



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: January 11, 2018
Time: after 8:30 a.m.
Place: Los Angeles City Hall, Council Chambers
200 North Spring Street, Room 340
Los Angeles, CA 90012

Public Hearing: August 23, 2017
Appeal Status: The Density Bonus is not
appealable
Expiration Date: November 16, 2017
Multiple Approval: No

Case No.: CPC-2017-2121-DB
CEQA No.: ENV-2017-2122-CE
Incidental Cases: None
Council No.: 4 - Ryu
Plan Area: Wilshire
Specific Plan: None
Certified NC: Tarzana

GPLU: Low Medium I Residential
Zone: R3-1

Applicant: Benjamin Cohanzad,
Elmwood BC, LLC
Representative: Matthew Hayden,
Hayden Planning

PROJECT LOCATION: 4749 West Elmwood Avenue

PROPOSED PROJECT: The project involves demolition of an existing single-family home for the construction, use, and maintenance of a new 14-unit apartment building, including one (1) unit reserved for Very Low Income Households, with a maximum building height of 45 feet. The project will provide 20 parking spaces within one level of subterranean parking and 24 bicycle parking spaces.

REQUESTED ACTIONS:


- 1) Pursuant to Section 15332, Article 19 of the California CEQA Guidelines, find that Categorical Exemption ENV-2017-2122-CE (Class 32) is adequate for the above referenced project, and
- 2) Pursuant to Los Angeles Municipal Code (L.A.M.C.) Section 12.22-A,25, a 32.5% Density Bonus (with 10% of the base number of units set aside for Very Low Income households); pursuant to L.A.M.C. Section 12.22-A,25(d)(1) (Parking Option 1), parking to be provided at a rate of one (1) parking space for zero- and one-bedroom units, two (2) parking spaces for two- and three-bedroom units, and 2½ parking spaces for units with four (4) or more bedrooms; and pursuant to L.A.M.C. Section 12.22-A,25(g)(3), two (2) Off-Menu incentives as follows:
 - a) to allow 12 standard parking spaces for 14 dwelling units in lieu of the otherwise required one (1) standard parking space per dwelling unit pursuant to L.A.M.C. Section 12.21-A,5(c), and
 - b) to allow a 12-foot front yard setback in lieu of the otherwise required 30-foot front yard setback established by Building Line Ordinance No. 46,358.

RECOMMENDED ACTIONS:

- 1) **Adopt** the findings;

- 2) **Determine** that based on the whole of the administrative record, the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Article 19, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
- 3) **Approve** a 32.5% Density Bonus (with 10% of the base number of units set aside for Very Low Income households); pursuant to L.A.M.C. Section 12.22-A,25(d)(1) (Parking Option 1), parking to be provided at a rate of one (1) parking space for zero- and one-bedroom units, two (2) parking spaces for two- and three-bedroom units, and 2½ parking spaces for units with four (4) or more bedrooms; and pursuant to L.A.M.C. Section 12.22-A,25(g)(3), two (2) Off-Menu incentives as follows:
 - a) to allow 12 standard parking spaces for 14 dwelling units in lieu of the otherwise required one (1) standard parking space per dwelling unit pursuant to L.A.M.C. Section 12.21-A,5(c), and
 - b) to allow a 12-foot front yard setback in lieu of the otherwise required 30-foot front yard setback established by Building Line Ordinance No. 46,358.
- 4) **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring; and
- 5) **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) Filing.

VINCENT P. BERTONI, AICP
Director of Planning


Charles J. Rausch, Jr.
Interim Chief Zoning Administrator


Nicholas Hendricks
Senior City Planner


Oliver Netburn
City Planner

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 525, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. 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 these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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PROJECT ANALYSIS

Project Summary

The project involves demolition of an existing single-family home for the construction, use, and maintenance of a new 14-unit apartment building, including one (1) unit reserved for Very Low Income Households, with a maximum building height of 45 feet. The project will provide 20 parking spaces within one level of subterranean parking and 24 bicycle parking spaces.

The proposed project includes six (6) one-bedroom, four (4) two-bedroom and four (4) three-bedroom units. The project provides a 690 square-foot roof top garden, a 690 square-foot rear yard patio and 550 square feet of private open space for a total of 1,930 square feet of open space. The rooftop has been proposed to accommodate 672 square feet of solar power equipment, or approximately 16% of the rooftop.

Vehicular access to the subterranean parking level would be via a two-way driveway off of Elmwood Avenue. Four (4) short-term bicycle parking spaces are proposed toward the front pedestrian entry area and 18 long-term bicycle parking spaces are proposed within the subterranean parking level.

The applicant has requested a 32.5% Density Bonus, with 10% of the base number of units (10) set aside for Very Low Income households; pursuant to L.A.M.C. Section 12.22-A,25(d)(1) (Parking Option 1), parking to be provided at a rate of one (1) parking space for zero- and one-bedroom units and two (2) parking spaces for two- and three-bedroom units; and pursuant to L.A.M.C. Section 12.22-A,25(g)(3), two (2) Off-Menu incentives as follows:

- a) to allow 12 standard parking spaces for 14 dwelling units in lieu of the otherwise required one (1) standard parking spaces per dwelling unit pursuant to L.A.M.C. Section 12.21-A,5(c), and
- b) to allow a 12-foot front yard setback in lieu of the otherwise required 30-foot front yard setback established by Building Line Ordinance No. 46,358.

Background

The subject property is a flat, rectangular, 7,249 square-foot interior lot with a 50-foot frontage along Elmwood Avenue and a depth of 145 feet. The property is developed with a 2,378 square-foot, single-family dwelling, built in 1910 and a 320 square-foot, accessory structure, built in 1943. According to SurveyLA, the existing home is not considered an historic resource.

The property is located 2.3 kilometers from the Puente Hills Blind Thrust Fault Zone. The site is not in an Alquist-Priolo Fault Zone, or landslide, liquefaction or preliminary fault rupture study area.

General Plan Land Use Designation

The Wilshire Community Plan currently designates the subject property for Medium Residential land uses with a corresponding zone of R3.

Surrounding Properties

A mix of low-medium and medium density residential uses make up the general character of the surrounding neighborhood. The surrounding properties are zoned R3-1 and are primarily

developed with one-story single-family dwellings, one- to three-story multi-family buildings. The properties located approximately 300 feet to the east (fronting Western Avenue) are zoned C2-1 and are primarily developed with one- and two-story commercial buildings and associated surface parking.

Street and Circulation

Elmwood Avenue is a Local Street, dedicated to a width of 80 feet and is improved with asphalt, curb, gutter and sidewalk.

Site Related Cases and Permits

Ordinance No. 46,358 - On June 8, 1923, the City Council published an ordinance resulting in the establishment of a 30-foot building line setback from Elmwood Avenue.

Surrounding Related Cases

Case No. DIR-2016-4774-DB - On April 25, 2017, the Director of City Planning approved a Density Bonus Compliance Review to allow the construction of 26 dwelling units, including two (2) units set aside for Very Low Income Households, and Density Bonus Incentives to allow a 32.5 percent increase in the allowable Floor Area Ratio (FAR) allowing a total FAR of 3.975:1 in lieu of 3:1, and an 11-foot increase in height, allowing 56 feet in height in lieu of the required 45 feet, located at 4907 West Rosewood Avenue.

Case No. DIR-2016-0811-DB - On August 22, 2016, the Director of City Planning approved a Density Bonus Compliance Review to allow the construction of 51 dwelling units, including four (4) units set aside for Very Low Income Households, and Density Bonus Incentives to allow a 20 percent decrease in the required front yard setback to provide a 12-foot front yard setback in lieu of the required 15 feet; and a 20 percent decrease in the required northerly side yard setback to provide a 5.6-foot side yard setback in lieu of the required seven (7) feet, located at 501-543 North Wilton Place.

Case No. DIR-2015-0688-DB-SPR - On May 12, 2016, the Director of City Planning approved a Density Bonus Compliance Review to allow the construction of a 5-story, 56-foot tall residential building with 88 dwelling units, including eight (8) dwelling units set aside for Very Low Income Households, and a Density Bonus Incentive to allow a maximum height of 56 feet in lieu of the otherwise permitted 45 feet, located at 501-543 North Wilton Place.

Public Hearing and Issues

Public Hearing

An initial Public Hearing was held by the Hearing Officer for Case No. CPC-2017-2121-DB on August 23, 2017, at 1:30 p.m., at Los Angeles City Hall in downtown. The hearing was attended by approximately four (4) people, including the applicant's representatives, members of the community and a representative from Council District 4. The members of the community expressed concerns with regard to the reduced front yard setback. Two (2) letters have been submitted to the file, one (1) letter in support of the proposed project and one (1) letter in non-opposition from a neighbor.

Modified Project

The project that was originally proposed included one (1) additional parking space which was located at the ground floor level (above the subterranean garage) and required a separate driveway from that which is used for the subterranean garage level. Upon direction from staff, the applicant was able to modify the project design, removing the ground floor level parking space and replacing the one (1) automobile parking space with bicycle parking spaces.

Original Design



Modified Project Design



As a result of the modified project design, the applicant was required to revise the original Off-Menu request from 13 standard parking spaces down to 12 standard parking spaces in lieu of the otherwise required one (1) standard parking spaces per dwelling unit.

Professional Volunteer Program

The proposed project was reviewed by the Department of City Planning's Urban Design Studio - Professional Volunteer Program (PVP) on August 17, 2017. The following issues, concerns, and recommendations were discussed:

- Eliminate the driveway and garage at the ground floor level.
- Provide greater articulation along all four facades.
- Move the rooftop open space toward the front of the building.
- Provide more landscaping at the front of the building

The applicant has submitted revised drawings which address all four (4) concerns raised by PVP.

Conclusion

Based on the Public Hearing and information submitted to the record, Staff is recommending that the City Planning Commission find that the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Article 19 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Staff also recommends that the City Planning Commission approve the 32.5% Density Bonus project with 10% of the base number of units set aside for Very Low Income households and the two (2) requested Off-Menu incentives.

CONDITIONS OF APPROVAL

Pursuant to Section 12.22-A.25 of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

1. **Use.** All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. **Development.** The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", dated November 16, 2017, except as may be revised as a result of this action. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning, with each change being identified and justified in writing. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
3. **Graffiti.** All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
4. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.

Density Bonus Conditions

5. **Residential Density.** The project shall be limited to a maximum density of 14 residential units, inclusive of density bonus units.
6. **Affordable Units.** A minimum of one (1) unit, or 10% of the 10 base dwelling units, shall be reserved as affordable units for Very Low Income Households, as defined by the State Density Bonus Law 65915(C)(2).
7. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with L.A.M.C. Section 12.22-A.25.
8. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make one (1) unit available to Very Low Income Households, for sale or rental and as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file and to the Council Office and Neighborhood Council. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA. Refer to the Density Bonus Legislation Background section of this determination.
9. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition

of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth pursuant to L.A.M.C. Section 12.22-A,25.

10. Off-Menu Incentives

- a. **Standard Parking Spaces.** The project shall be permitted to provide 12 standard parking spaces for 14 dwelling units in lieu of the otherwise required one (1) standard parking spaces per dwelling unit pursuant to L.A.M.C. Section 12.21-A,5(c)
- b. **Building Line Encroachment.** The project shall be permitted a 12-foot front yard setback in lieu of the otherwise required 30-foot front yard setback established by Building Line Ordinance No. 46,358.

11. **Electric Vehicle Parking.** The project shall include at least 20 percent of the total code-required parking spaces capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating ampacity. Of the twenty percent EV Ready parking, five percent of the total code required parking spaces shall be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas. When the application of either the required 20 percent or five percent results in a fractional space, round up to the next whole number. A label stating "EVCAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point. None of the required EV Ready parking shall apply to parking spaces used for dealership vehicle storage.

12. **Solar Panels.** The project shall dedicate a minimum of 672 square feet of the rooftop, or approximately 16%, for the installation of a solar power system as part of an operational photovoltaic system to be maintained for the life of the project, in substantial conformance with the plans stamped "Exhibit A".

13. **Construction Equipment.** The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices. On-site power generators shall either be plug-in electric or solar powered.

Administrative Conditions

14. **Approvals, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc, as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.

15. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.

16. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy

bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.

17. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
18. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
19. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
20. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
21. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
22. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to

protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the applicant otherwise created by this condition.

FINDINGS

Density Bonus/Affordable Housing Incentives Compliance Findings

1. **Pursuant to Section 12.22-A,25 of the L.A.M.C. and Government Code Section 65915(d), the Director shall approve a density bonus and requested incentive(s) unless the director finds that:**

- a. *The incentives does not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.*

The record does not contain substantial evidence that would allow the City Planning Commission to make a finding that the requested Off-Menu incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for Very Low, Low, and Moderate Income Households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25% gross income based on area median income thresholds dependent on affordability levels.

Requested Off-Menu Incentives

The Off-Menu requests for a reduction in the required front yard setback (beyond a 20% reduction) and a reduction in the required number of standard parking spaces are not expressed in the Menu of Incentives per Section 12.22-A,25(f) of the L.A.M.C. and, as such, the requests are subject to Section 12.22-A,25(g)(3) of the L.A.M.C.

The Off-Menu requests for a reduced front yard and reduced number of required standard parking spaces would result in building design or construction efficiencies that provide for affordable housing costs. The Off-Menu requests allow the developer to expand the building envelope so the additional affordable units can be constructed, less space is dedicated to parking uses, and the overall space dedicated to residential uses is increased. These incentives support the applicant's decision to set aside one (1) dwelling unit for Very Low Income Households for 55 years.

- b. *The Incentives **will have** a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the Specific Adverse Impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.*

There is no substantial evidence that the proposed incentives will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22-A.25(b)). As required by Section 12.22 A.25 (e)(2), the project meets the eligibility criterion that is required for density bonus projects. The project also does not involve a contributing structure in a designated Historic Preservation Overlay

Zone or on the City of Los Angeles list of Historical-Cultural Monuments. Therefore, there is no substantial evidence that the proposed incentive(s) / waiver(s) will have a specific adverse impact on public health and safety.

Environmental Findings

2. **Environmental Findings.** The Department of City Planning determined that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15332, Class 32 and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. As described in the Environmental Narrative dated October 16, 2017 attached to the Notice of Exemption for Case No. ENV-2017-2122-CE, the project qualifies as an in-fill development under the Class 32 exemption as it meets the following conditions:
 - a) The project is consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations;
 - b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
 - c) The project site has no value as habitat for endangered, rare or threatened species;
 - d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality;
 - e) The site can be adequately served by all the required utilities and public services.
3. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Flood Zone X, areas determined to be outside the 0.2% annual chance floodplain. Currently, there are no flood zone compliance requirements for construction in these zones.

PUBLIC HEARING AND COMMUNICATIONS

An initial Public Hearing was held by the Hearing Officer for Case No. CPC-2017-2121-DB on August 23, 2017, at 1:30 p.m., at Los Angeles City Hall in downtown. The hearing was attended by approximately four (4) people, including the applicant's representatives, members of the community and a representative from Council District 4. The members of the community expressed concerns with regard to the reduced front yard setback.

Testimony - Written

- a. In a letter dated August 5, 2017, Abundant Housing LA submitted a letter in support of the proposed project.
- b. In a letter dated October 20, 2017, Laura Dominguez, a neighbor, submitted a letter expressing concerns with regard to the design of the project and the project offering transit assistance.

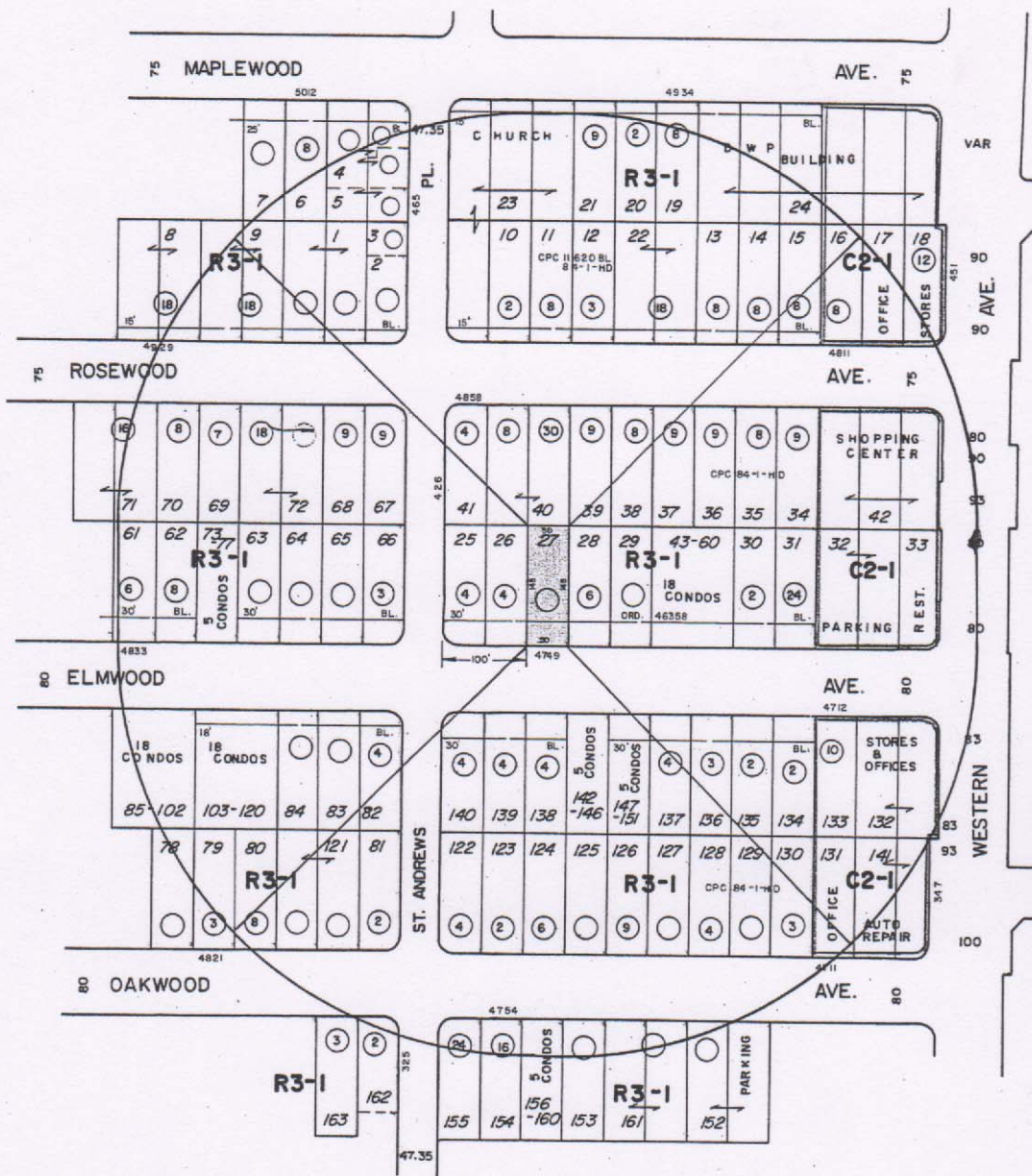
Map 1

Vicinity Map



Map 2

Radius Map



LEGAL: SECTION 2 WESTBORO TRACT, LOT III

CONTACT PERSON: MATTHEW HAYDEN
(310) 614-2964

NET AC. = 0.17

THOMAS BROS.

PAGE: 593 , GRID: 7 / H

C.D. 4 C.T. 1924.20 P.A. 060

DENSITY BONUS



ONTINENTAL MAPPING SERVICE

6315 Van Nuys Boulevard, Van Nuys, CA 91401

(818) 787-1663

CASE NO.:

DATE: 5-2-17

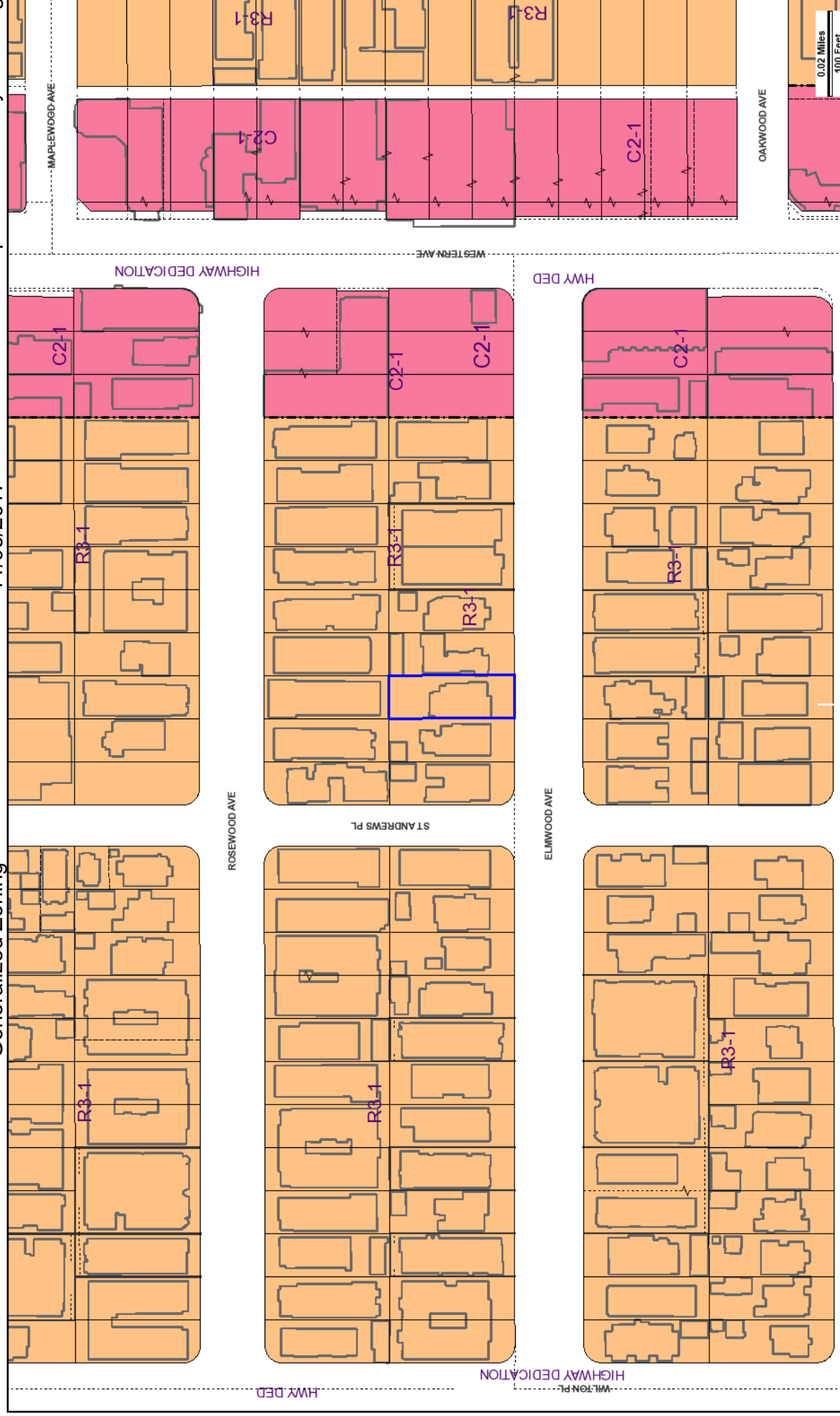
SCALE: 1" = 100'

USES: FIELD

D.M.: 138B193

Map 3

Zoning Map



Address: 4749 W ELMWOOD AVE
APN: 5522019003
PIN #: 138B193 25

Tract: SECTION 2 WESTBORO
Block: None
Lot: 111
Arb: None

Zoning: R3-1
General Plan: Medium Residential

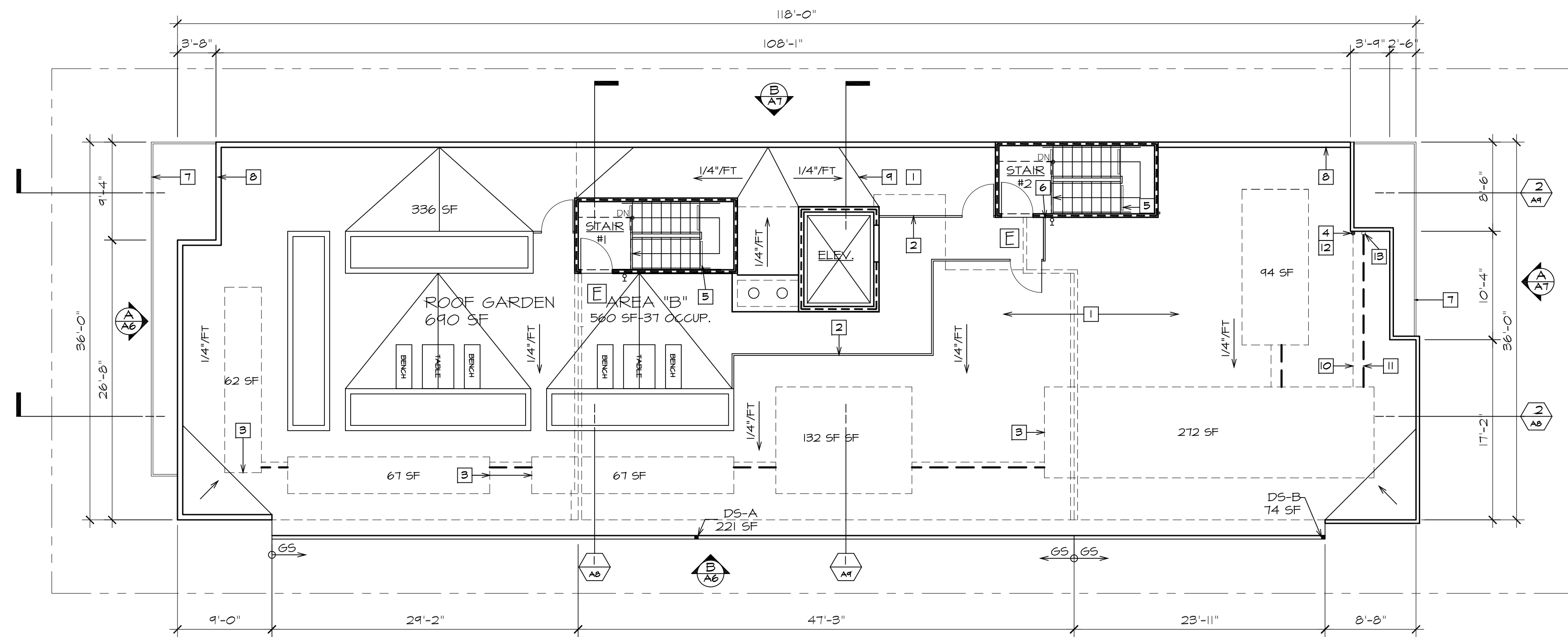


Exhibit A

**Site Plan, Floor Plans,
Elevations, Landscape Plan
and Renderings**



A1



2 ROOF PLAN
1/8" = 1'-0"

SOLAR AREA CALCULATION:

ROOF AREA: 4,136 SF.
REQUIRED:
15 % OF 4,136 = 621 SF.
PROVIDED: 672 SF.

ROOF REFERENCE NOTES:

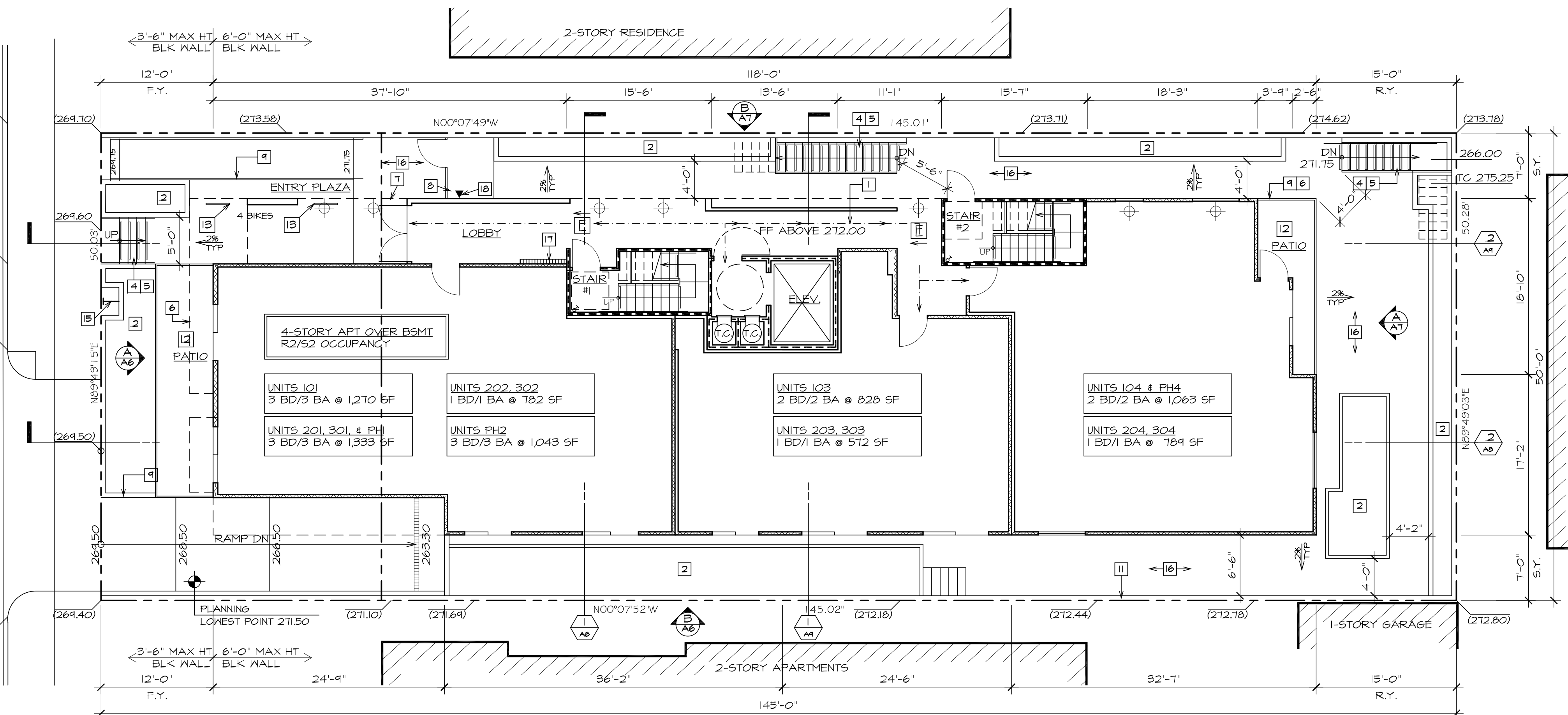
- BUILT-UP ROOF-GLASS 'A' ROOF TO BE "GAFGLAS ENERGYCAP". SEE SHT. A18
- 42" W.I. GUARDRAIL & 3'-0" WIDE GATE.
- AREA FOR FUTURE SOLAR POWER SYSTEM
- 1"Ø METAL CONDUIT
- WARNING STRIPE & HANDRAIL EXTENSIONS AS PER IIA-6A/D6r
- CLASS 1 - 4" STANDPIPE W/ 2 1/2" OUTLET
- BALCONY BELOW - TYP
- PARAPET - TYP
- BUILT-UP CRICKET
- PATHWAY FROM SOLAR ZONE TO METERING EQUIPMENT.
- ROUTING OF PLUMBING FROM WATER HEATER TO SOLAR ZONE
- CONNECT TO METERING EQUIPMENT/ INVERTER
- CONNECT TO WATER HEATER SYSTEM

LEGEND

- 1-HR WALL
- 1-HR SOUND WALL
- 2-HR WALL - SEE 8/A15
- EXIT SIGN - SEE NOTES F13&14/A1
- EXIST. GRADE
- FINISHED GRADE
- GUTTER SLOPE
- DOWN SPOUT
- WATER CURTAIN, SEE 5/A3, TYP
- CLASS 1 - 4" STANDPIPE W/ 2 1/2" OUTLET

SITE REFERENCE NOTES:

- ADA PATH OF TRAVEL
- PLANTER
- LANDSCAPE AREA
- CONCRETE STAIRS/STEPS
- WARNING STRIPE & HANDRAIL EXTENSIONS AS PER IIA-6A/D6r
- LINE OF BALCONY ABOVE
- LINE OF BUILDING ABOVE
- 6'-0" HIGH W.I. GATE & FENCE SEE 3/A2
- 42" HIGH WROUGHT IRON RAILING
- 3'-6" HIGH CMU WALL
- 6'-0" HIGH CMU WALL
- MER-KOTE RR#25T14
- BIKE RACK FLOOR MOUNT PER 4/A3
- 42" HIGH WALL
- FIRE DEPT. CONNECTION
- 100% OF HARDSCAPE TO BE UNCOLORED CONCRETE w/ SMOOTH CEMENT FINISH & w/ SOLAR REFLECTANCE OF AT LEAST 0.30 AS DETERMINED PER ASTM E918 or ASTM C1549.
- MAILBOXES. SEE DET 4/A2
- WEATHER SENSOR AUTOMATIC IRRIGATION SYSTEM CONTROLLER. SEE SHEET A17



1 SITE PLAN
1/8" = 1'-0"

ZONING FLOOR AREA
(NET FLOOR AREA w/ BALCONIES LESS ELEVATOR, STAIRS, ENCLOSED SHAFTS & OPEN TO SKY OPEN SPACE)

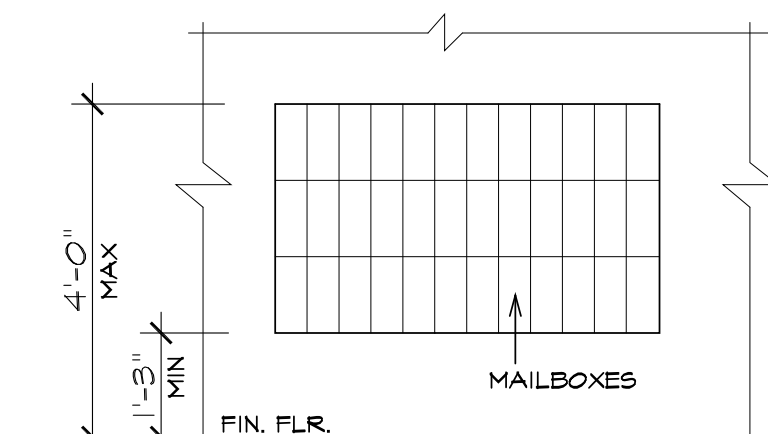
1ST FLR (3,075 SF - 0 SF)	3,075 SF
2ND FLR (3,312 SF - 0 SF)	3,401 SF
3RD FLR (3,312 SF - 0 SF)	3,312 SF
4TH FLR (3,401 SF - 0 SF)	3,082 SF
	13,220 SF

BUILDING FLOOR AREA
(NET FLOOR AREA INCL. BALCONIES, ELEV., STAIRS & ENCLOSED SHAFTS LESS OPEN TO SKY OPEN SPACE)

1ST FLR (3,384 SF - 0 SF)	3,075 SF
2ND FLR (3,691 SF - 0 SF)	3,401 SF
3RD FLR (3,691 SF - 0 SF)	3,312 SF
4TH FLR (3,720 SF - 0 SF)	3,401 SF
	14,486 SF

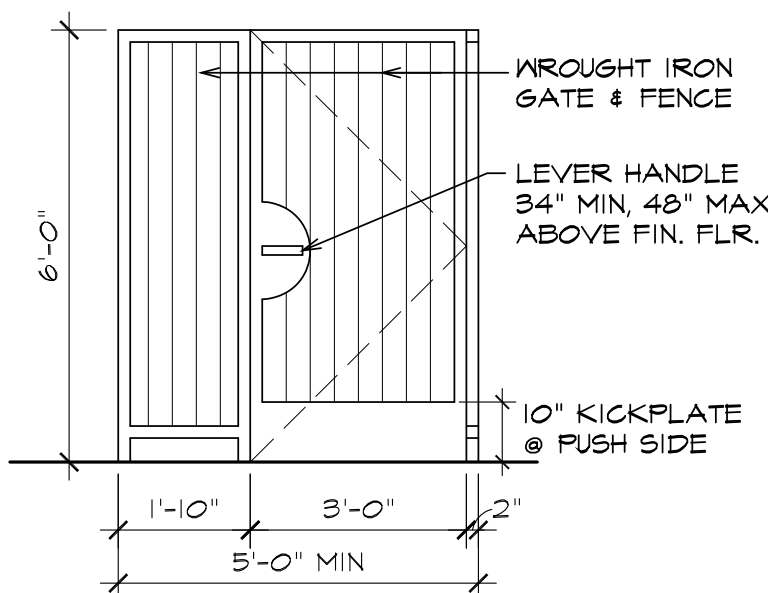
SCHOOL FEE FLOOR AREA
(GROSS FLOOR AREA w/ BALCONIES LESS ELEVATOR, STAIRS, ENCLOSED SHAFTS & OPEN TO SKY OPEN SPACE)

1ST FLR (4,045 SF - 304 SF)	3,736 SF
2ND FLR (4,131 SF - 314 SF)	3,812 SF
3RD FLR (4,131 SF - 314 SF)	3,812 SF
4TH FLR (4,131 SF - 314 SF)	3,812 SF
TOTAL	15,172 SF



NOTES:
1. MAILBOXES TO BE SURFACE MOUNTED. INSTALLER TO CONSULT WITH OWNER FOR STYLE, COLOR, SIZE & QUANTITY.
2. INSTALLER TO COMPLY WITH U.S.P.S. REGULATIONS.

4 MAILBOXES
NO SCALE



3 W. IRON GATE
3/8" = 1'-0"

DATE	ISSUED FOR	DATE	REVISIONS
12/15/16	PLAN CHECK	11/16/17	Δ PLANNING
03/02/17	DENSITY BONUS		

ARCHITECT

JOVANNI URIU

C-7487

EXP 1/31/19

STATE OF CA

URIU & ASSOCIATES

ARCHITECTURE • PLANNING

830 S. GLENDALE AVENUE

GLENDALE, CA 91205

SHEET TITLE

ROOF PLAN

SITE PLAN

JOB TITLE

4749 W ELMWOOD AVENUE

DRAWN

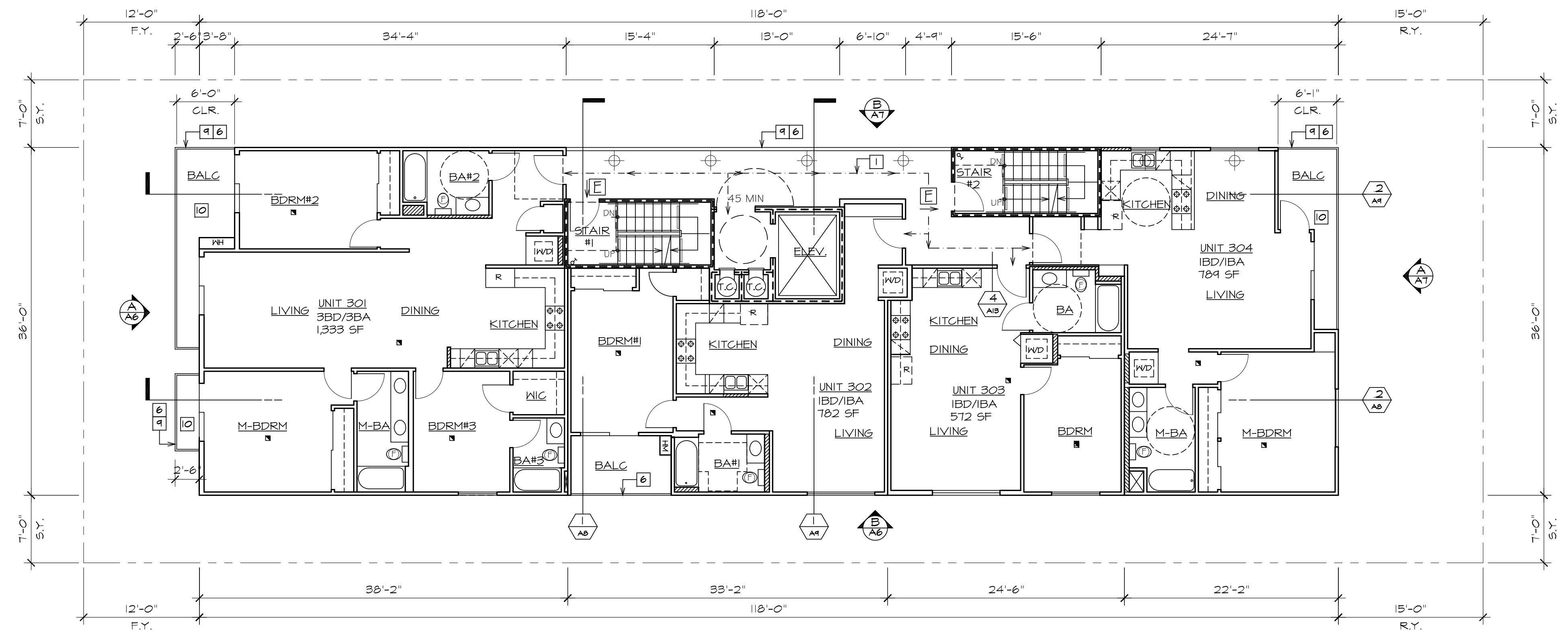
CHECKED

JOB

1635

SHEET

A2



2 THIRD FLOOR PLAN
1/8" = 1'-0"

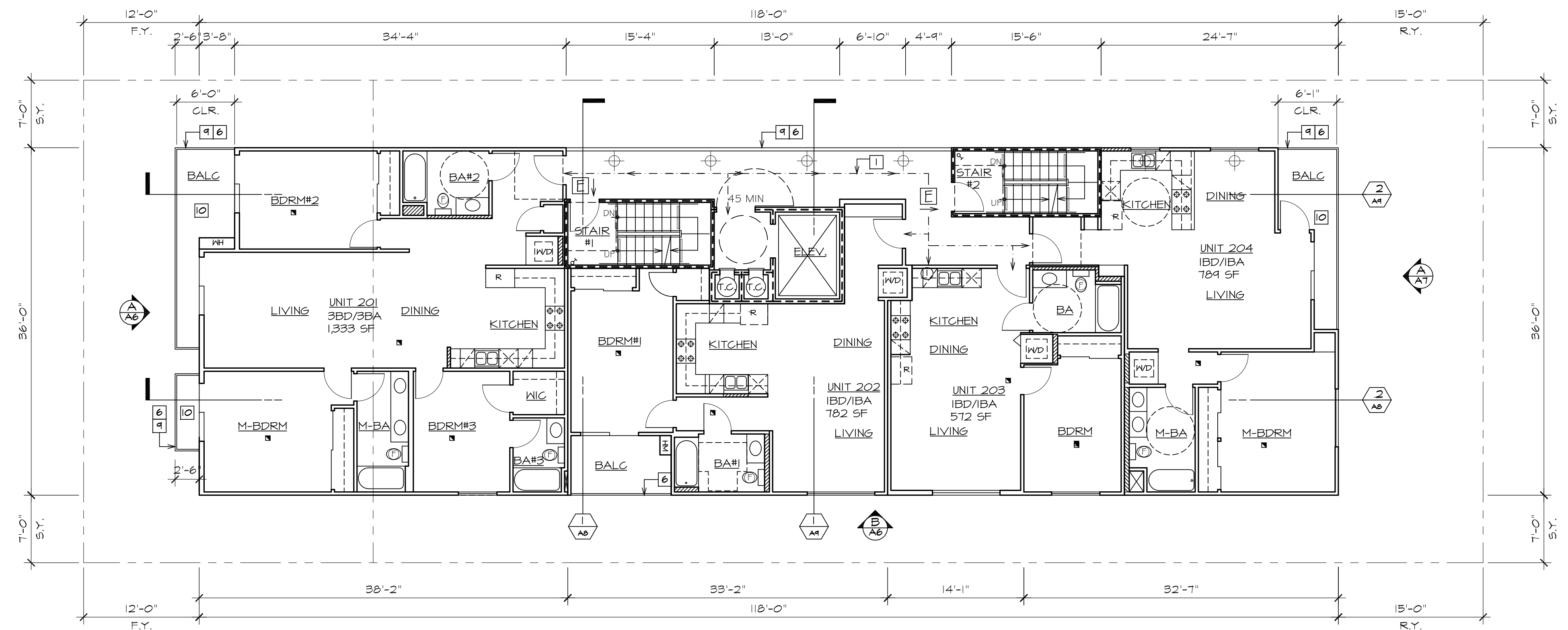
- LEGEND**
- 1-HR WALL
 - 2-HR WALL
 - EXIT SIGN - SEE NOTES
 - WATER CURTAIN, SEE 5/A3, TYP
 - CLASS 1 - 4" STRIPE W/ 2 1/2" OUTLET

PLAN REFERENCE NOTES:

- 1 ADA PATH OF TRAVEL
- 2 PLANTER
- 3 LANDSCAPE AREA
- 4 CONCRETE STAIRS/STEPS
- 5 WARNING STRIPE & HANDRAIL EXTENSIONS AS PER IIA-6A/D67
- 6 LINE OF BALCONY ABOVE
- 7 LINE OF BUILDING ABOVE
- 8 6'-0" HIGH W.I. GATE & FENCE, SEE 3/A2
- 9 WROUGHT IRON RAILING
- 10 MER-KOTE RR#25T14

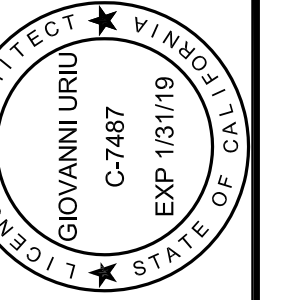
NOTES

DIAGONAL DISTANCE OF BUILDING: 130'-6"
DISTANCE TO STAIRS: 44'-7"



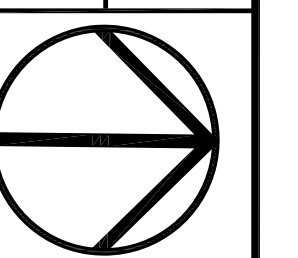
1 SECOND FLOOR PLAN
1/8" = 1'-0"

DATE	ISSUED FOR	DATE	REVISIONS
12/15/16	PLAN CHECK	11/16/17	Δ PLANNING
03/02/17	DENSITY BONUS		Δ



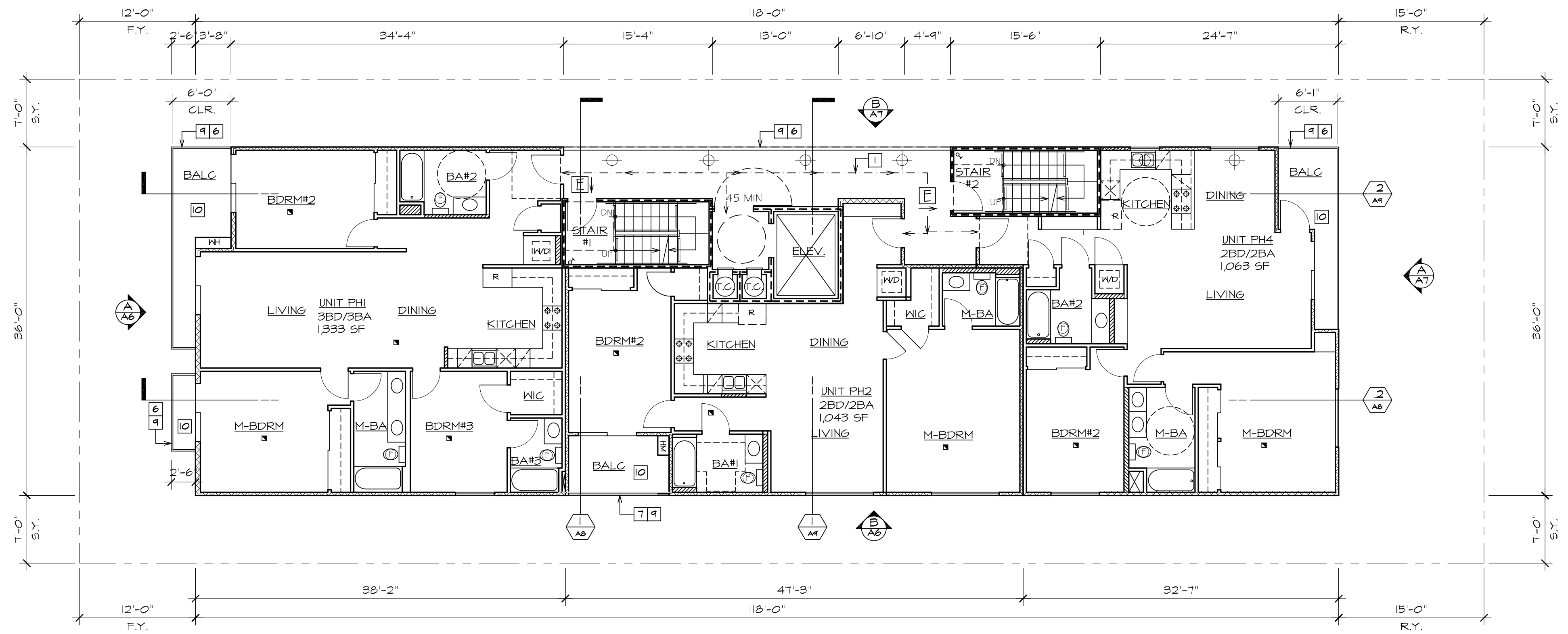
G URIU & ASSOCIATES
ARCHITECTURE • PLANNING
830 S. GLENDALE AVENUE
GLENDALE, CA 91205
(818) 247-2330

SHEET TITLE
SECOND FLOOR PLAN &
THIRD FLOOR PLAN
JOB TITLE
4749 W ELMWOOD AVENUE



DRAWN
CHECKED
JOB
1635
SHEET

A4



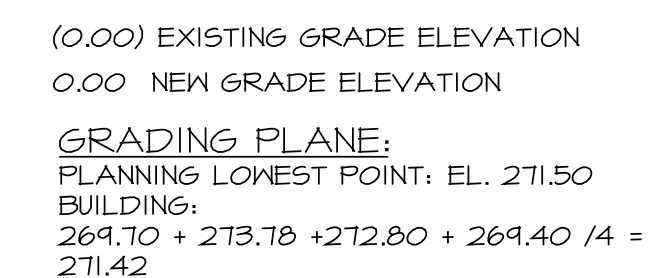
FOURTH FLOOR PLAN
1/8" = 1'-0"

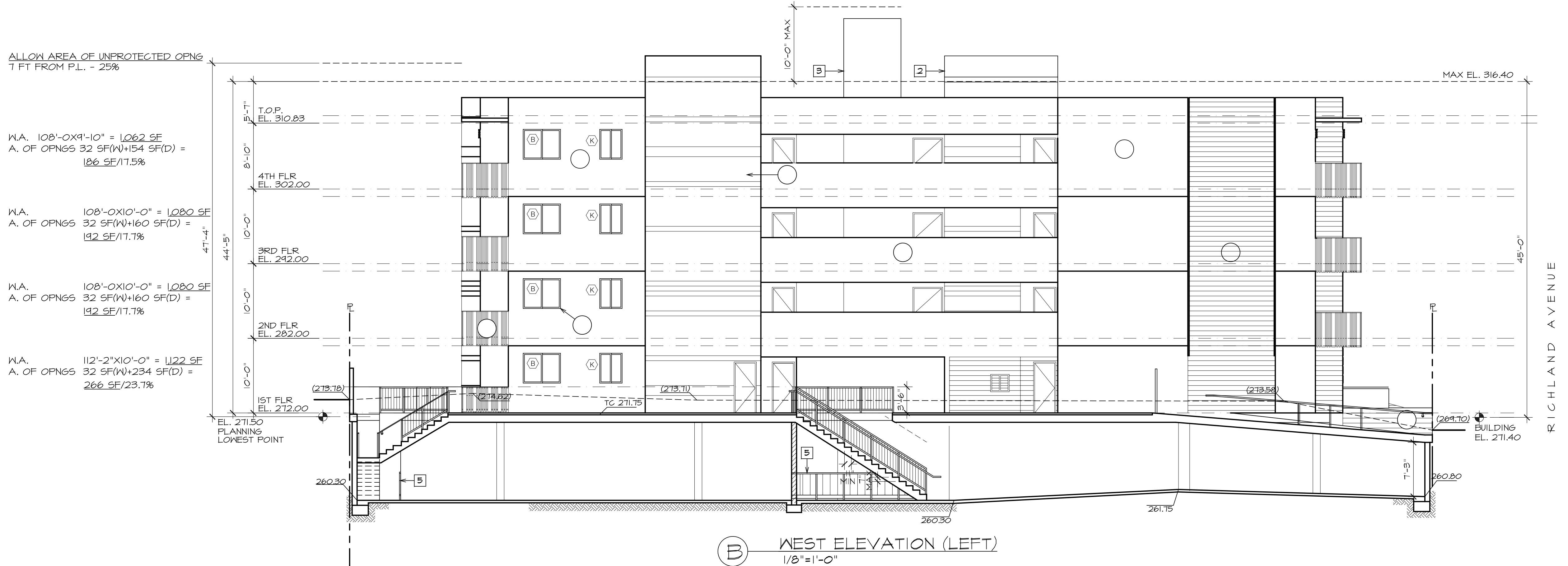
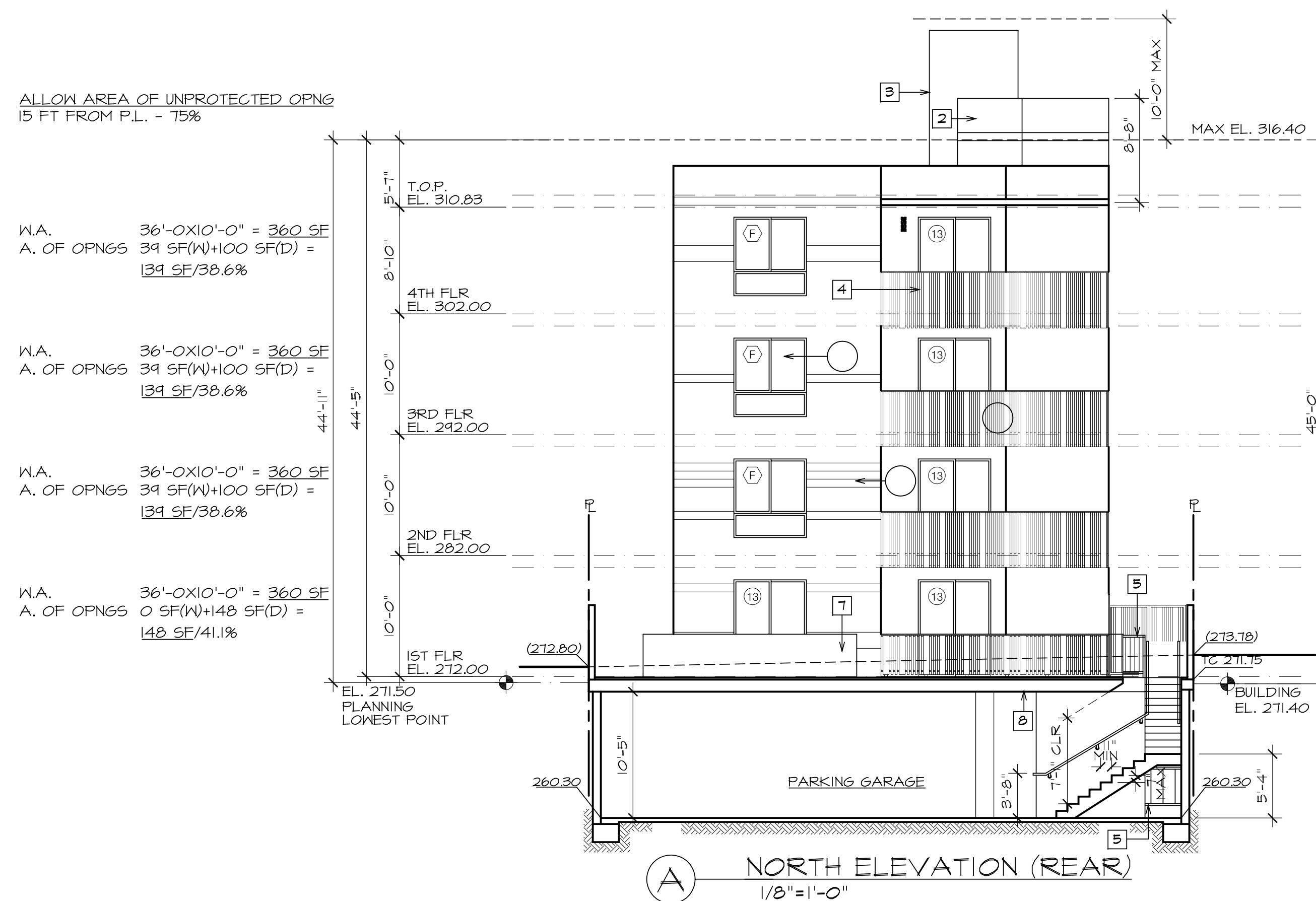
- LEGEND**
- 1-HR WALL
 - 1-HR SOUND WALL - AS NOTED
 - 2-HR WALL
 - EXIT SIGN - SEE NOTES
FI3&14/AI
 - WATER CURTAIN,
SEE 5/A3, TYP
 - OR
CLASS 1 - 4" STANDPIPE
W/ 2 1/2" OUTLET

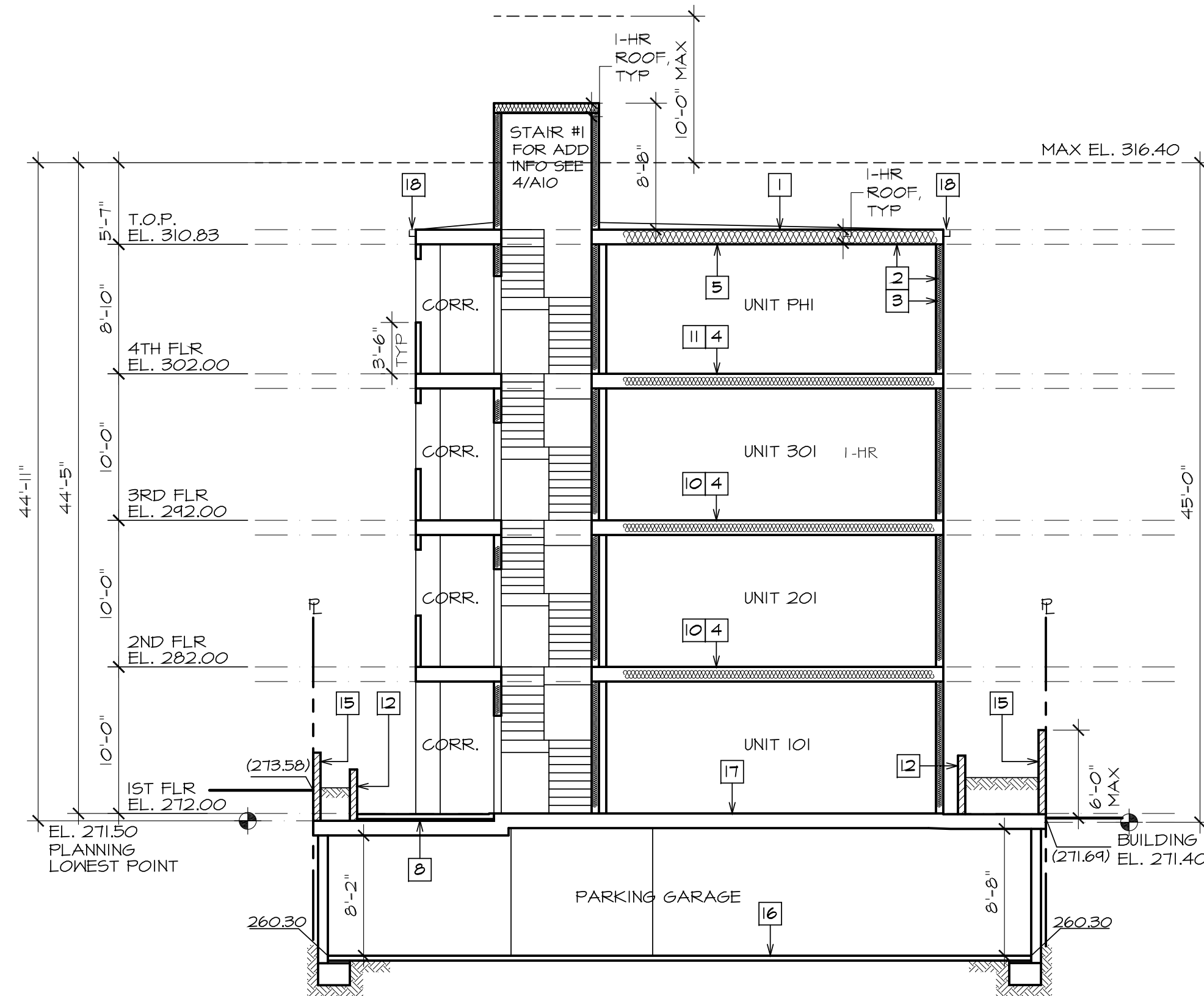
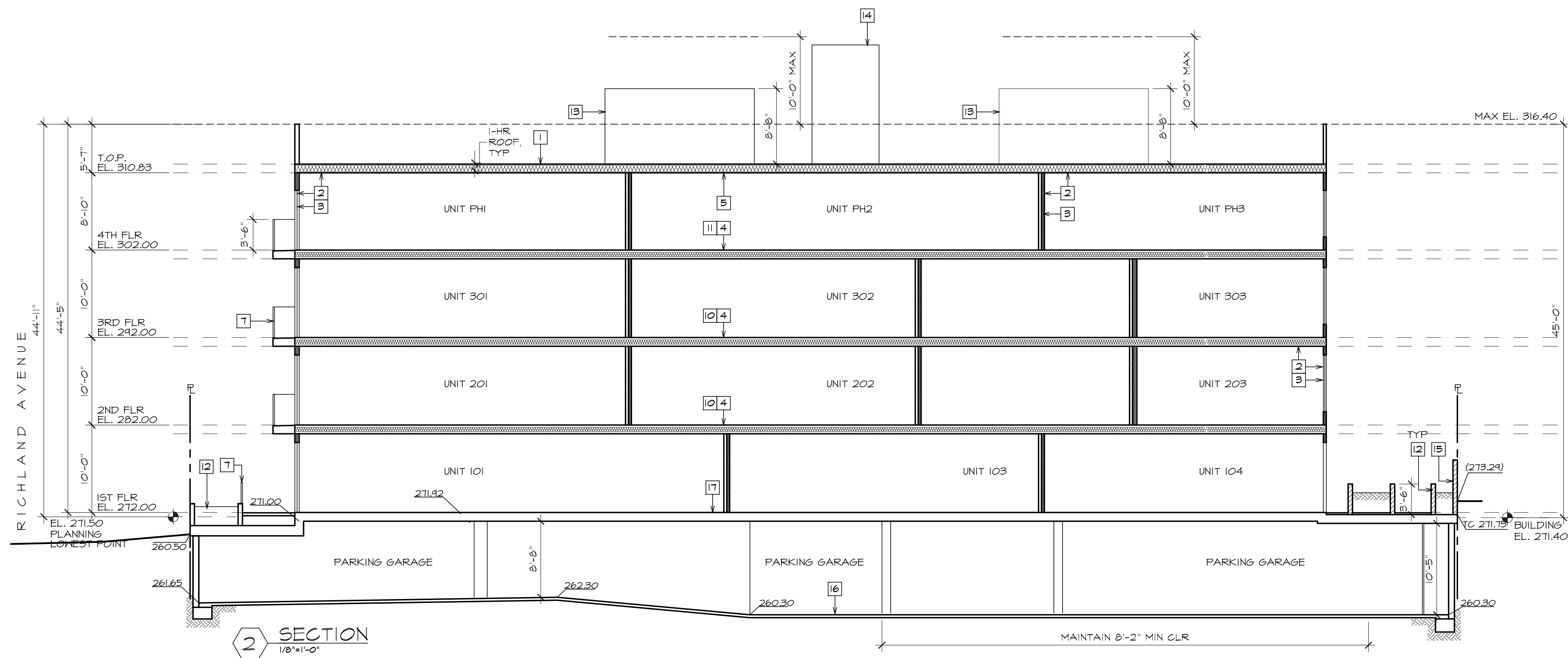
PLAN REFERENCE NOTES:

- 1 ADA PATH OF TRAVEL
- 2 PLANTER
- 3 LANDSCAPE AREA
- 4 CONCRETE STAIRS/STEPS
- 5 WARNING STRIPE & HANDRAIL
EXTENSIONS AS PER IIA-6A/D6r
- 6 LINE OF BALCONY ABOVE
- 7 LINE OF BUILDING ABOVE
- 8 6'-0" HIGH WL. GATE & FENCE,
SEE 3/A2
- 9 WROUGHT IRON RAILING
- 10 MER-KOTE RR#25T14

DATE		ISSUED FOR	DATE	REVISIONS
12/15/16		PLAN CHECK	11/16/17	△ PLANNING
03/02/17		DENSITY BONUS		△
<div>LOANED ARCHITECT VINNY J. L. GIOVANNI GIOVANNI URIU C-7487 EXP 1/31/19 STATE OF CA</div>				
<div><div>URIU & ASSOCIATES</div><div>ARCHITECTURE, PLANNING 830 S. GLENDALE AVENUE GLENDALE, CA 91205</div></div>				
SHEET TITLE 4TH FLOOR PLAN				
JOB TITLE 4749 W ELMWOOD AVENUE				
DRAWN				
CHECKED				
JOB 1635				
SHEET				
		A5		







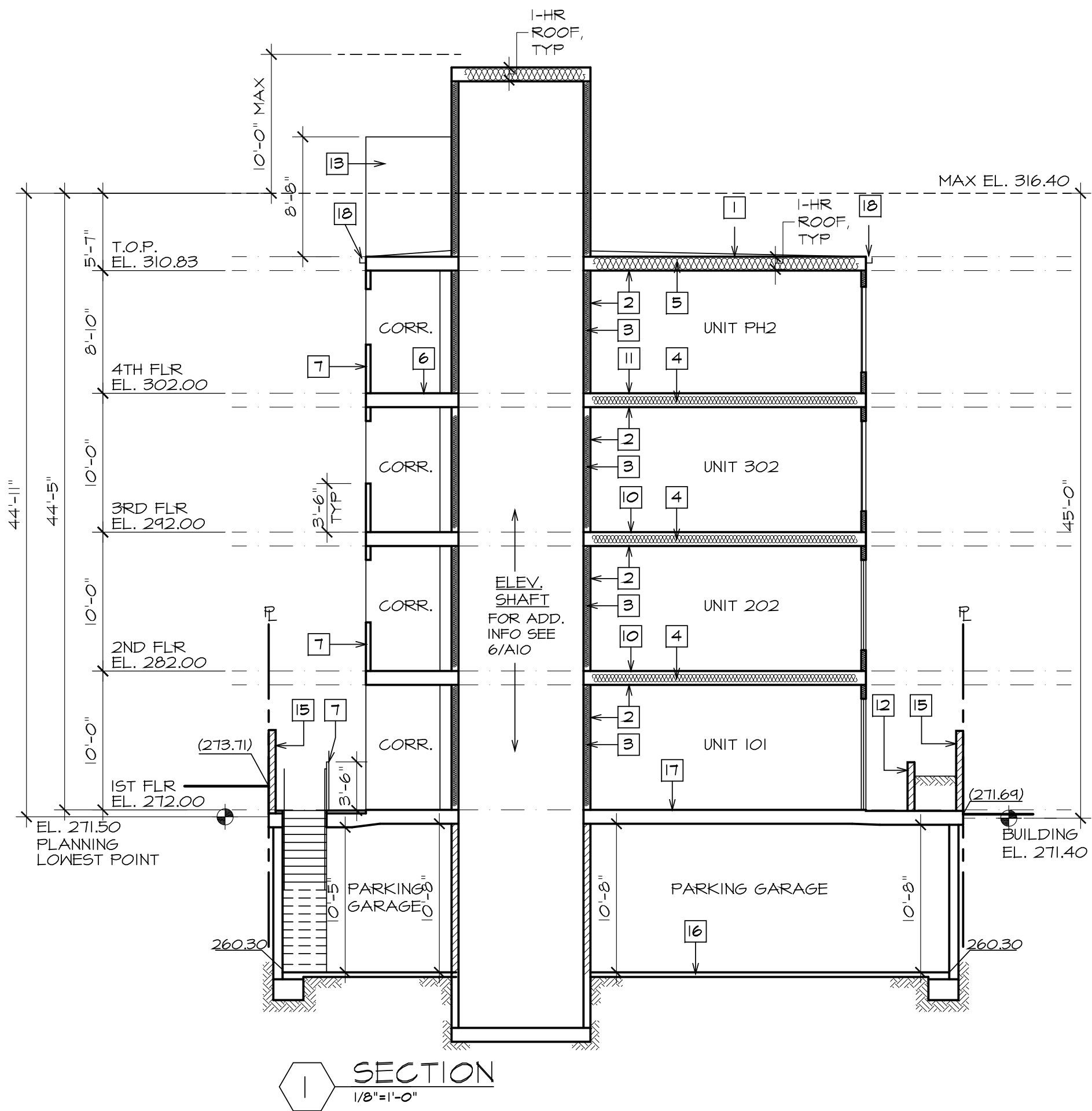
SECTION REFERENCE NOTES:

- 1 BUILT-UP ROOF CLASS 'A' SEE ROOF PLAN FOR ADDITNL. INFO.
- 2 5/8" GYP. D.J.I. TYPE 'X' - TYP
- 3 R-13 INSULATION - TYP
- 4 R-19 INSULATION - TYP
- 5 R-30 INSULATION - TYP
- 6 DEX-O-TEX RR# 02360 ON 3/4" PLYND - TYP
- 7 42" HIGH W.I. RAILING - TYP
- 8 STRUCTURAL FOAM; INSULFOAM ASTM D1621
- 9 LINE OF NATURAL GRADE
- 10 1 1/2" LT. WT. CONC
- 11 DOUBLE FLOOR USING 5/8" PLYWOOD SUBFLOOR
- 12 PLANTER - 6" CMU
- 13 STAIR TOWER BEYOND
- 14 ELEVATOR TOWER BEYOND
- 15 6" HIGH CMU WALL
- 16 CONCRETE SLAB ON GRADE
- 17 CONCRETE DECK
- 18 G.I. GUTTER

ELEVATION LEGEND

(0.00) EXISTING GRADE ELEVATION
0.00 NEW GRADE ELEVATION

SHEET TITLE	SECTIONS	JOB TITLE	DATE	ISSUED FOR	DATE	REVISIONS
4749 W ELMWOOD AVENUE			12/15/16	PLAN CHECK	11/16/17	△ PLANNING
			03/02/17	DENSITY BONUS		△
A8						

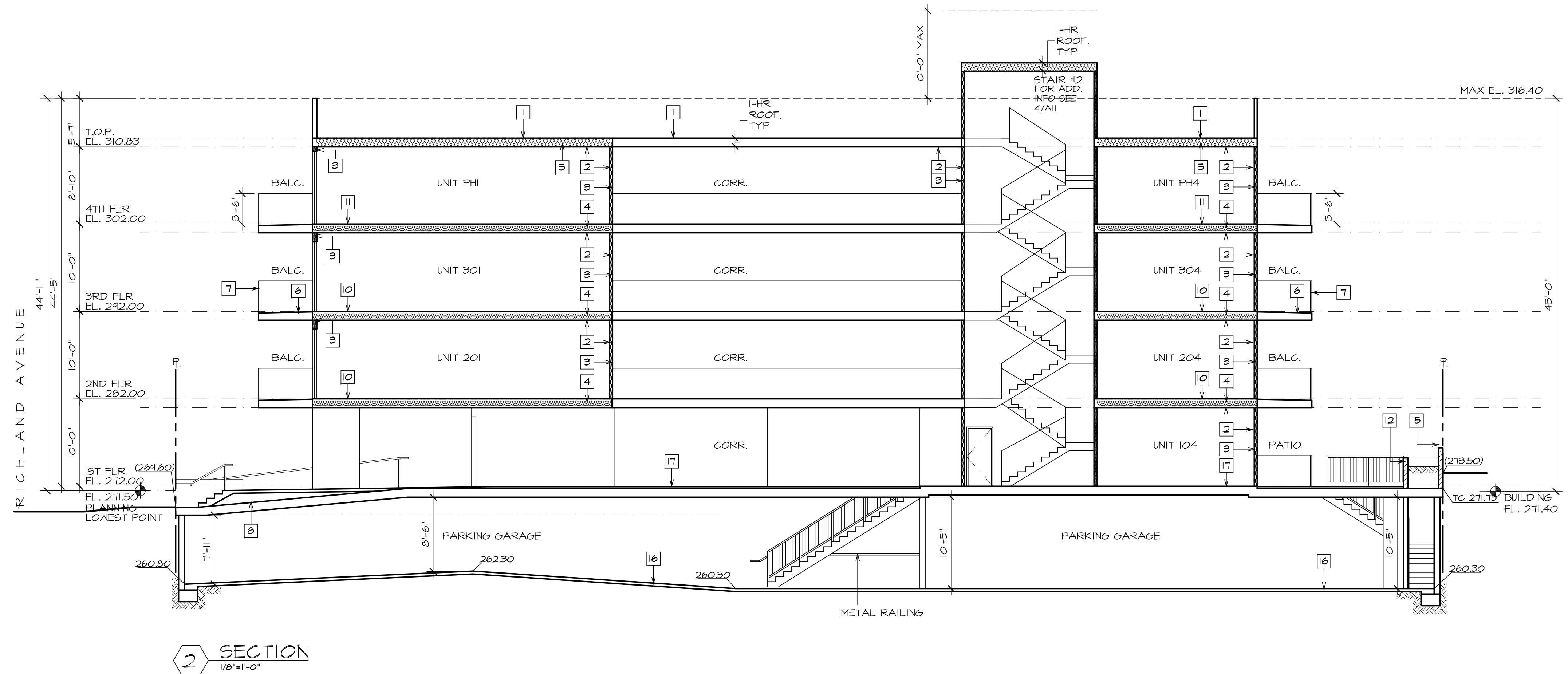


SECTION REFERENCE NOTES:

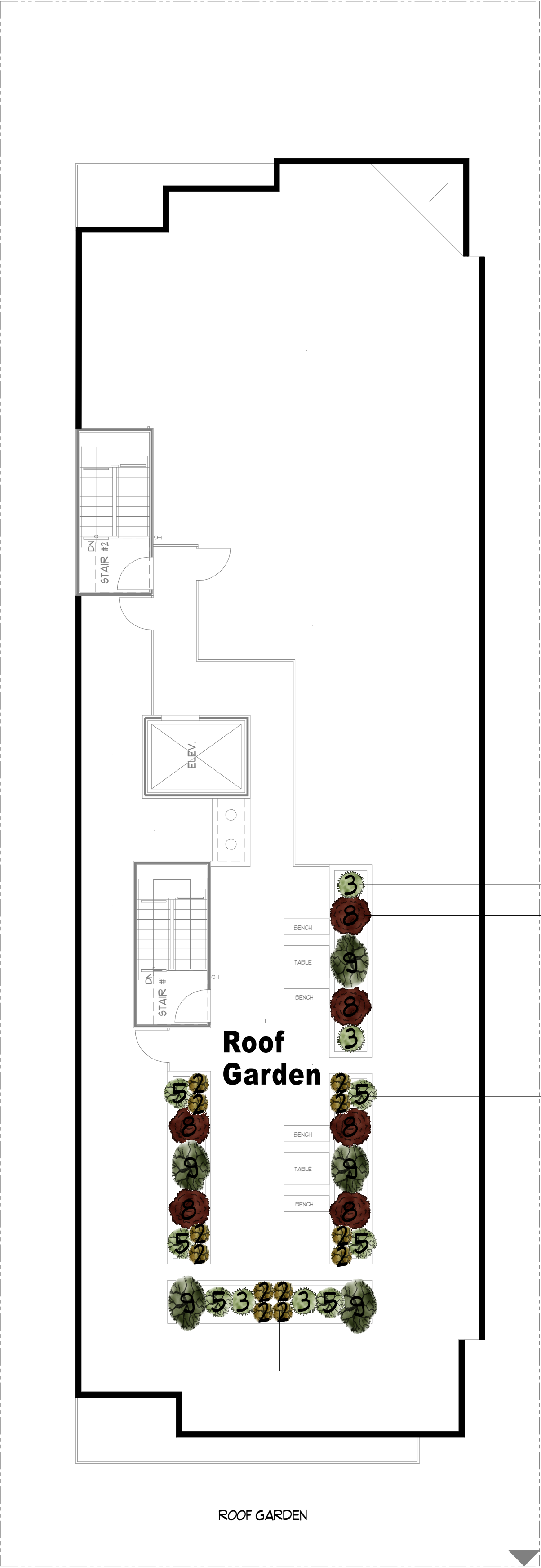
- 1 BUILT-UP ROOF CLASS 'A' SEE ROOF PLAN FOR ADDITNL. INFO.
- 2 5/8" GYP. D.J.L. TYPE 'X' - TYP
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- 18 G.I. GUTTER

ELEVATION LEGEND

(0.00) EXISTING GRADE ELEVATION
0.00 NEW GRADE ELEVATION



SHEET TITLE	SECTIONS	JOB TITLE	DRAWN	CHECKED	JOB	SHEET	DATE	ISSUED FOR	DATE	REVISIONS
4749 W ELMWOOD AVENUE	A9	1635					12/15/16	PLAN CHECK	11/16/17	PLANNING
							03/02/17	DENSITY BONUS		
URIU & ASSOCIATES ARCHITECTURE, PLANNING 830 S. GLENDALE AVENUE GLENDALE, CA 91205	G						12/15/16	PLAN CHECK	11/16/17	PLANNING
							03/02/17	DENSITY BONUS		



ROOF PLAN

Bambusa multiplex 'Golden Goddess'
Golden Goddess Bamboo



Chorizema 'Bush Flame'
Flame Pea



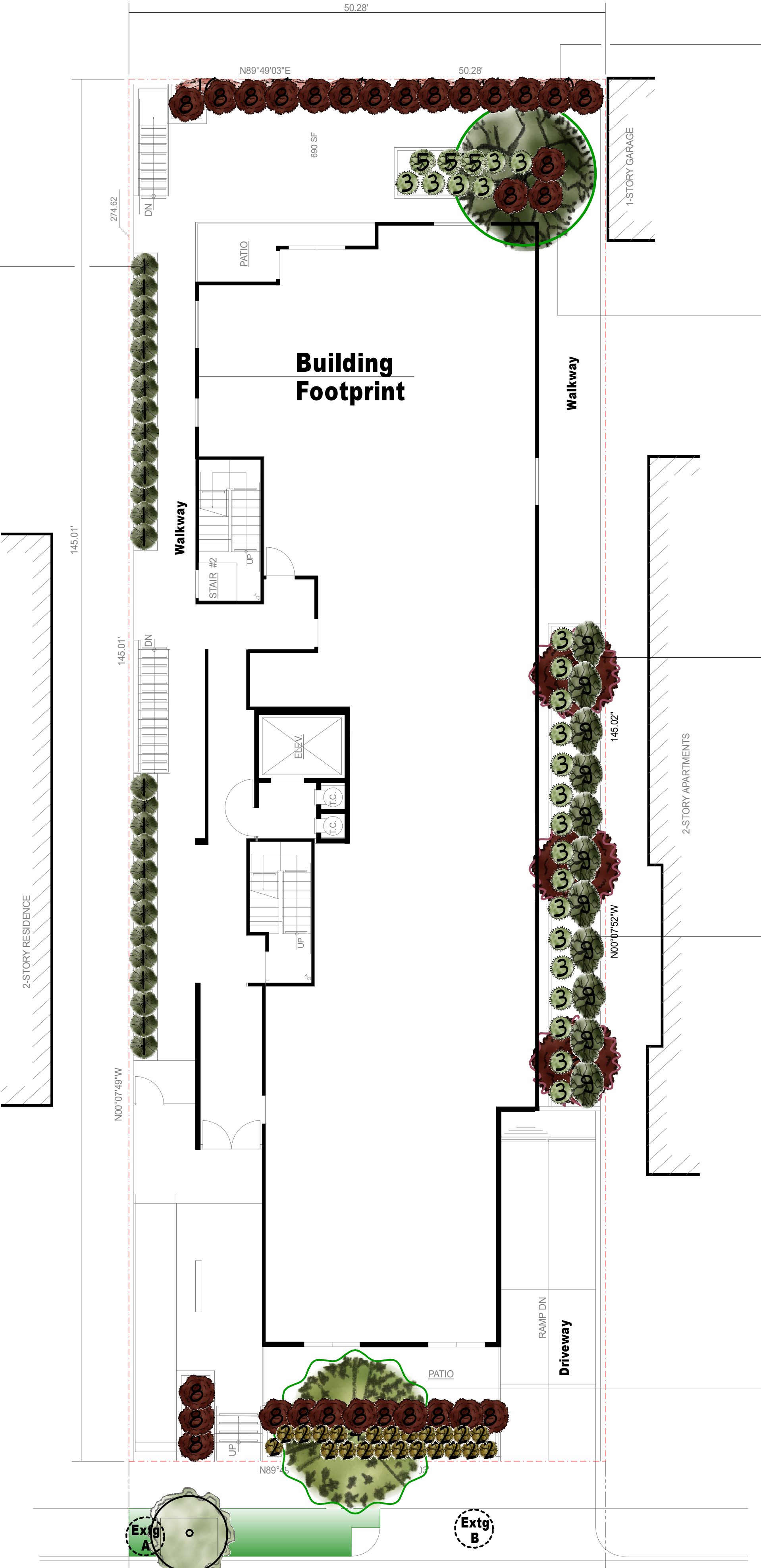
Chondropetalum tectorum
Small Cape Rush



Convolvulus cneorum
Bush Morning Glory



Bulbine frutescens
Yellow Bulbine



GROUND FLOOR PLAN

Handenbergia violacea 'Happy Wanderer'
Happy Wanderer Lilac Vine



Laurus 'Saratoga'
Saratoga Laurel



Cordyline australis 'Torbay Dazzler'
Torbay Dazzler Grass Palm



Westringia fruticosa 'Wynyabbie Gem'
Wynyabbie Gem Coast Rosemary

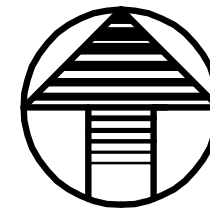
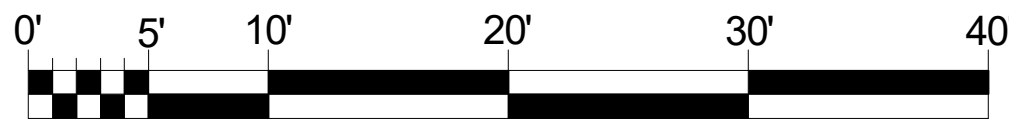


Cercidium 'Desert Museum'
Desert Museum Palo Verde Tree



LEGAL DESCRIPTION:

APN: 5522-019-003
PIN: 138B193 25
LOT 111 OF SECTION 2, WESTBORO TRACT
MAP BOOK 13 PG 52 OF LOS ANGELES
COUNTY RECORDS



Harmony Gardens, Inc.
Shelley Sparks, RLA #2896
12224 Addison Street
Valley Village, CA 91607
(818) 505-9783
Shelley@Harmonygardens.net

REVISION LOG:

SUBMITTAL:
NO: DATE:

PROJECT ADDRESS:

4749 Elmwood Ave.
Los Angeles, CA 90004

OWNER ADDRESS:

Wiseman Development
11601 Santa Monica Blvd.
Los Angeles, CA 90025
(310) 914-5555

PLANTING
PLAN

Date:

09/21/2017

Scale:

1/8" = 1'

Sheet No.

L1
1 of 4

ROOF LANDSCAPE PLAN

REQUIRED AND PROVIDED TREES TABLE			
TREES	NUMBER	RATIO	REQ.
EXISTING ON SITE (Excluding extg. Parkway trees)	0	1 to 1	0
EXISTING PARKWAY TREES TO BE REMOVED*	2	2 to 1	4
TOTAL ON SITE TREES TO BE REPLACED			4
PER UNIT	13	1 TREE/4 UNITS	4
MIN. NO. TREES REQ. (4=4)			4
TREES PROVIDED			
LOCATION	SHEET	SIZE	QTY
PLANTERS	L1	24" BOX	0
PARKWAY (New)	L1	24" BOX	0
TOTAL TREES		24" BOX	0

***NOTE: Parkway trees removal must be permitted by Los Angeles Urban Forestry Division**

Summary of Existing Trees			
Tree	Botanical Name	Common Name	Replace Tree
1	Eriobotrya japonica	Loquat	Yes
2	Eriobotrya japonica	Loquat	Yes
<p>*Street tree. Contact the Urban Forestry Division, Bureau of Street Services for the city of Los Angeles at (213) 847-3077 if this tree requires removal.</p>			

URBAN FORESTRY NOTES:
Final determination of street tree planting locations is subject to approval by Bureau of Street Services, Urban Forestry Division.

The Bureau of Street Services, Urban Forestry Division shall inspect and tag trees upon delivery to the job site. It is the responsibility of the Contractor to ensure the trees are the proper species approved by an authorized representative of Urban Forestry Division.

The street trees shall meet or exceed the criteria of good-quality tree stock set forth by the UrbanTree Foundation (urbantree.org) and the Western Chapter of the International Society of Arboriculture's (WCISA) Guideline Specifications for Nursery Tree Quality (wcisa.net/downloads/NurseryTreeSpecs.pdf).

Contact Urban Forestry Division 213-847-3077 at least five working days before delivery to arrange an appointment with the inspector. Inspector shall review the proposed tree locations prior to the construction of the sidewalk. Urban Forestry Division accepts no responsibility for any purchasing and/or delivery arrangements and shall reject any trees failing to meet the specifications set forth in the Urban Tree Foundation's and WCISA's Guidelines Specifications for Nursery Tree Quality.

Contractor shall be responsible for any permit requirements or fees.

Green Building Notes

Performance Approach

TOTAL LANDSCAPE AREA: 1,034 sq. ft.
WATER SUPPLY TYPE: Potable, LADWP

A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications when mulch is contraindicated

For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 sq. ft. of permeable area shall be incorporated to a depth of 6 inches into the soil.

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans.

A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project.

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.

Signed: _____

Date: _____



B - Soil in planting areas to be amended with Class I Forest Floor Mulch available from C&M Topsoil, Inc. (818) 899-5485

		Botanical Name	Common Name	Size	Qty	WUCOLS ¹	REPLACEMENT TREE
1	☼	Bambusa multiplex 'Golden Goddess'	Golden Goddess Bamboo	5 Gal.	27	Mod	
2	☼	Bulbine frutescens	Yellow Bulbine	5 Gal.	34	Low	
3	☼	Chorizema 'Bush Flame'	Flame Pea	5 Gal.	26	Low	
4	☼	Cercidium 'Desert Museum'	Desert Museum Palo Verde Tree	24"Box	1	Low	Yes
5	☼	Convolvulus cneorum	Morning Glory, Bush	5 Gal.	3	Low	
6	☼	Cordyline australis 'Torbay Dazzler'	Torbay Dazzler Grass Palm	24"Box	3	Low	Yes
7	☼	Laurus 'Saratoga'	Saratoga Laurel	24"Box	1	Low	
8	☼	Chondropetalum tectorum	Small Cape Rush	5 Gal.	35	Low	
9	☼	Westringia fruticosa 'Wynabbie Gem'	Wynabbie Gem Coast Rosemary	5 Gal.	11	Low	
10	☼	Handenbergia violacea 'Happy Wanderer'	Happy Wanderer Lilac Vine	15 Gal.	6	Low	
11	☼	Artificial turf		sq. ft.	98		
12	☼	New street tree - size and species TBD by city Urban Forestry Division					

**(Extg)
A Existing tree to be removed**

Potential Landscape Area (Lot Area minus Building Footprint)			
LOT AREA:		7250 SF	
BUILDING FOOTPRINT		3,736 SF	
TOTAL POTENTIAL LANDSCAPE AREA:		3,514 SF	
<u>Open Space Required</u>			
UNITS W/<2 HABITABLE ROOMS @100 SF:	5	500 SF	
UNITS W/2 HABITABLE ROOMS @ 125 SF:	4	500 SF	
UNITS W/3 HABITABLE ROOMS @ 175 SF:	4	700 SF	
TOTAL		1,700 SF	
<u>Open Space Provided</u>			
PRIVATE OPEN SPACE (50 SF/UNIT)	13	650 SF	
REAR YARD		690 SF	
ROOF GARDEN		690 SF	
REC. ROOM		403 SF	
TOTAL		2,433 SF	

Total points required per Guidelines O: 10 (Lot area 7250 SF)					
DETAIL OF POINTS		POINTS PER ITEM	QTY.	POINTS CLAIMED	CALLOUT/SHEET
Soil amended w Class I Mulch		3	1	3	Note B - L-1
Trees shading east and west exposure		2/25 lf	2	4	C - L-1
Vines on walls/fences		2/50 lf	1	2	A - L-1
Deciduous trees on south exposure		2/25 sf	1	2	D - L-1
TOTAL POINTS:				11	

Total points required for Guidelines Aa: 100 (Lot area 7250 SF)			
Sensor for rain	1	1	1 F - L-2
Landscape meter(25% of required points)	25%	1	25 F - L-2
Automatic Irrigation Controller	5	1	5 G - L-2
Drip Irrigation	5/circuit	7	35
No Lawn	10	1	10 Legend L-1
Plants requiring monthly summer water after established for 3 years	2/pt.	111	222 Legend L-1
Floats/1000 sf			
	3pts/fat	0	0 Legend L-1
TOTAL POINTS:			298

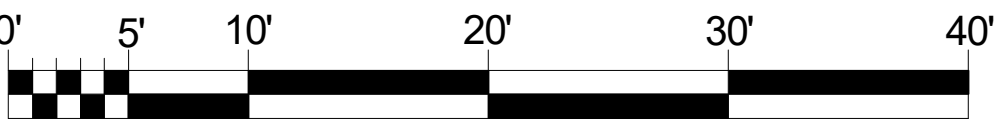
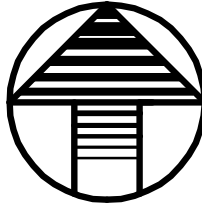
The subdivider shall record a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- a. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of 50 percent of the units of the project or phase.
- b. Sixty days after landscape and irrigation installation, the landscape professional shall submit to the homeowners / property owners association a Certified of Substantial Completion (12.40 G LAMC).
- c. The developer / builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
- d. The developer builder shall guarantee all trees and irrigation for a period of six months and all other plants

		Maximum Applied Water Allowance (MAWA)							
		MAWA=		(Eto) x 0.62 x [(0.55 x LA)+(1 - 0.55 x SLA)]					
		(Eto)	LANDSCAPE AREA (LA)	ETAF			SLA	MAWA	
		50.1	829	0.55			0.00	13308.51	GAL/YR
		Estimated Total Water Use (ETWU)							
		ETWU=(Eto)^(.62)*(PF*HA/IE+SLA)							
		(Eto)	PF	HA	IE		SLA	ETWU	
		50.1	0.33	1034.00	0.81		0.00	9858.16	GAL/YR
		Hydrozone Table for Calculating ETWU							
Zone	Planting Description	Water Needs	PF	Irrigation Method	IE	ETAF (PF/IE)	Hydrozone Area (HA)	ETAF x HA	
1	Shrubs	Low	0.3	Drip	0.81	0.37	146	54	
2	Trees	Low	0.3	Drip	0.81	0.37	40	15	
3	Shrubs	Low	0.3	Drip	0.81	0.37	260	96	
4	Trees	Low	0.3	Drip	0.81	0.37	80	30	
5	Shrubs/Vines	Low	0.3	Drip	0.81	0.37	185	69	
6	Shrubs	Mod	0.5	Drip	0.81	0.62	118	73	
7	Shrubs	Low	0.3	Drip	0.81	0.37	205	76	
Sum			0.33		0.81	0.41	1034.00	412.10	
							A	B	
Special Landscape Areas									
						1.00	0	0	
Sum						1.00	0.00	0.00	
							C	D	
ETAF CALCULATIONS									
Regular Landscape Areas					All Landscape Areas				
Total ETAF x Area		(B)	412.10		Total ETAF x Area		(B+D)	412.10	
Total Area		(A)	1034.00		Total Area		(A+C)	1034.00	

LEGAL DESCRIPTION

APN: 5522-019-003
PIN: 138B193 25
LOT 111 OF SECTION 2, WESTBORO TRACT
MAP BOOK 13 PG 52 OF LOS ANGELES
COUNTY RECORDS



Harmony Gardens, Inc.
Shelley Sparks, RLA #2896
12224 Addison Street
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(818) 505-9783
Shelley@Harmonygardens.

REVISION LOG

	SUBMITTAL:
NO:	DATE:

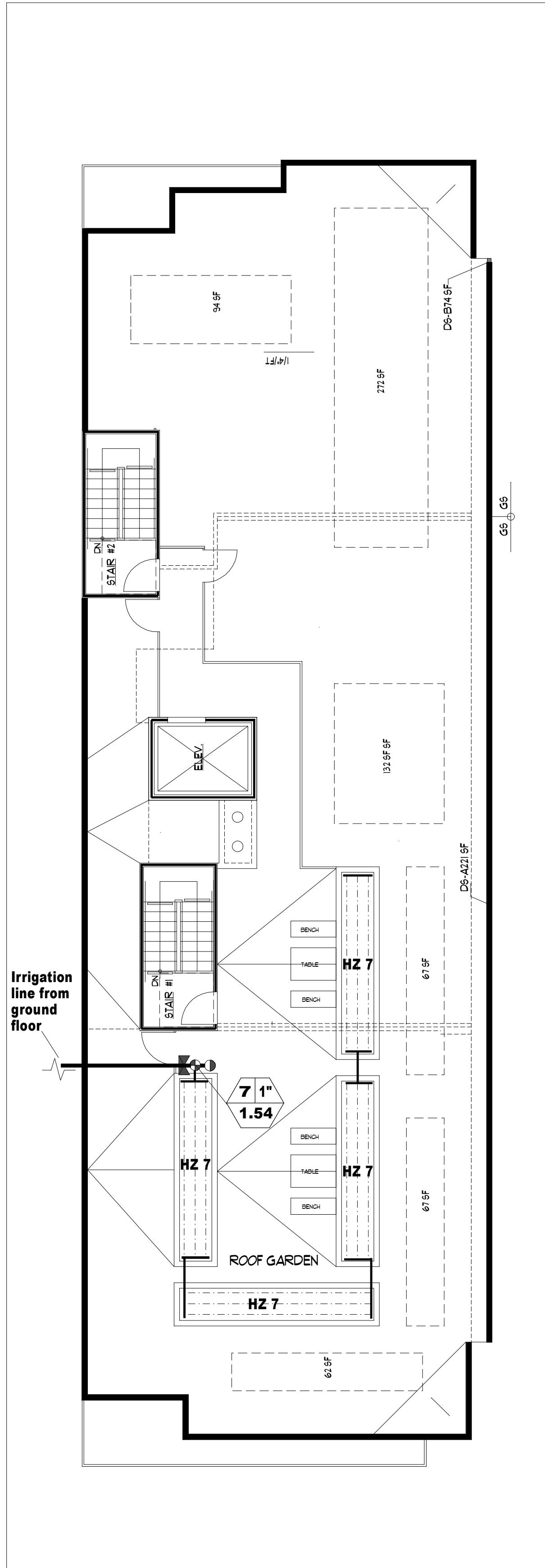
SUBMITTAL	
NO:	DATE

PROJECT ADDRESS:
4749 Elmwood Ave.
Los Angeles, CA 90008

OWNER ADDRESS:
Wiseman Development
11601 Santa Monica Blvd
Los Angeles, CA 90025
(310) 914-5555

LANDSCAPE PLAN

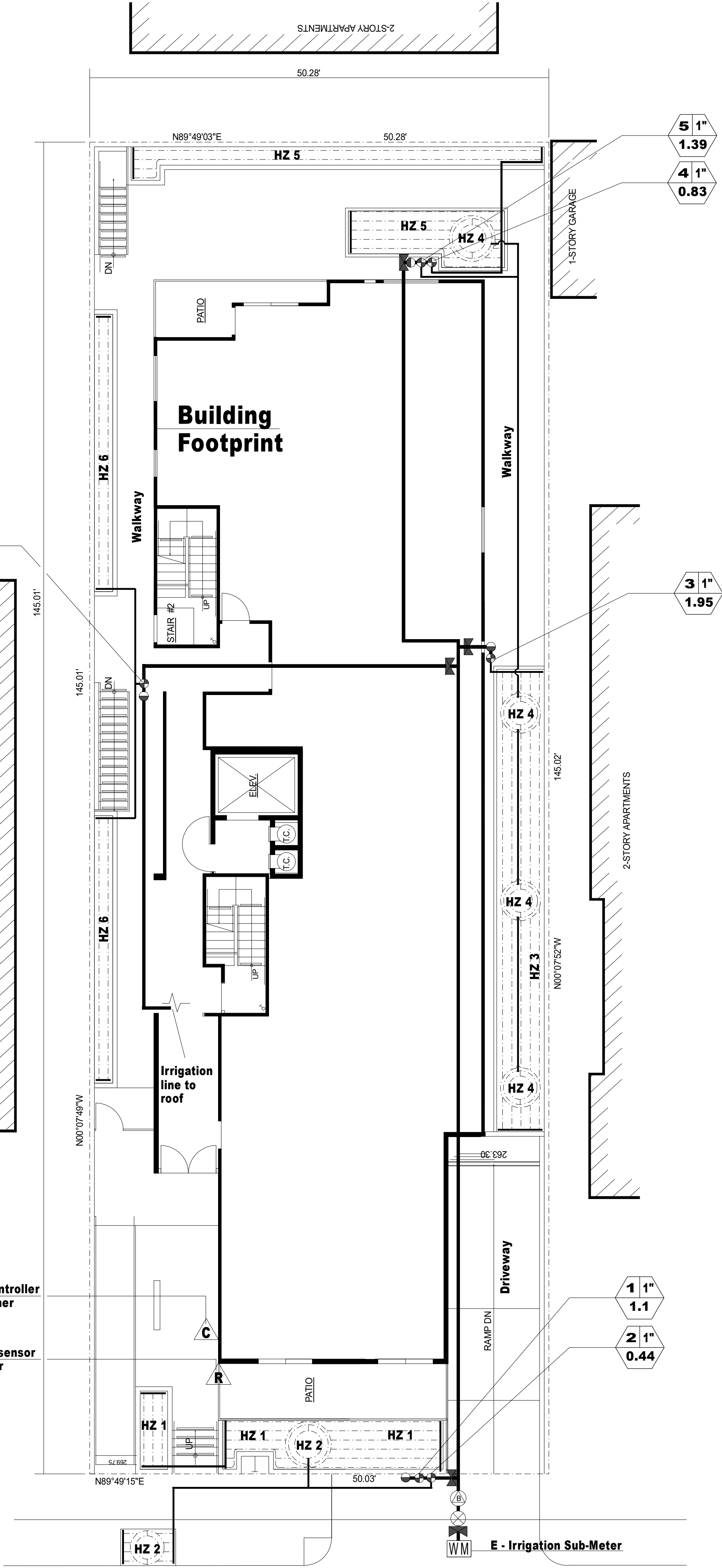
Date: 09/21/2017
 Scale: 1/8" = 1"
 Sheet No. L2
 2 of 4



ROOF IRRIGATION PLAN

G - Automatic irrigation controller
Verify location with owner

F - Weather based irrigation sensor
Verify location with owner



STATIC PRESSURE AT METER: 143 - 102 PSI PER KEVIN CUN, LADWP (213) 367-0973

IRRIGATION LEGEND		
SYMBOL	DESCRIPTION	PART NO
	DEDICATED IRRIGATION SUB-METER	1"
	FEBCO BACKFLOW PREVENTER	MODEL 825Y
	WILKINS PRESSURE REDUCING VALVE	600
	HUNTER CONTROL ZONE VALVE KIT	PCZ-10-25
	HUNTER RAIN SENSOR, CONDUIT MOUNT	SOLAR-SYNC
	HUNTER I-CORE CONTROLLER	IC-600-M, six station controller
	HOSE BIB - OWNER TO SELECT LOCATION	
	NIBCO GATE VALVE	SIZE PER LINE
	SCHED. 40 PVC LATERAL LINE	3/4"
	SCHED. 40 PVC MAIN LINE	

HZ = Hydrozone

Zone No. **5** 1" Valve size
Flow rate in GPM **4.00**

IRRIGATION LEGEND										
VALVE NO.	SYM.	DESCRIPTION	PART NO	PRESSURE	GPM	APP. IN/HR	QTY	SPACING	SUBTOTAL	TOTAL GPM
1	---	HUNTER PLD DRIP TUBING	PLD-06-12	30	0.01	0.72	72	16"	0.72	0.72
2	---	HUNTER PLD DRIP TUBING	PLD-06-12	30	0.01	0.72	44	16"	0.44	0.44
3	---	HUNTER PLD DRIP TUBING	PLD-06-12	30	0.01	0.72	195	16"	1.95	1.95
4	---	HUNTER PLD DRIP TUBING	PLD-06-12	30	0.01	0.72	83	16"	0.83	0.83
5	---	HUNTER PLD DRIP TUBING	PLD-06-12	30	0.01	0.72	139	16"	1.39	1.39
6	---	HUNTER PLD DRIP TUBING	PLD-06-12	30	0.01	0.72	89	16"	0.89	0.89
7	---	HUNTER PLD DRIP TUBING	PLD-06-12	30	0.01	0.72	154	16"	1.54	1.54

- 1) AUTOMATIC CONTROLLERS SHALL BE SET TO WATER BETWEEN 5 PM AND 10 AM TO REDUCE EVAPORATION.
- 2) A MINIMUM OF PVC SCHEDULE 40 OR EQUIVALENT SHALL BE USED FOR MAIN LINES AND UNDER DRIVEWAY AREAS, AND A MINIMUM OF PVC SCHEDULE 200 OR EQUIVALENT SHALL BE USED FOR LATERAL LINES
- 3) THE IRRIGATION SYSTEM MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
- 4) CONTRACTOR SHALL PROVIDE THE OWNER WITH A SET OF "AS-BUILT" PLANS.
- 5) IT IS THE INTENT OF THE DRAWINGS TO SHOW A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM. THE SYSTEM WAS DESIGNED BASED ON LANDSCAPE AND GRADING DRAWING IN EFFECT AT THIS TIME. ANY DISCREPANCIES, OMISSIONS, ERRORS, ETC. OR ONSITE CHANGES DOES NOT RELIEVE THE IRRIGATION INSTALLER OF HIS RESPONSIBILITY TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM.
- 6) IRRIGATION LINES, VALVES AND OTHER EQUIPMENT SHOWN IN PAVED OR PUBLIC AREAS ARE SCHEMATIC ONLY, AND ARE FOR DIAGRAMATIC PURPOSES ONLY. LINES, VALVES AND OTHER EQUIPMENT SHOWN IN PAVED OR PUBLIC AREAS ARE INTENDED TO BE LOCATED IN ADJACENT PLANTING AREAS.
- 7) ALL LINES TRAVERSING HARDSCAPE TO BE PLACED IN CONDUIT UNDER PAVING.

WITHIN THE PUBLIC RIGHT OF WAY

a. All irrigation mainline shall be Schedule 80 PVC, and all laterals/sleeves shall be Schedule 40 PVC. Sleeves shall be 2x the size of the pipe being sleeved. All irrigation mainline and laterals shall be a minimum of 3/4" size.

b. Contractor shall pay for all permits and construction costs for the Department of Water and Power (DWP) to conduct any street work (trenching), mainline/sleeve installation in the street and sub-water meter installation and reduced pressure backflow preventer review. A billing address must be provided when applying for installation of the sub-water meters. Contractor must file the application prior to start of construction. Contractor to contact the City in order to establish utility service and billing addresses. Utility service must be established prior to tree/shrub installations.

c. The Reduced Pressure Principle Backflow Preventer, related equipment and irrigation controller shall be installed on private property.

d. All irrigation equipment (for both concrete and landscape areas) shall be installed in traffic-rated concrete valve boxes with hinged metal lids. Irrigation equipment includes remote control valves, flush valves, air relief valves, quick couplers etc.

e. All irrigation mainlines within the public right of way shall be 24" below finish grade. All irrigation laterals within the public right of way shall be 12" below finish grade. Below vehicular access areas, irrigation mainlines within the public right of way shall be 36" below finish grade, sleeved.

f. All irrigation shall be pop-up spray/bubbler heads and/or sub-surface drip irrigation. No fixed risers are allowed within the public right of way.

g. Direct burial wire shall be #14 gauge and shall be placed at 24" below grade taped to mainline where applicable.

h. All drip irrigation shall be direct burial type, a minimum of 2" to 4" below finish grade.

WATER DURING PLANT ESTABLISHMENT:
SHRUB AND GROUND COVER SYSTEMS:
10 MIN., 1X PER DAY, FOR FIRST 10 DAYS

SPRING WATERING AFTER PLANT ESTABLISHMENT:
SHRUB AND GROUND COVER SYSTEMS:
6 MIN., 3X PER WEEK

SUMMER WATERING AFTER PLANT ESTABLISHMENT:
SHRUB AND GROUND COVER SYSTEMS:
10 MIN., 3X PER WEEK

FALL WATERING AFTER PLANT ESTABLISHMENT:
TREE, SHRUB AND GROUND COVER SYSTEMS:
6 MIN., 3X PER WEEK

WINTER WATERING AFTER PLANT ESTABLISHMENT:
SHRUB AND GROUND COVER SYSTEMS:
10 MIN., 2X PER WEEK

ALL IRRIGATION SYSTEMS TO BE OPERATED IN
EARLY MORNING OR THE EVENING.

Green Building Notes
Performance Approach

Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices

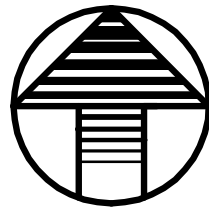
Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur

A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.

An irrigation audit report shall be completed at the time of final inspection.



LEGAL DESCRIPTION:
APN: 5522-019-003
PIN: 138B193 25
LOT 111 OF SECTION 2, WESTBORO TRACT
MAP BOOK 13 PG 52 OF LOS ANGELES
COUNTY RECORDS



Harmony Gardens, Inc.
Shelley Sparks, RLA #2896
12224 Addison Street
Valley Village, CA 91607
(818) 505-9783
Shelley@harmonygardens.net

REVISION LOG:

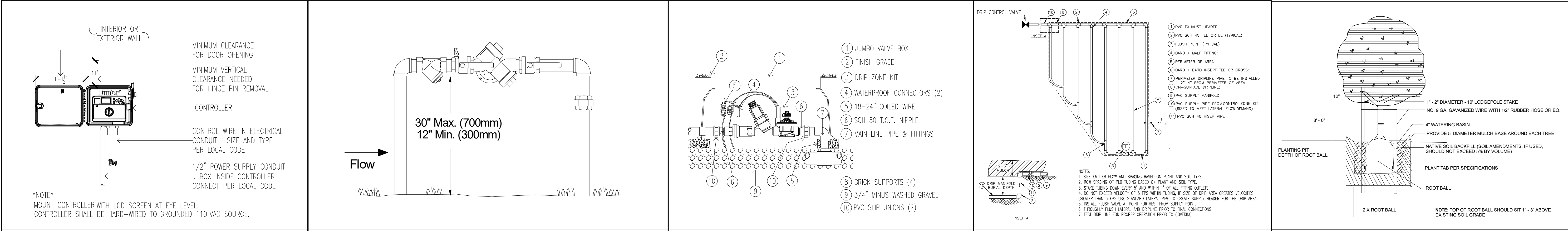
SUBMITTAL:
NO: DATE:

PROJECT ADDRESS:
4749 Elmwood Ave.
Los Angeles, CA 90004

OWNER ADDRESS:
Wiseman Development
11601 Santa Monica Blvd.
Los Angeles, CA 90025
(310) 914-5555

IRRIGATION
PLAN

Date: 09/21/2017
Scale: 1/8" = 1'
Sheet No. L3
3 of 4



IRIGATION CONTROLLER

PLANTING SPECIFICATIONS

Scope

A. The Contractor shall furnish and install plant materials as indicated on the drawings and as specified. Planting shall be performed by personnel familiar with planting procedures and under supervision of a qualified planting foreman adjudged by the Landscape Architect to be capable of performing the class and scale of work contemplated.

B. General Contractor of Owner shall supply to Landscape Contractor a grade condition of within 2% of 1' foot of finish grade.

Inspection

A. Inspections will be made by the Owner or Owner's Representative. Contractor shall be on the site when inspections are made. Request inspection by telephone at least 2 working days in advance of site desired. Contractor will be permitted to initiate the succeeding steps of work until he has received approval to proceed by the inspector.

B. Contractor shall find out from the Owner or Owner's Representative if a soils test has been made and shall not begin work on the site until the results of such tests are known unless told otherwise by Owner. Contractor shall obtain soils test and send report to Owner or Owner's Representative if no such test exists and pay all costs for such reports. Soil amendments and general backfill mixes listed below are for bid purposes only. Contractor will be responsible for providing mixes as specified based on the results of soil tests.

C. Inspection is required for the following:

1. When trees and other plant material are spotted for planting, but before planting occurs.
2. When planting and all other specified work has been completed.

Materials

A. Topsoil. Existing soil on the site shall be used as topsoil for planting purposes insofar as possible, but shall be free of debris, oil, weeds, plaster, concrete, gasoline, paint, solvents, or other foreign matter. Contaminated soil shall be removed and replaced with acceptable existing soil or imported soil.

B. Imported Topsoil

1. Imported topsoil shall be fertile, friable, clean, sanitary, free of weeds, rocks, gravel, debris and other deleterious matter. It shall contain sufficient quantities of available nitrogen, phosphorus, potassium, calcium, and magnesium to support normal plant growth.
2. Topsoil shall be subject to inspection at the source from which it is obtained before delivery, but such approval shall not impair the right of inspection and rejection at the site during delivery and progress of work. Rejected topsoil shall be removed immediately from the site.
3. Furnish the Owner or Owner's Representative with the following information 30 days prior to the importation of topsoil:
 - a. Specific location of topsoil source.
 - b. Contractor shall submit topsoil to soil testing Laboratory for conformance testing. Contractor shall have report sent to Owner or Owner Representative and shall pay all costs.
 - c. Contractor shall amend imported topsoil according to soil testing specifications.

Backfill for Succulents, Cacti and other drought tolerant plants shall be the following:

- 6 parts coarse peat moss
- 2 parts planter mix
- 8 parts volcanic rock
- 10 lbs. washed sand
- 5 lbs. Gro-Power
- C Plant Materials

1. Quality and size of all plants shall conform to the California Standard Grading Code of Nursery Stock and shall be No. 1 grade. Plants shall be vigorous, of normal growth, free from disease, insects, insect eggs and larvae. All plants shall equal or exceed the measurements specified in the plant list and be supplied from those sources indicated when a source is specified.
2. Container stock shall have grown in containers for at least one year, but not over two years. Samples shall be shown to prove that no root bound conditions prevail. No container plants that have cracked or broken balls or earth when taken from containers shall be planted, except on special approval of the Owner or Owner's Representative.
3. Plants shall have been grown under climatic conditions comparable to those of the project site, unless otherwise specifically approved by the Owner or Owner's Representative.
4. Nomenclature conforms to customary usage. For clarification, the term "multi-trunk" defines a plant having a minimum of three trunks and a maximum of five trunks of nearly equal diameter.
5. Sod to be freshly cut and provided with minimum 3/4" thick root area and at least 9-12 months old. All sod to be protected from sun and wind drying while being shipped and prior to planting.
6. Inspection: Plants shall be subject to inspection and approval by the Owner or Owner's Representative at the place of growth or upon delivery, for quality, size and variety. Such approval shall not impair the right of inspection and rejection at the site, during progress of work, for size and condition of ball or roots, latent defects or injuries. Rejected plants shall be removed immediately from the site.
7. Certificate of inspection. To accompany shipment of plant materials shall be furnished which may be required by Federal, State, County or other authorities.
8. Identify each species and variety with a waterproof label.
9. Protection: Plants shall be protected at all times from sun and drying wind, and shall be kept watered.
10. Nursery Order Placement: Place plant material order sufficiently in advance of planting to insure availability of plant materials and sizes specified.
11. Names of Plants and Standards: All plant materials shall conform to the standards as outlined by the Association of Nurserymen.
12. Substitutions will not be permitted without proof of the unavailability of any specified material. In the event it is impossible to provide the quantities or varieties of plants specified, the Owner or Owner's Representative must be given notice in writing to submit a revised plant list. When substitutions are made, all requirements of the plant list shall be met, and in no case shall substitutions be made without approval of the Owner or Owner's Representative. The cost of substitute plants shall not exceed the original plants, except the written approval of the Owner or Owner's Representative. Contractor may supply larger plants than those specified in the plant list at no additional cost, in which case, the root systems will be proportional to the size of the component parts of the plants.
13. Verification of dimensions and quantities: All scaled dimensions are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities, and shall immediately inform the Owner's Representative of any discrepancy between the drawings and/or specifications and actual conditions. No work shall be performed in any area where there is a discrepancy until Owner or Owner's Representative has given approval of it.
14. Tree Ties: Corbted rubber tie as approved by Owner or Owner's Representative.
15. Tree Stakes: Tree stakes shall be black painted 1 1/2" Schedule 40 steel pipe (actual dimension) as shown on detail. F.Wood bark mulch. Use 12" to 34" diameter wood bark. If not available in bulk quantity use bagged wood bark.

EXECUTION

Installation

A. Commencement of Work

1. The irrigation system shall have been installed and approved prior to soil preparation.
2. Within five days after notification by the Owner or Owner's Representative conduct operations continually to completion, unless weather conditions are unfavorable. All work shall conform to high standards of craftsmanship.
3. Site clearance: Clean up and remove from the planting areas weeds and grasses, including roots, and any minor accumulated debris and rubbish before commencing work. Existence of major amounts of construction debris shall be called to the attention of the General Contractor or Owner for removal.
4. Storage: Secure permission to store plants of the project site, and insure that they are protected from damage by sun, rain, wind and construction work.
5. Weed Control
1. All landscape areas to receive an application of Surflan 75W and Devrinol following manufacturers instructions for rate, method and sequence with planting.
2. Application is to be made by licensed personnel.
3. Apply 1/2" to 1" water within two or three hours after applying this combination. This will incorporate the herbicides into the soil surface to control the susceptible weeds.
4. Equipment
- a. Add the recommended rate of Surflan 75W and Devrinol to the spray tank during the filling operation. Apply in enough water to assure adequate coverage, 50 to 250 gallons per acre.
- b. Use any properly calibrated low-pressure boom-type herbicide sprayer with 50-mesh or coarser screens in strainers, nozzles and suction units. Spray equipment shall provide vigorous water agitation during application.
- c. Spray equipment shall be calibrated before use and checked frequently during application to insure a uniform spray pattern.
5. Caution
- a. Harmful if swallowed or absorbed through the skin. Avoid contact with skin, eyes and clothing. In case of contact, flush with water. Do not contaminate food.
- b. Do not contaminate any body of water by direct application, clearing of equipment or disposal of waste.
6. Soil Preparation
1. No soil preparation work shall occur when moisture content is so great that excessive compaction will occur, nor when it is so dry that dust will form in the air, or that clods will not break readily. Apply water if necessary to provide ideal moisture content for filling and planting.
2. Prior to placing conditions and fertilizer, scarify all planting areas, except slopes exceeding 2:1 to a depth of 12" below grade.
3. Grade all areas to be amended and lower, or fill areas to no grade.
4. Incorporate soil amendments into existing soil by means of a Rototiller to a depth of 6" using the soil amendments in paragraph 2.01C, thoroughly.
7. Planting
1. Planting
- a. Position plants as indicated in drawings. Secure dry approval of plant locations if required by local authority, or call Owner or Owner's Representative prior to planting for inspection. Before excavating pits, make necessary adjustments if indicated. The irrigation system shall be operable and tested prior to any planting.
- b. Excavate pits with vertical sides for all plants. If hardpan or compacted soil is encountered, use a soil auger, digging bar, or posthole digger to loosen soil and ensure drainage. Pits shall be twice the diameter and at a depth equal to the container or rootball. Dig 3-6 inches deeper around the edges of the hole's bottom to create a plateau of undisturbed soil to support plant at proper depth. Where drainage is a problem, plant soil is upper half of the root ball is above grade and add a ring of soil around root ball that gradually tapers down to the natural grade.
- c. Remove plants from container and inspect root ball. Cracking, matted, and knicked roots on outer surface should be trimmed away.
- d. Refill holes with backfill mixture about halfway up the rootball. Soil amendments, if used, should generally not exceed 5% by volume. Tamp mixture around root ball. Water sufficient to thoroughly settle backfill. Allow water to drain then fill remaining void with soil. Tamp firmly and water again to settle. Make permanent basin and water plant immediately. The top of the root ball should be at 1 to 3 inches above soil grade.
- e. Once a tree has been watered to settle soil, exposed soil to be covered with 2 to 3 in. wood mulch. Keep mulch 3 to 4 in. from the trunk.
- f. After planting has been completed, double stake all trees up to and including 24" boxes, as follows:
 - 1. On-grade trees: place stake in prepared hole and drive stake one foot into solid ground. Plant tree as close to stake as possible without crowding roots. Fasten tree to stake in at least two places (preferably 6" below top of stake and 3 feet below first tie) using corbted rubber tree ties. The trees loosely to permit crown to move 4 to 5 in. in the wind. Stakes shall be black painted 1 1/2" steel pipe (actual dimension), not less than 6 feet in length. Stakes should be placed at right angles to prevailing winds. Install 24" below finish grade.
 - 2. Finish grade all planting areas to a smooth and even condition making certain that no water pockets or low areas remain. Remove and dispose of all foreign materials, clods and rocks over one and one-half inches in diameter. Final grade shall be one inch below existing walkways, sloping to drain to adjacent cement or asphalt surfaces, drain swales or catch basins.
- g. Surface drainage shall flow away from all building foundations.
- h. Groundcover shall be planted as specified in triangular configurations. After groundcover has been planted, water thoroughly.
- i. Wood Bark Mulch: Apply a minimum of 2" layer in all shrub areas without groundcover planting. Wood bark not be applied to groundcover areas.
- H. Clean Up
1. During the course of the work, remove surplus materials from the site and leave premises in a neat and clean condition.
2. Clean up and remove all remaining debris and surplus materials upon completion of work, leaving the premises neat and clean.
3. Remove all tags, labels, nursery stakes and ties from all plants.

MAINTENANCE

A. After all work indicated on the drawings or herein specified has been completed, inspected and approved by the Owner or Owner's Representative, maintain all planted areas for a period of 90 days.

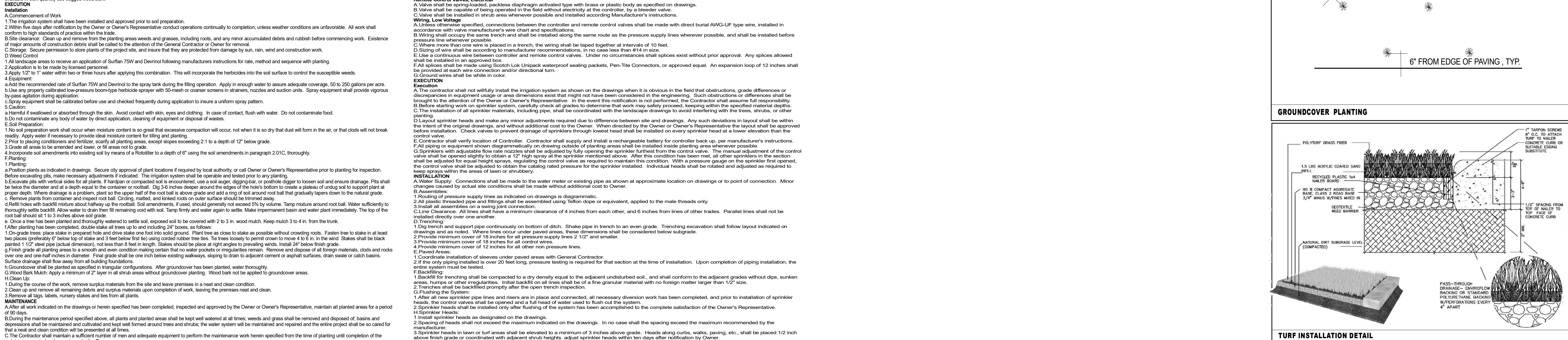
B. During the maintenance period specified above, all plants and planted areas shall be kept well watered at all times; weeds and grass shall be removed and disposal of; basins and depressions shall be maintained and cultivated and kept well formed around trees and shrubs; the water system will be maintained and repaired and the entire project shall be so cared that a neat and clean condition will be presented at all times.

C. The Contractor shall maintain a sufficient number of men and adequate equipment to perform the maintenance work herein specified from the time of planting until completion of the maintenance period and acceptance by the Owner.

Guarantee

A. Within 15 days after notification by Owner, remove and replace all plant materials which for any reason fail to meet these requirements of the guarantee. All plant materials shall be the same as originally specified, as indicated in planting plan.

B. All trees, shrubs and plant material 15 gallon size and smaller shall be guaranteed for a period of 3 months, larger than 15 gallon shall be guaranteed for a period of one year. This includes replacement of material, which has been correctly maintained after final acceptance. This does not include replacement of material improperly maintained after final acceptance.



GROUND COVER PLANTING

1. Lay turf sods in rows, staggered joints. Fill joints with soil. Water thoroughly. 2. Fill joints with soil. Water thoroughly. 3. Fill joints with soil. Water thoroughly. 4. Fill joints with soil. Water thoroughly. 5. Fill joints with soil. Water thoroughly. 6. Fill joints with soil. Water thoroughly. 7. Fill joints with soil. Water thoroughly. 8. Fill joints with soil. Water thoroughly. 9. Fill joints with soil. Water thoroughly. 10. Fill joints with soil. Water thoroughly. 11. Fill joints with soil. Water thoroughly. 12. Fill joints with soil. Water thoroughly. 13. Fill joints with soil. Water thoroughly. 14. Fill joints with soil. Water thoroughly. 15. Fill joints with soil. Water thoroughly. 16. Fill joints with soil. Water thoroughly. 17. Fill joints with soil. Water thoroughly. 18. Fill joints with soil. Water thoroughly. 19. Fill joints with soil. Water thoroughly. 20. Fill joints with soil. Water thoroughly. 21. Fill joints with soil. Water thoroughly. 22. 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4749 ELMWOOD AVE

JOB NUMBER:
ISSUE DATE:
09/22/17
REFERENCE:
SCALE:

NOT FOR
CONSTRUCTION

SHEET TITLE:
**EXTERIOR
PERSPECTIVE**

SHEET NUMBER:
A000
SHEET REFERENCE:

4749 ELMWOOD AVE
LOS ANGELES, CA 90004



4749 ELMWOOD AVE

4749 ELMWOOD AVE
LOS ANGELES, CA 90004

JOB NUMBER:

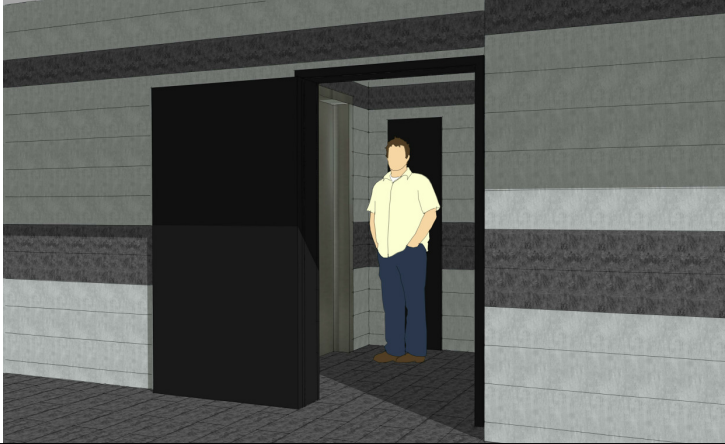
ISSUE DATE:
09/22/17
REFERENCE:

SCALE:

NOT FOR
CONSTRUCTION

SHEET TITLE:
**EXTERIOR
PERSPECTIVE AND
INTERIOR
PERSPECTIVES**

SHEET NUMBER:
A002
SHEET REFERENCE:



FINISH MATERIALS LEGEND

- 1

STUCCO, SMOOTH TROWEL,
COLOR: WHISPER WHITE (DEW340)
- 2

BANDED TILE PATTERN
- 3

PAINTED STEEL PICKET & AZEK
GUARDRAIL
- 4

STUCCO GUARDRAIL
- 5

WINDOWS: WHITE VINYL
- 6

12" TALL CUT STEEL LETTERS,
1" THICK, FONT: AGENCY FB,
COLOR: WHISPER WHITE (DEW340)
- 7

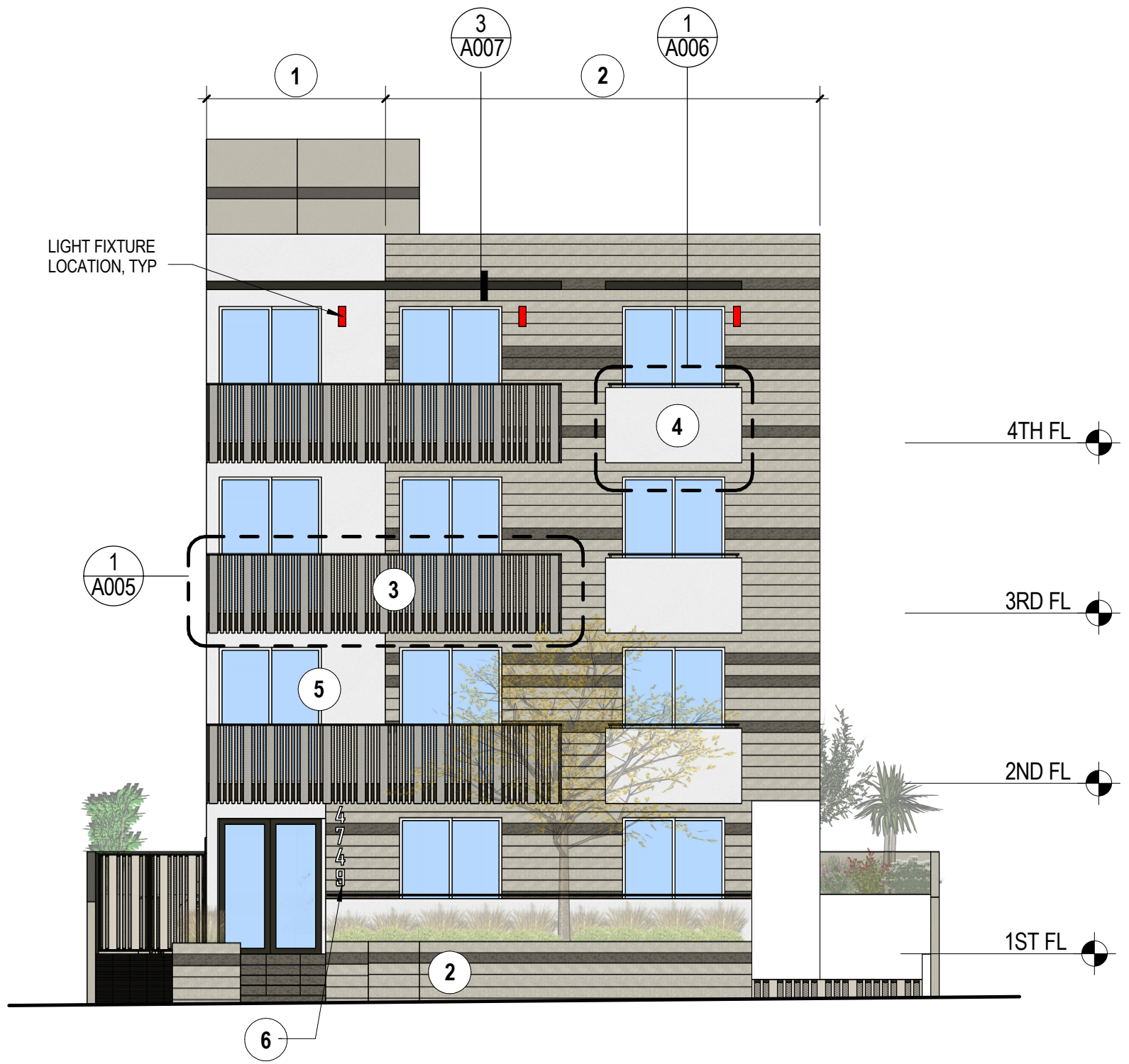
INTEGRAL COLOR SAND
FINISH STUCCO
- 8

STUCCO, SMOOTH TROWEL,
COLOR: GREY TO MATCH
TILE (COLOR TBD)
- 9

STUCCO, SMOOTH TROWEL,
COLOR: DARK GREY TO MATCH
TILE (COLOR TBD)

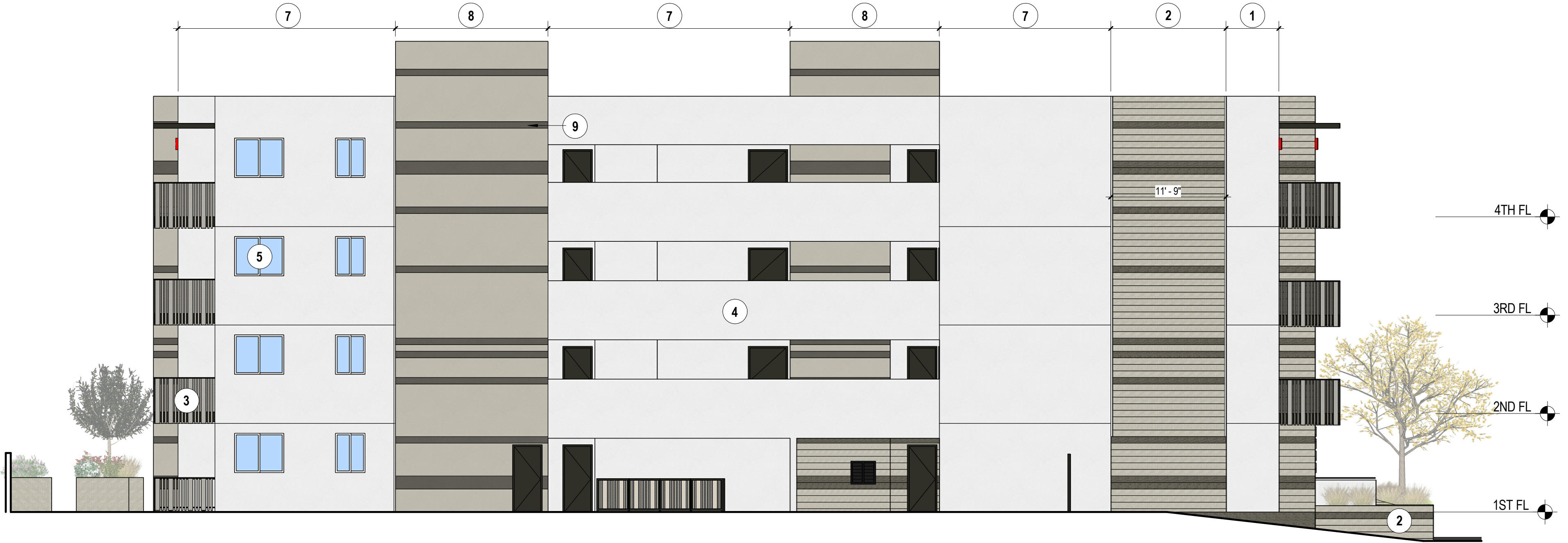


EXTERIOR LIGHT FIXTURE
LIST MANUFACTURER: WAC LIGHTING
MODEL NUMBER: WS-W54614-AL
SIZE (UNITS): 14"H x 5"W x 3"D
COLOR: BRUSHED ALUMINUM



SOUTH ELEVATION
1/8" = 1'-0"

1



WEST ELEVATION
1/8" = 1'-0"

2

4749 ELMWOOD AVE

JOB NUMBER:

ISSUE DATE:

09/22/17

REFERENCE:

SCALE:

1/8" = 1'-0"

NOT FOR
CONSTRUCTION

SHEET TITLE:

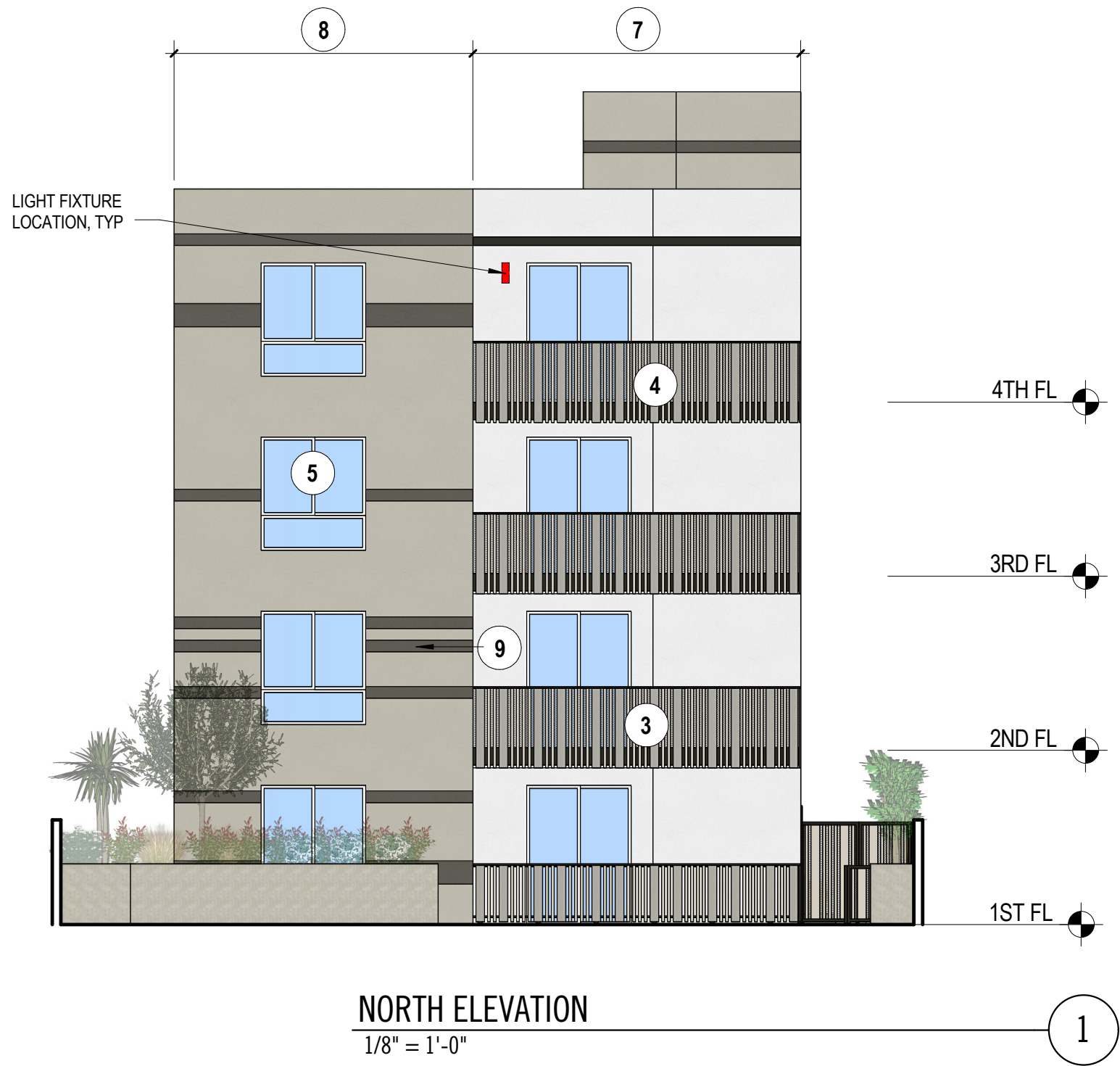
ELEVATIONS

SHEET NUMBER:

A003

SHEET REFERENCE:

FINISH MATERIALS LEGEND	
1	STUCCO, SMOOTH TROWEL, COLOR: WHISPER WHITE (DEW340)
2	BANDED TILE PATTERN
3	PAINTED STEEL PICKET & AZEK GUARDRAIL
4	STUCCO GUARDRAIL
5	WINDOWS: WHITE VINYL
6	12" TALL CUT STEEL LETTERS, 1" THICK, FONT: AGENCY FB, COLOR: WHISPER WHITE (DEW340)
7	INTEGRAL COLOR SAND FINISH STUCCO
8	STUCCO, SMOOTH TROWEL, COLOR: GREY TO MATCH TILE (COLOR TBD)
9	STUCCO, SMOOTH TROWEL, COLOR: DARK GREY TO MATCH TILE (COLOR TBD)



4749 ELMWOOD AVE

4749 ELMWOOD AVE
LOS ANGELES, CA 90004

JOB NUMBER:
ISSUE DATE:
09/22/17
REFERENCE:
SCALE:
1/8" = 1'-0"

NOT FOR
CONSTRUCTION

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A004
SHEET REFERENCE:



Google Earth
©2017 Google

4749 ELMWOOD AVE

4749 ELMWOOD AVE
LOS ANGELES, CA 90004

JOB NUMBER:

ISSUE DATE:
09/22/17
REFERENCE:

SCALE:

NOT FOR
CONSTRUCTION

SHEET TITLE:
**ALTERNATE
EXTERIOR
PERSPECTIVE**

SHEET NUMBER:
A001
SHEET REFERENCE:

Exhibit B

ENV-2017-2122-CE

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

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

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 City of Los Angeles Department of City Planning	COUNCIL DISTRICT 4 - Ryu
--	------------------------------------

PROJECT TITLE CPC-2017-2121-DB	LOG REFERENCE ENV-2017-2122-CE
--	--

PROJECT LOCATION 4749 West Elmwood Avenue

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
The project involves demolition of an existing single-family home for the construction, use, and maintenance of a new 14-unit apartment building, including one (1) unit reserved for Very Low Income Households, with a maximum building height of 45 feet. The project will provide 20 parking spaces within one level of subterranean parking and 24 bicycle parking spaces.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
Benjamin Cohanzad, Elmwood BC, LLC


CONTACT PERSON Matthew Hayden, Hayden Planning	AREA CODE 301	TELEPHONE NUMBER 614-3964	EXT.
--	-------------------------	-------------------------------------	----------

EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1
Class <u>32</u> Category _____ (City CEQA Guidelines)		
<input type="checkbox"/> OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)		

JUSTIFICATION FOR PROJECT EXEMPTION: In-fill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

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 City Planner	DATE October 16, 2017
FEE: \$81.00	RECEIPT NO. 0104741194	REC'D. BY Aida Karapetian
		DATE May 30, 2017

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

NAME (PRINTED)

SIGNATURE

DATE

Case No. ENV-2017-2122-CE
Justifications & Exceptions for Class 32 Categorical Exemption

Project Description

The project involves demolition of an existing single-family home for the construction, use, and maintenance of a new 14-unit apartment building, including one (1) unit reserved for Very Low Income Households, with a maximum building height of 45 feet. The project will provide 20 parking spaces within one level of subterranean parking and 24 bicycle parking spaces.

Justification for Class 32 Categorical Exemption

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- (c) The project site has no value as habitat for endangered, rare or threatened species;
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- (e) The site can be adequately served by all required utilities and public services.

The project involves demolition of an existing single-family home for the construction, use, and maintenance of a new 14-unit apartment building, including one (1) unit reserved for Very Low Income Households, with a maximum building height of 45 feet. As the redevelopment of an underutilized property within the City of Los Angeles, the project is characterized as in-fill development and the project qualifies for the Class 32 Categorical Exemption.

The site is zoned R3-1 and has a General Plan Land Use Designation of Low Medium I Residential. As shown in the case file, the project is consistent with the applicable Wilshire Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.166 acre. Lots adjacent to the subject site are developed with the multi-family residential uses. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There are no protected trees on the site. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the project will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

Exceptions Narrative for Class 32 Categorical Exemption

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes the demolition of an existing single-family home and the construction, use, and maintenance of a new 14-unit apartment building with a maximum building height of 45 feet in an area zoned and designated for such development. All adjacent lots are developed with residential uses, and the subject site is of a similar size and slope to nearby properties. The project proposes no increase in the existing a Floor Area Ratio (FAR). The project proposes no change in the existing height of the building. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, the project site is along Elmwood Avenue which is not designated as a State Scenic Highway within the City of Los Angeles. Therefore the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.