



CITY OF  
LOS ANGELES  
CALIFORNIA



P.O. BOX 4670, WEST HILLS, CA 91308  
WWW.WESTHILLSNC.ORG  
MAIL@WESTHILLSNC.ORG

## WEST HILLS NEIGHBORHOOD COUNCIL

### JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING AGENDA

**Tuesday, September 9, 2025 @ 6:30 p.m.**  
**Chaminade College Preparatory – Condon Center 2<sup>nd</sup> Floor**  
**23241 W. Cohasset Street, West Hills, CA 91304**

**Enter Chaminade through the Cohasset Street entrance between Woodlake and Platt Avenues. Drive through the parking lot, bear left and continue over the hill until you see the Condon Family Technology Center on the left. Park in the nearest lot.**

In conformity with the October 6, 2023 enactment of California Senate Bill 411 (Portantino) and La City Council Approval on November 1, 2023, the West Hills Neighborhood Council Zoning & Planning Committee meeting will be conducted virtually, telephonically and in person.

- To attend online via Zoom Webinar: Click or paste the following link into your browser:  
<https://us02web.zoom.us/j/85777145429>
- To call in by phone, dial (669) 900-6833, then punch in this Webinar code when prompted: **8577 714 5429**, then press #.
- To attend in person, please attend Chaminade College Preparatory – Condon Center 2<sup>nd</sup> Floor, 23241 W. Cohasset Street, West Hills, CA 91304

This meeting is open to the public. Doors open 10 minutes before the meeting starts. Those who wish to speak during the meeting may be asked to complete a Speaker Card. Comments on matters not on the agenda will be heard during the Public Comment period. Those who wish to speak on an agenda item will be heard when the item is considered.

- |    |  |  |
|----|--|--|
| 1. | Call to order                              | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |
| 2. | Establish Quorum                           | Mrs. Carolyn Greenwood, Secretary                            |
| 3. | Comments from the Co-Chairs                | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |
| 4. | Approve meeting minutes of August 12, 2025 | Mrs. Carolyn Greenwood, Secretary                            |
| 5. | Public Comments on Non-Agenda Items        | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |

#### **New Business**

- |    |   |  |
|----|---|--|
| 6. | Discussion and possible action regarding attached files and possible submission of a Community Impact Statement (“CIS”) | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair |
|----|---|--|

## **Old Business**

- |     |  |   |
|-----|--|---|
| 7.  | Discussion and possible action regarding Case #ZA-2023-1899-ZAD-HCA located at 8817-8815 Chatlake Drive West Hills | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair<br>Ms. Penny Newmark, Member |
| 8.  | Discussion and possible action regarding revisions to the City Charter including Article IX                        | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair                              |
| 9.  | Discussion and possible action regarding a proposal for Knapp Ranch Park   | Mr. Bill Rose, Co-Chair<br>Mrs. Charlene Rothstein, Co-Chair                              |
| 10. | Adjournment – Next meeting to be held on October 14, 2025  |   |

**SB 411 Updates** - If a Neighborhood Council has a quorum of board members in a physical location, board members who wish to join the meeting via teleconferencing must adhere to AB 2449 rules and regulations. If a Neighborhood Council does not have a quorum of board members in a physical location, they must adhere to SB 411 rules and regulations. In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1. The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time. Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.(i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph, provide public comment until that timed public comment period has elapsed. (ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.(iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

**Public Input** - 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 are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, an issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to two minutes per speaker, unless adjusted by the presiding officer of the committee.

**The Americans With Disabilities Act** - 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 by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: [NCsupport@lacity.org](mailto:NCsupport@lacity.org)

**Public Posting of Agendas** - WHNC agendas are posted for public review at Platt Village, on the Southside of Pavilions, closest to Nothing Bundt Cakes at 6534 Platt Avenue, West Hills, CA 91307 or at our website, [www.westhillsnc.org](http://www.westhillsnc.org) You can also receive our agendas via email by subscribing to [L.A. City's Early Notification System \(ENS\)](#)

**Notice to Paid Representatives** -If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at [ethics@lacity.org/lobbying](mailto:ethics@lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org)

**Public Access of Records** - In compliance with Government Code Section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: [www.westhillsnc.org](http://www.westhillsnc.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 the WHNC's executive director via email at [michelle.ritchie@westhillsnc.org](mailto:michelle.ritchie@westhillsnc.org)

**Reconsideration and Grievance Process** - For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website [www.westhillsnc.org](http://www.westhillsnc.org)

**Servicios De Traducción:** Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte [Michelle.Ritchie@westhillsnc.org](mailto:Michelle.Ritchie@westhillsnc.org)



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## WEST HILLS NEIGHBORHOOD COUNCIL

### **JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING DRAFT MINUTES**

**TUESDAY, August 12, 2025 @ 6:30 P.M.**

**Chaminade College Preparatory – Condon Center 2nd Floor**

**2341 W. Cohasset Street, West Hills, CA 91304**

1. Call to Order at 6:35 P.M. by Bill Rose

2. Quorum was established.

Committee Members Present: Aida Abkarians (AB2449), Faye Barta (AB2449), Brenda Citrom, Carolyn Greenwood, Glenn Jennings, Kim Koerber, Penelope Newmark, Chris Pike, Steve Randall (AB2449), Bill Rose and Charlene Rothstein.

Committee Members Absent: Dan Brin and Saif Mogri.

Other Board Members Present: Brad Vanderhoof.

3. Comments from the Co-Chair(s). Bill thanked everyone for coming and opened the meeting. Char advised that Malibu Wine contacted her about coming to the Committee as they plan to ask for an increase in occupancy and to lengthen the hours of operation. They will probably be on the September or October agenda.

4. Minutes from July 8, 2025 were amended and approved.

5. Public Comment on Non-Agenda Items: A stakeholder, Bonnie Klea, spoke about problems in her neighborhood, such as no street lights due to copper wire theft and lack of cooperation by the City in resolving the issues.

#### **New Business:**

6. Discussion and possible action to join a rally with United Neighbors and other groups against SB 79

Char advised that Board Member Chris Pike has prepared a video on what the neighborhood would look like with the implementation of SB 79. It is on our website. Brenda is working to find an area at Fallbrook Mall that we can have a table to present information about SB 79 to the public. Char made the motion that we work with United Neighbors only on local areas. Motion passed.

### **Old Business:**

7. Discussion and possible action regarding Case #ZA-2023-1899-ZAD-HCA located at 8817-8815 Chatlake Drive West Hills

Bill explained that we are not here to shut the project down but to hear from the neighbors and the builder before we take a vote on this matter. There were thirteen (13) stakeholders who lived next to or in the area of the project present. Also present was the builder/owner of the project Amir Samani. Statements from twelve (12) stakeholders stating opposition to the request for relief from land use and building code restrictions for the project and citing several historic Zoning Administrator rulings were presented to the Committee. James Ebert also presented a letter from 28 neighbors speaking about the instability of the area, lack of street lighting and lack of sidewalks. Several present spoke about the danger of the present road conditions and how the project would affect these conditions if mitigated action is not taken.

Char had several questions for Amir Samani. Some of which were, whether there was a permit for the block wall that he built, was there a permit to do the grading, what is the setback for the ADU and the geological review. Mr. Manciatì is to bring the information at the next meeting on September 9th.

- 8 Discussion and possible action regarding revisions to the City Charter including Article IX

Char advised that a subcommittee has been formed. They are starting with going through Article IX. Char asked that the board members and interested stakeholders review the material and give comments to the committee.

- 9 Meeting Adjourned by Bill at 8:17



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### Charter ARTICLE IX

[neighborhoodempowerment.lacity.gov](#)

File Format: PDF/Adobe Acrobat

908 Powers of **Neighborhood Councils**. 909 Annual **City** Budget Priorities. 910 Monitoring of **City** Services. 911 Appropriation. 912 Review. 913 Transfer ...

### City Charter, Rules, and Codes | City of Los Angeles

[lacity.gov](#)

→ ... **Neighborhood Councils**. The goal of the **Neighborhoods Councils** is to promote public participation in **City** governance and decision-making process to create a ...

### About **Neighborhood Councils** – EmpowerLA

[neighborhoodempowerment.lacity.gov](#)

Oct 20, 2023 ... Members of all 99 Los Angeles **Neighborhoods Councils** at the annual Congress of Neighborhoods with **City** officials. Photo by Chris Valle.

### EMPOWERMENT CONGRESS NORTH AREA NEIGHBORHOOD ...

[neighborhoodempowerment.lacity.gov](#)

# ARTICLE IX

## DEPARTMENT OF NEIGHBORHOOD EMPOWERMENT

### Section

- 900 Purpose.
- 901 Department of Neighborhood Empowerment.
- 902 Board of Neighborhood Commissioners.
- 903 General Manager.
- 904 Development of the Neighborhood Council Plan.
- 905 Implementation of the Plan.
- 906 Certification of Neighborhood Councils.
- 907 Early Warning System.
- 908 Powers of Neighborhood Councils.
- 909 Annual City Budget Priorities.
- 910 Monitoring of City Services.
- 911 Appropriation.
- 912 Review.
- 913 Transfer of Powers.
- 914 Effect of Ordinances.

### Sec. 900. Purpose.

To promote more citizen participation in government and make government more responsive to local needs, a citywide system of neighborhood councils, and a Department of Neighborhood Empowerment is created. Neighborhood councils shall include representatives of the many diverse interests in communities and shall have an advisory role on issues of concern to the neighborhood.

### Sec. 901. Department of Neighborhood Empowerment.

The Department of Neighborhood Empowerment shall have the duties and responsibilities set forth in this **Article** and elsewhere in the Charter to implement and oversee the ordinances and regulations creating the system of neighborhood councils enacted pursuant to Section 905. Duties and responsibilities shall include:

- (a) prepare a plan for the creation of a system of neighborhood councils to ensure that every part of the City is within the boundary of a neighborhood council, and has an opportunity to form a neighborhood council (Plan);
- (b) assist neighborhoods in preparing petitions for recognition or certification, identifying boundaries that do not divide communities, and organizing themselves, in accordance with the Plan; *DONE BY COUNCIL DISTRICT*
- (c) arrange Congress of Neighborhood meetings if requested to do so by recognized neighborhood councils;



- (d) assist neighborhood councils with the election or selection of their officers; *if requested to do so*
- (e) arrange training for neighborhood councils officers and staff;
- (f) assist neighborhood councils to share resources, including offices, equipment, and other forms of support for them to communicate with constituents, other neighborhood councils and with government officials; and
- (g) perform other duties as provided by ordinance.

#### **Sec. 902. Board of Neighborhood Commissioners.**

(a) There shall be a board of seven commissioners to be known as the Board of Neighborhood Commissioners (board). Commissioners shall be appointed by the Mayor, and shall be from diverse geographic areas, as further specified by ordinance. Appointment and removal of commissioners shall otherwise be in accordance with Section 502.

(b) The board shall be responsible for policy setting and policy oversight, including the approval of contracts and leases and the promulgation of rules and regulations, but shall not be responsible for day-to-day management.

(c) The board shall operate in accordance with Sections 503 through 508 and 510 of the Charter.

#### **Sec. 903. General Manager.**

(a) There shall be a general manager of the Department of Neighborhood Empowerment who shall be appointed by the Mayor, subject to confirmation by the Council, and may be removed as provided in Section 508.

(b) The general manager shall have those powers and duties set forth in Section 510.

(c) The general manager shall appoint, discharge and prescribe the duties of staff, consistent with the civil service provisions of the Charter.

#### **Sec. 904. Development of the Neighborhood Council Plan.**

The Department of Neighborhood Empowerment shall develop a Plan for a citywide system of neighborhood councils, in conformance with the following:

(a) The Department of Neighborhood Empowerment shall seek public input in the formulation of the Plan. *OLD - Outdated*

(b) The Plan shall contain a statement of goals, policies and objectives of the Neighborhood Council system, and shall contain specific regulations, in draft ordinance format (Regulations) which, if adopted by ordinance, would be sufficient to implement the Plan.

(c) The Regulations shall establish the method by which boundaries of neighborhood councils will be determined. The system for determining boundaries shall maintain neighborhood boundaries to the maximum extent feasible, and may consider community planning district boundaries where appropriate.

(d) The Regulations must ensure that all areas of the City are given an equal opportunity to form neighborhood councils.

(e) The Regulations shall establish the procedure and criteria for recognition or certification of neighborhood councils.

(f) The Regulations shall not restrict the method by which the members of a neighborhood council are chosen, if the process otherwise satisfies the requirements of this [Article](#).

(g) The Regulations shall require that neighborhood councils adopt fair and open procedures for the conduct of their business.

(h) The Mayor and Council shall provide for the creation of the Department of Neighborhood Empowerment and appointment of the general manager within 120 days of the effective date of this [Article](#).

#### **Sec. 905. Implementation of the Plan.**

The Department of Neighborhood Empowerment shall complete development of the Plan and present the Plan and all necessary Regulations for a system of neighborhood councils to the Council and Mayor within one year of the establishment of the department and commission. The Council shall consider the Regulations, and within six months after presentation of the Plan to Council may adopt ordinances to implement the Regulations as proposed, or as modified by the Council consistent with the requirements of the Plan set forth in Section [904](#). If implementing ordinances are not adopted within this time period, the Regulations shall become effective, and to the extent not inconsistent with law shall be binding upon all City departments and offices.

#### **Sec. 906. Certification of Neighborhood Councils.**

(a) **By-laws.** Each neighborhood council seeking official certification or recognition from the City shall submit an organization plan and by-laws to the Department of Neighborhood Empowerment showing, at a minimum:

- (1) the method by which their officers are chosen;
- (2) neighborhood council membership will be open to everyone who lives, works or owns property in the area (stakeholders);
- (3) assurances that the members of the neighborhood council will reflect the diverse interests within their area;
- (4) a system through which the neighborhood council will communicate with stakeholders on a regular basis;
- (5) a system for financial accountability of its funds; and
- (6) guarantees that all meetings will be open and public, and permit, to the extent feasible, every stakeholder to participate in the conduct of business, deliberation and decision-making.

(b) **Petitioning for Certification and Approval.** Neighborhood councils may petition for certification or recognition in accordance with rules and procedures set forth in the Plan.

#### **Sec. 907. Early Warning System.**



The Regulations shall establish procedures for receiving input from neighborhood councils prior to decisions by the City Council, City Council Committees and boards and commissions. The procedures shall include, but need not be limited to, notice to neighborhood councils as soon as practical, and a reasonable opportunity to provide input before decisions are made. Notices to be provided include matters to be considered by the City Council, City Council Committees, and City boards or commissions.

#### **Sec. 908. Powers of Neighborhood Councils.**

Subject to applicable law, the City Council may delegate its authority to neighborhood councils to hold public hearings prior to the City Council making a decision on a matter of local concern.

#### **Sec. 909. Annual City Budget Priorities.**

Each neighborhood council may present to the Mayor and Council an annual list of priorities for the City budget. The Mayor shall inform certified neighborhood councils of the deadline for submission so that the input may be considered in a timely fashion.

#### **Sec. 910. Monitoring of City Services.**

Neighborhood councils shall monitor the delivery of City services in their respective areas and have periodic meetings with responsible officials of City departments, subject to their reasonable availability.

#### **Sec. 911. Appropriation.**

The Mayor and Council shall appropriate funds for the Department of Neighborhood Empowerment and for the startup and functioning of neighborhood councils for the first two years after the effective date of this **Article**. Funds shall be appropriated into a special fund to be established by ordinance. The Mayor and Council shall thereafter appropriate funds for the department and neighborhood councils at least one year in advance of each subsequent fiscal year.

#### **Sec. 912. Review.**

The Mayor and Council shall appoint a commission as prescribed by ordinance to evaluate the provisions of this **Article**, the Regulations adopted pursuant to this **Article**, and the efficacy of the system of neighborhood councils no later than seven years after the adoption of the Charter. The commission shall make recommendations to the Council regarding changes to the Charter or the Regulations, as it deems appropriate.

#### **Sec. 913. Transfer of Powers.**

Notwithstanding any other provision of the Charter, the Mayor and Council shall not transfer powers, duties or functions of the Department of Neighborhood Empowerment to

any other department, office or agency pursuant to Section [514](#) during the first five years after implementation of the Plan pursuant to Section [905](#).

**Sec. 914. Effect of Ordinances.**

The Council may adopt ordinances concerning neighborhood councils consistent with requirements for the Plan set forth in Section [904](#) at any time, which ordinances shall supersede any inconsistent Regulations that have become effective pursuant to Section [905](#).





Char Rothstein &lt;charwhnc@gmail.com&gt;

**FW: Knapp Ranch Park 2****West Hills Neighborhood Council Mail** <mail@westhillsnc.org>

Wed, Jul 30, 2025 at 8:31 AM

To: Char Rothstein &lt;charwhnc@gmail.com&gt;, aida.abkarians@westhillsnc.org, saif.mogri@westhillsnc.org, "brad.vanderhoof@westhillsnc.org" &lt;brad.vanderhoof@westhillsnc.org&gt;, carolyn.greenwood@westhillsnc.org

Good morning everyone

This was in the WHNC general email account.

Michelle

-----Original Message-----

From: "Marcie / Industrial Trade Supply Inc." <itsmarcie@aol.com>

Sent: Tuesday, July 29, 2025 7:59pm

To: "mail@westhillsnc.org" <mail@westhillsnc.org>, "Knewton.ids@gmail.com" <Knewton.ids@gmail.com>, "G. Burk" <gillyburk@gmail.com>

Subject: Knapp RanchPark 2

To the Board Members of the West Hills Council,

Last year I came to the board meeting with other homeowners from Valley Circle Estates to discuss how badly the park had become and the potential of turning the park into a dog park. It was discussed the children's playground would be fenced in. The board agreed this area would not be suitable as a dog park.

We explained there was not enough parking etc. but we were most concerned for our children's safety.

Even though there are signs all over stating dogs must be on leash, that just is not happening. Large dogs run free and they are all over the sand and children's play area. We do not feel safe for our children anymore at the park.

At this point the equipment for the children's part of the park is rusty and not suitable for children and add in the dogs that are off leash all over the play areas.

We would like to come to a Council meeting to discuss how we can clean this park up as no one cares for it and it really has become more of a hazard in our neighborhood.

Thank you in advance.

Looking forward to hearing from you.

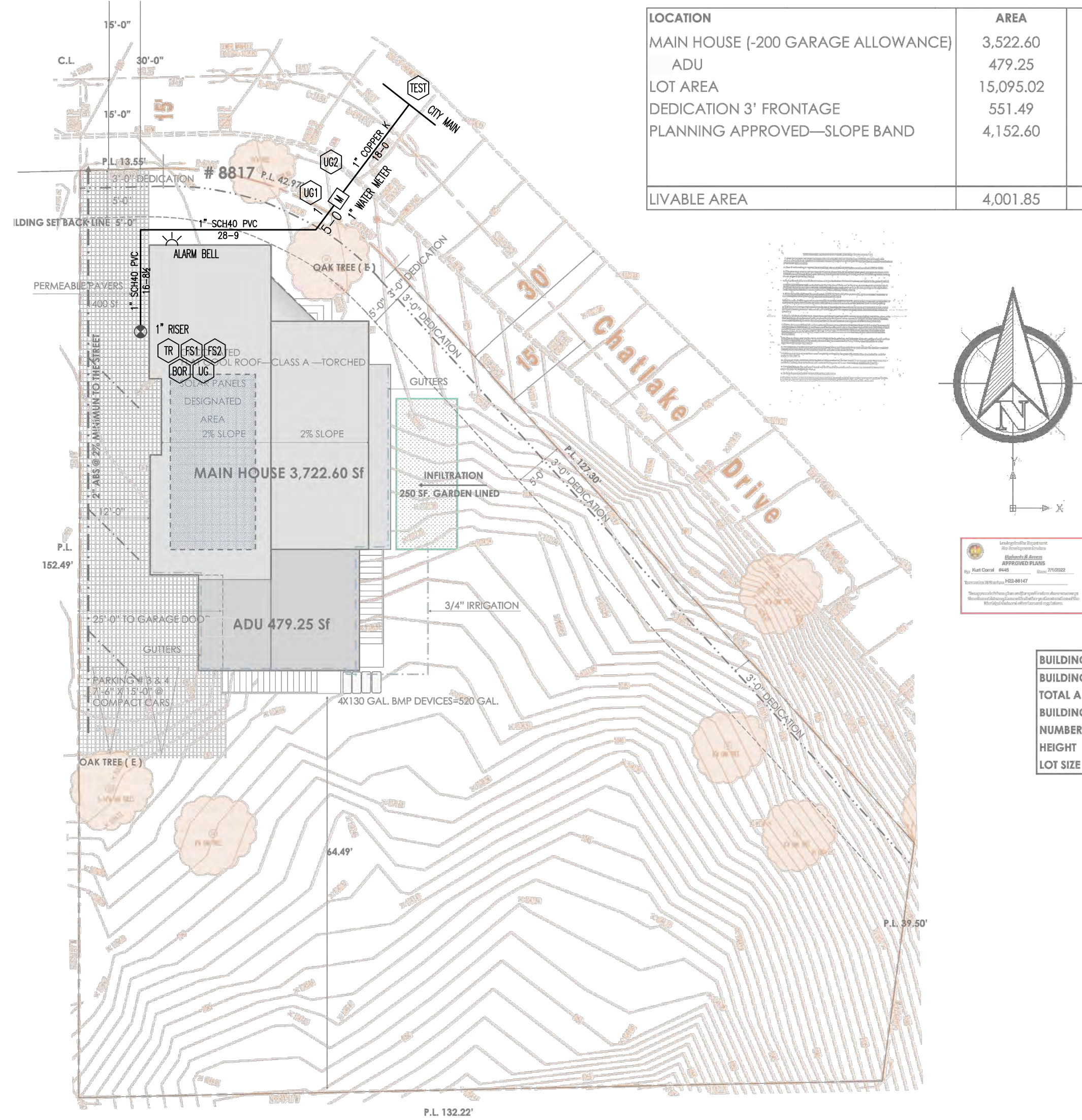
Best,

Marcie Silverstein

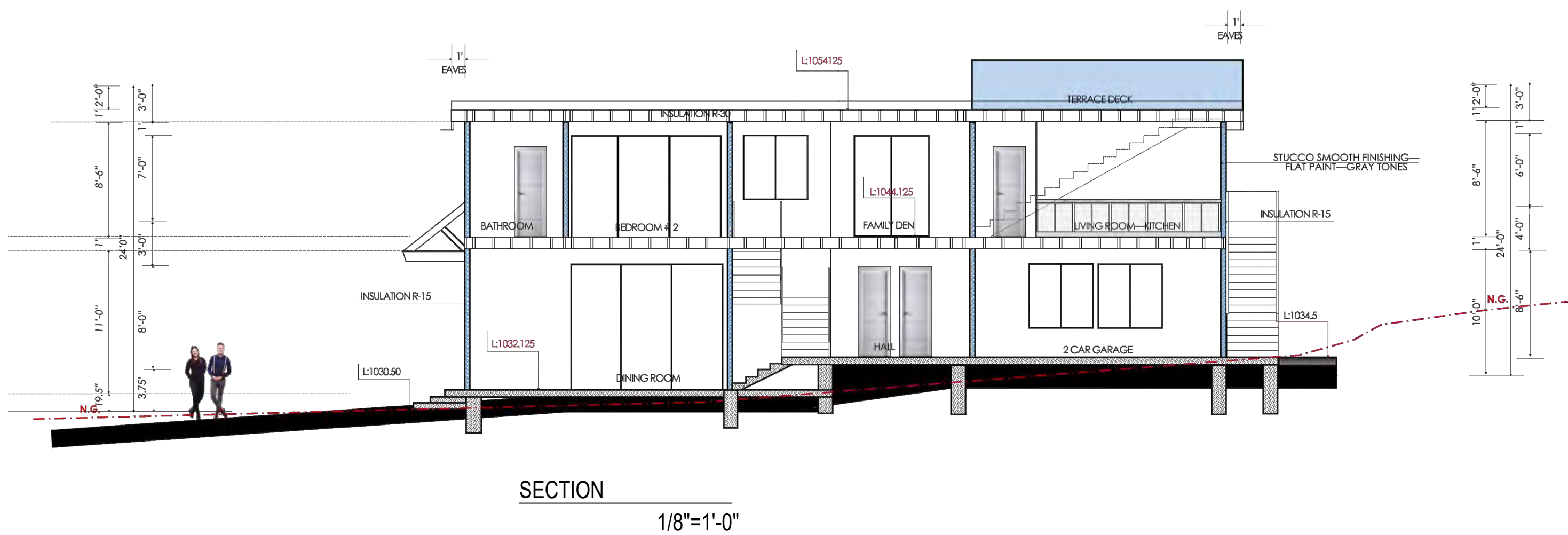




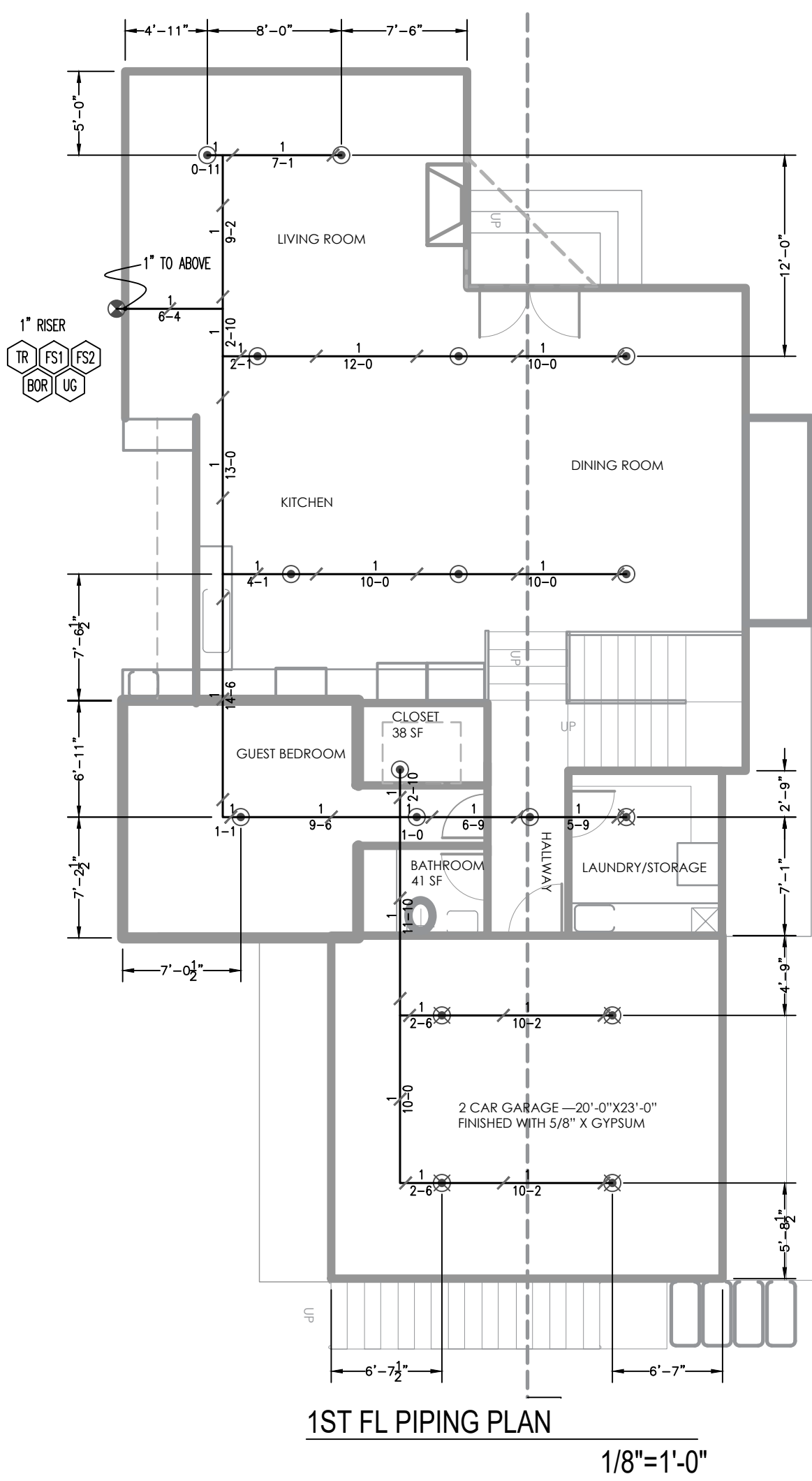




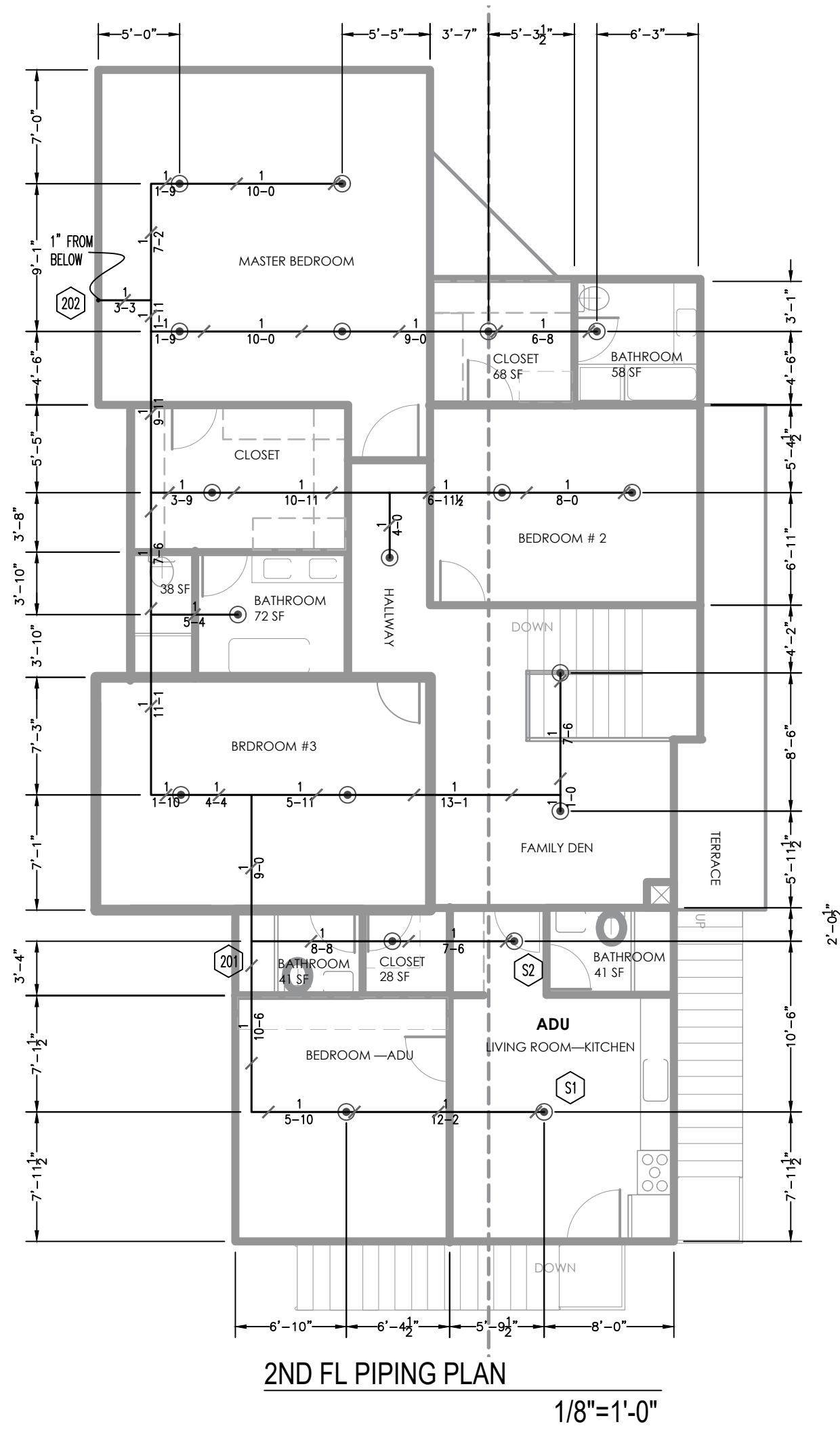
SITE PLAN  
1/16"=1'-0"



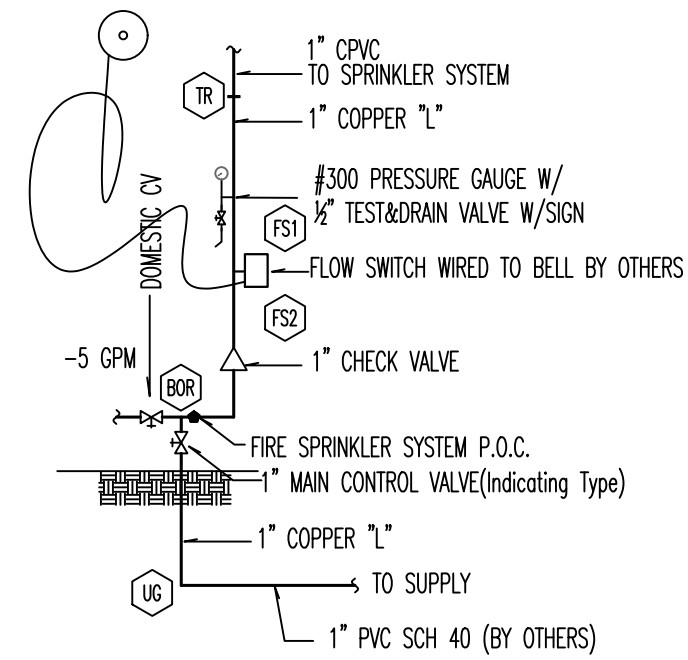
SECTION  
1/8"=1'-0"



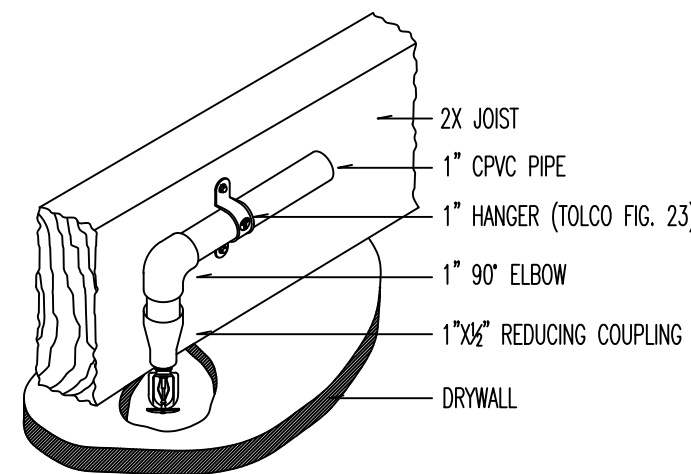
1ST FL PIPING PLAN  
1/8"=1'-0"



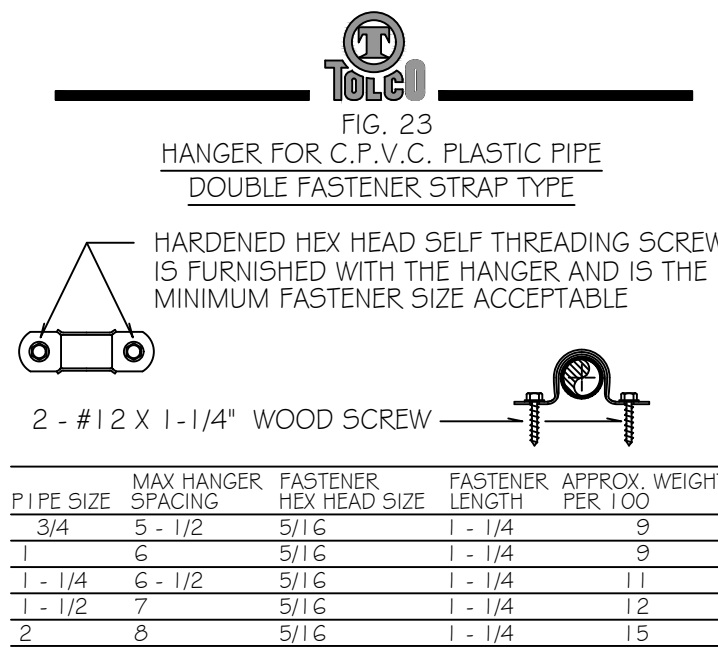
2ND FL PIPING PLAN  
1/8"=1'-0"



RISER DETAIL (TYP.)



HANGER DETAIL



SCOPE OF WORK  
INSTALL FIRE SPRINKLER SYSTEM FOR THE NEW SINGLE FAMILY RESIDENCE AND ADU.

PROJECT INFORMATION  
ZONING: RE20-1  
CONSTRUCTION TYPE: V-B  
OCCUPANCY TYPE: R-3, U  
STORIES: 2 STORY  
MAIN HOUSE: 3722.6 SF  
ADU: 479.25 SF  
GARAGE: 440 SF  
TOTAL: 4,641.85 SF

FIRE FLOW INFORMATION  
STATIC PRESSURE: HIGH: 137 PSI, LOW: 85 PSI

HYDRAULIC CALCULATIONS  
LOCATION: 2ND FLOOR, ADU, LIVING/KITCHEN  
BASIS OF DESIGN  
1. DENSITY: 13 GPM/HEAD  
2. DESIGNED AREA OF DISCHARGE: 2 HEADS  
3. COVERAGE PER HEAD: 16' X 16'  
SYSTEM DEMAND  
1. GPM DISCHARGE: 31.0 gpm  
2. RESIDUAL PRESSURE AT BOR: 34.3 psi

GENERAL NOTES  
1. ALL MATERIAL, EQUIPMENT, VALVES, AND DEVICES SHALL BE NEW AND OF CURRENT USE, UL AND/OR FM APPROVED, AND CONFORMS TO NFPA 13D, 2016 AND 2017 LA CITY AMENDMENTS.  
2. PIPE AND FITTINGS WILL BE BLAZEMASTER CPVC (SDR 13.5 SCH 40). EXCEPTION: SPRINKLER RISER AND PORTION OF EXPOSED PIPING WILL BE COPPER TYPE 1".  
3. ALL ELECTRICAL AND CENTRAL STATION MONITORING WORK WILL BE BY OTHERS.  
4. PIPE HANGERS FOR CPVC PIPE WILL BE TOLCO DOUBLE (FIG23) FASTENER STRAP WITH #12X1 1/4" HARDENED HEX-HEAD SCREW OR EQUIVALENT.  
5. ALL SYSTEMS SHALL HAVE AN UNDERGROUND FLUSH COMPLETED AT THE TIME OF HYDROSTATIC TEST. FLUSHING SHALL BE COMPLETED PRIOR TO CONNECTING THE UNDERGROUND PIPING TO THE OVERHEAD PIPING.  
6. ALL UNDERGROUND PIPING SHALL BE PER CPC 2016.  
7. DEPTH OF BURY SHALL BE PER NFPA 24.

ADDITIONAL NOTES  
• WHEN NONMETALLIC PIPING IS INSTALLED IN ATTICS, ADEQUATE INSULATION SHALL BE PROVIDED ON THE ATTIC SIDE OF THE PIPING TO AVOID EXPOSURE OF THE PIPING TO TEMPERATURES IN EXCESS OF THE PIPE'S RATED TEMPERATURE. NFPA 13D 2016 SECTION 7.7  
• SPRINKLERS SHALL NOT BE REQUIRED IN BATHROOMS OF 55SQFT. AND LESS. NFPA 13D 2016 SECTION 8.3.2  
• SPRINKLERS SHALL NOT BE REQUIRED IN CLOTHES CLOSETS, LINEN CLOSETS, AND PANTRIES THAT MEET ALL OF THE FOLLOWING CONDITIONS: THE AREA OF THE SPACE DOES NOT EXCEED 24 SQFT. THE WALLS AND CEILING ARE SURFACED WITH NONCOMBUSTIBLE OR LIMITED-COMBUSTIBLE MATERIALS AS DEFINED IN NFPA 220. NFPA 13D 2016 SECTION 8.3.3

PLAN CHECK NOTES  
• HANGER INFORMATION AND DETAILS SHOWN ON PLAN(S) ARE FOR REFERENCE ONLY. THEY ARE NOT PART OF MECHANICAL PLAN CHECK.  
• PIPE AND FITTINGS SHALL BE LISTED.

	From Edge of Source to Ordinary Temperature Sprinkler	From Edge of Source to Intermediate Temperature Sprinkler
Side of open or recessed fireplace	36	12
Front of recessed fireplace	60	36
Coal- or wood-burning stove	42	12
Kitchen range	18	9
Wall oven	18	9
Hot air flues	18	9
Uninsulated heat ducts	18	9
Uninsulated hot water pipes	12	6
Side of ceiling- or wall-mounted hot air diffusers	24	12
Front of wall-mounted hot air diffusers	36	18
Hot water heater or furnace	6	3
Light fixture	6	3
250 W-499W	12	6

RELIABLE RA0616 165°F

MAX COVER: 16' x 16'  
MAX FROM WALL: 8FT.  
MIN BETWEEN HEADS: 8FT.

RELIABLE RA0616 212°F

MAX COVER: 16' x 16'  
MAX FROM WALL: 8FT.  
MIN BETWEEN HEADS: 8FT.

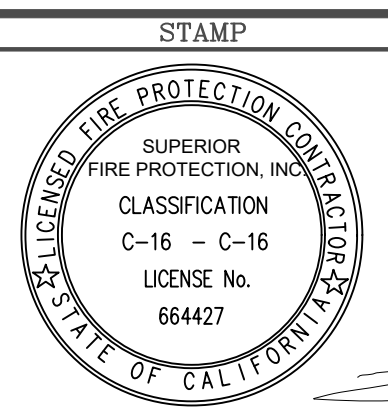
City of Los Angeles, Department of Building & Safety  
**APPROVED PLANS**

This set of plans are not approval for construction until the required permit fees are paid and the permit is issued.  
No inspection can be scheduled until the permit fees have been paid.

By: **MOHAMMAD JALALI** Date: **08/18/2022**  
Application No./Permit No.: **22043-20000-03463**

This set of plans **MUST** be at the job site during construction.  
It is unlawful to alter, change, or deviate from these plans.  
The stamping of this plan **SHALL NOT** constitute approval of violation of any provisions of any Ordinance or Law.  
SEPARATE permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless the permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section 91.0007.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

SUPERIOR FIRE PROTECTION  
18120 ROWLAND ST  
CITY OF INDUSTRY, CA 91748  
LIC. 664427, C-16  
P:626.965.6900 F:626.965.7021



Symbols		Number of Sprinklers	
Symbol	Description	Total This Sheet	Total This Job
—	PIPE	36	36
—	HANGER	31	31
—	WATER METER	5	5
—	HYDRAULIC REFERENCE POINT		
—	RISER		

Drawing Title		Revisions:	
FIRE SPRINKLER PLAN			
Drawn By	JT		
Scale	AS NOTED		
Date	8/15/22		

JOB:	SINGLE FAMILY HOUSE AND ADU 8817 N. CHATLAKE DR. CANOGA PARK, CA 91304 APN: 201-7002-068
OWNER:	GEMSTONE PROPERTIES, LLC 8817 N. CHATLAKE DR. CANOGA PARK, CA 91304