree. Consideration should be given to the ability of a species to sustain this type of pruning.
   d. Crown Restoration or Corrective Pruning is the pruning of trees to improve the structure and appearance of trees that have been topped (pollarded) or severely pruned using heading cuts (cutting back large branches that leave stubs). One to three sprouts on main branch stubs should be selected to reform a more natural appearing crown.
   e. Hazard Reduction Pruning is the pruning of hazardous or low hanging branches which pose a danger to property or pedestrians.
   f. Vista/Directional Pruning is the selective target pruning of branches obstructing a view of object (power lines).
6. Seldom should more than one-third (1/3 of the live foliage be removed during any single pruning.
7. At least one-half (1/2) of the foliage should remain on branches which arise in the lower two-thirds (2/3) of the tree. Furthermore, when thinning lateral branches from a limb, an effort shall be made to retain inner lateral branches.
8. The lateral branch to which a branch or trunk is cut back to should be at least one-third (1/3) to one-half (1/2) the diameter of the cut branch being made.
9. Stripping of lower branches on young trees should not be permitted. These lower branches should be retained in a "tipped back" or pinched condition with as much foliage as possible to promote tapered trunk growth. Lower branches shall be removed only after tree is able to stand erect without staking or other support.
10. Topping of Trees will not be permitted unless Vista/directional pruning (see above) cannot be carried out.
11. Removal of Large Branches shall consist of three cuts to reduce limb weight and prevent bark stripping. The first cut should be made beyond and from below the branch collar; the second cut should be from above and beyond the first cut; the third and last cut should be made just outside the branch collar (see Diagram 3).
12. Removal of Lateral Branches
Final pruning cuts of lateral branches arising from a trunk or larger parent limb shall be made in branch tissue as close as possible to branch collars without cutting into the branch collar or branch bark ridge and shall not be so far out from the branch collar as to leave a stub.
13. Removal of Leader Branch
Final pruning cuts of leaders should be made above the branch bark ridge, almost perpendicular to the ridge, but slightly tilted towards the top of the ridge (see Diagram 2, above).
14. Timing of Pruning should be scheduled soon after flowering to allow bud formation for the next flowering season, to avoid disease infection, and to avoid severe bleeding of certain species (elms, maples, populus sp., birch, etc.). Fruit trees should be pruned when dormant during the winter months.

B. Shrub, Vine and Groundcover Pruning
1. Basic Objectives: Maintain space limitations, maintain natural appearance, eliminate diseased or damaged growth, maintain tidiness, improve safety by pruning obstructing branches for lighting and signs, etc.
2. General Pruning should be done at least once a year, depending on species, to:
   a. Remove dead, dying or diseased wood.
   b. Reduce size to maintain space limitations.
   c. Keep plants "in-bounds" and not allowed to grow over windows, mailbox openings, doors, lighting, gates, sidewalks, etc.
3. Minor Pruning to remove dead limbs and limit crowding should be done anytime during the growing season.

C. Fertilizing should be done only to those trees, shrubs, vines and groundcovers in need. Depending on species, no more than six (6) pounds of actual nitrogen per 1,000 square feet of root area should be applied in one year. N-P-K ratios shall be close to 5-2-3 or 3-1-2. Under no condition shall stressed plants or those suffering with a root or crown disease, be fertilized, as this only feeds the disease, creating a worsened condition for the host plant.

D. Tree Wells and Shrub Beds
Tree wells should be constructed around all trees located within turf areas. Wells should be no less than 3', preferably 4' to 6' in diameter. Soil shall not be mounded up against root flare, as this promotes crown rot. Weeds and grass shall be eradicated from all tree wells and shrub beds by mechanical means, pre-emergent herbicides or post emergent soil inactive herbicides. Extreme caution with herbicide applications is to be exercised around trees and shrubs.

E. Stakes and Ties should be inspected monthly to see that stakes are not rubbing trunks or branches and those ties are not girdling trunks. Stakes and ties shall be removed when no longer required by the plant for support as soon as possible or after first planted growing season.

F. Pest Control
1. Pests should be identified and monitored on host species before control strategies have been implemented. Alternatives to chemical treatments should be exhausted before they are applied.
2. Pines, and other conifers shall be sprayed during the growing season to control spider mites, needle scale crawlers, aphids, spittlebugs and eriophyd mites as needed only. Such applications will be made during the most vulnerable stage in the insects' lifecycle or as populations become damaging.
3. Deciduous trees and shrubs shall be sprayed as needed when insect populations become evident. Under no circumstances shall blanket applications be permitted.

Irrigation

A. Trees, Shrubs, Groundcovers, and Vines shall be checked weekly for adequate water requirements. Conditions such as: wilt, color change, vigor, stress, growth rate and plant torpor should be monitored and adjustments shall be made as necessary.
1. All evergreen trees, shrubs and newly planted foliage shall be watered to a depth of 6" to 8" before winter and monthly during the winter if no precipitation has occurred for at least 3 to 4 weeks.

B. System Maintenance
1. The irrigation system shall be maintained for optimum performance by: clearing, adjusting all sprinkler nozzles, drip emitters and screens for proper coverage (head to head or beyond) and to reduce overspray onto sidewalks and pavement.
2. Weekly inspections of the irrigation system while in operation should be made during the warmer months (May 1st through September 15th), and biweekly in other spring and fall months to detect any malfunctioning of the system.
3. All malfunctioning equipment shall be repaired prior to the next scheduled irrigation.
4. All replacement heads and other equipment shall be of the same manufacturer, type, and application rates.

Miscellaneous

A. Debris Removal
Litter and trash, including leaves, grass clippings, rubbish, papers, bottles, cans and other debris shall be removed from all common areas, sidewalks, driveways, etc. and disposed of properly on a weekly basis for the duration of the work. All refuse from maintenance operations shall be disposed of off site.

B. Drainage Systems above and below ground shall be routinely checked for blockage which may cause ponding, flooding and excessive saturation of soil occupied by plant roots. Surface drainage routes shall be kept free of leaves, debris and sediment.

RECOMMENDED MINIMUM LANDSCAPE MAINTENANCE SCHEDULE

WEEKLY TASKS

- Check all irrigation equipment and adjust/align as required.
- Inspect all landscape areas for pests/pathogens.
- Weed all shrub/groundcover areas as needed.
- Remove landscape debris.
- Repair planting wells and/or grade around plants to eliminate runoff.
- Perform corrective pruning to eliminate hazards and damage to plant.
- Repair irrigation equipment with originally specified materials.

Minimum Recommended Yearly Maintenance Schedule

Month	Adjust Irrigation schedule	Inspect tree staking	Flush drip valves	Add mulch	Prune trees & shrubs	Fertilize as needed
January	√	√				
February	√	√			√	
March	√	√	√	√		√
April	√	√				
May	√	√			√	
June	√	√	√	√		
July	√	√				
August	√	√				
September	√	√	√	√		
October	√	√			√	√
November	√	√				
December	√	√	√	√		

EGLA

LANDSCAPE ARCHITECTURE, Inc.

CALIFORNIA REGISTERED LANDSCAPE ARCHITECT #1010, #3239
NEVADA REGISTERED LANDSCAPE ARCHITECT #455
ARIZONA REGISTERED LANDSCAPE ARCHITECT #59724

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1221 Lookout Avenue
Oceanside, CA 92057
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REVISIONS

Contractor shall verify and be responsible for all dimensions and conditions on the job, and shall notify the office of Eric E. Gripp, Landscape Architecture of any errors, discrepancies or variations from the information shown by these drawings. Written dimensions shall have precedence over scaled dimensions. Shop drawings shall be submitted to this office for approval before proceeding with any fabrication.

All designs, ideas and information shown on these drawings and specifications specifications are and shall remain the property of Eric E. Gripp, Landscape Architecture. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which the have been prepared and developed without the written consent of Eric E. Gripp, Landscape Architecture. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

REGISTERED LANDSCAPE ARCHITECT
ERIC E. GRIPP
3239
Signature
01-02-19
Date
STATE OF CALIFORNIA

CLIENT AND PROJECT

STORE # 3531
10651 Balboa Avenue
Granada Hills, CA 91344

For:
Arnet Davis Newlove and Associates
1330 Olympic Blvd.
Santa Monica, CA 90404
310)452-1742

SHEET DESCRIPTION
Maintenance Specifications

DATE:	01/02/19
SCALE:	NO SCALE
DRAWN BY:	Eric Gripp

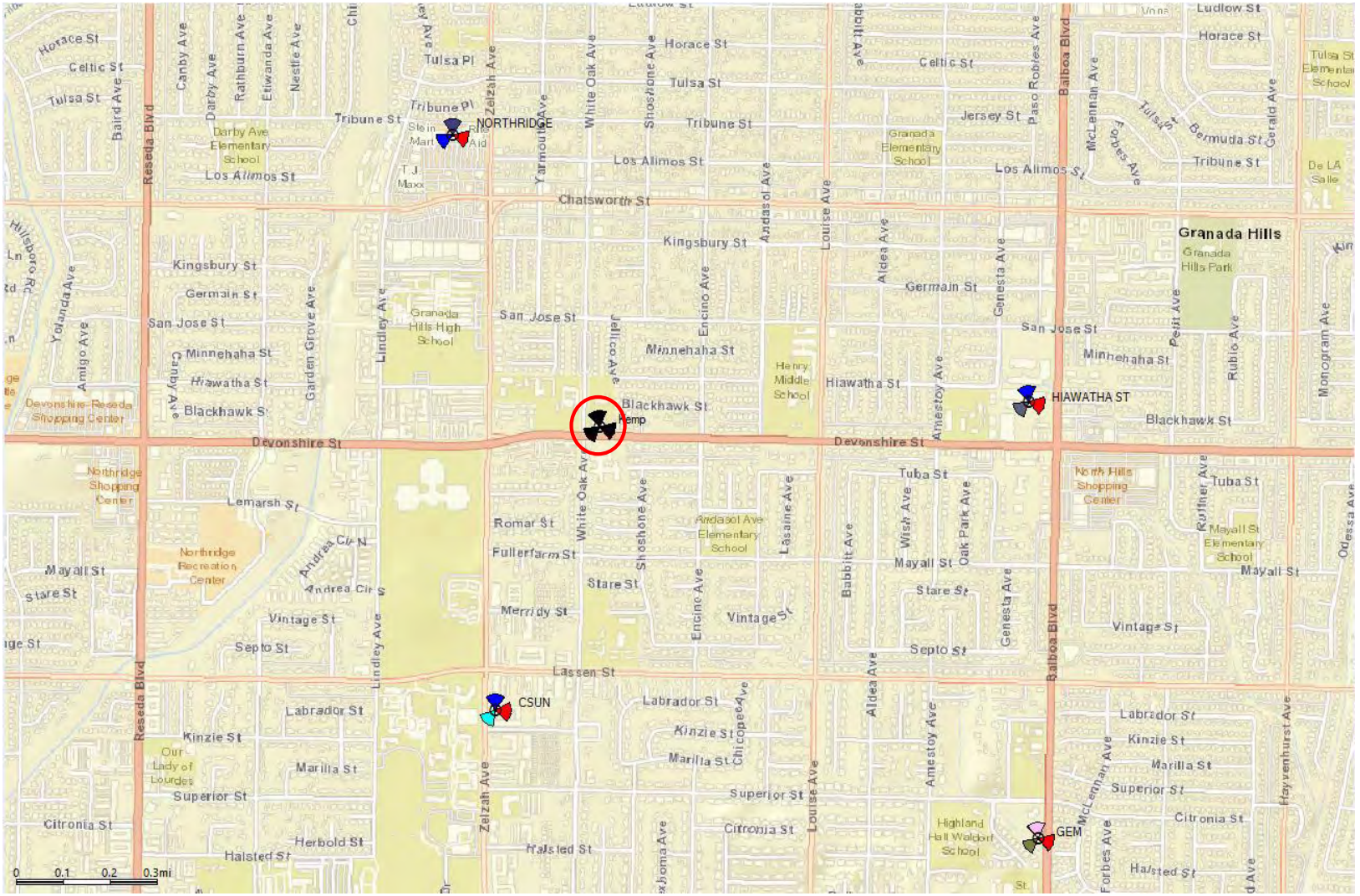
SHEET NUMBER
L-4
of 4

Kemp
Propagation Maps

March 21, 2019

verizon

Kemp – General Map



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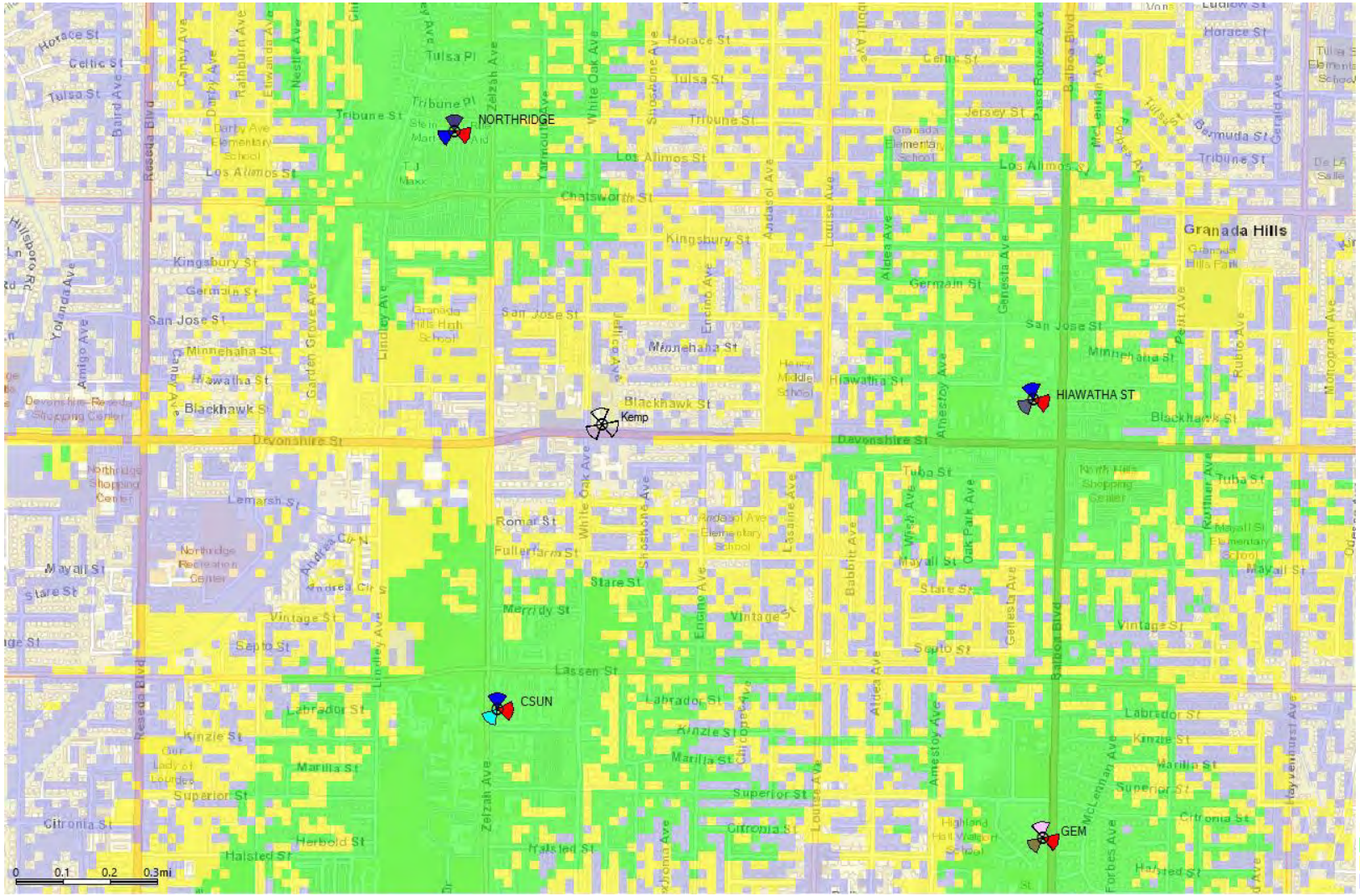
Verizon Coverage without Kemp



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Verizon Coverage with Kemp

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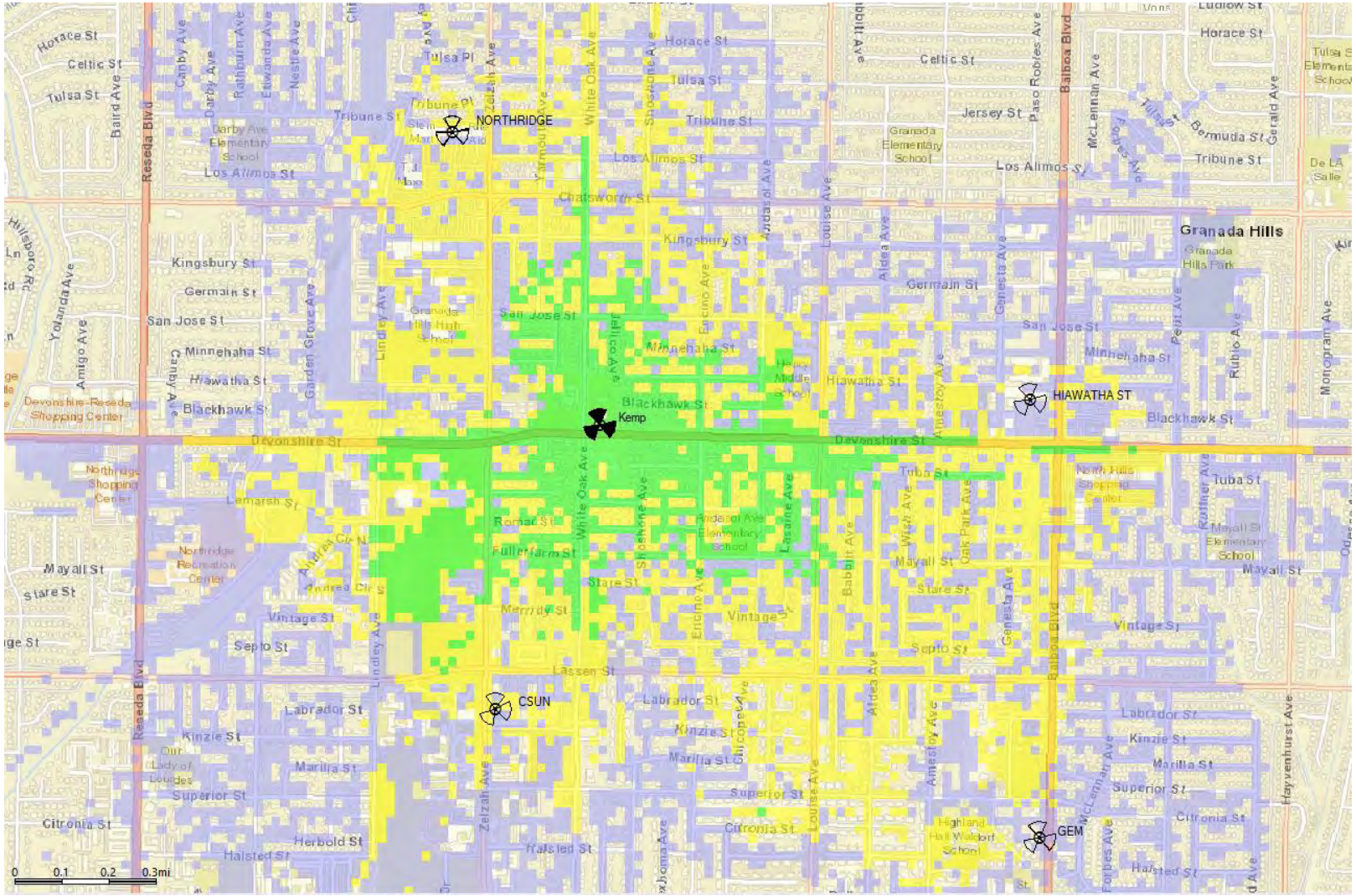
Kemp Coverage Only



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Delta Groups Engineering, Inc.

2362 McGaw Avenue, Irvine, CA 92614 Tel.: (949) 622-0333 Fax: (949) 622-0331

Project Description Narrative
Application for a Conditional Use Permit- Wireless
City of Los Angeles

Verizon Wireless is a registered public utility licensed and regulated by the Public Utilities Commission (PUC) and the Federal Communications Commission. As a public company, Verizon Wireless receives a license from the FCC to provide Wireless Communication Services throughout the United States. With current efforts underway to establish the required infrastructure for its network in the City of Los Angeles, Verizon Wireless has retained the services of Delta Groups Engineering to facilitate the land use entitlement process. On behalf of Verizon, Delta Groups is submitting an application to the City, and requesting approval of a conditional use permit for the construction and operation of an unmanned wireless telecommunications facility. To this end we present the following project information for your consideration:

Project Information

Verizon Wireless Project Name: **Kemp**
Address: 17655 Devonshire
APN: 2733013009
Zoning: A2-1 Agricultural
Use: Synagogue

Project Description

Verizon Wireless proposes to construct and operate an unmanned wireless facility to be stealthed as a monopine. 12 panel antennas, 12 RRU's, 3 Raycaps on a 45' monopine with 3 equipment cabinets and a 15kw/54gal standby generator at grade within a 10X13 lease area.

Maintenance and Monitoring

The facility is unmanned and operates 24 hours a day, 7 days a week. Since the facility is unmanned, it will not generate any traffic or impact traffic circulation. The facility is connected to a central network operations center that monitors the facility's status. Routine maintenance occurs once every 4-6 weeks to ensure the equipment is operating within normal specifications. Should an emergency arise, maintenance crews are dispatched as necessary to correct the situation. The facility will not create any hazardous materials, waste, odor, light or glare.

Property Characteristics

The subject property is zoned A2-1 (Agricultural). It is currently developed as a Synagogue. West of the site is Granada High School, north, south and east of the proposed site is residential. There are no known scenic aspects of this site and no known adverse soils conditions. There are no known protected species of plants or animals on site.

Delta Groups Engineering
2362 McGaw Avenue
Irvine, CA 92614

Lisa Desmond
Phone: (951) 264-0866
ldesmond@deltagroups.com

Project Objective

Wireless carriers deploy new wireless facilities in a specific area to achieve one of the following:

- Provide signal coverage of sufficient strength to achieve consistent, sustainable, and reliable service to customers at a level sufficient for outdoor, in-vehicle, and in-building penetration with good voice and data quality during high demand periods.
- Provide additional system capacity to ensure there is sufficient signal capacity to offset the contraction of signal experienced when nearby sites become overloaded and more enhanced voice and data services are used (4G and other high speed data services) thereby creating periodic gaps. With heavy use this contraction of signal is intensified due to the unique properties of digital radio transmissions.

In this specific case Verizon's radio frequency (RF) engineers observed that the existing/surrounding Verizon sites are becoming overloaded beyond their capacity, and determined that an additional facility is needed in order to relieve network traffic congestion and ensure reliable levels of service. The existing "Newton" site (Alpha sector) and "Northridge" site (Beta Sector) are currently overloaded resulting in weak and unreliable coverage for residents and business owners in this area. The deployment of the proposed site will provide a significant improvement over the existing conditions. This site will address the lack of coverage around Devonshire and Zelzah and the nearby Granada Hills High School. Propagation maps have been provided to illustrate this issue within the network. Propagation maps provide important information regarding the level of the signal and therefore the anticipated coverage provided by a cell site. For a cellular system to work properly, each cell site must provide areas of discrete coverage as well as overlapping coverage with neighboring sites. Coverage exists when there is sufficient radio frequency ("RF") signal strength to provide safe, effective and reliable levels of coverage in a particular geographic area. As user travels between the discrete coverage areas of two or more sites, a handoff is triggered within the zone of overlapping coverage. If the handoff is successful, it is transparent to the user and results in seamless coverage. If the handoff is not successful, the call is lost and must be reestablished once the user gets within range of the next site. A gap in coverage therefore is when there is either no service within the area at all, or when the existing sites are at or near capacity making the network unable to satisfy demand for services places on the network by network users.

Without adequate RF signal, there is no reliability in the ability to make or receive voice calls, and data throughput speed is limited. This is especially significant in that Verizon Wireless, as an FCC licensee, is mandated to provide enhanced 911 services to its users. The strength of RF signal coverage is measured in decibel level and is noted as a dBm level. As decibel level is degraded (i.e. signal level is weakened), it is reflected in increasingly larger negative numbers. Hence, -75dBM is a stronger signal than -85dBM, which in turn is stronger than -95dBM.

The proposed facility will provide an integral link in Verizon's Wireless' proposed network and is designed to improve the network, by resolving current capacity issues of existing/surrounding facilities. Since the currently deployed facilities are operating beyond their capacity, and handling such a high demand for calls, data, etc., LTE speeds are slower than they should be, calls are getting dropped, and other issues affecting the network's performance are also occurring in this area of Los Angeles. The proposed site will provide reliable wireless telecommunications services to Verizon customers throughout the community.

Siting Analysis

The network of Verizon Wireless sites throughout the region is "locationally" dependent, meaning that there is a necessary and logical interrelationship between each site. Eliminating or relocating a single cell site can lead to gaps in the system and prohibit Verizon from providing uninterrupted services to customers in a defined coverage area.

Customer demand drives the need for new cell sites. Data relating to incomplete and dropped calls is gathered, drive-tests are conducted, and scientific modeling using sophisticated software is evaluated. Once the area requiring a new site is identified, a target/search ring on a map is provided to a real estate professional to begin a search for a suitable location.

During an initial reconnaissance, properties considered for the installation of a cell site must be located in the general vicinity of the ring, with an appropriate zoning designation, and appearing to have enough space to accommodate an antenna structure and the supporting radio equipment. The size of the space will vary depending on the objective of the site. The owners of each prospective location are notified to assess their interest in partnering with Verizon Wireless.

Four key elements are considered in the selection process:

- Leasing: The property must have an owner who is willing to enter into a long-term lease agreement under very specific terms and conditions.
- Zoning: It must be suitably zoned in accordance with local land use codes to allow for a successful permitting process.
- Construction: Construction constraints and costs must be reasonable from a business perspective, must be feasible for the proposed project to be constructed in accordance with local building codes and safety standards.
- RF: The property and facility must strategically be located to be able to achieve the RF engineer's objective to close the significant gap in coverage with antennas at a height to clear nearby obstructions.

The search area to address the coverage gap described above is predominantly comprised of residential and commercial properties.

Co-Location Information

Verizon Wireless always pursues co-location opportunities as a priority. If any potential existing facilities are identified, Verizon Wireless will contact the existing carrier to pursue co-location opportunities. There were no viable existing wireless facilities within the search ring area.

Project Benefits

The proposed project will provide the following community benefits:

- Telephone, data transmission, paging, short message functions, voicemail services and reliable services for emergency purposes. According to an article release on May 4, 2017 the CDC National Center for Health Statistics of 2017 the United States more than 50% of all households are "wireless only" with no land line telephone service furthering the need for reliable cell service.
- Personal safety and security for community members in an emergency, or when there is an urgent need to reach family members or friends. Safety is the primary reason parents provide their children with cell phones.
- Enhanced emergency response communications for police, fire, paramedics and other emergency services.
- Enhanced 911 Services (E911)- The FCC mandates that all cell sites have location capability. Effective site geometry within the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites (over half of all 911 calls are made using mobile phones).
- Better voice and reception quality.
- Higher security and privacy for telephone users.

Regulating Agencies:

Verizon Wireless is a registered public utility, licensed and regulated by the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). As a public utility, Verizon Wireless is licensed by the FCC, is authorized to operate, and must provide wireless communication services throughout the nation.

All of Verizon's sites comply with FCC regulations and requirements in regards to electro-magnetic emissions (EME). According to Section 704 of the 1996 Telecom Act, "No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions" (Section 704. (a) (II) (iv)).

Verizon Wireless' telecommunications facilities operate at the lowest possible power levels and are well below established standards used by the FCC for safe human exposure to radio frequency electromagnetic fields. These standards have been tested and proven safe by the American National Standards Institute and the Institute of Electrical and Electronics Engineers

(IEEE). The proposed communications facility will operate in full compliance with the U.S. standards for radio frequency emissions as published by the American National Standards Institute (ANSI).

The development of this facility will further enhance Verizon's Southern California wireless network by allowing its customers reliable access to Verizon's nationwide network of services. Similar to the other existing wireless service providers, each Verizon Wireless communications facility, or base station, will consist of transmitting and receiving antennas mounted on a communication tower or other suitable structure. This specific proposed site will become an integral part of Verizon's wireless network.

The enclosed application and supporting materials are presented for your consideration. Verizon Wireless requests a favorable determination and approval of this application to construct the proposed facility. Please contact me at (951) 264-0866 or ldesmond@deltagroups.com for any questions or requests for additional information.

Respectfully submitted,

Lisa Desmond
Land Use Specialist
ldesmond@deltagroups.com
951-264-0866

verizon

KEMP

17655 DEVONSHIRE STREET NORTHRIDGE CA 91325

ARTISTIC engineering
AEsims.com
877.9AE.sims

VIEW 1

LOCATION ©2019 Google Maps

EXISTING

PROPOSED LOOKING NORTHWEST FROM DEVONSHIRE STREET

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

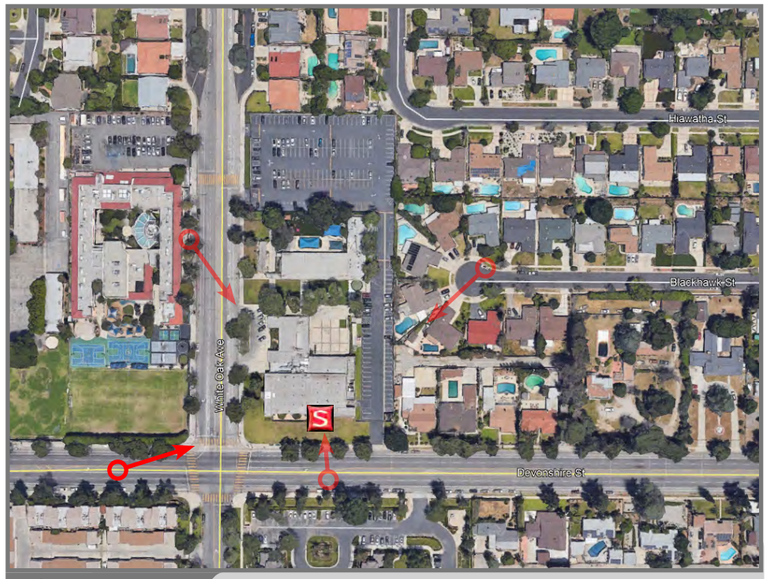
verizon

KEMP

17655 DEVONSHIRE STREET NORTHRIDGE CA 91325

ARTISTIC engineering
AEsims.com
877.9AE.sims

VIEW 2



LOCATION ©2019 Google Maps

EXISTING

PROPOSED LOOKING NORTHEAST FROM DEVONSHIRE STREET

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

verizon

KEMP

17655 DEVONSHIRE STREET NORTHRIDGE CA 91325

ARTISTIC engineering
AEsims.com
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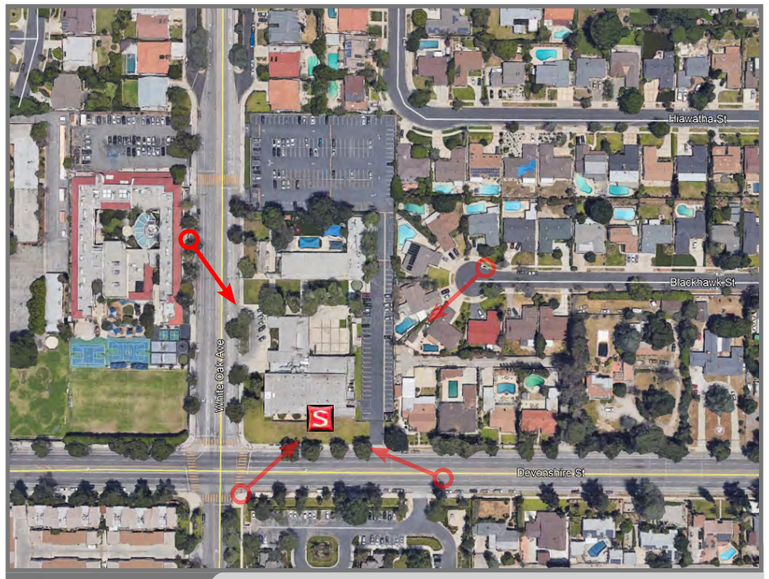
VIEW 3



LOCATION ©2019 Google Maps

EXISTING

PROPOSED LOOKING SOUTHEAST FROM WHITE OAK AVENUE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

verizon

KEMP

17655 DEVONSHIRE STREET NORTHRIDGE CA 91325

ARTISTIC engineering
AEsims.com
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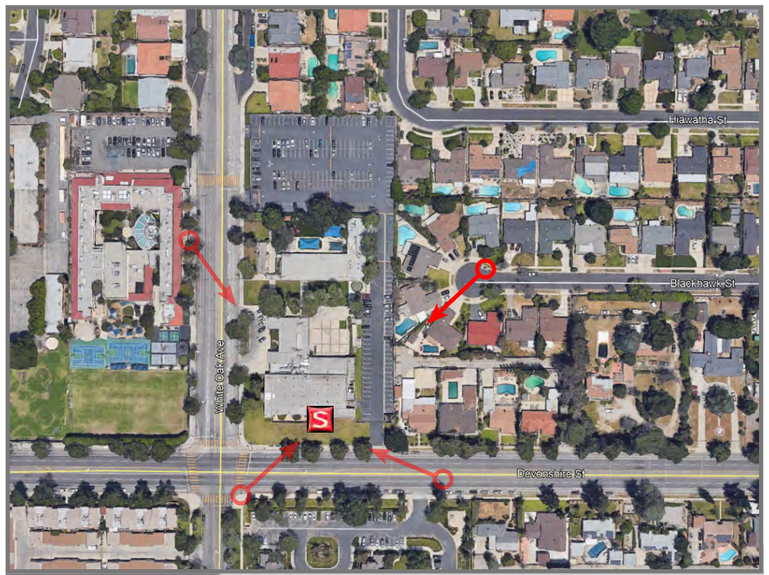
VIEW 4



LOCATION ©2019 Google Maps

EXISTING

PROPOSED LOOKING SOUTHWEST FROM BLACKHAWK STREET

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

KEMP

MTX41 / BSC1
MACRO CELL EVOLUTION DESIGN
17655 DEVONSHIRE ST.
NORTHRIDGE, CA 91325

OVERALL HEIGHT PER 1-A LETTER: 45'-0"

PROJECT TEAM

SITE ACQUISITION
DELTA GROUPS ENGINEERING, INC.
2362 McGAW AVE.
IRVINE, CA 92614
CONTACT: VINCE AMAYA
PHONE: (949) 622-0333
FAX: (949) 622-0331

PLANNING
DELTA GROUPS ENGINEERING, INC.
2362 McGAW AVE.
IRVINE, CA 92614
CONTACT: LISA DESMOND
PHONE: (949) 622-0333
FAX: (949) 622-0331

ARCHITECT:
DELTA GROUPS ENGINEERING, INC.
2362 McGAW AVE.
IRVINE, CA 92614
CONTACT: WILLIAM DESMOND
PHONE: (949) 622-0333
FAX: (949) 622-0331

SURVEYOR:
AMBIT CONSULTING
P.O. BOX 9182
CHANDLER HEIGHTS, AZ 85127
PHONE: (602) 463-0472

UTILITY COORDINATOR:
TRIAD GROUP
PLAZA CENTER
10900 NE 8TH ST., SUITE 1500
BELLEVUE, WA 98004
CONTACT: BRIAN BISCHOFF
PHONE: (425) 454-0282
FAX: (425) 454-5784

PROFESSIONAL ENGINEER:
DELTA GROUPS ENGINEERING, INC.
2362 McGAW AVE.
IRVINE, CA 92614
CONTACT: ALBERT TENG
PHONE: (949) 622-0333
FAX: (949) 622-0331

VERIZON WIRELESS SIGNATURE BLOCK

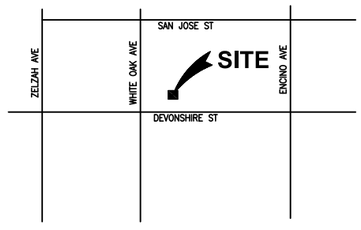
DISCIPLINE:	SIGNATURE:	DATE:
RE VENDOR:		
A&E VENDOR:		
A&E COORDINATOR:		
UTILITY VENDOR:		
RF:		
RE:		
CE:		
EE:		
TRANSPORT:		

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- NEW VERIZON WIRELESS 10'-0" X 30'-0" LEASE AREA
- (2) NEW VERIZON WIRELESS EQUIPMENT CABINETS AND (1) FUTURE CABINET
- (1) NEW VERIZON WIRELESS GPS ANTENNAS
- (1) NEW VERIZON WIRELESS 15KW / 54GALLON (UL 142) DIESEL STANDBY GENERATOR
- (1) NEW VERIZON WIRELESS 45'-0" TALL MONOPINE
- (12) NEW VERIZON WIRELESS 8' TALL PANEL ANTENNAS
- (12) NEW VERIZON WIRELESS RADIOS
- (3) NEW VERIZON WIRELESS RAYCAPS
- (1) NEW VERIZON WIRELESS 2'-0" MW ANTENNA
- NEW VERIZON WIRELESS 8'-0" HIGH SPLIT FACE CMU WALL ENCLOSURE W/ CREEPING FIG WINE

VICINITY MAP



NOT TO SCALE
NORTH

DRIVING DIRECTIONS

FROM: VERIZON OFFICE
TO: 17655 DEVONSHIRE ST.
NORTHRIDGE, CA 91325

1. GET ON I-5 N FROM IRVINE CENTER DR AND JEFFREY RD
2. MERGE ONTO I-5 N
3. TAKE EXIT 156A TOWARD CA-118 W
4. MERGE ONTO CA-118 W
5. TAKE THE HAYVENHURST AVE EXIT
6. TURN LEFT ONTO HAYVENHURST AVE
7. TURN RIGHT ONTO DEVONSHIRE ST
8. DESTINATION WILL BE ON THE RIGHT

PROJECT SUMMARY

APPLICANT/LESSEE
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618
OFFICE: (949) 286-7000

ASSESSOR'S PARCEL NUMBER
APN: 2733-013-009

APPLICANT'S REPRESENTATIVE
DELTA GROUPS ENGINEERING, INC.
2362 McGAW AVE.
IRVINE, CA 92614
CONTACT: LISA DESMOND
PHONE: (949) 622-0333
FAX: (949) 622-0331

PROPERTY OWNER:
OWNER: TEMPLE RAMAT ZION
ADDRESS: 17655 DEVONSHIRE ST.
NORTHRIDGE, CA 91325
TELEPHONE: (818) 515-8945

PROPERTY INFORMATION:
SITE NAME: KEMP
SITE ADDRESS: 17655 DEVONSHIRE ST.
NORTHRIDGE, CA 91325
JURISDICTION: CITY OF LOS ANGELES

CONSTRUCTION INFORMATION

AREA OF CONSTRUCTION:	____ SQ. FT.
OCCUPANCY:	UNMANNED TELECOMMUNICATIONS FACILITY
TYPE OF CONSTRUCTION:	TYPE V-B
CURRENT ZONING:	A2-1 – AGRICULTURAL LOW HEIGHT
ADA COMPLIANCE:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. MACHINERY SPACES ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER THE CBC SECTION 11B-203.5.

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

CODE COMPLIANCE

- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA GREEN BUILDING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	2
LS-1	SITE SURVEY	2
A-1	SITE PLAN	2
A-2	ENLARGED SITE PLAN	2
A-3	EQUIPMENT LAYOUT AND ANTENNA LAYOUT	2
A-4	SOUTH AND EAST ELEVATIONS	2
A-5	NORTH AND WEST ELEVATIONS	2

CONSTRUCTION DRAWINGS

811 Know what's below. Call before you dig.
TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT
TOLL FREE: 1-800-227-2600 OR www.digalert.org
CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" x 36". SCALE: PLANS IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	02/26/19	90% ZD	JD
2	03/11/19	100% ZD	JD

DELTA GROUPS ENGINEERING, INC.
CONSULTING ENGINEERS
2362 McGAW AVE. IRVINE, CA 92614
TEL: 949-622-0333 FAX: 949-622-0331

DGE JOB #116VW010A

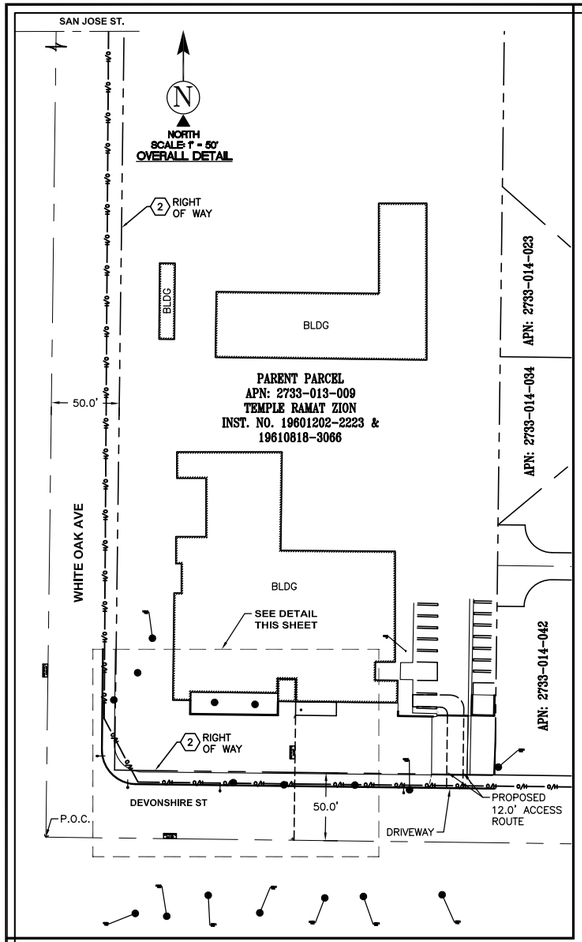
PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

KEMP
17655 DEVONSHIRE ST.
NORTHRIDGE, CA 91325

SHEET TITLE:
TITLE SHEET

T-1



SURVEY DATE

02/13/2019

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM **CALIFORNIA STATE PLANE COORDINATE ZONE FIVE**, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE

ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA ZONE FIVE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99991844

FLOOD ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06037C1045F, DATED 09/26/2008

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

POSITION OF GEODETIC COORDINATES
LATITUDE 34° 15' 28.41" (34.257892°) NORTH (NAD83)
LONGITUDE 118° 31' 09.10" (118.519194°)WEST(NAD83)
GROUND ELEVATION @ 987.4' (NAVD88)

SURVEYOR'S NOTES

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOWS THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

LESSOR'S LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 16 WEST, SAN BERNARDINO BASE AND MERIDIAN, PORTION OF THE EX-MISSION DE SAN FERNANDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGES 605 AND 606 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE SOUTHERLY 30 FEET, RESERVED FOR ROAD PURPOSES; AND EXCEPT THE WESTERLY 1 FOOT THEREOF.

APN: 2733-013-009

SCHEDULE "B" SUMMARY

THE SURVEYORS OPINION IS THAT NO SCHEDULE "B" ITEMS PROVIDED BY SAID REPORT AFFECT THE PROPOSED LEASE AND EASEMENT AREAS SHOWN HEREON.

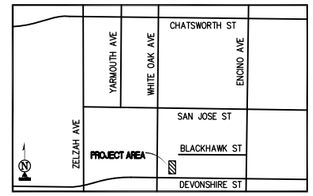
SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #09208922-920-CMM-CM8, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED JANUARY 17, 2019. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMS NO. 1, 4 AND 6-7 ARE NOT A SURVEY MATTER AND ARE NOT PLOTTED OR LISTED.

ITEMIZED NOTES:

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: CITY OF LOS ANGELES
   PURPOSE: PUBLIC STREET
   RECORDING DATE: APRIL 15, 1963
   RECORDING NO: 5565 OFFICIAL RECORDS
   (PLOTTED AS SHOWN ON SURVEY-RIGHT OF WAY)
3. A COMMUNITY OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED, EXECUTED BY THE PARTIES HEREIN NAMED, AND OTHER PARTIES AS OWNERS OF OTHER LANDS DESCRIBED IN SAID LEASE, WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.
   DATED: DECEMBER 2, 1968
   LESSOR: TEMPLE RAMAT ZION
   LESSEE: AMERICAN PETROFINA EXPLORATION COMPANY, A CORPORATION
   RECORDING DATE: SEPTEMBER 11, 1969
   RECORDING NO: 3079 OFFICIAL RECORDS
   SAID LEASE AFFECTS THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF. SAID LEASE PROVIDES FOR NO RIGHT OF SURFACE ENTRY.
   (BLANKET IN NATURE-NOT PLOTTED)
5. COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY. SAID COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS.
   RECORDING DATE: SEPTEMBER 16, 1986
   RECORDING NO.: 86-1226334 OFFICIAL RECORDS
   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
   (BLANKET IN NATURE-SHOWN AS PARENT PARCEL)



VICINITY MAP
N.T.S.

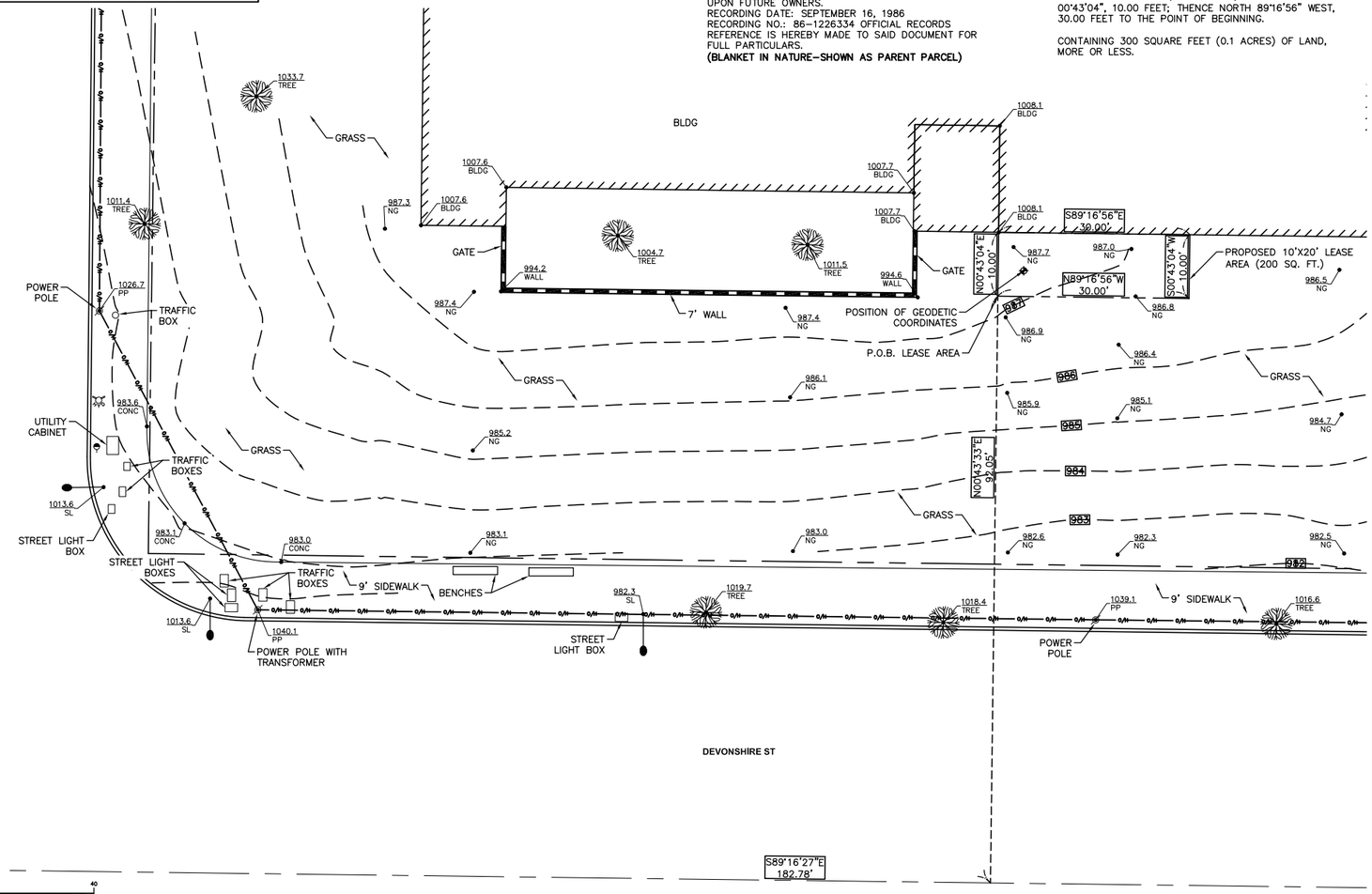
LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 16 WEST, SAN BERNARDINO BASE AND MERIDIAN, PORTION OF THE EX-MISSION DE SAN FERNANDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, CA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF DEVONSHIRE STREET AND WHITE OAK AVENUE FROM WHICH THE INTERSECTION OF WHITE OAK AVENUE AND SAN JOSE ST BEARS NORTH 00°43'35" EAST, 1320.15 FEET; THENCE ALONG THE CENTERLINE OF DEVONSHIRE STREET SOUTH 89°16'27" EAST, 182.78 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 00°43'26" EAST, 92.05 FEET TO THE POINT OF BEGINNING:

THENCE NORTH 00°43'04" EAST, 10.00 FEET; THENCE SOUTH 89°16'56" EAST, 30.00 FEET; THENCE SOUTH 00°43'04", 10.00 FEET; THENCE NORTH 89°16'56" WEST, 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 300 SQUARE FEET (0.1 ACRES) OF LAND, MORE OR LESS.



LEGEND

BLDG	TOP OF BUILDING		STREET LIGHT
CMU	CONCRETE MASONRY UNIT		GUY WIRE
CONC	CONCRETE		FIRE HYDRANT
LP	LIGHT POLE		UTILITY POLE
NG	NATURAL GRADE		LIGHT POLE
PP	POWER POLE		POSITION OF GEODETIC COORDINATES
SL	STREET LIGHT		SPOT ELEVATION
SW	SIDEWALK		WATER CONTROL VALVE
WALL	TOP OF WALL		TREES
P.O.C.	POINT OF COMMENCEMENT		
P.O.B.	POINT OF BEGINNING		

CMU WALLS
CURBLINES
EXISTING BUILDINGS
PARKING STRIPES
O/H — O/H — O/H — OVERHEAD LINES
STREET CENTERLINES
RIGHT OF WAY LINES
SUBJECT PROPERTY LINE
ADJACENT PROPERTY LINE
LEASE AREA LIMITS
MAJOR CONTOUR INTERVAL
MINOR CONTOUR INTERVAL

N 11° 59' E

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" x 36". SCALE NOTED IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	02/15/19	PRELIMINARY	PD
1	02/21/19	UPDATE DESIGN	MW

PRELIMINARY

DELTA GROUPS ENGINEERING, INC.
CONSULTING ENGINEERS
2362 McGAW AVE. IRVINE, CA 92614
TEL: 949-622-0333
FAX: 949-622-0331

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

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15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

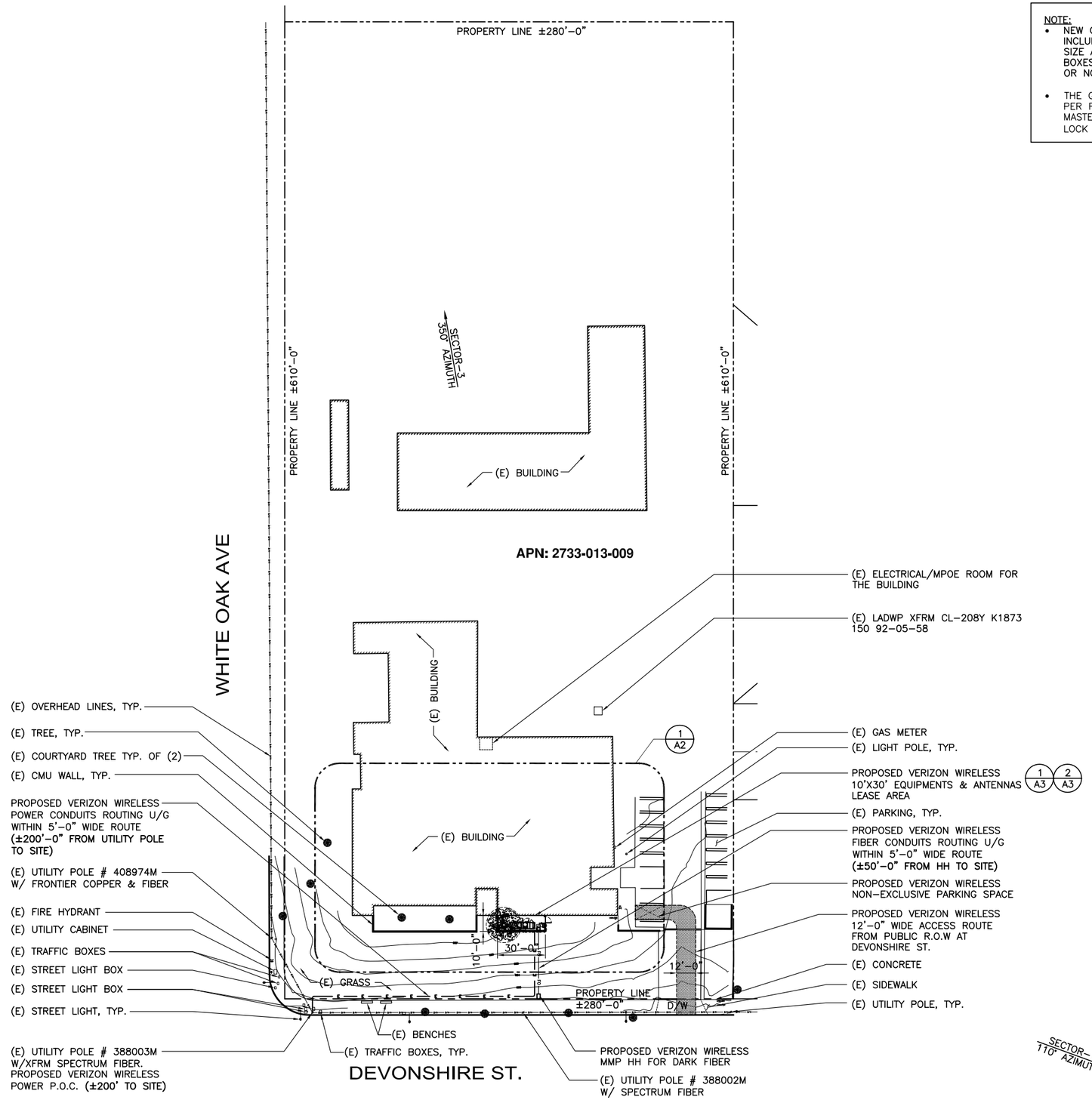
ambit consulting
410 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PH. (480) 659-4072
www.ambitconsulting.us

"SITE #"
KEMP (B)
17655 DEVONSHIRE ST.
NORTHRIDGE, CA 91325
LOS ANGELES COUNTY

SHEET TITLE:
SITE SURVEY

LS-1

NOTE:
- NEW CONDUIT PATHWAYS SHOWN INCLUDE INSTALLATION OF APPROPRIATE SIZE AND TYPE HAND HOLES OR PULL BOXES, WHERE REQUIRED, WHETHER OR NOT SPECIFICALLY DEPICTED
- THE GC TO SECURE/HARDEN THE SITE PER FIELD OPS DIRECTION USING MASTER KEYED HIDDEN SHACKLE PAD LOCK W/ HIGH SECURITY HASP



OVERALL SITE PLAN

SCALE: 1/32" = 1'-0" (32' 0' 16' 32' 64')

1

NOTE: THE ORIGINAL SIZE OF THIS PLANS 24" X 36". SCALE NOTE IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	02/26/19	90% ZD	JD
2	03/11/19	100% ZD	JD

DELTA GROUPS ENGINEERING, INC.
CONSULTING ENGINEERS
2362 McGAW AVE. IRVINE, CA 92614
TEL: 949-622-0333 FAX: 949-622-0331
DGE JOB # 16VW010A

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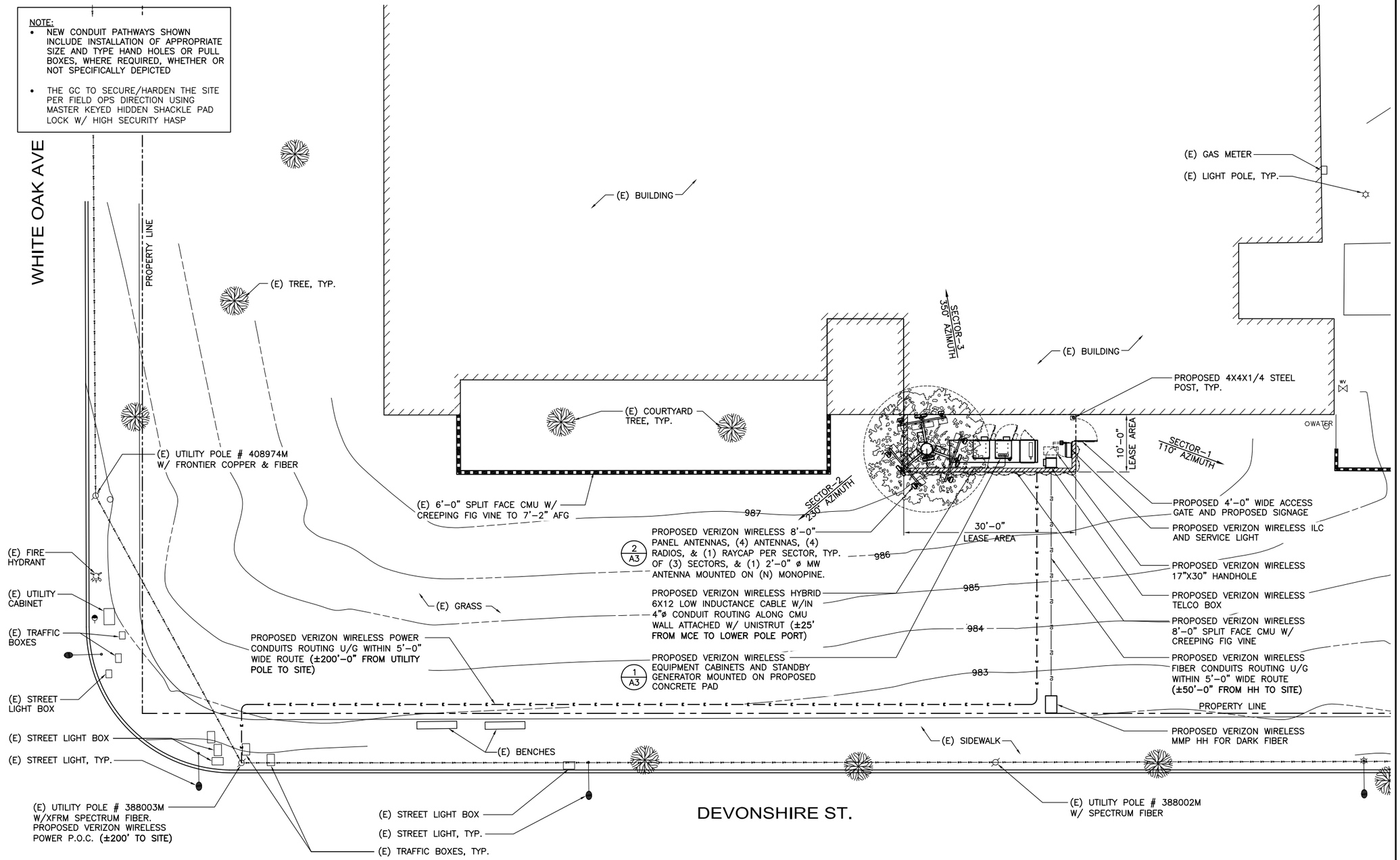
IRVINE, CA 92618

KEMP
17655 DEVONSHIRE ST.
NORTHRIDGE, CA 91325

SHEET TITLE:
OVERALL SITE PLAN

A-1

NOTE:
- NEW CONDUIT PATHWAYS SHOWN INCLUDE INSTALLATION OF APPROPRIATE SIZE AND TYPE HAND HOLES OR PULL BOXES, WHERE REQUIRED, WHETHER OR NOT SPECIFICALLY DEPICTED
- THE GC TO SECURE/HARDEN THE SITE PER FIELD OPS DIRECTION USING MASTER KEYED HIDDEN SHACKLE PAD LOCK W/ HIGH SECURITY HASP



ENLARGED SITE PLAN

SCALE: 1/8" = 1'-0"

0' 0' 4' 8' 16'

1

NOTE: THIS DRAWING SET, IF NOT PLOTTED AT 24"X36", IS SCALED INCORRECTLY AND SHALL NOT BE USED FOR PERMITTING OR CONSTRUCTION OF ENLARGED SHEET SIZES

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	02/26/19	90% ZD	JD
2	03/11/19	100% ZD	JD

DELTA GROUPS ENGINEERING, INC.
CONSULTING ENGINEERS
2362 McGAW AVE. IRVINE, CA 92614
TEL: 949-622-0333 FAX: 949-622-0331
DGE JOB # 116VW010A

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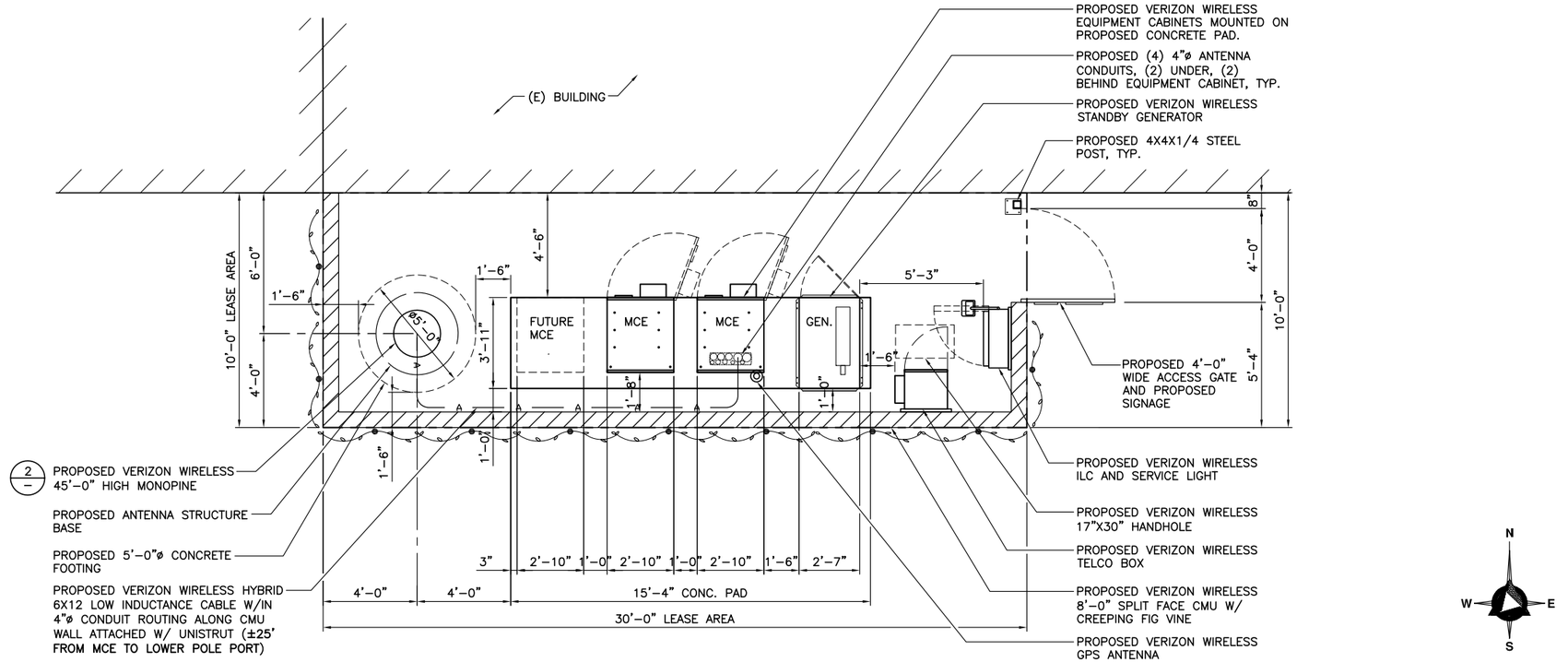
IRVINE, CA 92618

KEMP
17655 DEVONSHIRE ST.
NORTHRIDGE, CA 91325

SHEET TITLE:
ENLARGED SITE PLAN

A-2



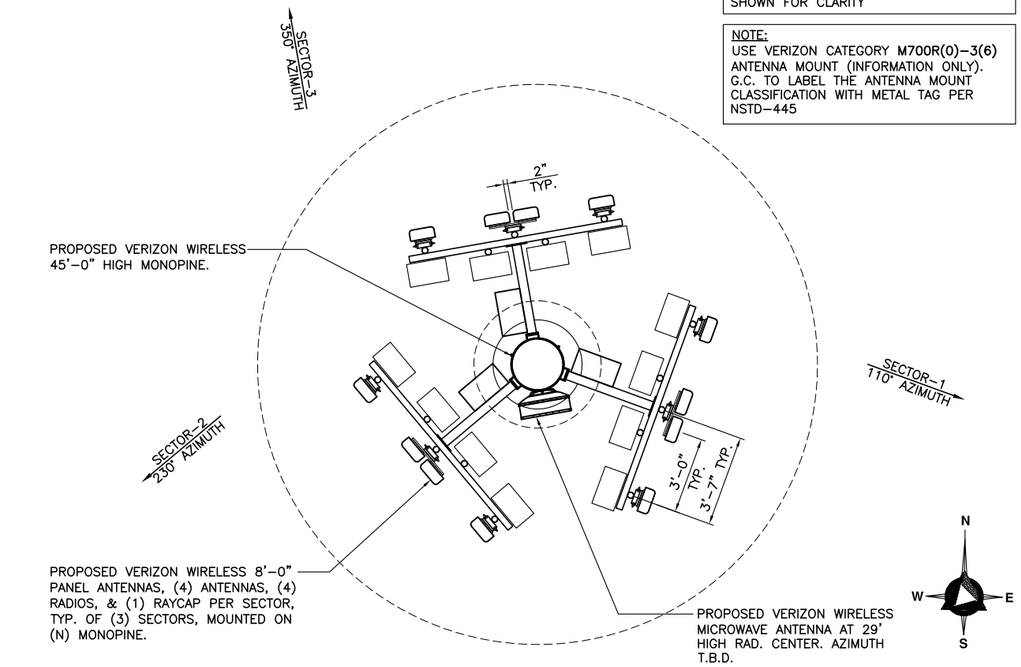
EQUIPMENT LAYOUT

SCALE: 3/8" = 1'-0"

1

PROPOSED MONOPINE BRANCHES NOT SHOWN FOR CLARITY

NOTE:
USE VERIZON CATEGORY **M700R(0)–3(6)** ANTENNA MOUNT (INFORMATION ONLY). G.C. TO LABEL THE ANTENNA MOUNT CLASSIFICATION WITH METAL TAG PER NSTD–445



ANTENNA LAYOUT

SCALE: 3/8" = 1'-0"

2

NOTE: THE ORIGINAL SIZE OF THIS PLANSET IS 24" x 36". SCALE RATIO IS NOT VALID IF FORMATTED OR PLANSET SHEET SIZES

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	02/26/19	90% ZD	JD
2	03/11/19	100% ZD	JD

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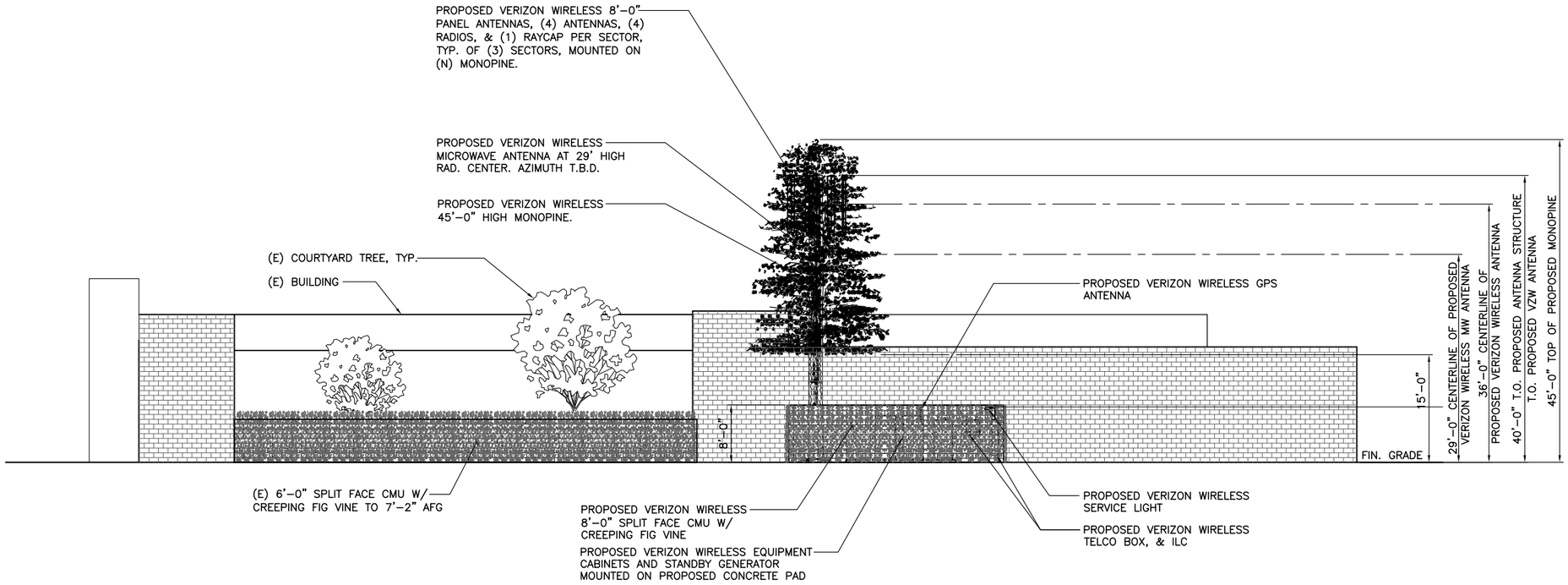
KEMP
17655 DEVONSHIRE ST.
NORTHRIDGE, CA 91325

SHEET TITLE:

ENLARGED SITE PLAN

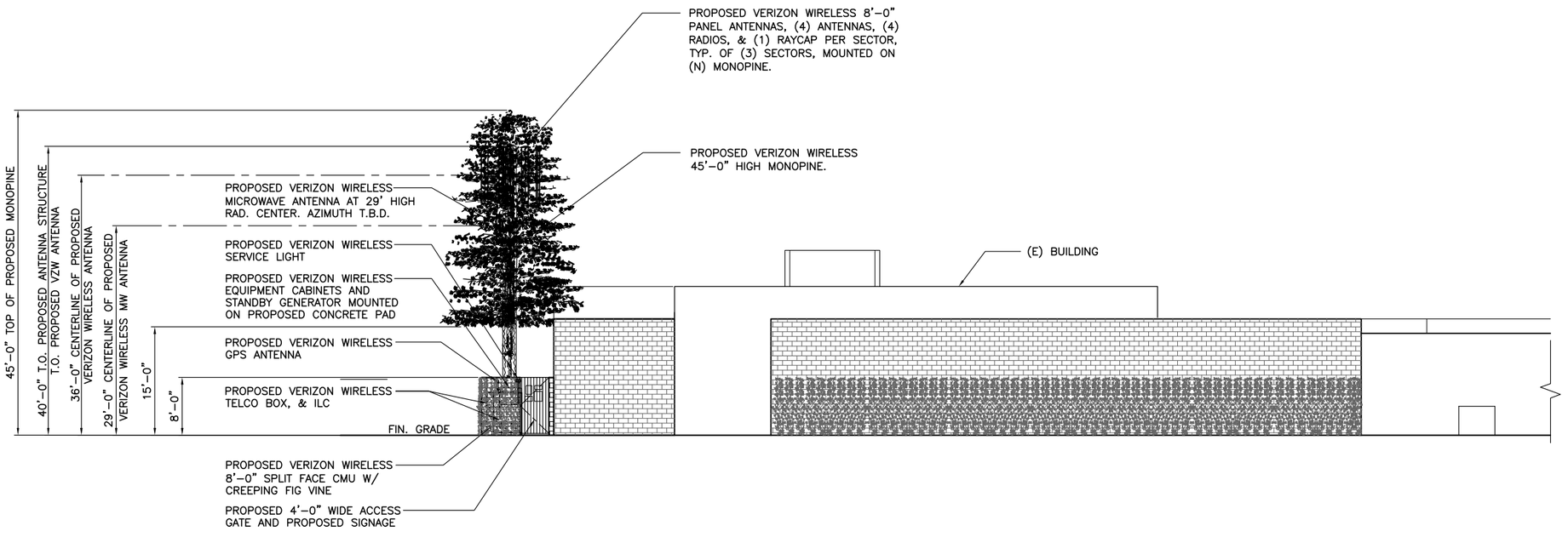
A-3



SOUTH ELEVATION

SCALE: 1/8" = 1'-0" (8' 0' 4' 8' 16')

1



EAST ELEVATION

SCALE: 1/8" = 1'-0" (8' 0' 4' 8' 16')

2

NOTE: THE ORIGINAL SIZE OF THIS PLANE IS 24" X 36". SCALE RATIO & UNITS ON ALL DRAWINGS ARE BASED UPON THIS SIZE.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	02/26/19	90% ZD	JD
2	03/11/19	100% ZD	JD

DELTA GROUPS ENGINEERING, INC.
CONSULTING ENGINEERS
2362 McGAW AVE, IRVINE, CA 92614
TEL: 949-622-0333 FAX: 949-622-0331

DGE JOB # 16VW010A

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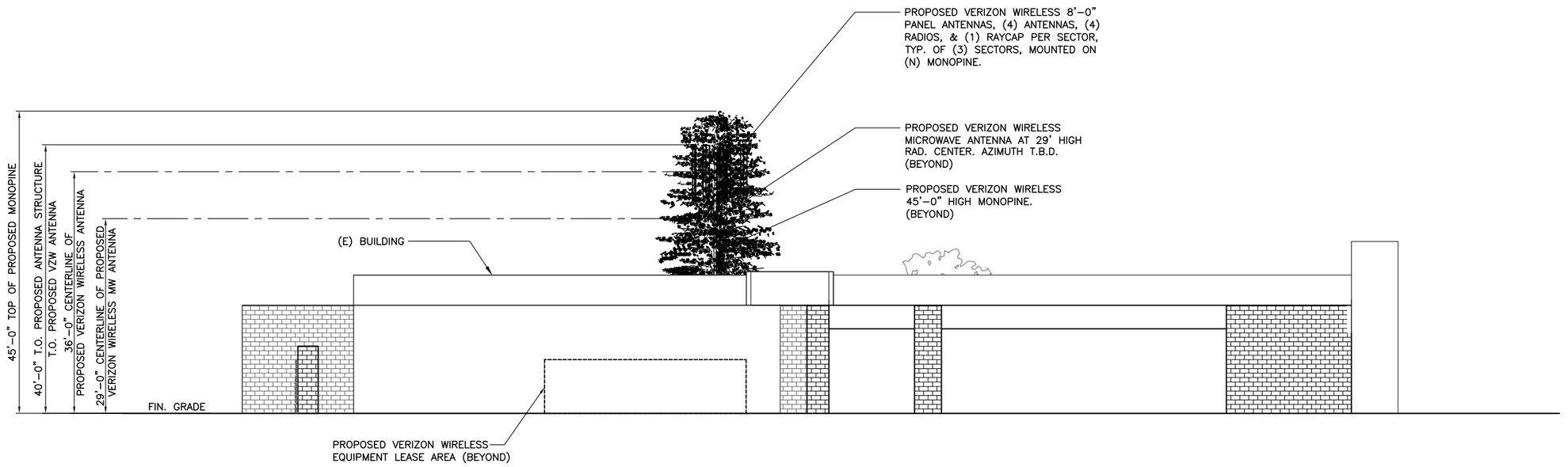
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

KEMP
17655 DEVONSHIRE ST.
NORTHRIDGE, CA 91325

SHEET TITLE:

SOUTH & EAST ELEVATIONS

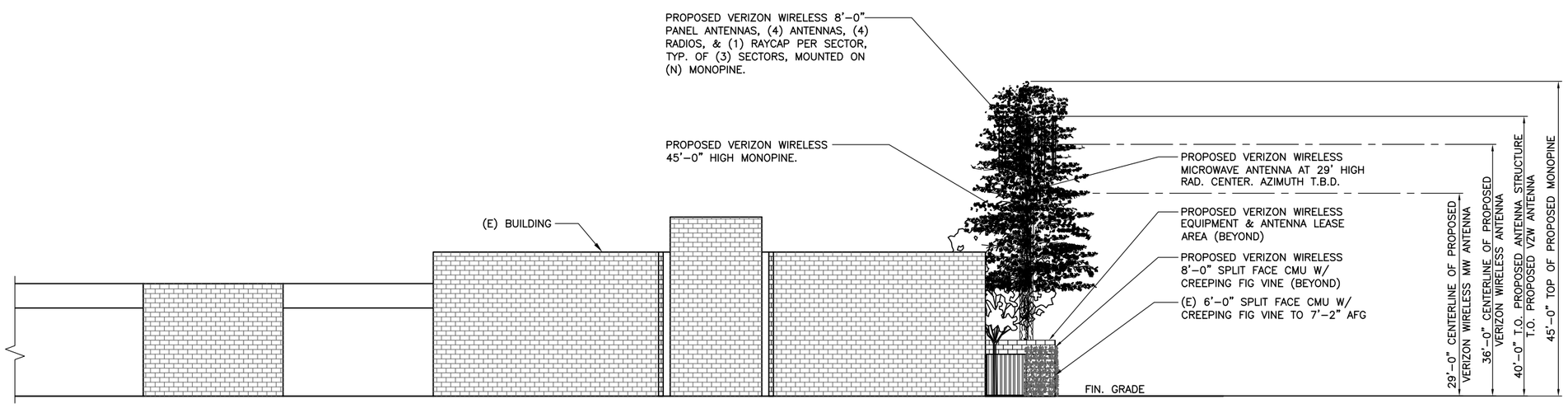
A-4



NORTH ELEVATION

SCALE: 1/8" = 1'-0" (8' 0' 4' 8' 16')

1



WEST ELEVATION

SCALE: 1/8" = 1'-0" (8' 0' 4' 8' 16')

2

NOTE: THE ORIGINAL SIZE OF THIS PLANE IS 24" X 36". SCALE RATIO IS NOT VALID IF SHEET SIZE IS DIFFERENT FROM ABOVE SHEET SIZE(S)

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	02/26/19	90% ZD	JD
2	03/11/19	100% ZD	JD

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IRVINE, CA 92618

KEMP
17655 DEVONSHIRE ST.
NORTHRIDGE, CA 91325

SHEET TITLE:

NORTH & WEST ELEVATIONS

A-5