



## DEPARTMENT OF CITY PLANNING APPEAL RECOMMENDATION REPORT

### City Planning Commission

<b>Date:</b>	May 9, 2019	<b>Case No.:</b>	<b>DIR-2018-1257-TOC-1A</b>
<b>Time:</b>	After 8:30 am	<b>CEQA No.:</b>	<b>ENV-2017-3086-CE</b>
<b>Place:</b>	Los Angeles City Hall Council Chambers 200 North Spring Street, Room 340 Los Angeles, CA 90012	<b>Council No.:</b>	2 – Krekorian
		<b>Plan Area:</b>	North Hollywood – Valley Village
		<b>Specific Plan:</b>	None
		<b>Certified NC:</b>	NoHo
		<b>GPLU:</b>	High Medium Residential
<b>Public Hearing:</b>	No	<b>Zone:</b>	R4-1VL
<b>Appeal Status:</b>	Not Further Appealable	<b>Applicant:</b>	Sam Aslanian, Sam Aslanian Architect, Inc.
<b>Expiration Date:</b>	April 27, 2019	<b>Appellant:</b>	Donald M. Kaplan, Manager, Otsego NoHo, LLC.
<b>Multiple Approval</b>	No		

**PROJECT LOCATION:** 11246-11250 W. Otsego Street and 5071 N. Klump Avenue

**PROPOSED PROJECT:** The construction of a 6-story, 67-foot high, 70-unit apartment building with approximately 59,323 square feet of residential floor area and 29,094 square feet of subterranean garage area (two levels), on a 17,497 square-foot site (prior to dedication) in the R4-1VL Zone. The project is located in a Tier 3 Transit Oriented Community (TOC). The project proposes to set aside seven units or 10 percent of the total units, for Extremely Low Income Households and one Rent Stabilization Ordinance (RSO) unit at Market Rate.

**REQUESTED ACTIONS:**

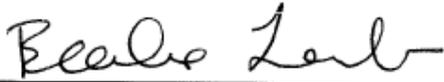
1. An appeal of a determination that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. An appeal of the following Determination of the Director of Planning pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25(g) and 12.22 A.31, approving a Transit Oriented Communities Affordable Housing Incentive Program project, allowing the following Base Incentives: a 59 percent increase in density, a 46 percent increase in Floor Area Ratio (FAR), and automobile parking consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program, Tier 3, to permit 70 dwelling units by reserving 10 percent or seven dwelling units for Extremely Low Income Households, in addition to the following additional incentives:

- a. **Height.** An increase in height from the allowed 45 feet pursuant to Height District 1VL to 67 feet to the roof parapet in accordance with the 22-foot height increase allowed for TOC Tier 3 incentives;
- b. **Open Space.** As permitted by TOC Tier 3 incentives, a 25 percent reduction in open space to permit a minimum of 5,344 square feet of open space in lieu of the minimum 7,125 square feet required by LAMC Section 12.21 G.; and,
- c. **Side Yards.** A 30 percent reduction of the southerly yard to provide 6 feet 4 inches in lieu of the required 9 feet; and a 20 percent reduction of the easterly yard to provide 12 feet in lieu of the required 15 feet required by LAMC 12.11.C.

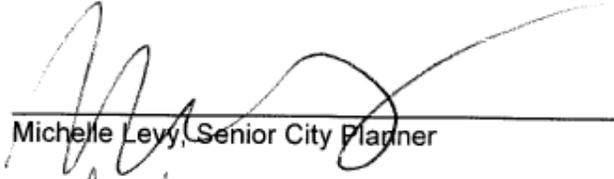
**RECOMMENDED  
ACTIONS:**

1. **Deny the appeal** of ENV-2017-3086-CE and **Determine** that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. **Deny the appeal in part** of the Director of Planning's Determination approving a Transit Oriented Communities Affordable Housing Incentive Program project.
3. **Grant the appeal in part** by modifying Condition No. 5 and its appropriate finding to reflect the AB 2556 Determination dated March 21, 2018 and require the project to comply with Rent Stabilization Ordinance (RSO) and Ordinance No. 184,873.
4. **Sustain** the Director's Determination approving a Transit Oriented Communities Affordable Housing Incentive Program project allowing a 59 percent increase in density, a 46 percent increase in Floor Area Ratio (FAR), and automobile parking consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program, Tier 3, to permit 70 dwelling units by reserving 10 percent or seven dwelling units for Extremely Low Income Households, along with the following additional incentives:
  - a. **Height.** A maximum height of 67 feet to the roof parapet in lieu of the maximum permitted height of 45 feet;
  - b. **Open Space.** a 25 percent reduction in required open space; and,
  - c. **Side Yards.** A 30 percent reduction on the southerly yard and 20 percent reduction on the easterly yard in lieu of the yards required LAMC 12.11C.
5. **Adopt** the Director of Planning's Conditions of Approval as modified herein, Findings, and Exhibit "A".

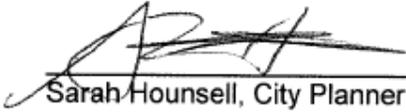
VINCENT P. BERTONI, AICP  
Director of Planning



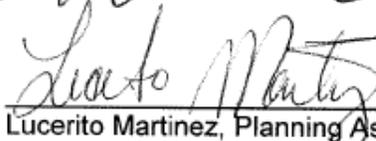
Blake Lamb, Principal City Planner



Michelle Levy, Senior City Planner



Sarah Hounsell, City Planner



Lucerito Martinez, Planning Assistant  
818.374.5058 / [lucy.martinez@lacity.org](mailto:lucy.martinez@lacity.org)

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 272, 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 Commissions 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 this 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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### **Exhibits:**

- Exhibit A: Project Plans
- Exhibit B: Director's Determination DIR-2018-1257-TOC
- Exhibit C: Appeal Documents
- Exhibit D: Categorical Exemption (ENV-2017-3086-CE)
- Exhibit E: TOC Guidelines
- Exhibit F: AB 2556 Determinations
- Exhibit G: Ordinance No. 184,873
- Exhibit H: Surveyor's Site Plan
- Exhibit I: Permits

## **PROJECT ANALYSIS**

### **Project Background**

The subject site is located on the southwest corner of Klump Avenue and Otsego Street. The site is comprised of two lots with a combined square footage of approximately 17,500, prior to required dedications. The site was previously developed with a single-family home, a duplex, a four-unit apartment, and 12 significant, mature trees which were removed on March 22, 2017, November 15, 2017 and February 22, 2018, respectively. None of the previously existing structures were listed in any local, state, or national register as historical resources.

The two lots are zoned R4-1VL are subject to ZI-1048 North Hollywood Redevelopment Project, to ZI-2374 Los Angeles Enterprise Zone, and ZI-2452 Transit Priority areas in the City of Los Angeles. The properties have a land use designation of High Medium Residential with corresponding zone of R4.

The site is surrounded by properties zoned R4-1VL to the east, west, south, and north, all developed with multi-family dwellings between two- and five-stories in height. There is a property zoned C4-1-CA to the northeast across from Otsego Street and Klump Avenue (across the intersection) developed with a four-story multi-family development. The site is located 0.4 miles south of the Metro Red Line and the Metro Orange Line North Hollywood Station located at the Lankershim Boulevard and Chandler Boulevard intersection.

The project is the construction of a new, 67-foot high, six-story, 70-unit building with two levels of subterranean parking. The project requested Transit Oriented Communities (TOC) Affordable Housing Incentive Program, Tier 3 incentives and is setting aside 10 percent of the total units (7 units) for Extremely Low income Households to meet TOC requirements.

### **Project History**

The project is being partially appealed due to the appellants' concern that previously issued permits and using the language Prior to the issuance of a Building Permit on some Conditions of Approval may prevent the City from enforcing compliance with Conditions of Approval and ensuring the replacement and provision of required affordable units. Below is a history of the evolution of the project and Permits requested and issued prior to the approval of the subject TOC Project.

#### **Building Permit**

December 2016 - A Building Permit Application for the construction of a new building was submitted to the Department of Building and Safety. A previously proposed project included a five-story 57-unit apartment building. Since that time, the project has evolved and is now proposing a new six-story, 70-unit apartment building over two levels of subterranean parking (pursuant to the approval of DIR-2018-1257-TOC). Supplemental permits were issued to revise the scope of work when the project changed, however, the supplemental permits were for Plan Check only and the Building Permit is to be issued on the original application under Permit No. 16010-20000-06204. This Building Permit has not been issued since it still requires clearances from the Department of City Planning (DCP) for the approval of the DIR-2018-1257-TOC case and the reduction in open space and southerly and easterly yards, and the increase in height contingent to this approval. The Permit also requires a clearance from the Los Angeles Housing and Community Investment Department (HCIDLA) for the seven Extremely Low Income Units which are being provided as part of the DIR-2018-1257-TOC and for compliance with the Rent

Stabilization Ordinance (RSO) and Ordinance No. 184,873 for the replacement for the loss of previously existing affordable units onsite. The building permit has not been issued because clearances from the DCP and HCIDLA are still needed.

### Early Start Permits

On December 2016 – Early Start Shoring and Early Start Grading Permit applications were submitted.

### Demolition Permits

April 2017 - Permit applications were submitted for the demolition of the existing single-family dwelling at 5071 Klump Avenue (17019-20000-01726), the existing duplex and detached garage at 11250 Otsego Street (17019-20000-01728), and the existing four-unit apartment at 11246 Otsego Street (17019-20000-01727), prior to the filing of any discretionary application.

### Density Bonus (Discretionary Application)

August 3, 2017 - the applicant filed a Density Bonus project to construct a 59-unit apartment building with 6-units set aside for Very Low Income Households (DIR-2017-3085-DB). The project included the following requests: an increase in density to allow 59 units instead of the 43 units allowed in the zone, a 35 percent increase in FAR to allow a 3:1 FAR, and an increase in height from 45 feet to 56 feet.

### Demolition of Existing Structures

November 2017- February 2018 - Demolition Permits were issued.

December 2017- March 2018 - Existing structures onsite were demolished.

### Transit Oriented (TOC) Communities Affordable Housing Incentive Program Project (Discretionary Application)

March 8, 2018 - A new 70-unit apartment TOC project is filed under Case No. DIR-2018-1257-TOC.

March 15, 2018, A request to withdraw the Density Bonus project previously filed on August 3, 2017 (DIR-2017-3085-DB) is requested.

### Grading, Shoring, and Foundation Permits

On June 27, 2018 - Early Start Permits for Grading, Shoring, and Foundation for a six-story, 70-unit apartment over two levels of subterranean parking were issued (16020-20000-04038, 18030-30000-03693, and 16010-30001-06204). The permit applications for the Grading and Shoring were submitted in December 2016. None of these Early Start Permits included any DCP clearances, since the permit applications were submitted prior to the filing of any discretionary applications.

### Summary

Applications for a Building Permit and Early Start Permits were submitted in December 2016. Applications for Demolition Permits were submitted in April 2017. These permits were requested prior to the filing of any discretionary application. A discretionary application for a Density

Bonus project was submitted on August 3, 2017. Demolition permits previously requested were issued between November and February and the existing structures were demolished between November 2017 and March 2018. A second discretionary application for a TOC case was submitted on March 8, 2018 and the previously requested Density Bonus project was withdrawn on March 15, 2018. Early Start Permits for Grading, Shoring, and Foundation were issued in June 2018 and thus the subterranean structure was built by-right. The Building Permit for the above grade building has not been issued to date, due to pending clearances needed from DCP and HCIDLA for the approval of the TOC project, the requested incentives, and the required affordable units to be provided.

### **Streets**

Otsego Street, adjoining the site to the north is designated as a Collector Street with a right of way width of 66 feet and a designated roadway width of 40 feet. It has a current width of 58 feet and is improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Klump Avenue, adjoining the site to the east is designated as a Collector Street with a right of way width of 66 feet and a designated roadway width of 40 feet. It has a current width of 57 feet and is improved with asphalt roadway, concrete curb, gutter, and sidewalk.

### **Transit Oriented Communities**

Pursuant to the voter-approved Measure JJJ, Los Angeles Municipal Code (LAMC) 12.22 A.31 was added to create the Transit Oriented Communities (TOC) Affordable Housing Incentive Program (TOC Program). The Measure requires the Department of City Planning to create TOC Affordable Housing Incentive Program Guidelines (TOC Guidelines) for all Housing Developments located within a one-half mile (or 2,640-foot) radius of a Major Transit Stop. These Guidelines provide the eligibility standards, incentives, and other necessary components of the TOC Program consistent with LAMC 12.22 A.31.

A qualifying TOC Project shall be granted Base Incentives with regard to increased residential density, increased floor area ratio, and reduced automobile parking requirements. In addition to these Base Incentives, an eligible project may be granted Additional Incentives with regard to yards and setbacks, open space, lot coverage, lot width, density calculation, height, and developments in public facilities zones. Up to three (3) Additional Incentives may be granted in exchange for providing the requisite set aside of affordable housing as enumerated in the TOC Guidelines.

The project is located in a TOC Tier 3 area and is setting aside 10 percent of total proposed units for Extremely Low Income Households, which makes the project eligible for the following Base and Additional Incentives:

#### **Tier 3 Base Incentives:**

- a. **Density.** The project is located in the R4-1VL zone which allows one dwelling unit for every 400 square feet. The site has approximately 17,500 square feet (before dedication), which allows for 43.75 units. TOC Tier 3 allows an increase of up to 70 percent in the number of dwelling units allowed. The project includes a 59 percent increase in dwelling units for a total of 70 residential units.
- b. **Floor Area Ratio (FAR).** The project is in the R4-1VL zone which allows an FAR of 3:1. TOC Tier 3 areas are eligible for an increase of up to 50 percent to the permitted FAR. The project includes an increase of 46 percent for a 4.38:1 FAR (59,323 square feet of floor area).

- c. **Automobile Parking Reductions.** The project is eligible to provide 0.5 parking spaces per dwelling unit as allowed in Tier 3. The project includes 70 units and is providing 60 automobile parking spaces, 25 spaces in excess of the amount required.

These incentives can be included in by-right TOC projects, which could obtain building permits if applied for as such.

Tier 3 Additional Incentives:

Pursuant to the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines), the Tier 3 Project is eligible for and has been granted three (3) Additional Incentives in order to construct the proposed project:

- a. **Height.** The site is located in Height District 1VL which allows a maximum height of 45 feet. The project includes a 22-height increase as allowed by Tier 3 additional incentives, to construct a six-story multi-family residential building with a height of 67 feet to the parapet line.
- b. **Open Space.** Tier 3 allows up to a 25 percent reduction in open space. The project includes a 25 percent reduction from the open space requirements per LAMC Section 12.21G, as allowed by Tier 3 incentives, to provide 5,474 square feet of open space in lieu of the required 7,125 square feet.
- c. **Yard Setbacks.** LAMC Section 12.11.C. requires a minimum of a 15-foot front yard, and 9-foot side yards for a six-story building. A 20 percent reduction in the front yard and a 30 percent reduction in the southerly side yard is being requested as an additional incentive for Tier 3 in order to provide a 12-foot front yard and a 6.3-foot side yard.

The table below provides a summary of the relevant underlying LAMC provisions for the subject property and permitted and requested TOC base and additional incentives are summarized below:

Incentive	Otherwise Permitted /Requirement	Permitted (through TOC Program)	Requested
Density	44 units	74.8 units	70 units
FAR	3.0:1	4.5:1	4.38:1
Parking	86 parking spaces required	35 parking spaces required	60 parking spaces provided
Height	45 feet	67 feet	67 feet
Yards	15-foot front yard, 9-foot side yards	12-foot front yard along Klump Avenue (after dedication to align with the façade of the existing adjacent building to the south),  30% reduction in one side yard=6.3-foot side yard	12-foot front yard, 6.3-foot southerly side yard
Open space	7,125 square feet	5,344 square feet	5,474 square feet

## **Rent Stabilization Ordinance and Ordinance No. 184, 873**

The project is subject to Ordinance No. 184, 873 which modified the Rent Stabilization Ordinance (RSO) to strengthen provisions relating to the enforcement of the Ellis Act and the preservation of RSO units. This ordinance was approved by City Council on April 19, 2017 and became effective on June 4, 2017. This Ordinance is implemented by the Los Angeles Housing and Community Investment Department (HCIDLA), and requires property owners to comply with numerous requirements when they demolish Rent Stabilized Units. These requirements include, but are not limited to, the procedures for evicting tenants and procedures on how to withdraw units from the rental housing market.

The Ordinance also provides an Exemption from the Rent Stabilization Ordinance if providing Replacement Affordable Units. If an owner demolishes existing RSO units and replaces them with new rental units, those rental units are generally all subject to RSO. However, if an owner replaces all the demolished RSO units with a number of affordable housing units at least equal to the number of withdrawn rental units subject to the RSO on a one-for one basis, or at least 20% of the total number of newly constructed rental units, whichever is greater, they are then exempt from the Rent Stabilization Ordinance. The proposed TOC affordable units may also be counted towards satisfying the RSO replacement units and satisfying the number of units needed to qualify for the RSO Exemption, but the applicant must provide the larger number and meet the most restrictive affordability requirements. The Rent Stabilization Ordinance is under the purview of HCIDLA, and they make the determination on the number of units required to meet this Ordinance at the time of Building Permit.

## **APPEAL ANALYSIS**

On February 11, 2019, the Director of Planning issued a Determination that conditionally approved a Transit Oriented Communities (TOC) Affordable Housing Incentive Program project. On February 22, 2019, an appeal was filed by Donald M. Kaplan for the entire decision of the Director of Planning as well as an appeal of the corresponding Class 32 CEQA clearance Case No. ENV-2017-3086-CE. The appeal requests the modification of Conditions of Approval regarding housing, landscaping, notations on plans, verification, the number of RSO Units, and re-evaluation of the project and eligibility for exemption from CEQA.

The following are a summary of the appeal points submitted by the appellant and staff's responses to the appeal points. The appeal in its entirety is attached for reference (see Exhibit C).

### Appeal Points and Staff Responses

#### ***Appeal point No. 1***

***Condition No. 7 for Housing Requirements*** requires that *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 seven (7) units available to Extremely Low Income Households, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years.*

*The appellant requests that this condition should be modified to read: Prior to the issuance of a Certificate of Occupancy instead of Prior to the issuance of a building permit because he believes building permits have already been issued, and that as a result this condition cannot be enforced.*

**Staff's Response:**

The entire Condition No. 7 reads:

**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 seven (7) units available to Extremely Low Income Households, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required set-aside affordable units may be adjusted, consistent with LAMC Section 12.22A.31, to the satisfaction of HCIDLA, and in consideration of the project's AB 2222 Determination. 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. 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 Transit Oriented Communities section of this determination.

The project has only been issued Early Start Shoring, Foundation, and Grading Permits (16020-20000-04038, 18030-30000-03693, 16010-30001-06204), and Demolition Permits (17019-20000-01726, 17019-20000-01728, 17019-20000-01727). No Building Permits for the construction of the building above grade have been issued. The Building Permit for the new 70-unit apartment over two levels of Type I-A subterranean garage is to be granted under Permit No. 16010-20000-06204 according to Building and Safety notes. This permit still needs clearances from the Department of City Planning (DCP) for the TOC Case including the approval of the requested additional incentives, landscape and open space. In addition, a clearance from the HCIDLA for the seven extremely low income units required under the TOC case, compliance with the Rent Stabilization Ordinance and Ordinance No. 184,873 are required due to the demolition of affordable units previously existing onsite for the construction of the new TOC project. Condition of Approval No. 7 also specifies, the owner shall execute a covenant to the satisfaction of HCIDLA, which shall run with the land. A County of Los Angeles Certified copy of the covenant must be provided to DCP for inclusion in the file. Since the clearances from HCIDLA and DCP have not yet been obtained, Condition No. 7 is enforceable and thus does not need to be modified.

**Clearances needed for issuance of Building Permit No. 16010-20000-06204:**

<b>11246 W Otsego St</b>		Permit Application #: <b>16010 - 20000 - 06204</b>
Bldg-New Apartment Regular Plan Check	City of Los Angeles - Department of Building and Safety <b>16010 - 20000 - 06204</b> <b>CLEARANCE SUMMARY WORKSHEET</b>	Plan Check #: B16VN18030 Plans Filed in: VAN NUYS Printed On: 04/24/19 12:19:05
<b>IMPORTANT:</b> This summary documents the clearance(s) required prior to permit issuance. Most clearance(s) are granted electronically, however this form will also be completed so that in the event of a computer outage, there is evidence of the clearance action(s). Keep this form with all other documents necessary to obtain the permit.		
<b>INSTRUCTIONS</b>		
<b>APPLICANT/REPRESENTATIVE:</b> You are advised to initiate the approval process for the following permit application clearance(s) marked as "Not Cleared" as soon as possible, in order to allow adequate time to obtain the approvals. Certain departments (such as the Department of City Planning) may require additional plan review and approval process, which may include mandatory appeal periods. The address and phone number of the specific agency corresponding to the "Address Code:" shown for each clearance is indicated at the end of this form and it is recommended that you call before appearing in person. Remember to bring a copy of the permit application to the clearance agency for their reference. A "Cleared" condition requires no further action on your part.		
<b>CLEARANCE AGENCIES:</b> For city agencies, perform electronic clearance action(s) using PCIS and complete this form. For non-city agencies or PCIS outages, complete this form.		
Description of Work: 6 STORY TYPE III-A, 70 UNIT APARTMENT OVER 2 LEVEL OF TYPE I-A SUBTERANEAN PARKING GARAGE. (TIER 3 TOC WITH 7 EXTREMELY LOW INCOME UNITS - SEE COMMENT)		<b>Building &amp; Safety Contact</b> Plan Check Office: WEST LA PC Engineer: Kamran Ghotbi Ravandi
<b>Status</b>	<b>Clearance Description and New Status</b>	
Not Cleared	Agency: City Planning Department Address Code: 2 Electronic Clearance <input type="checkbox"/> By: <u>KGHOTBI</u> Comments:	Description: Front yard landscape per 12.21C1(g) Date: _____ Phone: _____ <input type="checkbox"/> Outage - Print Name/Initial: _____

Not Cleared	Agency: City Planning Department Address Code: 2 Electronic Clearance <input type="checkbox"/> By: <u>KGHOTBI</u> Comments:	Description: Discretionary Approval for: ADDITIONAL INCENTIVES PER TRANSIT ORIENTED CORRIDOR 12.22.A.25(g)(2) Date: _____ Phone: _____ <input type="checkbox"/> Outage - Print Name/Initial: _____
Not Cleared	Agency: City Planning Department Address Code: 2 Electronic Clearance <input type="checkbox"/> By: <u>KGHOTBI</u> Comments:	Description: Miscellaneous Approval for: APPROVAL OF DENSITY BONUS INCENTIVES FOR HEIGHT/FAR INCREASE, AND PARKING OPTION 1 PER 12.22.A.25 Date: _____ Phone: _____ <input type="checkbox"/> Outage - Print Name/Initial: _____
Not Cleared	Agency: City Planning Department Address Code: 2 Electronic Clearance <input type="checkbox"/> By: <u>KGHOTBI</u> Comments:	Description: Open space landscape for lot with > 5 dwelling units per 12.21G2(a)3 Date: _____ Phone: _____ <input type="checkbox"/> Outage - Print Name/Initial: _____
Not Cleared	Agency: Los Angeles Housing Department Address Code: 16 Electronic Clearance <input type="checkbox"/> By: <u>KGHOTBI</u> Comments:	Description: 7 extremely low income units per 12.22.A.31 Date: _____ Phone: _____ <input type="checkbox"/> Outage - Print Name/Initial: _____

**Appeal point No. 2**

**Condition No. 12 Landscaping.** *All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning and shall include a minimum twelve (12) 24-inch box shade trees to replace those trees previously removed. The landscape plan shall indicate landscape points for the project equivalent to 10 percent more than otherwise required by LAMC 12.40 and Landscape Ordinance Guidelines.*

*The project was conditioned to the replacement of 12 Trees. The appellant believes there were more than 12 trees onsite which were removed and should be conditioned to be replaced and that a tree report showing there were no protected trees onsite should be provided. The appellant also believes demolition permits should not have been issued.*

**Staff's Response:**

The approval of Demolition Permits falls under the purview of LADBS. Applications for Demolition Permits were submitted to the Los Angeles Department of Building and Safety (LADBS) in April 2017 (17019-20000-01726, 17019-20000-01728, 17019-20000-01727), prior to the filing of any discretionary project with the Department of City Planning (DCP). The Demolition Permits did not have DCP sign-offs, therefore the site was cleared after the demolition permits were issued and prior to the filing of Case No. DIR-2018-1257-TOC in March 2018. Although the site was vacant, the project was conditioned for the replacement of 12 trees. The number of trees conditioned to be replaced was based on a Surveyor's Map signed and stamped by a licensed surveyor showing the location of structures and trees prior to demolition (which was submitted as part of the DIR-2017-3085-DB filing and part of the public record).

**Appeal points No. 3 and No. 4**

**Condition No. 15: Notations on Plans.** *Plans submitted to the Department of Building & Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.*

**Condition No. 16: Approval, Verification and Submittals.** *Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject*

*conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.*

*The appellant is concerned regarding the ability of ensure that the existing subterranean structure is compliant with the Conditions of Approval. The appellant believes Building Permits should not have been issued prior to the issuance of the Determination Letter.*

**Staff's Response:**

LADBS issued Early Start Shoring, Foundation, and Grading Permits (16020-20000-04038, 18030-30000-03693, 16010-30001-06204). The subterranean structure was constructed by-right. However, Building Permits for the above grade building have not been issued. As explained above, Building Permit No. 16010 - 20000 – 06204 for the construction of a new six-story Type III-A, 70-unit apartment over two levels of Type I-A subterranean garage has not been issued. This permit application still needs clearances from the DCP for the TOC Case, the approval of the requested additional incentives, landscape and open space in addition to a clearance from HCIDLA for the seven Extremely Low Income units. As a result, the applicant must show compliance with the Conditions of Approval No. 15 and 16 to obtain these clearances. If unable to obtain approval or clearance for Case No. DIR-2018-1257-TOC, the applicant would need to modify to a by-right project, a by-right Density Bonus, or a by-right TOC.

**Appeal point No. 5**

**Condition No. 5 Rent Stabilization Ordinance (RSO).** *One (1) Unit shall be reserved as a RSO Restricted Market Rate Unit, as required the Los Angeles Housing and Community Investment Department (HCIDLA) in its AB 2556 Determination letter dated May 24, 2017.*

*The appellant states that RSO requires all newly constructed rental units to be subject to RSO when previously existing RSO units are demolished to construct new rental units, unless the project is granted an exemption and sets aside the greater between 20 percent of the total number of new units to be affordable or the replacement of one-to-one the previously existing affordable units. The appellant requests Condition No. 5 to be modified to require 63 RSO units, not one.*

**Staff's Response:**

The applicant submitted an AB 2556 Determination dated May 24, 2017 which required the replacement of five affordable units (3 units to be provided for Very Low Income and 2 units for Low Income) and one RSO Market Rate Unit thus the project was conditioned to provide one RSO Market Rate Unit under Condition of Approval No. 5. It was later discovered there was a more recent AB 2556 Determination Letter dated March 21, 2018 which was not submitted with the case file. This letter required the replacement of five affordable units but did not mention any RSO units. The 2018 letter required two units at extremely low income, two at very low income, and one at very low income. According to the Los Angeles Municipal Code (LAMC) Section 12.22 A.25. or the provisions of California Government Code Section 65915, units that are used to satisfy any inclusionary zoning or replacement affordable housing requirement, or are used to qualify for any other public benefit or incentive, may be used to qualify as replacement affordable housing units. As a result, HCIDLA may use the affordable set aside units in this grant towards HCIDLA's required affordable units (seven units for Extremely Low Income Households). In addition to the replacement information provided on the AB 2556 Determinations, HCIDLA has additional housing replacement requirements under the RSO and Ordinance No. 184,873. These ordinances may require, as the appellant stated, that all newly constructed units be subject to RSO requirements unless an RSO Exemption is filed and approved by the HCIDLA. Staff recommends that the appeal is granted in part by modifying Condition No. 5 and its appropriate finding to reflect the most recent AB 2556 Determination dated March 21, 2018 and require the project to comply with RSO and Ordinance No. 184,873.

Condition No. 5 to be modified as follows:

**Rent Stabilization Ordinance (RSO).** Prior to the issuance of a Certificate of Occupancy, the owner shall obtain approval from the Los Angeles Housing and Community Investment Department (HCIDLA) regarding replacement of affordable units, provision of RSO Units, and qualification for the Exemption from the Rent Stabilization Ordinance with Replacement Affordable Units in compliance with Ordinance No. 184,873. In order for all the new units to be exempt from the Rent Stabilization Ordinance, the applicant will need to either replace all withdrawn RSO units with affordable units on a one-for-one basis or provide at least 20% of the total number of newly constructed rental units as affordable, whichever results in the greater number. The executed and recorded covenant and agreement submitted and approved by HCIDLA shall be provided.

**6) Environmental Clearance**

*The applicant would like the project to be re-evaluated for eligibility for Exemption from CEQA.*

**Staff's Response:**

The project as proposed is an infill project which is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. The project occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses. The project has no value as habitat for endangered, rare or threatened species. The project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The project is adequately served by all required utilities and public services. Therefore, it meets the qualifications for a Class 32 Categorical Exemption pursuant to State CEQA Guidelines Section 15332. In addition, none of the exceptions to a Categorical Exemption pursuant to Section 15300.2 apply because the project will not result in cumulative impacts, significant effects, damage to scenic resources, has not been identified as a hazardous waste site, and will not result in a substantial adverse change to the significance of a historic resource. As a result, the Director of Planning has correctly determined that the project meets the qualifications of the State Class 32, Categorical Exemption, and is exempt from CEQA.

## **STAFF RECOMMENDATIONS**

For the reasons stated herein, and in the findings of the Director's Determination, the proposed project does comply with the applicable provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program and the California Environmental Quality Act (CEQA). Planning staff evaluated the proposed project and determined it meets the TOC Tier 3 program requirements and that the project qualifies for a Class 32 Categorical Exemption. No Building Permits for the above grade building structure have been issued to date. Based on the complete plans submitted by the applicant and considering the appellant's arguments for appeal, staff has determined that the project meets the required findings.

Therefore, staff recommends that the City Planning Commission affirm that the project is categorically exempt from environmental review, deny the appeal in part of the Director's Determination and approve the appeal in part by amending Condition No. 5 and its appropriate finding to reflect HCIDLA's most recent AB 2556 Determination dated March 21, 2018, require compliance with RSO and Ordinance No. 184,873, and adopt the other Conditions of Approval and Findings, approving a Transit Oriented Communities Affordable Housing Incentive Program project request utilizing three base incentives and the three additional incentives for increase in height, reduction of open space, and reduction of easterly and southerly side yards.

FEB 11 2019

**EXHIBIT "A"**

Page No. 1 of 24  
Case No. DIR-2018-1257-TOC

# JULIE 88

## 70 UNIT APARTMENT BUILDING

### 11246 OTSEGO STREET

### NORTH HOLLYWOOD, CA 91601

**PROJECT DATA**  
ADDRESS: 5071 N.KLUMP AVE., NORTH HOLLYWOOD, CA 91601  
11246-11250W. OTSEGO STREET NORTH HOLLYWOOD, CA 91601

APN: 2353013003 AND 2353013004

**LEGAL DESCRIPTION:** TRACT NO 2170 E 85 FT OF LOT 2 BLK 5  
TRACT NO 2170 W 90 FT OF E 175 FT OF LOT 2 BLK 5

**PROPOSED PROJECT:** 6 STORY 70 UNIT RESIDENTIAL OVER TWO LEVELS OF SUBTERRANEAN GARAGE

**LOT AREA:** 17,496.7 S.F. (BEFORE DEDICATION)

**DENSITY:** LOS ANGELES ZONING: 17,496.7/400=43.74 ROUND TO 44. T.O.C. TIER 3 - 70%.  
BONUS DENSITY 44 X 1.70 = 74.8. ROUND TO 75. PROJECT DENSITY: 70

**SAM ASLANIAN ARCHITECT**  
19951 TURNBERRY DRIVE  
TARZANA CA 91356  
TEL: 818.383.3237  
FAX: 818.301.2703  
E-MAIL: saslanian@yahoo.com  
www.aslanianarchitects.com



**OWNER**  
ASLANIAN VICTORY, L.L.C.  
3501 OCEAN VIEW BLVD.  
GLENDALE, CA 91208  
OFFICE PHONE: 818.790.6070  
OFFICE FAX: 818.790.6052  
EMAIL: ARTHUR@LPROP.COM

**CONSULTANT**

ABBREVIATIONS	
<	Angle
@	Centerline
-	Channel
-	Diameter or Round
d	Penny (Nails)
#	Pound or Number
EXG	Existing
(N)	New
ABV	Above
A.C.	Asphaltic Concrete
A/C	Acoustical
ACOUS.	Area Drain
A.D.	Addendum
ADD	Adjustable
ADJ.	Adjacent
ADJT	Alternate
ALUM.	Aluminum
APPROX.	Approximate
ARCH.	Architectural
BEWN	Between
BEL	Below
B.M.	Bench Mark
3D.	Board
BITUM.	Bituminous
BLDG.	Building
BLK.	Block
BLKG.	Blocking
BM.	Beam
BOT.	Bottom
C.B.	Chalk Board
C.I.	Cast Iron
C.J.	Construction Joint
C.L.	Chain Link
C.T.	Ceramic Tile
CAB.	Cabinet
CEM.	Cement
CER.	Ceramic
CLG.	Ceiling
CLR.	Clear
CNTR.	Counter
COL.	Column
CONC.	Concrete
CONN.	Connection
CONSTR.	Construction
CONT.	Continuous
CORR.	Corridor
CPT.	Carpet
CTR.	Center
CTSK.	Countersunk
CW.	Cold Water
D.F.	Drinking Fountain
D.S.P.	Dry Standpipe
DBL.	Double
DD	Deck Drain
DEPT.	Department
DIA.	Diameter
DIAG.	Diagonal
DS.	Dimension
DISP.	Dispenser
DN.	Down
DR.	Door
DS.	Downspout
DET.	Detail
DWG.	Drawing
DWR.	Drawer
E.	East
E.J.	Expansion Joint
E.W.	Each Way
EA.	Each
EL.	Elevation
ELEC.	Electrical
ELEV.	Elevator
EMER.	Emergency
ENCL.	Enclosure
EQ.	Equal
EQPT.	Equipment
E.V.	Electric Vehicle
E.V.C.S.	Electric Vehicle Charging Station
EXH.	Exhaust
EXP.	Expansion
EXT.	Exterior
F.A.	Fire Alarm
F.D.	Floor Drain
F.E.	Fire Extinguisher
F.F.	Finish Floor
F.G.	Finish Grade
F.H.	Flat Head
F.LR.	Floor
F.O.C.	Face of Concrete
F.O.F.	Face of Finish
F.O.M.	Face of Masonry
F.O.S.	Face of Studs
FDN.	Foundation
FEC.	Fire Extinguisher Cabinet
FHC.	Fire Hose Cabinet
FIN.	Finish
FLASH.	Flashing
FLOR.	Fluorescent Floor
FLR.	Foot or Feet
FT.	Foot or Feet
FTG.	Footing
Furr.	Furring
G.B.	Grab Bar
GED	Grade
GALV.	Galvanized
GL.	Galvanized Iron
GL.	Glass
GND.	Ground
GA.	Gauge
GS.	Galvanized Steel
GYP.	Gypsum
H.B.	Hose Bibb
H.C.	Hollow Core
H.M.	Hollow Metal
HDR.	Header
HDWD.	Hardwood
HDWR.	Hardware
HORIZ.	Horizontal
HT.	Height
H.O.	Hollow Core
H.M.	Hollow Metal
HDR.	Header
HDWD.	Hardwood
HDWR.	Hardware
HORIZ.	Horizontal
HT.	Height
INCL.	Include(d), including
I.D.	Inside Diameter
INSUL.	Insulation
INT.	Interior
JAN.	Janitor
JT.	Joint
KIT.	Kitchen
L.	Length
L.L.C.	Limited Liability Corporation
L.A.M.	Laboratory
LAV.	Lavatory
LIN.	Linen Closet
LKR.	Locker
LT.	Light
M.B.	Machine Bolt
M.O.	Masonry Opening
MAG.	Magnetic
MAINT.	Maintenance
MAT.	Material
MAX.	Maximum
MECH.	Mechanical
MEMB.	Membrane
MEZZ.	Mezzanine
MFR.	Manufacturer
MH.	Manhole
MIN.	Minimum
MIR.	Mirror
MISC.	Miscellaneous
MTD.	Mounted
MET	Metal
MUL.	Mullion
N.	North
N.J.C.	Not in Contract
NTS	Not To Scale
PL	Property Line
PLT	Plate
PVG	Paving
PL	Property Line
PANT	Pantry
RD	Roof Drain
RL	Rail(ing)
SCHED	Schedule
S.F.	Square foot
SHO	Shower
SPEC	Specification
STD	Standard
STRUCT	Structural
T&B	Top And Bottom
TYP.	Typical
W/	With
W/O	Without
WD	Wood
WIN	Window

PROJECT TEAM	
<b>ARCHITECT</b> SAM ASLANIAN ARCHITECT 19951 TURNBERRY DRIVE TARZANA CA 91356 TEL: 818.383.3237 FAX: 818.301.2703 E-MAIL: saslanian@yahoo.com	<b>OWNER</b> ASLANIAN VICTORY, L.L.C. 3501 Ocean View Blvd. Glendale, CA 91208 Office Phone: 818.790.6070 Office Fax: 818.790.6052 Email: arthur@lprop.com
<b>STRUCTURAL ENGINEER</b> BOLD ENGINEER & ASSOCIATES, INC 3055 WILSHIRE BLVD. #880 LOS ANGELES, CA 90010 TEL: 213-388-3040 CELL: 213-392-0034 FAX: 323-210-7118	<b>SURVEYOR</b> CALCIVIC ENGINEERING GROUP CONSULTING ENGINEERS & LAND SURVEYORS CIVIL / STRUCTURAL / LAND SURVEYING 2160 PARNELL WAY ALTADENA, CALIFORNIA 91001 TEL: (626) 798-2828 FAX: (626) 798-6644 EMAIL: calcivic@earthlink.net
<b>MECHANICAL ENGINEER</b> VIC HACOPIAN GEOTECH SERVICES 1545 N. VERDUGO RD #7 GLENDALE CA 91202 TEL: 818-441-6585 EMAIL: vicgeotech@gmail.com	<b>MECHANICAL ENGINEER</b> HOOSHANG MOZAFFARI MSME, P.E. LEED AP. MCENGINEERING 1441 FEDERAL AVENUE, SUITE 302 LOS ANGELES, CA 90025 TEL: 310-617-2084 EMAIL: MCENGR@GMAIL.COM
<b>ELECTRICAL ENGINEER</b> ARMEN MARKARIAN 4A PRO, INC. 1737 CAMULOS AVE., GLENDALE, CA 91205-2588 TEL: 818-324-3177 FAX: 818-484-2276 EMAIL: ARMEN@4APROINC.COM	<b>SHORING ENGINEER</b> ROY P. REED, P.E. SHORING DESIGN GROUP 7755 VIA FRANCISCO, UNIT 1 SAN DIEGO, CA 92129 EMAIL: RREED@SHORINGDESIGNGROUP.COM
<b>LANDSCAPE ARCHITECT</b> SUSAN E. McOWEN LANDSCAPE ARCHITECT 2180 A CALIFORNIA CORPORATION 19197 GOLDEN VALLEY ROAD, #924 SANTA CLARITA, CA 91387 OFFICE TELEPHONE: (818) 294-3753 EMAIL: SUSAN@LANDARCH.US	

SYMBOL LEGEND	
	NEW SHOT CRETE WALL
	NEW CMU WALL
	NEW STUD WALL
<b>UNIT IDENTIFICATION</b>	
	UNIT NUMBER
<b>DOOR &amp; WINDOW IDENTIFICATION</b>	
	DOOR NUMBER
	WINDOW TYPE
<b>GRADE REFERENCES</b>	
	EXIST. ELEV.
<b>REFERENCES</b>	
	EXTERIOR ELEVATION
	PLAN BLOW-UP SHEET #
	BLDG. SECTION LETTER AND SHEET
	DETAIL REFERENCE NUMBER AND SHEET
	MATERIAL LEGEND NUMBER ON SAME SHEET
	STRUCTURAL GRID LINES
	INTERIOR ELEVATION # SHEET #

DRAWINGS INDEX	
A0.1	TITLE SHEET
A1.0	SURVEY PLAN
A1.1	CITY OF LOS ANGELES CONST. NOTES/REQ.
A1.2	CITY OF LOS ANGELES CONST. NOTES/REQ.
A1.3	BICYCLE PARKING REQUIREMENTS
A1.4	GENERAL NOTES
A1.5	DISABLED ACCESS NOTES
A1.6	DISABLED ACCESS NOTES
A1.7	DISABLED ACCESS NOTES
A1.8	DISABLED ACCESS NOTES
A1.9	NOT USED
A1.10	PENETRATION FIRE STOP SYSTEMS
A1.11	GREEN BUILDING & LEED REQUIREMENTS
A1.12	OPEN SPACE AND BUILDABLE AREA
A1.13	MODIFICATIONS
A1.14	MODIFICATIONS
A1.15	MODIFICATIONS
A2.0	SITE PLAN
A2.1a	LOWER GARAGE PLAN
A2.1b	UPPER GARAGE PLAN
A2.2	FIRST FLOOR PLAN
A2.3	SECOND FLOOR PLAN
A2.4	THIRD FLOOR PLAN
A2.5	FOURTH FLOOR PLAN
A2.6	FIFTH FLOOR PLAN
A2.7	SIXTH FLOOR PLAN
A2.8	MEZZANINE FLOOR PLAN
A2.9	ROOF PLAN
A3.1	EXTERIOR ELEVATION
A3.2	EXTERIOR ELEVATION
A3.3	EXTERIOR ELEVATIONS
A4.1	BUILDING SECTION
A4.2	BUILDING SECTION
A5.1	STAIR DETAILS
A5.2	STAIR DETAILS
A5.3	STAIR / ELEVATOR / TRASH DETAILS
A6.1	UNIT PLANS
A6.2	UNIT PLANS
A6.3	UNIT PLANS
A6.4	UNIT PLANS
A6.5	UNIT PLANS
A7.1	DOOR & WINDOW SCHEDULE
A8.1	SOILS REPORT APPROVAL LETTER
A8.2	UNPROTECTED OPENINGS
A8.3	ROOF & SITE DETAILS
A8.4	DOOR & WINDOW DETAILS
A8.5	EXTERIOR DETAILS
A8.6	INTERIOR DETAILS
A8.7	FIRE-RESISTIVE DETAILS
A8.8	FIRE-RESISTIVE & MISC. DETAILS
A8.9	DISABLED ACCESS DETAILS
A8.10	DISABLED ACCESS DETAILS
A8.11	DISABLED ACCESS DETAILS
A8.12	CARLISLE CUT SHEET
C-1	GRADING/DRAINAGE GENERAL NOTES
C-2	GRADING/DRAINAGE DETAIL SECTION
L-1	PLANTING PLAN
L-2	PLANTING PLAN

UNIT DATA				
UNIT#	AREA (S.F.)	PATIO OR BAL. PRIVATE OPEN SPACE	BED ROOMS	UNIT TYPE
101	885	0	1	A
102	600	0	SINGLE	C
103	600	0	SINGLE	C
104	600	0	SINGLE	C
105	600	0	SINGLE	C
106	575	50	1	D
107	714	50	2	E
108	592	0	SINGLE	B
109	592	0	SINGLE	B
110	592	0	SINGLE	B
111	650	0	SINGLE	G
201	678	50	1	A1
202	569	50	SINGLE	C1
203	569	50	SINGLE	C1
204	569	50	SINGLE	C1
205	569	50	SINGLE	C1
206	575	50	1	D1
207	714	50	2	E
208	564	0	SINGLE	H
209	564	0	SINGLE	H
210	564	0	SINGLE	H
211	564	0	SINGLE	H
212	564	0	SINGLE	H
213	626	50	1	F
301	678	50	1	A1
302	569	50	SINGLE	C1
303	569	50	SINGLE	C1
304	569	50	SINGLE	C1
305	569	50	SINGLE	C1
306	575	50	1	D1
307	714	50	2	E
308	564	0	SINGLE	H
309	564	0	SINGLE	H
310	564	0	SINGLE	H
311	564	0	SINGLE	H
312	564	0	SINGLE	H
313	626	50	1	F
401	678	50	1	A1
402	569	50	SINGLE	C1
403	569	50	SINGLE	C1
404	569	50	SINGLE	C1
405	569	50	SINGLE	C1
406	575	50	1	D1
407	714	50	2	E
408	564	0	SINGLE	H
409	564	0	SINGLE	H
410	564	0	SINGLE	H
411	564	0	SINGLE	H
412	564	0	SINGLE	H
413	626	50	1	F
501	678	50	1	A1
502	569	50	SINGLE	C1
503	569	50	SINGLE	C1
504	569	50	SINGLE	C1
505	569	50	SINGLE	C1
506	575	50	1	D1
507	714	50	2	E
508	564	0	SINGLE	H
509	564	0	SINGLE	H
510	564	0	SINGLE	H
511	564	0	SINGLE	H
512	564	0	SINGLE	H
513	626	50	1	F
601	670	50	1	J
602	714	50	1	J1
603	564	0	1	J2
604	564	0	1	J2
605	564	0	1	J2
606	564	0	1	J2
607	733	50	1	J3
TOTAL	41929	1850		

FLOOR AREA PER BUILDING CODE				
USE	CONSTRUCTION TYPE	OCCUPANCY	ALLOWED AREA	PROPOSED AREA
FIRST	1A	R-2 / S-2	R-2, TYPE IIIA (1-HOUR) 24,000 S.F. + (48,000x2) / STORY FOR SPRINKLER INCREASE 36,000 S.F. / STORY S-2 UNLIMITED	8947 S.F.
SECOND FLOOR	IIIa	R-2		9621 S.F.
THIRD FLOOR	IIIa	R-2		9621 S.F.
FOURTH FLOOR	IIIa	R-2		9621 S.F.
FIFTH FLOOR	IIIa	R-2		9621 S.F.
SIXTH FLOOR	IIIa	R-2		6013 S.F.
SIXTH FLOOR MEZZANINE	IIIa	R-2	R-2, TYPE IIIA 36,000 S.F. x 2 STORIES (SPRINKLER INCREASE) 72,000 S.F.	5879 S.F.
TOTAL				59323 S.F.
LOWER GARAGE AREA	1A	S-2	UNLIMITED	14547 S.F.
UPPER GARAGE AREA	1A	S-2	UNLIMITED	14547 S.F.
			UNLIMITED	29,094 S.F.

BUILDING FLOOR AREA PER LAMC 12.03					
	GROSS AREA OUT TO OUT BUILDING DIMENSION	AREA OF EXT. WALLS	AREA OF VENT SHAFTS	AREA OF STAIRWAYS, ELEVATOR & MECH. ROOMS	ZONING CODE FLOOR AREA
FIRST FLOOR	8947 S.F.	273 S.F.	NA	477 S.F.	8642 S.F.
SECOND FLOOR	9621 S.F.	276 S.F.	NA	477 S.F.	8852 S.F.
THIRD FLOOR	9621 S.F.	276 S.F.	NA	477 S.F.	8852 S.F.
FOURTH FLOOR	9621 S.F.	276 S.F.	NA	477 S.F.	8852 S.F.
FIFTH FLOOR	9621 S.F.	276 S.F.	NA	477 S.F.	8852 S.F.
SIXTH FLOOR	6013 S.F.	328 S.F.	NA	544 S.F.	6640 S.F.
SIXTH FLOOR MEZZANINE	5879 S.F.	NA	NA	NA	NA
TOTAL	59323 S.F.	1705 S.F.	NA	2929 S.F.</	

**SAM ASLANIAN ARCHITECT**  
 19951 TURNBERRY DRIVE  
 TARZANA CA 91356  
 TEL: 818.383.3237  
 FAX: 818.301.2703  
 E-MAIL: saslanian@yahoo.com  
 www.aslanianarchitects.com



**OWNER**  
 ASLANIAN VICTORY, L.L.C.  
 3501 OCEAN VIEW BLVD.  
 GLENDALE, CA 91208  
 OFFICE PHONE: 818.790.6070  
 OFFICE FAX: 818.790.6052  
 EMAIL: ARTHUR@LJPROP.COM

**CONSULTANT**

**PROJECT TITLE**  
**JULIE 88**  
 70 UNIT APARTMENT BUILDING  
 11246 OTSEGO STREET  
 NORTH HOLLYWOOD, CA 91601

DATE	REVISIONS

DATE	ISSUED FOR

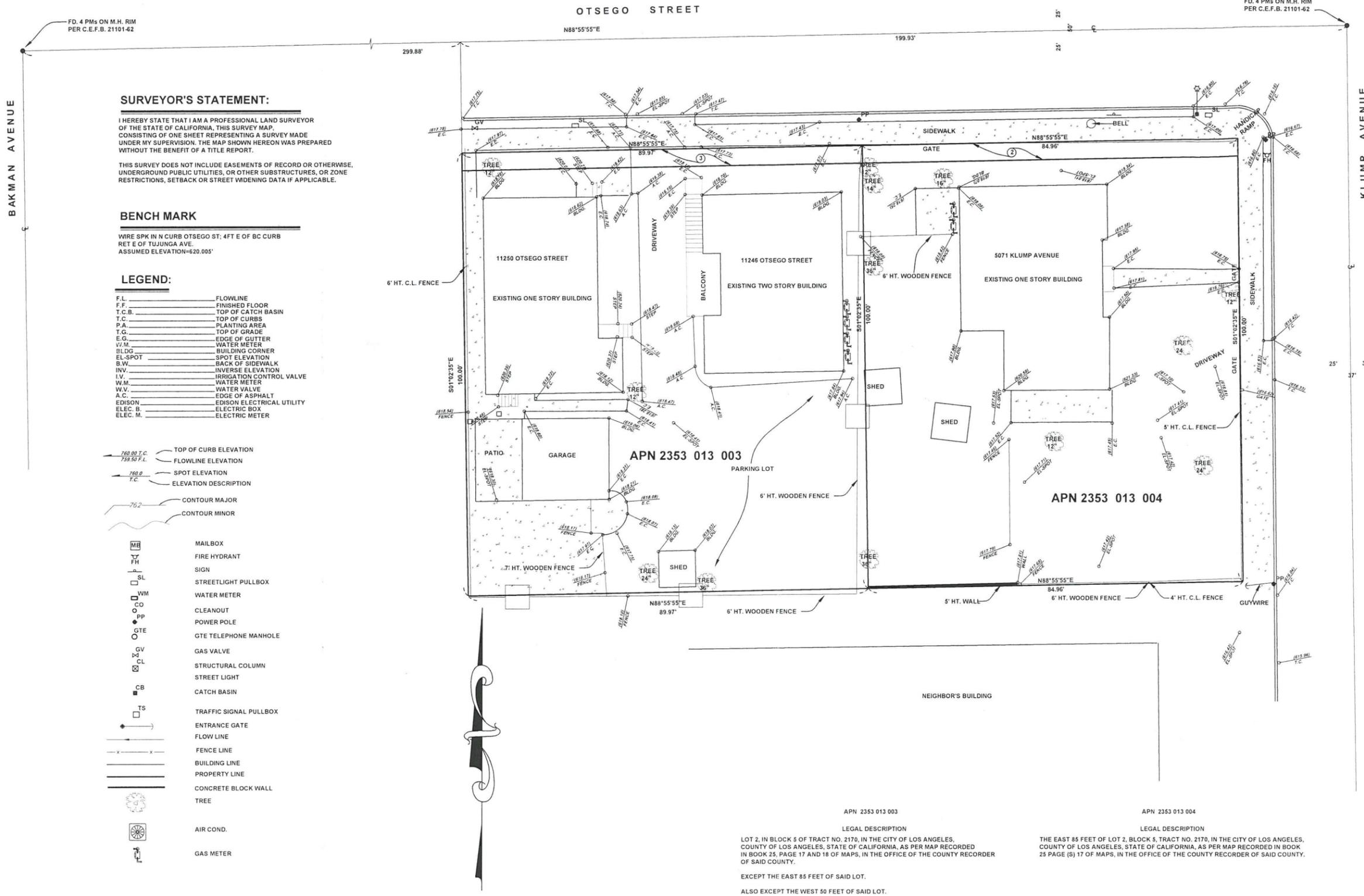
**NOTES**  
 THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS LIMITED TO BLUE COPY REUSE. REPRODUCTION OR PRODUCTION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS SHALL REMAIN WITH SAM ASLANIAN ARCHITECT WITHOUT PREJUDICE. SAM ASLANIAN ARCHITECT WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH MAY BE CAUSED BY FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND DESIGN INTENT. THE CONTRACTOR SHALL OBTAIN AND FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER CALLED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE FORMAL ACCEPTANCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

DATE
06-11-2018
DRAWN
CHECKED

**PROJECT**  
 JULIE 88

**SHEET TITLE**  
 SURVEY

SHEET	OF
A 1.0	



**SURVEYOR'S STATEMENT:**  
 I HEREBY STATE THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF CALIFORNIA. THIS SURVEY MAP CONSISTING OF ONE SHEET REPRESENTING A SURVEY MADE UNDER MY SUPERVISION. THE MAP SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

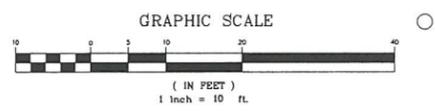
THIS SURVEY DOES NOT INCLUDE EASEMENTS OF RECORD OR OTHERWISE, UNDERGROUND PUBLIC UTILITIES, OR OTHER SUBSTRUCTURES, OR ZONE RESTRICTIONS, SETBACK OR STREET WIDENING DATA IF APPLICABLE.

**BENCH MARK**  
 WIRE SPK IN N CURB OTSEGO ST, 4 FT E OF BC CURB  
 RET E OF TUJUNGA AVE.  
 ASSUMED ELEVATION=620.005'

- LEGEND:**
- F.L. FLOWLINE
  - F.F. FINISHED FLOOR
  - T.C.B. TOP OF CATCH BASIN
  - T.C. TOP OF CURBS
  - P.A. PLANTING AREA
  - T.G. TOP OF GRADE
  - E.G. EDGE OF GUTTER
  - V.M. WATER METER
  - B.LDG. BUILDING CORNER
  - EL-SPOT SPOT ELEVATION
  - B.W. BACK OF SIDEWALK
  - I.V. INVERSE ELEVATION
  - I.V. IRRIGATION CONTROL VALVE
  - W.M. WATER METER
  - W.V. WATER VALVE
  - A.C. EDGE OF ASPHALT
  - EDISON EDISON ELECTRICAL UTILITY
  - ELEC. B. ELECTRIC BOX
  - ELEC. M. ELECTRIC METER

- 760.00 T.C. TOP OF CURB ELEVATION
- 759.50 F.L. FLOWLINE ELEVATION
- 760.0 SPOT ELEVATION
- T.C. ELEVATION DESCRIPTION
- 752 CONTOUR MAJOR
- CONTOUR MINOR

- MB MAILBOX
- FH FIRE HYDRANT
- SL SIGN
- SLP STREETLIGHT PULLBOX
- WM WATER METER
- CO CLEANOUT
- PP POWER POLE
- GTE GTE TELEPHONE MANHOLE
- GV GAS VALVE
- CL STRUCTURAL COLUMN
- CL STREET LIGHT
- CB CATCH BASIN
- TS TRAFFIC SIGNAL PULLBOX
- ENTRANCE GATE
- FLOW LINE
- FENCE LINE
- BUILDING LINE
- PROPERTY LINE
- CONCRETE BLOCK WALL
- TREE
- AIR COND.
- GAS METER



APN 2353 013 003  
 LEGAL DESCRIPTION  
 LOT 2, IN BLOCK 5 OF TRACT NO. 2175, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 17 AND 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
 EXCEPT THE EAST 85 FEET OF SAID LOT.  
 ALSO EXCEPT THE WEST 50 FEET OF SAID LOT.

EASEMENT  
 3. AN EASEMENT FOR POLE LINES AND CONDUITS PURPOSES RECORDED IN BOOK 5892, PAGE 97.

APN 2353 013 004  
 LEGAL DESCRIPTION  
 THE EAST 85 FEET OF LOT 2, BLOCK 5, TRACT NO. 2175, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25 PAGE (S) 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENT  
 2. AN EASEMENT FOR POLE LINES AND CONDUITS PURPOSES RECORDED IN BOOK 5892, PAGE 97.

**FEB 11 2019**

**EXHIBIT "A"**  
 Page No. 2 of 24  
 Case No. DR2018-1257-TOL

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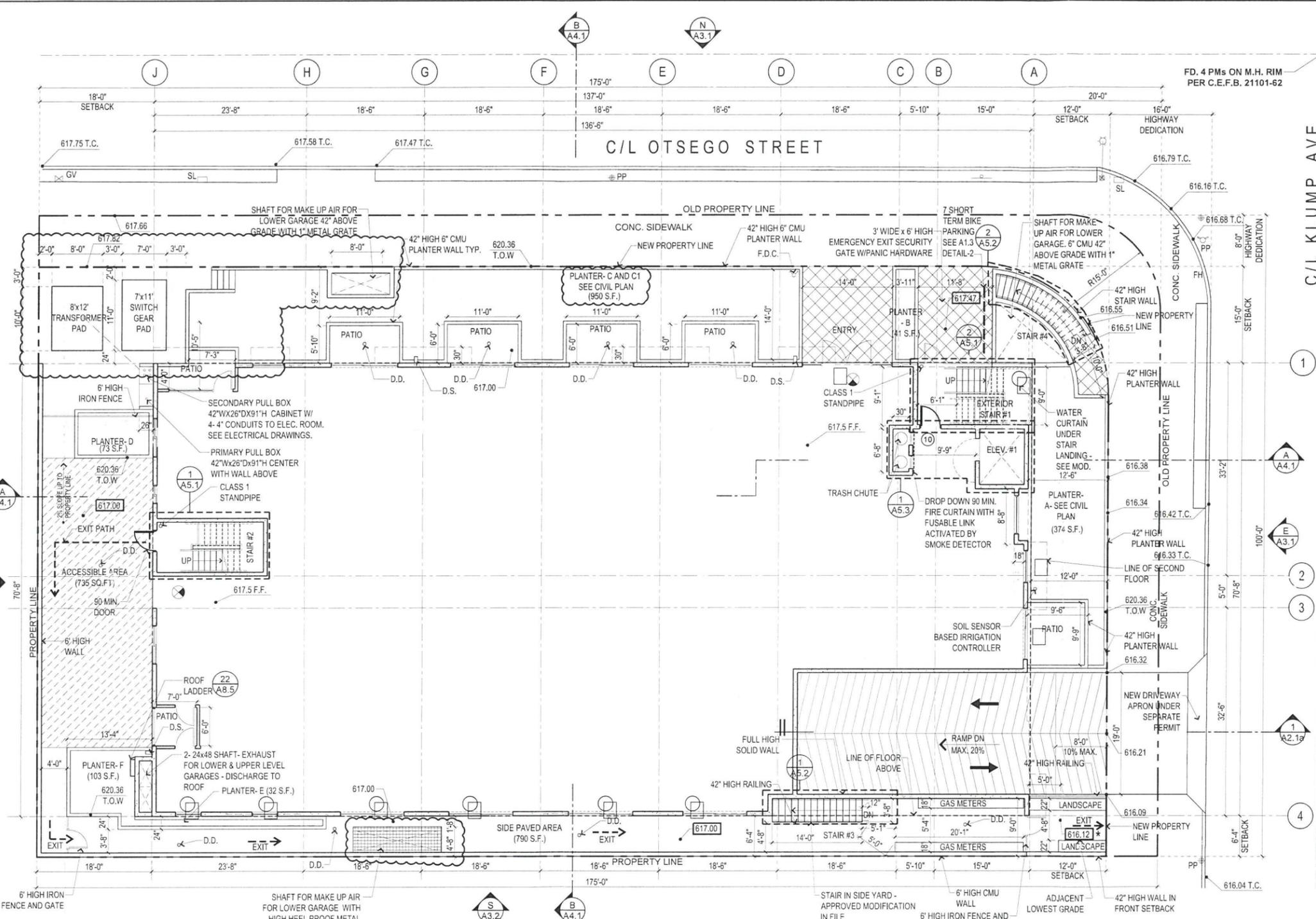
**ARCHITECTURAL SITE PLAN SHEET NOTES**

1. ARCHITECTURAL SITE PLAN IS FOR BUILDING DEPARTMENT REFERENCE ONLY. REFER TO SURVEY, CIVIL AND LANDSCAPE PLANS FOR ALL INFORMATION.
2. REFER TO CIVIL, MECHANICAL, PLUMBING, ELECTRICAL, UTILITY AND LANDSCAPE PLANS FOR HORIZONTAL AND VERT. CONTROL, SITE DRAINAGE, SITE ACCESSIBILITY, SITE UTILITIES AND ADDITIONAL INFORMATION.
3. REFER TO LANDSCAPE PLANS FOR PLANTER AND PLANTER DRAIN LOCATIONS.
4. GUEST PARKING SPACE IS GATED A VOICE RESPONSE SYSTEM SHALL BE INSTALLED AT THE GATE. DIRECTION TO GUEST PARKING SPACES SHALL BE CLEARLY POSTED. TANDEM PARKING SPACES SHALL NOT BE USED FOR GUEST PARKING.
5. A REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED FOR ALL ON THE SHORING WORK INCLUDING SLOT CUTS.
6. SHORING REQUIRES CONTINUOUS INSPECTION BY THE SOILS ENGINEER/GEOLOGIST.
7. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.
8. LOCATE THE PERIMETER WALL/RETAINING WALLS MINIMUM 4" AWAY FROM THE PROPERTY LINE TO ACCOMMODATE THE PLACEMENT OF THE SUB-DRAIN DEVICE. (CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION)
9. PROVIDE AN APPROVED OUTLET STRUCTURE FOR ALL DOWN DRAINS. CONSTRUCTURES TO HAVE VELOCITY REDUCERS, DIVERSION WALLS, RIP-E WRAP AND APRONS.
10. CONCENTRATED DRAINAGE TO BE DISCHARGED INTO AN APPROVED LOCATION. (DRAINAGE REQUIRED INTO STREET, NATURAL WATERCOURSE IS NOT ALLOWED.)
11. ENTIRE FACILITY SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE FOR ACCESSIBILITY. WHEN CONFLICTS EXIST BETWEEN ADA AND THE CALIFORNIA BUILDING CODE THE STANDARD THAT PROVIDES THE GREATEST DEGREE OF ACCESSIBILITY SHALL COMPLY.
12. INSTALL WITHIN PROJECT AN AIR INFILTRATION SYSTEM (EITHER CHARCOAL OR ELECTRONIC) TO REDUCE AIR QUALITY EFFECTS ON THE PROJECT RESIDENTS.
13. MAIL BOX EQUIPMENT SHALL BE PROVIDED BY GENERAL CONTRACTOR AT A LOCATION APPROVED BY US POSTAL SERVICE. MAIL BOXES SHALL MEET ACCESSIBILITY STANDARDS.
14. PROJECT SITE DIRECTORY SHALL BE PROVIDED BY GENERAL CONTRACTOR AS REQUIRED BY LOCAL FIRE DEPARTMENT REQ. AND APPROVED BY OWNER.

**GARAGE PLAN SHEET KEY NOTES**

1. THE REQUIRED HARDSCAPE USED TO REDUCE HEAT ISLAND EFFECTS SHALL HAVE A SOLAR REFLECTANCE VALUE OF AT LEAST 0.30 AS DETERMINED PER ASTM E918 OR ASTM C1549. DEX-C-TEX OR EQUAL. R.R. #02360
2. INDICATES LINE OF BLAC./BLDG. ABOVE.
3. 3'-8" HIGH MAX. CMU FENCE WALL AT FRONT YARD SETBACK REFER TO ELEVATIONS INDICATED ON THE PLANS.
4. 8" THICK COLORED SLUMP BLOCK OR DECORATIVE COLORED CONC. BLOCK WALL.
5. INDICATES APPROX. DECK DRAIN LOCATION, REFER TO CIVIL & LANDSCAPE PLANS FOR ACTUAL NUMBER, LOCATION AND ELEV. OF AREA DRAINS.
6. PLANTER WALL (SEE LANDSCAPE PLANS FOR PLANTER DRAIN LOCATION AND ADDITIONAL COURTYARD PLANTERS.)
7. INDICATES LOCATION OF ELEC. TRANSFORMER.
8. INDICATES DOOR LANDING AREA SLOPED 1/8" FT. AWAY FROM DOOR. FOR ADDITIONAL INFORMATION REFER TO SHEET AGN.1 & AGN.2
9. INDICATES WATER CURTAIN SPRINKLER SYSTEM IS INSTALLED OVER EA. OPEN'G. FOR ADDITIONAL INFORMATION REFER TO IST FLR. BLDG. PLAN.
10. DRIVEWAY REFER TO GARAGE PLAN FOR ADDITIONAL INFORMATION
11. LINE OF GARAGE EXHAUST SHAFT.
12. 3' WIDE 6' HIGH GALV. METAL SECURITY GATE WITH 10" KICK PLATE.
13. INDICATES GUARDRAIL T.O. GUARDRAIL AT 3'-6" ABOVE ADJACENT FINISH FLOOR.
14. FIRE DEPARTMENT CONNECTION.
15. 6'-0" HIGH CONC. BLK. WALL
16. ADDITIONAL SERVICE CAPACITY, SPACE FOR FUTURE METER, AND CONDUIT FOR FUTURE INSTALLATION OF ELECTRICAL OUTLETS.
17. GAS SHUT VALVE. (C.C.R., TITLE 19)
18. SHORT TERM BICYCLE PARKING

NOTE:-  
1. OPENING PROTECTIVE ARE NOT REQUIRED WHERE THE BUILDING IS REQUIRED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 AND THE EXTERIOR OPENINGS ARE PROTECTED BY A WATER CURTAIN USING AUTOMATIC SPRINKLERS APPROVED FOR THE USE.



OCCUPANCY LOAD:- 735 S.F.  
ACCESSIBLE AREA | 15 = 49 S.F. < 50  
THEREFORE 1 EXIT REQ.  
PLANTER AREA - 210 S.F. (13% OF TOTAL OPEN SPACE)  
TOTAL OPEN SPACE:-  
945 S.F. (ACCESSIBLE AREA + PLANTER AREA)

**GREEN CALCULATION**  
PATHWAYS, PATIOS, DRIVEWAYS AND OTHER PAVED AREA: 5018 SF  
25% X 5018 = 1254.5 SF.  
HARDSCAPE AREA SHALL BE LIGHT COLOR CONCRETE WITH SOLAR REFLECTANCE OF AT LEAST .30  
NORTH: 600 SF □ SOUTH: 106 SF □ WEST: 0 SF □ EAST: 410 SF = 1164 SF.  
PROVIDED 1164 SF □ REQUIRED 1254.5 SF.

**ZONING HEIGHT CALCULATION & GRADE PLANE ELEVATION CALCULATION**  
ADJACENT LOWEST GRADE  
NORTH: 617.47  
EAST: 616.12  
SOUTH: 617.00  
WEST: 617.00  
2467.59 / 4 = 616.90  
(GRADE PLANE ELEVATION)

**SITE PLAN**

- NOTE:-
1. GRADES SHOWN WITH BOX [616.12] ON SITE PLAN USED FOR GRADE PLANE ELEVATION CALCULATION GRADE WITH - REPRESENTS ADJACENT LOWEST GRADE FROM WHICH ZONING HEIGHT IS MEASURED.
  2. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803. SPECIFY THE CLASSIFICATIONS PER TABLE 803.11 AND SECTION 803.1.
  3. ALL TRASH BIN TO BE LOCATED IN TRASH AND RECYCLE ROOM IN GARAGE AND SHALL BE COVERED.
  4. ALL TRASH BIN TO BE LOCATED IN TRASH AND RECYCLE ROOM IN GARAGE AND SHALL BE COVERED.
  5. ALL ROOF DOWNSPOUTS AND ALL RUNOFF TO DRAIN TO PLANTER BOXED. SEE CIVIL PLANS.

**EXHIBIT "A"**  
Page No. 3 of 24  
Case No. DIR-2018-1257-TDL

**FEB 11 2019**

**SAM ASLANIAN ARCHITECT**  
19951 TURNBERRY DRIVE  
TARZANA CA 91356  
TEL: 818.383.3237  
FAX: 818.301.2703  
E-MAIL: saslanian@yahoo.com  
www.aslanianarchitects.com



**OWNER**  
ASLANIAN VICTORY, L.L.C.  
3501 OCEAN VIEW BLVD.  
GLENDALE, CA 91208  
OFFICE PHONE: 818.790.6070  
OFFICE FAX: 818.790.6052  
EMAIL: ARTHUR@LJPROF.COM

**CONSULTANT**

**PROJECT TITLE**  
JULIE 88  
70 UNIT APARTMENT BUILDING  
11246 OTSEGO STREET  
NORTH HOLLYWOOD, CA 91601

DATE	REVISIONS

DATE	ISSUED FOR

**NOTES**

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DATE	
11-21-2018	DRAWN
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	PROJECT
	JULIE 88
	SHEET TITLE
	SITE PLAN
	SHEET OF
	A 2.0

**WINDOW SHALL BE 3/4 HOUR RATED**  
SPRINKLER HEAD FOR WATER CURTAIN FOR EXIT CORRIDOR IN COURTYARD AND SIDE YARD EXIT COURT. APPROVED BY MODIFICATION. WATER CURTAIN UNDER SEPARATE PERMIT. SEE A1.13 FOR MODIFICATION.

DI

**SHEET LEGEND**

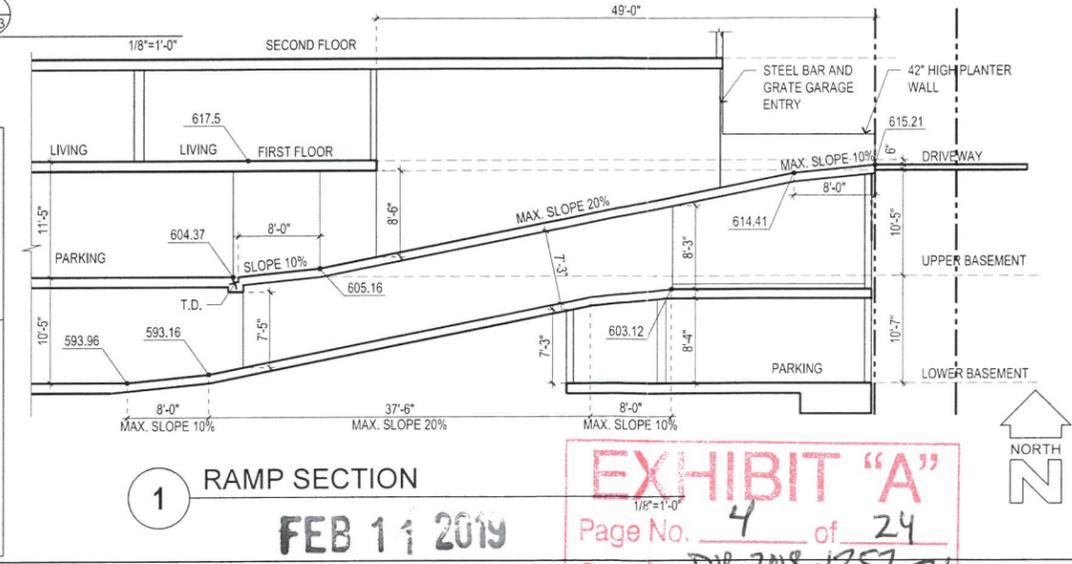
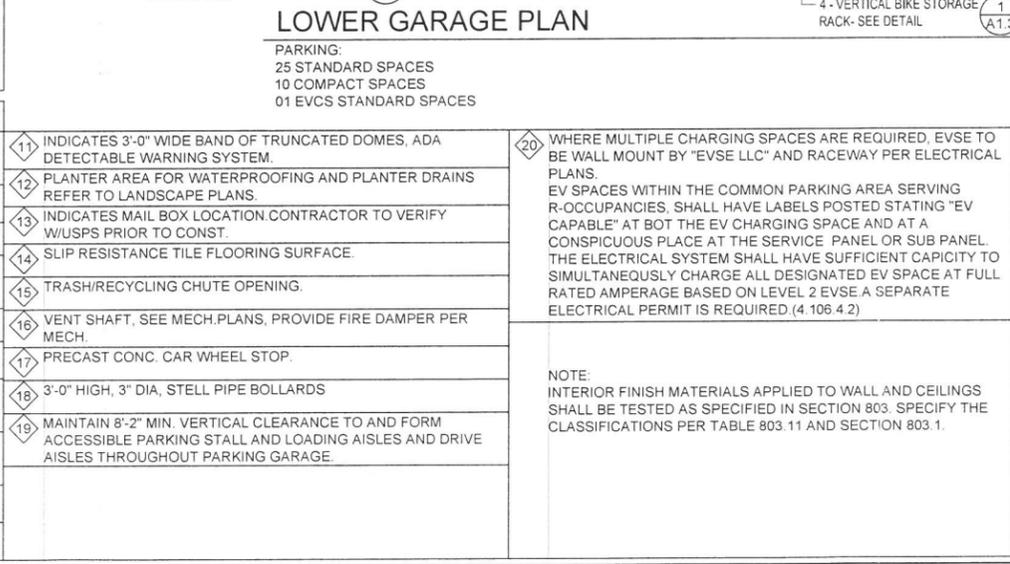
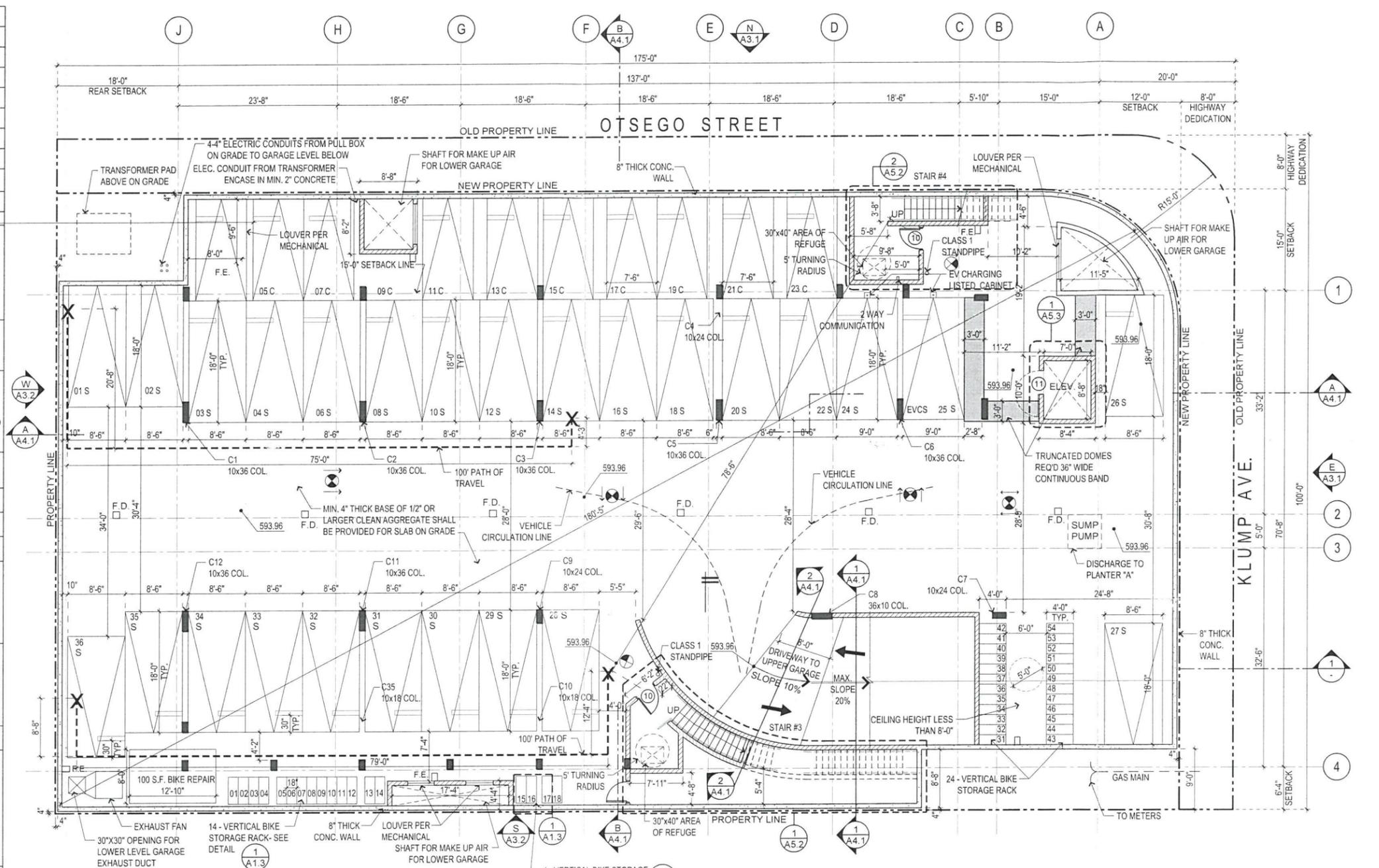
- CMU WALL (2-HOUR WALL)
- CAST IN PLACE CONC. WALL/CLG. (2-HOUR WALL)
- INDICATES FURRED CLG.
- INDICATES MIN. 8'-2" HEAD CLEARANCE
- EXIT SIGN PER C. B. C. SEC. 1011
- NOTE CEILING HEIGHT

**PARKING SUMMARY**

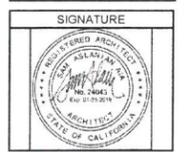
FOR PARKING SUMMARY SEE TITLESHEET

**GARAGE PLAN SHEET NOTES**

- REFER TO BUILDING PLANS SHEET A2.2 FOR ADDITIONAL NOTES.
- PROVIDE APPROVED MECHANICAL VENTILATION SYSTEM FOR GARAGE. THE SYSTEM SHALL BE DESIGNED TO GIVE UNIFORM MOVEMENT OF AIR SUFFICIENT TO PROVIDE ONE COMPLETE CHANGE OF AIR EVERY 15 MINUTES. WHERE A MECHANICAL EXHAUST SYSTEM IS USED THE EXHAUST VENTILATION TAKEN AT THE POINT WITHIN 18" OF THE FLOOR LEVEL. VENTILATION DUCT OPENING SHALL BE SPACED NOT FARTHER THAN 50' APART AROUND THE PERIMETER OF THE GARAGE.
- NOT USED
- IF PARKING SPACES ARE ASSIGNED TO EACH RESIDENTIAL UNIT THEN PROVISIONS SHALL BE MADE FOR ALLOCATING DISABLED PARKING SPACES TO UNIT OCCUPIED BY DISABLED RESIDENCE REGARDLESS OF UNIT LOCATION. THE OPTION OF REALLOCATING ACCESSIBLE PARKING SPACE TO A UNIT OCCUPIED BY DISABLED RESIDENCE SHALL REMAIN FOR THE LIFE OF THE PROJECT.
- ALL PLUMBING PIPES AND MECHANICAL EXHAUST DUCTS, MEP EQUIPMENT SUBJECT TO IMPACT BY CAR SHALL HAVE ADEQUATE PROTECTION.
- ALL STALLS SHALL BE DOUBLE STRIPED PER AND ZONING CODE SECTION 12.21.C5(e),(f),(g)
- FOR HANDICAP PARKING STALL REQUIREMENT REFER TO:
- THIS BUILDING AND GARAGE SHALL BY FULLY SPRINKLERED COMPLYING WITH (NFPA-13) SYSTEM
- THROUGH PENETRATION SHALL BE PROTECTED BY AN APPROVED THROUGH-PENETRATION FIRE TOP SYSTEM INSTALLED AND TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 IN. H<sub>2</sub>O OF WATER (2.49psa). THE SYSTEM SHALL HAVE AN F-RATING AND T-RATING OF NOT LESS THAN 1 HOUR BUT NOT LESS THAN THE REQUIRED RATING OF THE FLOOR PENETRATED.
- NOTE ON PLAN: "REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON GRADING AND FOUNDATION EARTHWORK WHERE (SITE EXCEEDS 60,000 SF.) (CUT OR FILL SLOPES EXCEED 2:1) (CUT EXCEED 40 FT. IN HEIGHT AND WITHIN 20 FT. OF A PROPERTY LINE) (FOUNDATION EXCAVATION BELOW A 1.1 PLANE FROM PROPERTY LINE) (PROJECTS INVOLVE UNUSUAL HAZARDS) (SHORING WORK INCLUDING SLOT-CUTS)". (1704)
- CONTINUOUS INSPECTION BY THE SOILS ENGINEER/GEOLOGIST IS REQUIRED FOR ALL SHORING/GRADING OPERATIONS
- ADD THE FOLLOWING GENERAL GRADING NOTES TO THE FINAL PLANS:
  - NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
  - MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% OF MAX. DRY DENSITY DEEPER THAN 40 FT. BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
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**SAM ASLANIAN ARCHITECT**  
19951 TURNBERRY DRIVE  
TARZANA CA 91356  
TEL: 818.383.3237  
FAX: 818.301.2703  
E-MAIL: saslania@yahoo.com  
www.aslanianarchitects.com



**OWNER**  
ASLANIAN VICTORY, L.L.C.  
3501 OCEAN VIEW BLVD.  
GLENDALE, CA 91208  
OFFICE PHONE: 818.790.6070  
OFFICE FAX: 818.790.6052  
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**CONSULTANT**

**PROJECT TITLE**  
JULIE 88  
70 UNIT APARTMENT BUILDING  
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DATE
06-11-2018
DRAWN
CHECKED

PROJECT	
JULIE 88	
SHEET TITLE	
LOWER GARAGE PLAN	
SHEET	OF
A2.1a	DI

**EXHIBIT "A"**  
1/8"=1'-0"  
Page No. 4 of 24  
Case No. DR-2018-1257-JL

FEB 11 2019

**SHEET LEGEND**

- CMU WALL (2-HOUR WALL)
- CAST IN PLACE CONC. WALL/CLG. (2-HOUR WALL)
- INDICATES FURRED CLG.
- INDICATES MIN. 8'-2" HEAD CLEARANCE
- EXIT SIGN PER C. B. C. SEC. 1011
- NOTE CEILING HEIGHT

**PARKING SUMMARY**

FOR PARKING SUMMARY SEE TITLESHEET

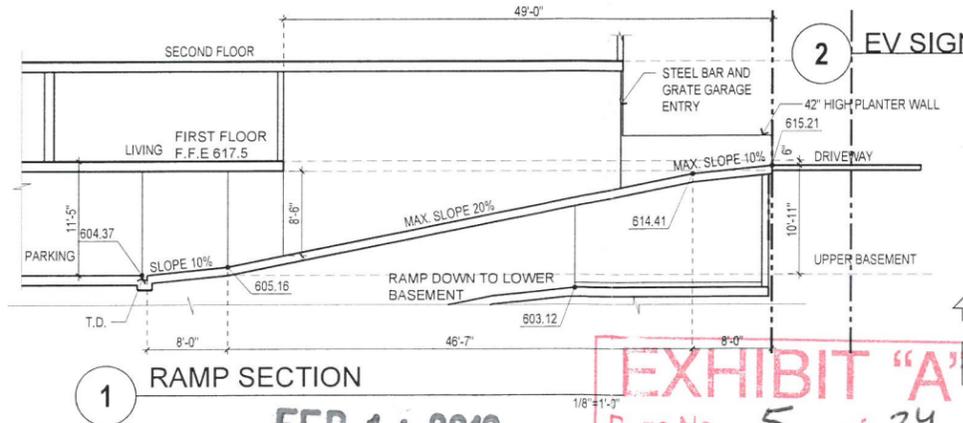
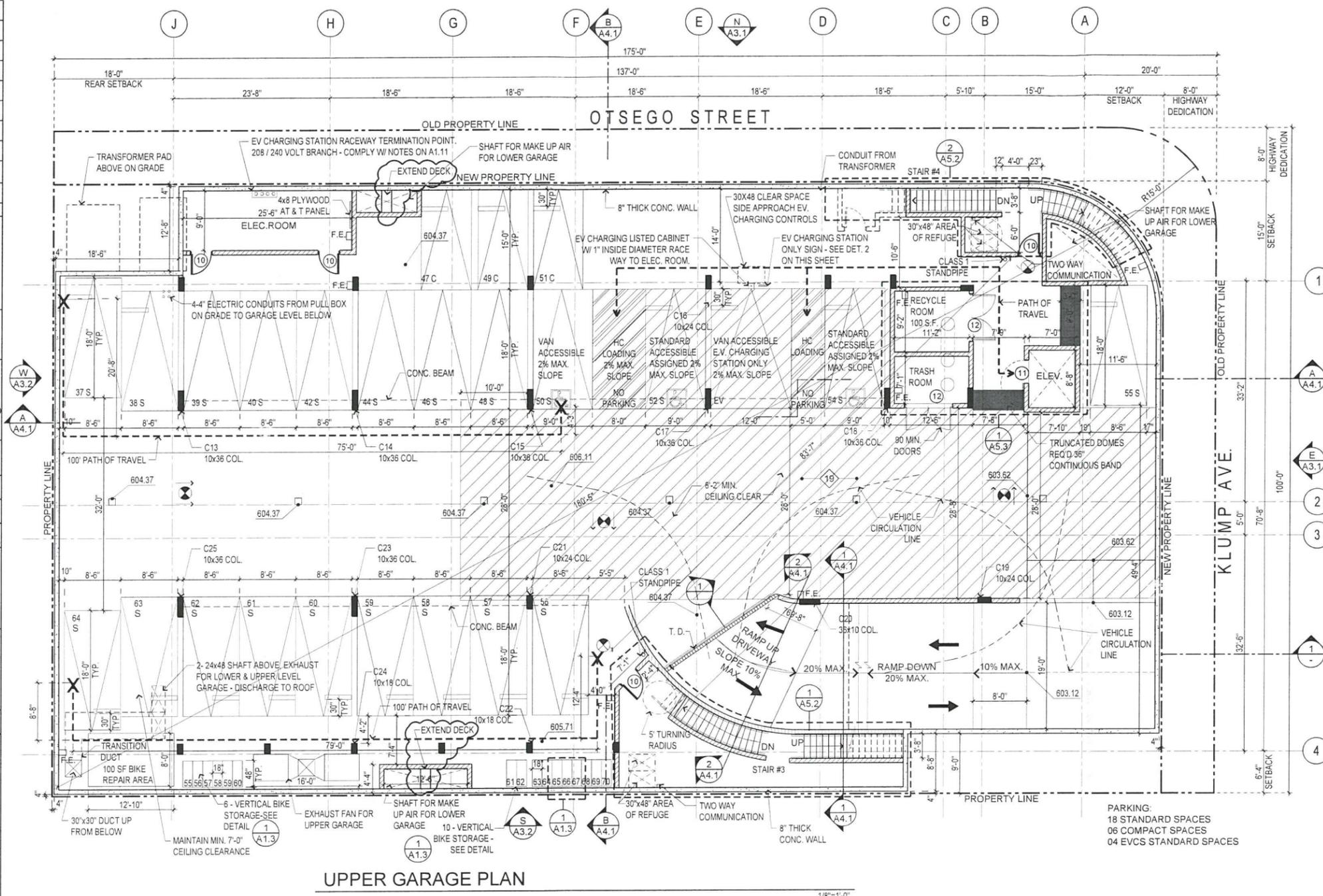
**GARAGE PLAN SHEET NOTES**

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2. PROVIDE APPROVED MECHANICAL VENTILATION SYSTEM FOR GARAGE. THE SYSTEM SHALL BE DESIGNED TO GIVE UNIFORM MOVEMENT OF AIR SUFFICIENT TO PROVIDE ONE COMPLETE CHANGE OF AIR EVERY 15 MINUTES. WHERE A MECHANICAL EXHAUST SYSTEM IS USED THE EXHAUST VENTILATION TAKEN AT THE POINT WITHIN 18" OF THE FLOOR LEVEL. VENTILATION DUCT OPENING SHALL BE SPACED NOT FARTHER THAN 50' APART AROUND THE PERIMETER OF THE GARAGE.
3. NOT USED
4. IF PARKING SPACES ARE ASSIGNED TO EACH RESIDENTIAL UNIT, THEN PROVISIONS SHALL BE MADE FOR ALLOCATING DISABLED PARKING SPACES TO UNIT OCCUPIED BY DISABLED RESIDENCE REGARDLESS OF UNIT LOCATION. THE OPTION OF REALLOCATING ACCESSIBLE PARKING SPACE TO A UNIT OCCUPIED BY DISABLED RESIDENCE SHALL REMAIN FOR THE LIFE OF THE PROJECT.
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6. ALL STALLS SHALL BE DOUBLE STRIPED PER AND ZONING CODE SECTION 12.21.C5(e), (f), (g)
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8. THIS BUILDING AND GARAGE SHALL BE FULLY SPRINKLERED COMPLYING WITH (NFPA-13) SYSTEM
9. THROUGH PENETRATION SHALL BE PROTECTED BY AN APPROVED THROUGH-PENETRATION FIRE TOP SYSTEM INSTALLED AND TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER (2.49pa). THE SYSTEM SHALL HAVE AN F-RATING AND T-RATING OF NOT LESS THAN 1 HOUR BUT NOT LESS THAN THE REQUIRED RATING OF THE FLOOR PENETRATED.
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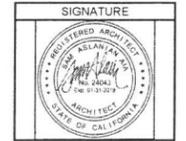
**GARAGE PLAN SHEET KEY NOTES**

- 1 INDICATES FLR./TRENCH DRAIN, CONNECT TO SUMP PUMP SYSTEM PER PLMG. PLANS. VERIFY LOCATION & NO. OF DRAINS PRIOR TO CONST.
- 2 INDICATES LINE OF PARKING EXHAUST SHAFT ABOVE. VERIFY SIZE WITH MECH. PLANS PRIOR TO CONSTRUCTION.
- 3 INDICATES LINE OF TURNING CLEARANCE REQUIREMENTS.
- 4 INDICATES LINE OF PROPOSED ELECTRIC TRANSFORMER LOCATION ABOVE. PROVIDE MIN. OF 3'-0" CLEARANCE ALL AROUND THE PAD.
- 5 LINE OF SLAB/BLDG. ABOVE.
- 6 INDICATES FIRE SPRINKLER HEAD ABOVE. INSTALL MIN. ONE AT TRASH ENCLOSURE AND ONE AT RECYCLING AREA.
- 7 GALV. METAL GATE WITH MIN. 8'-2" HEAD CLEARANCE AND VOICE RESPONSE SYSTEM WITH MIN. 40' STACKING DISTANCE FROM PROPERTY LINE.
- 8 SLOPE GARAGE SLAB TO DRAIN MAINTAIN MAX. 2% SLOPE AT ACCESSIBLE PARKING/ACCESSIBLE ROUTE/ACCESSIBLE ROUTE TO ELEVATOR, ETC. MAX. 5% IN OTHER AREA.
- 9 INDICATES LINE OF 1/2" GYPSUM BOARD FINISH INSTALLED OVER METAL STUDS/FURRING CHANNEL TYPICAL WALLS AND CEILING.
- 10 CROSSED HATCH AREA INDICATES MINIMUM 8'-2" HEAD CLEARANCE.
- 11 INDICATES 3'-0" WIDE BAND OF TRUNCATED DOMES, ADA DETECTABLE WARNING SYSTEM.
- 12 PLANTER AREA FOR WATERPROOFING AND PLANTER DRAINS REFER TO LANDSCAPE PLANS.
- 13 INDICATES MAIL BOX LOCATION. CONTRACTOR TO VERIFY W/USPS PRIOR TO CONST.
- 14 SLIP RESISTANCE TILE FLOORING SURFACE.
- 15 TRASH/RECYCLING CHUTE OPENING.
- 16 VENT SHAFT, SEE MECH. PLANS, PROVIDE FIRE DAMPER PER MECH.
- 17 PRECAST CONC. CAR WHEEL STOP.
- 18 3'-0" HIGH, 3" DIA. STEEL PIPE BOLLARDS
- 19 MAINTAIN 8'-2" MIN. VERTICAL CLEARANCE TO AND FORM ACCESSIBLE PARKING STALL AND LOADING AISLES AND DRIVE AISLES THROUGHOUT PARKING GARAGE.
- 20 WHERE MULTIPLE CHARGING SPACES ARE REQUIRED, EVSE TO BE WALL MOUNT BY "EVSE LLC" AND RACEWAY PER ELECTRICAL PLANS. EV SPACES WITHIN THE COMMON PARKING AREA SERVING R-OCCUPANCIES, SHALL HAVE LABELS POSTED STATING "EV CAPABLE" AT BOT THE EV CHARGING SPACE AND AT A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUB PANEL. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACE AT FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED. THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTLY SHALL IDENTIFY THE OVER CURRENT PROTECTIVE DEVICES (S) RESERVED FOR FUTURE EV CHARGING PURPOSE AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRIC CODE.

**UPPER GARAGE PLAN**



**SAM ASLANIAN ARCHITECT**  
 19951 TURNBERRY DRIVE  
 TARZANA, CA 91356  
 TEL: 818.383.2327  
 FAX: 818.301.2703  
 E-MAIL: saslanian@yahoo.com  
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**OWNER**  
 ASLANIAN VICTORY, L.L.C.  
 3501 OCEAN VIEW BLVD.  
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 OFFICE PHONE: 818.790.070  
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**CONSULTANT**

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DATE	ISSUED FOR

**NOTES**  
 THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND NO REPRODUCTION OR REUSE OF THESE PLANS OR SPECIFICATIONS IN ANY MANNER IS PERMITTED WITHOUT THE WRITTEN CONSENT OF SAM ASLANIAN ARCHITECTS. WITHOUT PREVIOUS WRITTEN PERMISSION FROM SAM ASLANIAN ARCHITECTS, NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN CONSENT OF SAM ASLANIAN ARCHITECTS, NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN CONSENT OF SAM ASLANIAN ARCHITECTS, NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

DATE
10-09-2018
DRAWN
CHECKED
PROJECT
JULIE 88
SHEET TITLE
UPPER GARAGE PLAN
SHEET OF
A2.1b

FEB 11 2019

**EXHIBIT "A"**  
 Page No. 5 of 24  
 Case No. DL-2018-1257-TOL

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**SAM ASLANIAN ARCHITECT**  
 19951 TURNBERRY DRIVE  
 TAYLOR CA 91356  
 TEL: 818.383.3237  
 FAX: 818.301.2703  
 E-MAIL: saslanian@yahoo.com  
 www.aslanianarchitects.com



**OWNER**  
 ASLANIAN VICTORY, L.L.C.  
 3501 OCEAN VIEW BLVD.  
 GLENDALE, CA 91208  
 OFFICE PHONE: 818.790.6070  
 OFFICE FAX: 818.790.6052  
 EMAIL: ARTHUR@LJPROP.COM

**CONSULTANT**

**PROJECT TITLE**  
 JULIE 88  
 70 UNIT APARTMENT BUILDING  
 11246 OTSEGO STREET  
 NORTH HOLLYWOOD, CA 91601

DATE	REVISIONS

DATE	ISSUED FOR

DATE	REVISIONS
11-21-2018	DRAWN
	CHECKED
	PROJECT

DATE	REVISIONS

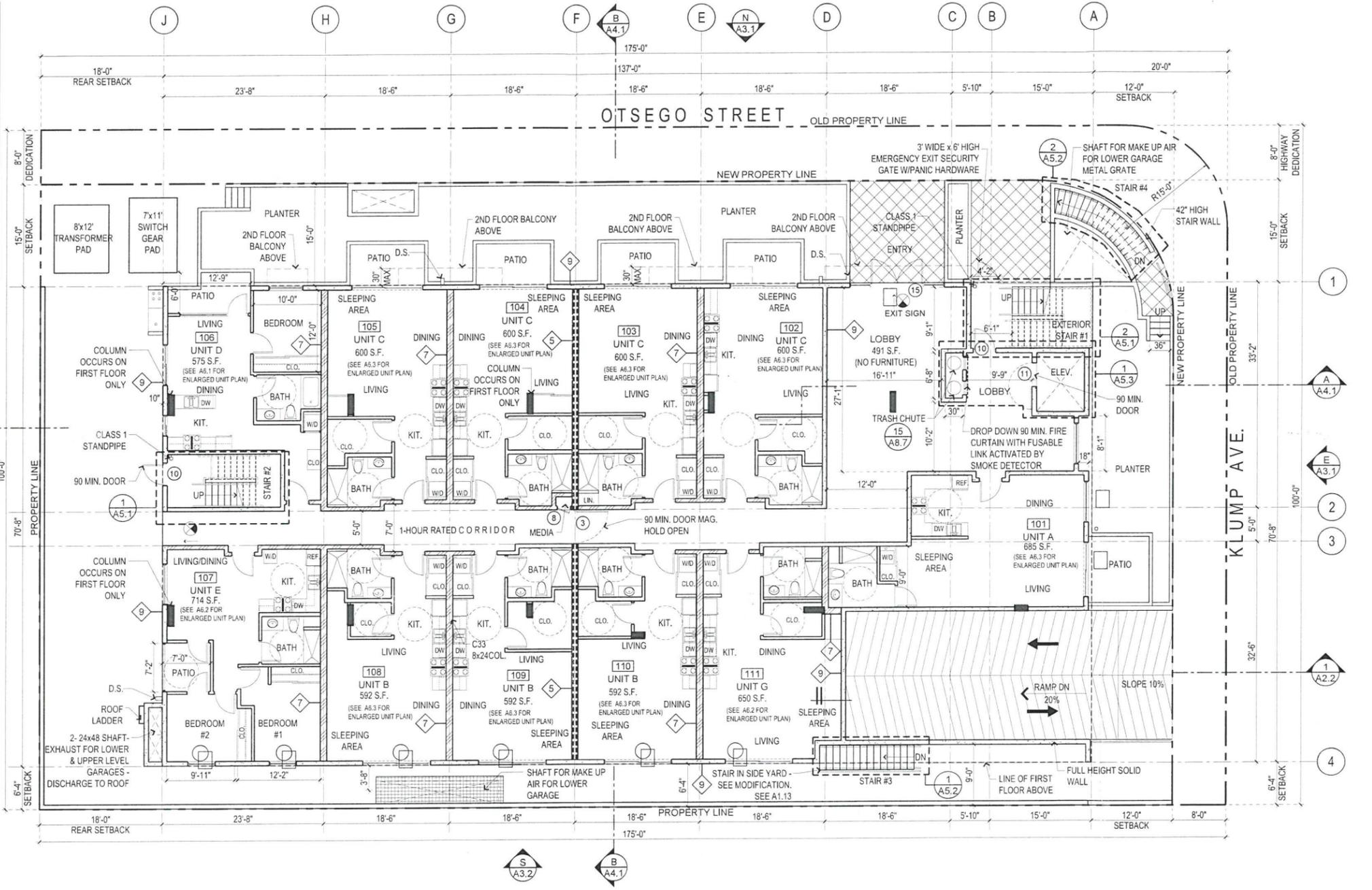
BUILDING DATA				
OCCUPANCY	TYPE OF CONSTRUCTION	HEIGHT	FIRE SPRINKLER	TOTAL NO. OF DWELLING
R-2 S-2	RES.: III A GAR.: I-A	5-STORY O/ 2-STORY GAR.	NFPA-13 NFPA-13	70

SHEET LEGEND			
CALL OUT SYMBOL	DESCRIPTION	CALL OUT SYMBOL	DESCRIPTION
1	4" NOM. STUD WALL	8	CMU WALL
2	6" NOM. STUD WALL	9	CAST IN PLACE CONC. WALL/CLG.
3	8" NOM. STUD WALL	10	2-HR EXT. BEARING WALL
4	1-HOUR FIRE PARTITION WALL	11	INDICATES FURRED CLG.
5	2-HOUR FIRE PARTITION WALL	12	NOTES CEILING HT.
6	2-HR WALL	13	EXIT SIGN PER C.B.C. SEC. 1003.2.8 & 1003.2.9
7	2-HR STAGG. STUD WALL 1-HR WALL, STC-50	14	INDICATES 1-HR RATED CLG. W/ NO PENETRATION ALLOWED

- BUILDING PLAN SHEET NOTES**
- ALTERNATE EQUAL PROTECTION OF OPENINGS AT EXIT COURT WITH LESS THAN 10 FEET WIDTH SHALL COMPLY WITH THE FOLLOWING:
    - WATER CURTAIN SPRINKLER SYSTEM IS INSTALLED OVER EACH OPENING ON THE INSIDE OF THE BUILDING.
    - MECHANICAL PLAN CHECK APPROVAL AND PERMIT SHALL BE OBTAINED PRIOR TO SPRINKLER INSTALLATION.
    - A MINIMUM 18" DEEP DRAFT STOP SHALL BE PROVIDED IMMEDIATELY ADJACENT TO THE PROTECTED OPENING AS REQUIRED BY 5-13.4 OF DIVISION 20 OF THE PLUMBING CODE.
  - INSTALL WITHIN PROJECT AN AIR INFILTRATION SYSTEM (EITHER CHARCOAL OR ELECTRONIC) TO REDUCE AIR QUALITY EFFECTS ON THE PROJECT RESIDENTS.
  - STAIR, ELEVATOR, MECHANICAL AND TRASH CHUTE SHAFTS SHALL BE 2-HR FIRE RESISTIVE CONST.
  - PENETRATIONS OF FIRE RESISTIVE WALLS, FLOOR/CEILINGS, & ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN U.B.C. SEC. 709 & 710.
  - PORTABLE FIRE EXTINGUISHERS MINIMUM REQ.:
    - PROVIDE A MIN. OF ONE 2-A/10-B-C CLASSIFICATION FIRE EXTINGUISHER WITHIN 75 FT. TRAVEL DISTANCE FOR EACH 6000 SQ. FT. OR PORTION THEREOF.
    - VERIFY LOCATION, TYPE REQUIRED NUMBER OF FIRE EXTINGUISHER WITH LOCAL FIRE DEPARTMENT PRIOR TO INSTALLATION.
    - INSTALL SEMI-RECESSED FIRE EXTINGUISHER IN STUD WALLS PER REFERENCED DETAIL.
  - MEANS OF EGRESS IDENTIFICATION:
    - PROVIDE INTERNAL ILLUMINATED EXIT SIGNS PER C.B.C. SEC. 1003.2.8.
    - PROVIDE FLR LEVEL EXIT SIGNS & APPROVED PATH MARKING PER C.B.C. SEC. 1007.6.2.
    - EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. PROVIDE BACKUP POWER IN CASE OF PRIMARY POWER LOSS IN CONFORMANCE W/ C.B.C. SEC. 1005.2.8.5.
    - ADDITIONAL EXIT SIGNS MAY BE REQUIRED AND LOCATIONS ARE SUBJECT TO CHANGE DURING FINAL INSPECTION.
  - FIRE ALARM SYSTEM:
    - BLDG. SHALL HAVE APPROVED MANUAL & AUTO. FIRE ALARM SYSTEM PER C.B.C. SEC. 310.10 & U.F.C. ART. 14.
    - WHEN SERVING MORE THAN 100 SPRINKLER HEADS, AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE SUPERVISED BY APPROVED CENTRAL PROPRIETARY OR REMOTE STATION SERVICE.
    - FIRE SPRINKLER SYSTEM SHALL BE SUBMITTED TO THE BUILDING DEPARTMENTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
  - IN FOUR OR MORE STORIES BUILDING AT LEAST ONE ELEVATOR CAR SHALL BE SUCH A SIZE AND ARRANGEMENT TO ACCOMMODATE AN AMBULANCE STRETCHER 24"x84".

**BUILDING PLAN CONSTRUCTION NOTES**

ROOF/CLG. ASSEMBLIES SHALL BE ONE-HOUR RATED FIRE-RESISTIVE CONSTRUCTION.	INTERIOR WALL INTERSECTIONS AT 1-HR RATED FIRE-RESISTIVE CONST. SHALL BE PER:
FLOOR/CEILING ASSEMBLIES SEPARATING UNITS IN THE SAME BUILDING SHALL BE 1-HR. RATED FIRE-RESISTIVE CONST. PER:	HORIZONTAL STRUCTURAL MEMBERS (BEAMS) & THEIR SUPPORT (POSTS) SHALL BE INDIVIDUALLY FIRE PROTECTED WHEN HORIZONTAL MEMBER SUPPORTS DIRECTLY APPLIED LOADS FROM A FLOOR & A ROOF OR MORE THAN ONE FLOOR. CBC SECTION 704.2.6
FLOOR/CEILING ASSEMBLIES WITHIN SAME UNIT SHALL BE 1-HR. RATED FIRE-RESISTIVE CONST. PER:	NOTE: COLUMNS MUST ALWAYS BE INDIVIDUALLY PROTECTED.
EXT. WALLS INCLUDING COURTYARD WALLS SHALL BE 1-HR. RATED FIRE-RESISTIVE CONST.	DUCT PENETRATIONS THROUGH RATED WALLS SHALL BE CONSTRUCTED PER DETAIL.
INTERIOR WALLS SHALL BE 1-HR. RATED FIRE-RESISTIVE CONST. SEE STRL. FOR INTERIOR BEARING WALL LOCATIONS.	FURRED CEILING BELOW ONE HOUR FIRE-RESISTIVE ASSEMBLIES SHALL BE CONSTRUCTED PER DETAIL.
DWELLING UNIT SEPARATION WALLS (PARTY WALLS) SHALL BE 1-HR. RATED FIRE-RESISTIVE CONST.	FOR TYPICAL INTERIOR WALL CORNER BEAD REFER TO:
FOR INTERSECTING WALLS AT ONE HOUR DWELLING SEPARATION WALL, REFER TO DETAIL.	TUB SHOWER AT DWELLING SEPARATION WALL SHALL BE PER:
FLOOR & ROOF TO EXT. WALL INTERSECTIONS AT 1-HR. RATED FIRE-RESISTIVE CONST. PER:	FOR RECESSED LIGHT FIXTURE AT 1-HR RATED CLG. REFER TO:
EXT. DECK ASSEMBLIES SHALL BE 1-HR. RATED F.R. CONST. PER:	ELEC. OUTLETS IN DWELL. UNIT SEPARATION WALLS CLG. FIXTURES IN CLG./FLR., PER:
2-HR AREA SEPARATION WALL (2-HR FIRE WALL) SHALL BE 2-HR. F.R. CONST. PER:	ONE HOUR INTERIOR STAIR SHALL BE CONSTRUCTED PER:
FOR INTERSECTING WALLS AT TWO HOUR AREA SEPARATION WALLS REFER TO DETAIL.	STAIR, ELEV., MECH. AND TRASH CHUTE SHAFTS WALLS (2-HR FIRE BARRIER) SHALL BE 2-HR FIRE RATED PER:
RECESSED MEDICINE CABT.S, ELEC. PANELS, FIRE EXTINGUISHER CABT.S AND WASHER/DRYER HOOK-UPS IN RATED WALLS SHALL BE PER REFERENCED DETAIL. SUCH CABT.S SHALL NOT BE LOCATED IN CORRIDOR, DWELLING UNIT SEP. OR AREA SEPARATION WALLS.	NOTE: ALL CAVITIES SHALL BE FIELD-UP WITH INSULATION.



**FIRST FLOOR PLAN**

NOTE: SEE ENLARGED UNIT PLANS ON A6.1 TO A6.4 FOR ADDITIONAL REQUIREMENTS

**OCCUPANT LOAD CALCULATION - CORRIDOR SINGLE 36" FIRE DOOR**  
 WEST SIDE OF FIRE DOOR: 3972/200 = 20 < 50 SINGLE DOOR SUFFICIENT  
 EAST SIDE OF FIRE DOOR: 4192/200 = 21 < 50 SINGLE DOOR SUFFICIENT

**AREA OF REFUSE:**  
 CORRIDOR AREA WEST OF FIRE DOOR: 341 S.F. / 3 = 113 > 23. COMPLIES  
 CORRIDOR AREA EAST OF FIRE DOOR: 1111 S.F. / 3 = 370 > 20. COMPLIES

**BUILDING PLAN SHEET KEYNOTES**

1	2-HR RATED GARAGE VENTILATION SHAFT. VERIFY SIZE WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
2	LINE OF FLAT ARCH / CEILING ABOVE.
3	LINE OF BUILDING OR BALCONY ABOVE.
4	INDICATES WATER CURTAIN SPRINKLER SYSTEM. SEE SHEET NOTE #1
5	INDICATES SCUPPER PER:
6	INDICATES LOCATION OF DECK/FLR. DRAIN. INSTALL PER DECK WATERPROOFING AND DECK DRAIN MFR. RECOMMENDATIONS.
7	INDICATES STAND PIPE AS REQUIRED BY LOCAL FIRE DEPARTMENT.
8	PLANTER AREA. FOR WATERPROOFING AND PLANTER DRAINS REFER TO LANDSCAPE PLANS.
9	PROPOSED MAIL BOX LOCATION. OBTAIN USPS APPROVAL PRIOR TO CONSTRUCTION.
10	INDICATES ELECTRIC TRANSFORMER LOCATION. REFER TO UTILITY PLANS.

NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION. (903.2.7)

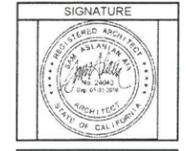
**EXHIBIT "A"**  
 Page No. 6 of 24  
 Case No. DR-2018-1257-TOL

FEB 11 2019



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**SAM ASLANIAN ARCHITECT**  
 19951 TURNBERRY DRIVE  
 TARZANA, CA 91356  
 TEL: 818.383.3237  
 FAX: 818.301.2703  
 E-MAIL: aslanian@yapoo.com  
 www.aslanianarchitects.com



**OWNER**  
 ASLANIAN VICTORY, L.L.C.  
 3501 OCEAN VIEW BLVD.  
 GLENDALE, CA 91208  
 OFFICE PHONE: 818.700.6070  
 OFFICE FAX: 818.790.6052  
 EMAIL: ARTHUR@LUPROP.COM

**CONSULTANT**

**PROJECT TITLE**  
 JULIE 88  
 70 UNIT APARTMENT BUILDING  
 11246 OTSEGO STREET  
 NORTH HOLLYWOOD, CA 91601

DATE	REVISIONS

DATE	ISSUED FOR

**NOTES**  
 THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE MODIFICATIONS HEREOF AS EXPRESSED LIMITED TO SUCH USE. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO THE ARCHITECT UPON COMPLETION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED BY HIMSELF OR HIS FIRM. THE ARCHITECT DOES NOT WARRANT ANY LIABILITY FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED BY HIMSELF OR HIS FIRM. THE ARCHITECT DOES NOT WARRANT ANY LIABILITY FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.

DATE	ISSUED FOR
11-21-2018	DRAWN
	CHECKED

PROJECT	SHEET TITLE	SHEET	OF
JULIE 88	SECOND FLOOR PLAN	A 2.3	

BUILDING DATA				
OCCUPANCY	TYPE OF CONSTRUCTION	HEIGHT	FIRE SPRINKLER	TOTAL NO. OF DWELLING
R-2 S-2	RES.: III A GAR.: I-A	5-STORY O/ 2-STORY GAR.	NFPA-13 NFPA-13	70

SHEET LEGEND				
CALL OUT SYMBOL	CALL OUT SYMBOL	CALL OUT SYMBOL	CALL OUT SYMBOL	CALL OUT SYMBOL
1	4" NOM. STUD WALL	8	CMU WALL	13
2	6" NOM. STUD WALL	9	CAST IN PLACE CONC. WALL/CLG.	14
3	8" NOM. STUD WALL	10	2-HR EXT. BEARING WALL	15
4	1-HOUR FIRE PARTITION WALL	11	INDICATES FURRED CLG.	16
5	2-HOUR FIRE PARTITION WALL	12	NOTES CEILING HT.	17
6	2-HR WALL	13	EXIT SIGN PER C.B.C. SEC. 1003.2.8 & 1003.2.9	18
7	2X6 STAGG. STUD WALL 1-HR. WALL, STC 50	14	INDICATES 1-HR RATED CLG. W/ NO PENETRATION ALLOWED	19

BUILDING PLAN SHEET NOTES	
1.	ALTERNATE EQUAL PROTECTION OF OPENINGS AT EXIT COURT WITH LESS THAN 10 FEET WIDTH SHALL COMPLY WITH THE FOLLOWING: 1. WATER CURTAIN SPRINKLER SYSTEM IS INSTALLED OVER EACH OPENING ON THE INSIDE OF THE BUILDING. 2. MECHANICAL PLAN CHECK APPROVAL AND PERMIT SHALL BE OBTAINED PRIOR TO SPRINKLER INSTALLATION. 3. A MINIMUM 18" DEEP DRAFT STOP SHALL BE PROVIDED IMMEDIATELY ADJACENT TO THE PROTECTED OPENING AS REQUIRED BY 5-14 OF DIVISION 20 OF THE PLUMBING CODE.
2.	INSTALL WITHIN PROTECT AN AIR INFILTRATION SYSTEM (EITHER CHARCOAL OR ELECTRONIC) TO REDUCE AIR QUALITY EFFECTS ON THE PROJECT RESIDENTS.
3.	STAIR, ELEVATOR, MECHANICAL AND TRASH CHUTE SHAFTS SHALL BE 2-HR. FIRE RESISTIVE CONST.
4.	PENETRATIONS OF FIRE RESISTIVE WALLS, FLOOR-CEILINGS, & ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN U.B.C. SEC. 709 & 710
5.	PORTABLE FIRE EXTINGUISHERS MINIMUM REQ.: A. PROVIDE A MIN. OF ONE 2-A/10-B-C CLASSIFICATION FIRE EXTINGUISHER WITHIN 75 FT. TRAVEL DISTANCE FOR EACH 5000 SQ. FT. OR PORTION THEREOF. B. VERIFY LOCATION, TYPE REQUIRED NUMBER OF FIRE EXTINGUISHER WITH LOCAL FIRE DEPARTMENT PRIOR TO INSTALLATION. C. INSTALL SEMI-RECESSED FIRE EXTINGUISHER IN STUD WALLS PER REFERENCED DETAIL.
6.	MEANS OF EGRESS IDENTIFICATION: A. PROVIDE INTERNALLY ILLUMINATED EXIT SIGNS, PER C.B.C. SEC. 1003.2.8. B. PROVIDE FLR LEVEL EXIT SIGNS & APPROVED PATH MARKING, PER C.B.C. SEC. 1007.6.2. C. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. PROVIDE BACKUP POWER IN CASE OF PRIMARY POWER LOSS IN CONFORMANCE W/ C.B.C. SEC. 1005.2.8.5. D. ADDITIONAL EXIT SIGNS MAY BE REQUIRED AND LOCATIONS ARE SUBJECT TO CHANGE DURING FINAL INSPECTION.
7.	FIRE ALARM SYSTEM: A. BLDG. SHALL HAVE APPROVED MANUAL & AUTO. FIRE ALARM SYSTEM PER C.B.C. SEC. 310.10 & U.F.C. ART. 14. B. WHEN SERVING MORE THAN 100 SPRINKLER HEADS, AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE SUPERVISED BY APPROVED CENTRAL PROPRIETARY OR REMOTE STATION SERVICE. C. FIRE SPRINKLER SYSTEM SHALL BE SUBMITTED TO THE BUILDING DEPARTMENTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
8.	IN FOUR OR MORE STORIES BUILDING AT LEAST ONE ELEVATOR CAR SHALL BE SUCH A SIZE AND ARRANGEMENT TO ACCOMMODATE AN AMBULANCE STRETCHER 24"X84".

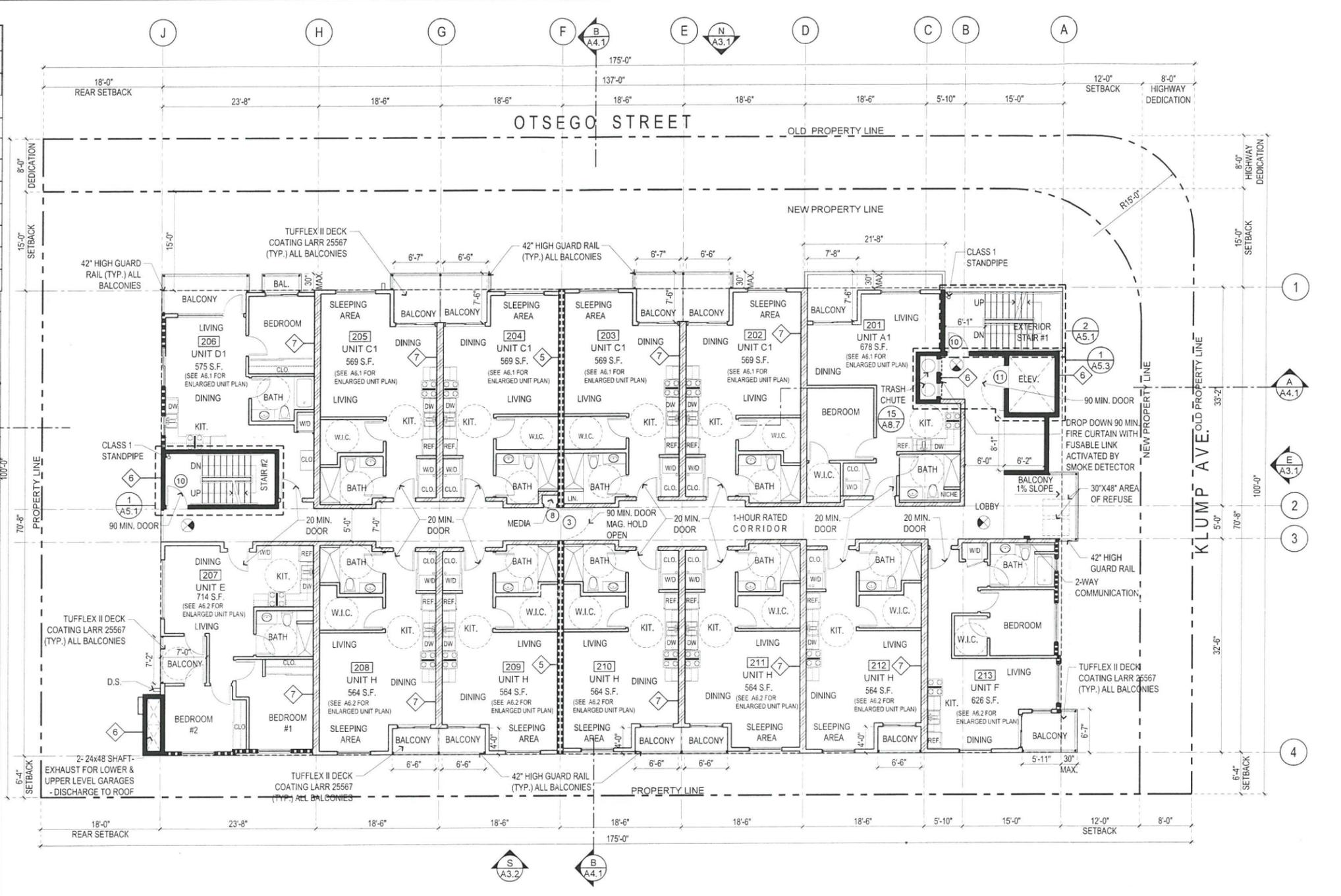
BUILDING PLAN CONSTRUCTION NOTES	
ROOF/CLG. ASSEMBLIES SHALL BE ONE-HOUR RATED FIRE-RESISTIVE CONSTRUCTION.	INTERIOR WALL INTERSECTIONS AT 1-HR. RATED FIRE-RESISTIVE CONST. SHALL BE PER.
FLOOR/CEILING ASSEMBLIES SEPARATING UNITS IN THE SAME BUILDING SHALL BE 1-HR. RATED FIRE-RESISTIVE CONST. PER.	HORIZONTAL STRUCTURAL MEMBERS (BEAMS) & THEIR SUPPORT (POSTS) SHALL BE INDIVIDUALLY FIRE PROTECTED WHEN HORIZONTAL MEMBER SUPPORTS DIRECTLY APPLIED LOADS FROM A FLOOR & A ROOF OR MORE THAN ONE FLOOR. CBC SECTION 704.2.6
FLOOR/CEILING ASSEMBLIES WITHIN SAME UNIT SHALL BE 1-HR. RATED FIRE-RESISTIVE CONST. PER.	NOTE: COLUMNS MUST ALWAYS BE INDIVIDUALLY PROTECTED.
EXT. WALLS INCLUDING COURTYARD WALLS SHALL BE 1-HR. RATED FIRE-RESISTIVE CONST.	DUCT PENETRATIONS THROUGH RATED WALLS SHALL BE CONSTRUCTED PER DETAIL.
INTERIOR WALLS SHALL BE 1-HR. RATED FIRE-RESISTIVE CONST. SEE DETAIL FOR INTERIOR BEARING WALL LOCATIONS.	FURRED CEILING BELOW ONE HOUR FIRE-RESISTIVE ASSEMBLIES SHALL BE CONSTRUCTED PER DETAIL.
DWELLING UNIT SEPARATION WALLS (PARTY WALLS) SHALL BE 1-HR. RATED FIRE-RESISTIVE CONST.	FOR TYPICAL INTERIOR WALL CORNER BEAD REFER TO:
FOR INTERSECTING WALLS AT ONE HOUR DWELLING SEPARATION WALL, REFER TO DETAIL.	TUB SHOWER AT DWELLING SEPARATION WALL SHALL BE PER:
FLOOR & ROOF TO EXT. WALL INTERSECTIONS AT 1-HR. RATED FIRE-RESISTIVE CONST. PER.	FOR RECESSED LIGHT FIXTURE AT 1-HR. RATED CLG. REFER TO
EXT. DECK ASSEMBLIES SHALL BE 1-HR. RATED F.R. CONST. PER.	ELEC. OUTLETS IN DWELL UNIT SEPARATION WALLS CLG. FIXTURES IN CLG./FLR. PER.
2-HR AREA SEPARATION WALL (2 HR. FIRE WALL) SHALL BE 2-HR. F.R. CONST. PER.	ONE HOUR INTERIOR STAIR SHALL BE CONSTRUCTED PER.
FOR INTERSECTING WALLS AT TWO HOUR AREA SEPARATION WALLS REFER TO DETAIL.	
STAIR, ELEV., MECH. AND TRASH CHUTE SHAFTS WALLS (2-HR. FIRE BARRIER) SHALL BE 2-HR. FIRE RATED PER:	
RECESSED MEDICINE CABT S, ELEC. PANELS, FIRE EXTINGUISHER CABT S AND WASHER/DRYER HOOK-UPS IN RATED WALLS SHALL BE PER REFERENCED DETAIL. SUCH CABT S SHALL NOT BE LOCATED IN CORRIDOR, DWELLING UNIT SEP. OR AREA SEPARATION WALLS.	

BUILDING PLAN SHEET KEYNOTES	
1	2-HR RATED GARAGE VENTILATION SHAFT. VERIFY SIZE WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
2	LINE OF FLAT ARCH / CEILING ABOVE.
3	LINE OF BUILDING OR BALCONY ABOVE.
4	INDICATES WATER CURTAIN SPRINKLER SYSTEM. SEE SHEET NOTE #1
5	INDICATES SCUPPER PER:
6	INDICATES LOCATION OF DECK/FLR. DRAIN. INSTALL PER DECK WATERPROOFING AND DECK DRAIN MFR. RECOMMENDATIONS.
7	INDICATES STAND PIPE AS REQUIRED BY LOCAL FIRE DEPARTMENT.
8	PLANTER AREA. FOR WATERPROOFING AND PLANTER DRAINS REFER TO LANDSCAPE PLANS.
9	PROPOSED MAIL BOX LOCATION. OBTAIN USPS APPROVAL PRIOR TO CONSTRUCTION.
10	INDICATES ELECTRIC TRANSFORMER LOCATION. REFER TO UTILITY PLANS.

NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION. (903.2.7)



**BUILDING PLAN SHEET KEYNOTES**

NOTE: SEE ENLARGED UNIT PLANS ON A6.1 TO A6.4 FOR ADDITIONAL REQUIREMENTS

**SECOND FLOOR PLAN**

NOTE: INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803. SPECIFY THE CLASSIFICATIONS PER TABLE 803.11 AND SECTION 803.1.

OCCUPANT LOAD CALCULATION - CORRIDOR SINGLE 36" FIRE DOOR  
 WEST SIDE OF FIRE DOOR: 4040/200 = 20 < 50 SINGLE DOOR SUFFICIENT  
 EAST SIDE OF FIRE DOOR: 4540/200 = 23 < 50 SINGLE DOOR SUFFICIENT

AREA OF REFUSE:  
 CORRIDOR AREA WEST OF FIRE DOOR: 341 S.F. / 3 = 113 > 23, COMPLIES  
 CORRIDOR AREA EAST OF FIRE DOOR: 1111 S.F. / 3 = 370 > 20, COMPLIES

**FEB 11 2019**

**EXHIBIT "A"**  
 Page No. 7 of 24  
 Case No. DIR-2018-1257-TOC

**DI**



**OWNER**  
 ASLANIAN VICTORY, L.L.C.  
 3501 OCEAN VIEW BLVD.  
 GLENDALE, CA 91208  
 OFFICE PHONE: 818.790.6070  
 OFFICE FAX: 818.790.6052  
 EMAIL: ARTHUR@LPROP.COM

**CONSULTANT**

**PROJECT TITLE**  
 JULIE 88  
 70 UNIT APARTMENT BUILDING  
 11246 OTSEGO STREET  
 NORTH HOLLYWOOD, CA 91601

DATE	REVISIONS

DATE	ISSUED FOR

**NOTES**  
 THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND NO PART THEREOF IS EXPRESSLY LIMITED TO SUCH USE. THESE PLANS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF SAM ASLANIAN ARCHITECT AND NO PART SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SAM ASLANIAN ARCHITECT. ANY REUSE OF THESE PLANS AND SPECIFICATIONS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF SAM ASLANIAN ARCHITECT SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SAM ASLANIAN ARCHITECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND FOR OBTAINING ALL NECESSARY CONSENTS FROM ALL APPLICABLE PARTIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM ALL APPLICABLE PARTIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM ALL APPLICABLE PARTIES.

DATE
11-21-2018

**PROJECT**  
 JULIE 88

**SHEET TITLE**  
 THIRD FLOOR PLAN

SHEET	OF
A 2.4	

DI

BUILDING DATA				
OCCUPANCY	TYPE OF CONSTRUCTION	HEIGHT	FIRE SPRINKLER	TOTAL NO. OF DWELLING
R-2 S-2	RES.: III A GAR.: I-A	5-STORY O/ 2-STORY GAR.	NFPA-13 NFPA-13	70

SHEET LEGEND	
CALL OUT SYMBOL	CALL OUT SYMBOL
1	4" NOM. STUD WALL
2	6" NOM. STUD WALL
3	8" NOM. STUD WALL
4	1-HOUR FIRE PARTITION WALL
5	2-HOUR FIRE PARTITION WALL
6	2-HR WALL
7	2HS STAGG. STD WALL 1HR. WALL, STC.50
8	CMU WALL
9	CAST IN PLACE CONC. WALL/CLG.
10	2-HR EXT. BEARING WALL
11	INDICATES FURRED CLG.
12	NOTES CEILING HT.
13	EXIT SIGN PER C.B.C. SEC. 1003.2.8 & 1003.2.9
14	INDICATES 1-HR RATED CLG. W/ NO PENETRATION ALLOWED

**BUILDING PLAN SHEET NOTES**

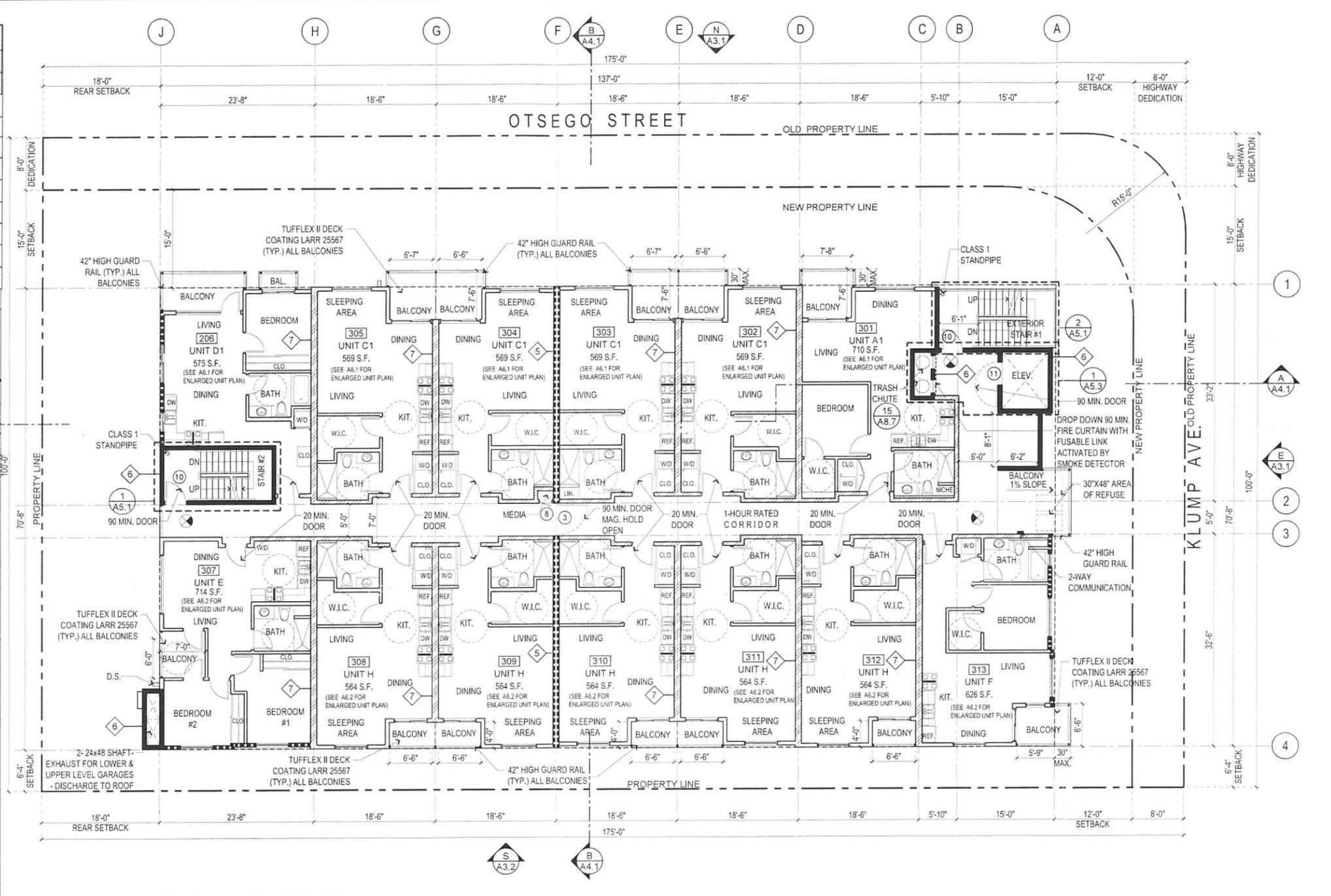
- ALTERNATE EQUAL PROTECTION OF OPENINGS AT EXIT COURT WITH LESS THAN 10 FEET WIDTH SHALL COMPLY WITH THE FOLLOWING:  
 1. WATER CURTAIN SPRINKLER SYSTEM IS INSTALLED OVER EACH OPENING ON THE INSIDE OF THE BUILDING.  
 2. MECHANICAL PLAN CHECK APPROVAL AND PERMIT SHALL BE OBTAINED PRIOR TO SPRINKLER INSTALLATION.  
 3. A MINIMUM 18" DEEP DRAFT STOP SHALL BE PROVIDED IMMEDIATELY ADJACENT TO THE PROTECTED OPENING AS REQUIRED BY 5-13.4 OF DIVISION 20 OF THE PLUMBING CODE.
- INSTALL WITHIN PROJECT AN AIR INFILTRATION SYSTEM (EITHER CHARCOAL OR ELECTRONIC) TO REDUCE AIR QUALITY EFFECTS ON THE PROJECT RESIDENTS.
- STAIR, ELEVATOR, MECHANICAL AND TRASH CHUTE SHAFTS SHALL BE 2-HR. FIRE RESISTIVE CONST.
- PENETRATIONS OF FIRE RESISTIVE WALLS, FLOOR-CEILINGS, & ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN U.C.C. SEC. 709 & 710.
- PORTABLE FIRE EXTINGUISHERS MINIMUM REQ.:  
 A. PROVIDE A MIN. OF ONE 2-A/10-B-C CLASSIFICATION FIRE EXTINGUISHER WITHIN 75 FT. TRAVEL DISTANCE FOR EACH 8000 SQ. FT. OR PORTION THEREOF.  
 B. VERIFY LOCATION, TYPE REQUIRED NUMBER OF FIRE EXTINGUISHER WITH LOCAL FIRE DEPARTMENT PRIOR TO INSTALLATION.  
 C. INSTALL SEMI-RECESSED FIRE EXTINGUISHER IN STUD WALLS PER REFERENCED DETAIL.
- MEANS OF EGRESS IDENTIFICATION:  
 A. PROVIDE INTERNAL, ILLUMINATED EXIT SIGNS, PER C.B.C. SEC. 1003.2.8.  
 B. PROVIDE FLR. LEVEL EXIT SIGNS & APPROVED PATH MARKING, PER C.B.C. SEC. 1007.6.2.  
 C. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. PROVIDE BACKUP POWER IN CASE OF PRIMARY POWER LOSS IN CONFORMANCE W/ C.B.C. SEC. 1005.2.8.5.  
 D. ADDITIONAL EXIT SIGNS MAY BE REQUIRED AND LOCATIONS ARE SUBJECT TO CHANGE DURING FINAL INSPECTION.
- FIRE ALARM SYSTEM:  
 A. BLDG. SHALL HAVE APPROVED MANUAL & AUTO. FIRE ALARM SYSTEM PER C.B.C. SEC. 310.10 & U.C. ART. 14.  
 B. WHEN SERVING MORE THAN 100 SPRINKLER HEADS, AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE SUPERVISED BY APPROVED CENTRAL PROPRIETARY OR REMOTE STATION SERVICE.  
 C. FIRE SPRINKLER SYSTEM SHALL BE SUBMITTED TO THE BUILDING DEPARTMENTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- IN FOUR OR MORE STORIES BUILDING AT LEAST ONE ELEVATOR CAR SHALL BE SUCH A SIZE AND ARRANGEMENT TO ACCOMMODATE AN AMBULANCE STRETCHER 24"X84".

**BUILDING PLAN CONSTRUCTION NOTES**

ROOF/CLG. ASSEMBLIES SHALL BE ONE-HOUR RATED FIRE-RESISTIVE CONSTRUCTION.	INTERIOR WALL INTERSECTIONS AT 1-HR. RATED FIRE-RESISTIVE SHALL BE PER.
FLOOR/CEILING ASSEMBLIES SEPARATING UNITS IN THE SAME BUILDING SHALL BE 1-HR. RATED FIRE-RESISTIVE CONST. PER.	HORIZONTAL STRUCTURAL MEMBERS (BEAMS) & THEIR SUPPORT (POSTS) SHALL BE INDIVIDUALLY FIRE PROTECTED WHEN HORIZONTAL MEMBER SUPPORTS DIRECTLY APPLIED LOADS FROM A FLOOR & A ROOF OR MORE THAN ONE FLOOR. CBC SECTION 704.2.6
FLOOR/CEILING ASSEMBLIES WITHIN SAME UNIT SHALL BE 1-HR. RATED FIRE-RESISTIVE CONST. PER.	NOTE: COLUMNS MUST ALWAYS BE INDIVIDUALLY PROTECTED.
EXT. WALLS INCLUDING COURTYARD WALLS SHALL BE 1-HR. RATED FIRE-RESISTIVE CONST.	DUCT PENETRATIONS THROUGH RATED WALLS SHALL BE CONSTRUCTED PER DETAIL.
INTERIOR WALLS SHALL BE 1-HR. RATED FIRE-RESISTIVE CONST. SEE STRL. FOR INTERIOR BEARING WALL LOCATIONS.	FURRED CEILING BELOW ONE HOUR FIRE-RESISTIVE ASSEMBLIES SHALL BE CONSTRUCTED PER DETAIL.
DWELLING UNIT SEPARATION WALLS (PARTY WALLS) SHALL BE 1-HR. RATED FIRE-RESISTIVE CONST.	FOR TYPICAL INTERIOR WALL CORNER BEAD REFER TO.
FOR INTERSECTING WALLS AT ONE HOUR DWELLING SEPARATION WALL, REFER TO DETAIL.	TUB SHOWER AT DWELLING SEPARATION WALL SHALL BE PER.
FLOOR & ROOF TO EXT. WALL INTERSECTIONS AT 1-HR. RATED FIRE-RESISTIVE CONST. PER.	FOR RECESSED LIGHT FIXTURE AT 1-HR. RATED CLG. REFER TO.
EXT. DECK ASSEMBLIES SHALL BE 1-HR. RATED F.R. CONST. PER.	ELEC. OUTLETS IN DWELL UNIT SEPARATION WALLS CLG. FIXTURES IN CLG./FLR. PER.
2-HR AREA SEPARATION WALL (2 HR. FIRE WALL) SHALL BE 2-HR. F.R. CONST. PER.	ONE HOUR INTERIOR STAIR SHALL BE CONSTRUCTED PER.
FOR INTERSECTING WALLS AT TWO HOUR AREA SEPARATION WALLS REFER TO DETAIL.	
STAIR, ELEV., MECH. AND TRASH CHUTE SHAFTS WALLS (2HR. FIRE BARRIER) SHALL BE 2-HR. FIRE RATED PER.	
RECESSED MEDICINE CABT.S, ELEC. PANELS, FIRE EXTINGUISHER CABT.S AND WASHER/DRYER HOOK-UPS IN RATED WALLS SHALL BE PER REFERENCED DETAIL. SUCH CABT.S SHALL NOT BE LOCATED IN CORRIDOR, DWELLING UNIT SEP. OR AREA SEPARATION WALLS.	

**NOTE: ALL CAVITIES SHALL BE FILD-UP WITH INSULATION.**



**BUILDING PLAN SHEET KEYNOTES**

1	2-HR RATED GARAGE VENTILATION SHAFT. VERIFY SIZE WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
2	LINE OF FLAT ARCH / CEILING ABOVE.
3	LINE OF BUILDING OR BALCONY ABOVE.
4	INDICATES WATER CURTAIN SPRINKLER SYSTEM. SEE SHEET NOTE #1
5	INDICATES SCUPPER PER.
6	INDICATES LOCATION OF DECK/FLR. DRAIN. INSTALL PER DECK WATERPROOFING AND DECK DRAIN MFR. RECOMMENDATIONS.
7	INDICATES STAND PIPE AS REQUIRED BY LOCAL FIRE DEPARTMENT.
8	PLANTER AREA. FOR WATERPROOFING AND PLANTER DRAINS REFER TO LANDSCAPE PLANS.
9	PROPOSED MAIL BOX LOCATION. OBTAIN USPS APPROVAL PRIOR TO CONSTRUCTION.
10	INDICATES ELECTRIC TRANSFORMER LOCATION. REFER TO UTILITY PLANS.

**NOTE:** THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION \* (903.2.7)

**THIRD FLOOR PLAN**

**NOTE:** SEE ENLARGED UNIT PLANS ON A6.1 TO A6.4 FOR ADDITIONAL REQUIREMENTS

**OCCUPANT LOAD CALCULATION - CORRIDOR SINGLE 36" FIRE DOOR**  
 WEST SIDE OF FIRE DOOR: 4040/200 = 20 < 50 SINGLE DOOR SUFFICIENT  
 EAST SIDE OF FIRE DOOR: 4540/200 = 23 < 50 SINGLE DOOR SUFFICIENT

**AREA OF REFUSE:**  
 CORRIDOR AREA WEST OF FIRE DOOR: 341 S.F. / 3 = 113 > 23. COMPLIES  
 CORRIDOR AREA EAST OF FIRE DOOR: 1111 S.F. / 3 = 370 > 20. COMPLIES

1/8"=1'-0"

**NOTE:** INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803. SPECIFY THE CLASSIFICATIONS PER TABLE 803.11 AND SECTION 803.1.

FEB 11 2019  
**EXHIBIT "A"**  
 Page No. 8 of 24  
 Case No. DL-2018-1257-TDC







**OWNER**  
 ASLANIAN VICTORY, L.L.C.  
 3501 OCEAN VIEW BLVD.  
 GLENDALE, CA 91208  
 OFFICE FAX: 818.790.6070  
 OFFICE FAX: 818.790.6052  
 EMAIL: ARTHUR@LJPROP.COM

**CONSULTANT**

**PROJECT TITLE**  
 JULIE 88  
 70 UNIT APARTMENT BUILDING  
 11246 OTSEGO STREET  
 NORTH HOLLYWOOD, CA 91601

DATE	REVISIONS

DATE	ISSUED FOR

**NOTES**  
 THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICITY THEREOF IS EXPRESSLY LIMITED TO SUCH REUSE, REPRODUCTION OR PRODUCTION BY ANY OTHER PERSON OR FIRM WITHOUT THE WRITTEN TITLE TO THE PLANS AND SPECIFICATIONS SHALL BE LIMITED TO THE ORIGINAL ARCHITECT WITHOUT PREJUDICE. SAM ASLANIAN ARCHITECT WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS INCURRED FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND REVISIONS THAT THEY COMPLY OR FOR PROBLEMS INCURRED FROM OTHERS FAILURE TO OBTAIN AND FOLLOW THE SUBSEQUENT REVISIONS. GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, REVISIONS, TRADES, AMENDMENTS OR CONFLICTS WHICH ARE ALLEGED, VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

DATE
11-21-2018
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**PROJECT**  
 JULIE 88

**SHEET TITLE**  
 FIFTH FLOOR PLAN

SHEET	OF
A 2.6	

DI

BUILDING DATA				
OCCUPANCY	TYPE OF CONSTRUCTION	HEIGHT	FIRE SPRINKLER	TOTAL NO. OF DWELLING
R-2 S-2	RES.: III A GAR.: I-A	5-STORY O/ 2-STORY GAR.	NFPA-13 NFPA-13	70

SHEET LEGEND			
CALL OUT SYMBOL	CALL OUT SYMBOL	CALL OUT SYMBOL	CALL OUT SYMBOL
1	4" NOM. STUD WALL	8	CMU WALL
2	6" NOM. STUD WALL	9	CAST IN PLACE CONC. WALL/CLG.
3	8" NOM. STUD WALL	10	2-HR EXT. BEARING WALL
4	1-HOUR FIRE PARTITION WALL	11	INDICATES FURRED CLG.
5	2-HOUR FIRE PARTITION WALL	12	NOTES CEILING HT.
6	2-HR WALL	13	EXIT SIGN PER C.B.C. SEC. 1003.2.8 & 1003.2.9
7	216 STAGG. STUD WALL 1-HR WALL, STC-50	14	INDICATES 1-HR RATED CLG. W/ NO PENETRATION ALLOWED

BUILDING PLAN SHEET NOTES	
1.	ALTERNATE EQUAL PROTECTION OF OPENINGS AT EXIT COURT WITH LESS THAN 10 FEET WIDTH SHALL COMPLY WITH THE FOLLOWING: 1. WATER CURTAIN SPRINKLER SYSTEM IS INSTALLED OVER EACH OPENING ON THE INSIDE OF THE BUILDING. 2. MECHANICAL PLAN CHECK APPROVAL AND PERMIT SHALL BE OBTAINED PRIOR TO SPRINKLER INSTALLATION. 3. A MINIMUM 18" DEEP DRAFT STOP SHALL BE PROVIDED IMMEDIATELY ADJACENT TO THE PROTECTED OPENING AS REQUIRED BY 5-13.4 OF DIVISION 20 OF THE PLUMBING CODE.
2.	INSTALL WITHIN PROJECT AN AIR FILTRATION SYSTEM (EITHER CHARCOAL OR ELECTRONIC) TO REDUCE AIR QUALITY EFFECTS ON THE PROJECT RESIDENTS.
3.	STAIR, ELEVATOR, MECHANICAL AND TRASH CHUTE SHAFTS SHALL BE 2-HR FIRE RESISTIVE CONST.
4.	PENETRATIONS OF FIRE RESISTIVE WALLS, FLOOR-CEILINGS, & ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN U.S.C. SEC. 709 & 710.
5.	PORTABLE FIRE EXTINGUISHERS MINIMUM REQ.: A. PROVIDE A MIN. OF ONE 2-A/10-B-C CLASSIFICATION FIRE EXTINGUISHER WITHIN 75 FT. TRAVEL DISTANCE FOR EACH 6000 SQ. FT. OR PORTION THEREOF. B. VERIFY LOCATION, TYPE REQUIRED NUMBER OF FIRE EXTINGUISHER WITH LOCAL FIRE DEPARTMENT PRIOR TO INSTALLATION. C. INSTALL SEMI-RECESSED FIRE EXTINGUISHER IN STUD WALLS PER REFERENCED DETAIL.
6.	MEANS OF EGRESS IDENTIFICATION: A. PROVIDE INTERNALLY ILLUMINATED EXIT SIGNS, PER C.B.C. SEC. 10032.8. B. PROVIDE FLR LEVEL EXIT SIGNS APPROVED PATH MARKING, PER C.B.C. SEC. 1007.6.2. C. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. PROVIDE BACKUP POWER IN CASE OF PRIMARY POWER LOSS IN CONFORMANCE W/ C.B.C. SEC. 1005.2.8.5. D. ADDITIONAL EXIT SIGNS MAY BE REQUIRED AND LOCATIONS ARE SUBJECT TO CHANGE DURING FINAL INSPECTION.
7.	FIRE ALARM SYSTEM: A. BLDG. SHALL HAVE APPROVED MANUAL & AUTO. FIRE ALARM SYSTEM PER C.B.C. SEC. 310.10 & U.F.C. ART. 14. B. WHEN SERVING MORE THAN 100 SPRINKLER HEADS, AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE SUPERVISED BY APPROVED CENTRAL PROPRIETARY OR REMOTE STATION SERVICE. C. FIRE SPRINKLER SYSTEM SHALL BE SUBMITTED TO THE BUILDING DEPARTMENTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
8.	IN FOUR OR MORE STORIES BUILDING AT LEAST ONE ELEVATOR CAR SHALL BE SUCH A SIZE AND ARRANGEMENT TO ACCOMMODATE AN AMBULANCE STRETCHER 24"X84"

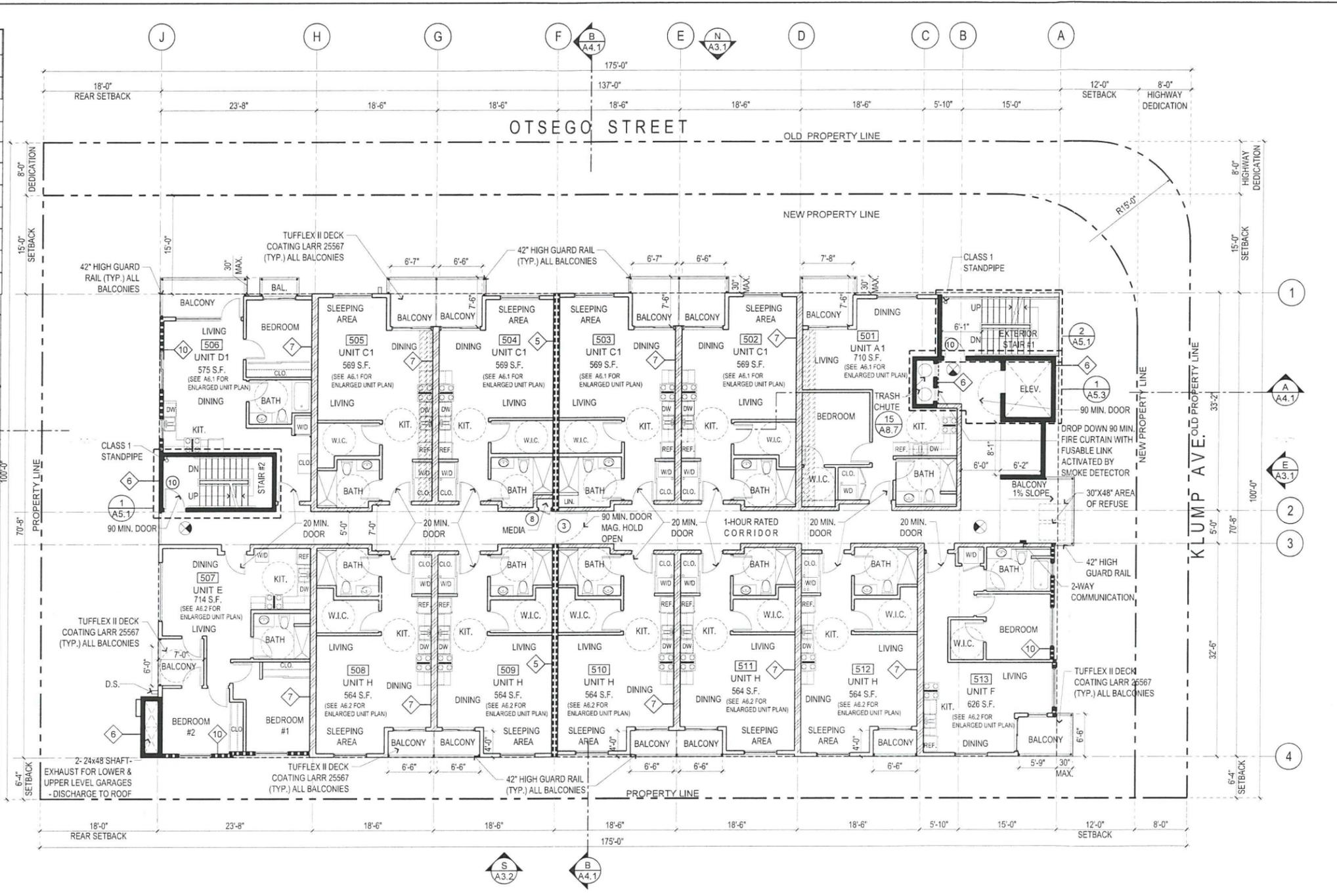
BUILDING PLAN CONSTRUCTION NOTES	
ROOF/CLG. ASSEMBLIES SHALL BE ONE-HOUR RATED FIRE-RESISTIVE CONSTRUCTION.	INTERIOR WALL INTERSECTIONS AT 1-HR RATED FIRE-RESISTIVE CONST. SHALL BE PER:
FLOOR/CEILING ASSEMBLIES SEPARATING UNITS IN THE SAME BUILDING SHALL BE 1-HR RATED FIRE-RESISTIVE CONST. PER:	HORIZONTAL STRUCTURAL MEMBERS (BEAMS) & THEIR SUPPORT (POSTS) SHALL BE INDIVIDUALLY FIRE PROTECTED WHEN HORIZONTAL MEMBER SUPPORTS DIRECTLY APPLIED LOADS FROM A FLOOR & A ROOF OR MORE THAN ONE FLOOR. CBC SECTION 704.2.6
FLOOR/CEILING ASSEMBLIES WITHIN SAME UNIT SHALL BE 1-HR RATED FIRE-RESISTIVE CONST. PER:	NOTE: COLUMNS MUST ALWAYS BE INDIVIDUALLY PROTECTED.
EXT. WALLS INCLUDING COURTYARD WALLS SHALL BE 1-HR RATED FIRE-RESISTIVE CONST.	DUCT PENETRATIONS THROUGH RATED WALLS SHALL BE CONSTRUCTED PER DETAIL.
INTERIOR WALLS SHALL BE 1-HR RATED FIRE-RESISTIVE CONST. SEE STRL. FOR INTERIOR BEARING WALL LOCATIONS.	FURRED CEILING BELOW ONE HOUR FIRE-RESISTIVE ASSEMBLIES SHALL BE CONSTRUCTED PER DETAIL.
DWELLING UNIT SEPARATION WALLS (PARTY WALLS) SHALL BE 1-HR RATED FIRE-RESISTIVE CONST.	FOR TYPICAL INTERIOR WALL CORNER BEAD REFER TO:
FOR INTERSECTING WALLS AT ONE HOUR DWELLING SEPARATION WALL, REFER TO DETAIL.	TUB SHOWER AT DWELLING SEPARATION WALL SHALL BE PER:
FLOOR & ROOF TO EXT. WALL INTERSECTIONS AT 1-HR RATED FIRE-RESISTIVE CONST. PER:	FOR RECESSED LIGHT FIXTURE AT 1-HR RATED CLG. REFER TO:
EXT. DECK ASSEMBLIES SHALL BE 1-HR RATED F.R. CONST. PER:	ELEC. OUTLETS IN DWELL. UNIT SEPARATION WALLS CLG. FIXTURES IN CLG./FLR. PER:
2-HR AREA SEPARATION WALL (2-HR FIRE WALL) SHALL BE 2-HR F.R. CONST. PER:	ONE HOUR INTERIOR STAIR SHALL BE CONSTRUCTED PER:
FOR INTERSECTING WALLS AT TWO HOUR AREA SEPARATION WALLS REFER TO DETAIL.	
STAIR, ELEV., MECH. AND TRASH CHUTE SHAFTS WALLS (2-HR FIRE BARRIER) SHALL BE 2-HR FIRE RATED PER:	
RECESSED MEDICINE CABT. S. ELEC. PANELS, FIRE EXTINGUISHER CABT. S. AND WASHER/DRYER HOOK-UPS IN RATED WALLS SHALL BE PER REFERENCED DETAIL. SUCH CABT. S. SHALL NOT BE LOCATED IN CORRIDOR, DWELLING UNIT SEP. OR AREA SEPARATION WALLS.	

BUILDING PLAN SHEET KEYNOTES	
1	2-HR RATED GARAGE VENTILATION SHAFT. VERIFY SIZE WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
2	LINE OF FLAT ARCH / CEILING ABOVE.
3	LINE OF BUILDING OR BALCONY ABOVE.
4	INDICATES WATER CURTAIN SPRINKLER SYSTEM. SEE SHEET NOTE #1
5	INDICATES SCUPPER PER:
6	INDICATES LOCATION OF DECK/FLR. DRAIN. INSTALL PER DECK WATERPROOFING AND DECK DRAIN MFR. RECOMMENDATIONS.
7	INDICATES STAND PIPE AS REQUIRED BY LOCAL FIRE DEPARTMENT.
8	PLANTER AREA. FOR WATERPROOFING AND PLANTER DRAINS REFER TO LANDSCAPE PLANS.
9	PROPOSED MAIL BOX LOCATION. OBTAIN USPS APPROVAL PRIOR TO CONSTRUCTION.
10	INDICATES ELECTRIC TRANSFORMER LOCATION. REFER TO UTILITY PLANS.

NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13); THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION \* (903.2.7)



### FIFTH FLOOR PLAN

NOTE: SEE ENLARGED UNIT PLANS ON A6.1 TO A6.4 FOR ADDITIONAL REQUIREMENTS

1/8"=1'-0"

OCCUPANT LOAD CALCULATION - CORRIDOR SINGLE 36" FIRE DOOR  
 WEST SIDE OF FIRE DOOR: 4040/200 = 20 < 50 SINGLE DOOR SUFFICIENT  
 EAST SIDE OF FIRE DOOR: 4540/200 = 23 < 50 SINGLE DOOR SUFFICIENT

AREA OF REFUSE:  
 CORRIDOR AREA WEST OF FIRE DOOR: 341 S.F./3 = 113 > 23. COMPLIES  
 CORRIDOR AREA EAST OF FIRE DOOR: 1111 S.F./3 = 370 > 20. COMPLIES

NOTE: INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803. SPECIFY THE CLASSIFICATIONS PER TABLE 803.11 AND SECTION 803.1.

FEB 11 2019

EXHIBIT "A"

Page No. 10 of 24

Case No. DJR-2018-12571-TDC



**OWNER**  
 ASLANIAN VICTORY, L.L.C.  
 3501 OCEAN VIEW BLVD.  
 GLENDALE, CA 91208  
 OFFICE PHONE: 818.790.6070  
 OFFICE FAX: 818.790.6052  
 EMAIL: ARTHUR@LUPROP.COM

**CONSULTANT**

**PROJECT TITLE**  
 JULIE 88  
 70 UNIT APARTMENT BUILDING  
 11245 OTSEGO STREET  
 NORTH HOLLYWOOD, CA 91601

DATE	REVISIONS

DATE	ISSUED FOR

**NOTES**  
 THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND NO PART THEREOF IS EXPRESSLY LIMITED TO SUCH USE. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF SAM ASLANIAN ARCHITECT AND NO PART SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SAM ASLANIAN ARCHITECT. ANY REUSE OR MODIFICATION OF THESE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF SAM ASLANIAN ARCHITECT SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SAM ASLANIAN ARCHITECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO SAM ASLANIAN ARCHITECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO SAM ASLANIAN ARCHITECT.

DATE
11-21-2018

**PROJECT**  
 JULIE 88

**SHEET TITLE**  
 SIXTH FLOOR PLAN

SHEET	OF
A 2.7	

BUILDING DATA				
OCCUPANCY	TYPE OF CONSTRUCTION	HEIGHT	FIRE SPRINKLER	TOTAL NO. OF DWELLING
R-2 S-2	RES.: III A GAR.: I-A	5-STORY OR 2-STORY GAR.	NFPA-13 NFPA-13	70

SHEET LEGEND				
CALL OUT SYMBOL	CALL OUT SYMBOL	CALL OUT SYMBOL	CALL OUT SYMBOL	CALL OUT SYMBOL
1	4" NOM. STUD WALL	8	CMU WALL	13
2	6" NOM. STUD WALL	9	CAST IN PLACE CONC. WALL/CLG.	14
3	8" NOM. STUD WALL	10	2-HR EXT. BEARING WALL	15
4	1-HOUR FIRE PARTITION WALL	11	INDICATES FURRED CLG.	16
5	2-HOUR FIRE PARTITION WALL	12	NOTES CEILING HT.	17
6	2-HR WALL	13	EXIT SIGN PER C.B.C. SEC. 1003.2.8 & 1003.2.9	18
7	2X6 STAGG. STUD WALL 1HR. WALL, STC.50	14	INDICATES 1-HR RATED CLG. W/ NO PENETRATION ALLOWED	19

**BUILDING PLAN SHEET NOTES**

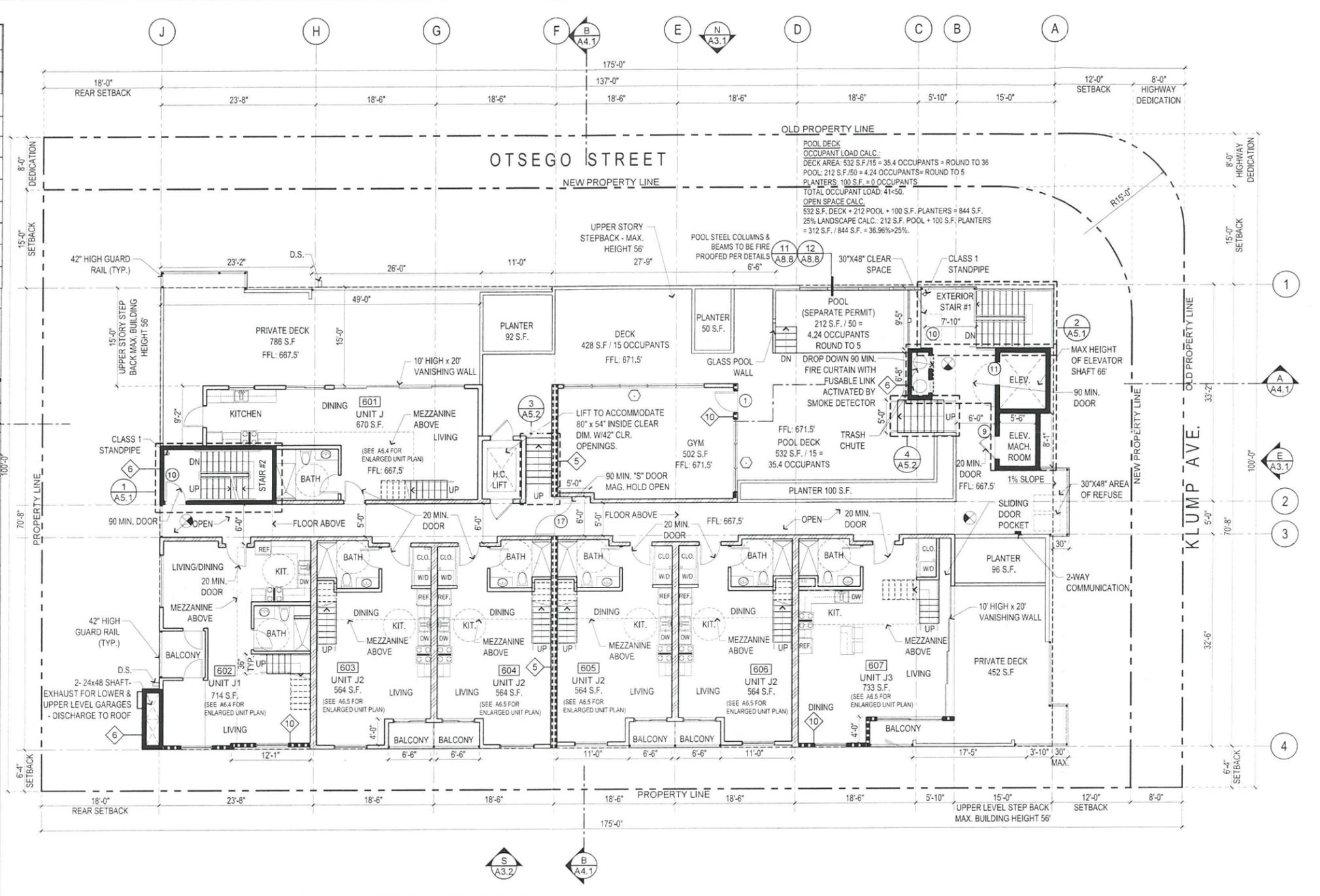
- ALTERNATE EQUAL PROTECTION OF OPENINGS AT EXIT COURT WITH LESS THAN 10 FEET WIDTH SHALL COMPLY WITH THE FOLLOWING:
  - WATER CURTAIN SPRINKLER SYSTEM IS INSTALLED OVER EACH OPENING ON THE INSIDE OF THE BUILDING.
  - MECHANICAL PLAN CHECK APPROVAL AND PERMIT SHALL BE OBTAINED PRIOR TO SPRINKLER INSTALLATION.
  - A MINIMUM 18" DEEP DRAFT STOP SHALL BE PROVIDED IMMEDIATELY ADJACENT TO THE PROTECTED OPENINGS AS REQUIRED BY S-13.4 OF DIVISION 20 OF THE PLUMBING CODE.
- INSTALL WITHIN PROJECT AN AIR INFILTRATION SYSTEM (EITHER CHARCOAL OR ELECTRONIC) TO REDUCE AIR QUALITY EFFECTS ON THE PROJECT RESIDENTS.
- STAIR, ELEVATOR, MECHANICAL AND TRASH CHUTE SHAFTS SHALL BE 2-HR. FIRE RESISTIVE CONST.
- PENETRATIONS OF FIRE RESISTIVE WALLS, FLOOR-CEILINGS, & ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN U.B.C. SEC. 709 & 710.
- PORTABLE FIRE EXTINGUISHERS MINIMUM REQ.:
  - PROVIDE A MIN. OF ONE 2-A-10-B-C CLASSIFICATION FIRE EXTINGUISHER WITHIN 75 FT. TRAVEL DISTANCE FOR EACH 6000 SQ. FT. OR PORTION THEREOF.
  - VERIFY LOCATION, TYPE REQUIRED NUMBER OF FIRE EXTINGUISHER WITH LOCAL FIRE DEPARTMENT PRIOR TO INSTALLATION.
  - INSTALL SEMI-RECESSED FIRE EXTINGUISHER IN STUD WALLS PER REFERENCED DETAIL.
- MEANS OF EGRESS IDENTIFICATION:
  - PROVIDE INTERNALLY ILLUMINATED EXIT SIGNS, PER C.B.C. SEC. 1003.2.8.
  - PROVIDE FLR LEVEL EXIT SIGNS & APPROVED PATH MARKING PER C.B.C. SEC. 1007.6.2.
  - EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. PROVIDE BACKUP POWER IN CASE OF PRIMARY POWER LOSS IN CONFORMANCE W/ C.B.C. SEC. 1005.2.8.5.
  - ADDITIONAL EXIT SIGNS MAY BE REQUIRED AND LOCATIONS ARE SUBJECT TO CHANGE DURING FINAL INSPECTION.
- FIRE ALARM SYSTEM:
  - BLDG. SHALL HAVE APPROVED MANUAL & AUTO. FIRE ALARM SYSTEM PER C.B.C. SEC. 310.10 & U.F.C. ART. 14.
  - WHEN SERVING MORE THAN 100 SPRINKLER HEADS, AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE SUPERVISED BY APPROVED CENTRAL PROPRIETARY OR REMOTE STATION SERVICE.
  - FIRE SPRINKLER SYSTEM SHALL BE SUBMITTED TO THE BUILDING DEPARTMENTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- IN FOUR OR MORE STORIES BUILDING AT LEAST ONE ELEVATOR CAR SHALL BE SUCH A SIZE AND ARRANGEMENT TO ACCOMMODATE AN AMBULANCE STRETCHER 24"X84"

**BUILDING PLAN CONSTRUCTION NOTES**

ROOF/CLG. ASSEMBLIES SHALL BE ONE-HOUR RATED FIRE-RESISTIVE CONSTRUCTION.	INTERIOR WALL INTERSECTIONS AT 1-HR. RATED FIRE-RESISTIVE CONST. SHALL BE PER.
FLOOR/CEILING ASSEMBLIES SEPARATING UNITS IN THE SAME BUILDING SHALL BE 1-HR. RATED FIRE-RESISTIVE CONST. PER.	HORIZONTAL STRUCTURAL MEMBERS (BEAMS) & THEIR SUPPORT (POSTS) SHALL BE INDIVIDUALLY FIRE PROTECTED WHEN HORIZONTAL MEMBER SUPPORTS DIRECTLY APPLIED LOADS FROM A FLOOR & A ROOF OR MORE THAN ONE FLOOR. CBC SECTION 704.2.6
FLOOR/CEILING ASSEMBLIES WITHIN SAME UNIT SHALL BE 1-HR. RATED FIRE-RESISTIVE CONST. PER.	NOTE: COLUMNS MUST ALWAYS BE INDIVIDUALLY PROTECTED.
EXT. WALLS INCLUDING COURTYARD WALLS SHALL BE 1-HR. RATED FIRE-RESISTIVE CONST.	DUCT PENETRATIONS THROUGH RATED WALLS SHALL BE CONSTRUCTED PER DETAIL.
INTERIOR WALLS SHALL BE 1-HR. RATED FIRE-RESISTIVE CONST. SEE STRL. FOR INTERIOR BEARING WALL LOCATIONS.	FURRED CEILING BELOW ONE HOUR FIRE-RESISTIVE ASSEMBLIES SHALL BE CONSTRUCTED PER DETAIL.
DWELLING UNIT SEPARATION WALLS (PARTY WALLS) SHALL BE 1-HR. RATED FIRE-RESISTIVE CONST.	FOR TYPICAL INTERIOR WALL CORNER BEAD REFER TO:
FOR INTERSECTING WALLS AT ONE HOUR DWELLING SEPARATION WALL, REFER TO DETAIL.	TUB SHOWER AT DWELLING SEPARATION WALL SHALL BE PER:
FLOOR & ROOF TO EXT. WALL INTERSECTIONS AT 1-HR. RATED FIRE-RESISTIVE CONST. PER.	FOR RECESSED LIGHT FIXTURE AT 1-HR. RATED CLG. REFER TO
EXT. DECK ASSEMBLIES SHALL BE 1-HR. RATED F.R. CONST. PER.	ELEC. OUTLETS IN DWELL. UNIT SEPARATION WALLS CLG. FIXTURES IN CLO./FLR. PER:
2-HR AREA SEPARATION WALL (2 HR. FIRE WALL) SHALL BE 2-HR. F.R. CONST. PER.	ONE HOUR INTERIOR STAIR SHALL BE CONSTRUCTED PER:
FOR INTERSECTING WALLS AT TWO HOUR AREA SEPARATION WALLS REFER TO DETAIL.	
STAIR, ELEV., MECH. AND TRASH CHUTE SHAFTS WALLS (2-HR FIRE BARRIER) SHALL BE 2-HR FIRE RATED PER:	
RECESSED MEDICINE CABT S, ELEC. PANELS, FIRE EXTINGUISHER CABT S AND WASHER/DRYER HOOK-UPS IN RATED WALLS SHALL BE PER REFERENCED DETAIL. SUCH CABT S SHALL NOT BE LOCATED IN CORRIDOR, DWELLING UNIT SEP. OR AREA SEPARATION WALLS.	

**NOTE: ALL CAVITIES SHALL BE FILL-UP WITH INSULATION.**



**BUILDING PLAN SHEET KEYNOTES**

1	2-HR RATED GARAGE VENTILATION SHAFT. VERIFY SIZE WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
2	LINE OF FLAT ARCH / CEILING ABOVE.
3	LINE OF BUILDING OR BALCONY ABOVE.
4	INDICATES WATER CURTAIN SPRINKLER SYSTEM. SEE SHEET NOTE #1
5	INDICATES SCUPPER PER:
6	INDICATES LOCATION OF DECK/FLR. DRAIN. INSTALL PER DECK WATERPROOFING AND DECK DRAIN MFR. RECOMMENDATIONS.
7	INDICATES STAND PIPE AS REQUIRED BY LOCAL FIRE DEPARTMENT.
8	PLANTER AREA. FOR WATERPROOFING AND PLANTER DRAINS REFER TO LANDSCAPE PLANS.
9	PROPOSED MAIL BOX LOCATION. OBTAIN USPS APPROVAL PRIOR TO CONSTRUCTION.
10	INDICATES ELECTRIC TRANSFORMER LOCATION. REFER TO UTILITY PLANS.

**NOTE:** THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION. (903.2.7)

**SIXTH FLOOR PLAN**

NOTE:- SEE ENLARGED UNIT PLANS ON A6.1 TO A6.4 FOR ADDITIONAL REQUIREMENTS

**OCCUPANT LOAD CALCULATION - CORRIDOR FIRE DOOR JUSTIFICATION**

WEST SIDE OF FIRE DOOR: 3775/200 = 19 < 50 SINGLE DOOR SUFFICIENT  
 EAST SIDE OF FIRE DOOR: 11 (UNITS: 2180/200) + 28 (DECK: 428/15) + 35 (POOL DECK) + 30 (GYM) = 104 > 50 "S" DOOR REQ'D.

**AREA OF REFUSE:**  
 CORRIDOR AREA WEST OF FIRE DOOR: 341 S.F. / 3 = 113 > 104. COMPLIES  
 CORRIDOR AREA EAST OF FIRE DOOR: 576 S.F. / 3 = 192 > 19. COMPLIES

1/8"=1'-0"

NOTE: INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803. SPECIFY THE CLASSIFICATIONS PER TABLE 803.11 AND SECTION 803.1.

**FEB 11 2019**

**EXHIBIT "A"**  
 Page No. 11 of 24  
 Case No. DIR-2018-1257-TDC



DI

**SAM ASLANIAN ARCHITECT**  
 19951 TURNBERRY DRIVE  
 TARZANA CA 91356  
 TEL: 818.383.3237  
 FAX: 818.301.2703  
 E-MAIL: saslanian@yahoo.com  
 www.aslanianarchitects.com



**OWNER**  
 ASLANIAN VICTORY, L.L.C.  
 3501 OCEAN VIEW BLVD.  
 GLENDALE CA 91208  
 OFFICE PHONE: 818.790.6070  
 EMAIL: ARTHUR@LJPROP.COM

**CONSULTANT**

**JULIE 88**  
 70 UNIT APARTMENT BUILDING  
 11246 OTSEGO STREET  
 NORTH HOLLYWOOD, CA 91601

DATE	REVISIONS

DATE	ISSUED FOR

DATE	ISSUED FOR

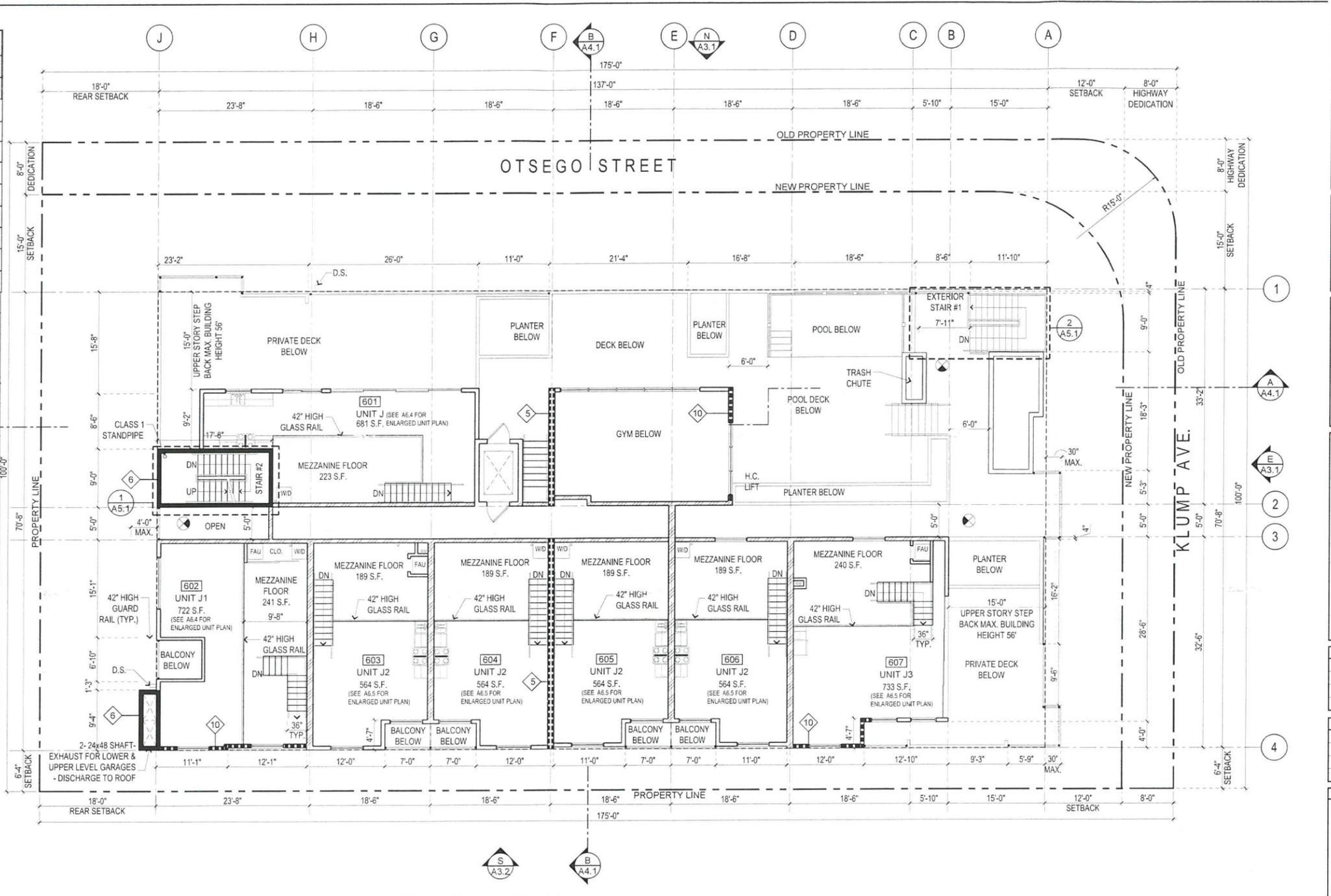
**NOTES**  
 THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. ANY ALTERATION, REVISIONS OR EXPANSION OF THESE PLANS SHALL BE LIMITED TO SUCH USE. THESE REVISIONS OR EXPANSIONS SHALL BE MADE BY A LICENSED ARCHITECT OR ARCHITECTURAL FIRM. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THESE PLANS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

DATE	ISSUED FOR
11-21-2018	DRAWN
	CHECKED
	PROJECT

**JULIE 88**  
 SHEET TITLE  
**MEZZANINE FLOOR PLAN**

SHEET	OF
A 2.8	

BUILDING DATA				
OCCUPANCY	TYPE OF CONSTRUCTION	HEIGHT	FIRE SPRINKLER	TOTAL NO. OF DWELLING
R-2 S-2	RES.: III A GAR.: I-A	5-STORY OR 2-STORY GAR.	NFPA-13 NFPA-13	70
SHEET LEGEND				
CALL OUT SYMBOL	DESCRIPTION	CALL OUT SYMBOL	DESCRIPTION	
1	4" NOM. STUD WALL	8	CMU WALL	
2	6" NOM. STUD WALL	9	CAST IN PLACE CONC. WALL/CLG.	
3	8" NOM. STUD WALL	10	2-HR EXT. BEARING WALL	
4	1-HOUR FIRE PARTITION WALL	11	INDICATES FURRED CLG.	
5	2-HOUR FIRE PARTITION WALL	12	NOTES CEILING HT.	
6	2-HR WALL	13	EXIT SIGN PER C.B.C. SEC. 1003.2.8 & 1003.2.9	
7	2X8 STAGG. STUD WALL 1HR. WALL, STC 50	14	INDICATES 1-HR RATED CLG. W/ NO PENETRATION ALLOWED	
BUILDING PLAN SHEET NOTES				
1.	ALTERNATE EQUAL PROTECTION OF OPENINGS AT EXIT COURT WITH LESS THAN 10 FEET WIDTH SHALL COMPLY WITH THE FOLLOWING: 1. WATER CURTAIN SPRINKLER SYSTEM IS INSTALLED OVER EACH OPENING ON THE INSIDE OF THE BUILDING. 2. MECHANICAL PLAN CHECK APPROVAL AND PERMIT SHALL BE OBTAINED PRIOR TO SPRINKLER INSTALLATION. 3. A MINIMUM 18" DEEP DRAFT STOP SHALL BE PROVIDED IMMEDIATELY ADJACENT TO THE PROTECTED OPENINGS AS REQUIRED BY 5-13.4 OF DIVISION 20 OF THE PLUMBING CODE.			
2.	INSTALL WITHIN PROJECT AN AIR FILTRATION SYSTEM (EITHER CHARCOAL OR ELECTRONIC) TO REDUCE AIR QUALITY EFFECTS ON THE PROJECT RESIDENTS.			
3.	STAIR, ELEVATOR, MECH. AND TRASH CHUTE SHAFTS SHALL BE 2-HR. FIRE RESISTIVE CONST.			
4.	PENETRATIONS OF FIRE RESISTIVE WALLS, FLOOR-CEILINGS, & ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN U.B.C. SEC. 709 & 710.			
5.	PORTABLE FIRE EXTINGUISHERS MINIMUM REQ.: A. PROVIDE A MIN. OF ONE 2-A/10-B-C CLASSIFICATION FIRE EXTINGUISHER WITHIN 75 FT. TRAVEL DISTANCE FOR EACH 6000 SQ. FT. OR PORTION THEREOF. B. VERIFY LOCATION, TYPE REQUIRED NUMBER OF FIRE EXTINGUISHER WITH LOCAL FIRE DEPARTMENT PRIOR TO INSTALLATION. C. INSTALL SEMI-RECESSED FIRE EXTINGUISHER IN STUD WALLS PER REFERENCED DETAIL.			
6.	MEANS OF EGRESS IDENTIFICATION: A. PROVIDE INTERNALLY ILLUMINATED EXIT SIGNS, PER C.B.C. SEC. 1003.2.8. B. PROVIDE FLR. LEVEL EXIT SIGNS & APPROVED PATH MARKING, PER C.B.C. SEC. 1007.6.2. C. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. PROVIDE BACKUP POWER IN CASE OF PRIMARY POWER LOSS IN CONFORMANCE W/ C.B.C. SEC. 1005.2.5.5. D. ADDITIONAL EXIT SIGNS MAY BE REQUIRED AND LOCATIONS ARE SUBJECT TO CHANGE DURING FINAL INSPECTION.			
7.	FIRE ALARM SYSTEM: A. BLDG. SHALL HAVE APPROVED MANUAL & AUTO. FIRE ALARM SYSTEM PER C.B.C. SEC. 310.10 & U.F.C. ART. 14. B. WHEN SERVING MORE THAN 100 SPRINKLER HEADS, AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE SUPERVISED BY APPROVED CENTRAL PROPRIETARY OR REMOTE STATION SERVICE. C. FIRE SPRINKLER SYSTEM SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.			
8.	IN FOUR OR MORE STORIES BUILDING AT LEAST ONE ELEVATOR CAR SHALL BE SUCH A SIZE AND ARRANGEMENT TO ACCOMMODATE AN AMBULANCE STRETCHER 24"X84".			
BUILDING PLAN CONSTRUCTION NOTES				
1	ROOF/CLG. ASSEMBLIES SHALL BE ONE-HOUR RATED FIRE-RESISTIVE CONSTRUCTION.	1	INTERIOR WALL INTERSECTIONS AT 1-HR. RATED FIRE-RESISTIVE CONST. SHALL BE PER.	
2	FLOOR/CEILING ASSEMBLIES SEPARATING UNITS IN THE SAME BUILDING SHALL BE 1-HR. RATED FIRE-RESISTIVE CONST. PER.	2	HORIZONTAL STRUCTURAL MEMBERS (BEAMS) & THEIR SUPPORT (POSTS) SHALL BE INDIVIDUALLY FIRE PROTECTED WHEN HORIZONTAL MEMBER SUPPORTS DIRECTLY APPLIED LOADS FROM A FLOOR & A ROOF OR MORE THAN ONE FLOOR. CBC SECTION 704.2.6	
3	FLOOR/CEILING ASSEMBLIES WITHIN SAME UNIT SHALL BE 1-HR. RATED FIRE-RESISTIVE CONST. PER.	3	NOTE: COLUMNS MUST ALWAYS BE INDIVIDUALLY PROTECTED.	
4	EXT. WALLS INCLUDING COURTYARD WALLS SHALL BE 1-HR. RATED FIRE-RESISTIVE CONST.	4	DUCT PENETRATIONS THROUGH RATED WALLS SHALL BE CONSTRUCTED PER DETAIL.	
5	INTERIOR WALLS SHALL BE 1-HR. RATED FIRE-RESISTIVE CONST. SEE STRL. FOR INTERIOR BEARING WALL LOCATIONS.	5	FURRED CEILING BELOW ONE HOUR FIRE-RESISTIVE ASSEMBLIES SHALL BE CONSTRUCTED PER DETAIL.	
6	DWELLING UNIT SEPARATION WALLS (PARTY WALLS) SHALL BE 1-HR. RATED FIRE-RESISTIVE CONST.	6	FOR TYPICAL INTERIOR WALL CORNER BEAD REFER TO.	
7	FOR INTERSECTING WALLS AT ONE HOUR, DWELLING SEPARATION WALL, REFER TO DETAIL.	7	TUB SHOWER AT DWELLING SEPARATION WALL SHALL BE PER.	
8	FLOOR & ROOF TO EXT. WALL INTERSECTIONS AT 1-HR. RATED FIRE-RESISTIVE CONST., PER.	8	FOR RECESSED LIGHT FIXTURE AT 1-HR. RATED CLG. REFER TO	
9	EXT. DECK ASSEMBLIES SHALL BE 1-HR. RATED F.R. CONST. PER.	9	ELEC. OUTLETS IN DWELL. UNIT SEPARATION WALLS CLG. FIXTURES IN CLG./FLR. PER.	
10	2-HR AREA SEPARATION WALL (2 HR. FIRE WALLS) SHALL BE 2-HR. F.R. CONST. PER.	10	ONE HOUR INTERIOR STAIR SHALL BE CONSTRUCTED PER.	
11	FOR INTERSECTING WALLS AT TWO HOUR AREA SEPARATION WALLS REFER TO DETAIL.	11		
12	STAIR, ELEV., MECH. AND TRASH CHUTE SHAFTS WALLS (2-HR. FIRE BARRIER) SHALL BE 2-HR. FIRE RATED PER.	12		
13	RECESSED MEDICINE CABT S, ELEC PANELS, FIRE EXTINGUISHER CABT S AND WASHER/DRYER HOOK-UPS IN RATED WALLS SHALL BE PER REFERENCED DETAIL. SUCH CABT S SHALL NOT BE LOCATED IN CORRIDOR, DWELLING UNIT SEP. OR AREA SEPARATION WALLS.	13		
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BUILDING PLAN SHEET KEYNOTES		
1	2-HR RATED GARAGE VENTILATION SHAFT. VERIFY SIZE WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.	12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
2	LINE OF FLAT ARCH / CEILING ABOVE.	
3	LINE OF BUILDING OR BALCONY ABOVE.	
4	INDICATES WATER CURTAIN SPRINKLER SYSTEM. SEE SHEET NOTE #1	
5	INDICATES SCUPPER PER.	
6	INDICATES LOCATION OF DECK/FLR. DRAIN. INSTALL PER DECK WATERPROOFING AND DECK DRAIN MFR. RECOMMENDATIONS.	
7	INDICATES STAND PIPE AS REQUIRED BY LOCAL FIRE DEPARTMENT.	
8	PLANTER AREA. FOR WATERPROOFING AND PLANTER DRAINS REFER TO LANDSCAPE PLANS.	
9	PROPOSED MAIL BOX LOCATION. OBTAIN USPS APPROVAL PRIOR TO CONSTRUCTION.	
10	INDICATES ELECTRIC TRANSFORMER LOCATION. REFER TO UTILITY PLANS.	

NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION. (903.2.7)

**MEZZANINE FLOOR PLAN**

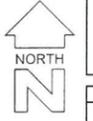
NOTE: SEE ENLARGED UNIT PLANS ON A6.1 TO A6.4 FOR ADDITIONAL REQUIREMENTS

1/8"=1'-0"

NOTE: INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILING SHALL BE TESTED AS SPECIFIED IN SECTION 803.11 AND SECTION 803.1.

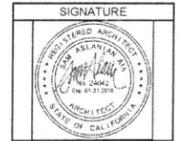
FEB 11 2019

**EXHIBIT "A"**  
 Page No. 12 of 24  
 Case No. DK-2018-1257-TOC



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**SAM ASLANIAN ARCHITECT**  
 19951 TURNBERRY DRIVE  
 TARZANA, CA 91356  
 TEL: 818.383.3237  
 FAX: 818.301.2703  
 E-MAIL: saslanian@yahoo.com  
 www.aslanianarchitect.com



**OWNER**  
 ASLANIAN VICTORY, L.L.C.  
 3501 OCEAN VIEW BLVD.  
 GLENDALE, CA 91208  
 OFFICE PHONE: 818.790.6070  
 OFFICE FAX: 818.790.6052  
 EMAIL: ARTHUR@LJPROP.COM

**CONSULTANT**

**PROJECT TITLE**  
 JULIE 88  
 70 UNIT APARTMENT BUILDING  
 11246 OTSEGO STREET  
 NORTH HOLLYWOOD, CA 91601

DATE	REVISIONS
DATE	ISSUED FOR

**NOTES**  
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DATE: 11-21-2018  
 DRAWN: [Signature]  
 CHECKED: [Signature]

PROJECT: JULIE 88  
 SHEET TITLE: ROOF PLAN  
 SHEET OF: A 2.9

**ROOF PLAN SHEET LEGEND**

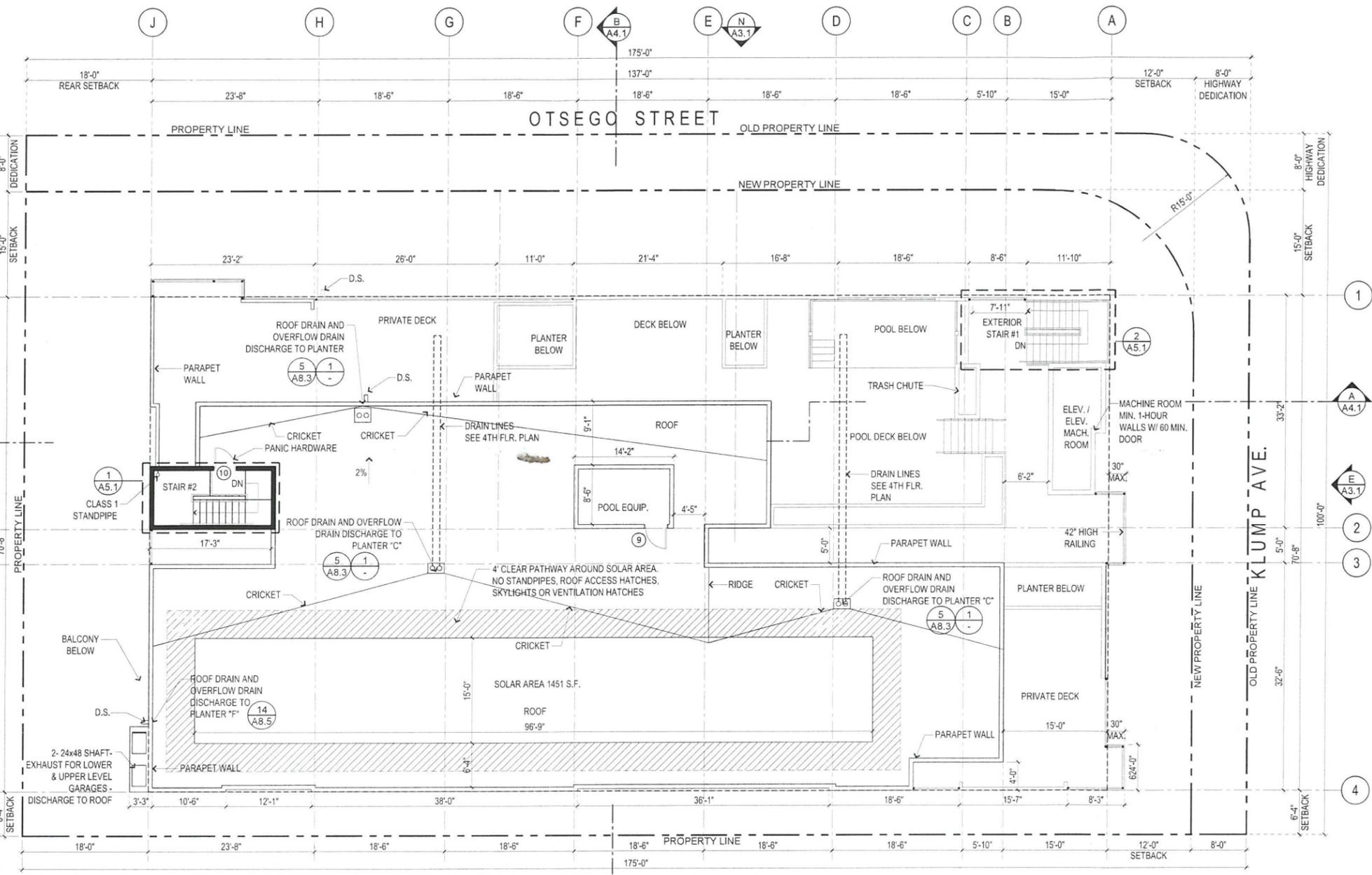
D.S.	INDICATES GALV. MTL. DOWNSPOUT, FILTERED AND DISCHARGED PER CIVIL PLANS. PRIME AND PAINT DOWNSPOUT, TO MATCH ADJ. FINISH.
→	INDICATES DIRECTION OF SLOPED BUILT-UP ROOF 3/8" FT.
▲	INDICATES DIRECTION OF PITCHED ROOF TYP. 5:12
□	INDICATES LOCATION OF CONCEALED METAL ROOF VENTILATORS COLOR & PROFILE TO MATCH ROOF TILE.
---	INDICATES ATTIC DRAFTSTOP PER C.B.C.
	1 - HOUR DWELLING SEPARATION WALL
---	1-HOUR WALL W/ NO OPENINGS
---	2 - HOUR FIRE WALL
	INDICATES 1-HR. FIRE RESISTIVE ROOF ASSEMBLY WITH NO PENETRATIONS ALLOWED.

**ROOF PLAN SHEET NOTES**

- FOR TYP. PIPE PENETRATION AT BUILT-UP ROOF REFER TO DETAIL: (10, 11)
- FOR TYP. VENT FLASHING AT ROOF REFER TO DETAILS: (9, 10)
- FOR TYP. PIPE SUPPORT AT BUILT-UP ROOF REFER TO DETAIL: (11, 12)
- CONTRACTOR PRIOR TO CONSTRUCTION SHALL COORDINATE ROOF MOUNTED MECHANICAL EQUIPMENT LOCATION AND WEIGHT WITH MECHANICAL CONSULTANT & STRUCTURAL ENGINEER.
- REFER TO PLANS PREPARED BY OTHERS FOR SIZE, ROUTE, FILTER AND DISCHARGE POINT OF ALL ROOF RUN-OFF WATER.
- AS A MINIMUM STANDARDS ALL BUILT-UP ROOF SHEATHING EDGES SHALL BE BLOCKED, EDGE NAILED AND GAPPED PER ROOFING MANUFACTURER RECOMMENDATIONS. REFER TO STRL. PLANS FOR MORE RESTRICTED REQUIREMENTS.
- PROTECT ALL TRAFFIC AND MECH. EQUIP REPAIR AREA BY "DYNATREAD PLUS ROOF WALKWAY" BY "JOHNS MANVILLE" ROOFING PRODUCT OR EQUAL.
- ROOF DRAINAGE MUST BE CONDUCTED UNDER SIDEWALK.
- ALL ROOF VENTS SHALL BE LOCATED A MINIMUM OF 2'-0" FROM ANY ROOF FLASHING CONDITION.
- ROOF/CLG. ASSEMBLIES SHALL BE ONE-HOUR RATED FIRE-RESISTIVE CONSTRUCTION. (1, 10)

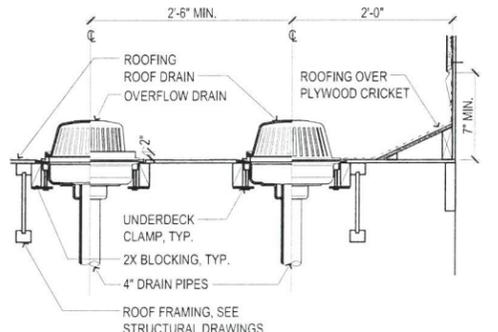
**ROOF PLAN SHEET KEYNOTES**

1	NOT USED	9	INDICATES LOCKABLE 22"X30" ATTIC ACCESS.
2	CLASS 'A' BUILT-UP ROOFING 'GAFGLAS' BY 'GAF' OR EQUAL. ICC ESR-1274	10	INDICATES LINE OF GUTTER PRIME & PAINTED TO MATCH ADJ. FINISH.
3	ROOF MOUNTED MECHANICAL EQUIPMENT PLATFORM PER: (12, 13)	11	INDICATES RES. TRELLIS PER PLANS.
4	INDICATES 22"X22" SELF FLASHING ALUM. SKYLIGHT BY "BRISTOLITE" MODEL NO. "2222-AL-SF-2-P" OR APPROVED EQUAL. (EVALUATION REPORT NO. "ER-2469").	12	INDICATES LINE OF CLOSED OR OPEN WATER COLLECTOR PER PLUMBING PLANS
5	INDICATES LINE OF BLDG. BELOW.	13	INDICATES LOCATION OF COMBINED ROOF DRAIN AND OVERFLOW SCUPPER.
6	INDICATES LINE OF DRAFT STOP. INSTALL PER C.B.C SEC 708.3.	14	INDICATES 2-HR PARAPET 30" ABOVE ROOF SHEATHING. (12, 13)
7	INDICATES ROOF CRICKET, SLOPED 1/2" FT. VALLEYS SLOPED 1/4" FT. REFER TO DETAIL: (1, 12, 13)	15	WATERPROOF DECK TOPPING OVER CONCRETE WITH A SOLAR REFLECTANCE OF AT LEAST .30. DEX-O-TEX OR EQUAL R.R. #02360
8	LINE OF ROOF OVERHANG W/ RESAWN EXP. WD. TAILS (1, 12, 13)	16	SOLAR ZONE TO BE FREE OF OBSTRUCTIONS AND BE SETBACK AT LEAST TWO TIMES THE HEIGHT OF ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEYS, AND EQUIPMENT. REFER TO ELECTRICAL PLANS FOR INVERTERS AND METERING EQUIPMENT AND A PATHWAY FOR ROUTING FROM THE SOLAR ZONE TO THE MAIN SERVICE PANEL. ALL EQUIPMENT TO BE ROUTED TO ELECTRICAL ROOM.



**SOLAR CALCULATION**  
 ROOF AREA = 9,672.2 S.F. X 15% = 1,451 S.F. MIN.

**ROOF PLAN**  
 ROOF AREA = 137 X 70.6 = 9,672.2 S.F. - XXXX S.F. POOL - XXXX S.F. PLANTERS = XXXX S.F. MIN. REQUIRED. 1/8"=1'-0"



**1 ROOF DRAIN AND OVERFLOW**  
 1" = 1'-0"

- ROOF TIEBACKS ARE REQUIRED ON ROOF WHEN THE BUILDING IS 36 FEET HIGH OR GREATER AS PER CCR TITLE 8 SECTION 3291(f)
- PARAPET/GUARDRAILS SHALL BE PROVIDED ON ALL OPEN SIDES OF UNENCLOSED ELEVATED WORK LOCATIONS AS PER CCR TITLE 8 SECTION 3210(a)
- PERSONNEL CONSTRUCTION HOIST IS REQUIRED AT 36 FEET FOR BUILDINGS 60 FEET OR GREATER AS PER CCR TITLE 8 1630(a)

**EXHIBIT "A"**  
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**FEB 11 2019**

- ROOF NOTES:**
- ROOFING SYSTEM: CARLISLE SURE-WHITE EPDM ROOF MEMBRANE L.A.R.R. 25844 CLASS "A" SEE (1) FOR CUT SHEET.
  - THE SOLAR ZONE SHALL BE FREE OF OBSTRUCTIONS AND BE SETBACK AT LEAST TWO TIMES THE HEIGHT OF ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEYS, EQUIPMENT, PARAPETS, AND STAIRWELLS.
  - FOR ROOF SLOPES ≤ 2:12, A MINIMUM 4 FOOT CENTER LINE AXIS PATHWAY SHALL BE PROVIDED ON BOTH AXES OF THE ROOF.
  - FOR ROOF SLOPES ≤ 2:12, A MINIMUM 4-FOOT STRAIGHT LINE PATHWAY SHALL BE PROVIDED FROM THE ACCESS PATH TO ROOF STANDPIPES, ROOF ACCESS HATCHES, SKYLIGHTS AND/OR VENTILATION HATCHES.
  - SKYLIGHTS SET AT AN ANGLE OF LESS THAN 45 DEGREES FROM THE HORIZONTAL PLANE SHALL BE MOUNTED AT LEAST 4 INCHES ABOVE THE PLANE OF THE ROOF ON A CURB CONSTRUCTED AS REQUIRED FOR THE FRAME. EXCEPT FOR R3 OCCUPANCIES, SKYLIGHTS WITHOUT A CURB SHALL BE PERMITTED ON ROOF S WITH A MINIMUM SLOPE OF 14 DEGREES (THREE UNITS VERTICAL IN 12 UNITS HORIZONTAL) (SECTION 2405.4; 2610.2) GLASS SKYLIGHTS SHALL COMPLY WITH SECTION PC/STR/CORR.LST.18 (REV. 11/02/17) WWW.LADBS.ORG PAGE 16 OF 19 2405. PLASTIC SKYLIGHTS SHALL COMPLY WITH SECTION 2610
  - INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803. SPECIFY THE CLASSIFICATIONS PER TABLE 803.11 AND SECTION 803.1.



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ELEVATION SHEET NOTES	
1.	FOR TYPICAL FLASHING AT EXTERIOR OPENINGS REFER TO DETAIL: <span style="float: right;">(1) A8.5</span>
2.	FOR PENETRATION AT EXTERIOR WALLS REFER TO DETAIL: <span style="float: right;">(18) A8.5</span>
3.	PER PORTLAND CEMENT PLASTER/STUCCO MANUAL E049 AND NAAMM STANDARD EMLA GUIDE SPECIFICATIONS FOR EXPANDED METAL LATH AND FURRING 920 INSTALL STUCCO CONTROL JOINTS WITH THE FOLLOWING CRITERIA: A. WALL AREAS: NOT MORE THAN 144 SQ. FT. IN AREA. B. THE RATIO OF HEIGHT TO WIDTH OF EACH AREA SHALL NOT EXCEED 2 1/2:1 OR 1:2 1/2. C. HORIZONTAL SURFACES: NOT MORE THAN 100 SQ. FT. IN AREA.
4.	REFER TO ROOF PLAN FOR TYP. ARCHITECTURAL ROOF DETAILS.
5.	DISCHARGE POINT FOR EXHAUST AIR SHALL BE AT LEAST 3' AWAY FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BLDG. <span style="float: right;">(7) A8.5</span>
6.	INSTALL DRIP SCREED AT ALL EXT. HORIZ. SURFACES MEETING (VERT) WALLS AND PARAPETS TO PREVENT EXT. FIN. STUCCO FROM STAINING.
7.	THE FIRST 9' HEIGHT FROM FINISH GRADE OF EXTERIOR FINISH SHALL HAVE ANTI GRAFFITI TREATMENT BY "MONOPOLE INC." R.R. #25080.
8.	PROVIDE 1/2" EXPANSION MATERIAL (COMPRESSIBLE FILLER STRIP) WHERE ALL EXTERIOR FLATWORK ABUTS BUILDING FOUNDATIONS.
9.	JOINTS: A. SOLID FRAMING IS RECOMMENDED BEHIND ALL STUCCO JOINTS. B. REINFORCE THE WATER-RESISTIVE BARRIER WITH SELF ADHERED FLASHING AT ALL JOINT LOCATIONS. AT HORIZONTAL ASSEMBLIES, THE SAF SHOULD BE WEATHER LAPPED TO THE WATER RESISTIVE BARRIER. C. LATH SHOULD ALWAYS BE INTERRUPTED AT EXPANSION JOINTS PER ASTM C 1063. D. BUTT JOINTS AND MITERED CORNERS OF STUCCO CONTROL AND EXPANSION JOINTS SHALL BE EMBEDDED IN SEALANT TO PREVENT WATER INTRUSION AT THIS UNSEALED JUNCTION PER ASTM E2286.
10.	ALL SEISMIC BOLTS AND OTHER EXPOSED STRUCTURAL HARDWARE TO BE COVERED WITH SELF ADHERED FLASHING PRIOR TO THE APPLICATION OF THE WATER RESISTIVE BARRIER.

ELEVATION SHEET KEYNOTES			
1	CLASS 'A' BUILT-UP ROOFING 'GAFGLAS' BY 'GAF' OR EQUAL. ICC ESR 1274	11	INDICATES LOCATION OF ELECTRIC, TRANSFORMER.
2	3/4" THK. EXT. SMOOTH FINISH PLASTER	12	NOT USED
3	ALUMINUM FRAME WINDOW.	13	INDICATES LINE OF ROOF GUTTER. SIZE PER PLUMBING PLANS.
4	LINE OF BUILDING BEYOND.	14	LINE OF GALV. MTL. DOWNSPOUT. SIZE PER PLUMBING PLANS. PRIMED AND PAINTED.
5	ALUMINUM FRAME GLASS DOOR.	15	FRONT LOAD STOREFRONT ALUM. GLAZING SYSTEM.
6	NOT USED	16	ALUMINUM RAILING
7	1" SQ. GALV. MTL. RAILING/GRILL PRIMED & PAINTED PER SPEC'S.	17	GALVANIZED METAL BALC. SCUPPER
8	GALV. MTL. ENTRY GATE. PRIME AND PAINTED PER SPEC'S.	18	PROPOSED LOCATION OF BLDG. ADDRESS IN ACCORDANCE TO L.A.M.C. 57.09.11
9	GALV. MTL. LVR. WALL VENT. PAINT TO MATCH ADJ. FIN.	19	PROVIDE STUCCO CONTROL JOINTS AT HORIZ. SURFACES AT MAX. 10' EA. DIRECTION TYPICAL.
10	LINE OF MTL. FLASHING AT ROOF TO WALL CONDITION.		

**NOTE:**  
 HARDIPLANK SIDING #1: 8-1/4" WIDE SMOOTH ARTISAN V WITH FOUR COLOR BLEND TO INCLUDE BEHR PAINT COLOR, WASABI M340-4, CHERVIL LEAVES M370-4, SUN VALLEY P370-7 & FERN CANOPY M380-6 LARR 24862  
 HARDIPLANK SIDING #2: 5-1/4" WIDE SMOOTH LAP SIDING. 4 COLOR BLEND TO INCLUDE 4 BEHR COLORS:  
 1. CHERRY COLA S130-7,  
 2. FLIRT ALERT P150-7  
 3. PINKADELIC P160-5  
 4. NO MORE DRAMA P140-7.

PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (6306)

**GRADE PLANE ELEVATION CALCULATION**  
 ADJACENT LOWEST GRADE

NORTH: 616.69  
 EAST: 616.69  
 SOUTH: 616.69  
 WEST: 616.36  
 2466.43/4 = 616.61 GRADE PLANE ELEVATION

**NOTE:**  
 1. ROOF TIEBACKS ARE REQUIRED ON ROOF WHEN THE BUILDING IS 36 FEET HIGH OR GREATER AS PER CCR TITLE 8 SECTION 3291(f)  
 2. PARAPET/GUARDRAILS SHALL BE PROVIDED ON ALL OPEN SIDES OF UNENCLOSED ELEVATED WORK LOCATIONS AS PER CCR TITLE 8 SECTION 3210(a)  
 3. PERSONNEL CONSTRUCTION HOIST IS REQUIRED AT 36 FEET FOR BUILDINGS 60 FEET OR GREATER AS PER CCR TITLE 8 1630(a)

**FEB 14 2019**  
**EXHIBIT "A"**  
 Page No. 14 of 24  
 Case No. DIR-2018-1257-TDC



**SOUTH ELEVATION**

1/8"=1'-0"

**SAM ASLANIAN ARCHITECT**  
 19951 TURNBERRY DRIVE  
 TARZANA CA 91356  
 TEL: 818.383.3237  
 FAX: 818.301.2703  
 E-MAIL: saslanian@yahoo.com  
 www.aslanianarchitects.com



**OWNER**  
 ASLANIAN VICTORY, L.L.C.  
 3501 OCEAN VIEW BLVD.  
 GLENDALE, CA 91208  
 OFFICE PHONE: 818.750.6070  
 OFFICE FAX: 818.790.6052  
 EMAIL: ARTHUR@LJPROP.COM

**CONSULTANT**

**PROJECT TITLE**  
 JULIE 88  
 70 UNIT APARTMENT BUILDING  
 11246 OTSEGO STREET  
 NORTH HOLLYWOOD, CA 91601

DATE	REVISIONS

DATE	ISSUED FOR

**NOTES**  
 THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND NO OTHER USE THEREOF IS EXPRESSLY LIMITED TO SUCH USE. NOISE, VIBRATION OR PRODUCTION OF AIR POLLUTION BY WHOLE OR IN PART IS PROHIBITED. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL REMAIN WITH SAM ASLANIAN ARCHITECT WITHOUT PREJUDICE. SAM ASLANIAN ARCHITECT WAGES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH MAY BE CAUSED BY FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND DISCREPANCIES THEREIN. NO PART OF THESE PLANS AND/OR PROGRAMS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SAM ASLANIAN ARCHITECT. ANY CHANGES TO THESE PLANS SHALL BE MADE BY SAM ASLANIAN ARCHITECT. ANY CHANGES TO THESE PLANS SHALL BE MADE BY SAM ASLANIAN ARCHITECT. ANY CHANGES TO THESE PLANS SHALL BE MADE BY SAM ASLANIAN ARCHITECT.

DATE	DRAWN	CHECKED
11-21-2018		

**PROJECT**  
 JULIE 88

**SHEET TITLE**  
 EXTERIOR ELEVATIONS

**SHEET** OF  
 A 3.1

DI

ELEVATION SHEET NOTES	
1.	FOR TYPICAL FLASHING AT EXTERIOR OPENINGS REFER TO DETAIL: <span style="float: right;">(1) AB 4</span>
2.	FOR PENETRATION AT EXTERIOR WALLS REFER TO DETAIL: <span style="float: right;">(18) AB 5</span>
3.	PER PORTLAND CEMENT PLASTER/STUCCO MANUAL, EB049 AND NAAMM STANDARD EMLA GUIDE SPECIFICATIONS FOR EXPANDED METAL LATH AND FURRING 920 INSTALL STUCCO CONTROL JOINTS WITH THE FOLLOWING CRITERIA: A. WALL AREAS: NOT MORE THAN 144 SQ. FT. IN AREA. B. THE RATIO OF HEIGHT TO WIDTH OF EACH AREA SHALL NOT EXCEED 2 1/2:1 OR 1 1/2:1. C. HORIZONTAL SURFACES: NOT MORE THAN 100 SQ. FT. IN AREA.
4.	REFER TO ROOF PLAN FOR TYP. ARCHITECTURAL ROOF DETAILS.
5.	DISCHARGE POINT FOR EXHAUST AIR SHALL BE AT LEAST 3' AWAY FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BLDG. <span style="float: right;">(7) AB 5</span>
6.	INSTALL DRIP SCREED AT ALL EXT. HORIZ. SURFACES MEETING (VERT) WALLS AND PARAPETS TO PREVENT EXT. FIN. STUCCO FROM STAINING.
7.	THE FIRST 9' HEIGHT FROM FINISH GRADE OF EXTERIOR FINISH SHALL HAVE ANTI GRAFFITI TREATMENT BY "MONOPOLE INC." R.R. #25080.
8.	PROVIDE 1/2" EXPANSION MATERIAL (COMPRESSIBLE FILLER STRIP) WHERE ALL EXTERIOR FLATWORK ABUTS BUILDING FOUNDATIONS.
9.	JOINTS: A. SOLID FRAMING IS RECOMMENDED BEHIND ALL STUCCO JOINTS. B. REINFORCE THE WATER-RESISTIVE BARRIER WITH SELF ADHERED FLASHING AT ALL JOINT LOCATIONS. AT HORIZONTAL ASSEMBLIES, THE SAF SHOULD BE WEATHER LAPPED TO THE WATER RESISTIVE BARRIER. C. LATH SHOULD ALWAYS BE INTERRUPTED AT EXPANSION JOINTS PER ASTM C 1063. D. BUTT JOINTS AND MITERED CORNERS OF STUCCO CONTROL AND EXPANSION JOINTS SHALL BE EMBEDDED IN SEALANT TO PREVENT WATER INTRUSION AT THIS UNSEALED JUNCTION PER ASTM E2266.
10.	ALL SEISMIC STRAPS AND OTHER EXPOSED STRUCTURAL HARDWARE TO BE COVERED WITH SELF ADHERED FLASHING PRIOR TO THE APPLICATION OF THE WATER RESISTIVE BARRIER.

ELEVATION SHEET KEYNOTES			
1	CLASS 'A' BUILT-UP ROOFING 'GAFLAS' BY 'GAF' OR EQUAL. ICC ESR 1274	11	INDICATES LOCATION OF ELECTRIC. TRANSFORMER.
2	3/4" THK. EXT. SMOOTH FINISH PLASTER	12	NOT USED
3	ALUMINUM FRAME WINDOW.	13	INDICATES LINE OF ROOF GUTTER. SIZE PER PLUMBING PLANS.
4	LINE OF BUILDING BEYOND.	14	LINE OF GALV. MTL. DOWNSPOUT. SIZE PER PLUMBING PLANS. PRIMED AND PAINTED.
5	ALUMINUM FRAME GLASS DOOR.	15	FRONT LOAD STOREFRONT ALUM. GLAZING SYSTEM.
6	NOT USED	16	ALUMINUM RAILING
7	1" SQ. GALV. MTL. RAILING/GRILL PRIMED & PAINTED PER SPECS.	17	GALVANIZED METAL BALC. SCUPPER
8	GALV. MTL. ENTRY GATE. PRIME AND PAINTED PER SPECS.	18	PROPOSED LOCATION OF BLDG. ADDRESS IN ACCORDANCE TO L.A.M.C. 57.09.11
9	GALV. MTL. LVR. WALL VENT. PAINT TO MATCH ADJ. FIN.	19	PROVIDE STUCCO CONTROL JOINTS AT HORIZ. SURFACES AT MAX. 10' EA. DIRECTION TYPICAL.
10	LINE OF MTL. FLASHING AT ROOF TO WALL CONDITION.		

**NOTE:**  
HARDIPLANK SIDING #1: 8-1/4" WIDE SMOOTH ARTISAN V WITH FOUR COLOR BLEND TO INCLUDE BEHR PAINT COLOR, WASABI M340-4, CHERVIL LEAVES M370-4, SUN VALLEY P370-7 & FERN CANOPY M380-6 LARR 24862

HARDIPLANK SIDING #2: 5-1/4" WIDE SMOOTH LAP SIDING. 4 COLOR BLEND TO INCLUDE 4 BEHR COLORS:  
1. CHERRY COLA S130-7,  
2. FLIRT ALERT P150-7  
3. PINKADELIC P160-5  
4. NO MORE DRAMA P140-7.

PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (6306)

**GRADE PLANE ELEVATION CALCULATION:**  
ADJACENT LOWEST GRADE

NORTH: 616.69  
EAST: 616.69  
SOUTH: 616.69  
WEST: 616.36  
2466.43/4 = 616.61 GRADE PLANE ELEVATION

**NOTE:**

- ROOF TIEBACKS ARE REQUIRED ON ROOF WHEN THE BUILDING IS 36 FEET HIGH OR GREATER AS PER CCR TITLE 8 SECTION 3291(f)
- PARAPET/GUARDRAILS SHALL BE PROVIDED ON ALL OPEN SIDES OF UNENCLOSED ELEVATED WORK LOCATIONS AS PER CCR TITLE 8 SECTION 3210(a)
- PERSONNEL CONSTRUCTION HOIST IS REQUIRED AT 36 FEET FOR BUILDINGS 60 FEET OR GREATER AS PER CCR TITLE 8 1630(a)

**SAM ASLANIAN ARCHITECT**  
19951 TURNBERRY DRIVE  
TARZANA CA 91356  
TEL: 818.383.3237  
FAX: 818.301.2703  
E-MAIL: saslanian@yahoo.com  
www.aslanianarchitects.com



**OWNER**  
ASLANIAN VICTORY, L.L.C.  
3501 OCEAN VIEW BLVD.  
GLENDALE, CA 91208  
OFFICE PHONE: 818.790.6070  
OFFICE FAX: 818.790.6052  
EMAIL: ARTHUR@LPROP.COM

**CONSULTANT**

**FEB 11 2019**  
**EXHIBIT "A"**  
Page No. 15 of 24  
Case No. DR-2018-1257-TOL

**PROJECT TITLE**  
JULIE 88  
70 UNIT APARTMENT BUILDING  
11246 OTSEGO STREET  
NORTH HOLLYWOOD, CA 91601

DATE	REVISIONS

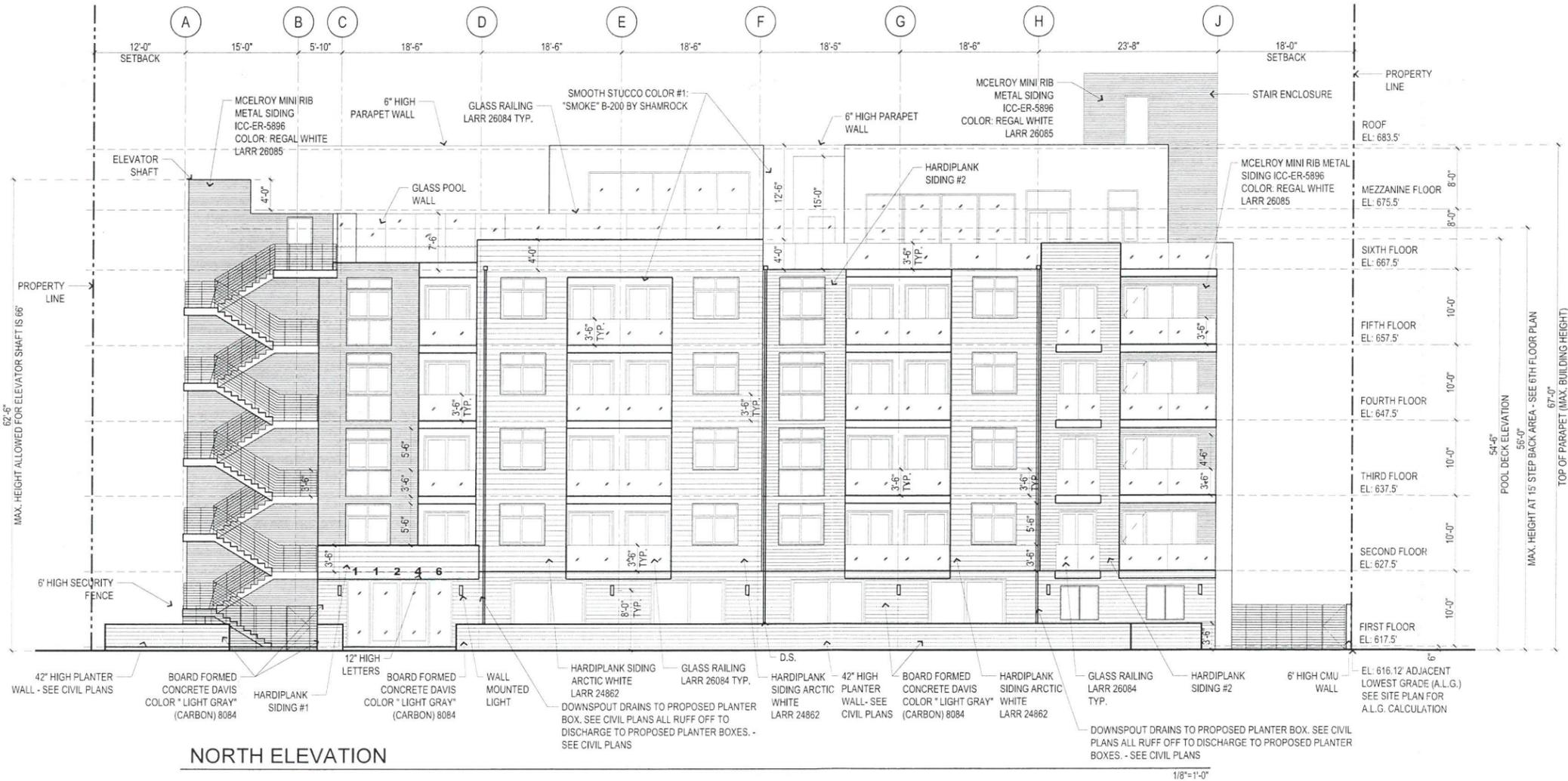
DATE	ISSUED FOR

DATE	DRAWN	CHECKED
11-21-2018		

**PROJECT**  
JULIE 88

**SHEET TITLE**  
EXTERIOR ELEVATIONS

**SHEET** A3.2 **OF**



**NORTH ELEVATION**

1/8"=1'-0"

DI



**OWNER**  
 ASLANIAN VICTORY, L.L.C.  
 3501 OCEAN VIEW BLVD.  
 GLENDALE, CA 91208  
 OFFICE PHONE: 818.790.6070  
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DATE	
11-21-2018	DRAWN
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**PROJECT**  
 JULIE 88

**SHEET TITLE**  
 EXTERIOR ELEVATIONS

SHEET	OF
A 3.3	

DI

**ELEVATION SHEET NOTES**

- FOR TYPICAL FLASHING AT EXTERIOR OPENINGS REFER TO DETAIL: (1) (A8.4)
- FOR PENETRATION AT EXTERIOR WALLS REFER TO DETAIL: (18) (A8.5)
- PER PORTLAND CEMENT PLASTER/STUCCO MANUAL, E8049 AND NAAMM STANDARD EMLA GUIDE SPECIFICATIONS FOR EXPANDED METAL LATH AND FURRING 920 INSTALL STUCCO CONTROL JOINTS WITH THE FOLLOWING CRITERIA:  
 A. WALL AREAS: NOT MORE THAN 144 SQ. FT. IN AREA.  
 B. THE RATIO OF HEIGHT TO WIDTH OF EACH AREA SHALL NOT EXCEED 2 1/2:1 OR 1:2 1/2.  
 C. HORIZONTAL SURFACES: NOT MORE THAN 100 SQ. FT. IN AREA.
- REFER TO ROOF PLAN FOR TYP. ARCHITECTURAL ROOF DETAILS.
- DISCHARGE POINT FOR EXHAUST AIR SHALL BE AT LEAST 3' AWAY FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BLDG. (7) (A8.5)
- INSTALL DRIP SCREED AT ALL EXT. HORIZ. SURFACES MEETING (VERT) WALLS AND PARAPETS TO PREVENT EXT. FIN. STUCCO FROM STAINING.
- THE FIRST 9' HEIGHT FROM FINISH GRADE OF EXTERIOR FINISH SHALL HAVE ANTI-GRAFFITI TREATMENT BY "MONOPOLE INC." R.R. #25060.
- PROVIDE 1/2" EXPANSION MATERIAL (COMPRESSIBLE FILLER STRIP) WHERE ALL EXTERIOR FLATWORK ABUTS BUILDING FOUNDATIONS.
- JOINTS:  
 A. SOLID FRAMING IS RECOMMENDED BEHIND ALL STUCCO JOINTS.  
 B. REINFORCE THE WATER-RESISTIVE BARRIER WITH SELF-ADHERED FLASHING AT ALL JOINT LOCATIONS. AT HORIZONTAL ASSEMBLIES, THE SAF SHOULD BE WEATHER LAPPED TO THE WATER RESISTIVE BARRIER.  
 C. LATH SHOULD ALWAYS BE INTERRUPTED AT EXPANSION JOINTS PER ASTM C 1063.  
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**ELEVATION SHEET KEYNOTES**

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9	GALV. MTL. LVR. WALL VENT. PAINT TO MATCH ADJ. FIN.	19	PROVIDE STUCCO CONTROL JOINTS AT HORIZ. SURFACES AT MAX. 10' EA. DIRECTION TYPICAL.
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**NOTE:**

HARDIPLANK SIDING #1: 8-1/4" WIDE SMOOTH ARTISAN V WITH FOUR COLOR BLEND TO INCLUDE BEHR PAINT COLOR, WASABI M340-4, CHERVIL LEAVES M370-4, SUN VALLEY P370-7 & FERN CANOPY M380-6 LARR 24862

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PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (6306)

**GRADE PLANE ELEVATION CALCULATION:**  
 ADJACENT LOWEST GRADE

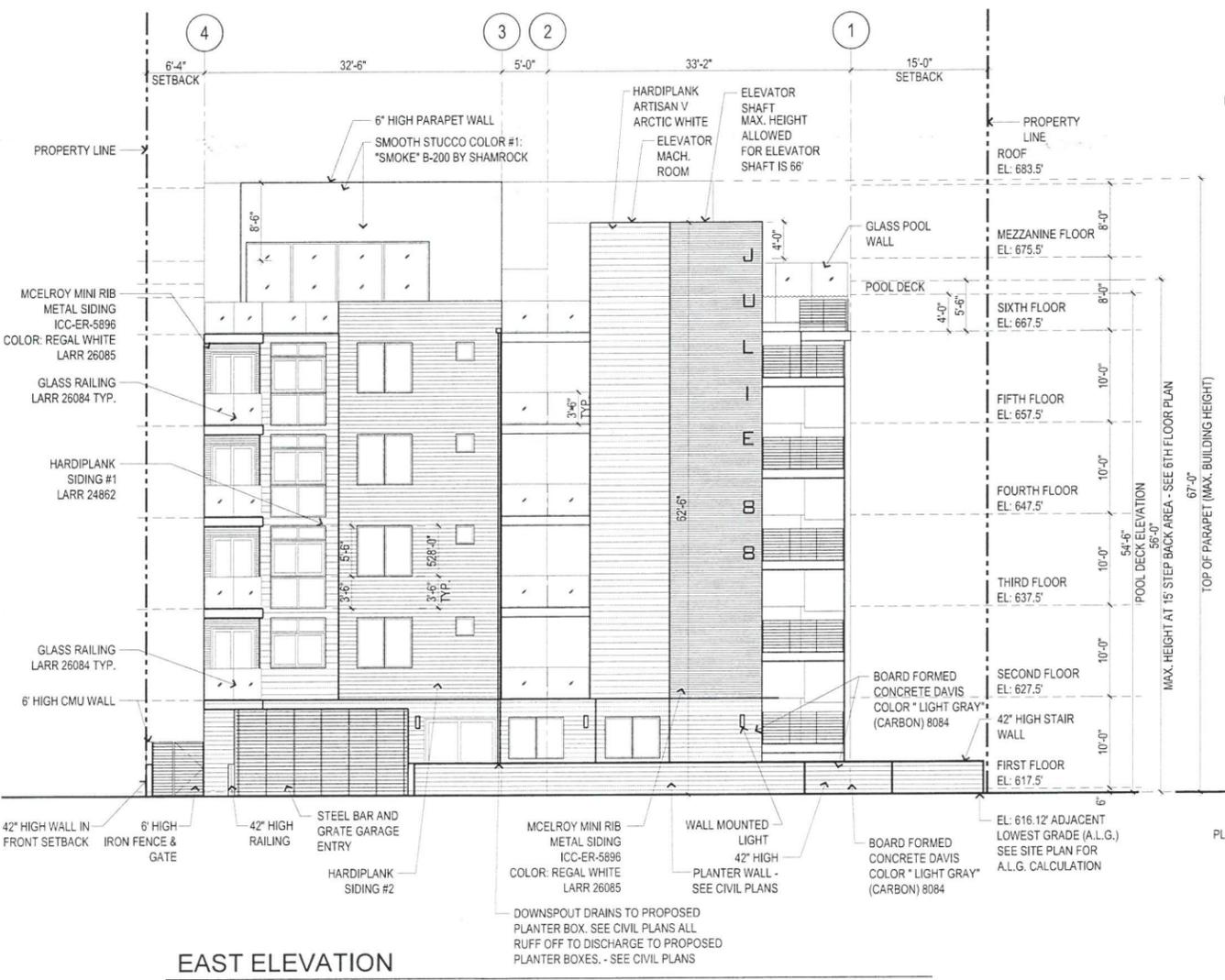
NORTH: 616.69  
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 2466.43/4 = 616.61 GRADE PLANE ELEVATION

**NOTE:**

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- PARAPET/GUARDRAILS SHALL BE PROVIDED ON ALL OPEN SIDES OF UNENCLOSED ELEVATED WORK LOCATIONS AS PER CCR TITLE 8 SECTION 3210(a)
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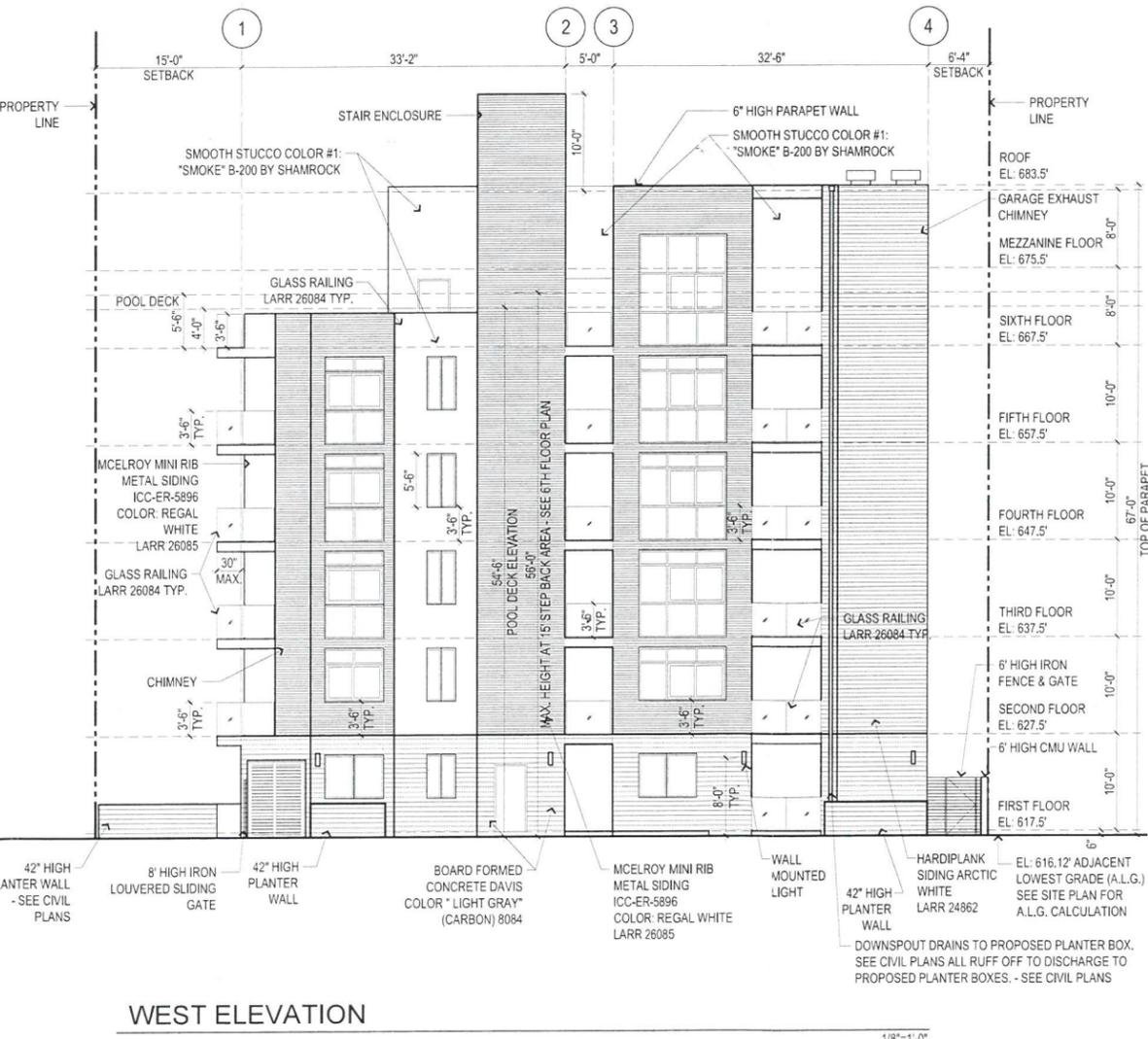
FEB 11 2019

**EXHIBIT "A"**  
 Page No. 16 of 24  
 Case No. DJR-2018-1257-TO



**EAST ELEVATION**

1/8"=1'-0"



**WEST ELEVATION**

1/8"=1'-0"

SECTION SHEET LEGEND			
	INDICATES FIBERGLASS BATT INSULATION		INDICATES NO. BLOCK MEMBER. REFER TO STRL.
	INDICATES SECTION THROUGH CONC. MATL		INDICATES CONT. WOOD MEMBER. REFER TO STRL.
	INDICATES SECTION THROUGH CMU WALL		INDICATES SECTION THROUGH EARTH / GRADE

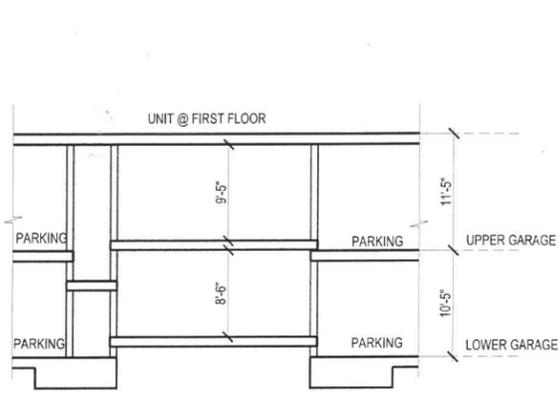
  

SECTION SHEET NOTES	
1.	FOR INTERIOR FINISHES REFER TO 'INTERIOR FINISH LEGEND' ON UNIT FLOOR PLAN SHEETS.
2.	FOR TYPICAL SOUND TRANSMISSION DETAILS, REFER TO DETAILS:
3.	CONT. BATT FIBERGLASS INSULATION AT EXT. WALLS, ROOFS & FLRS. SEPARATING CONDITIONED & UNCONDITIONED SPACES & UNCONDITIONED SPACES INTENDED FOR USE BY TENANTS SUCH AS STAIR AND ELEVATOR SHAFT, AS A MINIMUM STANDARD USE 1/2" MIN. AT ROOF & 1/2" MIN. AT WALLS. PROVIDE KRAFT FACE AT EXT. WALLS & ROOF CLG. UNFACED AT INT. WALLS & FLOORS. REFER TO ENERGY CALCULATIONS FOR ACTUAL REQUIRED INSULATION.
4.	ALL PENETRATIONS INTO SOUND RATED PARTITIONS, FLR. OR CLG. ASSEMBLIES SHALL BE SEALED WITH APPROVED PERMANENT RESILIENT SEALANT, ELEC. DEVICES, PLUMBING PENETRATIONS, ETC. SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE INTEGRITY OF THE ACOUSTICAL ASSEMBLY.
5.	PENETRATIONS IN FIRE RESIST. ASSEMBLIES SHALL BE PROTECTED W/ THROUGH-PENETRATION FIRE STOPS & MEMBRANE-PENETRATION FIRE STOPS IN ACCORDANCE W/ U.B.C. SEC. 704. REFER TO:
6.	PENETRATIONS OF FIRE RESISTIVE WALLS, FLR.-CLGS., & ROOF-CLGS. SHALL BE PROTECTED AS REQUIRED PER U.B.C. SEC. 704 & 710.
7.	FOR TYPICAL FIRE STOP AT PENETRATION THROUGH FIRE RESISTIVE ASSEMBLY REFER TO:
8.	ALL ROOF, DECK AND FLOOR SHEATHING SHALL BE BLOCKED AND GAPPED AS REQ. BY ROOFING, INTERIOR FLOOR TOPPING AND EXT. DECK TOPPING MANUFACTURERS RECOMMENDATIONS.
9.	FOR CONC. SLAB, FOOTINGS AND FRAMING LAYOUT REFER TO STRUCTURAL PLANS.
10.	INSTALL DRIP SCREED AT ALL EXT. HORIZ. SURFACES MEETING (VERT) WALLS AND PARAPETS TO PREVENT EXT. FIN. STUCCO FROM STAINING.

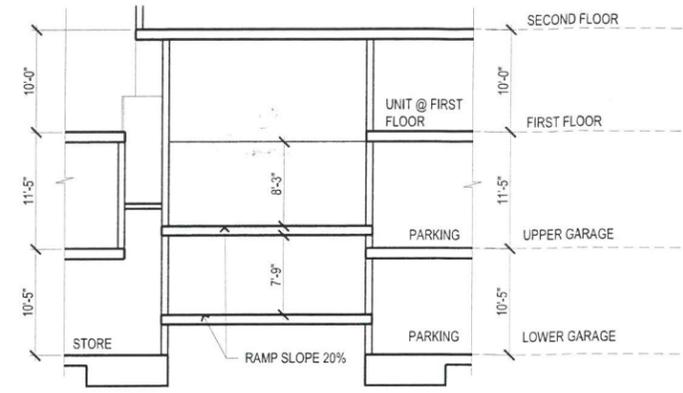
  

SECTION SHEET KEYNOTES			
	CLASS 'A' BUILT-UP ROOFING ('GAFGLAS' BY 'GAF' OR EQUAL. ICC ESR 1274)		LINE OF BUILDING BEYOND.
	ROOF/FLOOR SHEATHING, PER STRUCTURAL PLANS.		METAL STUD SOFFIT FRAMING.
	CLASS 'A' BUILT-UP ROOFING, PER SPECS.		CONC. SLAB ON GRADE, PER STRL. SUB-GRADE PREPARATION PER SOILS REPORT.
	1 1/2" LVL CONC. FLR. TOPPING PER SPECS.		EXT. GRADE PLYWOOD SHEATHING, GAPPED MIN. 1/8", SECURED TO FRAMING MEMBER W/ SCREWS AND EXT. GRADE GLUE. O.S.B. AT EXT. DECKS NOT PERMITTED.
	FLOOR JOISTS, PER STRUCTURAL PLANS.		2X WALL FRAMING AT 16" O.C. MAX. - U.N.O.
	ROOF FRAMING PER STRUCTURAL PLANS.		1-HR. DWELLING SEPARATION WALL (PARTY WALL).
	2X WALL FRAMING AT 16" O.C. MAX. - U.N.O.		3'-6" HIGH GUARDRAIL.
	1-HR. DWELLING SEPARATION WALL (PARTY WALL).		3-HR FIRE DAMPER PER MECHANICAL PLANS.
	CONT. FIBERGLASS INSUL. REFER TO SHEET NOTE #3.		CONC. DECK, SEE STRUCTURAL.
	GYP. BOARD INT. FINISH. A. Refer to Fire Rated Assembly details for no. of layers and Gyp. Bd. type. B. Moisture Resistant Gyp. Bd. shall be installed in all interior wet areas as recom. by manufacturer.		R-13 INSULATION.
	EXT. STUCCO SMOOTH FINISH PER SPECS. COLOR & TEXTURE TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.		MIRA CLAY WATERPROOFING, R/R # 24709.
	PROVIDE STUCCO CONTROL JOINTS AT HORIZ. SURFACES AT MAX. 10' EA. DIRECTION TYPICAL.		FOUNDATION DRAIN. SEE DETAIL
	INSTALL DRAFTSTOP PER C.B.C. SECTION 10B.3		GRAVEL SEE SOIL REPORT RECOMMENDATION.
	WATERPROOF DECK TOPPING, INSTALL PER MFR. RECOMM.		
	DECK JOIST PER STRUCTURAL PLANS.		

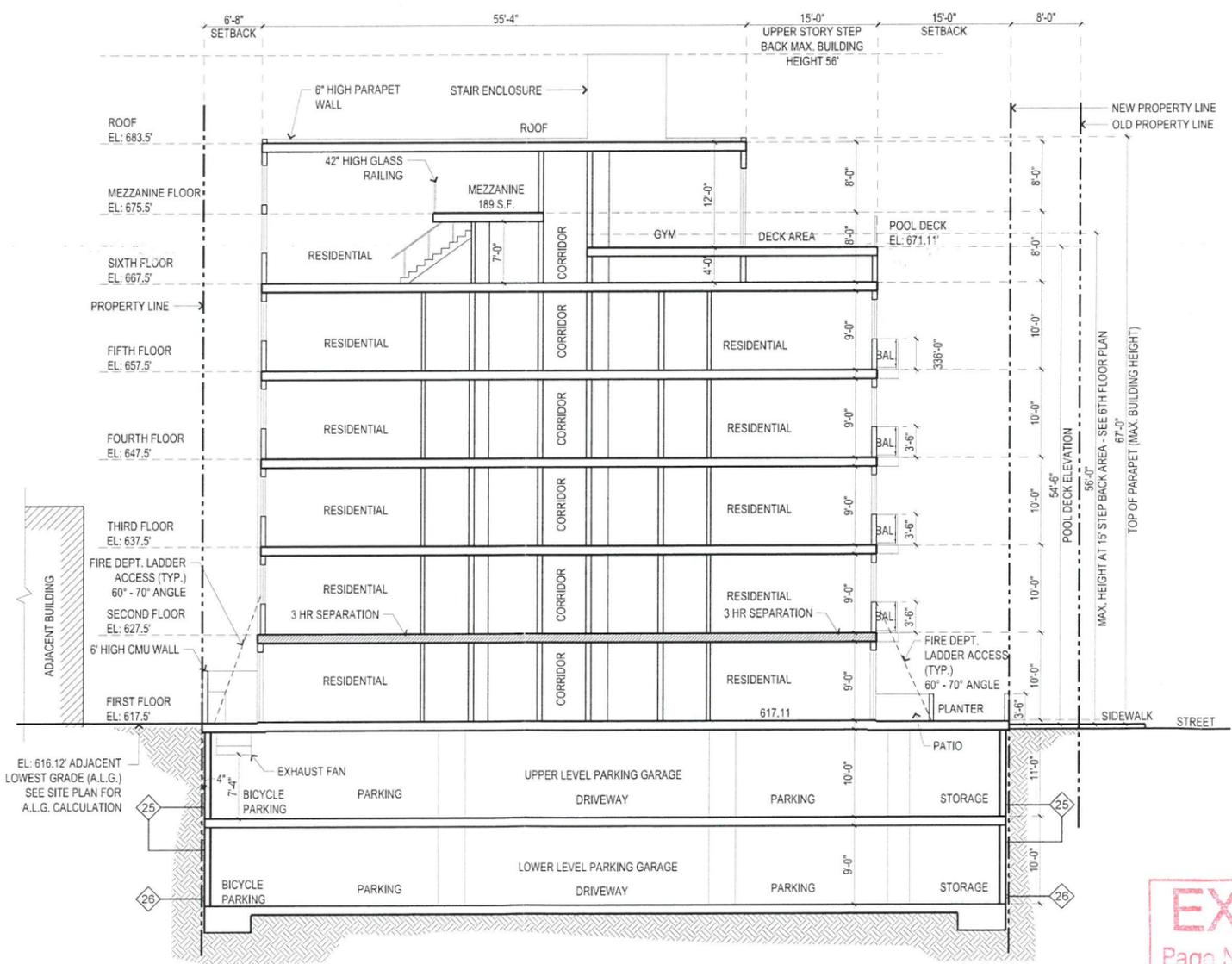
ZONING HEIGHT CALCULATION & GRADE PLANE ELEVATION CALCULATION  
 ADJACENT LOWEST GRADE  
 NORTH: 617.47  
 EAST: 616.12  
 SOUTH: 617.00  
 WEST: 617.00  
 $2487.59 / 4 = 616.90$   
 (GRADE PLANE ELEVATION)



2 RAMP CROSS SECTION  
1/8"=1'-0"



1 RAMP CROSS SECTION  
1/8"=1'-0"



SECTION - BB  
1/8"=1'-0"

**SAM ASLANIAN ARCHITECT**  
 19951 TURNBERRY DRIVE  
 TARZANA CA 91356  
 TEL: 818.383.3237  
 FAX: 818.301.2703  
 E-MAIL: saslanian@yahoo.com  
 www.aslanianarchitects.com



OWNER  
**ASLANIAN VICTORY, L.L.C.**  
 3501 OCEAN VIEW BLVD.  
 GLENDALE, CA 91208  
 OFFICE PHONE: 818.790.6070  
 OFFICE FAX: 818.790.6052  
 EMAIL: ARTHUR@LJPROP.COM

CONSULTANT

PROJECT TITLE  
**JULIE 88**  
 70 UNIT APARTMENT BUILDING  
 11246 OTSEGO STREET  
 NORTH HOLLYWOOD, CA 91601

DATE	REVISIONS

DATE	ISSUED FOR

NOTES  
 THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND NO REUSE THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PRODUCTION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS SHALL REMAIN WITH SAM ASLANIAN ARCHITECT WITHOUT PREJUDICE. SAM ASLANIAN ARCHITECT ACCEPTS NO LIABILITY FOR PROBLEMS WHICH MAY BE CAUSED BY FAILURE TO FOLLOW THE PLANS, SPECIFICATIONS AND DESIGN INTENT. THE COMPANY OR FOR PROBLEMS WHICH MAY BE CAUSED BY FAILURE TO OBTAIN ADEQUATE FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY SERVICE. DIMENSIONS INCORPORATED IN THESE PLANS OR CONFLICTS WHICH ARE RESOLVED BY YOUR CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE YOUR AGREEMENT TO THE ACCEPTANCE OF THE RESTRICTIONS.

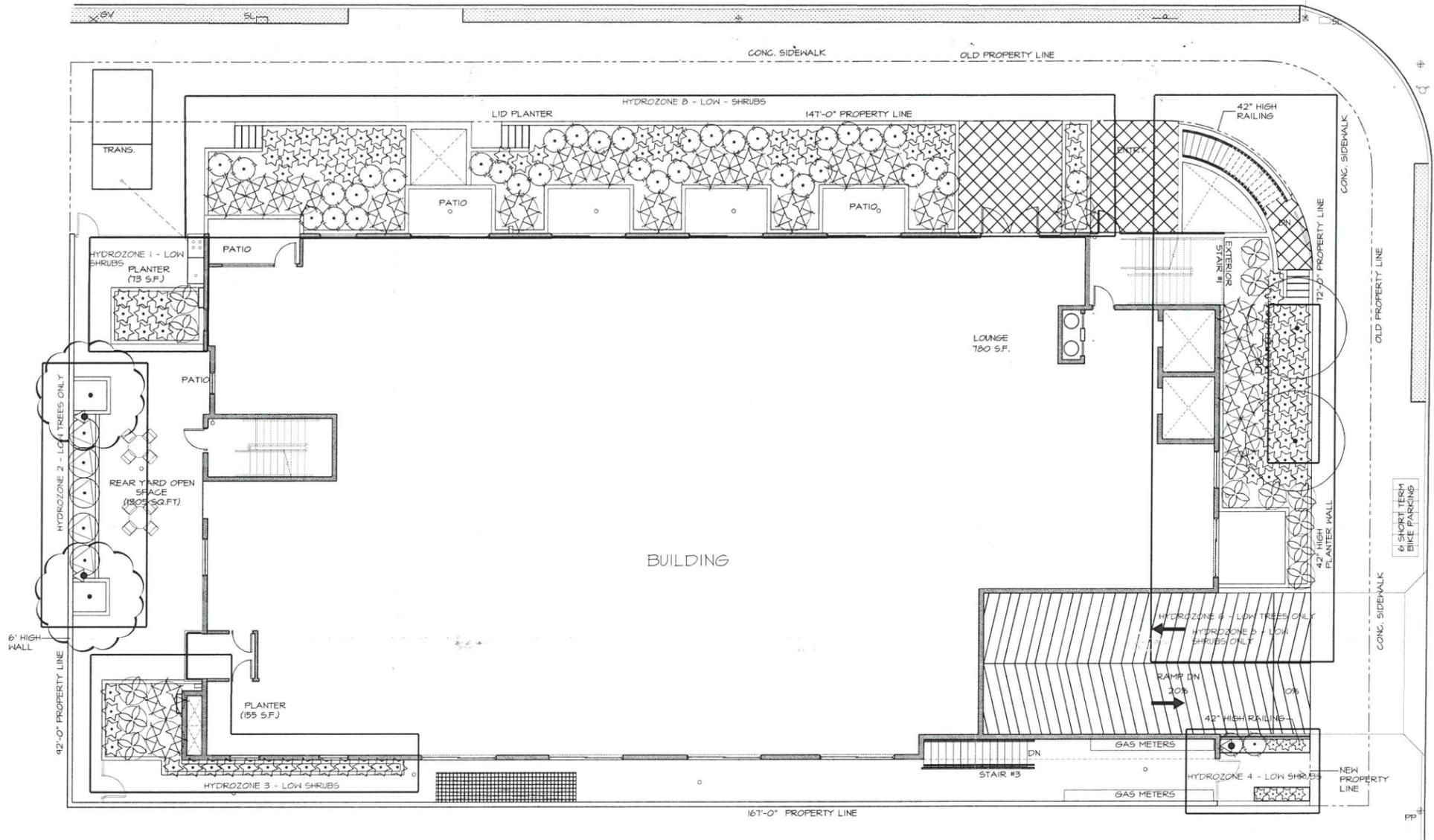
DATE	DRAWN
06-11-2018	DRAWN
	CHECKED

PROJECT  
**JULIE 88**  
 SHEET TITLE  
 BUILDING SECTIONS

SHEET OF  
**A 4.1**

**FEB 11 2019**  
**EXHIBIT "A"**  
 Page No. 17 of 24  
 Case No. DIP-2018-1257-TOC

DI



**LANDSCAPE POINT SYSTEM**

REFERENCE NO.	UNIT TYPE	POINTS	SG. FEET
N/A	ENTIRE SITE	20	15,300
TOTAL REQUIRED:		20	
PROVIDED			
A	6 TREE TAXON THAT DO NOT EXIST IN 1000 FT. RADIUS 95 PTS PER TREE UP TO 30R OF POINTS	10	N/A
B	300 LIN. FT. VINES ON WALL 2 PTS PER 50 LIN. FT.	10	N/A
TOTAL PROVIDED:		225	

**WATER MANAGEMENT POINT SYSTEM**

REFERENCE NO.	UNIT TYPE	POINTS	SG. FEET
N/A	ENTIRE SITE	300	15,300
TOTAL REQUIRED:		300	
PROVIDED			
N/A	AUTOMATIC CONTROLLERS	5	N/A
C	PLANTS ONCE ESTABLISHED THAT WILL REMAIN IN GOOD HEALTH WITH SUMMER WATER 245 X 2 PTS.	490	N/A
TOTAL PROVIDED:		495	

**OPEN SPACE TABULATION**

UNIT TYPE	QUANTITY	RATIO / DU	SG. FEET
2 HABITABLE RMS	65	100	6500
3 HABITABLE RMS	65	125	8125
TOTAL REQUIRED			14625
TOTAL REQUIRED OPEN SPACE = 14625 S.F. - 1701 S.F. (25% DECREASE PER 12,224 S.F. (12.12)) = 12,924 S.F.			
PROVIDED			
REAR YARD	OPEN TO SKY	-	305
BALCONIES	45	50	2250
POOL DECK	OPEN TO SKY	-	405
GYM	-	-	615
6TH FLOOR LOUNGE	-	-	420
1ST FLOOR LOUNGE	-	-	780
TOTAL PROVIDED			5344

**FRONT YARD LANDSCAPE**

FRONT YARD LANDSCAPED AREA = 655 SF / TREE PER 500 SF = (2) 24 INCH BOX TREES REQUIRED 3 - 24 INCH BOXES PROVIDED

**LANDSCAPE AREA**

POTENTIAL LANDSCAPE AREA = (SITE) 15,300 S.F. - (BUILDING) 10,111 S.F. = 5,189 S.F. LANDSCAPE PROVIDED = 2,141 S.F.

**EXHIBIT "A"**  
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**TREE LEGEND**

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE / QUANTITY / TYPE / W/COLS
(C) (A) (E)	DESERT MUSEUM PALO VERDE	GERGIDIUM X DESERT MUSEUM'	24 INCH BOX / 3 / DECIDUOUS / LOW
(C) (A)	BAY LAUREL	LAURUS NOBILIS	24 INCH BOX / 3 / EVERGREEN / LOW

**GROUND COVER LEGEND**

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE / QUANTITY / W/COLS
NO SYMBOL	MULCH	3" LAYER	IN ALL BEDS
(Pattern)	DYMONDIA MARGARETAE	DYMONDIA	FLATS / PLANT @ 6" OC. EQ. TRI SPACINGS / LOW

**SHRUB LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY / SIZE / W/COLS
(C)	RHAMNUS CALIFORNICA	COFFEEBERRY	22 / 5 GAL / LOW
(C)	ELYMUS CONDENSATUS	CANYON PRINCE'	113 / 1 GAL / LOW
(C)	MUHLENBERGIA LINDHEIMERIA 'LENI'	AUTUMN GLOW MUHLY	14 / 5 GAL / LOW
(C)	OLEA E. 'PETITE OLIVE'	LITTLE OLLIE OLIVE	9 / 5 GAL / LOW
(C)	PENNISSETUM SETACEUM	FIREWORKS'	41 / 5 GAL / LOW
(C)	RHAPHIOLEPIS I. 'PINK DANCER'	PINK DANCER INDIAN HAWNHORN	5 / 5 GAL / LOW
(B)	HARDENBERGIA V. 'HAPPY WANDERER'	PURPLE VINE LILAC	3 / 15 GAL / LOW / TRAIN ON WALL

**VINE LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY / SIZE / W/COLS
(B)	HARDENBERGIA V. 'HAPPY WANDERER'	PURPLE VINE LILAC	3 / 15 GAL / LOW / TRAIN ON WALL

**PLANTING PLAN - GROUND FLOOR**  
 SCALE: 1/8" = 1'-0"

**NOTE**

SEE SHEET L-2 FOR WATER EFFICIENCY CALCULATIONS AND NOTES.

- SHEET REFERENCE**
- SEE SHEET L-2 FOR 5TH FLOOR PLANTING PLAN & WATER EFFICIENT INFO
  - SEE SHEET L-3 FOR GROUND FLOOR IRRIGATION PLAN
  - SEE SHEET L-4 FOR 5TH FLOOR IRRIGATION PLAN
  - SEE SHEET L-4 FOR GENERAL NOTES
  - SEE SHEET L-5 & L-6 DETAILS



THE OFFICE OF  
**SUSAN E. MCEOWEN**  
 LANDSCAPE ARCHITECT 2180  
 A CALIFORNIA CORPORATION  
 19197 Golden Valley Road, #924  
 Santa Clarita, CA 91387  
 Office Telephone: (661) 294 3753  
 Email Address: Landarch.Susan@gmail.com

**OWNER:**  
 ASLANIAN VICTORY, LLC  
 3501 OCEAN VIEW BLVD.  
 GLENDALE, CA. 91208  
 818.790.6070

**PROJECT:**  
 70 UNIT APARTMENT  
 11246 OTSEGO STREET  
 NORTH HOLLYWOOD, CA.  
 91601

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**SHEET TITLE:**  
 PLANTING PLAN

START DATE:	JUNE 20, 2017
REVISION DATE 01:	NOV. 3, 2017
REVISION DATE 02:	NEW SITE PLAN MAR. 19, 2018
REVISION DATE 03:	NEW SITE PLAN JUNE 8, 2018
REVISION DATE 04:	NEW SITE PLAN JUNE 12, 2018
DRAWN BY:	SEM
CHECKED BY:	SEM
FILE NUMBER:	2017-2-12

L-1



PROPERTY LINE

E PROPERTY LINE

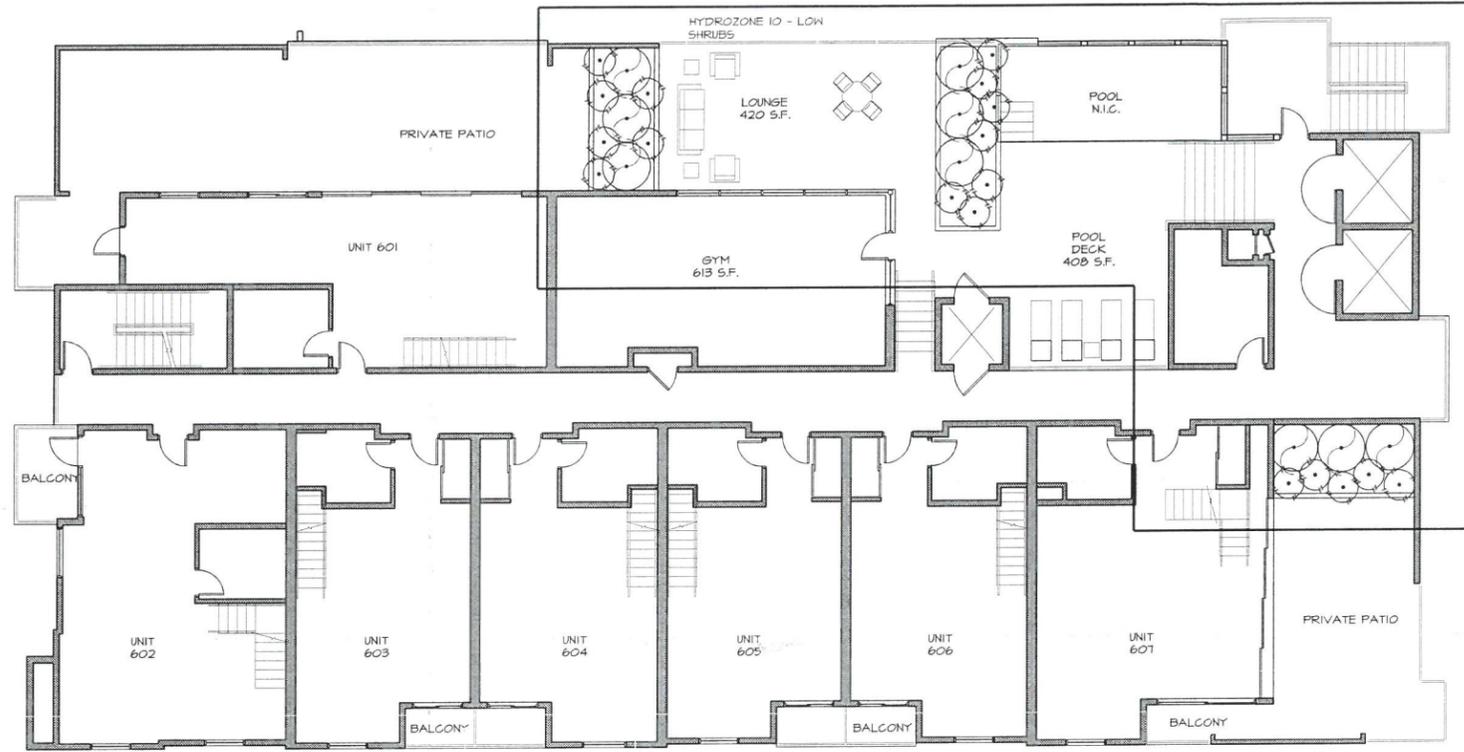
OTSEGO STREET

N PROPERTY LINE

N. PROPERTY LINE

E. PROPERTY LINE

KLUMP AVE.



Water Efficient Landscape Worksheet

Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	50.1 Los Angeles			MAWA requirement	ETAF x Area	Estimated Total Water Use (ETWU)
			ETWU requirement	ETWU requirement	ETAF (PF/IE)			
<b>Regular Landscape Areas</b>								
1) low shrubs	0.3	drip	0.81	0.370	74	27.41	851	
2) low trees	0.3	Drip	0.81	0.370	20	7.41	230	
3) low shrubs	0.3	drip	0.81	0.370	223	82.59	2,565	
4) low shrubs	0.3	drip	0.81	0.370	41	15.19	472	
5) low shrubs	0.3	drip	0.81	0.370	385	142.59	4,429	
6) low trees	0.3	drip	0.81	0.370	20	7.41	230	
7) low shrubs	0.3	drip	0.81	0.370	61	22.59	702	
8) low shrubs	0.3	Drip	0.81	0.370	1,099	407.04	12,643	
9) low shrubs	0.3	drip	0.81	0.370	271	100.37	3,118	
10) low shrubs	0.3	drip	0.81	0.370	282	104.44	3,244	
			Totals		2,476	917	28,485	
<b>Special Landscape Areas (SLA): Recycled Water</b>								
pool				1	265	265	8,231	
					0	0	0	
					0	0	0	
			Totals		2,741	1,182	28,485	
			Estimated Total Water Use (ETWU)				36,716	
			Maximum Allowed Water Allowance (MAWA)				50,532	

ETWU must be Less than MAWA  
ETWU will be "0" for 100% recycled water systems

Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

(50.1)(0.62) [(55 X 2,476) + ((1-.55) X 265)]

31.062 X 1,361.8 + 265 = 50,532 MAWA

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	917/Average ETAF
Total Area	2,476
Average ETAF	0.37
All Landscape Areas	
Total ETAF x Area	1,182
Total Area	2,741
Sitewide ETAF	0.43

GENERAL #1 & #3 LANDSCAPE AREA

- 100% OF PLANT AVERAGE PER HICOLS = LOW OR 0.3  
218 PLANTS X 15% = 160 PLANTS 0.3 OR LESS = 218 PLANTS PROVIDED  
21% (NO TURF)
- TOTAL OF 2,741 SQ. FT. OF LANDSCAPED AREA. BREAKDOWN BELOW
- 2,741 SQ.FT. LANDSCAPE PROVIDED - WATERED WITH POTABLE WATER
- 265 SQ. FT. OF POOL A - SEE WATER EFFICIENT WORK SHEET - SITE MEETS WHELO REQUIREMENTS.

#1 LANDSCAPE DOCUMENTATION

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE ORDINANCE DOCUMENTATION PACKAGE.

*S E McEwen*

#12 - RECIRCULATING WATER

RE CIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

#13 - MULCH

A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

#14 - SOILS

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 1000 SQUARE FEET OF PER-MEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

#16, 18, & 20 - IRRIGATION EQUIPMENT

- WHELO IRRIGATION EQUIPMENT SPECIFICATIONS
16. A DEDICATED WATER SERVICE METER OR PRIVATE SUB-METER SHALL BE INSTALLED FOR ALL NON-RESIDENTIAL IRRIGATED LANDSCAPES OF AT LEAST 1000 SQFT) (RESIDENTIAL IRRIGATED LANDSCAPES AREAS OF AT LEAST 5000 SQFT)
  18. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
  20. CHECK VALVES OR ANTI-SYPHON VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

REQUIRED STATEMENTS & CERTIFICATION'S

23. I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
24. THE FINAL SET OF LANDSCAPE AND IRRIGATION PLANS SHALL BEAR THE SIGNATURE OF A LICENSED LANDSCAPE ARCHITECT, LICENSED LANDSCAPE CONTRACTOR, CERTIFIED IRRIGATION DESIGNER, LICENSED ARCHITECT, LICENSED ENGINEER, LICENSED LAND SURVEYOR OR PERSONAL PROPERTY OWNER.
25. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
26. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED CONTRACTOR OF THE PROJECT.
27. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

THE OFFICE OF  
**SUSAN E. McEOWEN**  
 LANDSCAPE ARCHITECT 2180  
 A CALIFORNIA CORPORATION  
 19197 Golden Valley Road, #924  
 Santa Clarita, CA 91387  
 Office Telephone: (661) 294 3753  
 Email Address: LandArch.Susan@gmail.com

OWNER:  
**ASLANIAN VICTORY, LLC**  
 3501 OCEAN VIEW BLVD.  
 GLENDALE, CA. 91208  
 818.790.6070

PROJECT:  
 70 UNIT APARTMENT  
 11246 OTSEGO STREET  
 NORTH HOLLYWOOD, CA.  
 91601

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SHEET TITLE:  
 PLANTING PLAN

L-2

FEB 11 2019

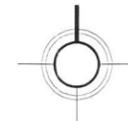
EXHIBIT "A"  
 Page No. 19 of 24  
 Case No. DR-2018-1257-TDL

SHEET REFERENCE

- SEE SHEET L-1 FOR GROUND FLOOR PLANTING PLAN
- SEE SHEET L-3 FOR GROUND FLOOR IRRIGATION PLAN
- SEE SHEET L-4 FOR 5th FLOOR IRRIGATION PLAN
- SEE SHEET L-4 FOR GENERAL NOTES
- SEE SHEET L-5 & L-6 DETAILS

PLANTING PLAN - 5th FLOOR

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



THE OFFICE OF  
**SUSAN E. McEOWEN**  
 LANDSCAPE ARCHITECT 2180  
 A CALIFORNIA CORPORATION  
 19197 Golden Valley Road, #924  
 Santa Clarita, CA 91387  
 Office Telephone: (661) 294 3753  
 Email Address: Landarch.Susan@gmail.com

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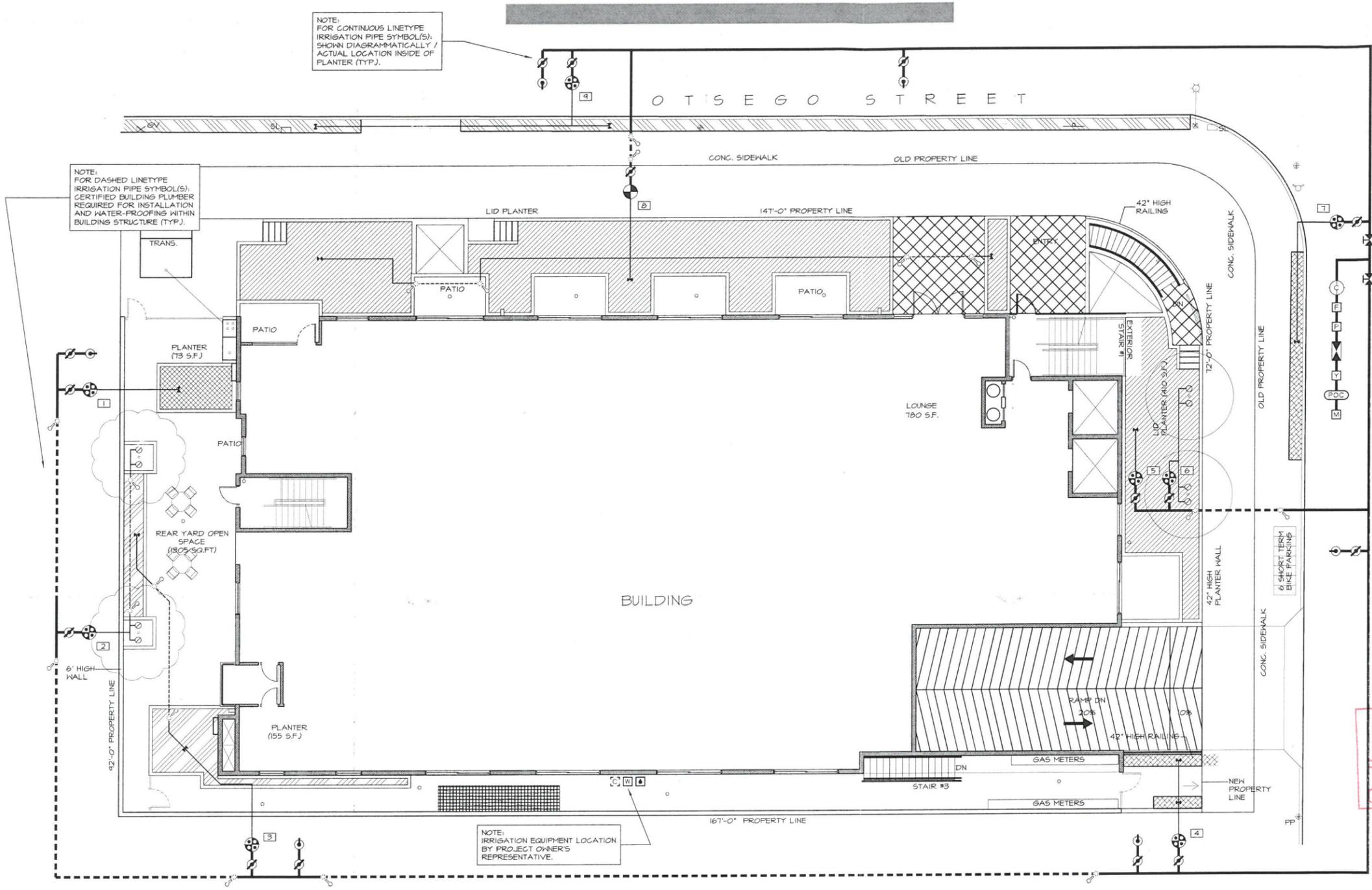
PROJECT:  
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SHEET TITLE:  
**IRRIGATION PLAN**

START DATE:	JUNE 20 2017
REVISION DATE 01:	NOV. 9, 2017
REVISION DATE 02:	NEW SITE PLAN MAR. 19, 2018
REVISION DATE 03:	NEW SITE PLAN JUNE 8, 2018
REVISION DATE 04:	NEW SITE PLAN JUNE 12, 2018
DRAWN BY:	SSM
CHECKED BY:	SEM
FILE NUMBER:	2017-2-12

**L-3**  
 OSTEGO / KLUMP



FEB 11 2019  
**EXHIBIT "A"**  
 Page No. 20 of 24  
 Case No. DL-2018-1257-TX



**IRRIGATION LEGEND**

SYMBOL	MANUFACTURER	MODEL SPECIFICATION	PER DETAIL
M	ANY	WATER METER	N/A
N/A	NOTE: VERIFY SIZE AND LOCATION IN FIELD		
POC	N/A	POINT OF CONNECTION	N/A
N/A	NOTE: VERIFY LOCATION IN FIELD		
Y	ZURN WILKINS	5XL 1/2"	7 / L-5
	DESCRIPTION:	1/2" LEAD-FREE CAST BRONZE WYE TYPE STRAINER	
	ZURN WILKINS	MODEL 375XL 3/4"	7 / L-5
	DESCRIPTION:	3/4" BACKFLOW PREVENTION DEVICE	
P	ZURN WILKINS	500XL 3/4"	7 / L-5
	DESCRIPTION:	3/4" PRESSURE REDUCING VALVE / POTABLE WATER LINES	
E	EZ-FLO	EZ-FLO EZ XXX-HC	10 / L-5
	NOTE:	XXX AUTOMATIC FERTILIZATION SYSTEM	
C	RAIN BIRD	100-PE5B-PRS-D	9 / L-5
	DESCRIPTION:	1" REMOTE CONTROL VALVE WITH SCRUBBER / PSI CTL.	
X	NBCO / EQUAL	LINE SIZE	N/A
	DESCRIPTION:	GATE VALVE IN YARD BOX	
X	NBCO / EQUAL	LINE SIZE	N/A
	DESCRIPTION:	LINE SIZE BALL VALVE IN YARD BOX	
C	RAIN BIRD	100-PE5B-PRS-D	9 / L-5
	DESCRIPTION:	1" REMOTE CONTROL VALVE WITH SCRUBBER / PSI CTL.	
R	RAIN BIRD	XCZ-LF-100-PRF	16 4 IT / L-5
	DESCRIPTION:	LOW FLOW CONTROL ZONE KIT	
C	RAIN BIRD	33DRLC	8 / L-5
	DESCRIPTION:	QUICK COUPLER VALVE	
C	IRRITROL	TC-4EX-R	11 / L-5
	DESCRIPTION:	9-STATION OUTDOOR CONTROLLER	

**IRRIGATION LEGEND**

SYMBOL	MANUFACTURER	MODEL SPECIFICATION	PER DETAIL
W	IRRITROL	CL-MI (CL-100-WIRELESS KIT)	12 / L-5
	DESCRIPTION:	IRRITROL WIRELESS RECEIVER MODULE	
A	IRRITROL	CL-WI (CL-100-WIRELESS KIT)	13 / L-5
	DESCRIPTION:	IRRITROL WIRELESS WEATHER SENSOR	
R	RAIN BIRD	RWS-M-B-C-1402	14 & 15 / L-6
	NOTE:	ROOT WATERING SYSTEM WITH FILTER FABRIC SOCK / 0.50 GPM	
	NOTE:	PLANTER PENETRATION / CORING AND WATER PROOFING BY CERTIFIED BUILDING PLUMBER.	
---	ANY	PVC CLASS 200 PLASTIC PIPE	N/A
	SIZE:	1" LATERAL LINE	
---	ANY	PVC CLASS 315 PLASTIC PIPE	N/A
	SIZE:	1" MAIN LINE	
---	ANY	TYPE K COPPER WATER TUBE	N/A
	SIZE:	1" LATERAL LINE / INSTALLATION BY CERTIFIED PLUMBER	
---	ANY	TYPE K COPPER WATER TUBE	N/A
	SIZE:	1" MAIN LINE / INSTALLATION BY CERTIFIED PLUMBER	
X	RAIN BIRD	XF5-04-18-XXX	L-6
X	RAIN BIRD	XOF-XXX	L-6
	DESCRIPTION:	SUB-SURFACE DRILLING (0.9 GPM / 18" EMITTER SPACING) AND OF DRILLING HEADER (SIZE PER MFG. GUIDELINES).	
	NOTE:	FLOOR SLAB AND PLANTER PENETRATION / CORING AND WATER PROOFING BY CERTIFIED BUILDING PLUMBER.	

**ZONE CALLOUTS**

ZONE:	1	2	3	4	5
SIZE:	1"	1"	1"	1"	1"
TYPE:	SHRUB	TREE	SHRUB	SHRUB	SHRUB
AREA:	14	30	223	41	385
PSI:	30	30	30	30	30
GPM:	0.48	2.00	1.48	0.27	2.51
RATE:	0.64	0.64	0.64	0.64	0.64
TIME:	23 MIN				

ZONE:	6	7	8	9
SIZE:	1"	1"	1"	1"
TYPE:	TREE	SHRUB	SHRUB	SHRUB
AREA:	61	1094	30	271
PSI:	30	30	30	30
GPM:	2.00	0.41	7.33	1.81
RATE:	0.64	0.64	0.64	0.64
TIME:	23 MIN	23 MIN	23 MIN	23 MIN

**SUB-SURFACE ZONE**

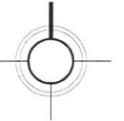
ZONE:	1
SIZE:	1"
TYPE:	SHRUB
AREA:	473
PSI:	30
GPM:	2.21
RATE:	0.64
TIME:	23 MIN

**ROOT WATER ZONE**

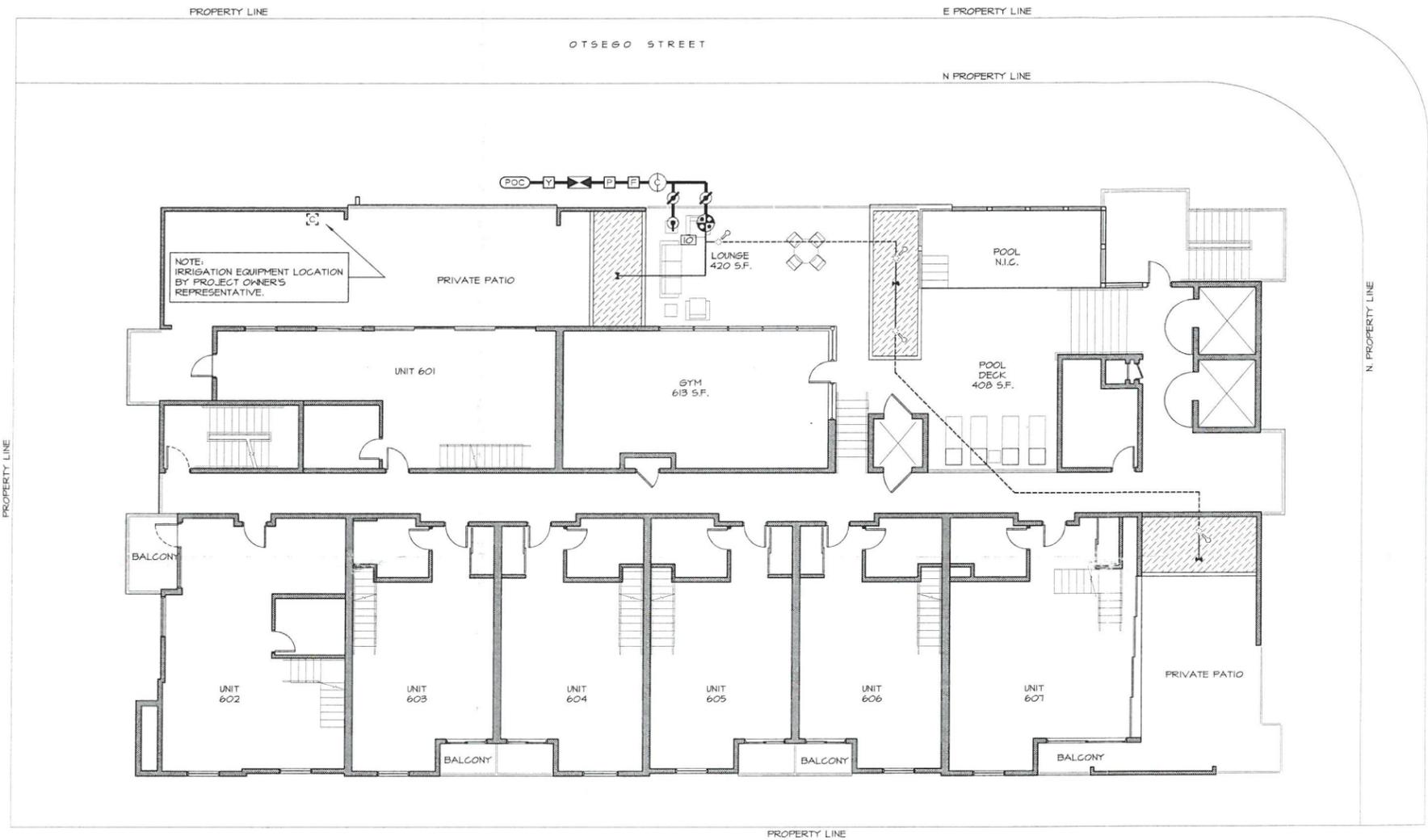
ZONE:	1
SIZE:	1"
TYPE:	TREE
PSI:	30
GPM:	5.0
TYPE:	BBLR
COUNT:	10

- DIAGRAMMATIC IRRIGATION PLAN**
- PLAN IS DIAGRAMMATIC FOR PURPOSES OF GRAPHIC CLARITY.
1. VALVE PLACEMENT TO DIVIDE AND EQUALIZE FLOW RATES PER IRRIGATION ZONE.
  2. LATERAL PIPE IS 1" UNLESS SPECIFIED OTHERWISE PER CALLOUTS ON PLAN.
  3. INSTALL ALL IRRIGATION PIPE IN LAWN AND PLANTING BEDS.
  4. IRRIGATION PIPE TO BE SLEEVED UNDER ALL PAVED AREAS. ALL SLEEVES SHALL BE A MINIMUM OF TWO (2) TIMES LARGER THAN IRRIGATION PIPE(S).
  5. INSTALL ALL VALVES IN ACCESSIBLE, INCONSPICUOUS AREAS.

**IRRIGATION PLAN - GROUND FLOOR**  
 SCALE: 1/8" = 1'-0"



DI



**IRRIGATION LEGEND**

SYMBOL	MANUFACTURER	MODEL SPECIFICATION	PER DETAIL
(M)	ANY	WATER METER	N/A
(POC)	N/A	POINT OF CONNECTION	N/A
(Y)	ZURN WILKINS	5XL 1/2"	1 / L-5
(S)	ZURN WILKINS	1/2" LEAD-FREE CAST BRONZE WYE TYPE STRAINER	
(B)	ZURN WILKINS	MODEL 375XL 3/4"	1 / L-5
(P)	ZURN WILKINS	3/4" BACKFLOW PREVENTION DEVICE	1 / L-5
(R)	ZURN WILKINS	500XL 3/4"	1 / L-5
(E)	EZ-FLO	3/4" PRESSURE REDUCING VALVE / POTABLE WATER LINES	10 / L-5
(C)	RAIN BIRD	EZ-FLO EZ XXX-HC	10 / L-5
(G)	RAIN BIRD	100-PESB-PRS-D	9 / L-5
(V)	RAIN BIRD	1" REMOTE CONTROL VALVE WITH SCRUBBER / PSI G.T.L.	
(N)	NIBCO / EQUAL	LINE SIZE	N/A
(G)	NIBCO / EQUAL	DESCRIPTION: GATE VALVE IN YARD BOX	
(N)	NIBCO / EQUAL	LINE SIZE	N/A
(G)	NIBCO / EQUAL	DESCRIPTION: LINE SIZE BALL VALVE IN YARD BOX	
(R)	RAIN BIRD	100-PESB-PRS-D	9 / L-5
(V)	RAIN BIRD	1" REMOTE CONTROL VALVE WITH SCRUBBER / PSI G.T.L.	
(R)	RAIN BIRD	XGZ-LF-100-PRF	14 & 15 / L-5
(S)	RAIN BIRD	DESCRIPTION: LOW FLOW CONTROL ZONE KIT	
(R)	RAIN BIRD	33DRLC	8 / L-5
(R)	IRRITROL	DESCRIPTION: QUICK COMPLER VALVE	
(C)	IRRITROL	ITZ-4EX-R	11 / L-5
(C)	IRRITROL	DESCRIPTION: 4-STATION OUTDOOR CONTROLLER	
(M)	IRRITROL	CL-MI (GL-100-WIRELESS KIT)	12 / L-5
(M)	IRRITROL	DESCRIPTION: IRRITROL WIRELESS RECEIVER MODULE	
(M)	IRRITROL	CL-MI (GL-100-WIRELESS KIT)	13 / L-5
(M)	IRRITROL	DESCRIPTION: IRRITROL WIRELESS WEATHER SENSOR	
(P)		NOTE: FLOOR SLAB AND PLANTER PENETRATION / CORING AND WATER PROOFING BY CERTIFIED BUILDING PLUMBER.	
(P)		NOTE: PLANTER PENETRATION / CORING AND WATER PROOFING BY CERTIFIED BUILDING PLUMBER.	
(P)	ANY	PVC CLASS 200 PLASTIC PIPE	N/A
(P)	ANY	SIZE: 1" LATERAL LINE	
(P)	ANY	PVC CLASS 315 PLASTIC PIPE	N/A
(P)	ANY	SIZE: 1" MAIN LINE	
(P)	ANY	TYPE K COPPER WATER TUBE	N/A
(P)	ANY	SIZE: 1" LATERAL LINE / INSTALLATION BY CERTIFIED PLUMBER	
(P)	ANY	TYPE K COPPER WATER TUBE	N/A
(P)	ANY	SIZE: 1" MAIN LINE / INSTALLATION BY CERTIFIED PLUMBER	
(P)	RAIN BIRD	XFS-04-10-XXX	L-6
(P)	RAIN BIRD	XGF-XXX	L-6
(P)		DESCRIPTION: SUB-SURFACE DRIPLINE (0.9 GPH / 10" EMITTER SPACING) AND OF DRIPLINE HEADER (SIZE PER MFG. GUIDELINES).	

SUB-SURFACE ZONE		ROOT WATER ZONE	
ZONE: 1	ZONE NUMBER	ZONE: 1	ZONE NUMBER
SIZE: 1"	VALVE SIZE	SIZE: 1"	VALVE SIZE
TYPE: SHRUB	AREA TYPE	TYPE: TREE	AREA TYPE
AREA: 419	SQUARE FEET	PSI: 30	PSI / VALVE
PSI: 30	PSI / VALVE	GPM: 5.0	GAL / MIN
GPM: 2.27	GAL / MIN	TYPE: BBLR	RMS (BBLR)
RATE: 0.64	INCHES / HR.	COUNT: 10	BBLR COUNT
TIME: 23 MIN	1/4" H2O		
(S)	LOCATION	(S)	LOCATION

**ZONE CALLOUTS**

ZONE: 10	
SIZE: 1"	
TYPE: SHRUB	
AREA: 202	
PSI: 30	
GPM: 1.20	
RATE: 0.64	
TIME: 23 MIN	

THE OFFICE OF  
**SUSAN E. McEOWEN**  
 LANDSCAPE ARCHITECT 2180  
 A CALIFORNIA CORPORATION  
 19197 Golden Valley Road, #924  
 Santa Clarita, CA 91387  
 Office Telephone: (661) 294 3753  
 Email Address: Landarch.Susan@gmail.com

**OWNER:**  
 ASLANIAN VICTORY, LLC  
 3501 OCEAN VIEW BLVD.  
 GLENDALE, CA. 91208  
 818.790.6070

**PROJECT:**  
 70 UNIT APARTMENT  
 11246 OTSEGO STREET  
 NORTH HOLLYWOOD, CA.  
 91601

These drawings are not final and shall not be used for construction purposes until signed by Susan E. McEowen, Landscape Architect #5390. These plans and all contained thereon are an original, unpublished work and may not be duplicated, published or used in whole or part without prior written consent by Susan E. McEowen.

**SHEET TITLE:**  
 IRRIGATION PLAN

START DATE:	JUNE 20 2017
REVISION DATE 01:	NOV. 9, 2017
REVISION DATE 02:	NEW SITE PLAN MAR. 19, 2018
REVISION DATE 03:	NEW SITE PLAN JUNE 8, 2018
REVISION DATE 04:	NEW SITE PLAN JUNE 12, 2018
DRAWN BY:	SEM
CHECKED BY:	SEM
FILE NUMBER:	2017-2-11

L-4  
 OTSEGO / KLUMP

**IRRIGATION PLAN - 5th FLOOR**  
 SCALE: 1/8" = 1'-0"  
 0 6 10 16



**EXHIBIT "A"**  
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 Case No. 121R-2018-1257-TOL

FEB 14 2018

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**IRRIGATION WITHIN PUBLIC RIGHT OF WAY**

**SPECIFICATIONS OF IRRIGATION EQUIPMENT WITHIN PUBLIC RIGHT OF WAY**

- 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.
- 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.
- THE REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER, RELATED EQUIPMENT AND IRRIGATION CONTROLLER SHALL BE INSTALLED ON PRIVATE PROPERTY.
- ALL IRRIGATION MAINLINE EQUIPMENT (FOR BOTH CONCRETE AND LANDSCAPE AREAS) SHALL BE TRAFFIC RATED CONCRETE VALVE BOXES WITH HINGED METAL LIDS. MAINLINE EQUIPMENT INCLUDES REMOTE CONTROL VALVES, FLUSH VALVES, AIR RELIEF VALVES, QUICK COUPLERS ETC.
- 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.
- 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.
- DIRECT BURIAL WIRE SHALL BE #14 GAUGE AND SHALL BE PLACED AT 24" BELOW GRADE TAPED TO MAINLINE WHERE AFFLICABLE.
- ALL DRIP IRRIGATION SHALL BE DIRECT BURIAL TYPE, A MINIMUM OF 2" TO 4" BELOW FINISH GRADE.

\* NOTE: ALL RAIN BIRD XFS SERIES SUBSURFACE DRIPLINE SHALL BE OF DIRECT BURIAL TYPE, A MINIMUM OF 4, 5, OR 6" BELOW FINISH GRADE. SEE RAIN BIRD XFS SUBSURFACE DRIPLINE INSTALLATION GUIDE FOR ADDITIONAL RECOMMENDATIONS AT: [WWW.RAINBIRD.COM/DOCUMENTS/DRIP/MAIN\\_XFS\\_INSTALLATIONS/DFD](http://WWW.RAINBIRD.COM/DOCUMENTS/DRIP/MAIN_XFS_INSTALLATIONS/DFD)

**XFS DRIPLINE DESIGN GUIDELINES**

**XFS DRIPLINE GENERAL DESIGN GUIDELINES:**

- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS, AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE ([WWW.RAINBIRD.COM](http://WWW.RAINBIRD.COM)) FOR SUGGESTED SPACINGS.
- LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLES.
- INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.
- WHEN USING 1/11M INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

**XFS DRIPLINE FOR TREES AND SHRUBS**

**XFS DRIPLINE INSTALLATION GUIDELINES FOR TREES AND SHRUBS:**

- DRIPLINE PIPE SHOULD BE BURIED 4-6 INCHES BELOW SOIL SURFACE (SEE "XFS SUB-SURFACE DRIPLINE BURIAL" DETAIL).
- INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS ([WWW.RAINBIRD.COM](http://WWW.RAINBIRD.COM)).
- PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
- AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
- INSERTION FLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

**CONCRETE SLAB PENETRATION**

CERTIFIED BUILDING PLUMBER REQUIRED FOR INSTALLATION OF ALL IRRIGATION PIPE AND WATER-PROOFING WITHIN BUILDING STRUCTURE(S). TYPICAL REQUIRED STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- BUILDING SLABS, SUB-FLOORS, STEM WALLS, ETC.
- INTERIOR AND EXTERIOR WALLS.
- INTERIOR PLANTER BOXES AND POTS.

**MWELO IRRIGATION CERTIFICATION**

**MWELO IRRIGATION CERTIFICATION OF COMPLETION REQUIREMENTS**

- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT PURPOSES.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

**MWELO IRRIGATION EQUIPMENT**

**MWELO IRRIGATION EQUIPMENT SPECIFICATIONS**

- A 1" DEDICATED WATER METER FOR IRRIGATION USE ONLY TO BE PROVIDED.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- CHECK VALVES OR ANTI-SYPHON VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

**XFS SERIES DRIPLINE SPACING GUIDELINES**

SOIL TYPE	CLAY	LOAM	SAND
EMITTER FLOW RATE	0.6 GPH	0.6 GPH/0.9 GPH	0.9 GPH
EMITTER SPACING	24"	18"	12"
LATERAL SPACING	18" - 24"	16" - 22"	12" - 18"

**XFS SERIES DRIPLINE FLOW (PER 100 FEET)**

EMITTER SPACING	0.6 GPH EMITTER		0.9 GPH EMITTER	
	INCHES	GPH	GPM	GPM
12"	61.00	1.02	42.00	1.53
18"	41.00	0.68	61.00	1.02
24"	31.00	0.52	46.00	0.71

**XFS DRIPLINE INFILTRATION RATES / HOUR**

PERCENT OF SLOPE	CLAY	LOAM	SAND
0% - 4%	0.13 - 0.44	0.44 - 0.88	0.88 - 1.25
5% - 8%	0.1 - 0.35	0.35 - 0.7	0.7 - 1

**GENERAL PLANTING NOTES**

- THE WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, EQUIPMENT, MATERIALS, AND SERVICES NECESSARY TO COMPLETE THE FINISH GRADING, SOIL PREPARATION, PLANTING, AND MAINTENANCE SPECIFIED.
- THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK.
- ALL SOIL USED DURING THE GRADING OPERATION SHALL BE LOOSE, FRIABLE SOIL OF THE SAME QUALITY AS EXISTING SOIL.
- ALL PLANTS SHALL BE HEALTHY, OF NORMAL GROWTH, WELL-ROOTED, FREE FROM DISEASE AND INSECT INFESTATION, AND NOT ROOT BOUND.
- PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL. THE PLANTS WILL BE REJECTED BY THE OWNER OR HIS REPRESENTATIVE IF DEEMED UNSATISFACTORY.
- FINISH GRADE IS FINAL GRADE, WITH SMOOTH, UNIFORM SURFACE, KEEP FREE, READY FOR PLANTING. PLANTING AREA FINISH GRADE SHALL BE 1 1/2" BELOW ADJACENT PAVED SURFACES.
- NO PLANT SHALL BE PLANTED UNTIL IRRIGATION WORK IS COMPLETE, TESTED AND APPROVED OR UNTIL SOIL PREPARATION AND FINAL GRADE IS ESTABLISHED.
- EXCAVATE PLANTS WITH VERTICAL SIDES FOR ALL PLANTS TWICE THE DIAMETER AND 1 1/2 TIMES THE DEPTH OF ROOT BALLS. BACK-FILL WITH THE FOLLOWING MIX:
  - 6 PARTS ON SITE SOIL (BY VOLUME)
  - 4 PARTS NITROLIZED FIR SHAVINGS (BY VOLUME)
  - 2 POUNDS 10-10-10 COMMERCIAL FERTILIZER (PER CUBIC YARD MIX)
  - 10 POUNDS AGRICULTURE GYPSUM (PER CUBIC YARD MIX)
  - 2 POUNDS IRON SULFATE (PER CUBIC YARD MIX)
- RIP ALL PLANTING AREAS TO A DEPTH OF 6" AND TILL WITH THE FOLLOWING MATERIALS (PER 100 SQUARE FEET):
  - 4 CUBIC YARDS NITROLIZED FIR SHAVINGS
  - 30 POUNDS 20-20-20 COMMERCIAL FERTILIZER (10% SLOW RELEASE)
  - 100 POUNDS AGRICULTURAL GYPSUM
- AFTER SETTING PLANTS, BACK-FILL MATERIALS SHALL BE SOAKED TO SETTLE. THE TOP OF THE ROOT BALL SHALL BE 1" ABOVE FINISHED GRADE AFTER SETTLING OCCURS.
- THE OWNER OR HIS REPRESENTATIVE SHALL BE NOTIFIED 48 HOURS PRIOR TO THE FOLLOWING STAGES OF CONSTRUCTION INSPECTION:
  - AFTER TREE AND SHRUBS HAVE BEEN SPOTTED - PRIOR TO EXCAVATION OF PLANTING HOLES.
  - UPON COMPLETION OF ALL PLANTING FOR APPROVAL TO BEGIN MAINTENANCE.
  - ONCE A WEEK PRIOR TO END OF MAINTENANCE.
- DO NOT WILLFULLY INSTALL ANY PLANT MATERIAL AS PER DESIGN WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN SITE CONDITIONS EXISTED THAT WAS NOT KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE OR OTHERWISE THE CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY AND ALL REVISIONS.
- AFTER ALL WORK HAS BEEN COMPLETED AND APPROVED BY THE OWNER, THE CONTRACTOR SHALL MAINTAIN THE PROJECT FOR A 90 DAY MAINTENANCE PERIOD BY WATERING, WEEDING, MULCHING, CULTIVATING, FERTILIZING AT 30, 60, AND 90 DAYS INTO THE MAINTENANCE PERIOD. USE 10-20-10 COMMERCIAL FERTILIZER PER MANUFACTURER'S RECOMMENDATIONS, AND ANY OTHER OPERATION NECESSARY FOR THE UPKEEP OF THE PROJECT.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR THE FOLLOWING PERIODS OF TIME:
  - 1 YEAR FOR TREES
  - 6 MONTHS FOR SHRUBS
  - 30 DAYS FOR GROUNDCOVERS
- THE GUARANTEE SPECIFIED ABOVE DOES NOT HOLD FOR PLANT LOSS DUE TO POOR MAINTENANCE BY THE OWNER OR DUE TO VANDALISM BEFORE OR AFTER FINAL ACCEPTANCE.
- ALL TREES SPECIFIED ON PLAN SHALL BE GUYED PER PLAN DETAILS.

**XFS DRIPLINE**

XFS DRIPLINE IRRIGATION ZONES SPECIFICATIONS AND CALCULATIONS FOR THIS PLAN ARE BASED ON THE FOLLOWING PARAMETERS:

- SOIL TYPE: SANDY LOAM (LOAM)
- SLOPED IRRIGATION ZONES: 0
- STATIC WATER PRESSURE: 65 PSI - VERIFY IN FIELD
- IRRIGATION CONTRACTOR TO OBTAIN SOILS REPORT TO VERIFY IRRIGATION ZONE SPECIFICATIONS AND CALCULATIONS FOR THIS PLAN.
- CONTRACTOR RESPONSIBLE FOR VERIFYING STATIC WATER PRESSURE.
- REFER TO RAIN BIRD 2014 IRRIGATION PRODUCTS CATALOG ([WWW.RAINBIRD.COM](http://WWW.RAINBIRD.COM)) FOR ALL XFS DRIPLINE SPECIFICATIONS AND REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS.

**GENERAL IRRIGATION NOTES**

- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE STATIC WATER PRESSURE OF 65 PSI. THE CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION AND REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ABOVE AND THE ACTUAL PRESSURE READINGS AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THIS DESIGN IS DIAGRAMMATIC FOR PURPOSES OF GRAPHIC CLARITY. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. INSTALL A MINIMUM LAYER OF 6" OF CLEAN FILL SAND BELOW PAVED AREAS.
- BEFORE ANY WORK COMMENCES, A CONFERENCE SHALL BE HELD WITH THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR, REGARDING GENERAL REQUIREMENTS FOR THIS WORK.
- THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT UTILITIES AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS AND HE IS RESPONSIBLE FOR THE PROTECTION OF ANY DAMAGE TO THESE LINES OR STRUCTURES.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONTRACTOR AGREES TO DEFEND AND INDEMNIFY THE OWNER AND DESIGNER AGAINST ALL PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
- DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN IN THE DRAWINGS WHEN IT IS OBVIOUS, IN THE FIELD, THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S OR AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER-SPRAY ON TO WALKS, ROADWAYS, AND / OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING FLOW FOR EACH SYSTEM.
- ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB OR GROUND COVER AREAS SHALL BE INSTALLED WHERE THE TOP OF THE SPRINKLER HEAD IS 1" ABOVE FINISHED GRADE.
- ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN LAWN AREAS SHALL BE INSTALLED WHERE THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH ADJACENT SIDEWALK OR CURB.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED IN THE PLANS.
- 110 / 120 VOLT ELECTRICAL POWER AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE THE FINAL HOOKUP FROM THE ELECTRICAL OUTLET TO THE AUTOMATIC CONTROLLER.
- INSTALL ALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLOON TAPE DOPE ON ALL PVC MALE PIPE THREADS ON ALL SPRINKLERS, SWING JOINTS, AND VALVE ASSEMBLIES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING STRUCTURES, ETC.
- IN ADDITION TO THE CONTROL WIRE SLEEVES AND PIPE SLEEVES SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE AND PIPE SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
- THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL THE LOCAL CODES AND ORDINANCES FOR NON-POTABLE WATER USAGE. HE SHALL TAG ALL PARTS OF THE IRRIGATION SYSTEM AS REQUIRED FOR NON-POTABLE WATER USAGE (IF REQUIRED).
- STOP ALL BACK-DRAINAGE OF HEADS WITH CHECK VALVES IN RISERS. ADJUST TO RECOMMENDED PRESSURE PER MANUFACTURE'S SPECIFICATIONS.
- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LOCAL AND STATE CODES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK.
- THE CONTRACTOR SHALL APPLY AND PAY FOR ALL PERMITS REQUIRED FOR THE WORK INDICATED ON THE PLAN.
- THE IRRIGATION SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
- UPON COMPLETION OF WORK, ALL MATERIALS, EQUIPMENT, AND WASTE SHALL BE REMOVED FROM THE SITE TO THE OWNER'S SATISFACTION.
- THE IRRIGATION SYSTEM SHALL BE DEEMED INCOMPLETE UNTIL ALL HEADS, VALVES, AND RELATED IRRIGATION EQUIPMENT HAVE BEEN CHECKED AND ADJUSTED TO BEST CONFORM TO THE CONDITIONS THAT PREVAIL AT THE SITE.
- BACK FILL FOR TRENCHING SHALL BE COMPACTED TO DRY DENSITY EQUAL TO THE ADJACENT UNDISTURBED SOIL AND SHALL CONFORM TO THE ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER IRREGULARITIES.
- ALL PIPING SHALL CONFORM TO IRRIGATION LEGEND.
- PLASTIC FITTINGS SHALL BE OF SCHEDULE 40 POLYVINYL CHLORIDE PLASTIC PIPE.
- INITIAL BOCK-FILL ON PLASTIC LINES SHALL BE OF FINE GRANULAR MATERIAL WITH NO FOREIGN MATTER LARGER THAN 1/2" DIAMETER.
- SUPPLY 05 PART OF THIS CONTRACT THE FOLLOWING TOOLS:
  - ONE WRENCH FOR DISASSEMBLY OF EACH TYPE OF SPRINKLER HEAD SUPPLIED
  - TWO KEYS FOR THE CONTROLLER.

THE OFFICE OF  
**SUSAN E. McEOWEN**  
LANDSCAPE ARCHITECT 2180  
A CALIFORNIA CORPORATION  
19197 Golden Valley Road, #924  
Santa Clarita, CA 91387  
Office Telephone: (661) 294 3753  
Email Address: [LandscapeSusan@gmail.com](mailto:LandscapeSusan@gmail.com)

**OWNER:**  
ASLANIAN VICTORY, LLC  
3501 OCEAN VIEW BLVD.  
GLENDALE, CA. 91208  
818.790.6070

**PROJECT:**  
70 UNIT APARTMENT  
11246 OTSEGO STREET  
NORTH HOLLYWOOD, CA.  
91601

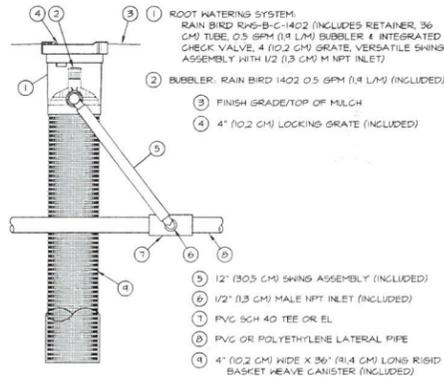
These drawings are not final and shall not be used for construction purposes until signed by Susan E. McEowen, Landscape Architect #3180. These plans and all contained thereon are an original, unpublished work and may not be duplicated, published or used in whole or part without prior written consent by Susan E. McEowen.

**SHEET TITLE:**  
NOTES

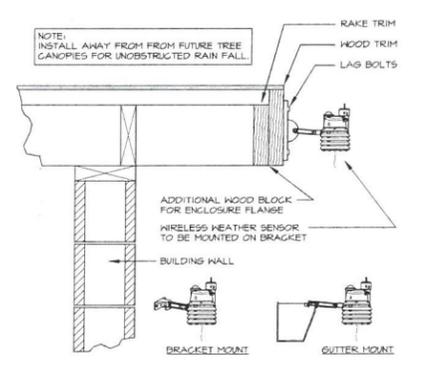
START DATE	DATE
REVISION DATE 01:	JUNE 20, 2017
REVISION DATE 02:	NOV. 9, 2017
REVISION DATE 03:	NEW SITE PLAN MARK 13, 2018
REVISION DATE 04:	NEW SITE PLAN JUNE 8, 2018
DRAWN BY:	SEM
CHECKED BY:	SEM
FILE NUMBER:	2017-2-12

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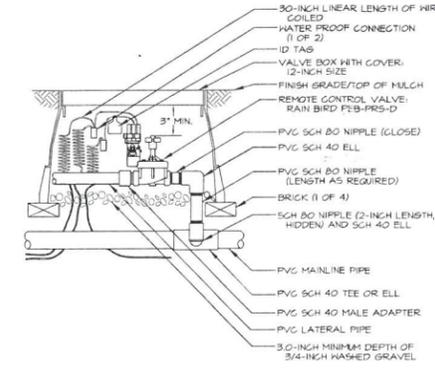
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**EXHIBIT "A"**  
Page No. 22 of 24  
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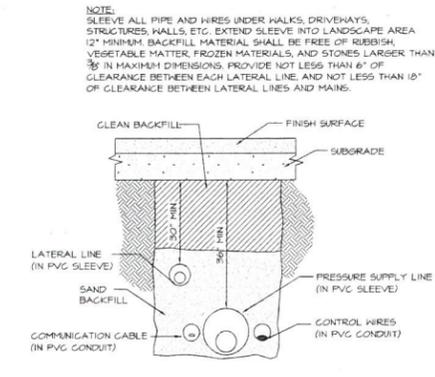
**15 ROOT WATERING SYSTEM (RWS)**  
NO SCALE



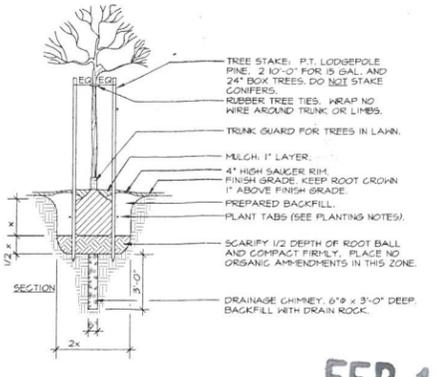
**13 WIRELESS WEATHER SENSOR MOUNTING**  
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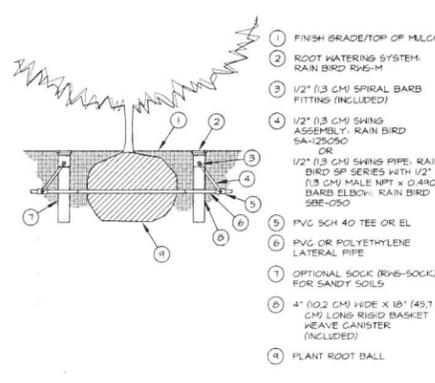
**9 REMOTE CONTROL VALVE**  
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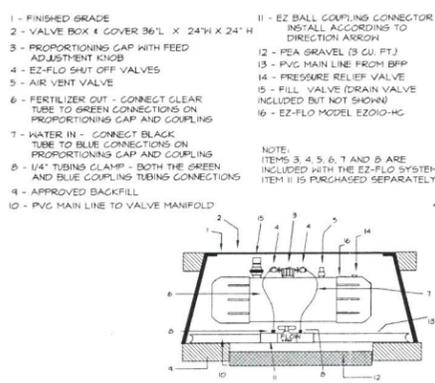
**5 TRENCHING - UNDER HARDSCAPE**  
NO SCALE



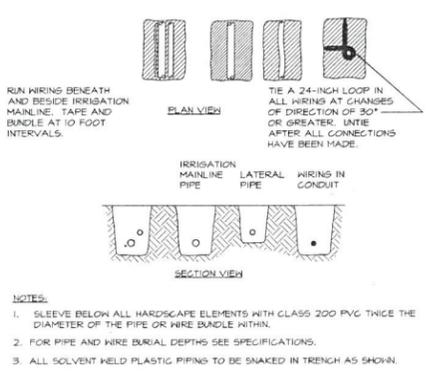
**1 TREE PLANTING DETAIL**  
NO SCALE



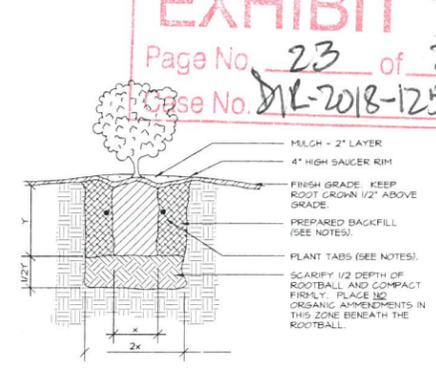
**14 RWS INSTALLATION FOR TREES**  
NO SCALE



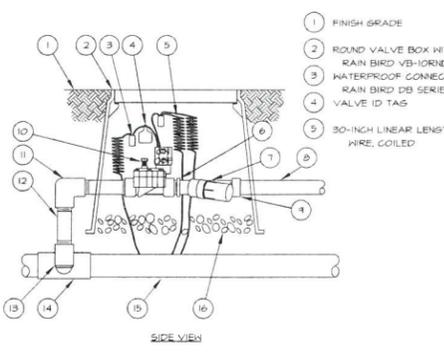
**10 EZ-FLO FERTILIZING SYSTEM**  
NO SCALE



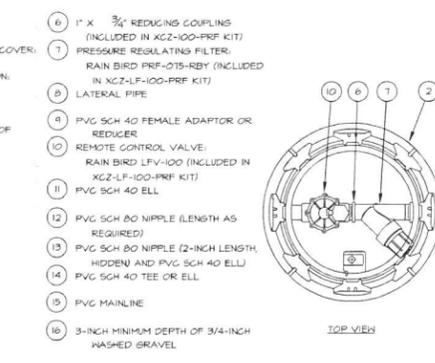
**6 PIPE AND WIRE TRENCHING DETAIL**  
NO SCALE



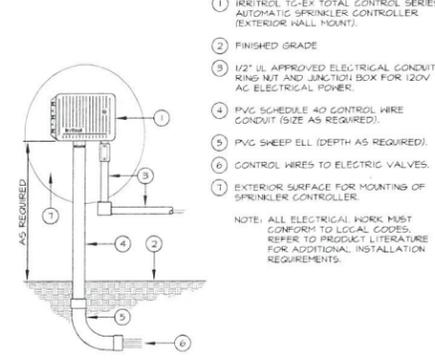
**2 SHRUB PLANTING DETAIL**  
NO SCALE



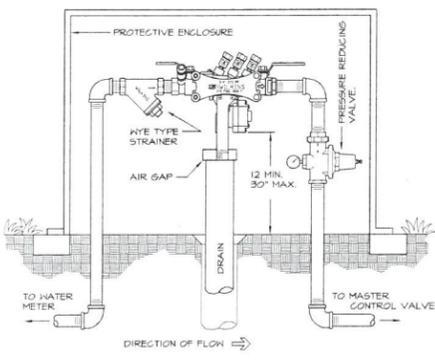
**16 CONTROL ZONE KIT IN ROUND VALVE BOX**  
NO SCALE



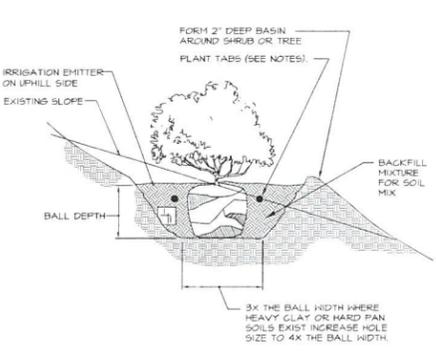
**11 IRRIGATION CONTROLLER / EXTERIOR**  
NO SCALE



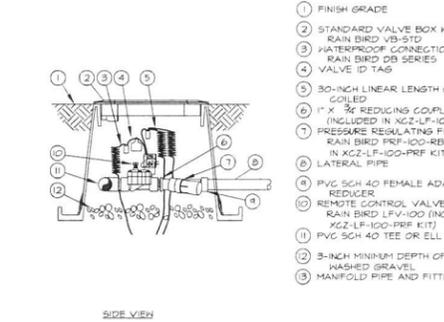
**7 REDUCED PRESSURE BACKFLOW DEVICE**  
NO SCALE



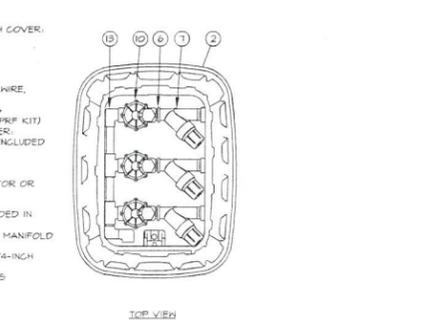
**3 SLOPE PLANTING DETAIL**  
NO SCALE



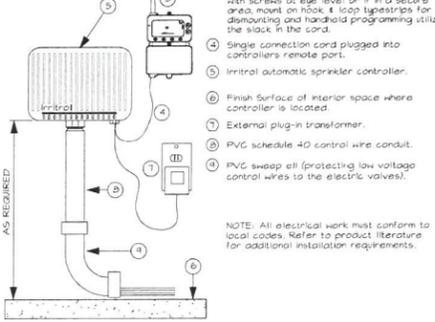
**12 WEATHER-SENSING SYSTEM**  
NO SCALE



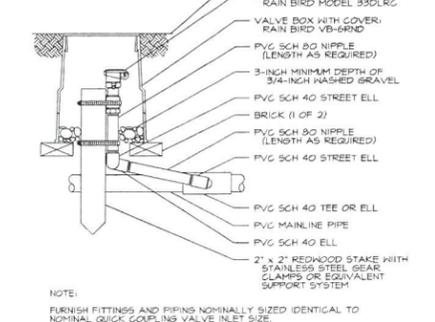
**17 CONTROL ZONE KIT IN SQUARE VALVE BOX**  
NO SCALE



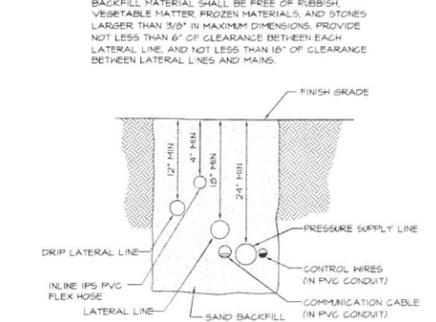
**8 QUICK COUPLING VALVE**  
NO SCALE



**4 TRENCHING - OPEN AREAS**  
NO SCALE



**1 TREE PLANTING DETAIL**  
NO SCALE



**2 SHRUB PLANTING DETAIL**  
NO SCALE

FEB 11 2019

**EXHIBIT "A"**  
Page No. 23 of 24  
Case No. DL-2018-1257-TOL

THE OFFICE OF  
**SUSAN E. McEOWEN**  
LANDSCAPE ARCHITECT 2180  
A CALIFORNIA CORPORATION  
19197 Golden Valley Road, #924  
Santa Clarita, CA 91387  
Office Telephone: (661) 294 3753  
Email Address: Landarch.Susan@gmail.com

**OWNER:**  
ASLANIAN VICTORY, LLC  
3501 OCEAN VIEW BLVD.  
GLENDALE, CA. 91208  
818.790.6070

**PROJECT:**  
70 UNIT APARTMENT  
11246 OTSEGO STREET  
NORTH HOLLYWOOD, CA.  
91601

**SHEET TITLE:**  
DETAILS

START DATE: JUNE 20, 2017  
REVISION DATE 01: NOV. 9, 2017  
REVISION DATE 02: NEW SITE PLAN MAR. 17, 2018  
REVISION DATE 03: NEW SITE PLAN JUNE 8, 2018  
REVISION DATE 04:  
DRAWN BY: SEM  
CHECKED BY: SEM  
FILE NUMBER: 2017-2-12

L-6

OSTEGO / KLUMP

OWNER:  
**ASLANIAN VICTORY, LLC**  
 3501 OCEAN VIEW BLVD.  
 GLENDALE, CA. 91208  
 818.790.6070

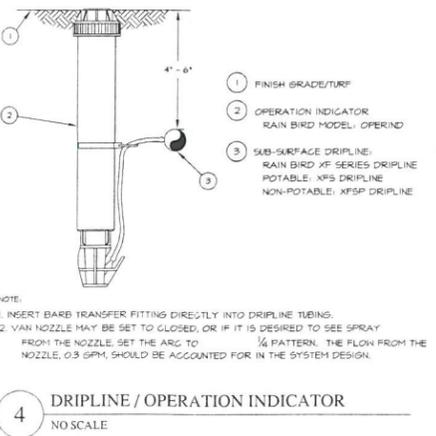
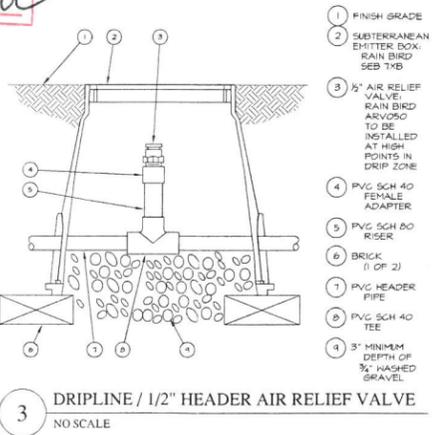
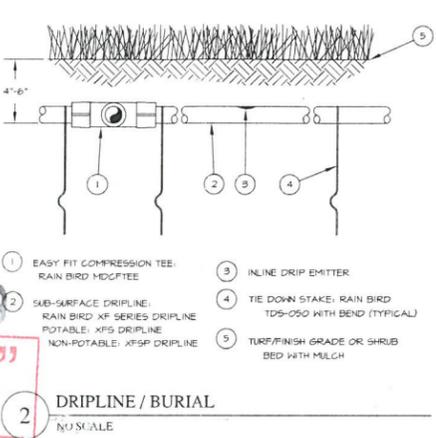
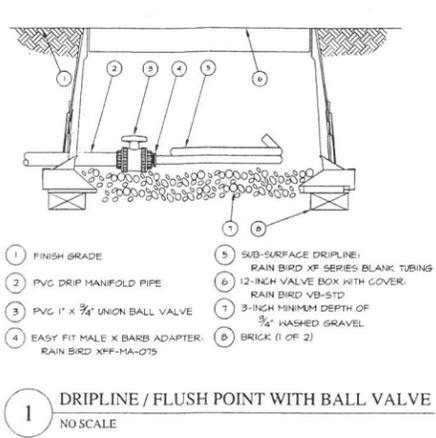
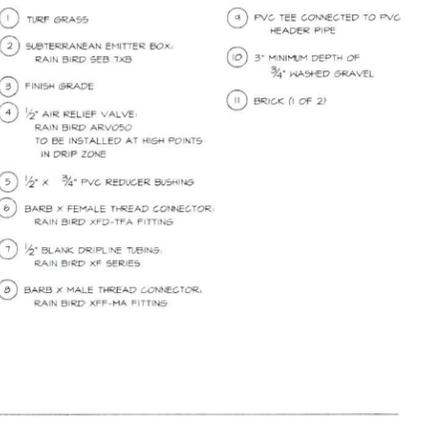
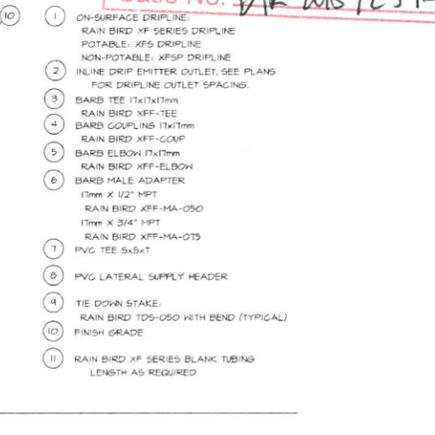
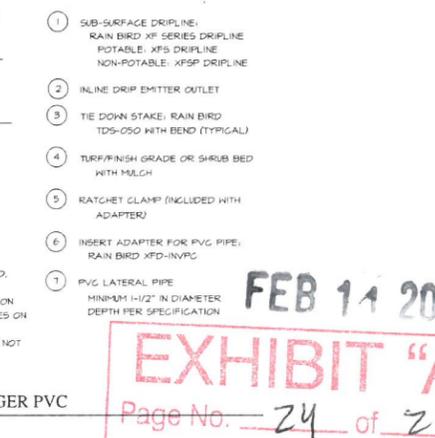
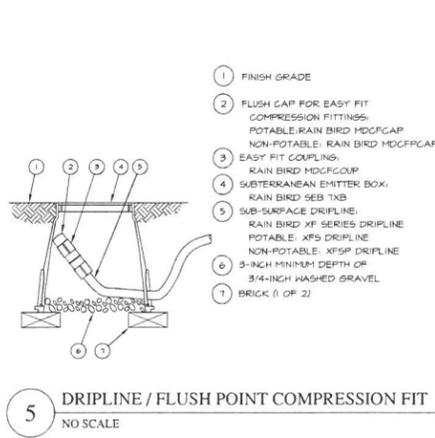
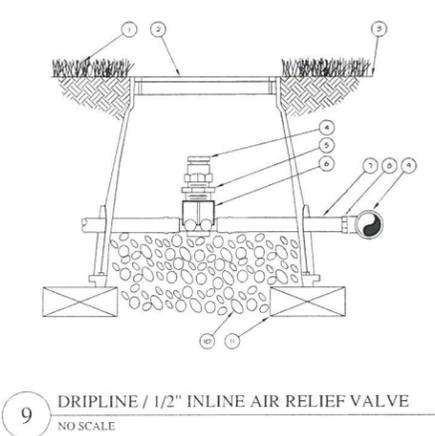
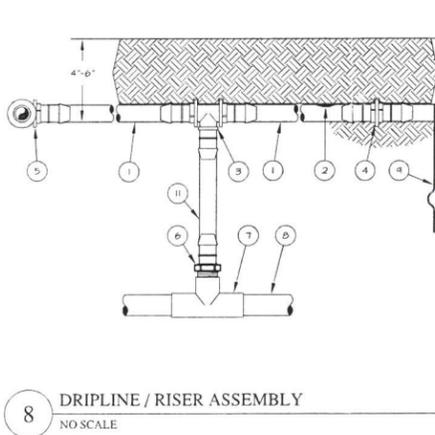
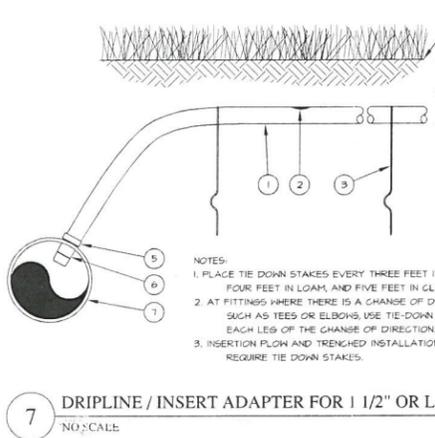
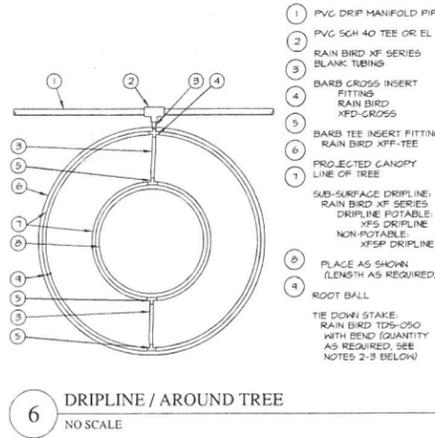
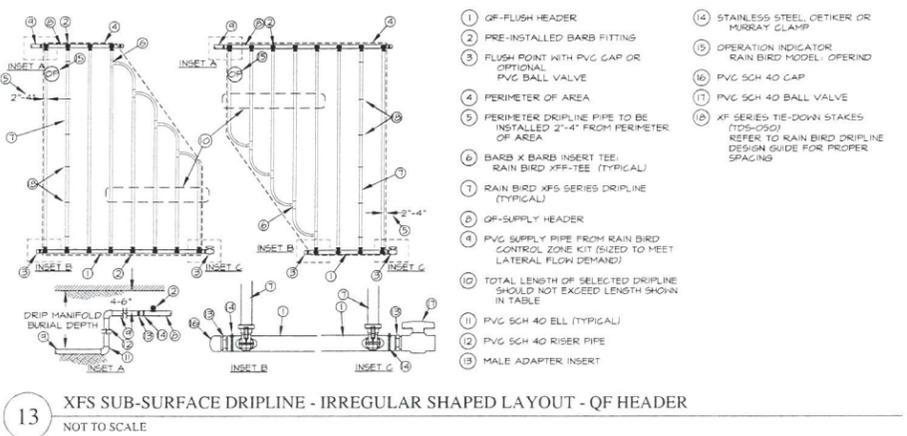
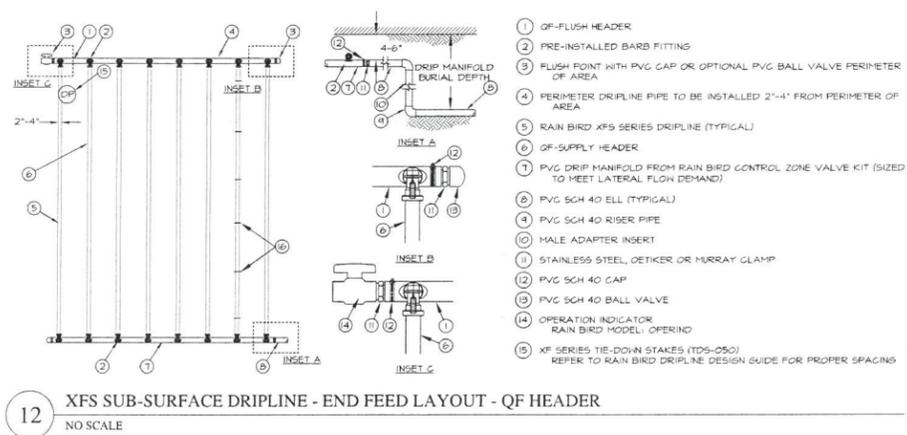
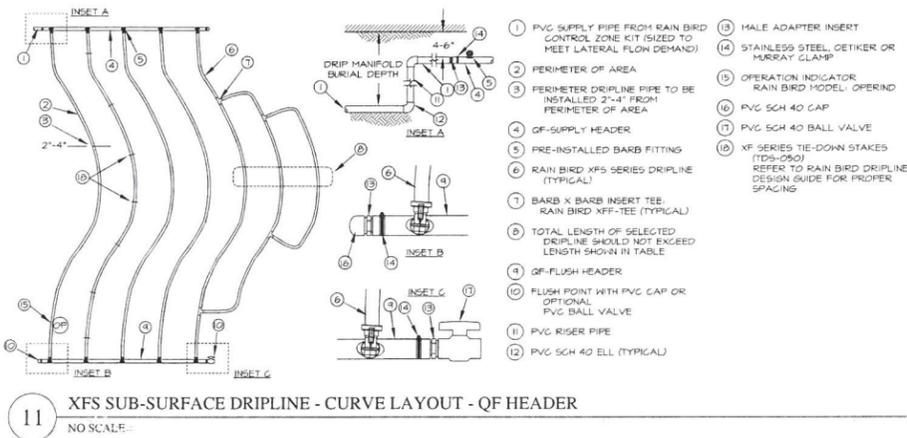
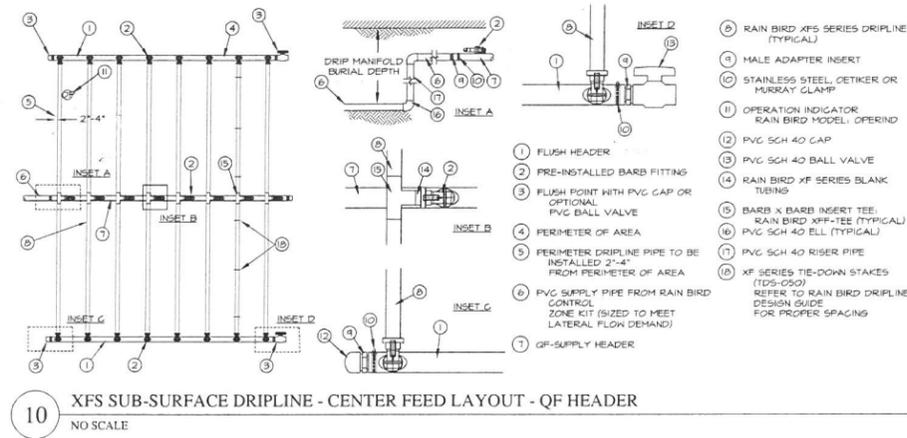
PROJECT:  
 70 UNIT APARTMENT  
 11246 OTSEGO STREET  
 NORTH HOLLYWOOD, CA.  
 91601

These drawings are not final and shall not be used for construction purposes until signed by Susan E. McEowen, Landscape Architect #1900. These plans and all contained thereon are an original, unpublished work and may not be duplicated, published or used in whole or part without prior written consent by Susan E. McEowen.

SHEET TITLE:  
**DETAILS**

START DATE:	JUNE 20, 2017
REVISION DATE 01:	NOV. 9, 2017
REVISION DATE 02:	NEW SITE PLAN MAR. 29, 2018
REVISION DATE 03:	NEW SITE PLAN JUNE 8, 2018
REVISION DATE 04:	
DRAWN BY:	SFU
CHECKED BY:	
FILE NUMBER:	2017-2-12

L-7



FEB 14 2019  
**EXHIBIT "A"**  
 Page No. 24 of 24  
 Case No. DR-2018-1251-TOL

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN  
PRESIDENT

VAHID KHORSAND  
VICE-PRESIDENT

DAVID H. J. AMBROZ  
CAROLINE CHOE  
RENEE DAKE WILSON

KAREN MACK  
MARC MITCHELL  
VERONICA PADILLA-CAMPOS  
DANA M. PERLMAN

**CITY OF LOS ANGELES  
CALIFORNIA**



ERIC GARCETTI  
MAYOR

**EXECUTIVE OFFICES**

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

KEVIN J. KELLER, AICP  
EXECUTIVE OFFICER

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

TRICIA KEANE  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

**DIRECTOR'S DETERMINATION  
TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM**

February 11, 2019

**Owner**

Aslanian Victory, LLC  
c/o Arthur R. Aslanian &  
Anita Aslanian  
3501 Ocean View Boulevard  
Glendale, CA 91208

**Applicant/Architect**

Sam Aslanian  
Sam Aslanian Architect, Inc.  
19951 Turnberry Drive  
Tarzana, CA 91356

**Case No.** DIR-2018-1257-TOC

**CEQA:** ENV-2017-3086-CE

**Location:** 11246-11250 W. Otsego  
Street and 5071 N. Klump  
Avenue

**Council District:** 2 – Krekorian

**Neighborhood Council:** South Valley

**Community Plan Area:** North Hollywood Valley  
Village

**Land Use Designation:** High Medium Residential

**Zone:** R4-1VL

**Legal Description:** Fraction of Lot 2 (Arb 2 and  
3), Block: 5; Tract 2170

**Last Day to File an Appeal:** February 26, 2019

**DETERMINATION – Transit Oriented Communities Affordable Housing Incentive Program**

Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22 A.31, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

1. **Determine** based on the whole of the administrative record, that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Approve** a 59 percent increase in density, a 46 percent increase in Floor Area Ratio (FAR), and automobile parking consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program, Tier 3, to permit 70 dwelling units by reserving 10 percent or seven dwelling units for Extremely Low Income Households, in addition with the following additional incentives:

EXHIBIT B

- a. **Height.** An increase in height from the allowed 45 feet pursuant to Height District 1VL to 67 feet to the roof parapet in accordance with the 22-foot height increase allowed for TOC Tier 3 incentives;
- b. **Open Space.** As permitted by TOC Tier 3 incentives, a 25 percent reduction in open space to permit a minimum of 5,344 square feet of open space in lieu of the minimum 7,125 square feet required by LAMC Section 12.21 G.; and,
- c. **Side Yards.** A 30 percent reduction on the southerly yard to provide 6 feet 4 inches in lieu of the required 9 feet and a 20 percent reduction on the easterly yard to provide 12 feet in lieu of the required 15 feet required by LAMC 12.11C, and as permitted by Tier 3 additional incentives.

3. **Adopt** the attached Conditions of Approval and Findings.

**CONDITIONS OF APPROVAL**

Pursuant to Section 12.22A.31 of the Los Angeles Municipal Code (LAMC), the following conditions are hereby imposed upon the use of the subject property:

- 1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped “Exhibit” A, and attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Project Planning Bureau, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions.
- 2. **Residential Density.** The project shall be limited to a maximum density of 70 multi-family residential dwelling units, including On-site Restricted Affordable Units.
- 3. **Floor Area Ratio (FAR).** The project shall be limited to 59,323 square feet of Floor Area (FAR of 4.38:1).
- 4. **Affordable Units.** Seven (7) units shall be reserved for Extremely Low Income Households equal to 10 percent of the project’s total proposed density, as defined by the California Government Code Section 65915 (c)(2) and Los Angeles Housing and Community Investment Department (HCIDLA).
- 5. **Rent Stabilization Ordinance (RSO).** One (1) Unit shall be reserved as a RSO Restricted Market Rate Unit, as required the Los Angeles Housing and Community Investment Department (HCIDLA) in its AB 2556 Determination letter dated May 24, 2017.
- 6. **Changes in On-Site 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 LAMC Section 12.22A.31.
- 7. **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 seven (7) units available to Extremely Low Income Households, for sale or rental as determined to be affordable to such households by HCIDLA

for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required set-aside affordable units may be adjusted, consistent with LAMC Section 12.22A.31, to the satisfaction of HCIDLA, and in consideration of the project's AB 2222 Determination. 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. 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 Transit Oriented Communities section of this determination.

8. **Height.** The project shall be permitted a height increase to 67 feet to the roof parapet in lieu of the 45-foot height limitation of the Height District 1VL, in accordance with the 22-foot height increase allowed for Tier 3 additional incentives.
9. **Open Space.** The project shall be permitted to provide 5,474 square feet of open space, as allowed by Tier 3 incentive for a reduction of up to a 25 percent, in lieu of the minimum 7,125 square feet otherwise required by LAMC Section 12.21 G.
10. **Side Yards.** The project shall be permitted a 6-foot 4-inch southerly yard and 12-foot easterly yard, in accordance with the 30 percent reduction allowed for yards for Tier 3 incentives, in lieu of the required yards required by LAMC 12.11.C.
11. **Parking.**
  - a. **Automotive Parking.** The project shall provide a minimum of 35 parking spaces as permitted by Tier 3 incentive which requires a minimum of 0.5 parking spaces per dwelling unit in lieu of the parking required by LAMC 12.21A4.(a). The project proposes 60 spaces.
  - b. **Bicycle Parking.** The project shall provide a minimum of 70 long-term bicycle parking spaces and seven (7) short-term bicycle parking spaces. In the event that the number of On-Site Restricted Affordable Units should increase or the composition of such units should change, then no modification of this determination shall be necessary and the number of bicycle parking spaces shall be re-calculated consistent with LAMC Section 12.21A.16.
12. **Landscaping.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning and shall include a minimum twelve (12) 24-inch box shade trees to replace those trees previously removed. The landscape plan shall indicate landscape points for the project equivalent to 10 percent more than otherwise required by LAMC 12.40 and Landscape Ordinance Guidelines.
13. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view. The transformer, if located in the front yard, shall be screened with landscaping or shall be placed underground.

## Administrative Conditions

14. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building & Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building & Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building & Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
15. **Notations on Plans.** Plans submitted to the Department of Building & Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
16. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
17. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
18. **Department of Building & Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building & Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building & Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
19. **Department of Water and Power.** Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Rules Governing Water and Electric Service. Any corrections and/or modifications to plans made subsequent to this determination in order to accommodate changes to the project due to the under-grounding of utility lines, that are outside of substantial compliance or that affect any part of the exterior design or appearance of the project as approved by the Director, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
20. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning through the enforcement of the Department of Building and Safety.
21. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.

## 22. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

- (i) 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.
- (ii) 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, of 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.
- (iii) 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 (ii).
- (iv) 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 (ii).
- (v) 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 includes 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.

## **PROJECT BACKGROUND**

The subject site is located on the southwest corner of Klump Avenue and Otsego Street. The site is composed of two lots with a combined square footage of approximately 17,500, prior to required dedications. The site was previously developed with a single-family home, a duplex, a four-unit apartment, and 12 significant, mature trees which were removed on March 22, 2017, November 15, 2017 and February 22, 2018, respectively. These structures were not listed in any local, state, or national register as historical resources.

The site is surrounded by properties zoned R4-1VL to the east, west, south, and north, all developed with multi-family dwellings between two- and five-stories in height. There is a property zoned C4-1-CA to the northeast across from Otsego Street developed with multi-family housing. The site is located 0.4 miles south of the Metro Red Line and the Metro Orange Line North Hollywood Station located at Lankershim Boulevard and Chandler Boulevard.

The project is the construction of a new, 67-foot high, six-story building with two levels of subterranean parking. The project is in a Tier 3 area and is setting aside 10 percent of the total units (7 units) for Extremely Low income Households.

## **HOUSING REPLACEMENT (AB 2556 DETERMINATION)**

On September 27, 2014, Governor Jerry Brown signed Assembly Bill (AB) 2222, as amended by AB 2556 on August 19, 2016, to amend sections of California's Density Bonus Law (Government Code Section 65915). AB 2556 requires applicants of Density Bonus projects filed as of January 1, 2015 to demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control; or occupied by Low or Very Low Income Households.

Pursuant to the Determination made by the Los Angeles Housing and Community Investment Department (HCIDLA) on a letter dated May 24, 2017, the proposed project is subject to the replacement of five (5) units per AB 2556 (formerly AB 2222). HCIDLA determined that five (5) units need to be replaced with equivalent type, with three (3) units restricted to Very Low Income, two (2) units restricted to Low Income, and one Rent Stabilization Ordinance (RSO) Market Rate Unit. According to the Housing Replacement TOC Guidelines, a Housing Development must meet any applicable housing replacement requirements of California Government Code Section

65915(c)(3), as verified by the Department of Housing and Community Investment (HCIDLA) prior to the issuance of any building permit. Replacement housing units required per this section may also count towards other On-Site Restricted Affordable Units requirements. The five (5) total units required by the HCIDLA Determination are satisfied by the five of the seven (7) units proposed to be restricted to Extremely Low Income Households through the TOC Affordable Housing Incentive Program and one (1) unit at restricted Market Rate for RSO. This is reflected in the Conditions of Approval. Refer to the TOC Affordable Housing Incentive Program Background section of this determination for additional information.

## **TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM ELIGIBILITY REQUIREMENTS**

To be an eligible Transit Oriented Communities (TOC) Housing Development, a project must meet the Eligibility criteria set forth in Section IV of the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines). A Housing Development located within a TOC Affordable Housing Incentive Area shall be eligible for TOC Incentives if it meets all of the following requirements, which it does:

1. **On-Site Restricted Affordable Units.** *In each Tier, a Housing Development shall provide On-Site Restricted Affordable Units at a rate of at least the minimum percentages described below. The minimum number of On-Site Restricted Affordable Units shall be calculated based upon the total number of units in the final project.*
  - a. Tier 1 - 8% of the total number of dwelling units shall be affordable to Extremely Low Income (ELI) income households, 11% of the total number of dwelling units shall be affordable to Very Low (VL) income households, or 20% of the total number of dwelling units shall be affordable to Lower Income households.
  - b. Tier 2 - 9% ELI, 12% VL or 21% Lower.
  - c. Tier 3 - 10% ELI, 14% VL or 23% Lower.
  - d. Tier 4 - 11% ELI, 15% VL or 25% Lower.

The project is setting aside seven (7) units (10% of the total dwelling units) for Extremely Low Income Households (ELI), which qualifies the project for Tier 3 Incentives.

2. **Major Transit Stop.** *A Housing Development shall be located on a lot, any portion of which must be located within 2,640 feet of a Major Transit Stop, as defined in Section II and according to the procedures in Section III.2 of the TOC Guidelines.*

The project is located approximately 0.37 miles (1,970 feet) from the North Hollywood Metro Red Line and Metro Orange Line.

3. **Housing Replacement.** *A Housing Development must meet any applicable housing replacement requirements of California Government Code Section 65915(c)(3), as verified by the Department of Housing and Community Investment (HCIDLA) prior to the issuance of any building permit. Replacement housing units required per this section may also count towards other On-Site Restricted Affordable Units requirements.*

The site was previously developed with a duplex and a four-unit apartment which have been demolished. The project is subject to housing replacement requirements. Pursuant to the Determination made by the Los Angeles Housing and Community Investment Department (HCIDLA) dated May 24, 2017, the proposed project will be required to

provide three (3) units restricted to Very Low Income Households, two (2) unit restricted to Low Income Households and one (1) restricted RSO Market Rate Unit. The five (5) total units required by the HCIDLA Determination are satisfied by the seven (7) units proposed to be restricted to Extremely Low Income households through the TOC Affordable Housing Incentive Program and one (1) Market Rate Unit set aside as an RSO. As such, the project meets the eligibility requirement for providing replacement housing consistent with California Government Code Section 65915( c)(3).

4. **Other Density or Development Bonus Provisions.** *A Housing Development shall not seek and receive a density or development bonus under the provisions of California Government Code Section 65915 (state Density Bonus law) or any other State or local program that provides development bonuses. This includes any development bonus or other incentive granting additional residential units or floor area provided through a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, Community Plan Implementation Overlay (CPIO), Specific Plan, or overlay district.*

The project is not requesting any other Density or development Bonus Provisions.

5. **Base Incentives and Additional Incentives.** *All Eligible Housing Developments are eligible to receive the Base Incentives listed in Section VI of the TOC Guidelines. Up to three Additional Incentives listed in Section VII of the TOC Guidelines may be granted based upon the affordability requirements described below. For the purposes of this section below “base units” refers to the maximum allowable density allowed by the zoning, prior to any density increase provided through these Guidelines. The affordable housing units required per this section may also count towards the On-Site Restricted Affordable Units requirement in Section IV.1 above (except Moderate Income units).*
  - a. *One Additional Incentive may be granted for projects that include at least 4% of the base units for Extremely Low Income Households, at least 5% of the base units for Very Low Income Households, at least 10% of the base units for Lower Income Households, or at least 10% of the base units for persons and families of Moderate Income in a common interest development.*
  - b. *Two Additional Incentives may be granted for projects that include at least 7% of the base units for Extremely Low Income Households, at least 10% of the base units for Very Low Income Households, at least 20% of the base units for Lower Income Households, or at least 20% of the base units for persons and families of Moderate Income in a common interest development.*
  - c. *Three Additional Incentives may be granted for projects that include at least 11% of the base units for Extremely Low Income Households, at least 15% of the base units for Very Low Income Households, at least 30% of the base units for Lower Income Households, or at least 30% of the base units for persons and families of Moderate Income in a common interest development.*

The project is using the following base incentives:

- a. **Increase in Dwelling Units.** The project includes a total of 70 residential units, which is a 59 percent increase from the base of 44 units allowed.

- b. **Floor Area Ratio (FAR).** The project is on a site zoned R4-1LVL and is using the available base incentives to increase the FAR by 46 percent which increases the allowable FAR from 3:1 to 4.38:1 (59,323 square feet of floor area).
- c. **Automobile Parking Reductions.** The project is eligible to provide parking 0.5 parking spaces per dwelling unit as allowed in Tier 3. The project includes 70 units and is providing 60 automobile parking spaces, 25 spaces in excess of the amount required.

The project is using the following additional incentives:

- d. **Height.** The site is located in Height District 1VL which allows a maximum height of 45 feet. The project includes a 22-height increase as allowed by Tier 3 additional incentives, to construct a six-story multi-family residential building with a height of 67 feet to the parapet line.
  - e. **Open Space.** The project includes a 25 percent reduction from the open space requirements per LAMC Section 12.21G, as allowed by Tier 3 incentives, to provide 5,474 square feet of open space in lieu of the required 7,125 square feet.
  - f. **Yard Setbacks.** LAMC Section 12.11.C. requires a minimum of a 15-foot front yard, and 9-foot side yards for a six-story building. A 20 percent reduction in the front yard and a 30 percent reduction in the southerly side yard is being requested as an additional incentive for Tier 3 in order to provide a 12-foot front yard and a 6.3-foot side yard.
6. **Projects Adhering to Labor Standards.** *Projects that adhere to the labor standards required in LAMC 11.5.11 may be granted two Additional Incentives from the menu in Section VII of these Guidelines (for a total of up to five Additional Incentives).*

The project is not requesting more than the 3 additional incentives listed in the previous section (5d-5f).

7. **Multiple Lots.** *A building that crosses one or more lots may request the TOC Incentives that correspond to the lot with the highest Tier permitted by Section III above.*

The project consists of two lot, both are located in a Tier 3 area.

8. **Request for a Lower Tier.** *Even though an applicant may be eligible for a certain Tier, they may choose to select a Lower Tier by providing the percentage of On-Site Restricted Affordable Housing units required for any lower Tier and be limited to the Incentives available for the lower Tier.*

The project is located in a Tier 3 area and is requesting and providing the required set aside affordable units to qualify for Tier 3 incentives.

9. **100% Affordable Housing Projects.** *Buildings that are Eligible Housing Developments that consist of 100% On-Site Restricted Affordable units, exclusive of a building manager's unit or units shall, for purposes of these Guidelines, be eligible for one increase in Tier than otherwise would be provided.*

The project is not a 100% affordable Housing Project.

## **TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM /AFFORDABLE HOUSING INCENTIVES COMPLIANCE FINDINGS**

Pursuant to Section 12.22 A.31(e) of the LAMC, the Director shall review a Transit Oriented Communities (TOC) Affordable Housing Incentive Program project application in accordance with the procedures outlined in LAMC Section 12.22 A.25(g).

**1. Pursuant to Section 12.22 A.25(g) of the LAMC, the Director shall approve a density bonus and requested incentives unless the director finds that:**

- a. *The incentives are not required 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 Director to make a finding that the requested incentives are not necessary 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 percent gross income based on area median income thresholds dependent on affordability levels.

The list of on-menu incentives in the Transit Oriented Communities (TOC) Guidelines were pre-evaluated at the time the TOC Affordable Housing Incentive Program Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the on-menu incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project.

*Height.* The project is requesting an additional incentive for a height increase of 22 feet allowed in TOC Tier 3 in lieu of the requirements found in the LAMC Section 12.21.1 A which limit the Height District 1VL to 45 feet. The project will have a height of 67 feet as measured from grade to the roof parapet. The project is six stories of residential uses over two levels of subterranean parking. This incentive will allow the construction of three additional stories and 32 additional units, which will facilitate and will allow the provision of seven units for Extremely Low Income Households.

*Open Space.* The requested open space incentive, which includes a 25 percent reduction in the permitted open space area, is expressed in the Menu of Incentives in the Transit Oriented Communities Guidelines which permit zoning incentives that will support provision of affordable housing. The requested incentive will allow the developer to reduce open space requirements so the units set aside for Extremely Low Income Households can be constructed and the overall space dedicated to residential uses is increased. This incentive supports the applicant's decision to reserve seven units for Extremely Low Income Households. Further, the case has been conditioned to provide 10 percent more additional landscaping for the reduction in open space and required yards.

*Yard Setbacks.* The requested southerly side yard reduction of 30 percent from 9 feet to 6.3 feet and the front yard reduction of 20 percent from 15 feet to 12 feet 8 feet, will allow a greater building footprint and increased residential square footage which will facilitate the creation and setting aside of the additional three onsite affordable units for Extremely Low Income Households.

- b. *The Incentive 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 evidence that the proposed incentive 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)). The proposed Project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the City's L.A. CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed Project reach or exceed those thresholds. Analysis of the proposed Project determined that it is Categorically Exempt from environmental review pursuant to Article 19, Class 32 of the CEQA Guidelines.

The Class 32 Exemption is intended to promote infill development within urbanized areas. The proposed project qualifies for a Class 32 Categorical Exemption because it conforms to the definition of "Infill Projects" as further described in the analysis for Case No. ENV-2017-3086-CE. The five (5) conditions which the project must meet in order to qualify for the Class 32 Categorical Exemption are as follows: (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, as proposed, was determined to meet all five conditions. Furthermore, planning staff evaluated the exceptions to the use of Categorical Exemptions for the proposed ordinance listed in "CEQA Guidelines" Section 15300.2 and determined that none of the exceptions apply to the proposed project.

Therefore, there is no substantial evidence that the proposed Project will have a specific adverse impact on the physical environment, on public health and safety, or on property listed in the California Register of Historic Resources.

## **ADDITIONAL MANDATORY FINDINGS**

2. 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 Zone X, which is categorized as an area outside a flood zone.

3. DETERMINED based on the whole of the administrative record, that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

## **TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM BACKGROUND**

Measure JJJ was adopted by the Los Angeles City Council on December 13, 2016. Section 6 of the Measure instructed the Department of City Planning to create the Transit Oriented Communities (TOC) Affordable Housing Incentive Program, a transit-based affordable housing incentive program. The measure required that the Department adopt a set of TOC Guidelines, which establish incentives for residential or mixed-use projects located within ½ mile of a major transit stop. Major transit stops are defined under existing State law.

The TOC Guidelines, adopted September 22, 2017, establish a tier-based system with varying development bonuses and incentives based on a project's distance from different types of transit. The largest bonuses are reserved for those areas in the closest proximity to significant rail stops or the intersection of major bus rapid transit lines. Required affordability levels are increased incrementally in each higher tier. The incentives provided in the TOC Guidelines describe the range of bonuses from particular zoning standards that applicants may select.

## **TIME LIMIT – OBSERVANCE OF CONDITIONS**

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. Pursuant to LAMC Section 12.25 A.2, the instant authorization is further conditional upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude San Fernando Valley Constituent Service Center in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077, (818) 374-5050, (310) 231-2901 or through the Department of City Planning website at <http://cityplanning.lacity.org>. The applicant is further advised to notify any consultant representing you of this requirement as well.

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

## **TRANSFERABILITY**

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

## **APPEAL PERIOD - EFFECTIVE DATE**

**The Determination in this matter will become effective and final fifteen (15) days after the date of mailing of the Notice of Director's Determination** unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at [www.cityplanning.lacity.org](http://www.cityplanning.lacity.org).

Planning Department public offices are located at:

*Figueroa Plaza*  
201 North Figueroa Street,  
4<sup>th</sup> Floor  
Los Angeles, CA 90012  
(213) 482-7077

*Marvin Braude San Fernando*  
Valley Constituent Service Center  
6262 Van Nuys Boulevard, Suite  
251  
Van Nuys, CA 91401  
(818) 374-5050

*West Los Angeles*  
Development Services Center  
1828 Sawtelle Boulevard,  
2nd Floor  
Los Angeles, CA 90025  
(310) 231-2901

**Pursuant to LAMC Section 12.22A.25(f), only abutting property owners and residents can appeal this Determination.** Per the Density Bonus Provision of State Law (Government Code Section §65915) the Density Bonus increase in units above the base density zone limits and the appurtenant parking reductions are not a discretionary action and therefore cannot be appealed. Only the requested incentives are appealable. Per Section 12.22 A.25 of the LAMC, appeals of Density Bonus Compliance Review cases are heard by the City Planning Commission.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5,

only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

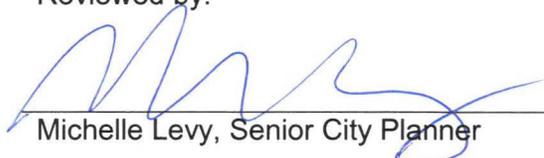
**Note of Instruction Regarding the Notice of Exemption:** Applicant is hereby advised to file the Notice of Exemption for the associated categorical exemption after the issuance of this letter. If filed, the form shall be filed with the County of Los Angeles, 12400 Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). More information on the associated fees can be found online here: <https://www.lavote.net/home/county-clerk/environmental-notices-fees>. The best practice is to go in person and photograph the posted notice in order to ensure compliance. Pursuant to Public Resources Code Section 21167 (d), the filing of this notice of exemption 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, and the possibility of a CEQA appeal, being extended to 180 days.

VICENT P. BERTONI, AICP  
Director of Planning

Approved by:

  
\_\_\_\_\_  
Blake Lamb, Principal Planner

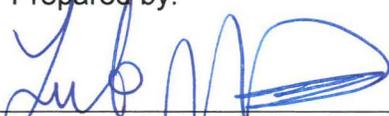
Reviewed by:

  
\_\_\_\_\_  
Michelle Levy, Senior City Planner

Reviewed by:

  
\_\_\_\_\_  
Sarah Hounsell, City Planner

Prepared by:

  
\_\_\_\_\_  
Lucerito Martinez, Planning Assistant  
(818) 374-5058

Attachments:  
Exhibit A: Architectural Plans



APPLICATIONS:

APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

Area Planning Commission City Planning Commission City Council Director of Planning

Regarding Case Number: DIR-2018-1257-TOC

Project Address: 11246 W. Otsego St.

Final Date to Appeal: 02/26/2019

Type of Appeal: Appeal by Applicant/Owner Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATION

Appellant's name (print): Donald M. Kaplan, Manager

Company: Otsego NoHo, LLC

Mailing Address: 500 N. Brand Blvd. #2120

City: Glendale State: CA Zip: 91203

Telephone: (818) 396-8880 E-mail: henry@cjacorporation.com

Is the appeal being filed on your behalf or on behalf of another party, organization or company?

Self Other:

Is the appeal being filed to support the original applicant's position? Yes No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): Authorized Representatives of Otsego NoHo, LLC

Company: Otsego NoHo, LLC

Mailing Address: 500 N. Brand Blvd. #2120

City: Glendale State: CA Zip: 91203

Telephone: (818) 396-8880 E-mail: henry@cjacorporation.com

**JUSTIFICATION/REASON FOR APPEAL**

Is the entire decision, or only parts of it being appealed?  Entire  Part

Are specific conditions of approval being appealed?  Yes  No

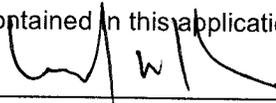
If Yes, list the condition number(s) here: 7, 14, 15, 16, 5

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- Specifically the points at issue
- How you are aggrieved by the decision
- Why you believe the decision-maker erred or abused their discretion

**5. APPLICANT'S AFFIDAVIT**

I certify that the statements contained in this application are complete and true:

Appellant Signature: 

Date: 2.22.19

**6. FILING REQUIREMENTS/ADDITIONAL INFORMATION**

- ✓ Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
  - Appeal Application (form CP-7769)
  - Justification/Reason for Appeal
  - Copies of Original Determination Letter
- ✓ A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
  - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- N/A All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- N/A Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- N/A A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- ✓ Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- N/A Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- N/A A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

This Section for City Planning Staff Use Only		
Base Fee: \$ 89.00	Reviewed & Accepted by (DSC Planner): Rina Lara	Date: 2/22/19
Receipt No:	Deemed Complete by (Project Planner):	Date:
<input checked="" type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

**Otsego NoHo, LLC**  
500 N. Brand Blvd. #2120  
Glendale, CA 91203

February 20, 2019

**City of Los Angeles**  
**Department of City Planning**  
200 N. Spring St. Room 525  
Los Angeles, CA 90012

**RE: Appeal of Director's Determination DIR-2019-1257-TOC**

To Whom It May Concern:

Otsego NoHo, LLC is appealing Director's Determination DIR-2019-1257-TOC because the Conditions of this letter are unenforceable because the Department of Building and Safety (LADBS) issued both demolition and building permits before the expiration of the appeal period of the Determination. Please see the project timeline below:

- 8/3/17: Applicant filed Density Bonus Case (DIR-2017-3085-DB)
- 8/8/17: LADBS issued demolition permits for demolition of single-family dwelling and multi-family structure
- 11/6/2017: Demolition of the single-family dwelling and multi-family structures is completed
- 03/08/18 – 3/20/18: Applicant files subject TOC case and withdraws DB Case
- 3/9/18: Applicant submits to LADBS for building permits
- 6/27/18: LADBS issues building permits for foundation and grading only
- 9/14/18: Construction underway and first permit inspection by LADBS
- 2/11/19: Planning issues determination letter

This project has been under construction for over six months. Thousands of cubic yards of soil have been hauled from the site. Hundreds of concrete trucks have traveled to and from the site. The walls of the subterranean garage are in place and multiple levels of parking have been constructed. The supporting structures for the eventual construction of a building that relies on reductions and incentives granted under the TOC program are in place. We believe that the City of Los Angeles erred in issuing building permits prior to the expiration of the appeal period of the Determination Letter, leaving the adjacent property owners without the proper notification period and time to appeal the project before construction started.

In addition, we believe that the the Conditions of Approval are unenforceable, as further outlined below. Otsego NoHo, LLC is requesting that Director rescind the Director's Determination and re-evaluate the environmental impacts of the project considering its current state. The Determination Letter, as written, does not consider the impacts of starting construction without notice to the adjacent neighbors and methods for ensuring that work completed before issuance of the Determination complies with the Conditions. We have outlined appeals to specific points below, many of which illustrate how the conditions are unenforceable and meaningless because construction started before the Determination was issued:

**Condition 7: 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 seven (7) units available to Extremely Low-Income Households, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years.

**The reason for the appeal:** This condition is not enforceable because the building permits have already been issued.

**How you are aggrieved by the decision:** What happens if this property owner refuses to comply with HCIDLA's requirements? Will the project stop? Will the project be allowed to continue without a Covenant? What is the Director's plan to ensure that the Applicant complies with this Condition?

**Specifically the points at issue:** We want to make sure the rules and regulations are enforced fairly among all properties and projects.

**Why you believe the decision-maker erred or abused their discretion:** For this condition to be enforceable, it should say "Prior to issuance of a Certificate Occupancy" and other projects should get the benefit of this leniency.

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**Condition 14: Landscaping.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning and shall include a minimum twelve (12) 24-inch box shade trees to replace those trees previously removed. The landscape plan shall indicate landscape points for the project equivalent to 10 percent more than otherwise required by LAMC 12.40 and Landscape Ordinance Guidelines.

**The reason for the appeal:** We thought there were more than (12) large trees on the site prior to demolition. Since we can't inspect this condition ourselves, we'd like additional evidence such as tree reports by an arborist and photographic evidence with measurements to be presented to justify this condition. We're also concerned that protected trees were removed.

**How you are aggrieved by the decision:** We think that it's important to replace the trees on a 1:1 basis. If protected trees were removed, the protected trees should also be replaced.

**Specifically the points at issue:** Adjacent neighbors should be able to check conditions like this prior to the start of construction.

**Why you believe the decision-maker erred or abused their discretion:** Demolition permits should not have been issued prior to issuance of this determination letter.

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**Condition 15: Notations on Plans.** Plans submitted to the Department of Building & Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.

**The reason for the appeal:** How can we know that the Conditions are being implemented in the field? For example, the garage and structure in place could be completely different than what's required for the approved plans in Exhibit A. How can the plan checker at LADBS know what to check and have any certainty that what they are approving will comply with the conditions of approval?

**How you are aggrieved by the decision:** As a neighbor, we rely on the City of Los Angeles to issue building permits that are consistent with the Conditions.

**Specifically the points at issue:** If there is a major issue with the conditions and the work in the field, how is the City of Los Angeles going to remedy the situation? And what leverage does the City they have over the property owner to make any corrections?

**Why you believe the decision-maker erred or abused their discretion:** Building permits should not have been issued prior to issuance of the Determination.

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**Condition 16: Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

**The reason for the appeal:** We would like to know whether Planning has approved the permit drawings for the construction under way in the field. If the construction in the field does not comply with Planning's conditions, how will this be resolved?

**How you are aggrieved by the decision:** As a neighbor, we rely on the City of Los Angeles to issue building permits that are consistent with the Planning regulations.

**Specifically the points at issue:** Planning should approve the permit drawings prior to issuance of a permit.

**Why you believe the decision-maker erred or abused their discretion:** Building permits should not have been issued prior to issuance of this determination letter.

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**Condition 5: Rent Stabilization Ordinance (RSO).** One (1) Unit shall be reserved as RSO Restricted Market Rate Unit, as required the Los Angeles Housing and Community Investment Department (HCIDLA) in its AB 2556 Determination letter dated May 24, 2017.

**The reason for the appeal:** The prior use of the property was an RSO apartment building. According to the rules and regulations of the RSO, if the new apartment project replaces the number of demolished rental units with an equal number of affordable housing units or 20% of the total number of newly constructed rental units, whichever is greater, it may be eligible for an exemption of the newly constructed rental units from the provisions of the RSO. Therefore, because this project is only providing 7 restricted income units, the remaining 63 units should be subject to RSO.

**How you are aggrieved by the decision:** The rules of the RSO should be enforced and the correct number of RSO units should be stipulated in the Determination letter.

**Specifically the points at issue:** The Determination letter is incorrect and not consistent with the provisions of other City of Angeles rules and regulations.

**Why you believe the decision-maker erred or abused their discretion:** The letter should say 63 units are subject to RSO, not 1.

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Through our review of the available online permit and clearance records, we believe that LADBS did not follow the proper procedures for issuing the building permits. The permits described as early start permits were issued without clearances from the Planning division. LADBS document P/BC 2017-097 requires that all clearances from the original permit be cleared on the early start permits as well. Please refer to Exhibit 5 for further information.

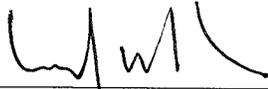
In summary, Otsego NoHo, LLC would like the Director to work with LADBS to issue a stop notice for all construction and inspect the work for compliance with the Conditions. We would then like the Director to re-evaluate the project considering its current state and possible environmental impacts and eligibility for an exemption from CEQA, and then properly issue the Determination and allow the appeal period to expire before LADBS re-issues permits allowing construction to continue.

Thank you for considering this appeal. Please contact our office if you need any additional information.

Respectfully submitted,

Otsego NoHo, LLC

By:



\_\_\_\_\_  
Name: Donald M. Kaplan

\_\_\_\_\_  
Its: Manager

Enclosures:

Exhibit 1: Director's Determination DIR-2019-1257-TOC

Exhibit 2: Property tax bills showing Otsego NoHo, LLC as owner of adjacent property

Exhibit 3: Demolition Permit Records

Exhibit 4: Building Permit Records

Exhibit 5: Early Start Information



(a) Cumulative Impacts  
There are no significant cumulative impacts associated with the project. There is only one project in the last stages of construction located within 500 feet of the subject site. There are no other projects of the same type within a 500-foot radius from the subject property. Therefore, this exception to the Categorical Exemptions does not apply.

(b) Significant Effect  
The proposed project is the construction of a 6-story, 67-foot high, 70-unit apartment building with an approximate 59,323 square feet of floor area and 29,094 square feet of subterranean garage area, on a 17,497 square-foot site (prior to dedication) in the R4-1VL Zone. The project is located in a Tier 3 Transit Oriented Community and the project will set aside seven (ten percent) units for Extremely Low Income Households and one RSO Market Rate Unit. The site is currently vacant and there are no trees onsite. The site is located approximately 0.4 miles from the North Hollywood Red Line and Orange Line and according to the Department of Transportation Referral form submitted and signed on November 29, 2018, the project does not exceed the highest peak hour trips thresholds and does not require a traffic study. The project will not result in significant impacts related to air quality because it falls below interim air threshold established by Department of city Planning (DCP) staff. Interim thresholds were developed by Department of City Planning (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 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 reduce any potential impacts on noise and water to less than significant. The proposed project includes the construction of a new 70-unit multi-family apartment building in an area designated for that development. The site is an area developed with multi-family dwellings. Thus, there are no unusual circumstances and this exception to the categorical exemptions does not apply.

(c) Scenic Highways  
Based on a review of the California Scenic Highway Mapping System ([http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/)), subject site is not located along a State Scenic Highway, nor are there any designated State Scenic Highways located near the project site. Based on this, the proposed project will not result in damage to scenic resources including trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. Therefore, this exception to the categorical exemptions does not apply.

(d) Hazardous Waste Sites  
According to Envirostor (<https://www.envirostor.dtsc.ca.gov/public/>), the State of California's database of Hazardous Waste Sites, and Geotracker (<https://geotracker.waterboards.ca.gov/>), the State Water Resources Control Board database of regulated facilities, neither the subject site, nor any site within 500 feet from the subject site, is identified as a hazardous waste site. Based on this, this exception does not apply.

(e) Historical Resources  
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. In addition, the site was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. 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.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the conditions described in this section. The five (5) conditions which the project must meet in order to qualify for the Class 32 Categorical Exemption are as follows: (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.

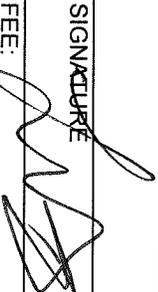
- a) The site is currently is currently vacant. The site was previously developed with a duplex and four-unit apartment built in 1957, and a single-family dwelling built in 1916. All structures were approved for demolition at the end of 2017. The site is zoned R4-1VL and has a General Plan Land Use Designation of High Medium Residential. As a new 70-unit multi-family dwelling, the project is conformance with the General Plan and Zoning designation.
- b) The subject site is wholly within the City of Los Angeles, on site that is approximately 0.4 acres. Lots adjacent to the subject site are developed with multi-family housing to the east, west, north, and south.

c) The site is not a wildland area, and is not inhabited by endangered, rare, or threatened species. There are no trees on 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 reduce any potential impacts on noise and water to less than significant.

d) The Department of Transportation referral form submitted and dated November 29, 2018 shows the project does not exceed the highest peak hour trips thresholds and does not require a traffic study. Furthermore, the project is located within 0.4 miles (1,970 feet) south of the North Hollywood Red Line and Orange Line. The project will not result in significant impacts related to air quality because it falls below interim air threshold established by Department of city Planning (DCP) staff. Interim thresholds were developed by Department of City Planning (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 will be subject to standard regulatory compliance measures for drainage and does not involve any special noise generators. Impacts to traffic, air quality, noise, and water quality from the proposed project are anticipated to be less than significant.

e) The project site will be adequately served by all public utilities and services given that the construction of a new 70-unit multi-family dwelling will be on a site which has been previously developed with a duplex, a four-unit apartment, and a single-family dwelling.

Therefore, it can be found that the project meets the qualifications of the Class 32 Exemption.

SIGNATURE 		TITLE	DATE
		Planning Assistant	1/24/2019
FEE:	RECEIPT NO.	REC'D. BY	DATE
\$2,280	0103771253	Eric Claros	08/03/2017

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 \_\_\_\_\_

# Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines)

Implementing Section 6 of Measure JJJ, approved by the voters in November 2016, and added  
to Los Angeles Municipal Code 12.22 A.31

Effective September 22, 2017  
Revised February 26, 2018

EXHIBIT E

# Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines)

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## ACTIVITY LOG

### 1. February 16, 2018 Technical Clarifications (No Change to Policies)

<u>Section No.</u>	<u>Change</u>
III.3 Chart 1	Clarified applicability of Rapid Bus intersections to Tier 4
IV.1(a-d)	Added the word “or” between affordability percentages for clarity
VI.1(b)	Clarified allowable floor area ratio incentive
VII.1(a)(ii)1 and 2	Clarified applicability of yard incentive
VII.1(g)(4)	Revised formatting to clarify height exception

# Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines)

## I. SCOPE AND PURPOSE.

Pursuant to the voter-approved Measure JJJ, Los Angeles Municipal Code (LAMC) 12.22 A.31 was added to create the Transit Oriented Communities (TOC) Affordable Housing Incentive Program (TOC Program). The Measure requires the Department of City Planning to create TOC Affordable Housing Incentive Program Guidelines (TOC Guidelines) for all Housing Developments located within a one-half mile radius of a Major Transit Stop.

These Guidelines provide the eligibility standards, incentives, and other necessary components of the TOC Program consistent with LAMC 12.22 A.31. In cases where Base or Additional Incentives are permitted, they shall be based off the otherwise allowable development standards for the property found in a zoning ordinance, Specific Plan, Community Plan Implementation Overlay (CPIO), overlay district, or other local condition, law, policy, resolution, or regulation (unless the TOC incentives have been amended per Section III.3). The Guidelines may be modified by the Director with recommendation by the City Planning Commission.

## II. DEFINITIONS

1. **Eligible Housing Development** is a Housing Development that includes On-Site Restricted Affordable Units at a rate that meets or exceeds the minimum requirements to satisfy the TOC Incentives and as set forth in Section IV of the Guidelines.
2. **Extremely Low-Income Households** is defined in Section 50106 of the California Health and Safety Code.
3. **Housing Development** is defined as the construction of five or more new residential dwelling units, the addition of five or more residential dwelling units to an existing building or buildings, the remodeling of a building or buildings containing five or more residential dwelling units, including a mixed use development containing residential dwelling units.
4. **Lower Income Households** is defined in Section 50079.5 of the California Health and Safety Code.
5. **On-Site Restricted Affordable Unit** shall mean a residential unit for which rental or mortgage amounts are restricted so as to be affordable to and occupied by Extremely Low, Very Low or Lower income households, as determined by the Housing and Community Investment Department.

6. **Major Transit Stop** is a site containing a rail station or the intersection of two or more bus routes with a service interval of 15 minutes or less during the morning and afternoon peak commute periods. The stations or bus routes may be existing, under construction or included in the most recent Southern California Association of Governments (SCAG) Regional Transportation Plan (RTP).
7. **Very Low-Income Households** is defined in Section 50105 of the California Health and Safety Code.

### III. TOC AFFORDABLE HOUSING INCENTIVE AREA

1. Each one-half mile radius (2,640 feet) around a Major Transit Stop, as defined in subdivision (b) of Section 21155 of the California Public Resources Code, and provided in Section II of these Guidelines, shall constitute a unique TOC Affordable Housing Incentive Area.
2. Each lot in a TOC Affordable Housing Incentive Area shall be determined to be in a specific Tier (1-4) based on the shortest distance between any point on the lot and a qualified Major Transit Stop, as shown in Chart 1 and Map 1 below. The applicant shall be responsible for providing documentation showing that the location qualifies as a Major Transit Stop and for providing a radius map showing the distance to the Major Transit Stop. Establishment of the appropriate Tier shall take place at the time an application is accepted and the Tier is verified by the City.
3. The TOC Incentives and the required percentages for On-Site Restricted Affordable Units may be adjusted for an individual TOC Affordable Housing Incentive Area through a Community Plan update, Transit Neighborhood Plan, or Specific Plan, provided that the required percentages to receive a development bonus for On-Site Restricted Affordable Units may not be reduced below the percentages set forth in LAMC Section 12.22 A.31(b)(1).

**Chart 1. TOC Affordable Housing Incentive Area Tiers**

Type of Major Transit Stop	Tier 1 (Low)	Tier 2 (Medium)	Tier 3 (High)	Tier 4 (Regional)
	<b>Distance to Major Transit Stop</b>			
<b>Two Regular Buses</b> (intersection of 2 non Rapid Bus* lines, each w/ at least 15 min. average peak headways)	750 - 2640 ft.	< 750 ft.	-	-
<b>Regular plus Rapid Bus*</b> (intersection of a Regular Bus and Rapid Bus line)	1500 – 2640 ft.	750 – <1500 ft.	< 750 ft.	-
<b>Two Rapid Buses*</b> (intersection of two Rapid Bus lines)	-	1500-2640 ft.	< 1500 ft.	-
<b>Metrolink Rail Stations</b>	1500 – 2640 ft.	750 – <1500 ft.	< 750 ft.	-
<b>Metro Rail Stations</b>	-	-	≤ 2640 ft.	< 750 ft. from intersection with another rail line or a Rapid Bus*

**Notes:**

To be an eligible TOC Housing Development, the project must meet the Eligibility criteria in Section IV, including being located within one-half mile of a Major Transit Stop. In the case of bus stops, this always requires an intersection of two bus routes. An intersection of two bus lines is defined as the midpoint of the street intersection where two or more eligible bus routes meet or cross, and passengers have the direct ability to transfer on foot. This does not include bus routes that travel along the same street. For Tier 4, an intersection between a rail station and an eligible Rapid Bus line is defined as either the rail station entrance(s) or the Rapid Bus stop when the bus stop is within 660 feet of a rail station entrance and can be accessed by foot.

Distance is measured from the closest point on any lot to the entrance(s) of a rail transit station (including elevators and stairways), or the middle of the street intersection of two or more bus routes with a service interval of 15 minutes or less during the morning and afternoon peak commute periods. Please see Appendix A for additional information on how to calculate the 15 minute service interval. In the case of a Tier 4 Major Transit Stop, the distance will be measured from the closest point on any lot to the closer of either the entrance of the rail transit station or the bus stop. If no entrance information is known for a station that is under construction, then the distance will be measured from the center of the platform of the station.

\*Rapid Bus is a higher quality bus service that may include several key attributes, including dedicated bus lanes, branded vehicles and stations, high frequency, limited stops at major intersections, intelligent transportation systems, and possible off-board fare collection and/or all door boarding. It includes, but is not limited to, Metro Bus Rapid Transit lines, Metro Rapid 700 lines, Metro Orange and Silver Lines, Big Blue Rapid lines and the Rapid 6 Culver City bus.



- IV. ELIGIBILITY.** A Housing Development located within a TOC Affordable Housing Incentive Area shall be eligible for TOC Incentives if it meets all of the following requirements:
1. **On-Site Restricted Affordable Units.** In each Tier, a Housing Development shall provide On-Site Restricted Affordable Units at a rate of at least the minimum percentages described below. The minimum number of On-Site Restricted Affordable Units shall be calculated based upon the total number of units in the final project.
    - a. Tier 1 - 8% of the total number of dwelling units shall be affordable to Extremely Low Income (ELI) income households, or 11% of the total number of dwelling units shall be affordable to Very Low (VL) income households, or 20% of the total number of dwelling units shall be affordable to Lower Income households.
    - b. Tier 2 - 9% ELI, or 12% VL or 21% Lower.
    - c. Tier 3 - 10% ELI, or 14% VL or 23% Lower.
    - d. Tier 4 - 11% ELI, or 15% VL or 25% Lower.
  2. **Major Transit Stop.** A Housing Development shall be located on a lot, any portion of which must be located within 2,640 feet of a Major Transit Stop, as defined in Section II of these Guidelines according to the procedures in Section III.2 above.
  3. **Housing Replacement.** A Housing Development must meet any applicable housing replacement requirements of California Government Code Section 65915(c)(3), as verified by the Department of Housing and Community Investment (HCIDLA) prior to the issuance of any building permit. Replacement housing units required per this section may also count towards other On-Site Restricted Affordable Units requirements.
  4. **Other Density or Development Bonus Provisions.** A Housing Development shall not seek and receive a density or development bonus under the provisions of California Government Code Section 65915 (state Density Bonus law) or any other State or local program that provides development bonuses. This includes any development bonus or other incentive granting additional residential units or floor area provided through a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, Community Plan Implementation Overlay (CPIO), Specific Plan, or overlay district.
  5. **Base Incentives and Additional Incentives.** All Eligible Housing Developments are eligible to receive the Base Incentives listed in Section VI. Up to three Additional Incentives listed in Section VII may be granted based upon the affordability requirements described below. For the purposes of this section below “base units” refers to the maximum allowable density allowed by the zoning, prior to any density increase provided through these Guidelines. The affordable housing units required per this section may also count towards the On-Site Restricted Affordable Units requirement in Section IV.1 above (except Moderate Income units).

- a. One Additional Incentive may be granted for projects that include at least 4% of the base units for Extremely Low Income Households, at least 5% of the base units for Very Low Income Households, at least 10% of the base units for Lower Income Households, or at least 10% of the base units for persons and families of Moderate Income in a common interest development.
  - b. Two Additional Incentives may be granted for projects that include at least 7% of the base units for Extremely Low Income Households, at least 10% of the base units for Very Low Income Households, at least 20% of the base units for Lower Income Households, or at least 20% of the base units for persons and families of Moderate Income in a common interest development.
  - c. Three Additional Incentives may be granted for projects that include at least 11% of the base units for Extremely Low Income Households, at least 15% of the base units for Very Low Income Households, at least 30% of the base units for Lower Income Households, or at least 30% of the base units for persons and families of Moderate Income in a common interest development.
6. **Projects Adhering to Labor Standards.** Projects that adhere to the labor standards required in LAMC 11.5.11 may be granted two Additional Incentives from the menu in Section VII of these Guidelines (for a total of up to five Additional Incentives).
7. **Multiple Lots.** A building that crosses one or more lots may request the TOC Incentives that correspond to the lot with the highest Tier permitted by Section III above.
8. **Request for a Lower Tier.** Even though an applicant may be eligible for a certain Tier, they may choose to select a Lower Tier by providing the percentage of On-Site Restricted Affordable Housing units required for any lower Tier and be limited to the Incentives available for the lower Tier.
9. **100% Affordable Housing Projects.** Buildings that are Eligible Housing Developments that consist of 100% On-Site Restricted Affordable units, exclusive of a building manager's unit or units shall, for purposes of these Guidelines, be eligible for one increase in Tier than otherwise would be provided.
- V. **APPLICATION AND APPROVALS.** Applications for TOC Incentives shall follow the density bonus procedures outlined in Los Angeles Municipal Code Section 12.22 A.25(g).
1. **Procedures.**
    - a. **Projects Requesting only Base Incentives (Residential Density and Parking).** Projects receiving only Base Incentives shall be reviewed ministerially by the Department of Building and Safety per LAMC 12.22 A.25(g)(1).

- b. **Projects Requesting Additional Incentives.** Projects requesting Additional Incentives shall be reviewed by the Department of City Planning per the procedures in LAMC 12.22 A.25(g)(2).
- 2. **Calculations.**
  - a. **Rounding of Fractional Numbers.** Any numbers regarding parking, number of units (including base density), number of affordable units, or number of replacement housing units that result in a fraction shall be rounded up to the next whole number.
  - b. **Site Plan Review Threshold.** The threshold for a project triggering the Site Plan Review requirements of LAMC 16.05 shall be based on the number of units that would be permitted prior to any density increase from Section VI 1(a) of these Guidelines.
- 3. **Multiple Approvals.** When the application is filed as part of a project requiring multiple City Planning discretionary approvals, the initial decision maker shall be as set forth in Section 12.36 of this Code; and when the application is filed in conjunction with a subdivision and no other approval, the Advisory Agency shall be the initial decision maker. The decision shall include a separate section clearly labeled “TOC Affordable Housing Incentive Program Determination.”
- 4. **Design Conformance.** Projects seeking to obtain Additional Incentives shall be subject to any applicable design guidelines, including any Community Plan design guidelines, Specific Plan design guidelines and/or Citywide Design Guidelines and may be subject to conditions to meet design performance. The conditions shall not preclude the ability to construct the building with the residential density permitted by Section VI.

## VI. BASE INCENTIVES.

- 1. **Residential Density.** An Eligible Housing Development shall be granted a residential density increase as follows:
  - a. **Increase in Number of Dwelling Units.** In each Tier, the maximum increase in the otherwise maximum allowable number of dwelling units permitted under the applicable zoning ordinance shall be as follows:
    - i. Tier 1 – 50%
    - ii. Tier 2 – 60%
    - iii. Tier 3 – 70%
    - iv. Tier 4 – 80%
    - v. **Exception.** In the “RD” Restricted Density Multiple Family zone (RD Zone), the maximum increase shall be limited to the amounts listed below:

1. Tier 1 – 35%
2. Tier 2 – 35%
3. Tier 3 – 40%
4. Tier 4 – 45%

- b. **Floor Area Ratio (FAR).** In each Tier, the maximum increase in the allowable FAR permitted shall be equal to the following, provided that any additional floor area provided through this section is utilized only by residential uses:
- i. Tier 1 – Percentage increase of up to 40%, or an FAR increase resulting in at least a 2.75:1 FAR in commercial zones, whichever is greater.
  - ii. Tier 2 – Percentage increase of up to 45%, or an FAR increase resulting in at least a 3.25:1 FAR in commercial zones, whichever is greater.
  - iii. Tier 3 – Percentage increase of up to 50%, or an FAR increase resulting in at least a 3.75:1 FAR in commercial zones, whichever is greater.
  - iv. Tier 4 – Percentage increase of up to 55%, or an FAR increase resulting in at least a 4.25:1 FAR in commercial zones, whichever is greater.
  - v. **Exceptions**
    1. In the RD Zone or a Specific Plan or overlay district that regulates residential FAR, the maximum FAR increase shall be limited to 45%.
    2. If the allowable base FAR is less than 1.25:1 then the maximum FAR allowed per this section is limited to 2.75:1.
    3. In the Greater Downtown Housing Incentive Area, the maximum FAR increase shall be limited to 40%, with the total floor area of a residential building or residential portion of a building being calculated per the definition in LAMC 12.22 A.29(c)(1).

Note: For the purpose of applying this incentive, commercial zones include Hybrid Industrial zones, Commercial Manufacturing zones and any defined area in a Specific Plan or overlay district that allows for both commercial uses and residential uses.

## 2. **Automobile Parking.**

- a. **Residential Minimum Parking Requirements.**
- i. Tiers 1-3 - Required automobile parking for all residential units in an Eligible Housing Development (not just the restricted affordable units), inclusive of disabled and required guest parking, where applicable, shall be as follows:
    1. For an Eligible Housing Development, required parking for all residential units shall not exceed 0.5 spaces per bedroom.
    2. For an Eligible Housing Development that consists of 100% On-Site Restricted Affordable units, exclusive of a manager's unit or

units, there shall be no required parking for all residential units in the Eligible Housing Development.

3. Tier 2 - Regardless of the number of bedrooms in each unit, parking for all residential units in an Eligible Housing Development shall not be required to exceed 1 space per unit;
  4. Tier 3 - Required parking for all residential units in an Eligible Housing Development shall not exceed 0.5 spaces per unit;
  - ii. Tier 4 – No required parking for residential units in an Eligible Housing Development.
- b. **Rounding.** If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number.
- c. **Unbundling.** Required parking may be sold or rented separately from the units, with the exception of all Restricted Affordable Units which shall include any required parking in the base rent or sales price, as verified by HCIDLA.
- d. **Bicycle Parking.** The bicycle parking requirements in LAMC 12.21 A.16 apply. The additional options to further reduce automobile parking through bicycle parking replacement in LAMC 12.21 A.4 do not apply to TOC projects.
- e. **Nonresidential Parking.** A mixed-use project may reduce the nonresidential automobile parking requirement for any ground-floor nonresidential use as follows:
- i. Tier 1 – Up to a 10% reduction in the nonresidential parking requirement
  - ii. Tier 2 – Up to a 20% reduction in the nonresidential parking requirement
  - iii. Tier 3 – Up to a 30% reduction in the nonresidential parking requirement
  - iv. Tier 4 – Up to a 40% reduction in the nonresidential parking requirement
- f. **Consistency.** Parking reductions offered for Eligible Housing Developments shall always be consistent or greater than those in California Government Code Section 65915(p).

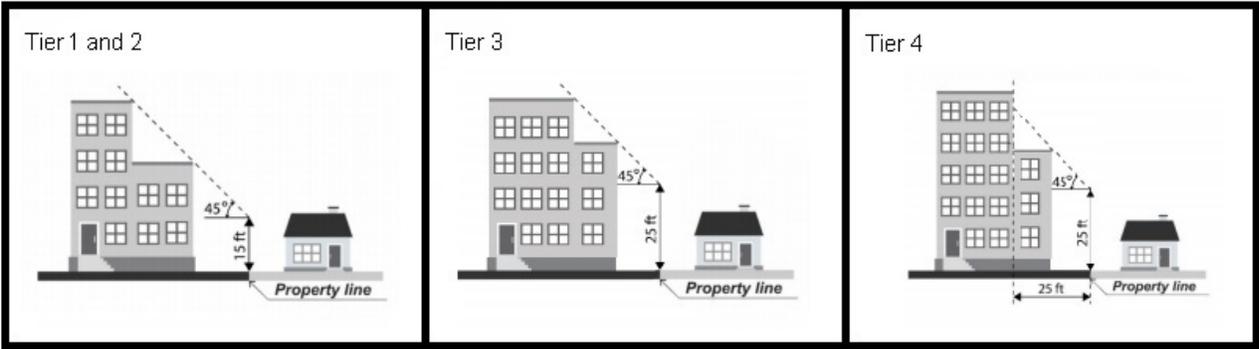
**VII. ADDITIONAL INCENTIVES.** In addition to the Base Incentives above, an Eligible Housing Development may be granted Additional Incentives by following the procedures in LAMC 12.22 A.25(g)(2).

1. **Menu of Incentives.** The Additional Incentives are defined below. The percentage of increase or decrease in the development standards may vary by Tier as follows, and shall be used in lieu of those listed in LAMC 12.22 A.25(f):

- a. **Yard/Setback.** Eligible Housing Developments may request a reduction in the otherwise required yards/setbacks as follows:
  - i. **Commercial Zones.** In any Commercial zone, Eligible Housing Developments may utilize any or all of the yard requirements for the RAS3 zone per LAMC 12.10.5.
  - ii. **Residential Zones:** Eligible Housing Developments in Residential zones may utilize a reduction in the front, rear or side yards as follows:
    1. **Front Yards:** Front yard reductions are limited to no more than the average of the front yards of adjoining buildings along the same street frontage. Or, if located on a corner lot or adjacent to a vacant lot, the front yard setback may align with the façade of the adjoining building along the same front lot line. If there are no adjoining buildings, no reduction is permitted. In Tier 3 and Tier 4, the front yard reduction may be paired with one other individual yard reduction, per subsection 2 below, which will require the use of only one incentive.
    2. **Side and Rear Yards:**
      - a. Tier 1 - Up to a 25% decrease in the required width or depth of one individual yard or setback.
      - b. Tier 2 - Up to a 30% decrease in the required width or depth of one individual yard or setback.
      - c. Tier 3 - Up to a 30% decrease in the required width or depth of two individual yards or setbacks.
      - d. Tier 4 - Up to a 35% decrease in the required width or depth of two individual yards or setbacks.
  - iii. **Exception.** Yard reductions may not be applied along any property line that abuts an R1 or more restrictive residential zoned property.
- b. **Open Space.** See LAMC 12.22 A.25(f)(6)
  - i. Tiers 1 & 2 - Up to a 20% decrease in required open space
  - ii. Tiers 3 & 4 - Up to a 25% decrease in required open space
- c. **Lot Coverage.** See LAMC 12.22 A.25(f)(2)
  - i. Tiers 1 & 2 - Up to a 25% increase in maximum lot coverage
  - ii. Tiers 3 & 4 - Up to a 35% increase in maximum lot coverage
- d. **Lot Width.** See LAMC 12.22 A.25(f)(3)
  - i. All Tiers - Up to a 25% decrease in required minimum lot width
- e. **Averaging of Floor Area Ratio, Density, Parking or Open Space, and permitting Vehicular Access.** See LAMC 12.22 A.25(f)(8)
- f. **Density Calculation.** See LAMC 12.22 A.25(f)(7)

- g. **Height.** For Eligible Housing Developments that have a residential use which occupies more than 50% of the total floor area within a building, the applicable Total Height and Transitional Height standards below count as one Incentive. This increase in height shall be applicable to an Eligible Housing Development over the entire parcel regardless of the number of underlying height limits.
- i. **Total Height.** In any zone in which height or number of stories is limited, this height increase shall permit a maximum of:
    1. Tier 1 and 2 – One additional story up to 11 additional feet
    2. Tier 3 – Two additional stories up to 22 additional feet
    3. Tier 4 – Three additional stories up to 33 additional feet
    4. **Exception.** Notwithstanding subsections 2 and 3 above, projects located on lots with a height limit of 45 feet or less, or located within a Specific Plan or overlay district that regulates height, shall require any height increases over 11 feet to be stepped-back at least 15 feet from the exterior face of the Ground Floor of the building located along any street frontage.
  - ii. **Transitional Height.** An Eligible Housing Development may select the following transitional height requirements in lieu of those found in LAMC 12.21.1 A.10, or any applicable transitional height limits in a in a Specific Plan, including any requirements for reduced building heights when a building is adjoining a more restrictive zone:
    1. Tiers 1 and 2 - The building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 15 feet above grade at the property line of the adjoining lot in the RW1 Zone or more restrictive residential zone or Specific Plan subarea (see Diagram 1 below).
    2. Tier 3 – The building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot in the RW1 Zone or more restrictive zone or Specific Plan subarea (see Diagram 1 below).
    3. Tier 4 – Within the first 25 feet of the property line abutting or across the street or alley from the RW1 or more restrictive zone the building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot in the more restrictive zone or Specific Plan subarea (see Diagram 1 below).

**Diagram 1. Transitional Height Incentive**



h. **Public Facilities (PF) Zones.** In lieu of the requirement in LAMC 12.24 U.21, a joint public and private development that qualifies as an Eligible Housing Development may include the uses and area standards permitted in the least restrictive adjoining zone. The phrase “adjoining zone” refers to the zones of properties abutting, across the street or alley from, or having a common corner with, the subject property.

**VIII. COVENANT.** Prior to issuance of a Building Permit for any Eligible Housing Development, a covenant acceptable to the Department of Housing and Community Investment (HCIDLA) shall be recorded with the Los Angeles County Recorder, guaranteeing that the affordability criteria will be observed for at least 55 years from the issuance of the Certificate of Occupancy or a longer period of time if required by the construction or mortgage financing assistance program, government requirement, mortgage assistance program, or rental subsidy program.

**IX. FEES.** A TOC project requesting Additional Incentives is subject to the same Department of City Planning fees as an Application for a Density Bonus including a request for one or more Incentives included in the Menu of Incentives pursuant to LAMC 19.01 O. See Section [19.01](#) V. for multiple applications.

## Appendix A: Methodology for Determining Major Transit Stops

### Definition of Major Transit Stop:

A site containing a rail station or the intersection of two or more bus routes with a service interval of 15 minutes or less during the morning and afternoon peak commute periods. The stations or bus routes may be existing, under construction or included in the most recent SCAG Southern California Association of Governments (SCAG) Regional Transportation Plan (RTP).

### SCAG and OPR Methodology:

Peak Periods are considered to be between 6:00 to 9:00 AM and 3:00 to 7:00 PM. Bus routes must have a service frequency of 15 minutes or less for the entire duration of the peak hour periods.

To determine the eligibility of the bus line, the average number of minutes per trip for each direction is calculated separately. If one or both directions fail to meet the 15 minute frequency limit, the entire bus line is ineligible for a Major Transit Stop.

- The total number of trips from the point of origin during peak hours (Monday to Friday) is used. A trip is included if its median time falls within the peak hour.
- To calculate the median time, the time at trip origin is subtracted from the time at arrival at final station, divided by two, and then added to origin time.  
*For example: Origin time 5:42 AM, Arrival time 6:22 AM*  
*Total trip time = 40 Minutes (6:22 AM – 5:42 AM)*  
*Median trip time = 40 Minutes/2 + 5:42 AM, or 6:02 AM*
- The total peak hour time is then divide by the number of trips for the average number of minutes per trip.

**Below is a sample calculation based on the 750 Metro Rapid Bus Line (see schedule on Page 16):**

#### Eastbound Trips for 750

During the morning peak hours between 6:00 AM to 9:00 AM, there is a total of 12 Eastbound trips.

The trip originating from Warner Center at 5:42 AM is the first eligible trip with an arrival time at 6:22 AM. This is calculated by dividing the total trip time of 40 minutes by two and adding the 20 minutes to the trip origination time at 5:42 AM, resulting in a median trip time that falls within peak hours at 6:02 AM (not shown in bus schedule).

The trip originating from Warner Center at 8:29 AM is the last eligible trip, with the median time at 8:57 AM.

During the afternoon peak hours between 3:00 PM and 7: PM, there is a total of 16 Eastbound trips.

With 28 total Eastbound trips during the 420 peak hour minutes, the average frequency of the 750 bus line is 15 minutes.

Westbound Trips for 750

Looking at the Westbound trips, there are 11 trips and 15 trips in the AM and PM peak hours respectively. This results in an average frequency of 16.15 minutes.

**Result**

Despite the Eastbound portion of the 750 Metro Rapid Bus Line meeting the 15 minute frequency as required by a Major Transit Stop, the Westbound portion, with an average frequency of 16.15 minutes, fails to meet that criteria. Therefore, the 750 Metro Rapid Bus Line is ineligible for inclusion in a Major Transit Stop.

**Sample Metro Bus Line Schedule with Qualified Peak Hour Trips Boxed in Red**

Monday through Friday				750			
Effective Jun 25 2017							
Eastbound <i>Al Este</i> [Approximate Times / Tiempos Aproximados]				Westbound <i>Al Oeste</i> [Approximate Times / Tiempos Aproximados]			
WARNER CENTER	TARZANA	SHERMAN OAKS	STUDIO CITY	STUDIO CITY	SHERMAN OAKS	TARZANA	WARNER CENTER
1	2	3	4	4	3	2	1
Warner Center Transit Hub (Owensmouth & Erwin)	Ventura & Reseda	Ventura & Van Nuys	Universal/ Studio City Station	Universal/ Studio City Station	Ventura & Van Nuys	Ventura & Reseda	Warner Center Transit Hub (Owensmouth & Erwin)
5:13A	5:25A	5:36A	5:50A	5:23A	5:38A	5:52A	6:10A
5:28	5:40	5:51	6:06	5:45	6:00	6:14	6:32
5:42	5:54	6:07	6:22	6:00	6:15	6:29	6:48
5:55	6:09	6:23	6:38	6:15	6:30	6:47	7:06
6:09	6:23	6:39	6:54	6:30	6:46	7:04	7:25
6:23	6:37	6:55	7:10	6:45	7:01	7:22	7:43
6:37	6:51	7:11	7:27	7:00	7:17	7:39	8:00
6:50	7:05	7:27	7:44	7:15	7:32	7:54	8:15
7:05	7:20	7:43	8:00	7:30	7:49	8:11	8:32
7:21	7:36	7:59	8:18	7:45	8:04	8:26	8:47
7:35	7:52	8:15	8:34	8:00	8:19	8:41	9:02
7:54	8:10	8:32	8:51	8:15	8:34	8:56	9:17
8:12	8:28	8:49	9:08	8:30	8:49	9:11	9:32
8:29	8:45	9:06	9:25	8:45	9:04	9:26	9:47
8:46	9:02	9:23	9:42	9:00	9:19	9:41	10:02
9:11	9:27	9:48	10:07	9:18	9:37	9:59	10:20
9:41	9:57	10:18	10:37	9:40	9:59	10:18	10:39
10:10	10:27	10:48	11:07	10:05	10:24	10:43	11:05
10:40	10:57	11:18	11:37	10:35	10:54	11:13	11:35
11:10	11:27	11:48	12:07P	11:04	11:24	11:43	12:06P
11:38	11:57	12:18P	12:37	11:34	11:54	12:13P	12:36
12:08P	12:27P	12:48	1:08	12:03P	12:24P	12:44	1:07
12:35	12:54	1:15	1:35	12:33	12:54	1:14	1:37
1:00	1:19	1:40	2:01	1:02	1:24	1:44	2:07
1:21	1:41	2:02	2:23	1:32	1:54	2:14	2:37
1:46	2:06	2:27	2:48	2:01	2:24	2:44	3:08
1:58	2:18	2:39	3:00	2:25	2:49	3:09	3:34
2:13	2:33	2:54	3:15	2:46	3:10	3:31	3:56
2:27	2:47	3:09	3:30	3:00	3:25	3:46	4:11
2:42	3:02	3:24	3:45	3:15	3:40	4:01	4:25
2:55	3:17	3:39	4:00	3:30	3:55	4:16	4:40
—	3:31	3:53	4:14	3:45	4:10	4:31	4:55
3:10	3:32	3:54	4:15	4:00	4:26	4:47	5:11
3:25	3:47	4:09	4:30	4:15	4:41	5:02	5:26
3:44	4:06	4:28	4:49	4:30	4:56	5:17	5:41
3:55	4:17	4:39	5:00	4:45	5:11	5:32	5:56
4:10	4:32	4:54	5:15	5:00	5:26	5:48	6:12
4:25	4:47	5:09	5:30	5:15	5:41	6:03	6:27
4:40	5:02	5:24	5:45	5:30	5:56	6:18	6:41
4:55	5:17	5:39	6:00	5:45	6:11	6:33	6:56
5:10	5:32	5:54	6:15	6:00	6:26	6:47	7:09
5:26	5:48	6:09	6:30	6:15	6:40	7:00	7:21
5:41	6:03	6:24	6:45	6:35	6:58	7:17	7:38
5:57	6:19	6:39	7:00	6:54	7:16	7:34	7:54
6:20	6:40	6:59	7:19	7:15	7:36	7:54	8:13
6:42	7:01	7:19	7:39	7:40	8:01	8:19	8:38
7:04	7:21	7:39	7:58	8:09	8:27	8:44	9:03
7:35	7:51	8:08	8:26	8:39	8:57	9:12	9:28
8:10	8:25	8:42	8:58	9:10	9:27	9:42	9:58



Eric Garcetti, Mayor  
Rushmore D. Cervantes, General Manager

DATE: May 24, 2017

TO: Aslanian Victory, LLC, a California limited liability company, Owner

FROM: Robert Manford, Environmental Affairs Officer  
Los Angeles Housing and Community Investment Department 

SUBJECT: **Revised AB 2556 Determination for**  
**11246 W. Otsego St. # 1, North Hollywood, CA 91601**  
**11246 W. Otsego St. # 2, North Hollywood, CA 91601**  
**11246 W. Otsego St. # 3, North Hollywood, CA 91601**  
**11246 W. Otsego St. # 4, North Hollywood, CA 91601**  
**11248 W. Otsego St., North Hollywood, CA 91601**  
**11250 W. Otsego St., North Hollywood, CA 91601**  
**5071 Klump Ave., North Hollywood, CA 91601**

Based on the Affordable Unit Determination Application submitted by Samuel Aslanian (Owner Representative) on behalf of Aslanian Victory, LLC, a California limited liability company, (Owner), the Los Angeles Housing + Community Investment Department (HCIDLA) has determined that five (5) units are subject to replacement under AB 2556 (formerly AB 2222).

Information about the existing property for the five years prior to the date of the application is required in order to make a determination. HCIDLA received the Affordable Unit Determination Application on April 03, 2017, so HCIDLA must collect data from April 2012 through April 2017.

Aslanian Victory, LLC, a California limited liability company, (Owner), acquired the properties: 11246 - 11250 W. Otsego St., under APN# 2353-013-003 on January 20, 2017, per Grant Deed. Aslanian Victory, LLC, a California limited liability company, (Owner), acquired the property: 5071 Klump Ave., under APN# 2353-013-004 on January 19, 2017, per Grant Deed.

Per Google Earth Images, the Los Angeles County Assessor Parcel Information database (LUPAMS), Department of City Planning database (ZIMAS), Code Compliance and Rent Information System (CRIS), Billing Information Management System (BIMS) indicate properties: 11246 - 11250 W. Otsego St. as use code "0500 - Five Units or More". Per Rent Stabilization Ordinance (RSO) determination, six (6) units 11246 W. Otsego St. (Apt #1 - #4), 11248 W. Otsego St., and 11250 W. Otsego St. are subject to RSO within the past five years. Per Google Earth Images, the Los Angeles County Assessor Parcel Information database (LUPAMS), Department of City Planning database (ZIMAS), Code Compliance and Rent Information System (CRIS), Billing Information Management System (BIMS) indicate property: 5071 Klump Ave. as use code "0100 - Single Family Residence". The Los Angeles Department of Building and Safety Database (IDIS) indicate the owner has filed a Demolition Permit # 17019-20000-01727 for properties 11246-11250 W. Otsego St. (Corrections Issued April 25, 2017). The Los Angeles Department of Building and Safety Database (IDIS) indicate the owner has filed a Demolition Permit # 17019-20000-01233 for property 5071 Klump Ave. (Not cleared). Per The Los Angeles Department of Building and Safety Database (IDIS) the owner has applied for a Building Permit for the new project Permit # 16010-20000-06204 for properties 11246-11250 W. Otsego St..

## EXHIBIT F

Per statement received by HCIDLA on April 03, 2017, the owner plans demolition of the existing properties and construction of a new fifty-nine (59) unit apartment building.

ADDRESS	BEDROOM TYPE
11246 W. Otsego St., Apt. # 1	1
11246 W. Otsego St., Apt. #2	1
11246 W. Otsego St., Apt. #3	1
11246 W. Otsego St., Apt. #4	1
11248 W. Otsego St.	1
11250 W. Otsego St.	1

Per AB 2556, the number of RSO replacement units must match the percent of renter households currently living at Very Low and Low Income levels in Los Angeles per Department of Housing and Urban Development's (HUD) Comprehensive Housing Affordability Strategy (CHAS) database. At present, the CHAS database shows 49% Very Low (Below 51% Area Median Income [AMI] and 19% Low (51% to 80% AMI) renter households for Los Angeles.

Replacement Units = 5

<b>6 Units x 68%</b>	<b>5 Units</b>
49% Very Low	3 Units
19% Low	2 Units
<b>*RSO Market Rate Units</b>	<b>1</b>
*There is one (1) RSO Unit that needs to be provided on the new project in addition to any other RSO requirements.	

As shown above, there existed six (6) RSO units within the past five (5) years with no income documents provided. Consistent with AB 2556, HCIDLA has determined that five (5) units need to be replaced with equivalent type, with three (3) units restricted to Very Low and two (2) units to Low.

cc: Los Angeles Housing and Community Investment Department File  
Aslanian Victory, LLC, a California limited liability company, Owner  
Ulises Gonzalez, Case Management Section, City Planning Department

RM:MAC:sw



Eric Garcetti, Mayor  
Rushmore D. Cervantes, General Manager

DATE: March 21, 2018

TO: Aslanian Victory, LLC, a California limited liability company, Owner

FROM: Robert Manford, Environmental Affairs Officer  
Los Angeles Housing and Community Investment Department 

SUBJECT: **Amended AB 2556 (TOC) Determination for**  
**11246 W. Otsego St. #1, North Hollywood, CA 91601**  
**11246 W. Otsego St. #2, North Hollywood, CA 91601**  
**11246 W. Otsego St. #3, North Hollywood, CA 91601**  
**11246 W. Otsego St. #4, North Hollywood, CA 91601**  
**11248 W. Otsego St., North Hollywood, CA 91601**  
**11250 W. Otsego St., North Hollywood, CA 91601**  
**5071 N. Klump Ave., North Hollywood, CA 91601**

Based on the Affordable Unit Determination Application submitted by Sam Aslanian (Owner Representative) on behalf of Aslanian Victory, LLC, a California limited liability company (Owner), the Los Angeles Housing + Community Investment Department (HCIDLA) has determined that five (5) units are subject to replacement under AB 2556 (formerly AB 2222).

Information about the existing property for the five years prior to the date of the application is required in order to make a determination. HCIDLA received the Affordable Unit Determination Application on or about February 28, 2018, so HCIDLA must collect data from February 2013 to February 2018.

Aslanian Victory, LLC, a California limited liability company (Owner), acquired the properties commonly known as: 11246-11250 W. Otsego St. under APN # 2353-013-003, Lot 2 on January 20, 2017 per Grant Deed. 5071 N. Klump Ave. under APN # 2353-013-004, Lot 2 on January 19, 2017, Lot 2 per Grant Deed. These two properties were held under one parcel via lot tie on March 28, 2017.

Per Google Earth images, Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), Real Quest database, Billing Information Management (BIMS) database, Code, Compliance and Rent Information System (CRIS) database, and Internet Search, the property commonly known as 11246-11250 W. Otsego St. has a use code of "0500-Five or More Units". Per the Rent Stabilization Ordinance Unit (RSO), the property commonly known as 11246-11250 W. Otsego St. has six (6) units subject to RSO.

Per Google Earth images, Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), Real Quest database, Billing Information Management (BIMS) database, Code, Compliance and Rent Information System (CRIS) database, Internet Search, and the Rent Stabilization Ordinance Unit (RSO), the property commonly known as 5071 N. Klump Ave. has a use code of "0100-Single Family Residence".

The Los Angeles Department of Building and Safety database indicates that the Owner has applied for Demolition Permits # 17019-20000-01726, # 17019-20000-01727, # 17019-20000-01728 and, permits issued on August 18, 2017 for the former and on October 13, 2017 for the latter two. The Los Angeles Department of Building and Safety database indicates that the Owner has applied for Building Permit # 16010-20000-01726, permit not issued yet.

Per statement received by HCIDLA on February 28, 2018, the Owner plans to construct a seventy (70) unit apartment building, based on Transit Oriented Communities (TOC) guidelines.

<b>ADDRESS</b>	<b>BEDROOM TYPE</b>
11246 W. Otsego St. #1	1 bdrm
11246 W. Otsego St. #2	1 bdrm
11246 W. Otsego St. #3	1 bdrm
11246 W. Otsego St. #4	1 bdrm
11248 W. Otsego St.	1 bdrm
11250 W. Otsego St.	1 bdrm

Per AB 2556, the number of RSO replacement units must match the percent of renter households currently living at Extremely Low, Very Low, and Low Income levels in Los Angeles per Department of Housing and Urban Development's (HUD) Comprehensive Housing Affordability Strategy (CHAS) database. At present, the CHAS database shows 31% Extremely Low (Below 31% Area Median Income [AMI]), 19% Very Low ([31% to 50% AMI]), and 18% Low ([51% to 80% AMI]) renter households for Los Angeles.

Replacement Units = 5

<b>6 Units x 68%</b>	<b>5 Units</b>
31% Extremely Low	2 Units
19% Very Low	2 Units
18% Low	1 Unit

As shown above, there existed six (6) RSO units within the past five (5) years with no income documents provided. Consistent with AB 2556, HCIDLA has determined that five (5) units need to be replaced with equivalent types, with two (2) units restricted to Extremely Low Income households, two (2) units restricted to Very Low Income households, and one (1) unit restricted to Low Income households.

cc: Los Angeles Housing and Community Investment Department File  
Aslanian Victory, LLC, a California limited liability company, Owner  
Ulises Gonzalez, Case Management Section, City Planning Department

RM:MAC:dk

ORDINANCE NO. 184873

An ordinance amending Sections 151.09 and 151.22 through 151.28 of Article 1, Chapter XV of the Los Angeles Municipal Code (LAMC) to modify the Rent Stabilization Ordinance (RSO) in order to strengthen provisions relating to the enforcement of the Ellis Act and the preservation of RSO units.

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

Sec. 1. The last paragraph of Subdivision 10 of Subsection A of Section 151.09, Article 1 of Chapter XV of the Los Angeles Municipal Code is amended to read as follows:

Landlords seeking to recover possession for either of the circumstances described in this subdivision must comply with the requirements of Sections 151.22 through 151.28 of this article. This subdivision constitutes lawful grounds for eviction only where a landlord is withdrawing from rent or lease all of the rental units in a structure or building. A landlord seeking to evict tenants pursuant to either of the circumstances described in this subdivision may not withdraw from rent or lease less than all of the accommodations in a structure or building. Pursuant to California Government Code Section 7060, this subdivision shall not apply to a Residential Hotel as defined in accordance with California Health and Safety Code Section 50519 and Section 47.70, *et seq.*, of this Code.

Sec. 2. Subsection G(4)(b) of Section 151.09, Article 1 of Chapter XV of the Los Angeles Municipal Code is amended to read as follows:

b. The tenant received actual written notice, prior to entering into a written or oral tenancy agreement, that an application to subdivide the property for condominium, stock cooperative or community apartment purposes was on file with the City or had already been approved, whichever the case may be, and that the existing building would be demolished or relocated in connection with the proposed new subdivision, and the termination of tenancy is based on the grounds set forth in Subdivision 10 of Subsection A. of this section. Notwithstanding this exception, all tenants who have resided in their rental unit for one or more years shall be entitled to relocation assistance by the City's Relocation Assistance Service Provider as set forth in Section 151.09 G.1.d of this Code. The fee for the purpose of providing relocation assistance by the City's Relocation Assistance Service Provider shall be paid by the landlord to the City.

Sec. 3. Subsection G(4)(c) of Section 151.09, Article 1 of Chapter XV of the Los Angeles Municipal Code is amended to read as follows:

**EXHIBIT G**

c. The tenant received actual written notice, prior to entering into a written or oral agreement to become a tenant, that an application to convert the building to a condominium, stock cooperative or community apartment project was on file with the City or had already been approved, whichever the case may be, and the termination of tenancy is based on the grounds set forth in Subdivision 10 of Subsection A of this section. Notwithstanding this exception, all tenants that have resided in their rental unit for one or more years shall be entitled to relocation assistance by the City's Relocation Assistance Service Provider as set forth in Section 151.09 G.1.d of this Code. The fee for the purpose of providing relocation assistance by the City's Relocation Assistance Service Provider shall be paid by the landlord to the City.

Sec. 4. Two new paragraphs are added to the end of Section 151.22, Article 1 of Chapter XV of the Los Angeles Municipal Code to read as follows:

If rental units subject to the Rent Stabilization Ordinance were demolished subsequent to September 29, 2006, the effective date of Sections 151.22 through 151.28, without complying with the requirements set forth hereunder, then all replacement rental units constructed on the same property shall be deemed subject to the Rent Stabilization Ordinance, Section 151.00, *et seq.*, and other provisions of this chapter. Additionally, any landlord who is found to have demolished a property subject to the Rent Stabilization Ordinance subsequent to September 29, 2006, without complying with the requirements of Sections 151.22 through 151.28 shall be subject to a penalty.

Pursuant to California Government Code section 7060, the Ellis Act and Sections 151.22 through 151.28 shall not apply to a Residential Hotel as defined in accordance with California Health and Safety Code section 50519 and Section 47.70, *et seq.*, of this Code.

Sec. 5. The first paragraph of Section 151.23, Article 1 of Chapter XV of the Los Angeles Municipal Code is amended to read as follows:

Notwithstanding any provision of this chapter to the contrary, if a landlord desires to demolish rental units subject to the Rent Stabilization Ordinance, or otherwise withdraw the units from rental housing use, irrespective of whether such rental units are occupied or vacant, then the following provisions shall apply:

Sec. 6. The first paragraph of Subsection A of Section 151.23, Article 1 of Chapter XV of the Los Angeles Municipal Code is amended to read as follows:

**A. Notice of Intent to Withdraw.** The landlord shall notify the Department of an intention to withdraw a rental unit from rental housing use. This Notice of Intent to Withdraw shall be filed with the Department whether the rental unit(s) to be withdrawn or demolished are occupied or vacant at the time of filing and shall contain the following:

1. statements, under penalty of perjury on the form and in the number prescribed by the Department, stating that the landlord intends to demolish the rental unit or to remove the rental unit from rental housing use;
2. the address or location of the rental unit;
3. the number of rental units to be demolished or removed from rental housing use;
4. the names of the tenants, if any, of each rental unit and that the landlord intends to evict such tenants in order to demolish the rental unit or to remove the rental unit from rental housing use;
5. the date on which the rental unit will be withdrawn from rental housing use; and
6. the rent applicable to that rental unit.

Sec. 7. The first paragraph of Subsection B of Section 151.23, Article 1 of Chapter XV of the Los Angeles Municipal Code is amended to read as follows:

**B. Recordation of Non-Confidential Memorandum and Extension of the Date of Withdrawal from Rental Housing Use.** Irrespective of whether the rental units to be withdrawn or demolished are occupied or vacant at the time of filing the Notice of Intent to Withdraw, the landlord shall record with the County Recorder a memorandum summarizing the provisions of the Notice of Intent to Withdraw, other than provisions that are confidential pursuant to this section. If applicable, information respecting the name or names of the tenants, the rent applicable to any rental unit, and the total number of units is confidential information and shall be treated as confidential information by the Department for purposes of the Information Practices Act of 1977, as contained in Chapter 1 (commencing with Section 1798) of Title 1.8 of Part 4 of Division 3 of the Civil Code.

Sec. 8. A new Subsection D is added to Section 151.23, Article 1 of Chapter XV of the Los Angeles Municipal Code to read as follows:

**D. Annual Property Status Reports.** For no less than seven (7) years following the date of delivery to the Department of the Notice of Intent to Withdraw, or until such time as the Department advises the landlord that they have complied with all reporting requirements set forth in this section, whichever occurs first, the landlord shall file with the Department an Annual Property Status Report, under penalty of perjury and on the form and in the manner prescribed by the Department, providing the following information to the extent applicable:

1. the status related to the demolition of any withdrawn rental units;

2. the status related to the development of any withdrawn rental units;  
and

3. confirmation that any newly constructed rental units have been registered with the Department in conformance with Section 151.05 and are being operated in compliance with the Rent Stabilization Ordinance:

Sec. 9. A new Subsection C is added to Section 151.24, Article 1 of Chapter XV of the Los Angeles Municipal Code to read as follows:

C. If a landlord offers for rent or lease a rental unit which was the subject of a Notice of Intent to Withdraw pursuant to the provisions of Subsection A of Section 151.23, irrespective of whether a Notice of Intention to Re-Rent Withdrawn Accommodations has been filed with the Department, and the landlord later wishes to recommence the withdrawal of the rental unit, the landlord must file a new Notice of Intent to Withdraw and comply with all requirements pursuant to Sections 151.09G and 151.23 through 151.28 of this Code.

Sec. 10. A new Subsection C is added to Section 151.25, Article 1 of Chapter XV of the Los Angeles Municipal Code to read as follows:

C. Pursuant to California Government Code Section 7060.3, the City may apply the constraints as set forth in this section to a successor in interest of a landlord who has withdrawn a rental unit from rent or lease, by recording a notice, to be indexed in the grantor-grantee index, with the County Recorder which shall specifically describe the property where the rental unit is located, the dates applicable to the constraints and the name of the owner(s) of record of the property.

Sec. 11. A new Subsection C and Subsection D are added to the end of Section 151.26, Article 1 of Chapter XV of the Los Angeles Municipal Code to read as follows:

C. If a landlord offers for rent or lease a rental unit that was the subject of a Notice of Intent to Withdraw pursuant to the provisions of Subsection A. of Section 151.23, irrespective of whether a Notice of Intention to Re-Rent Withdrawn Accommodations has been filed with the Department, and the landlord later wishes to recommence the withdrawal of the rental unit, the landlord must file a new Notice of Intent to Withdraw and comply with all requirements pursuant to Sections 151.09G and 151.23 through 151.28 of this Code.

D. Pursuant to California Government Code Section 7060.3, the City may apply the constraints as set forth in this section to a successor in interest of a landlord who has withdrawn a rental unit from rent or lease, by recording a notice, to be indexed in the grantor-grantee index, with the County Recorder which shall specifically describe the property where the rental unit is located, the dates applicable to the constraints and the name of the owner(s) of record of the property.

Sec. 12. A new Subsection C is added to the end of Section 151.27, Article 1 of Chapter XV of the Los Angeles Municipal Code to read as follows:

C. Pursuant to California Government Code Section 7060.3, the City may apply the constraints as set forth in this section to a successor in interest of a landlord who has withdrawn a rental unit from rent or lease, by recording a notice, to be indexed in the grantor-grantee index, with the County Recorder which shall specifically describe the property where the rental unit is located, the dates applicable to the constraints and the name of the owner(s) of record of the property.

Sec. 13. A new paragraph is added to the end of Subsection A of Section 151.28, Article 1 of Chapter XV of the Los Angeles Municipal Code to read as follows:

Notwithstanding any provision to the contrary contained herein, if rental units subject to the Rent Stabilization Ordinance were demolished subsequent to September 29, 2006, the effective date of these provisions, without complying with the requirements of Sections 151.22 through 151.28, then all replacement rental units constructed on the same property shall be deemed subject to the Rent Stabilization Ordinance, Section 151.00, *et seq.*, and other provisions of this chapter. Additionally, any landlord who is found to have demolished a property subject to the Rent Stabilization Ordinance subsequent to September 29, 2006 without complying with the requirements of Sections 151.22 through 151.28 shall be subject to a penalty to be adopted by Council.

Sec. 14. Subsection B of Section 151.28, Article 1 of Chapter XV of the Los Angeles Municipal Code is amended to read as follows:

**B. Exemption from the Rent Stabilization Ordinance with Replacement Affordable Units.** An owner who replaces the number of demolished rental units with a number of affordable housing units at least equal to the number of withdrawn rental units subject to the Rent Stabilization Ordinance on a one-for-one basis or at least 20% of the total number of newly constructed rental units, whichever is greater, may apply to the Department for an exemption of the newly constructed rental units from the provisions of the Rent Stabilization Ordinance. The affordable housing units must be located in the newly constructed accommodations. The Department shall issue an exemption where it finds all of the following to exist:

1. The owner executed and recorded a covenant and agreement, in a form satisfactory to the Department, guaranteeing that the replacement affordable housing units, affordable for low or very low households with an income at or below 80% of Area Median Income as established by the California Department of Housing and Community Development or any successor agency, shall remain affordable for 55 years from the date the covenant and agreement is recorded. The covenant and agreement must contain provisions as required by the Department to ensure the effective administration and enforcement of this subsection.

2. The replacement affordable housing units shall be reasonably dispersed throughout the newly constructed accommodations and shall not be segregated in a portion of the accommodations dedicated to affordable housing units.

3. The replacement affordable housing units shall be comparable to the market rate units and contain, on average, the same number of bedrooms, bathrooms and square footage as the market rate units. The replacement affordable housing units shall be comparable in architectural style to the average of the market rate units.

Units that are used to qualify for a density bonus pursuant to the provisions of either California Government Code Section 65915 or Los Angeles Municipal Code Section 12.22 A.25., or are used to satisfy any inclusionary zoning or replacement affordable housing requirement, or are used to qualify for any other public benefit or incentive, may be used to qualify as replacement affordable housing units pursuant to the provisions of this subsection.

Sec. 15. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of APR 19 2017.

HOLLY L. WOLCOTT, City Clerk

By  Deputy

Approved: APR 21 2017

  
Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By   
ROBERT P. MOORE  
Deputy City Attorney

Date: MAR 31 2017

File Nos. 14-0268-S4, 14-0268-S5, 15-0600-S36, 15-0728

**DECLARATION OF POSTING ORDINANCE**

I, JUAN VERANO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

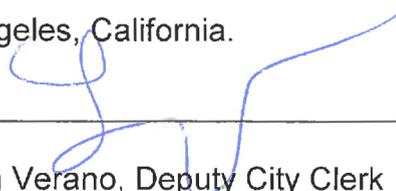
**Ordinance No.184873 – Modifying the Rent Stabilization Ordinance (RSO) in order to strengthen provisions relating to the enforcement of the Ellis Act and preservation of RSO**

**Units** – a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **April 19, 2017**, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on **April 25, 2017** I posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on **April 25, 2017** and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this **25th** day of **April 2017** at Los Angeles, California.

  
\_\_\_\_\_  
Juan Verano, Deputy City Clerk

**Ordinance Effective Date: June 4, 2017**

**Council File No. 14-0268-S5**



# Los Angeles Department of Building and Safety

The information below was found on the following Parcel Identification Number (PIN):

**171B173-913**

**Parcel Profile Report:** 1

**Permit Information found:** 2

 **Expand Closed 11246 W OTSEGO ST 91601**

Application/Permit #	PC/Job #	Type	Status	Work Description
16010 - 30002 - 06204	B18WL01596	Bldg-Alter/Repair	Verifications in Progress 6/27/2018	Supplemental permit to permit number 16010-20000-06204 to revise scope of work to 70 units, 6 story apartment bld'g fper T.O.C. provisions in lieu of original 59 unit, 5 story apartment building. (PLAN CHECK ONLY - PERMIT TO BE ISSUED ON ORIGINAL APPLICATION.)
16010 - 30001 - 06204	B18WL00643	Bldg-Alter/Repair	Issued 6/27/2018	EARLY START FOUNDATION PERMIT FOR A NEW 5 STORY TYPE III-B, 70 UNIT APARTMENT OVER 2 LEVEL OF TYPE I-A SUBTERANEAN PARKING GARAGE. (7 EXTREMELY LOW INCOME UNITS )
17019 - 20000 - 01232	B17VN03947	Bldg-Demolition	Application Submittal 3/22/2017	DPI & POSTING FOR APT, SFD & GARAGE AND STORAGE BLDG
17019 - 20000 - 01727	B17VN05780	Bldg-Demolition	Permit Finaled 11/15/2017	DEMOLISH (E) 4 UNIT APARTMENT BUILDING. SEWER CAP AND PEDESTRIAN PROTECTION FENCE REQUIRED.
16010 - 20000 - 06204	B16VN18030	Bldg-New	PC Approved 6/27/2018	6 STORY TYPE III-A, 70 UNIT APARTMENT OVER 2 LEVEL OF TYPE I-A SUBTERANEAN PARKING GARAGE. (TIER 3 TOC WITH 7 EXTREMELY LOW INCOME UNITS - SEE COMMENT)
18041 - 20000 - 18899	E18VN01469	Electrical	Issued 3/27/2019	New 70-unit 6-story apartment building with 2 levels subterranean garage. 2000A 208Y/120V 3ph-4w service. Building permit filed under 16010-20000-06204
18041 - 20000 - 45629	E18VN03671	Electrical	Issued 11/30/2018	Plan check for new fire alarm system for 70 units 6 stories apartment building. Total fire alarm devices: 130 and 1 FACP.
18041 - 10000 - 38590	X18LA17762	Electrical	Issued 10/9/2018	CONDUIT ONLY PERMIT FOR PLAN CHECK # 18041-20000-18899 New 70-unit 6-story apartment building with 2 levels subterranean garage. 2000A 208Y/120V 3ph-4w service. Building permit filed under 16010-20000-06204
19043 - 10000 - 00925	M19LA01089	Fire Sprinkler	Reviewed by Supervisor 3/26/2019	NFPA 13 SYSTEM WITH STANDPIPES FOR 6 STORY APARTMENT BUILDING WITH 2 LEVELS OF UNDERGROUND PARKING. CONNECTION TO 4 INCH FIRE SERVICE WITH DOUBLE CHECK BACKFLOW PREVENTER.

## EXHIBIT I

18030 - 30000 - 03693	B16VN18030	Grading	Issued 6/27/2018	EARLY START GARDING PERMIT FOR NEW 70 UNIT APARTMENT BUILDING WITH TWO LEVEL OF SUBTERANEAN GARAGE.
18044 - 10000 - 09934	M18LA04821	HVAC	PC Info Complete 10/19/2018	NEW HVAC SYSTEM FOR 6 STORY APARTMENT BUILDING INCLUDING GARAGE VENTILATION.
16020 - 20000 - 04038	B16VN18030	Nonbldg- New	Issued 6/27/2018	EARLY START SHORING FOR 5 STORY 70 UNIT APT WITH BASEMENT GARAGE
18042 - 10000 - 19384	M18LA04814	Plumbing	Issued 10/10/2018	POTABLE WATER, WASTE/VENT WITH SEWAGE EJECTOR, AND RAINWATER WITH SUMP PUMP FOR 6 STORY APARTMENT BUILDING. NEW 4" METER, 4" BACKFLOW

 **Expand Closed 11250 W OTSEGO ST 91601**

<b>Application/Permit #</b>	<b>PC/Job #</b>	<b>Type</b>	<b>Status</b>	<b>Work Description</b>
17019 - 20000 - 01728	B17VN05786	Bldg- Demolition	Permit Finaled 2/22/2018	DEMO EXISTING DUPLEX AND DETACHED GARAGE TO CLEAR LOT. SEWER CAP AND PEDESTRIAN PROTECTION FENCE REQUIRED.

**Code Enforcement Information:**

0

**Soft-story Retrofit Program Information:**

1

# Los Angeles Department of Building and Safety

The information below was found on the following Parcel Identification Number (PIN):

<b>171B173-910</b>															
<b>Parcel Profile Report:</b> <span style="float: right;">1</span>															
<b>Permit Information found:</b> <span style="float: right;">3</span>															
															
<table border="1"><thead><tr><th>Application/Permit #</th><th>PC/Job #</th><th>Type</th><th>Status</th><th>Work Description</th></tr></thead><tbody><tr><td>17019 - 20000 - 01726</td><td>B17VN05779</td><td>Bldg-Demolition</td><td>Permit Finaled 11/15/2017</td><td>demo (e) sfd and storage to clear lot. Sewer cap required.</td></tr><tr><td>17019 - 20000 - 01233</td><td>B17VN03948</td><td>Bldg-Demolition</td><td>Application Submittal 3/22/2017</td><td>DPI &amp; POSTING FOR SFD &amp; STORAGE</td></tr></tbody></table>	Application/Permit #	PC/Job #	Type	Status	Work Description	17019 - 20000 - 01726	B17VN05779	Bldg-Demolition	Permit Finaled 11/15/2017	demo (e) sfd and storage to clear lot. Sewer cap required.	17019 - 20000 - 01233	B17VN03948	Bldg-Demolition	Application Submittal 3/22/2017	DPI & POSTING FOR SFD & STORAGE
Application/Permit #	PC/Job #	Type	Status	Work Description											
17019 - 20000 - 01726	B17VN05779	Bldg-Demolition	Permit Finaled 11/15/2017	demo (e) sfd and storage to clear lot. Sewer cap required.											
17019 - 20000 - 01233	B17VN03948	Bldg-Demolition	Application Submittal 3/22/2017	DPI & POSTING FOR SFD & STORAGE											
															
<table border="1"><thead><tr><th>Application/Permit #</th><th>PC/Job #</th><th>Type</th><th>Status</th><th>Work Description</th></tr></thead><tbody><tr><td>17041 - 20000 - 32337</td><td>X17VN18676</td><td>Electrical</td><td>Issued 9/11/2017</td><td>200 AMP TEMP POWER</td></tr><tr><td>17041 - 20000 - 28884</td><td>X17VN16723</td><td>Electrical</td><td>Issued 8/15/2017</td><td>200A TEMPORARY POWER.</td></tr></tbody></table>	Application/Permit #	PC/Job #	Type	Status	Work Description	17041 - 20000 - 32337	X17VN18676	Electrical	Issued 9/11/2017	200 AMP TEMP POWER	17041 - 20000 - 28884	X17VN16723	Electrical	Issued 8/15/2017	200A TEMPORARY POWER.
Application/Permit #	PC/Job #	Type	Status	Work Description											
17041 - 20000 - 32337	X17VN18676	Electrical	Issued 9/11/2017	200 AMP TEMP POWER											
17041 - 20000 - 28884	X17VN16723	Electrical	Issued 8/15/2017	200A TEMPORARY POWER.											
															
<b>Code Enforcement Information:</b> <span style="float: right;">9</span>															
<b>Soft-story Retrofit Program Information:</b> <span style="float: right;">1</span>															

Bldg-New  
 Apartment  
 Regular Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B16VN18030

16010 - 20000 - 06204

Plans Filed in: VAN NUYS

**CLEARANCE SUMMARY WORKSHEET**

Printed On: 04/24/19 12:19:05

**IMPORTANT: This summary documents the clearance(s) required prior to permit issuance. Most clearance(s) are granted electronically, however this form will also be completed so that in the event of a computer outage, there is evidence of the clearance action(s). Keep this form with all other documents necessary to obtain the permit.**

**INSTRUCTIONS**

**APPLICANT/REPRESENTATIVE:** You are advised to initiate the approval process for the following permit application clearance(s) marked as "Not Cleared" as soon as possible, in order to allow adequate time to obtain the approvals. Certain departments (such as the Department of City Planning) may require additional plan review and approval process, which may include mandatory appeal periods. The address and phone number of the specific agency corresponding to the "Address Code:" shown for each clearance is indicated at the end of this form and it is recommended that you call before appearing in person. Remember to bring a copy of the permit application to the clearance agency for their reference. A "Cleared" condition requires no further action on your part.

**CLEARANCE AGENCIES:** For city agencies, perform electronic clearance action(s) using PCIS and complete this form. For non-city agencies or PCIS outages, complete this form.

Description of Work: 6 STORY TYPE III-A, 70 UNIT APARTMENT OVER 2 LEVEL OF TYPE I-A SUBTERANEAN PARKING GARAGE. (TIER 3 TOC WITH 7 EXTREMELY LOW INCOME UNITS - SEE COMMENT)

**Building & Safety Contact**  
 Plan Check Office: WEST LA  
 PC Engineer: Kamran Ghotbi Ravandi

Status	Clearance Description and New Status	
Cleared	<p><b>Agency: Bureau of Engineering</b>  <b>Address Code: 1</b>                      Electronic Clearance <input checked="" type="checkbox"/> By: <u>HJCOOPER</u>                      Comments:</p>	<p><b>Description:</b> Address approval for residential addition/alteration creating additional unit(s)                      Date: <u>02/24/17</u> Phone: _____</p>
Cleared	<p><b>Agency: Bureau of Engineering</b>  <b>Address Code: 1</b>                      Electronic Clearance <input checked="" type="checkbox"/> By: <u>MPEREZ-B</u>                      Comments: All bicycle racks on Private Property</p>	<p><b>Description:</b> Bicycle parking spaces in the public right-of-way                      Date: <u>11/02/18</u> Phone: _____</p>
Cleared	<p><b>Agency: Bureau of Engineering</b>  <b>Address Code: 1</b>                      Electronic Clearance <input checked="" type="checkbox"/> By: <u>MPEREZ-B</u>                      Comments: DWP transformer on Private Property</p>	<p><b>Description:</b> Encroachment in Public Way (DWP TRANSFORMER)                      Date: <u>11/02/18</u> Phone: _____</p>

Cleared	<b>Agency: Bureau of Engineering</b> <b>Address Code: 1</b> Electronic Clearance <input checked="" type="checkbox"/> By: <u>ICHIA</u> Comments: 121584	<b>Description:</b> The fee authorized by Ord. 176,300 for PW/Eng to process clearance(s) for LADBS issued permits Date: <u>02/27/17</u> Phone: _____
Cleared	<b>Agency: Bureau of Engineering</b> <b>Address Code: 1</b> Electronic Clearance <input checked="" type="checkbox"/> By: <u>EPEDROZA</u> Comments: Ref No: 201700168 \$3416.51 paid on 10/31/17	<b>Description:</b> Lot subject to highway dedication. NOTE: This sign-off is not to be construed as a sign-off on any engineering requirements associated with any planning/discretionary action. This is strictly a sign-off applicable to LAMC 12.37 only. Date: <u>10/31/17</u> Phone: _____ REF201700168 INVESTIGATION PAID 2/27/17
Cleared	<b>Agency: Bureau of Engineering</b> <b>Address Code: 1</b> Electronic Clearance <input checked="" type="checkbox"/> By: <u>EPEDROZA</u> Comments: A-Permit required.	<b>Description:</b> Permit for construction of driveways/curb ramps/sidewalks Date: <u>10/31/17</u> Phone: _____
Cleared	<b>Agency: Bureau of Engineering</b> <b>Address Code: 1</b> Electronic Clearance <input checked="" type="checkbox"/> By: <u>RTERRIQU</u> Comments: LID APPROVED. A-PERMIT REQ'D FOR 3 CURB DRAINS.	<b>Description:</b> Roof and/or site drainage to street Date: <u>09/04/18</u> Phone: _____
Cleared	<b>Agency: Bureau of Engineering</b> <b>Address Code: 1</b> Electronic Clearance <input checked="" type="checkbox"/> By: <u>JRHYU</u> Comments: C-2017812040, PL Connection permit required.	<b>Description:</b> Sewer availability and connection Date: <u>10/18/17</u> Phone: _____
Cleared	<b>Agency: Bureau of Engineering</b> <b>Address Code: 1</b> Electronic Clearance <input checked="" type="checkbox"/> By: <u>HCHIU</u> Comments: E-1881-0037 Public Works inspection required during the removal and reinstatement of lateral support. No C of O or TCO to be issued without Public Works final inspection of the E permit.	<b>Description:</b> Work Adjacent to or Removal of Lateral Support of Public Way Date: <u>05/01/18</u> Phone: _____
Not Cleared	<b>Agency: City Planning Department</b> <b>Address Code: 2</b> Electronic Clearance <input type="checkbox"/> By: <u>KGHOTBI</u> Comments:	<b>Description:</b> Front yard landscape per 12.21C1(g) Date: _____ Phone: _____ <input type="checkbox"/> Outage - Print Name/Initial: _____

Not Cleared	<b>Agency: City Planning Department</b> <b>Address Code: 2</b> Electronic Clearance <input type="checkbox"/> By: <u>KGHOTBI</u> Comments:	<b>Description:</b> Discretionary Approval for: ADDITIONAL INCENTIVES PER TRANSIT ORIENTED CORRIDOR 12.22.A.25(g)(2) Date: _____ Phone: _____ <input type="checkbox"/> Outage - Print Name/Initial: _____
Not Cleared	<b>Agency: City Planning Department</b> <b>Address Code: 2</b> Electronic Clearance <input type="checkbox"/> By: <u>KGHOTBI</u> Comments:	<b>Description:</b> Miscellaneous Approval for: APPROVAL OF DENSITY BONUS INCENTIVES FOR HEIGHT/FAR INCREASE, AND PARKING OPTION 1 PER 12.22.A.25 Date: _____ Phone: _____ <input type="checkbox"/> Outage - Print Name/Initial: _____
Not Cleared	<b>Agency: City Planning Department</b> <b>Address Code: 2</b> Electronic Clearance <input type="checkbox"/> By: <u>KGHOTBI</u> Comments:	<b>Description:</b> Open space landscape for lot with > 5 dwelling units per 12.21G2(a)3 Date: _____ Phone: _____ <input type="checkbox"/> Outage - Print Name/Initial: _____
Cleared	<b>Agency: Department of Building and Safety</b> <b>Address Code: 4</b> Electronic Clearance <input checked="" type="checkbox"/> By: <u>KGHOTBI</u> Comments:	<b>Description:</b> Approval of Disabled Access corrections WITH SUPPL: 16010-30002-06204 Date: <u>06/19/18</u> Phone: _____
Cleared	<b>Agency: Department of Building and Safety</b> <b>Address Code: 4</b> Electronic Clearance <input checked="" type="checkbox"/> By: <u>BMEYER</u> Comments:	<b>Description:</b> Approval for Green Building - Mandatory Compliance Date: <u>11/15/18</u> Phone: _____
Cleared	<b>Agency: Los Angeles Fire Department</b> <b>Address Code: 5</b> Electronic Clearance <input checked="" type="checkbox"/> By: <u>OSALGADO</u> Comments:	<b>Description:</b> Fire Marshall Fire Life Safety Projects Date: <u>12/12/18</u> Phone: _____
Cleared	<b>Agency: Los Angeles Fire Department</b> <b>Address Code: 5</b> Electronic Clearance <input checked="" type="checkbox"/> By: <u>JIDALLAS</u> Comments:	<b>Description:</b> Hydrants and access around building( Two Parapet Ladders Shall be Attached to west side of bldg. at rear) Date: <u>03/01/17</u> Phone: _____

Cleared	<b>Agency: Community Redevelopment Agency</b> <b>Description:</b> Project located in CRA Area: <b>Address Code: 8</b> Electronic Clearance <input checked="" type="checkbox"/> By: <u>JURQUHAR</u> Date: <u>04/04/18</u> Phone: _____ Comments:
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Cleared	<b>Agency: Cal Occ. Safety and Health Administration</b> <b>Description:</b> TP No. 2017-05117 <b>Address Code: 9</b> New Clearance Status: Approved    By: CALOSHA APPROVED    Entered by LADBS - No PCIS access    Date: 01/22/18 Comments: Written approval provided by the agency.
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Cleared	<b>Agency: Cal Occ. Safety and Health Administration</b> <b>Description:</b> TP No. 2017-05117 <b>Address Code: 9</b> New Clearance Status: Approved    By: CALOSHA APPROVED    Entered by LADBS - No PCIS access    Date: 01/22/18 Comments: Written approval provided by the agency.
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Not Cleared	<b>Agency: Los Angeles Housing Department</b> <b>Description:</b> 7 extremely low income units per 12.22.A.31 <b>Address Code: 16</b> Electronic Clearance <input type="checkbox"/> By: <u>KGHOTBI</u> Date: _____    Phone: _____ <input type="checkbox"/> Outage - Print Name/Initial: _____ Comments:
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Cleared	<b>Agency: Bureau of Sanitation</b> <b>Description:</b> Obtain plan approval for development with more than 500 sf. floor area <b>Address Code: 19</b> Electronic Clearance <input checked="" type="checkbox"/> By: <u>AIELTAWIL</u> Date: <u>08/30/18</u> Phone: _____ Comments: LID stamped approved plans must be included in the final permit set (11-sheets)    Stormwater Observation Report (SOR) required before final sign off or issuance of certificate of occupancy (CfO). Approved for three flow through planter boxes, 1252 SF total, and one CB filter insert; all per approved LID plans.    Direct overflow to street per City of Los Angeles, Building and Safety, and Bureau of Engineering requirements.
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**End of Clearance(s) for 16010 - 20000 - 06204. Refer to "ADDRESS CODES" sheet for clearance agency address/phone information.**

## CLEARANCE AGENCY "ADDRESS CODES"

(NOTE: Address Code 3 not in use at this time - Contact your plan check engineer for instructions)

Code	Agency Name	Agency Address	(Call First)
1	<b>Bureau of Engineering</b> (Within Central District) <b>Figueroa Plaza:</b> 201 N. Figueroa Street (See <b>NOTE</b> at bottom right)	- Address Approval	(213) 482-7030
		- Highway Dedication / Hillside Ord.	(213) 482-7030
		- Flood/Drainage: 1149 S. Broadway	(213) 485-4820
		- Appointment required - call first	(213) 482-7030
1	<b>Bureau of Engineering</b> (Outside Central District)	- Sewer / Driveway	(213) 482-7030
		- Excavation/Marquee: 201 N. Fig. St., 3rd Flr	(213) 482-7048
		<b>Harbor District</b> - (7:30 am to 4:30 pm)	(310) 732-4677
		638 S. Beacon St., Suite 427, San Pedro	(818) 374-5090
1	<b>Street Use Permits</b>	<b>Valley District</b> -	(818) 374-5090
		6262 Van Nuys Blvd., Room 251, Van Nuys	(310) 575-8384
1	<b>Department of City Planning</b>	<b>West Los Angeles District</b> -	(310) 575-8384
		1828 Sawtelle Blvd., 3rd Floor, West LA	(213) 847-6000
2	<b>Department of City Planning</b> <b>Development Services Center (DSC) - All City Planning Questions &amp; Clearances via walk-in. All Case Filing &amp; Case Condition Clearing via appointment. Hours: M, T, Th, F from 7:30 AM to 4:30 PM. W from 9:00 AM to 4:30 PM.</b>	1149 S. Broadway, 3rd Floor	(213) 847-6000
		DSC Metro Counter, Fig. Plaza	201N. Figueroa St., 4th Floor, Los Angeles (213) 482-7077
		DSC Valley Counter, Marvin Braude Bldg	6262 Van Nuys Blvd., Rm. 251, Van Nuys (818) 374-5050
		Office of Historic Resources (OHR) - HPOZ/Historic-Cultural Monuments/Mills Act APPT. ONLY	
		Historic Monuments & Mills Act	City Hall: 200 N. Spring St., Rm. 620, Los Angeles (213) 978-1200
		HPOZ	City Hall: 200 N. Spring St., Rm. 601, Los Angeles (213) 978-1198
		Plan Implementation Division & Neighborhood Projects - Specific Plan/DRB/CDO/TOD/SN/NSO/POD/CPIO APPT. ONLY	
		Metro Neighborhood Projects	City Hall: 200 N. Spring St., Rm. 621, Los Angeles (213) 978-1160
		Valley Neighborhood Projects	M. Braude Bldg: 6262 Van Nuys Blvd., Rm. 430, Van Nuys (818) 374-5072
		Schedule Case Filing or Case Condition Clearance - Online: Department Phone Directory - Online:	<a href="http://cityplanning.lacity.org">cityplanning.lacity.org</a> . Click on "Development Services Centers", then "Make Appointment" <a href="http://cityplanning.lacity.org">cityplanning.lacity.org</a> . Click on "Planning Contacts"
4	<b>Building &amp; Safety</b> <b>Figueroa Plaza:</b> 201 N. Figueroa Street (See <b>NOTE</b> at bottom right)	<b>Disabled Access:</b> See DA corrections	Call plan checker
		<b>Hold / ZI:</b> See plan check engineer	Call plan checker
		<b>Grading:</b> Go to District Office for project	(213) 482-0480
5	<b>Fire Department</b> <b>Figueroa Plaza:</b> 201 N. Figueroa Street (See <b>NOTE</b> at bottom right)	<b>Construction Services Unit:</b> 201 N. Figueroa St., Rm. 300	(213) 482-6900
		<b>Hydrants and Access Unit:</b> 201 N. Figueroa St., Rm. 300	(213) 482-6543
		<b>Van Nuys:</b> 6262 Van Nuys Blvd., Rm. 251	(818) 374-5005
		<b>West LA:</b> 1828 Sawtelle Blvd., 2nd Floor	(310) 575-8271
6	<b>Transportation Department</b> ZI 1729, 1870 = West Valley ZI 1448, 1874, 1887, 2192 = WLA ZI 2351 = DOT @ CalTrans Building (All others = Fig. Plaza)	<b>Fig. Plaza:</b> 201 N. Fig. St. - (See NOTE)	(213) 482-7024
		<b>(Only check payments accepted)</b>	
		<b>West Valley:</b> 6262 Van Nuys Blvd., #320	(818) 374-4699
		<b>West L.A.:</b> 7166 W. Manchester Ave.	(213) 485-1062
		- Additional Phone # for WLA	(310) 524-8253
	<b>CalTrans:</b> 100 S. Main St., 9th Floor		
	<b>Bicycle Corrals:</b> 100 S. Main St., 9th Floor	(213) 972-4962	

Code	Agency Name	Agency Address	(Call First)
7	<b>Los Angeles County Health Department</b> Admin. HQ: 5050 Commerce Dr. Baldwin Park, (626) 430-5560	3530 Wilshire Blvd., 9th Floor, LA 90010	(213) 351-7895
		14500 Roscoe Blvd, 5th floor, Panorama City	(818) 672-2200
		6053 Bristol Pkwy., 2nd Floor, Culver City	(310) 665-8483
8	<b>Community Redevelopment Agency (CRA)</b>	122 W. 8th St., Rm 20-A, San Pedro	(310) 665-8450
		<b>Figueroa Plaza:</b> 201 N. Figueroa St., Wed. Only (See <b>NOTE</b> at bottom right)	(213) 482-6595
9	<b>Calif. Div. of Occupational Safety and Health</b> Appointment required - call first	320 W. 4th St., Rm. 850, LA	(213) 576-7451
		6150 Van Nuys Blvd., Rm. 405, Van Nuys	(818) 901-5403
10	<b>South Coast Air Quality Management District (SCAQMD)</b>	21865 E. Copley Dr., Diamond Bar Hours: T - F, 7:30 am-5:00 pm	(909) 396-2336 <b>** Call first **</b>
11	<b>Department of Conservation, Division of Oil and Gas</b>	5816 Corporate Ave., Rm. 200, Cypress	(714) 816-6847
12	<b>Cultural Affairs Department</b> 201 N. Figueroa St., 14 <sup>th</sup> Floor, LA	City Property/Marques(Public Way), Arts Development Fees, and Mural Signs	(213) 202-5500
13	<b>Department of Water and Power, Real Estate Division</b>	111 N. Hope St., Rm. 1031 Los Angeles, CA 90012	(213) 367-0562
16	<b>Housing Department</b> Density bonus/parking incentive Demo/reduction of units/rooms Tenant Habitability Plan	1200 W. 7th St., 1 <sup>st</sup> Floor	(213) 808-8843 (213) 252-2852
		1200 W. 7th St., 1 <sup>st</sup> Floor	
		3550 Wilshire Blvd., #1500, Koreatown 201 N. Figueroa St., 4th Floor	
17	<b>Metro. Trans. Authority (MTA)</b> Primary Contact: Aspet Davidian Email: davidiana@metro.net	MTA, Project Engineering Facilities One Gateway Plaza - 16th Floor Los Angeles, CA 90012	<b>Call for appoint.</b> (213) 922-5285
18	<b>Port of Los Angeles</b>	425 S. Palos Verdes St., San Pedro	(310) 732-3850
19	<b>Bureau of Sanitation</b>	Industrial Waste Mgmt. Div.(Fats/Oils/Grease) 2714 Media Center Dr., Glassell Park	<b>Call for appoint.</b> (323) 342-6118
		Watershed Project Division (Stormwater)	(213) 482-7066
		Recycling Division (Waste Hauler) 201 N. Figueroa St., 3rd Floor	
20	<b>LA County Fire Department</b>	5825 Rickenbacker Rd., Commerce Hours: Monday - Thursday, 8:30 am-3:30 pm	(323) 890-4106 <b>** Call First **</b>
21	<b>Los Angeles World Airport</b> Email: LAXPlanning@lawa.org	1 World Way Administration East, Room 218	(424) 646-5174 or Email
22	<b>Office of Finance</b>	<b>Fig. Plaza:</b> 201 N. Fig. St. - (See NOTE)	(818) 374-6850 (310) 575-8888 (844) 663-4411
		<b>Van Nuys:</b> 6262 Van Nuys Blvd., Rm. 110	
		<b>West LA:</b> 1828 Sawtelle Blvd., Rm. 102 <b>City Hall:</b> 200 N. Spring St., Rm. 101	
23	<b>Bureau of Street Services, Urban Forestry Division</b>	1149 S. Broadway, 4th Floor Los Angeles, CA 90015	(213) 847-3077

**NOTE:** For clearances required from agencies located at 201 N. Figueroa Street (between Temple St. & 1<sup>st</sup> St. in downtown Los Angeles), sign-in at the **4<sup>th</sup> floor** receptionist counter for a "Q-Matic" referral to the appropriate 3<sup>rd</sup> or 4<sup>th</sup> floor counter.