

DEPARTMENT OF CITY PLANNING

APPEAL REPORT

City Planning Commission			Case No.:	DIR-2017-1073-TOC-1A
			CEQA No.:	ENV-2017-1074-CE
Date:	October 25, 2018 After 8:30 a.m.*		Incidental Cases:	None
			Related Cases:	None
Time:			Council No.:	4 – Ryu
	Van Nuura Caunail Chamhar		Plan Area:	Hollywood
Place:	Van Nuys Council Chamber 14410 Sylvan Street, 2 nd Floor Van Nuys, CA 91401		Specific Plan:	None
			Certified NC:	Hollywood Hills West
	vannuys	, 07 31401	GPLU:	High Medium Residential
Public Hearing:		Required Not further appealable November 2, 2018	Zone:	[Q]R4-1VL
Appeal Status:				
			Applicant	
Expiration Date:			Applicant.	Marran Tashantin Marran
			Representative:	Techentin Architecture
				[WTARCH]
			Appellant:	Georgeanna Walden on behalf of
			••	tenants at 1916-1918 North
				Whitley Avenue (Evan Ponter,
				Jared Hungerford, Matraysa
				Derricao, Waylon Jaime, Erin
				Crawford, Scott Sheiko,
				Pollyanna Gorder, Marie-Eve &
				Amram Partouche, and Terry
				Euwalus)

PROJECT 1920-1922 N. Whitley Ave. LOCATION:

PROPOSED PROJECT: Demolition of an existing triplex; and construction, use and maintenance of a new fivestory, multi-family residential building containing 24 dwelling units, of which 3 units will be set aside for Extremely Low Income Households. The proposed building will be 66 feet, 7 inches in height, as measured from grade to the top of the parapet, and contain approximately 18,605 square feet of floor area. The project will provide a total of 25 automobile parking spaces within a two-level subterranean parking garage, 2 shortterm bicycle parking spaces in the front yard, and 24 long-term spaces at the P1 level of the garage. There will be a total of 2,187 square feet of open space.

REQUEST: Appeal of the following director of Planning's Determination:

1. Determine based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Statute and Guidelines, Article 19, Section 15332 (Urban In-Fill Development), and there is no substantial evidence

demonstrating that an exception to a categorical exemption pursuant to State CEQA Statute and Guidelines, Section 15300.2 applies; and

- 2. Approve with Conditions a 70-percent increase in density consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a qualifying Tier 3 project totaling 24 dwelling units, reserving 3 units for Extremely Low Income Household occupancy for a period of 55 years, with the following 3 Additional Incentives:
 - a. Side Yard. A 29-percent reduction to permit a northerly side yard of 5 feet, 8 inches and a 27-percent reduction to permit a southerly side yard of 5 feet, 10 inches in lieu of minimum 8 feet otherwise required;
 - b. Open Space. A 25-percent reduction to permit minimum 2,006.25 square feet of open space in lieu of minimum 2,675 square feet otherwise required; and
 - c. Height. A 21-foot, 7-inch increase in height to permit 66 feet, 7 inches of maximum building height in lieu of maximum 45 feet otherwise permitted.

RECOMMENDATION:

- 1. **<u>Deny</u>** the appeal;
- 2. **Determine**, based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Statute and Guidelines, Article 19, Section 15332 (Urban In-Fill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Statute CEQA Statute and Guidelines, Section 15300.2 applies;
- 3. <u>Sustain</u> the Director of Planning's Determination to conditionally approve the TOC Affordable Housing Incentive Program request to allow a 70-percent increase in density consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a qualifying Tier 3 project totaling 24 dwelling units, reserving 3 units for Extremely Low Income Household occupancy for a period of 55 years, with the following 3 Additional Incentives:
 - Side Yard. A 29-percent reduction to permit a northerly side yard of 5 feet, 8 inches and a 27-percent reduction to permit a southerly side yard of 5 feet, 10 inches in lieu of minimum 8 feet otherwise required;
 - b. Open Space. A 25-percent reduction to permit minimum 2,006.25 square feet of open space in lieu of minimum 2,675 square feet otherwise required; and
 - c. Height. A 21-foot, 7-inch (2 stories) increase in height to permit 66 feet, 7 inches of maximum building height in lieu of maximum 45 feet otherwise permitted; and
- 4. <u>Adopt</u> the Director of Planning's Conditions of Approval, Findings and Exhibit "A," as modified herein.

VINCENT P. BERTONI, AICP Director of Planning

Shana Bonstin, Principal City Planner

Mindy Nguyen, City Planner

Christina Toy Lee, Senior City Planner

Nuri Cho, City Planning Associate

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 *Central Los Angeles Area Planning Commission Secretariat, 200 North Spring Street, Room 272, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its 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 no later than seven (7) working days prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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Exhibits:

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- B. Approved Plans Exhibit "A"
- C. Appeal Documents
- D. Modified Plans Revised Exhibit "A"
- E. Vicinity and ZIMAS Maps
- F. Affidavit of Mailing
- G. Whitley Heights HPOZ Map
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- I.a. Phase I Historic Resource Assessment Report
- I.b. Addendum to the Phase I Historic Resource Assessment Report
- J. HCID AB 2556 Determination and Correspondence
- K. LADOT Preferential Parking District No. 99
- L. Hillside Referral Form
- M. LADOT Traffic Study Exemption Thresholds and Correspondence

APPEAL REPORT

Appellate Decision Body

On August 17, 2018, the Director of Planning determined that the project is exempt from CEQA pursuant to State CEQA Statute and Guidelines, Article 19, Section 15332 (Urban In-Fill Development), and conditionally approved the Transit Oriented Communities (TOC) Affordable Housing Incentive Program request including a 70-percent increase in density and three Additional Incentives for reduced side yard setbacks and open space, and increased building height under Case No. DIR-2017-1073-TOC (Exhibits A and B). On September 4, 2018, the Director's Determination was appealed by tenants of the adjacent building located at 1916-1918 N. Whitley Ave (Exhibit C).

Pursuant to Sections 12.22 A.31 and 12.22 A.25(g) of the Los Angeles Municipal Code (LAMC), appeals of TOC Affordable Housing Incentive Program requests are heard by the City Planning Commission. The appellate decision of the City Planning Commission is final and not further appealable to the City Council.

Project Summary

The proposed project is the demolition of an existing triplex; and the construction, use and maintenance of a new five-story, multi-family residential building containing 24 dwelling units, of which 3 units will be set aside for Extremely Low Income Households. The proposed building will be 66 feet, 7 inches in height and contain approximately 18,605 square feet of floor area. The project will provide a total of 25 automobile parking spaces within a two-level subterranean parking garage, 2 short-term bicycle parking spaces in the front yard, and 24 long-term spaces at the P1 level of the garage. There will be a total of 2,187 square feet of open space comprised of a 465-square-foot ground floor outdoor area in the rear, 1,422-square-foot roof deck, and 300 square feet of private balcony and patio space.

Modified Findings and Exhibit "A"

At the time of the issuance of the Director's Letter of Determination dated August 17, 2018, 28 parking spaces were proposed as part of the project. After the issuance of the Letter of Determination, the applicant modified the project to provide 25 automobile parking spaces in lieu of 28 spaces in order to provide additional storage space in the parking garage. The proposed 25 spaces still complies with the minimum requirement of 12 spaces per the TOC Affordable Housing Incentive Program, and no changes to the Conditions of Approval in the Letter of Determination are required. The modified plans reflecting the updated 25 parking spaces are included as Modified Plans Revised Exhibit "A" in Exhibit D of this report. Staff recommends that all references to 28 parking spaces in the Findings in the Letter of Determination dated August 17, 2018 be modified to 25 parking spaces and approval of Revised Exhibit "A."

Background

The project site consists of a sloped, rectangular-shaped lot with 50 feet of street frontage along the easterly side of Whitley Avenue and a uniform depth of 160 feet, for a total lot size of 8,000 square feet. The project site is located within the Hollywood Community Plan, zoned [Q]R4-1VL, and designated for High Medium Residential land uses. The project site is located within 2,640 feet from the Hollywood/Highland and Hollywood/Vine Metro Red Line Stations, which qualifies

the site as Tier 3 of the TOC Affordable Housing Incentive Program (Exhibit E). The project site is located approximately 850 feet southwest of the 101 Freeway.

The site is not located within the boundaries of or subject to any specific plan, community design overlay, or interim control ordinance. The site is currently improved with a triplex that was constructed in 1922 and is subject to the Rent Stabilization Ordinance (RSO). The project site is located within the City of Los Angeles Transit Priority Area, Hillside Area, Urban Agriculture Incentive Zone, Very High Fire Hazard Severity Zone, Alquist-Priolo Fault Zone and Bureau of Engineering (BOE) Special Grading Area.

The surrounding properties are zoned [Q]R4-2, [Q]R4-1VL, RD1.5-1XL, [T][Q]R4-1VL-HPOZ and R1-1-HPOZ, and improved with single- and multi-family residential developments. The project site is located approximately 125 feet east of the Whitley Heights Historic Preservation Overlay Zone.

The Appeal/Staff Responses

The following is a summary of the appeal and staff responses.

- <u>Appeal Point 1:</u> The appellant nor the residents of 1916-1918 Whitley Ave., which abuts 1920 Whitley to the south, received any sort of official notice whatsoever regarding this project, the appeals process or the appeals deadline.
- **Staff Response:** The public noticing requirement for the TOC Affordable Housing Incentive Program is set forth in LAMC Sections 12.22 A.31(e) and 12.22 A.25(g)(2)(i)d.

Pursuant to LAMC Section 12.22 A.31(e): Application for the TOC Incentives shall be made on a form provided by the Department of City Planning and shall follow the procedures outlined in LAMC Section 12.22 A.25(g).

Pursuant to LAMC Section 12.22 A.25(g)(2)(i)d: Transmittal of Written Decision. Within three business days of making a decision, the Director shall transmit a copy by First Class Mail to the applicant and to all <u>owners</u> of properties abutting, across the street or alley from, or having a common corner with the subject property, and to the local Certified Neighborhood Council. (<u>emphasis added</u>)

As prescribed in LAMC and shown in Affidavit of Mailing (Exhibit F), a copy of the Letter of Determination was mailed to all owners of properties abutting, across the street or alley from, or having a common corner with the subject property at 1920 N. Whitley Ave., in addition to the applicant and the local Certified Neighborhood Council on August 17, 2018. Therefore, the Director of Planning did not err in public noticing of the Letter of Determination.

Appeal Point 2: The project has sufficient space to provide more parking spaces (between 32 and 65) than the 28 spaces proposed. The project is not being constructed with the goal of increasing or fostering the use by its tenant of public transportation. With 28 parking spaces and potentially additional spaces in the future, it appears that the developer is taking advantage of the TOC/JJJ without either sharing its goals or making a real effort to implement them.

Staff Response: Measure JJJ directed a TOC Affordable Housing Incentive Program, which establishes a tier-based system with varying development bonuses and incentives based on a project's distance from different types of transit and percentage of affordable housing provided. Measure JJJ and TOC Affordable Housing Incentive Program foster the idea of transit-oriented development by encouraging and incentivizing compact, dense, urban spaces around transit stations.

The project site is located within 2,640 feet from the Hollywood/Highland and Hollywood/Vine Metro Red Line Stations, which qualifies the site as Tier 3 of the TOC Affordable Housing Incentive Program. The project is allowed to increase the density by 70 percent as long as it sets aside a minimum of 10 percent, or three (3) units, of the total of 24 dwelling units for Extremely Low Income Households. In addition, the TOC Affordable Housing Incentive Program allows up to three (3) Additional Incentives for setting aside at least 21 percent, or three (3) units, of the 14 base density units. As such, the project provides a higher density residential development with affordable housing near transit, and meets the goals of Measure JJJ and the TOC Affordable Housing Incentive.

With regards to the number of parking spaces, the TOC Affordable Housing Incentive Program requires a minimum of 0.5 automobile parking spaces per dwelling unit for Housing Development Projects located in Tier 3. The project contains a total of 24 dwelling units, which requires a total of 12 parking spaces. Since the issuance of the Letter of Determination on August 17, 2018, the applicant modified the project to provide 25 parking spaces, in lieu of the originally proposed 28 spaces, to provide additional storage space on site. It should be noted that while the TOC Affordable Housing Incentive Program sets a minimum parking requirement, it does not limit the maximum number of parking spaces. The reduced parking requirement is intended to reduce ownership and usage of private vehicles and encourage other modes of transportation. However, as the appellant mentions, there is a limited number of on-street parking spaces available on Whitley Avenue north of Franklin Avenue, and there are existing buildings that do not provide on-site parking. The applicant proposes 25 parking spaces, at a ratio of approximately one (1) space per dwelling unit, to be able to provide on-site parking for its residents, thereby alleviating impacts on street parking.

Furthermore, the TOC Affordable Housing Incentive Program allows unbundling of parking spaces, which means parking spaces 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; however, the TOC Program or the Municipal Code does not contain any provision regarding assignment of parking spaces, regardless of whether or not they are affordable or market-rate.

The appellant contends that the proposed building has sufficient space to accommodate additional automobile parking spaces and that the applicant intends to provide more parking spaces than currently proposed. As shown in Exhibit D, spaces that are not occupied by any of the 25 spaces are taken up by stairways, elevator shaft, driveway, ramp, lobby area, electric equipment

and control rooms, access space as required by the Los Angeles Fire Department and Department of Public Works, access isles for parking spaces as required by American Disability Act Standards for Accessible Design, storage space, trash and recycling room, bicycle parking stalls, and backup area and access aisle for internal circulation as required by the Department of Building and Safety. As such, there are no additional space within the parking garage to accommodate more parking spaces than 25 as otherwise proposed by the project, nor is there any requirement that the project must provide more than 12 parking spaces.

- <u>Appeal Point 3:</u> The demolition of 1920 Whitley Ave. will remove from the neighborhood a charming and historic building and permanently alter the character of historic Whitley Heights.
- As shown in the Whitley Heights Historic Preservation Overlay Zone (HPOZ) Staff Response: Map (Exhibit G) and Whitley Heights Historical District Map (Exhibit H), and as confirmed by the Department of City Planning, Office of Historic Resources, the project site is not located within or directly adjacent to the Whitley Heights HPOZ or the Whitley Heights National Register Historic District. Furthermore, a Phase I Historic Resource Assessment Report (HRA Report) was prepared on September 1, 2017 by ASM Affiliates (Exhibit I.a.). The HRA Report evaluated the existing two-story triplex building that was built in 1922 and determined that the property is not listed in national, state or local registers as a historical resource, individually eligible as a historical resource, eligible as a contributor to any historic district or potential historic district, or identified in SurveyLA or any other survey as a potential historical resource. The Office of Historic Resources reviewed the HRA Report and concurred with the analysis and conclusion that the subject property is not a historical resource on September 7, 2017.

The appellant also submitted an Addendum to the HRA Report, dated October 1, 2018 and prepared by ASM Affiliates (Exhibit I.b.), which concludes that the proposed project does not have the potential to result in an adverse visual impact on the Whitley Heights HPOZ, as the project site is not visible from the HPOZ due to the combination of trees and large buildings that obstruct the view. The Office of Historic Resources reviewed the Addendum and concurred with the analysis and conclusion that the proposed project will not have an impact on the Whitley Heights HPOZ on October 9, 2018.

Lastly, the appellant has not submitted any substantial evidence demonstrating that the subject property is a historical resource. Therefore, the demolition of existing buildings will not have a significant impact on a historical resource, Whitley Heights HPOZ or the Whitley Heights National Register Historic District.

<u>Appeal Point 4:</u> The demolition of 1920 Whitley Ave. will eliminate three units that are rent controlled in perpetuity. The proposed low-income units will not retain that designation in perpetuity, but will eventually expire. The project will not provide a net increase affordable housing, and will decrease it in the long run, by exchanging three permanently RSO units for three low-income units whose designation as such will ultimately expire.

Staff Response: The project site is currently developed with a triplex that is subject to the Rent Stabilization Ordinance (RSO). The applicant proposes to demolish the triplex and construct a new apartment containing 24 dwelling units of which three (3) units will be set aside for Extremely Low Income Households. California Government Code Sections 65915 and 65915.5, as amended by Assembly Bill (AB) 2222 and 2556, require owners of density bonus projects resulting in a loss of existing and in some cases, prior existing housing units, to replace these units on a one-for-one-basis, and extends the affordability period of all density bonus projects from 30 years to 55 years from the date of Certificate of Occupancy. Per the AB 2556 Determination from the Housing + Community Investment Department (HCID) dated June 5, 2017 and email correspondence from HCID dated October 25, 2017, the three (3) existing units need to be replaced with two (2) units restricted to Very Low Income Households and one (1) unit restricted to Low Income Households (Exhibit J). These replacement units must be of equivalent size or type, or both, as the rental units. The project will provide three (3) affordable units for Extremely Low Income Households, which will replace the three (3) existing rentcontrolled units, thereby satisfying the AB 2556 requirement.

Additionally, pursuant to LAMC Section 151.28 A., all 24 units are subject to the RSO if these units are offered for rent within five years of the date the three existing RSO rental unit were withdrawn from rental housing market, unless: (1) the applicant demonstrates undue financial hardship; (2) the project sets aside at least 20 percent, or five units, of the total 24 units for affordable housing; or (3) the owner occupied the demolished building for three years prior to the demolition of the building. HCID will determine whether or not the entire project is subject to the RSO.

As such, state law does not require an affordability period of more than 55 years, and the project is still subject to the provisions in the RSO for demolishing the existing RSO units.

- <u>Appeal Point 5:</u> A five-story building on the grade will be more likely a six-story building from our viewpoint, not even taking into consideration additional utility structures and plants that appear to be planned for the roof.
- **Staff Response:** The TOC Affordable Housing Incentive Program allows a height increase of up to 22 additional feet in Tier 3 in exchange for setting aside at least at least 21 percent, or three (3) units, of the 14 base density units for Extremely Low Income Households. The project site is zoned [Q]R4-1VL, which allows a maximum building height of 45 feet. The applicant requests an Additional Incentive to allow a 21-foot, 7-inch increase in height to permit 66 feet, 7 inches of maximum building height, as measured from grade to the top of the parapet, in lieu of the maximum 45 feet otherwise permitted. The project proposes roof structures housing stairways and an elevator, which will be 7 feet, 5 inches high above the top of the parapet. However, pursuant to LAMC Section 12.21.1 B.3., any roof structure housing stairs or elevators may exceed the building height limit by up to 10 feet in height where height is limited to 45 feet. The proposed building height is within the

maximum permitted per the [Q]R4-1VL Zone and the TOC Affordable Housing Incentive Program.

In addition, State Senate Bill 743 precludes a lead agency from finding that a project will result in aesthetic impacts, including shade/shadow impacts, when a project is located within a transit priority area. A transit priority area is defined as an area within one-half mile of a major transit stop that is existing or planned. Section 21064.3 of the Public Resources Code (PRC) defines a "major transit stop" as a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. For purposes of Section 21099 of the PRC, a transit priority area also includes major transit stops in the City of Los Angeles that are scheduled to be completed within the planning horizon of the Southern California Association of Governments (SCAG) Regional Transportation Plan / Sustainable Community Strategy (RTP/SCS). The project site is located within one-half mile of the Hollywood/Highland and Hollywood/Vine Metro Red Line Stations, which meet the definition of a major transit stop per Section 21064.3 of the PRC. As such, the proposed project is located in a transit priority area, and aesthetic impacts, including those relating to shade and shadow, shall not be considered significant impacts by the lead agency.

- **Appeal Point 6:** There are approximately 20 [street] parking spaces available on Whitley Ave. above Franklin Ave. At the same time, there are approximately 130 units in the same area whose buildings do not have parking. The addition of 28 (or more) vehicles and guests' vehicles will only compound the problem of living in an area that was never designed or properly planned to support the current density of vehicular traffic.
- **Staff Response:** As previously mentioned, while the minimum parking requirement per TOC is 12 spaces at a ratio of 0.5 spaces per dwelling unit, the applicant proposes 25 parking spaces on-site at a ratio of approximately one (1) space per dwelling unit. This will help alleviate impacts on street parking, as the project residents will have parking spaces available on site. Furthermore, the project site is located in the Los Angeles Department of Transportation (LADOT) Preferential Parking District No. 99, which requires residents within the District to purchase a parking permit to be able to park on streets with parking restrictions (Exhibit K).

Whitley Avenue, adjacent to the subject property, is designated as a Standard Hillside Limited Street with a designated right of way width of 36 feet and roadway width of 28 feet. According to the Department of Building and Safety/Public Works Preliminary Referral Form for Baseline Hillside Ordinance (Hillside Referral Form), signed by the Department of Public Works staff on March 6, 2017 (Exhibit L), Whitley Avenue is currently improved to a right-of-way width of 60 feet and roadway width of 39 feet, which exceeds the minimum designated width requirements by 24 feet and 11 feet, respectively, and therefore is designed and improved to support more traffic than what was planned for for a Standard Hillside Limited Street. In addition, the Hillside Referral Form indicates that no dedication or improvement is required along

the street adjacent to the subject site. Lastly, the LADOT Traffic Study Exemption Thresholds (Exhibit M) provides a table that serves as an initial filter when assessing the need for a proposed development project to prepare a traffic impact study. If a project scope is less than the threshold identified in the table, then a traffic study is not required. The proposed 24-unit apartment project is below the threshold of 36 dwelling units for an apartment project, and is therefore not required to provide a traffic study. Per LADOT's email correspondence (Exhibit M), it is presumed that if a project does not meet the threshold to prepare a traffic study, the project will not have any significant impacts. Therefore, the addition of 25 vehicles is not expected to have a significant impact on the public right-of-way or street parking.

- <u>Appeal Point 7:</u> If the proposed project is approved, other abutting properties will be demolished and redeveloped in a manner similar to the plans proposed at 1920 N. Whitley Ave., which will result in a collateral reduction of affordable RSO housing.
- The application before the City Planning Commission is for the proposed Staff Response: project located at 1920-1922 North Whitley Avenue, and does not include any other abutting properties. In addition, there are no known projects at 1916-1918 North Whitley Avenue or any other abutting property at this time. The applicant is not responsible for future developments planned on abutting properties that he does not own. In addition, property owners of abutting lots have the right to determine how their property will be used and developed. Even if abutting property owners intend to develop their lots in a similar manner to the proposed project by utilizing the TOC Affordable Housing Incentive Program, they will be required to set aside affordable housing units in order to be eligible for the density increase and other incentives. Furthermore, landlords of properties that are subject to the Rent Stabilization Ordinance (RSO) will be required to pay monetary relocation assistance payments to tenants that are being evicted as a result of removing existing RSO units from the rental housing market. Lastly, as previously mentioned, pursuant to LAMC Section 151.28 A., if a building containing an RSO rental unit is demolished and new rental units are constructed on the same property and offered for rent or lease within five years of the date the previous rental unit was withdrawn from rent or lease, the provisions of the RSO apply to the newly constructed rental units, unless exempted pursuant to the Municipal Code. Therefore, the Director of Planning did not err in approving the TOC Affordable Housing Incentive Program request.

Staff Recommendation

In consideration of the foregoing, it is submitted that the Director of Planning acted reasonably in approving Case No. DIR-2017-1073-TOC. Staff recommends that the City Planning Commission deny the appeal; determine, based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Statute and Guidelines, Article 19, Section 15332 (Urban In-Fill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Statute and Guidelines, Section 15300.2 applies; sustain the Director of Planning's Determination to conditionally approve the TOC Affordable Housing Incentive Program request to allow a 70-percent increase in density consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing

Incentive Program for a qualifying Tier 3 project totaling 24 dwelling units, reserving 3 units for Extremely Low Income Household occupancy for a period of 55 years, with the 3 Additional Incentives to reduce side yard setbacks and open space, and increase maximum building height; and adopt the Director of Planning's Conditions of Approval, Findings and Exhibit "A" as modified herein.

DEPARTMENT OF **CITY PLANNING**

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

ROCKY WILES COMMISSION OFFICE MANAGER (213) 978-1300

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI MAYOR

DIR-2017-1073-TOC-1A EXHIBIT A

LETTER OF DETERMINATION

KEVIN I KELLER AICP EXECUTIVE OFFICER (213) 978-1272

LISA M. WEBBER, AICP DEPUTY DIRECTOR (213) 978-1274

http://planning.lacity.org

DIRECTOR'S DETERMINATION TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM

August 17, 2018

Applicant/Owner

Brian Prince B.D.O.G., Inc. 2934 ¹/₂ Beverly Glen Circle #50 Los Angeles, CA 90068

Representative

Warren Techentin Warren Techentin Architecture [WTARCH] 2801 Hyperion Avenue #103 Los Angeles, CA 90027

Council District: 4 – Ryu Neighborhood Council: Community Plan Area: Land Use Designation: Zone: Legal Description:

Case No. DIR-2017-1073-TOC CEQA: ENV-2017-1074-CE Location: 1920-1922 North Whitley Avenue Hollywood Hills West Hollywood High Medium Residential [Q]R4-1VL Lot 5 (Arb 2), Block 1, Re-Subdivision of Blocks 10 and 11 Hollywood Ocean View Tract

Last Day to File an Appeal: September 4, 2018

DETERMINATION – Transit Oriented Communities Affordable Housing Incentive Program

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

> **Determine** based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Statute and Guidelines, Article 19, Section 15332 (Urban In-Fill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Statute and Guidelines, Section 15300.2 applies;

> Approve with Conditions a 70-percent increase in density consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a qualifying Tier 3 project totaling 24 dwelling units, reserving three (3) units for Extremely Low Income Household occupancy for a period of 55 years, with the following three (3) Additional Incentives:

- a. Side Yard. A 29-percent reduction to permit a northerly side yard of 5 feet, 8 inches and a 27-percent reduction to permit a southerly side yard of 5 feet, 10 inches in lieu of the minimum 8 feet otherwise required;
- **b. Open Space.** A 25 percent reduction to permit minimum 2,006.25 square feet of open space in lieu of the minimum 2,675 square feet otherwise required;
- c. Height. A 21-foot, 7-inch (two stories) increase in height to permit 66 feet,
 7 inches of maximum building height in lieu of the maximum 45 feet otherwise permitted; and

Adopt the attached Findings and Conditions of Approval.

CONDITIONS OF APPROVAL

- 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 will be made without prior review by the Department of City Planning, Central Project Planning Division, 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 Municipal Code or the project conditions.
- 2. **Residential Density**. The project shall be limited to a maximum density of 24 residential dwelling units, including On-Site Restricted Affordable Units.
- 3. **On-Site Restricted Affordable Units.** Three (3) units shall be designated for Extremely Low Income Households, as defined by the Los Angeles Housing and Community Investment Department (HCIDLA) and California Government Code Section 65915(c)(2).
- 4. 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 12.22 A.31.
- 5. 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 three (3) 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 12.22 A.31, to the satisfaction of HCIDLA, and in consideration of the project's AB 2556 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 (TOC) Affordable Housing Incentive Program Background and Housing Replacement (AB 2556 Determination) sections of this determination.
- 6. Floor Area Ratio (FAR). The maximum FAR shall be limited to 3.6:1, or 18,605 square feet.
- 7. Automobile Parking. Automobile parking shall be provided consistent with LAMC Section 12.22 A.31, which permits 0.5 spaces per dwelling unit for a project located in Tier 3 TOC Affordable Housing Incentive Area.
- 8. **Side Yard.** The project shall provide a side yard of 5 feet, 8 inches along the northerly property line and a side yard of 5 feet, 10 inches along the southerly property line.
- 9. **Open Space.** The project shall provide a minimum of 2,006.25 square feet of usable open space.
- 10. **Height.** The project shall be limited to a maximum building height of 66 feet, 7 inches, as measured from grade to the highest point of the roof parapet.

Administrative Conditions

- 11. **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.
- 12. **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.
- 13. **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.
- 14. 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.
- 15. **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.
- 16. **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.
- 17. Enforcement. Compliance with and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
- 18. **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.

19. 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 <u>but not limited to</u>, 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, 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 <u>any</u> 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 project site consists of a sloped, rectangular-shaped lot with 50 feet of street frontage along the easterly side of Whitley Avenue and a uniform depth of 160 feet, for a total lot size of 8,000 square feet. The project site is located within the Hollywood Community Plan, zoned [Q]R4-1VL, and designated for High Medium Residential land uses. The site is not located within the boundaries of or subject to any specific plan, community design overlay, or interim control ordinance. The site is currently improved with a triplex that was constructed in 1922 and is rent controlled per the Rent Stabilization Ordinance (RSO). The project site is located within the City of Los Angeles Transit Priority Area, Hillside Area, Urban Agriculture Incentive Zone, Very High Fire Hazard Severity Zone, and Bureau of Engineering (BOE) Special Grading Area.

The surrounding properties are zoned [Q]R4-2, [Q]R4-1VL, RD1.5-1XL, [T][Q]R4-1VL-HPOZ and R1-1-HPOZ, and improved with single- and multi-family residential developments. The project site is located approximately 125 feet east of the Whitley Heights Historic Preservation Overlay Zone.

The proposed project is for the demolition of the existing triplex and the construction, use and maintenance of a new five-story, multi-family residential building containing 24 dwelling units, of which three (3) units will be set aside for Extremely Low Income Households, with a two-level subterranean parking garage. The building will have a maximum height of 66 feet, 7 inches and contain 18,605 square feet of floor area for a floor area ratio (FAR) of 3.6:1. The unit mix will be comprised of 15 one-bedroom units, eight (8) two-bedroom units, and a two bedroom unit with a den. There will be 28 automobile parking spaces, 26 bicycle parking spaces (24 long-term and two (2) short-term), and 2,187 square feet of open space comprised of a 465-square-foot ground floor outdoor area in the rear, 1,422-square-foot roof deck, and 300 square feet of private balcony and patio space.

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.

The project site is located within 2,640 feet from the Hollywood/Highland and Hollywood/Vine Metro Red Line Stations, which qualifies the site as Tier 3 of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program (TOC Guidelines).

Pursuant to the TOC Guidelines, the project is eligible for Base Incentives and up to three (3) Additional Incentives for setting aside 21 percent of the base 14 units for Extremely Low Income Households. Base Incentives include: (1) an increase of the maximum allowable number of dwelling units permitted by 70 percent, (2) an increase of the maximum allowable floor area ratio

(FAR) by 50 percent; and (3) a reduced automobile parking requirement at a ratio of 0.5 spaces per unit. The applicant requests three (3) Additional Incentives as follows: (1) a 29-percent reduction to permit a northerly side yard of 5 feet, 8 inches and a 27-percent reduction to permit a southerly side yard of 5 feet, 10 inches in lieu of the minimum eight feet otherwise required; (2) a 25-percent reduction to permit minimum 2,006.25 square feet of open space in lieu of the minimum 2,675 square feet otherwise required; and (3) a 21-foot, 7-inch (two stories) increase in height to permit 66 feet, 7 inches of maximum building height in lieu of the maximum 45 feet otherwise permitted.

The project site is zoned [Q]R4-1VL. The "Q" Qualified Classification per Ordinance No. 164,720 limits residential density of the subject property to a maximum of one dwelling unit for each 600 square feet of lot area, which allows a maximum base density of 14 units on an 8,000-square-foot lot. The project is permitted a 70-percent increase in density, which allows a maximum of 24 units. The project proposes a total of 24 units, which is within the maximum density permitted.

The TOC Guidelines allow a 50-percent increase in the maximum 3:1 FAR permitted in the [Q]R4-1VL Zone, thereby allowing a maximum 4.5:1 FAR. The project will contain approximately 18,605 square feet of floor area on a lot with 5,200 square feet of buildable area, which results in a maximum 3.6:1 FAR.

Per the TOC Guidelines, the project containing 24 dwelling units is required to provide a minimum of 12 automobile parking spaces based on a ratio of 0.5 spaces per unit. The project proposes 28 parking spaces, thereby satisfying this requirement.

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) dated June 5, 2017 and email correspondence from HCIDLA dated October 25, 2017, the proposed project will be required to provide two (2) units restricted to Very Low Income Households and one (1) unit restricted to Low Income Households. The three (3) total units required by the HCIDLA Determination are satisfied by the three (3) units proposed to be restricted to Extremely Low Income Households through the TOC Affordable Housing Incentive Program. 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 TOC 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) 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 site is located within a Tier 3 TOC Affordable Housing Incentive Area. As part of the proposed development, the project is required to reserve at least 10 percent, or three (3) units, of the total 24 units for Extremely Low Income Households. The project proposes three (3) units restricted to Extremely Low Income Households. As such, the project meets the eligibility requirement for On-Site Restricted Affordable Units.

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 site is located within 2,640 feet from the Hollywood/Highland and Hollywood/Vine Metro Red Line Stations. As such, the project meets the eligibility requirement for proximity to a Major Transit Stop.

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.

Pursuant to the Determination made by the Los Angeles Housing and Community Investment Department (HCIDLA) dated June 5, 2017 and email correspondence from HCIDLA dated October 25, 2017, the proposed project will be required to provide two (2) units restricted to Very Low Income Households and one (1) unit restricted to Low Income Households. The three (3) total units required by the HCIDLA Determination are satisfied by the three (3) units proposed to be restricted to Extremely Low Income households through the TOC Affordable Housing Incentive Program. 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 seeking any additional density or development bonuses under the provisions of the State Density Bonus Law or any other State or local program that provides development bonuses, including, but not limited to a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, Community Implementation Overlay (CPIO), Specific Plan, or overlay district. As such, the project meets this eligibility requirement.

- 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 the Eligibility Requirement No. 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 seeking three (3) Additional Incentives for reduced northerly and southerly side yards and open space and increased building height, in exchange for reserving at least 11 percent of the 14 base units for Extremely Low Income Households. The project is setting aside 21 percent, or three (3) units, of the 14 base units for Extremely Low Income Households. As such, the project meets the eligibility requirement for Base and Additional Incentives.

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 seeking two (2) Additional Incentives beyond the three (3) permitted in exchange for reserving at least 11 percent of the base units for Extremely Low Income Households. The project is setting aside 21 percent, or three (3) units, of the 14 base units for Extremely Low Income Households. As such, the project need not adhere to the labor standards required in LAMC Section 11.5.11, and this eligibility requirement does not apply.

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 site consists of one (1) lot, which is located within a Tier 3 TOC Affordable Housing Incentive Area. As such, this eligibility requirement does not apply.

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 applicant has not selected a Lower Tier and is not providing the percentage of On-Site Restricted Affordable Housing units required for any lower Tier. As such, this eligibility requirement does not apply.

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 does not consist of 100% On-Site Restricted Affordable units. As such, this eligibility requirement does not apply.

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 incentives in the 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. The following incentives allow the developer to reduce setbacks and open space and increase the building height so that affordable housing units reserved for Extremely Low Income Households can be constructed and the overall space dedicated to residential uses is increased. These incentives support the applicant's decision to reserve three (3) units for Extremely Low Income Households.

Yards: The applicant requests a reduction in the required side yards as follows: (1) a 29-percent reduction to permit a northerly side yard of 5 feet, 8 inches; and (2) a 27-percent reduction to permit a southerly side yard of 5 feet, 10 inches in lieu of the minimum 8 feet otherwise required. These reductions are expressed in the Menu of Incentives in the TOC Guidelines which permit exceptions to zoning requirements that result in building design or construction efficiencies that facilitate affordable housing costs.

Open Space: The applicant requests a 25-percent reduction in the minimum open space required to allow 2,006.25 square feet in lieu of 2,675 square feet otherwise required. The requested open space incentive is expressed in the Menu of Incentives in the TOC Guidelines which permit exceptions to zoning requirements that result in building design or construction efficiencies that facilitate affordable housing costs. The requested incentive allows the inclusion of affordable housing while still providing usable open space as intended by the Code.

Height: The applicant requests a 21-foot, 7-inch (two stories) increase in maximum building height to permit 66 feet, 7 inches in lieu of the maximum 45 feet otherwise permitted. The requested increase in height is expressed in the Menu of Incentives in the TOC Guidelines which permit exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs.

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

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

Historical-Cultural Monuments. Therefore, there is no substantial evidence that the proposed incentives will have a specific adverse impact on public health and safety.

ENVIRONMENTAL FINDINGS

On May 11, 2018, the Department of City Planning (DCP) determined that the State CEQA Statute and Guidelines designate the subject project as Categorically Exempt under Class 32 In-Fill Development, Case No. ENV-2017-1074-CE.

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

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

The proposed project is for the demolition of the existing triplex and the construction, use and maintenance of a new five-story multi-family residential building containing 24 dwelling units, of which three (3) units will be set aside for Extremely Low Income Households, with a two-level subterranean parking garage. The building will have a maximum height of 66 feet, 7 inches and contain 18,605 square feet of floor area (FAR) with a 3.6:1 FAR. The unit mix will be comprised of 15 one-bedroom units, eight (8) two-bedroom units, and a two bedroom unit with a den. There will be 28 automobile parking spaces, 26 bicycle parking spaces (24 long-term and two (2) short-term), and 2,187 square feet of open space within a 465-square-foot outdoor area at the rear, 1,422-square-foot roof deck, and 300 square feet of private balcony and patio space.

The site is zoned [Q]R4-1VL and has a General Plan Land Use Designation of High Medium Residential. As shown in the case file, the project is consistent with the applicable Hollywood Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.2 acres. The surrounding properties are developed with single- and multi-family residential developments. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. According to the lot survey prepared by a licensed architect, dated December 7, 2017, there are no trees on the subject property. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. The proposed project is required to comply with conditions listed in the Los Angeles Department of Building and Safety's Geology and Soils Report Approval Letter Log #102842, or any subsequent amendments thereof. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of a multi-family residential building will be on a site which has been

previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

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

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes a multi-family residential building containing 24 dwelling units in an area zoned and designated for such development. All surrounding lots are developed with single- and multi-family residential buildings containing up to 206 dwelling units. The project proposes a Floor Area Ratio (FAR) of 3.6:1 in conjunction with the TOC Affordable Housing Incentive Program, which allows a maximum FAR increase of up to 50 percent, allowing a maximum FAR of 4.5:1 in lieu of the 3:1 FAR otherwise permitted by the [Q]R4-1VL Zone, for setting aside three (3) units for Extremely Low Income Households. The proposed building will be five stories in height in an area that is developed with apartment buildings that range in height from two to 12 stories. As such, the proposed building is not unusual for the vicinity of the subject site, and is similar in scope to other existing residential buildings in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. State Route 27 is located approximately 22 miles to the west of the subject property. Therefore, the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site.

The project site is located approximately 125 feet east of the Whitley Heights Historic Preservation Overlay Zone (HPOZ); however, the project site is not located within the Whitley Heights HPOZ or any other HPOZs in the City. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Furthermore, a Phase I Historic Resource Assessment Report was prepared by ASM Affiliates on September 1, 2017, which concluded that the existing triplex is not individually eligible or eligible as a contributor to any historic Resources reviewed and concurred with the analysis and conclusion in the Phase I Historic Resource Assessment Report on September 7, 2017. 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.

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.

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.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

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.

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."

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 http://planning.lacity.org.

Planning Department public offices are located at:

Figueroa Plaza 201 North Figueroa Street 4th Floor Los Angeles, CA 90012 (213) 482-7077

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

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

Only an applicant or any owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property can appeal this Density Bonus Compliance Review 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.

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 Figueroa Plaza in Downtown Los Angeles, Marvin Braude Constituent Service Center in the Valley, or in West Los Angeles. 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 through the Department of City Planning website at http://planning.lacity.org or by calling (213) 482-7077, (818) 374-5050, or (310) 231-2901. The applicant is further advised to notify any consultant representing you of this requirement as well.

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.

VINCENT P. BERTONI, AICP Director of Planning

Approved by:

Christina Toy Lee, Senior City Planner

Reviewed by:

Mindy Nguyen, City Planner

Prepared by:

Nuri Cho, City Planning Associate Nuri.Cho@lacity.org

WHITLEY AVENUE, LOS ANGELES CA 90068

LODG SET STORET WIEL DEDIECT DIRECTORY

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PRUJELT LINELTUNY	PROJECT STREET VIEW	PROJECT INFORMATION	OPEN SPALE LALLULATIONS
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RÉTAINING WALLS FIRE SPRIMALERSYSTEMIS		TOTAL NUMBER OF PARKING = 28 ASSIGNED STALLS MINIMUM RECLURED NUMBER OF EV CHARGING STATION STALLS IS 5% OF 28 = 1.4 (ROUND UP) = 2	
ELECTRICAL, NECHANICAL, PLUMBING DEMOLITION		1 2PARKING STALLS REQUIRED AND 28 PROVIDED TYPDAL STALL SZE: STANDARD 8-97X 18-29 COMPACT 7-97X 15-4 ACCESSIBLE 2-97X 18-49 BICYCLE PARKING SUMMARY	unat PTP: HABITABLE ROUNS UMITAREA UMITAREA UMITAREA UMITAREA 101 LOBEY 165 55 364 102 1-5EDBM 2 585 5F 306 103 1-5EDBM 2 585 9F 400 104 1-5EDBM 2 600 5F 402 105 1-6EDBM 2 505 5F 403 106 1-8EDBM 2 505 5F 402 106 2-6DBM 3 865 5F 402 201 2-8EDBM 3 865 5F 404 201 2-8EDBM 3 1.019 5F 405 202 1-8EDBM 3 1.019 5F 405
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DIR-2017-1073-TOC-1A **EXHIBIT B**





















 $\left\|\cdot\right\rangle$ Washer and Dryer complying with 1135A

2 Newly installed bathroom exheust fars shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Provide the manufacturer's cut sheet for verification. (4.506.8)

ro fine outside of the bounding, viscouse the manufacturer's cut sheet for verification. (4.5.06.0) 3. Newly installed bathroom exhaust fams, not functioning as a component of a whole house ventilation system, must be controlled by a hundled ta which shall be readly accessible. (4.5.06.0)

L SECOND FLOOR PLAN






1 Wesher and Dryer complying with 1135A

 Nevly installed bathroom exhaust fam shall be DRRGY STAR compliant and be durthed to terminate to the outside of the building Provide the manufacturer's out steel for verification. (4.266.0)
 Mevly installed bathroom exhaust fam, one functioning as a component of a whole house venisation system, must be centrified by a numeristar which all be readily scessible (4.566.6)

L FOURTH FLOOR PLAN





t ast

1 Washer and Dryer complying with 1135A

2 Newly installed bathroom exhaust fams shall be ENERGY STAR compliant and be ducted to ferminals to the outside of the building Provide the manufacturer's cut sheet for verification. *14 506 t*J It Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventriation system, must be controlled by a humidistrat which shall be readily accessible. (4:505.1)

L FIFTH FLOOR PLAN













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DIR-2017-1073-TOC-1A

APPEAL DOCUMENTS

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/CAS	E INFORMATION					
	Appellant Body:						
	Area Planning Commi	ission 🗹 City Pla	anning Commission	City Cou	ncil 🛛	Director of Planning	
	Regarding Case Number:	DIR-2017-1073-TO	С				
	Project Address:	/hitley Ave					
	Final Date to Appeal: Se	ptember 4, 2018					
	Type of Appeal:	 Appeal by Applica Appeal by a personal Appeal from a demonstration 	ant/Owner on, other than the App termination made by t	olicant/Owner, c the Department	laiming to b of Building	e aggrieved and Safety	
2.	APPELLANT INFORMAT	ION					
	Appellant's name (print):	Georgeanna Walden					
	Company:						
	Mailing Address:1916 1/	2 Whitley Ave - Apt #5	5				
	City: Hollywood		State: CA	\	Zip:	90068	
	Telephone: (323) 422-56	41	E-mail: georgean	nawalden@gm	ail.com	a	
	 Is the appeal being filed on your behalf or on behalf of another party, organization or company? Self Other: The tenants of 1916-1918 Whitley Avenue 						
	 Is the appeal being 	g filed to support the c	original applicant's pos	sition?] Yes	☑ No	
3.	REPRESENTATIVE/AGE						
	Representative/Agent name (if applicable):						
	Company:						
	Mailing Address:						
	City:		State:		Zip:		
	Telephone:		E-mail:				

CP-7769 appeal (revised 5/25/2016)

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed?	Entire	🛛 Part
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Are specific conditions of approval being appealed?

If Yes, list the condition number(s) here:

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

- The reason for the appeal
- How you are aggrieved by the decision

□ Yes

D No

Specifically the points at issue
 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:	Minden	Date: <u>9-4-2018</u>	
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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)
 - o 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).
- 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.
- 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.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may <u>not</u> file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an <u>individual on behalf of self</u>.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- 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 <u>date of the written determination</u> of said Commission.
- 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	y		
Base Fee:	Reviewed & Accepted by (DSC Planner):	Date: 9/4/2018		
Receipt No:	Deemed Complete by (Project Planner):	Date:		
0103938019				
Determination authority notified	Original receipt and BTC	Original receipt and BTC receipt (if original applicant)		

September 4, 2018

Georgeanna Walden 1916 ½ Whitley Ave. Hollywood CA 90068

Los Angeles Department of City Planning 201 N. Figueroa Street Los Angeles, CA 90012

RE: 1920 Whitley Ave. - Case No. DIR-2017-1073-TOC

To Whom It May Concern,

I am writing on behalf of myself and of the tenants of 1916-1918 Whitley Ave to appeal the above referenced proposed project. I must begin by saying that neither I nor any of the other residents of 1916-1918 Whitley Ave, which abuts 1920 Whitley to the south, received any sort of official notice whatsoever regarding this project, the appeals process or the appeals deadline. Instead, I heard of the proposed project last Thursday from someone who lives in the neighborhood who asked me if I was concerned and planned to file an appeal. I then informed the other tenants in my building and we scrambled to inform ourselves and prepare a response over the holiday weekend. This is the reason why this appeal is being filed on the final day that we are permitted to do so.

Reason for Appeal:

The reasons for this appeal are many and are both personal as they aggrieve the residents of 1916-1918 Whitley Ave, and specific to the proposed project as they appear to be thoroughly inconsistent with the TOC initiative and the voter approved Measure JJJ.

The applicant proposes 13,074 square feet of parking space. Generally, a parking space (including access way) averages between 200 square feet and 400 square feet per finished parking space. Applicant proposes the installation of 28 parking spaces, but is proposing to build space sufficient to accommodate between 32 and 65 parking spaces, depending on density and efficiency.

Even if Applicant fixes the number of parking spaces at 28, how does having 1.17 parking spaces per unit encourage public transportation use? And do the low-income units come with parking, or will they be reserved for the higher paying tenants? Presumably, a higher percentage of low-income tenants will already use public transport. If low-income tenants are not given parking, does this mean that seven units will have the ability to park more than one car? And how will that encourage the use of public transportation?

The demolition of 1920 Whitley Ave. will not only remove from the neighborhood a charming and historic building, permanently altering the character of historic Whitley Heights, it will also eliminate three units that are rent controlled in perpetuity. These three rent controlled units will be replaced with exactly three low-income units. Applicant is removing three units and replacing them with a total of three units. The proposed low-income units will not retain that designation in perpetuity, but will eventually expire. The existing building offers affordable housing and tenant security via rent control, those units will be replaced with more or less the same, albeit smaller, units, but with a

70% density bonus of luxury non rent controlled units for the developer. How does this increase affordable housing?

How I and the Residents of 1916-1918 Whitley Ave. are Aggrieved by Developer's Proposal:

-Applicant requests a 27% reduction in required side-yard abutting 1916-1918 Whitley Ave. -Applicant requests a height increase of 21 feet 7 inches. -Applicant Proposes Building 13,074 square feet of Parking for 28 Spaces

Because 1920 Whitley is on a grade, it is already approximately one story higher than our building. A five-story building on the grade will be more like a six-story building from our viewpoint, not even taking into consideration additional utility structures and plants that appear to be planned for the roof. This is significant because our units' bedrooms and living rooms face north, towards 1920 Whitley Ave. We already receive little direct sunlight. Our building is two stories and a five or six-story structure abutting ours will turn our apartments into the modern equivalent of darkened caves.

Parking and driving in this neighborhood has become increasing difficult. Franklin Ave., with only two lanes as a major thoroughfare, is already barely functional as a roadway and moves at a glacial pace for many crucial hours each day. There are approximately 20 parking spaces available on Whitley Ave. above Franklin Ave. At the same time, there are approximately 130 units in the same area whose buildings do not have parking, including the building that Brian Prince, the applicant, owns across the street at 1921 Whitley Ave. The addition of 28 (OR MORE) vehicles and guests' vehicles will only compound the problem of living in an area that was never designed or properly planned to support the current density of vehicular traffic.

Our landlord has informed us that if 1920 Whitley Ave.'s project goes forward, particularly as planned, that he sees no alternative but to demolish and develop 1916-1918 Whitley in a manner similar to that of the plans proposed at 1920 Whitley Ave. Some tenants, especially those on the ground floor, have asserted that will have to move out if the proposed project is realized.

All of us pay a rent that is below market. My unit is roughly \$1300 per month. The market value for my unit, with parking, is between \$2000 and \$2200, depending on condition. And, my rent is not the lowest in the building. My neighbor, an LAUSD school teacher, pays less than I do.

Being able to live in a beautiful space that is affordable has had a profoundly positive impact on my life. I have lived here for many years. Tenants who live here rarely leave, for two reasons: 1.) we love the apartments and the community (you are welcome to come visit and see) and 2.) even if we didn't love it we are trapped by rent control. I nor anyone else in the building, with perhaps one exception, could afford to move to any comparable apartment for the rent we pay.

During the financial crisis, our landlord lowered the rents of all the tenants who were here at the time, for a number of years. Where will I find that level of community if I leave here?

If the proposed project is built and currently happy tenants find 1916-1918 Whitley Ave. to be severely diminished and either leave or appeal for lower rents, I believe, as my landlord has stated, that he will attempt to follow in the path of the applicant. While I can't completely blame him, my life and the lives of my fellow tenants will, nonetheless, be completely disrupted, perhaps forever. Personally, I do not know that I would be able to remain in LA.

If the proposed project for 1920 Whitley Ave. is approved as is, you must understand fully that you are not only eliminating three affordable rent controlled apartments from the market but at least an

additional eight units from 1916-1918 Whitley Ave. as my landlord will either develop the property or sell it, in which case it will be developed by someone else. Other buildings that abut 1920 Whitley Ave. may similarly be negatively impacted so that their best course of action also would be to redevelop their sites. Taking into consideration the fact that no one in my building received notice of the current development proposal, it is possible that other buildings abutting 1920 Whitley Ave. did not either and are therefore unaware of the pending action. I shall be mystified if this is not taken into consideration given that one of the explicitly stated and primary goals of the TOC/JJJ is the increase, not elimination of affordable housing.

Points at Issue:

- Affordable Housing

The project in question will not provide a net increase affordable housing, and will, in fact, decrease it in the long run, by exchanging three permanently RSO units for three low-income units whose designation as such will ultimately expire. The collateral reduction in affordable RSO housing, that I am aware of will be an additional eight units, with the clear a distinct possibility of reducing it even further at adjacent properties negatively impacted by this proposal (though I have no direct knowledge of those building's landlord's plans. I am only able to repeat to you what my landlord has told me will be the fate of my and our affordable home should the neighboring project go forward, particularly as planned.).

- Traffic and Congestion

This project is clearly not being constructed with the goal of increasing or fostering the use by its tenant of public transportation. With 28 parking spaces and apparently space for more down the road, it appears that the developer is taking advantage of the TOC/JJJ without either sharing its goals or making a real effort to implement them. The area in question is already so congested as to make it virtually impassable for long stretches during the day. While, 28 or more vehicles, represents a small increase to the total traffic of the area, it nonetheless is one increase among many and will exacerbate traffic and parking congestion. The high number of parking spaces (which may in fact be underrepresented at 28) implies that tenants will likely have cars as there will be 1.17 spaces available per unit. This appears to strongly undermine any justification for TOC.

Why We Believe the Decision-Maker Erred or Abused their Discretion:

First, I apologize to the Decision-Maker, I'm sure they're doing their job earnestly, probably within rigid guidelines, so this isn't personal.

The Decision-Maker in this case awarded significant financial benefits to the applicant even though the proposed project does nothing to meet the goals of JJJ and is not designed to succeed as a Transit Oriented Community. Let's face the truth: the developer is being permitted to develop a building that is almost twice what his lot would normally be zoned for simply because the property lies within one half mile of a Metro stop and that appears to be the only condition for TOC that is being met here.

There is no net increase in affordable housing. At 1920 Whitley, there is an eventual net loss in affordable housing. In the neighborhood, even if only taking in account the building that we live in, there will be a net loss overall.

The truth regarding this project is that the developer is being permitted to develop a building that is almost twice what his lot would normally be zoned for simply because his property lies within one half mile of a Metro stop. That appears to be the only condition for TOC that is being met here. There is no increase in affordable housing and the ready availability of parking at the proposed building do nothing to encourage the use of public transportation.

If you make a significant contribution to the destruction of the life that I enjoy now in the home that I love, as well as that of my fellow tenants, and also to the destruction of one of the oldest, if not the oldest, historic neighborhoods in Los Angeles, then it had better be for a very good reason. A developer gaming the system and not offering anything consistent with the TOC/JJJ is not a good reason. This project will NOT benefit the community or the city in the manner that the TOC/JJJ envisioned. If it goes forward, the only beneficiary will be the developer.

The following names are those of my neighbors at 1916-1918 Whitley Ave. who have agreed to attach their names and information to this appeal. If certain information is left out it is because they have asked me to do so.

Evan Ponter – 1916 ½ Unit #1 (570) 789-0762 Rent \$1500/month

Jared Hungerford – 1916 ½ Unit #2 (213) 364-3841 Rent \$1750/month

Matraysa Derricao - 1916 ½ Unit #3 (518) 391-5996 & Waylon Jaime (323) 499-4569 Rent \$1750/month

Erin Crawford – 1916 ½ Unit #4 (706) 247-9100 Rent \$1850/month

Georgeanna Walden - 1916 ½ Unit #5 (323) 422-5641 & Scott Shelko (323) 513-4798 Rent \$1300/month

Pollyanna Gorder – 1916 ½ Unit #6 (323) 377-4950 Rent \$1200 Marie-Eve & Amram Partouche – 1918 Whitley (323) 770-1123

Terry Edwards – 1916 Whitley (213) 587-0080 Rent \$2000

Thank you for your consideration in this matter.

Sincerely, Valder

Georgeanna Walden

WHITLEY AVENUE, LOS ANGELES CA 90068

OWNER: B.D.O.G. INC. 2934 ¹/₂ BEVERLY GLEN CIRCLE, #50 LOS ANGELES, CA 90068 310 308 5252

ARCHITECT: WARREN TECHENTIN ARCHITECTURE 2801 HYPERION AVE. STUDIO 103 LOS ANGELES, CA 90027 323 664 4500

STRUCTURAL & SHORING: MASOUD DEJBAN 17200 VENTURA BLVD. STE #213a ENCINO, CA 91316 818 784 5571

Soils Engineer: Dan Daneshfar Applied Earth Sciences 4742 San Fernando RD. Glendale, CA 99204 818 552 6000

MECHANICAL, SUSMP, PLUMBING, ELECTRICAL: JOSEPH ZHANG JS ENGINEERING, INC. 410 S. SAN GABRIEL BLVD. #8 SAN GABRIEL, CA 91776 626 497 0558

LANDSCAPE ARCHITECT: Robert A. Garcia 27962 Milt Circle Laguna Niguel, ca 92677

PROJECT STREET VIEW



BIRD'S EYE VIEW PERSPECTIVE





ABBREVIATIONS



PROJECT INFORMATION

<u>PROJECT DESCRIPTION:</u> NEW 24-UNIT (DENSITY BONUS) APARTMENT BUILDING. 5 STORIES HIGH WITH 5 LEVELS OF APARTMENTS (0 STUDIOS, 15 ONE BED, 8 TWO BED UNITS, AND 1 TWO BED + DEN) OVER TWO STORIES OF PARKING (BOTH BELOW GRADE)

TOC GUIDELINES BASE INCENTIVES:

i) INCREASE IN NUMBER OF DWELLING UNITS BY 70% ii) FLOOR AREA RATIO INCREASE BY 20%

iii)MINIMUM PARKING REQUIREMENTS NOT TO EXCEED 0.5 STALLS PER UNIT TOC GUIDELINES ADDITIONAL INCENTIVES (3 ALLOWABLE):

i) UP TO 30% DECREASE IN REQUIRED YARD WIDTH OF TWO INDIVIDUAL YARDS(TWO SIDE YARDS) ii) UP TO A 25% DECREASE IN REQUIRED OPEN SPACE

iii)TOTAL HEIGHT INCREASE BY TWO ADDITIONAL STORIES UP TO 22 ADDITIONAL FEET <u>LEGAL DESCRIPTION:</u> LOT 5, ARB 2, Block 1, RE- SUBDIVISION OF BLOCKS 10 and 11 HOLLYWOOD OCEAN VIEW TRACT LOT APN#: 5575-005-007

CODE: 2017 LOS ANGELES BUILDING CODE, BASED ON 2016 CALIFORNIA BUILDING CODE AND 2015 INTERNATIONAL BUILDING CODE.

ZONE: [Q]R4-1VL ("Q" QUALIFIED CONDITION IMPOSED BY ORDINANCE 164720: RESIDENTIAL DENSITY IS LIMITED TO 1 DWELLING UNIT PER 600 SF OF LOT AREA.) LIMITED HEIGHT OF 45 FEET AND 3 FAR) CONSTRUCTION TYPE: 5 STORIES OF TYPE III-A RESIDENTIAL OVER TWO LEVELS OF

TYPE IA PARKING GARAGE, ALL FULLY SPRINKLERED PER NFPA13 OCCUPANCY: R2 OCCUPANCY OVER S2 PARKING

PROJECT FUNDING: 100% PRIVATELY FUNDED

FIRE SPRINKLERS: 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.

TOTAL SITE AREA: 8,000 SF

DENSITY: PER Q CONDITION 8,000 SF/ 600 SF PER UNIT = 13.3 UNITS (ROUND UP) = 14 UNITS ALLOWED DENSITY BONUS(PER TOC GUIDELINES BASE INCENTIVES ITEM 1a): 14 UNITS * 70% = 23.8 UNITS (ROUND UP) = 24 UNITS TOTAL

	24 UNITS * 10% = 2.4 (ROUND UP) PER TOC GUI	DELINES
	=3 EXTREMELY LOW INCOME UNITS REQUIRED	
	3 AFFORDABLE UNITS $+$ 21 Market Rate $=$ 24	UNITS TOTA
Required Yards :	FRONT YARD AT WHITLEY = 15 ft	
	REAR YARD $=$ 17 ft	
	North Side Yard = 5'-7.2" (30% reduction FF	101 8'-0")
	South side yard = 5'-7.2" (30% reduction FF	("0-'8 MO
PROPOSED YARDS:	FRONT YARD AT WHITLEY = 15 ft	
	REAR YARD $=$ 17 ft	
	NORTH SIDE YARD = $5'-8"$	
	South side yard = $5'-10''$	
FAR CALCULATION (Z	ONING FLOOR AREA):	ZONING
ALLOWABLE FAR: 3 +	-20% = 3.6	LOWEST
(LOT AREA - YARDS) 2	X 3.6 FAR	438.80'

(160-15-15) X (50-5-5) = 5,200 SF 5,200 X 3.6 FAR = 18,720 SF ALLOWED 3,711 SF FIRST FLOOR 3,820 SF SECOND FLOOR THIRD FLOOR 3,827 SF FOURTH FLOOR 3,816 SF FIFTH FLOOR 3,431 SF TOTAL FLOOR AREA PROPOSED: 18,605 SF PARKING (S2) BUILDING AREA 6,426 SF FIRST FLOOR (BASEMENT) 6,648 SF SECOND FLOOR (BASEMENT) TOTAL PARKING AREA PROPOSED: 13,074 SF BUILDING (R2) BUILDING AREA

BOILDING (12) BOILDING AREA PROPOSED:4,634 SFFIRST FLOOR4,666 SFSECOND FLOOR4,666 SFTHIRD FLOOR4,666 SFFOURTH FLOOR4,676 SFFIFTH FLOOR4,144 SFTOTAL BUILDING AREA PROPOSED:22,786 SF

RESIDENTIAL BREAK DOWN:

 FLOOR
 STUDIO
 ONE BED
 TWO BED
 TOTAL

 1
 0
 4
 1
 5

 2
 0
 3
 2
 5

 3
 0
 3
 2
 5

 4
 0
 3
 2
 5

 5
 0
 2
 2
 4

 TOTAL
 0
 15
 9
 24

SCHOOL FEE FLOOR AREA: 31,142 SF

PARKING SUMMARY

PER TOC GUIDELINES BASE INCENTIVES ITEM 2, REQUIRED PARKING SHALL NOT EXCEED 0.5 SPACES PER UNIT 24 UNITS X 0.5 STALLS PER UNIT=12 PARKING STALLS REQUIRED

FIRST FLOOR PARKING (P1):STANDARD7 (3 EV STALLS)COMPACT3ACCESSIBLE1SECOND LEVEL PARKING (P2):1STANDARD8COMPACT6TOTAL PARKING PROVIDED:25

ACCESSIBLE PARKING

TOTAL NUMBER OF PARKING = 25 ASSIGNED STALLS MINIMUM REQUIRED NUMBER OF ACCESSIBLE SPACES IS 2% OF 25 = .5 (ROUND UP) = 1 TOTAL REQUIRED/PROVIDED VAN ACCESSIBLE PARKING SPACES = 1 NO GUEST PARKING SO NO GUEST ACCESSIBLE PARKING SPACES

EV CHARGING STATION PARKING

Total Number of Parking = 25 Assigned Stalls Minimum Required Number of EV charging station stalls is 5% of 25 = 1.25 (round up) = 2

12 PARKING STALLS REQUIRED AND 25 PROVIDED

TYPICAL STALL SIZE: STANDARD 8'-6" X 18'-0" COMPACT 7'-6" X 15'-0" ACCESSIBLE 9'-0" X 18'-0"

BICYCLE PARKING SUMMARY

1 LONG TERM SPOT/UNIT = 24 SPOTS = 24 PROVIDED AT P1 1 SHORT TERM SPOT/ 10 UNITS = 2.4 (ROUNDED DOWN) = 2 SPOTS PROVIDED IN FRONT YARD SETBACK TOTAL REQUIRED = 26 TOTAL PROVIDED = 26







				N89°49'45"E	160.00'	RE
			·			
	SLOPE 1:12		SLOPE 1:12	DN 127'-1	1"	
		440.30		447.75		
			540 TOP			
			512.7	3'		
			1927 //			
N TO BELOW)						

RETAINING WALL, TYP. N89°49'45"E 160.00'

3-STORY STRUCTURE











	12" OVERHANG T ABOVE ABOVE F	OP OF STUCCO WALL 42 BOVE INISHED FLOOR, TYP.	2″	9 (A9.4)	
$\frac{1}{10^{-0}} = \frac{1}{10^{-0}} = \frac{1}{10^{-0}$	ACCESSIBLE PATH C	DECK 1	MER-CUAT ELEVATOR ROOFTOP LOBBY		DD DD DD DD DD DD DD DD DD DD DD DD DD
RIDGE RIDGE 20 SF PLANTER 220 SF PLANTER 2% MIN. SLOPE RAPET 2% MIN. SLOPE RD RD RD RD RD RD RD RD RD RD RD RD RD	CRICKET : I.48'	VENT PIPE 2% E E INTERNAL DRAINS ALON SOUTHSIDE	MIN. CBICKET NG	Albert Stopper	CRICKET VENT PIP RODFING TIE RODS, TYP.

160.00' N89°49'45"E 127'-11" SLOPE 1:12 SLOPE 1:12 447.73' 446.38' <u>513.73</u> 512.73 (OPEN TO BELOW) - RETAINING WALL, TYP. N89°49'45"E 160.00'





NOTES

- Double striping of stalls shall be per Zoning Code Section 12.21A5, Chart No. 5.
- 2. S2 Occupancy garage shall comply with the followings:
- a. Concrete or similar noncombustible and nonabsorbent floor, or asphalt surface at ground level only. (406.4.5)
- b. Sloped floor to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway (406.4.5)
- c. Floor system designed for uniform or concentrated loads per table 1607.1
- d. Minimum headroom of 7ft (406.4.1)
- e. Vehicle barriers not less than 2 feet 9 inches high placed at the end of drive lanes, and at the end of parking spaces where the difference in adjacent floor elevation is greater than 1 foot. (406.4.3)
- f. Vehicle barriers designed in accordance with section 1607.8.3.

LEGEND: COLUMNS STRUCTURAL AREA DRAIN AD)

PARKING TALLY B STANDARD

COMPACT

P2 PARKING PLAN





related components that are planned to be installed underground,

BREAK IN SLAB ABOVE FOI SIDEYARD ACCESS NOT TO BE LOWER THAN 8'-2" ABOVE FLOOR 18'-3"	R 26	·-10 1/2"	10'-4	+"	4-5-2"
2 A8.0 METERING EQUIPMENT FOR SOLAR ZONE STAI STAI C C C C C C C C C C C C C C C C C C C	R #1 Image: Construction of the second s	OCATION OF FUTURE EV CHARGER CONDUIT TERMINATION S S S CONDUIT TERMINATION ACCESSIBLE W H/C 04 A-9.0 9'-0" 8' 0" 8' 0" ND PARKIN 436.53 AD 1/2" ACCESSIBLE 436.53 AD 436.73 AD 436.73 AD	EPATH OF TRAVEL CHARGING STATION INSTALLED (ST/ WITH AISLE) 2% MAX. SLOPE, TYP. 3.73' 435.93 8' @ 10%	OLE 14 © 20% OLE 24x24 EXHAL DUCT UP TO 0R 0R 0R 0 0 0 0 0 0 0 0 0 0 0 0 0	$ \begin{array}{c} $
		1 /0"			
				290."	
es shall be installed I or subpanel circuit Ivice space(s) PABLE" in <i>06.4.2)</i> ction 12.21A5, Chart	 e. Vehicle barriers not les of drive lanes, and at the adjacent floor elevation is f. Vehicle barriers designe LONG-TERM BICYCLE PARKING I Shall be secured from the sides to protect bicvcle fr 	s than 2 feet 9 inches high pl end of parking spaces where greater than 1 foot. (406.4.3) d in accordance with section 1 <u>NOTES:</u> general public, roofed, and er om inclement weather	aced at the end the difference in 607.8.3. nclosed on all	 8. When more than 20 long workspace of 100 square long-term bicycle parkin 9. When located inside a pashortest walking distance building from the parking 10. When located inside a pashortest of the parking garage clapsovide direct access to 	-term bicycle parking e feet shall be provide g to allow bicyclists t arking garage, it shall e to the nearest pede g garage arking garage, it shall losest to the ground to , a public street

2. Must be provided onsite only 3. Shall not be located in the public right-of-way

4. Provide a minimum of 18 inches wide stall 5. Bicycle parking stall shall provide a means of securing the bicycle frame at two points to a securely anchored rack, except in the case of lockers and commercially operated attended bicycle parking 6. Individual racks installed side by side to one another within bicycle rooms or bicycle cages that allow bicycles to be locked to either side of the

rack shall be spaced a minimum of 30 inches on center 7. Racks installed parallel to walls shall be a minimum of 30 inches from the wall

SHORT-TERM BICYCLE PARKING NOTES: 1. Provide a minimum of 2 feet wide stall

Section 91.6307

the wall

11.

2. Racks shall be located outside the building, with exception for existing developments

facilities in accordance with Section 12.21A.5(k).

3. Individual racks installed side by side to one another that allow bicycles to be locked to either side of the rack shall be spaces a minimum of 30 inches on center 4. Racks installed parallel to walls shall be a minimum of 30 inches from

LEGEND:	
	8" THICK BLOCK WAL COLUMNS CONCRETE WALL PER STRUCTURAL BOARD-FORMED CONC 1 HR RATED 2x4 INT 2 HR RATED 2x6 EXT 2 HR RATED SHAFT V 1 HR RATED FIRE PA AREA DRAIN WALL TYPE, SEE A-9



At least 50% shall be covered by a roof or overhang when more than

For new developments, short-term bicycle parking shall be located to

Shall be located no farther than 50 feet of walking distance from a

pedestrian entrance to the nearest off-street automobile parking

Obtain approval from the Bureau of Engineering to install short-term

Provide adequate lighting to ensure safe access to bicycle parking

main pedestrian entrance or the walking distance from a main

20 short-term bicycle parking spaces are provided

maximize visibility from the main entrance

bicycle parking within the public right-of-way

facilities in accordance with Section 12.21A.5(k).

space, whichever is closer

be located on the level floor with, and must Provide personal lockers for non-residential uses as required by LAMC | 10.

12. Provide adequate lighting to ensure safe access to bicycle parking

11.

12





NOTES

- . Washer and Dryer complying with 1135A.
- Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Provide the manufacturer's cut sheet for verification. (4.506.1)
- Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible. (4.506.1)
- 4. At least 25% of the pathways, patios, driveways and other paved areas shall be hardscape material with an initial solr reflectance of at least 0.30 *(4.106.7)*





2. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Provide the manufacturer's cut sheet for verification. (4.506.1)

A4.0

3. Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible. (4.506.1)

1 A4.1





2. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Provide the manufacturer's cut sheet for verification. (4.506.1)

A4.0

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1 A4.0

3. Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible. (4.506.1)





FOURTH FLOOR PLAN



Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Provide the manufacturer's cut sheet for verification. (4.506.1)

1 A4.0

3. Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible. (4.506.1)













FIN	FINISH SCHEDULE				
G	GLASS GUARDRAIL, SEE DETAI				
S1	STUCCO TYPE 1 (WHITE)				
S2	STUCCO TYPE 2 (COLOŔ)				
Т	TILE				
C1	BOARD FORMED CONCRETE				
C2	CONCRETE				





FIN	ISH SCHEDULE
G	GLASS GUARDRAIL, SEE DETAI
S1	STUCCO TYPE 1 (WHITE)
S2	STUCCO TYPE 2 (COLOR)
Т	TILE
C1	BOARD FORMED CONCRETE
C2	CONCRETE



FIN	FINISH SCHEDULE				
G	GLASS GUARDRAIL, SEE DETAI				
S1	STUCCO TYPE 1 (WHITE)				
S2	STUCCO TYPE 2 (COLOŔ)				
Т	TILE				
C1	BOARD FORMED CONCRETE				
C2	CONCRETE				





L SECTION A

0 4' 8' 16'







LANDSCAPE LANDSCAPE PLAN FOR THE WHITLEY APARTMENT COMPLEX **1920 WHITLEY AVENUE** LOS ANGELES, CA 90005

General Notes

- GENERAL
- of this work are hereby incorporated into and made part of the project plans and specifications; and their provisior shall be carried out by the Contractor. Additionally, all work shall be done in accordance with the applicable sections latest edition of the Standard Specifications for Public Works Construction , (Green Book), and the project's specifications, and the 2001 California Building, Plumbing, Mechanical, Electrical and Energy Code. - All local, municipal, county and state laws, codes, ordinances, rules, and regulations governing or relating to any portion
- HOLD HARMLESS AND INDEMNIFICATION CLAUSE The contractor agrees that he shall assume sole responsibility for job site conditions during the course of construction of this project, including the safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours, and that the contractor shall defend, indemnify, and hold that Landscape Architect harmless from any and all liability; real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the Landscape Architect.
- 3. DAMAGE RESPONSIBILITY The contractor shall assume full responsibility for any damages imposed, intentionally or accidentally, to existing utilities, buildings, or other amenities, due to the actions of the contractors, contractor's employees and/or contractor's subcontractors.
- 4. TRADE COORDINATION Construction and installation of all items within these documents shall require close coordination between trades involved in underground and utility installation, and tree location.
- 5. DOCUMENTATION These drawings and notes are the property and copyright of Robert A. Garcia, Landscape Architect and shall not be used on any other work. Written dimensions take preference over scaled dimensions and shall be verified on the job site and
- any discrepancy shall be brought to the attention of the Owner 6. SITE DEBRIS - The contractor shall keep the premises clean and free of excess equipment, materials and rubbish
- incidental to his work. All rubble, trash of disposal items resulting from demolition of construction be disposed of at a legal and lawful manner to an approved disposal site. All debris brought onto site shall also be removed by the same party. If debris remains on site for more than 48 hours, unless pre-approved by the city, such debris shall be removed by the property owner at the expense of the party mentioned above.
- 7. LIEN RELEASES Unconditional lien releases for labor and material shall be provided by any contractor performing work on the project. Lien releases shall be delivered to the city prior to payment of work mentioned in release.
- 8. FIELD OBSERVATION The contractor shall coordinate and verify all in-field layout, dimensioning of work, grades and elevations, and work schedules unless otherwise noted. The contractor shall carefully inspect the site and shall verify all conditions and dimensions prior to proceeding with any work under this contract. Any discrepancies in these documents shall be brought to the attention of the Owner. The contractor shall not willfully implement any work described in these documents which is obviously in error, interferes with existing site features, or cause project complication of harm.
- 9. INSURANCE The contractor shall carry and provide written proof of workers compensation insurance for any and all parties of employees involved with his project, as well as provide general liability insurance mentioning the city, and DVD as additionally insured in writing prior to start of work as specifically detailed in the specifications.
- 10. MUNICIPAL/COUNTY REQUIREMENTS The contractor shall obtain all permits necessary to carry out the scope of work. All permit fees will be paid directly by city. All work shall conform to the documents and related governing codes and/or ordinances. The contractor shall verify property owner a minimum of 2 working days in advance prior to any required inspection. 11. SITE SECURITY - The contractor shall at all times protect his work from damage and theft and replace all damaged
- of stolen parts at their expense until the work is accepted in writing by the city. Contractor is liable for all damage or injury caused by any work or storage of materials on site. The contractor shall install and maintain 5' height chain link fence with gated access around the entire park during the course of construction.
- 12. EXISTING UTILITIES Extreme care shall be exercised in working near existing utilities. The contractor shall verify the location and condition of all utilities and be responsible for any damage. All damage to existing site features outside of the limit of work due to work performed by the contractor of any subcontractor shall be the responsibility of the contractor to reestablish in a timely manner.
- 13. DRAWINGS OF RECORD The contractor shall maintain an approved set of plans to be located on the job site in a watertight container at all times. The contractor shall provide and keep up-to-date a complete record drawing noting locations, sizes and types of fixture and equipment. Prints for this purpose may be obtained from the city. The set of drawings shall be kept on the site and shall be used only as the record set. The drawings shall also serve as work progress sheets and the contractor shall make neat and legible annotations thereon as the work proceeds, showing the work as actually installed. These drawings shall be available at all times for inspections and shall be kept in a location designated by the owner. The contractor shall provide the owner with a set of AS-BUILT documents describing variations of enhancements to the original documentation.
- 14. CHANGE ORDERS All substitutes and changes to the work described herein shall be submitted to the city in the form of a CHANGE ORDER for written approval.
- 15. GUARANTEE Contractor shall provide a minimum 1 year guarantee of all work and materials.
- 16. SUBCONTRACTORS DISCLOSURE The contractor shall furnish a listing of all subcontractors, material suppliers and consultants used on the project prior to commencement of work, and shall furnish lien releases of all labor and materials from him/herself, all named in listing and any additional parties not earlier listed. The contractor shall retain the services of only licensed, insured and bonded subcontractors as well as have these subcontractors provide proof of like insurance coverage as the general contractor.
- 17. STORM WATER PROTECTION PLAN The contractor shall submit a Storm Water Protection Plan for review by the agency prior to construction. Contractor shall also pull all permits required by local agencies to carry out the storm water protection plan.



LOCATION MAP





VICINITY MAP



Sheet Index

Sheet No.	Sheet ID.	Title
1	Т	Cover Sheet
2	LP.1	Planting Plan
3	LPD.1	Planting Details
4	LI.1	Irrigation Plan
5	LID.1	Irrigation Details
6	LLC.1	Irrigation Legend and Calculations
7	LLS.1	Irrigation Schedules
8	LS.1	Specifications
9	LS.2	Specifications
10	LHZ.1	Hydrozone Plan

"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE. 005/31/17 ROBERT A. GARCIA HOLD HARMLESS AND INDEMNIFICATION CLAUSE CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE

PLANS PREPARED BY: **ROBERT A. GARCIA, LANDSCAPE ARCHITECT** 27962 MILT CIRCLE LAGUNA NIGUEL, CA 92677

. THIS PROJECT WILL COMPLY WITH: 2007 CBC, CPC, AND 2007 CEC AND 2008 TITLE 24 ENERGY REGULATIONS AND ALL CITY ORDINANCES. 2. THE HOUSE STREET NUMBER WILL BE VISABLE FROM THE STREET. 3. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATES, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GERNERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED CONVEYED OR DISCHARGED INTO THE STREET. GUTTER. OR STORM DRAIN SYSTEMS.

CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER,

OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE

LANDSCAPE ARCHITECT.

CONSTRUCTION NOTES

COUNTY OF LOCAL JURISDICTION AND THE LANDSCAPE ARCHITECT HARMLESS FROM

ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE

NEGLIGENCE OF THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION, OR THE

REVISIONS	DATE:





SHEET NO.

OF 10 SHEETS
ZONE	FT	% OF TOTAL LS AREA	PLANT TYPE	PLANT FORM	HYDROZONE BASIS	HYDROZONE DESCRIPTION	EXPOSURE	IRRIGATION METHOD	IRRIGATION DEVICE MANUF/MODEL/NUMBER	ZONE PRESSURE	PRECIP RATE	ZONE GPM	CONTROLLER STATION
А	75	7.65%	L	24B	SU	TREES	SUN-MOST OF DAY	В	RAINBIRD BUBBLER	35	.63	2.0	A1,A10
В	100	10.25%	L	1G	SU	LOW MOUNDING GRASS	SUN-MOST OF DAY	D	RAINBIRD DRIP	30	.63	2.0	A2
С	185	18.88%	L	F/1G/5G	SU	LOW SHRUBS/GC	SUN-MOST OF DAY	D	RAINBIRD DRIP	30	.63	5.0	A3
D	60	6.12%	L	F/1G/5G	SU	LOW SHRUBS/GC	SUN-MOST OF DAY	D	RAINBIRD DRIP	30	.63	2.0	A4
E	75	7.65%	L	24B	SU	TREES	PART SUN/SHADE	В	RAINBIRD BUBBLER	30	.63	6.0	A6
F	75	7.65%	L	F/1G/5G	SU	LOW SHRUBS/GC	PART SUN/SHADE	D	RAINBIRD DRIP	30	.63	2.0	A7
G	70	7.14%	L	F/1G/5G	SU	LOW SHRUBS/GC	PART SUN/SHADE	D	RAINBIRD DRIP	30	.63	1.0	A5
Н	410	34.66%	L	F/1G/5G	SU	LOW SHRUBS/GC	SUN-MOST OF DAY	D	RAINBIRD DRIP	30	.63	2.0	A8,A9
Т	TUR	F		SE	SEED			HYI	DROZONE BASIS		RRIGATION	METHOD	
Н	HIGI	Η		SO	SOD			PL	PLANT TYPE	D	D DRIP		
М	MED	DIUM		F	FLAT			IR	IRRIGATION METHOD	S	S SMALL ROTOR		
LVL	LOW	V, VERY LOW		Р	PLUG			SU	SUN EXPOSURE	L	LARG	E ROTOR	
0	OTH	IER		Q	QUART			SO	SOIL TYPE	В	BUBB	LER	
				1G	1 GALLON			SL	SLOPE	М	MICR	OSPRAY	
* BASED (ON WATE			5G	5 GALLON			0	OTHER	0	OTHE	R	
PUBLISHE	ED BY STA	ATE OF CA DEPT		15G	15 GALLON					SP	SPRA	Y	
OF WATEF	R RESOU	RCES		24	24 BOX								
				36	36 BOX								
				48	48 BOX								





HOLD HARMLESS AND INDEMNIFICATION CLAUSE

CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT.

CONSTRUCTION NOTES: 1. THIS PROJECT WILL COMPLY WITH: 2017 CBC, CPC, AND 2017 CEC AND 2017 TITLE 24 ENERGY REGULATIONS AND ALL CITY ORDINANCES. 2. THE HOUSE STREET NUMBER WILL BE VISABLE FROM THE STREET. 3. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATES, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GERNERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED CONVEYED OR DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAIN SYSTEMS.



REVISIONS	DATE:



HYDROZONE PLAN
DATE: 6-12-2017 DRAWN BY: BAG
JOB NO: SCALE: PER PLAN
SHEET NO.



	PIPE S
0-7 GPN	1 3/4" M
8-12 GPN	1 1"
12-22 GPN	1 1-1/4"
23-30 GPM	1 1-1/2"

"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTION COMPLIANCE OPTION OF THE MWELO" acha & 5/31/(7 DATE ROBERT A. GARCIA



- 1. The irrigation contractor shall obtain a copy of the latest edition of the "Rules and Regulations for Potable Water Service". These rules and regulations are incorporated into and made a part of the irrigation specifications, and their provisions shall be carried out by the contractor.
- 2. Anything contained in the irrigation specifications shall not be construed to conflict with any of the Rules and Regulations or requirements of the same. Irrigation specifications and drawings call for described materials and workmanship, however alternative material and special identification may be used when approved.
- 3. The Irrigation Plan is diagrammatic. All irrigation equipment shown within paved areas is for design clarification only and shall be installed in planting areas only.
- 4. Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that obstructions, grade differences or differences in the area dimensions exist. Such obstructions or differences should be notified. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
- 5. The irrigation system design is based on the minimum operating pressure and the maximum flow demand shown on the irrigation drawings at each point of connection. The irrigation contractor shall verify water pressure prior to construction. Report any difference between the water pressure indicated on the drawings and the actual pressure reading at the irrigation point of connection. In the event pressure differences are not reported prior to the start of construction, the irrigation contractor shall assume full responsibility for any revisions necessary.
- 6. Automatic controllers shall be of the size and type indicated on the plans and installed where shown. Control wires shall be sleeved in electrical conduit to the mainline. Electrical service to the controller shall be provided by others. It shall be the responsibility of the irrigation contractor to make the final hook-up from the electrical outlet to the automatic controller.
- 7. All controller wire shall be AWG-UF direct burial type, and all splices and connections shall be made with 3M DBY connectors or approved equal. All wire shall be installed with two feet of extra wire coiled at the end of each wire run.
- 8. Irrigation equipment, including backflow prevention device, shall be installed at the approximate location indicated on the Plan and approved prior to installation. Installation shall conform to all codes, regulations and manufacturers' specifications. 9. All valves (remote control, ball, quick coupler) shall be installed in a precast valve box with tan locking lid (manufactured by Brooks, Rain Bird or equal). The lids
- shall be embossed with 2-inch high initials designating the contents of the valve box (i.e., RVC, BV, QCV, etc.). 10. All mainline, lateral lines and irrigation wire shall be installed in SCH 40 PVC pipe sleeving where they pass under dirt roads and paved areas. Mainlines and
- lateral lines shall be sleeved in SCH 40 PVC pipe twice the diameter of the working line. Irrigation control wire shall be sleeved in SCH 40 PVC pipe 1-inch diameter per ten strand direct burial wire. 11. Irrigation contractor shall guarantee the enitre irrigation system to be free of defects in workmanship and materials before final acceptance.
- A. All risers shall be SCH 40 PVC pipe. B. All pipe fittings shall be PVC SCH 40, except as noted in Details.
- C. Use Teflon tape or Teflon pipe dope on all PVC male pipe threads on all sprinkler swing joint valves and on all riser threads.
- 12. All pressure mainlines shall be buried 24-36-inches deep, and all non-pressure laterals 12 inches deep. Trench backfill shall be free of any material that may damage irrigation pipe or equipment. In the event of backfill settlement, contractor shall perform required repairs at his own cost.
- 13. The contractor shall not allow or cause any of his work to be covered until it has been inspected, tested and approved.
- 14. Prior to backfilling irrigation trenches: All mainlines in the system shall be capped and pressure tested at 150 psi for a period of two hours. Any leaks found shall be corrected by removing the leaking pipe or fittings and installing new material in its place.
- 15. When the irrigation system is completed, the contractor shall perform a coverage test to ensure complete and adequate coverage of the planting areas. The contractor shall furnish all materials and perform all work required to correct inadequacies of coverage at his own cost.

1.	"Recirculating water systems shall be	10.	"A minimum 3-inch layer of mulch
	used for water features"		shall be applied on all exposed soil surfaces of planting
2.	"A minimum 3-inch layer of mulch		groundcovers, or direct seeding applications where
	shall be applied on all exposed soil surfaces of planting		mulch is contraindicated."
	areas except turf areas, creeping or rooting	44	the state of the state of the
	groundcovers, or direct seeding applications where	71.	"At the time of final inspection, the
	mulch is contrainulcated.		with a certificate of completion certificate of
3.	"For soils less than 6% organic		installation, irrigation schedule of landscape and
	matter in the top 6 inches of soil, compost at a rate of a		irrigation maintenance."
	minimum of four cubic yards per 1,000 square feet of	10	
	permeable area shall be incorporated to a depth of six	12.	"Unless contradicted by a soils test,
	inches into the soli.		1 000 square feet of permeable area shall be
ł.	"Pressure regulating devices are		incorporated to a depth of six inches into the soil"
	required if water pressure is below or exceeds the		
	recommended pressure of the specified irrigation	13.	"For projects that include landscape
	devices."		be completed prior to final inspection approval"
5.	"Check valves or anti-drain valves		
	are required on all sprinkler heads where low point		
	drainage could occur."		
) .	"I have complied with the criteria of the		
	ordinance and applied them for the efficient use of water		
	in the landscape design plans".		
<i>.</i>	"A diagram of the irrigation plan		
	showing hydrozones shall be kept with the irrigation		
	controller for subsequent management purposes."		
3.	"A Certificate of Completion shall be		
	filled out and certified by either the designer of the		
	landscape plans, irrigation plans, or the licensed		
	landscape contractor for the project".		
).	"An irrigation audit report shall be		
	completed at the time of final inspection."		

HOLD HARMLESS AND INDEMNIFICATION CLAUSE

CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT.

PE SIZE LEGEND

! "	Μ	I	N	-
//	4"			

31-50 GPM 2" 51-70 GPM 2-1/2" 71-100 GPM 3"

1/2" PIPE IS NOT ALLOWED. MINIMUM SIZE PIPE TO BE 3/4".

CONSTRUCTION NOTES: 1. THIS PROJECT WILL COMPLY WITH: 2017 CBC, CPC, AND 2017 CEC AND 2017 TITLE 24 ENERGY REGULATIONS AND ALL CITY ORDINANCES. 2. THE HOUSE STREET NUMBER WILL BE VISABLE FROM THE STREET. 3. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATES, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GERNERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED CONVEYED OR DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAIN SYSTEMS.



REVISIONS	DATE:









	Appendix B	– Sample V	Water Effici	ent Landsc	ape Worksl	heet.		
		w	ATER EFFI	CIENT LAN	NDSCAPE V	VORKSHEE	r °	
	This workshe	et is filled out b	by the project app	licant and it is a	required elemen	t of the Landscap	e Documentation	Package.
	Reference EV	Plant	ration (EIO)	50.1 Irrigation	ETAF	Landscape	ETAF x Area	Estimated Total
	Description ^a		Method~	(IE) ^c	(FF/IE)	Area (sy, ii,)		(ETWU) ^e
	LOW WATER USE-TREES	.2	BUBBLER	.77	.26	150	39	1211
	AND GROUNDCOVER MED WATER USE-GRASS	.2	DRIP DRIP	.81 .81	.25	730	183 62	5684 1956
					Totals	(A)	(B)	
	Special Landscap	e Areas	1			980	284	
					1			
					1 L Tatala			
					lotais	(C)	(D) ETWU Total	8,851
				Мах	imum Allowed	l Water Allowa	nce (MAWA) ^e	16,743
	^a Hydrozone #∕Plaı E.g	nting Descript	ion ^b lrrigati overhe	ion Method ad spray	^c Irrigation Effi 0.75 for spr	ciency ^c ay head l	ETWU (Annual G Eto x 0.62 x ETAF	Gallons Required) ^T x Area
	1.) front lawn 2.) low water use p 3.) medium water i	lantings ise planting	or drip		0.81 for drij	D	where 0 factor the inches p	.62 is a conversion at converts acre-
	°MAWA (Annual G	Sallons Allowe	d) = (Eto) (0.62)	[(ETAF x LA)			gallons p year.	per square foot per
	+ ((1-ETAF) x SLA where 0.1 inches pe))] 62 is a convers ar acre per vea	ion factor that cor	nverts acre-				
	year, LA is the tota	is the total land al special lands	dscape area in squ cape area in squ	uare feet, SLA are feet,				
	residentia	al areas.	uentiai areas anu	0.45 101 11011-				
	ETAF Calcula	<u>tions</u>						
	Regular Lands	cape Areas	(B)					
	Total Area		(A)		Average ET be 0.55 or b	AF for Regulation Regulation for Regulation Regulatio Regulation Regulation Regulation R	ar Landscape dential areas,	Areas must and 0.45 or
	Average ETAF		B÷A		delow for n	on-residentia	i areas.	
	All Landscape	Areas						
	Total ETAF x Ar	ea	(B+D))				
	Total Area		(A+C))				
	Sitewide ETAF		(B+D) ÷ (A+	·C)				
			-					
Mainten	nance Schedules:						WATER AUDIT	NOTE
Mainten Mainten shall be	nance Schedules:	enance schedule	satisfying the followir	ng conditions			WATER AUDIT I THE CONTRACTO AFTER THE FINAL	NOTE DR WILL CONDUCT AN L FIELD OBSERVATION
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WITH THE COUNTY OF LOS ANGELES.

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GENERAL IRRIGATION NOTES

STATIC PRESSURE

MINIMUM STATIC PRESSURE SHALL BE 70 PSI AT THE METER.

MINIMUM WATER METER SIZE 1". CONTRACTOR SHALL VERIFY PRESSURE READING PRIOR TO STARTING WORK AND REPORT TO LANDSCAPE ARCHITECT IF PRESSURE IS BELOW 65 PSI. IF PRESSURE EXCEEDS 85 PSI CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A LINE SIZE WILKENS 500 SERIES PRESSURE REDUCING VALVE.

IRRIGATION SYSTEM LAYOUT

DUE TO THE SCALE OF THESE DRAWINGS THE CONTRACTOR SHOULD BE AWARE OF THE POSSIBILITY THAT THE NEED FOR MINOR ADJUSTMENTS TO THE IRRIGATION SYSTEM MAY BE NECESSARY TO PROVIDE PROPER COVERAGE. THESE ADJUSTMENTS COULD INCLUDE NOZZLE CHANGES AND/OR ADDITION OR DELETION OF INDIVIDUAL HEADS TO COMPENSATE FOR CHANGES MADE ON THE SITE. THE CONTRACTOR SHALL LOCATE ALL VALVES, LATERAL LINE AND MAINLINE IN PLANTING AREAS.

SLEEVING

SLEEVES SHALL BE PLACED UNDER ALL DRIVEWAYS AND WALKS WHERE IRRIGATION LATERAL, MAINLINE, AND WIRE WILL CROSS. SLEEVES SHALL BE PVC SCH. 40, MINIMUM BURY 24" DEEP. MINIMUM DISTANCE PAST EDGE OF DRIVEWAY OR CONCRETE WALK SHALL BE 24". WATER AND WIRE SHALL NOT BE PLACED IN THE SAME SLEEVE. CONTRACTOR IS RESPONSIBLE TO SLEEVE ALL PIPE AND VALVE WIRES CROSSING STREETS, DRIVEWAYS, HARDSCAPE,

ETC. SLEEVE SHALL BE A MINIMUM 2x THE DIAMETER OF THE PIPE SLEEVED.

PRESSURE COMPENSATING SCREEN CONTRACTOR SHALL INSTALL ONE (1) RAINBIRD PRESSURE COMPENSATING SCREEN PER HEAD IN ALL IRRIGATION INSTALLATIONS. USE OF THE SCREENS WILL AID IN RADIUS REDUCTION, OVERSPRAY CONDITIONS AND FOGGING IN ALL PRESSURE SITUATIONS.

"WATER CONSERVATION CONCEPT STATEMENT" THE SYSTEM IS DESIGNED TO ACHEIVE CONSERVATION AND EFFICIENCY IN WATER USE BY PROVIDING ANTI-DRAIN VALVES, FOR LOW HEAD DRAINAGE, RAIN CHECK INTERRUPT SWITCH TO PREVENT THE SYSTEM FROM ACTIVATING WHEN RAINING, PRESSURE COMPENSATING SCREENS TO PREVENT OVERSPRAY AND REDUCE WATER USAGE IN SMALLER PLANTING AREAS. AND LOW GALLONAGE HEADS TO REDUCE WATER CONSUMPTION.

WIRE NOTE

ALL LEAD WIRES TO BE #14 GAUGE, AND BLACK IN COLOR. ALL COMMON WIRE TO BE #14 GAUGE AND WHITE WITH COLORED STRIPE DIFFERING PER CONTROLLER. TWO (2) EXTRA WIRES SHALL BE PROVIDED FOR EACH GROUP OF FIVE (5) VALVES AND LOOPED IN A NEARBY VALVE BOX WITH 2' MINIMUM COIL.

WATER AUDIT NOTE		BUI	DEPARTMENT OF PUBLIC WO	ORKS PMENT DIVISION
THE CONTRACTOR WILL CONDUCT AN IRRIGATION AUDIT USING A CERTIFIED IRRI AFTER THE FINAL FIELD OBSERVATION HAS BEEN COMPLETED AND ALL IRRIGATION INSTALLED IN ACCORDANCE WIT THE PLANS AND SPECIFICATIONS AND THE IRRIC ACCEPTED BY THE PROJECT ARCHITECT FOR MAINTENANCE.	IGATION AUDITOR, ON COMPONENTS ARE GATION SYSTEM IS		ATER-EFFICIENT LANDSCAPE V	
THE IRRIGATION AUDIT WILL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOW	/ING SCHEDULE:	(Submit	to the local office of Building and Safety n	rior to Building Permit)
1. PLACE FLAGS AT EACH HEAD IN THE ZONE.		(Subinc	to the local office of building and safety p	
2. MEASURE SPACING AND MARK MID-POINTS BETWEEN HEADS				
3 PLACE WATER MEASURING RECEPTACIES				
A TAKE READINGS OF WATER I EVEL IN RECEPTACIES AND RECORD RESULTS				
A MEASURE HEAD RESSURE IN EACH ZONE AND RECORD RESOLD.		Job Address/Tract:	City:	Permit No.
5. MEASURE HEAD PRESSURE IN EACH ZONE AND RECORD RESULTS.		Owner:	Telephone Num	her:
6. AFTER COMPLETING ZONE ADVANCE TO NEXT ZONE AND REPEAT PROCEDURE				
7. SUBMIT THE RESULTS OF THE AUDIT TO THE PROJECT ARCHITECT.		Address:	City:	State: Zip Code:
THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING O	AS MINIMUM	Work Description:		
STANDARDS AND MORE PRECOUNT ATTENTION MAT BE RECORD DEPENDING O	IN THE PARTICULAR	Latest approved plan revision dated:	Total landscape	e area:
MAINTENANCE TAOK	EDEOUENOV	Lot No.(s):		
MAINTENANCE TASK	FREQUENCY			
1. CONTROLLER CABINET - OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY. CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET, IF NECESSARY.	QUARTERLY	Other Areas:		
2. IRRIGATION SCHEDULE - ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLANT HEALTH ADJUST AS NECESSARY.	MONTHLY	WATER PURVEYOR ACKNOWLED	OGEMENT	
3. POC - VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT REPAIR AS NEEDED.	QUARTERLY	This is to certify that the Water Efficient of Regulations Title 23, Division 2, Chap	: Landscape Worksheet has been received b ter 2.7, the Model Water Efficient Landscap 	y this agency, as required by The Californ e Ordinance section 492.1.
4. REMOTE CONTROL VALVES, ISOLATION VALVES AND QUICK COUPLER VALVES VISUALLY INSPECT FOR LEAKS, SETTLEMENT, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR OR ADJUST AS NEEDED.	QUARTERLY	Name of Water Purveyor Company		
5. MAINLINE AND LATERALS VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCH.	QUARTERLY	Name Inte	Signature	Date
		Remarks:		
6. SPRINKLERS VISUALLY CHECK FOR ANY BROKEN MISSIGNED OR CLOGGED HEADS. HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVERSPRAY AND LOW HEAD DRAINAGE REPAIR AS NEEDED.	WEEKLY	Comments/Notes:		
6. SPRINKLERS VISUALLY CHECK FOR ANY BROKEN MISSIGNED OR CLOGGED HEADS. HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVERSPRAY AND LOW HEAD DRAINAGE REPAIR AS NEEDED. 7. FILTERS AND STRAINERS VISUALLY CHECK FOR LEAKS, BROKEN FITTING CLEAN AND FLUSH SCREENS.	MONTHLY	Comments/Notes:		
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6. SPRINKLERS VISUALLY CHECK FOR ANY BROKEN MISSIGNED OR CLOGGED HEADS. HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVERSPRAY AND LOW HEAD DRAINAGE REPAIR AS NEEDED. 7. FILTERS AND STRAINERS VISUALLY CHECK FOR LEAKS, BROKEN FITTING CLEAN AND FLUSH SCREENS. AUDIT SHALL BE IN ACCORDANCE WITH THE LATEST STATE OF CALIFORNIA LAND MANAGEMENT PROGRAM AS DESCRIBED IN THE LATEST LANDSCAPE IRRIGATION THE LANDSCAPE IRRIGATION AUDITS TO BE CONDUCTED BY A QUALIFIED INDIVID SCHEDULE SHALL BE CONDUCTED AT LEAST ONCE EVERY FIVE YEARS IN ACCOR REQUIREMENTS OF TITLE 20, DIVISION 1 OF THE LOS ANGELES COUNTY CODE.	WEEKLY MONTHLY SCAPE WATER I AUDITOR HANDBOOK. UAL AND THE AUDIT DANCE WITH THE	Comments/Notes:		
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Page 5 of 5

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IRRIGATION LEGEND

F, H, T, Q	MANUFACTURER	DESCRIPTION	PATTERN	RADIUS	GPM	PSI
	NETAFIM DRIPLINE 12" OC					
	NETAFIM DRIPLINE LATERAL LINE FEE	EDER CONNECTORS				
F	NETAFIM DRIP FLUSH VALVE AT END	OF SYSTEM				
••	RAINBIRD 1806 1404 SERIES 6" POP- (2 PER TREE)	-UP BUBBLER	F	3'	1.00	30
WM	DOMESTIC IRRIGATION WATER METE	R - EXISTING				
SM	1" DOMESTIC SUB-WATER METER, NE	W				
BF	1" FEBCO BACKFLOW PREVENTER, NE	EW				
M	1" MASTER VALVE - WATTS MODEL 87	13 (NORMALLY CLOSED), NEW				
S	3/4" FLOW SENSOR -CALSENSE TEE M CONNECT TO CONTOLLER, NEW	IOUNTED SENSOR. PLACE IN RECTA	NGULAR VALVE			
	RAINBIRD WIDE FLOW CONTROL ZON	E KIT, QUICK CHECK WITH PR FILTE	R, FLOW CONTROL, MO	DDEL XCZ-100-PRB	-COM	
•	AUTOMATIC VALVE -RAINBIRD PEB SE	ERIES, SIZE PER PLAN				
R	RAIN SENSOR, SEE CONTROLLER MO	DEL FOR MODEL TYPE.				
\triangle	RAINBIRD ESP-LXME/F CONTROLLER,	12 STATION				
\mathbf{M}	BRASS LINE GATE VALVE - NIBCO T-12	13				
\bigcirc	RAINBIRD 33-DLRC, QUICK COUPLER					
	PRESSURE MAINLINE - SCHEDULE 40 - CLASS 315 - 2" AND LARGER - MINIMU	- 1 " OR SMALLER JM 18" BURY				
	LATERAL LINE - PVC SCHEDULE 40 - N	1INIMUM 12" BURY				
= $=$ $=$	PIPE SLEEVE - PVC SCHEDULE 40					
2" 40	CONTROLLER STATION GALLONS PER MINUTE VALVE SIZE					

HOLD HARMLESS AND INDEMNIFICATION CLAUSE

CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT.

Appendix C – Sample Certificate of Completion.						
CERTIFICATE OF COMPLETION This certificate is filled out by the project applicant upon completion of the landscape project.						
PART 1. P	ROJECT INFORMATIO	ON SHEET				
Date						
Project Name						
Name of Project Applicar	ıt	Telephone No.				
		Fax No.				
Title		Email Address				
Company		Street Address				
City		State	Zip Code			
		1				
Project Address Street Address	and Location:	Parcel, tract or lot number, if availal	ble.			
City		Latitude/Longitude (optional)				
State	Zin Code					
Juli						
Property Owner	or his/her designee:					
Name		Telephone No.				
		Fax No.				
Title		Email Address				
Company		Street Address				
City		State	Zip Code			
Property Owner "I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."						
Property Owner Sig	nature		Date			
Please answer the 1. Date the Landso	questions below: ape Documentation Packa	age was submitted to the local	agency			
 Date the Landscape Documentation Package was approved by the local agency						

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION DACKAGE

Telephone No.	
Fax No.	
Email Address	
Street Address	
	Fax No. Email Address Street Address

PART 3. IRRIGATION SCHEDULING

Attach parameters for setting the irrigation schedule on controller per ordinance Section 492.10. PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 492.11.

PART 5. LANDSCAPE IRRIGATION AUDIT REPORT Attach Landscape Irrigation Audit Report per ordinance Section 492.12.

PART 6. SOIL MANAGEMENT REPORT Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per ordinance Section 492.6. Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section 492.6.

REVISIONS	DATE:



IRRIGATION LEGEND AND CALCS
DATE: 6-12-2017
DRAWN BY: RAG JOB NO:
SCALE: PER PLAN
SHEET NO.

6 OF 10 SHEETS



Maintenance Schedules:

shall be submitted as part of the landscape documentation package. Landscape shall be maintained to ensure water efficiency. A regular maintenance schedule shall include, but not be limited to, checking, adjusting, and repairing irrigation equipment, resetting the automatic controller, aerating and dethatching turf areas, replenishing mulch, fertilizing, pruning, and weeding in all landscape areas. Whenever possible, repair of irrigation equipment shall be done with the originally specified

materials or their equivalents. A landscape irrigation audit schedule as required in chapter 20.09 of Title 20 may be recommended. The maximum period between audits shall be five years.

Irrigation Audit Schedules:

Landscape Irrigation Audit Schedules. A schedule of landscape irrigation audits of at least every five years must be established, for all but single-family residences, and other projects with a landscape area less than 1 acre (0.405 ha). As required in Chapter 20.09 of Title 20 (Utilities Codes), an audit satisfying the following conditions shall be submitted to the County as part of the landscape documentation package.

At a minimum, audits shall be in accordance with the latest State of California Landscape Water Management Program as described in the Landscape Irrigation Auditor Handbook, prepared for the California Department of Water Resources, Water Conservation Office, the entire document, which is hereby incorporated by reference. The schedule shall provide for landscape irrigation audits to be conducted by a qualified

individual as determined by the Director at least once every five years in accordance with the requirements of Title 20, Division 1 of the Los Angeles County Code.

Monument Note:

CONTRACTOR TO PROTECT AND PRESERVE IN PLACE ALL EXISTING SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE RESET BY A LICENSED LAND SURVEYOR AND THE APPROPRIATE CORNER RECORD MUST BE FILED WITH THE COUNTY OF LOS ANGELES.

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WATER AUDIT NOTE THE CONTRACTOR WILL CONDUCT AN IRRIGATION AUDIT USING A CERTIFIED IRRIGATION AUDITOR, Maintenance Schedules. A regular maintenance schedule satisfying the following conditions AFTER THE FINAL FIELD OBSERVATION HAS BEEN COMPLETED AND ALL IRRIGATION COMPONENTS ARE INSTALLED IN ACCORDANCE WIT THE PLANS AND SPECIFICATIONS AND THE IRRIGATION SYSTEM IS ACCEPTED BY THE PROJECT ARCHITECT FOR MAINTENANCE. THE IRRIGATION AUDIT WILL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: 1. PLACE FLAGS AT EACH HEAD IN THE ZONE. 2. MEASURE SPACING AND MARK MID-POINTS BETWEEN HEADS. 3. PLACE WATER MEASURING RECEPTACLES. 4. TAKE READINGS OF WATER LEVEL IN RECEPTACLES AND RECORD RESULTS. 5. MEASURE HEAD PRESSURE IN EACH ZONE AND RECORD RESULTS. 6. AFTER COMPLETING ZONE ADVANCE TO NEXT ZONE AND REPEAT PROCEDURE. 7. SUBMIT THE RESULTS OF THE AUDIT TO THE PROJECT ARCHITECT. SITE CONDITIONS. MAINTENANCE TASK 1. CONTROLLER CABINET - OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY. CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET, IF NECESSARY.

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THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR FREQUENCY QUARTERLY 2. IRRIGATION SCHEDULE - ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER MONTHLY NEEDED TO MAINTAIN PLANT HEALTH ADJUST AS NECESSARY. 3. POC - VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A QUARTERLY COMPONENT REPAIR AS NEEDED. 4. REMOTE CONTROL VALVES, ISOLATION VALVES AND QUICK COUPLER VALVES VISUALLY INSPECT FOR LEAKS, SETTLEMENT, WIRE CONNECTIONS QUARTERLY AND PRESSURE SETTINGS. REPAIR OR ADJUST AS NEEDED. 5. MAINLINE AND LATERALS VISUALLY INSPECT FOR LEAKS OR SETTLEMENT QUARTERLY OF TRENCH. 6. SPRINKLERS VISUALLY CHECK FOR ANY BROKEN MISSIGNED OR CLOGGED HEADS. HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR WEEKLY OVERSPRAY AND LOW HEAD DRAINAGE REPAIR AS NEEDED. 7. FILTERS AND STRAINERS VISUALLY CHECK FOR LEAKS, BROKEN FITTING MONTHLY CLEAN AND FLUSH SCREENS. AUDIT SHALL BE IN ACCORDANCE WITH THE LATEST STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM AS DESCRIBED IN THE LATEST LANDSCAPE IRRIGATION AUDITOR HANDBOOK. THE LANDSCAPE IRRIGATION AUDITS TO BE CONDUCTED BY A QUALIFIED INDIVIDUAL AND THE AUDIT SCHEDULE SHALL BE CONDUCTED AT LEAST ONCE EVERY FIVE YEARS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 20, DIVISION 1 OF THE LOS ANGELES COUNTY CODE.



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS BUILDING AND SAFETY / LAND DEVELOPMENT DIVISION

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WATER-EFFICIENT LANDSCAPE WORKSHEET ACKNOWLEDGEMENT by the LOCAL WATER PURVEYOR (Submit to the local office of Building and Safety prior to Building Permit)

Job Address/Tract:	City:	Permit No.	
Owner:	Telephone	e Number:	
Address:	City:	State: Zip Code:	
Work Description:			
Latest approved plan revision dated:	Total lan	dscape area:	
Lot No.(s):			
Other Areas:			

WATER PURVEYOR ACKNOWLEDGEMENT

This is to certify that the Water Efficient Landscape Worksheet has been received by this agency, as required by The California Code of Regulations Title 23, Division 2, Chapter 2.7, the Model Water Efficient Landscape Ordinance section 492.1.

Name of Water Purveyor Company

Name	Title	Signature	Date	
Remarks:				
Comments/Notes:				

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-	
REVISIONS	DATE:



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PLANT MATERIALS LIST

SYMBOL	BOTANICAL NAME/COMMON NAME <u>TREES</u>	SIZE	QTY	WATER USE	SYMBOL	BOTANICAL NAME/COMMON NAM <u>Shrubs</u>	Ξ	SIZE	QTY	WATER USE
	CERCIS OCCIDENTALIS WESTERN RED BUD	24" BOX	4	L	\bigotimes	SALVIA GREGGII AUTUMN SAGE		1 GAL.	24	L
12 m					\odot	PHORMIUM TENAX 'JACK SPRATT' HASSE'S DUDLEYA		1 GAL.	40	L
(\cdot)	LAGERSTROEMIA INDICA 'PINK' CRAPE MYRTLE	24" BOX	4	L						
C	<u>SHRUBS</u>					GROUNDCOVER				
\circledast	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	51	L		LONICERA JAPONICA JAPANESE HONEYSUCKLE	FLATS (@ 9"O.C.	170 S	FL
\bigoplus	LAVENDULA AGUSTIFOLIA ENGLISH LAVENDER	5 GAL.	60	L		OPHIOPOGON JAPONICA MONDO GRASS	FLATS (@ 12" O.C.	100 S	FΜ
\bigotimes	TULBAGHIA VIOLACEA SOCIETY GARLIC	5 GAL.	21	L						
\oslash	AGAVE ATTENUATA 'COMPACTA' FOX TAIL AGAVE	5 GAL.	4	L						

LANDSCAPING CALCULAT	IONS
TOTAL TURF LANDSCAPE AREA	100 SQ. FT.
TOTAL SHRUB/GC LANDSCAPE AREA	880 SQ. FT.
TOTAL LANDSCAPE AREA	980 SQ. FT.

PLANTING NOTES

- 1. ALL WORK PERFORMED SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/ OR STATE JURISDICTIONS. CONTRACTORS SHALL OBTAIN ALL NECESSARY PERMITS, INSPECTIONS AND APPROVAL REQUIRED FOR THIS WORK.
- 2. FINISH GRADES SHALL BE WITHIN TWO (2) INCHES BELOW CURB AND/OR PAVING GRADE IN SHRUB AREA, AND ONE (1) INCH BELOW CURB AND/OR PAVING GRADE IN LAWN AREAS.
- 3. ALL TREE DELIVERIES MUST BE COORDINATED WITH THE GENERAL CONTRACTOR.
- 4. ALL TREE LOCATIONS ARE TO BE REVIEWED AND APPROVED BY THE OWNERS AND THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATIONS OF UNDERGROUND UTILITY LINES IN THE FIELD PRIOR TO ANY EXCAVATION. REQUEST APPROVAL FROM THE OWNER AND THE LANDSCAPE ARCHITECT FOR ANY DEVIATION IN PLANT MATERIAL LOCATIONS.
- 6. ALL PLANTINGS PLANS ARE DIAGRAMMATIC, AND THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO ENSURE THAT THE ROOTBALLS OF NEW AND EXISTING TREES ARE NOT DISTURBED.
- 7. ALL VINES AND ESPALIERS ARE TO BE REMOVED FROM STAKES OR TRELLISES AND ATTACHED TO WALLS WITH APPROVED DEVICES.
- 8. ALL GROUND COVERS SHALL EXTEND BENEATH ALL PLANT MATERIAL.
- 9. ALL ON-CENTER SPACINGS FOR SHRUB AND GROUND COVERS ARE TRIANGULAR SPACINGS. (SEE DETAIL)

SOIL TESTING REQUIREMENTS

SOIL TESTING FOR AGRICULTURAL SUITABILITY IS REQUIRED FOR ALL LANDSCAPE AREAS. REFER TO SPECIFICATIONS PART 3-SOIL PREPARATION AND FINISH GRADING, 3.03 SOIL AMENDMENTS. TEST RESULTS SHALL BE SUBMITTED TO THE CITY BEFORE DELIVERY OF SOIL AMENDMENTS.

NOTES:

- THE CONTRACTOR SHALL SUBMIT A SOIL SAMPLE FORM AND 3 SOIL SAMPLES PRIOR TO START OF CONSTRUCTION FOR TESTING OF EXISTING SOIL NUTRIENTS AND SOIL SUITABILITY . (SEE A AND B THIS SHEET) THE CONTRACTOR, AFTER GRADING SHALL AGAIN SUBMIT A SOIL SAMPLE FORM AND 3
- SAMPLES OF THE POTENTIAL IMPORT TOPSOIL FOR TESTING FOR HORTICULTURAL SUITABILITY, FERTILITY AND PHYSICAL CHARACTERISTICS. (SEE A AND C THIS SHEET) THE CONTRACTOR SHALL REFER TO SHEET 12, SPECIFICATIONS LS.2, PART 3-SOIL
- PREPARATION AND FINISH GRADING, 3.03 SOIL AMENDMENT AND 3.04 SOIL PREPARATION. WAYPOINT ANALYTICAL (FORMALY SOIL & PLANT LABORATORY, INC.)

MODEL SOIL PREPARATION & BACKFILL MIX SPECIFICATIONS THE FOLLOWING SPECIFICATIONS ARE TO BE USED FOR COST ALLOWANCES ONLY. FINAL SOIL PREPARATION AND BACKFILL MIX REQUIREMENTS TO BE BASED ON RESULTS OF REQUIRED SOIL TESTS. (REFER TO SPECIFICATIONS SECTION 02821, PAR 1.04, E-1 THRU E-2 FOR SOIL TESTING REQUIREMENTS.)

MODEL SOIL PREPARATION: (PER 1000 SQUARE FEET)

ALLOW FOR A MINIMUM OF 4 CUBIC YARDS/1000 SQUARE FEET NITROGEN STABILIZED ORGANIC AMENDMENT (AS SPECIFIED IN SECTION 02821, PAR 2.01)

ALLOW FOR A MINIMUM OF 200#/1000 SQUARE FEET 'GRO-POWER PLUS' WITH 4% SULFUR

BROADCAST UNIFORMLY AND ROTOTILL INTO UPPER FOUR (4) TO SIX (6) INCHES OF SOIL.

MODEL BACKFILL MIX FOR TREES AND SHRUBS, (PER CUBIC YARD) 4 PARTS BY VOLUME NITROGEN STABILIZED ORGANIC AMENDMENT 6 PARTS BY VOLUME SITE SOIL

18# 'GRO-POWER PLUS' WITH 4% SULFUR PER CUBIC YARD OF MIX

APPLICATION RATE TABLE

GRO-POWER 7 GRAM PLANTING TABLETS, 12-8-8 WITH 20% HUMUS AND 4% HUMIC ACID PLANT SIZE: GALLON - 2 TABLETS 2 GALLON - 3 TABLETS

5 GALLON - 6 TABLETS 15 GALLON - 12 TABLETS

20"-24" BOX - 15 TABLETS SPECIMEN TREES & SHRUBS - 4 TABLETS FOR EVERY INCH OF CALIPER

NOTE: PLACE TABLET(S) NO HIGHER THAN 1/3 OF THE WAY UP ON THE ROOTBALL SPACED EQUALLY AROUND THE PERIMETER OF THE ROOTBALL APPROXIMATELY 2" FROM THE ROOT TIPS FINISH GRADING

- 1. FINISH GRADING SHALL CONSIST OF FINISHING SURFACES BY RAKING SMOOTHLY AND EVENLY, AND REMOVING AND OFF SITE DISPOSAL OF ALL EXTRANEOUS MATTER TO FACILITATE NATURAL RUN-OFF OF WATER.
- FINISH GRADES SHALL ALLOW FOR THE LATER ADDITION OF SOIL AMENDMENTS AND TAKE INTO ACCOUNT THE DISPLACEMENT OF EXISTING SOIL BY CONTAINER PLANTING. IF NECESSARY, EXISTING SOIL SHALL BE REMOVED IN ORDER TO ACHIEVE THE FOLLOWING FINAL GRADES.
- A. SHRUB AND GROUNDCOVERS AREAS: TWO (2) INCHES BELOW THE GRADE OF ADJACENT PAVEMENT, WALKS, CURBS, OR HEADERS. B. LAWN AREAS: ONE (1) INCH BELOW THE GRADE OR ADJACENT PAVEMENT, WALKS, CURBS, OR HEADERS.
- 5. SOIL AREAS ADJACENT TO BUILDINGS, PAVING AND WATER FEATURES SHALL SLOPE AWAY FROM THE STRUCTURE TO ALLOW A NATURAL RUN-OFF OF WATER, AND SURFACE DRAINAGE SHALL BE DIRECTED AS INDICATED ON THE DRAWINGS BY REMODELING SURFACES TO FACILITATE THE NATURAL RUN-OFF WATER. LOW SPOTS AND POCKETS SHALL BE GRADED TO DRAIN PROPERLY.
- 6. CONTRACTOR IS TO FINISH GRADE WITH PROPER SLOPE TO DRAINS. ALL FLOW LINES, DESIGNATED OR NOT, SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER, AND SHALL CONFORM TO THE INTENT OF ALL PLANS AND SECTIONS AFTER THOROUGH SETTLEMENT AND COMPACTION OF SOIL.

FINE GRADING

- 1. ALL SOIL AREAS SHALL BE COMPACTED AND SETTLED BY APPLICATION OF IRRIGATION TO A MINIMUM DEPTH OF TWELVE (12) INCHES PRIOR TO PLANTING.
- 2. AFTER THE FOREGOING DEEP WATERING MINOR MODIFICATIONS TO GRADE MAY REQUIRED TO ESTABLISH THE FINAL GRADE. THESE AREAS SHALL NOT BE WORKED UNTIL THE MOISTURE CONTENT HAS BEEN REDUCED TO A POINT WHERE WORKING IT WILL NOT DESTROY THE SOIL STRUCTURE.
- 3. ALL PLANTING AREAS SHALL BE FINE GRADED TO A SMOOTH, EVEN, AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE.

PROTECTION OF EXISTING SPECIMEN TREES

- 1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISITING SPECIMEN TREES THAT ARE TO REMIAN IN THE PROJECT, AND SHALL TAKE ALL NECESSARY PRECAUTIONS REQUIRED TO ASSURE THAT THEY ARE PROTECTED FROM DAMAGE BY WORKERS AND EQUIPMENT.
- 2. WHERE IT IS NECESSARY TO EXCAVATE IN CLOSE PROXIMITY TO EXISTING SPECIMEN TREES, ALL POSSIBLE CAUTION SHALL BE EXERCISED TO AVOID INJURY TO ROOTS, LIMBS AND TRUNK. EXCAVATION CLOSE TO TREES SHALL BE BY HAND. TUNNELING UNDER ROOTS TWO (2) INCHES AND LARGER SHALL BE ALLOWED ONLY AFTER DISCUSSION WITH AND APPROVAL BY THE CERTIFIED CONSULTING ARBORIST.
- 3. EXCAVATION IN THE VICINITY OF TREES SHALL BE CLOSED WITHIN 24 HOURS. WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE EXCAVATION ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH MOIST BURLAP OR CANVAS.
- 4. THE CONTRACTOR SHALL INSURE THAT NO FOREIGN MATERIAL AND/OR LIQUID, SUCH AS PAINT, CONCRETE, CEMENT, OIL, TURPENTINE, ACID OR THE LIKE, BE ALLOWED TO CONTAIMINATE ANY SOIL WITHIN THE DRIPLINE (I.E., THE OUTSIDE EDGE OF FOLIAGE OVERHANG) OF ANY TREE. IF SUCH CONTAMINATION SHOULD OCCUR, THE CONTRACTOR SHALL REMOVE SOIL AS DIRECTED BY THE CERTIFIED CONSULTING ARBORIST AND REPLACE IT WITH ACCEPTABLE SOIL AT NO EXPENSES TO THE OWNER.
- 5. ALL DAMAGE TO EXISTING SPECIMEN TREES SHALL BE REPAIRED AT THE GENERAL CONTRACTOR'S EXPENCE BY A LICENSED TREE SURGEON OR OTHER APPROVED PERSONNEL AS APPROVED BY THE CERTIFIED CONSULTING ARBORIST.
- 6. THE EXISTING IRRIGATION SYSTEM AT ALL EXISITING SPECIMEN TREES SHALL BE MAINTAINED IN WORKING ORDER FOR THE DURATION OF CONSTRUCTION. ANY DAMAGE TO THE EXISTING IRRIGATION SYSTEM SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSES TO THE OWNER.

HOLD HARMLESS AND INDEMNIFICATION CLAUSE CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION, OR THE

CONSTRUCTION NOTES:

LANDSCAPE ARCHITECT.

1. THIS PROJECT WILL COMPLY WITH: 2017 CBC, CPC, AND 2017 CEC AND 2017 TITLE 24 ENERGY REGULATIONS AND ALL CITY ORDINANCES. 2. THE HOUSE STREET NUMBER WILL BE VISABLE FROM THE STREET. 3. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATES, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GERNERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED CONVEYED OR DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAIN SYSTEMS.





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TREE PLANTING W/ DRAINAGE	C	TREE PL
	1. 2. 3. 4. 5. 6.	FINISH GRADE – T 1/4" RADIUS NOSE CONCRETE MOW CU STONE FINISH, SCO JOINTS @ 10' O.C. JOINTS @ 20' O.C. #3 REBAR CONTINU FINISH GRADE – SI COMPACTED SUBGRA
		1. FINISH GRADE
	F	 FINISH GRADE PLASTIC EDGING BY BLACK DIAM MANUFACTURER TOP OF EDGING OF 1/2" ABOVE FINISH GRADE STONE OR MULC PLANTING PLAN COMPACTED SUI



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IRRIGATION SPECIFICATIONS PART 1 - GENERAL g. Quick coupling valves. h. Stub-outs for future connections. 1.01 DESCRIPTION i. Other related equipment as directed by the City. A. Scope of Work: Provide all labor, materials, transportation 5. On or before the date of the final field observation, the and services necessary to furnish and install the Irrigation Contractor shall deliver the corrected and completed sepias to the City. Delivery of the sepias will not reliev System as shown on the Drawings and described herein. the Contractor of the responsibility of furnishing B. Standards: All work and materials shall comply with governing required information that may be omitted from the prin codes, safety orders, standards, and regulations. C. Controller Charts: 1.02 OUALITY ASSURANCE & REOUIREMENTS 1. As-builts drawings shall be approved by the Owner A. Permits and Fees: The Contractor shall obtain and pay for any before controller charts are prepared. and all permits and all observations as required. 2. Provide one controller chart for each controller B. Manufacturer's Directions: Manufacturer's directions and sequence detailed drawings shall be followed in all cases where the manufacturers of articles used in this Contract furnish 3. The chart shall show the area controlled by the automati directions covering points not shown in the Drawings and controller and shall be the maximum size which the Specifications. controller door will allow. C. Ordinances and Regulations: All local, municipal and state 4. The chart is to be a reduced drawing of the actual laws, and rules and regulations governing or relating to any installed system. However, in the event the controller portion of this work are hereby incorporated into and made a sequence is not legible when the drawing is reduced, it part of these Specifications, and their provisions shall be shall be enlarged to a size that will be readable when carried out by the Contractor. Anything contained in these reduced. Specifications shall not be construed to conflict with any of the above rules, regulations, or requirements of the same. 5. The chart shall be a black line or blueline ozalid print However, when these Specifications and Drawings call for or and a different color shall be used to indicate the area describe materials, workmanship, or construction of a better of coverage for each station. quality, higher standard, or larger size than is required by the above rules and regulations, the provisions of these 6. When completed and approved, the chart shall be Specifications and Drawings shall take precedence.. hermetically sealed between two pieces of plastic, each piece being a minimum 20 mils. **D.** Explanation of Drawings: 7. These charts shall be completed and approved prior to th 1. Due to the Scale of the Drawings, it is not possible to final field observation of the irrigation system. indicate all offsets, fitting, sleeves, etc., which may be required. The Contractor shall carefully investigate **D.** Operation and Maintenance Manuals: the structural and finished conditions affecting all of his work and plan his work accordingly, furnished such 1. Prepare and deliver to the Owner within ten calendar fittings, etc., as may be required to meet such conditions. days prior to completion of construction, two hard-cove Drawings are generally diagrammatic and indicative of the three ring binders containing the following informatio work to be installed. The work shall be installed in such a manner as to avoid conflicts between the irrigation a. Index sheet which states Contractor's name, addres system, planting and architectural features. and telephone number, and which lists each installed equipment and material item including 2. All work called for on the Drawings by notes or details names and addresses of manufactures local such be furnished and installed whether or not representatives. specifically mentioned in the specifications. b. Catalog and parts sheets on every material and equipment item installed under this Contract. 3. The Contractor shall not willfully install the irrigation system c. Guarantee statement. as shown on the Drawings when it is obvious in the field d. Complete operating and maintenance instructions that obstructions, grade differences, or discrepancies in all major equipment. area dimensions exist that might not have been considered engineering. Such obstructions or differences should be 2. In addition to the above mentioned maintenance manual brought to the attention of the Landscape Architect. In provide the Owner's maintenance personnel with the event this notification is not performed, the Contractor instructions for major equipment and show evidence in shall assume full responsibility for any revision necessary writing to the Owner at the conclusion of the project that this service has been rendered. **1.03 SUBMITTALS** E. Equipment to be Furnished: A. Material list 1. Supply as a part of this contract the following tools 1. The Contractor shall furnish the articles, equipment, a. Two (2) sets of special tools required for removing materials, or processes specified by name in the Drawings and Specifications. No substitution will be allowed disassembling and adjusting each type of sprink and valve supplied on this project. without prior written approval by the City. b. Two (2) four-foot valve keys for operation of gate 2. Complete material list shall be submitted prior to performing any work. Material list shall include th c. Two (2) keys for each automatic controller d. One (1) quick coupler key and matching hose swive manufacturer, model number, and description of all for every five (5) or fraction thereof of each type materials and equipment to be used. Although of quick coupling valve installed. manufacturer and other information may be different, the following is a guide to proper submittal format: 2. The above mentioned equipment shall be turned over to t Owner at the conclusion of the project. Before final Item No. Description Manufacturer Model No. observation can occur, evidence that the Owner has received material must be provided to the Owner. 1 Backflow Preventer Febco 825Y 1.04 PRODUCT DELIVERY, STORAGE AND HANDLING 2 Automatic Controller Calsense ETI-DTR2 A. Handling of PVC pipe and fittings: The Contractor is 3 Master Valve Clayval 136ACSKC-24V cautioned to exercise care in handling, loading, unloading and storing PVC pipe and fittings. All PVC pipe shall be 4 Etc. Etc. Etc. transported in a vehicle which allows the length of pipe to lie flat so as not to subject it to undue bending or a Irrigation submittal must be specific and complete. All items must by listed and should include solvent, primer. concentrated external load at any point. Any section of pipe that has been dented or damaged will be discarded, and if wire, connectors, valve, boxes, etc. No copies of installed, shall be replaced with new piping. manufacturer's literature (catalog cuts) are required as submittal information. 1.05 SUBSTITUTIONS 3. The Contractor may submit substitutions for equipment and A. If the Contractor wishes to substitute any equipment or materials listed on the Drawings by following procedures materials for the equipment or materials listed on the as outlined in Section 1.05 of the Irrigation Specifications Drawings and Specifications, he may do so by providing the 4. Equipment or materials installed or furnished without following information to the City and Owner for approval: prior approval of the City may be rejected and the Contractor 1. Provide a statement indicating the reason for making the may be required to remove such materials from the site at substitution. Use a separate sheet of paper for each his own expense. item to be submitted. 5. Approval of any item, alternative or substitute indicates 2. Provide descriptive catalog literature, performance only that the product or products apparently meet the charts and flow charts for each item to be substituted. requirements of the Drawings and Specifications on the basis of the information or samples submitted. 3. Provide the amount of cost savings if the substituted 6. Manufacturer's warranties shall not relieve the Contractor item is approved. of his liability under the guarantee. Such warranties **B.** The City and the Owner shall have the sole responsibility shall only supplement the guarantee in accepting or rejecting any submittal item as an approved **B. RECORD DRAWINGS:** equal to the equipment and materials listed on the **Drawings and Specifications.** 1. The Contractor shall provide and keep up-to-date a complete record set of blueline ozalid prints which shall 1.06 GUARANTEE be corrected daily, showing every change from the original Drawings and Specifications and the exact A. The guarantee for the irrigation system shall be made in installed locations, sizes, and kinds of equipment. accordance with the attached form. The General Condition Prints for this purpose may be obtained from the City Supplementary Conditions of these Specifications shall be at cost. This set of drawings shall be kept on the filed with the City prior to acceptance of the irrigation site and shall be used only as a record set. system 2. The Contractor shall make neat and legible notations on **B.** A copy of the Guarantee form shall be included in the the record drawing progress sheets daily as the work proceeds, showing the work as actually installed. For operations and maintenance manual. example, should a piece of equipment be installed in a C. The guarantee form shall be re-typed onto the Contractor's location that does not match the plan, the Contractor letterhead and shall contain the following information: must indicate that equipment has been relocated in a graphic manner so as to match the original symbols as indicated in the irrigation legend. The relocated **GUARANTEE FOR IRRIGATION SYSTEM** equipment and dimensions will then be transferred to the We hereby guarantee that the irrigation system we have furnished original record drawing plan at the proper time. and installed is free from defects in materials and workmanship. 3. Before the date of the final observation, the Contractor and the work has been completed in accordance with the Drawing shall transfer all information from the "record drawing" Specifications, ordinary wear and tear, unusual abuse, or neglect prints to a sepia mylar or similar mylar material. excepted. We agree to repair or replace any defects in material o Arrangements shall be made through the city for workmanship which may develop during the period of one year fro obtaining said sepia mylar or similar mylar material date of acceptance and also to repair or replace any damage All work shall be in waterproof India ink and applied to resulting from the repairing or replacing of such defects at no the mylar by a technical pen made expressly for use on additional costs to the Owner. We shall make such repairs or mylar material. Such pen shall be similar to those replacements within a reasonable time, as determined by the Ow manufactured by Rapidograph, Kueffel & Esser, or Faber after receipt of written notice. In the event of our failure to Castell. The dimensions shall be made as to be easily make such repairs or replacements within a reasonable time afte readable even on the final controller chart (see Section receipt of written notice from the Owner, we authorize the Owner C). The original mylar "record drawing" plan shall be proceed to have said repairs or replacements made at our expense submitted to the City for approval prior to the and we will pay the costs and charges therefore upon demand. completion of the controller chart. **PROJECT:** 4. The Contractor shall dimension from two (2) permanent points of reference, such as building corners, sidewalk edges, road intersections, etc., the location of the LOCATION: following items: a. Connection to existing water lines. b. Connection to existing electrical power. SIGNED: c. Gate valves. d. Routing of sprinkler pressure lines (dimension max. 100' along routing). **ADDRESSED:** e. Sprinkler control valves. f. Routing of control wiring and locations of all splice

boxes.

	PART 2 - PRODUCTS	2. Wirin
	2.01 MATERIALS	linst
	A. General: Use only new materials of brands and types noted on	3. Where
e	drawings, specified herein, or approved equals.	(15)
nts.	B. PVC Pressure Main Line Pipe and Fittings:	4. An exp
	1. Pressure main line piping for sizes 2" and larger shall be PVC Class 315.	of e sufi
	2. Class 315 pipe shall be made from an NSF approved Type 1, Corded BVC compound conforming to ASTM regin	eieo valv
	specification D1784. All pipe must meet requirements as	laid
	appropriate standard dimension (S.D.R.) (Solvent-weld	con
c	Fipe).	5. All sp. Sea
	3. Pressure main line piping for sizes 1-1/2" and smaller shall be PVC Schedule 40 with solvent welded joints.	app sea
	4. Schedule 40 pipe shall be made from NSF approved Type 1,	6. Field
t	Grade 1 PVC compound conforming to ASTM resin specification D1785. All pipe must meet requirements as	elec app
	set forth in Federal Specification PS-21-70.	K. Automatic
	5. PVC solvent-weld fittings shall be Schedule 40, 11-1 NSF approved conforming to ASTM test procedure D2466.	1. Auton
	6. Solvent cement and primer for PVC solvent-weld pipe and	on
	fittings shall be of type and installation methods prescribed by the manufacturer.	2. Final app
l	7. All PVC pipe must bear the following markings:	3. Unles
le	a. Manufacturer's name	elec to b
	b. Nominal pipe sizec. Schedule or class	sha
	d. Pressure rating in P.S.I. e. NSF (National Sanitation Foundation) approval	L. Electric Co
er.	f. Date of extrusion	1. All ele type
n.	8. All fittings shall bear the manufacturer's name or trademark, material designation, size, applicable I.P.S.	2. All ele
ss,	schedule and NSF seal of approval.	adju
ł		3. Provid
	C. PVC Non-Pressure Lateral Line Piping:	M Control Va
	1. Non-pressure buried lateral line piping shall be PVC Schedule 40 with solvent-weld joints when installed in	
on	planting areas.	I. Use I Ind
	2. Non-pressure lateral line piping installed under paved areas shall be PVC Schedule 40 with solvent welded	app min
s,	joints.	2. Use 9.
1	3. Pipe shall be made from NSF approved, Type I, Grade II PVC compound conforming to ASTM resin specification	bolt
	D1784. All pipe must meet requirements set forth in Endowed Specification PS 22 70 with an appropriate	3. Use 6
	standard dimension ratio.	all o with
	4. Except as noted in paragraphs 1, 2, and 3 of this section	N. Sprinkler
er	(2.01B), all requirements for non-pressure lateral line pipe and fittings shall be the same as for solvent-weld	1. All s
	pressure main line pipe and fittings as set forth in section 2.01B of the Specifications.	de (o)
	D. Brass Pipe and Fittings:	the pre
el	1. Where indicated on the Drawings, use red brass screwed	2. Spray
	pipe conforming to Federal Specification #WW-P-351.	3. Riser det
he	2. Fittings shall be red brass conforming to Federal Specification #WW-P-460.	4. Riser
	E. Copper Pipe and Fittings:	siz
	1. Pipe: Type K, hard tempered.	5. All sp ma
	2. Fittings: wrought copper, solder joint type.	O. Sleeving:
	3. Joints shall be soldered with silver solder, 45% silver,	1. Slee
	15% copper, 16% zinc, 24% cadmium, solidus at 1125° F, and liquidus at 1145° F.	la P.
	F. Valves:	D Vondol De
	1. Ball Valves (1-1/2" and smaller)	P. Vanuai Re
	a. Ball valves shall be a 125 lb SWP bronze valve with	1. Con
	screw-in bonnet, nonrising stem, and solid wedge disc. with a stainless steel handle.	2. A ba
	b. Ball valves shall be similar to those manufactured	ho sp
	c. All Ball valves shall be installed per detail.	3. A 11
•	2. Resilient Wedge Gate Valve (2" and larger)	sw ru
	a. Resilient Wedge Gate valves shall be epoxy coated	All
	b. Resilient Wedge Gate valves shall be No. 403 RT-RW	4. A ter th
	c. All Resilient Wedge Gate valves shall be installed	(5)
	per detail.	Q. Miscellan
	G. Quick Coupling Valves:	1. Refe mi
	1. Quick coupling valves shall have a brass, two-piece body designed for working pressure of 150 P.S.I.	2. All n
	2. Quick coupling valve shall be operable with a quick	sp
	coupler key. Key size and type shall be as shown on the Drawings.	PART 3 - EXECU
is and	H. Backflow Prevention Units:	3.01 OBSERVAT
	1. Backflow prevention unit shall be of size and type	A. All scaled
	indicated on the irrigation drawings. Install backflow prevention units in accordance with the Drawings.	check a the City
	2. Wy strainers at backflow prevention units shall have a	B. Exercise e
	bronzed screwed boy with 60 mesh monel screen and shall be similar to Bailey #100B or approved equal.	utilities. utilities
	3 All prossure main line piping between the point of	Check ex Contact
	connection and the backflow preventer shall be installed	C Coordinat
I	as required by local code. The Contractor shall verify with the local governing body as to material type and	so there
gs and	installation procedures prior to start of construction. Submit shop drawing for approval.	construc ground o
r	I. Check Valves:	D. The Contr
D m	1. Swing check valves 2" and smaller shall be 200 pound	himself irrigatio
	W.O.G. bronze construction with replaceable composition, neoprene, or rubber disc and shall meet or exceed Federal	3 03 DDDDADAT
ier,	Specification WW-V51D, Class A, Type IV.	J.UZ PREPARALI
r to	2. Anti-drain valves shall be of heavy duty virgin PVC construction with F.I.P. thread inlet and outlet	A. Physical layo
e	Internal parts shall be stainless steel and neoprene. Anti-drain valve shall be field adjustable against	1. Prior to all pi
	drawout from 5 to 40 feet of head. Anti-drain valve shall be similar to the Valcon "ADV" or approved equal	sprin
	I. Control Wiring.	2. All layo insta
	J. Event of noted otherwise convections between the	B. Water Suppl
	1. Except as noted otherwise, connections between the automatic controllers and the electric control valves	1. The irr
	snan de made with direct burial copper wire AWG-U.F. 600 volt. Control wiring installed in control wire conduit	point 2 Connec

within structure shall be made with AWG-TW solid copper

each automatic controller. Common wires shall be white

manufacturer's specifications and wire chart. In no case

wire. Pilot wires shall be a different color wire for

with a different color stripe for each automatic

controller. Install in accordance with valve

shall wire size be less than #14.

DATE OF ACCEPTANCE:

PHONE:

- Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible.
- Where more than one (1) wire is placed in a trench, the wiring shall be taped together at intervals of fifteen (15) feet.
- An expansion curl shall be provided within three (3) feet of each wire connection. Expansion curl shall be of sufficient length at each splice connection at each electric control valve, so that in case of repair, the valve bonnet may be brought to the surface without disconnecting the control wires. Control wires shall be laid loosely in trench without stress or stretching wire conductors.
- All splices shall be made with Scotch-Lok #3576 Connector Sealing Packs, Rainbird Snap-Tile wire connectors., or approved equal. Make only one splice with each connector sealing pack.
- Field splices between the automatic controller and electric control valves will not be allowed without prior approval of the City.
- omatic Controller:
- Automatic controller(s) shall be of size and type shown on the Drawings.
- Final location of automatic controller(s) shall be approved by the Landscape Architect and Owner.
- Unless otherwise noted on the Drawings, the 120 volt electrical power to each automatic controller location is to be furnished by others. The final electrical hook-up shall be the responsibility of the Contractor.
- ctric Control Valves:
- All electric control valves shall be the same size and type shown on the Drawings.
- All electric control valves shall have a manual flow adjustment.
- Provide and install one control valve box for each electric control valve. ntrol Valve Boxes:
- Use 10" x 10-3/4" round box for all gate valves. Carson Industries #910-12B with purple bolt-down cover or approved equal. Extension sleeve shall be PVC with minimum size of six (6) inches.
- Use 9-1/2" x 16" x 11" rectangular box for all electric control valves. Carson Industries # 1419-12B with purple bolt-down cover or approved equal.
- Use 6" diameter x 8-3/4" deep round plastic valve box for all quick coupling valves. Carson Industries # 608-12 with purple flex-lock cover or approved eq
- rinkler Heads:
- All sprinkler heads shall be of the same size, type, and deliver the same rate of precipitation with the diameter (or radius) of throw, pressure, and discharge as shown on the Drawings and/or specified in these special provisions.
- Spray heads shall have a screw adjustment. Riser units shall be fabricated in accordance with the
- details shown on the drawings.
- Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler body. All sprinkler heads of the same type shall be the same
- manufacturer.
- Sleeving under hardscape or paved areas for mainline lateral lines or control wiring shall be Schedule 40 **P.V.C. or approved equal.**
- andal Resistant Controller Enclosure:
- . Controller enclosure shall be of size and type shown on the Irrigation Drawings and Irrigation Detail sheet.
- 2. A backboard shall be secured to the controller enclosure housing to provide a base for mounting the automatic sprinkler controller and terminal strip.
- A 117 volt duplex box shall be provided with an On/Off switch, and a 117 volt receptacle. Metal conduit shall run from the 117 volt supply to the controller housing All power within the housing shall be properly phased.
- 4. A terminal strip shall be provided, clearly indicating the proper points of connection of all appropriate wiring (station valves, master valve, common, central control).
- scellaneous Irrigation Equipment:
- Refer to the Irrigation Plans for sizes and types of miscellaneous irrigation equipment.
- All miscellaneous irrigation equipment shall be as specified or approved equal.
- EXECUTION
- SERVATION OF SITE CONDITIONS
- scaled dimensions are approximate. The Contractor shall check and verify all size dimensions and receive approval from the City prior to proceeding with work under this Section.
- ercise extreme care in excavating and working near existing utilities. The Contractor shall be responsible for damages to utilities which are caused by his operations or neglect. Check existing utilities drawings for existing utility locations. Contact Dig Alert (or similar service).
- ordinate installation of sprinkler materials including pipe, so there shall be no interference with utilities or other construction or difficulty in planting trees, shrubs, and ground covers.
- e Contractor shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the irrigation system.
- PARATION
- cal layout:
- Prior to installation, the Contractor shall stake out all pressure supply lines, routing and location of sprinkler heads.
- All layout shall be approved by the City prior to installation.
- Supply:
- The irrigation system shall be connected to water supply point(s) of connection as indicated on the Drawings. 2. Connections shall be made at the approximate location(s) shown on the Drawings. The Contractor is responsible for minor changes caused by actual site conditions.

- C. Electrical Supply:
- 1. Electrical connections for any and all automatic controllers shall be made to electrical point(s) of
- connection as indicated on the Drawings. 2. Connections shall be made at the approximate location(s)
- shown on the Drawings. The Contractor is responsible for minor changes cause by actual site conditions.
- 3.03 INSTALLATION
- A. Trenching:
 - 1. Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on the Drawings and as noted.
 - 2. Provide for a minimum of twenty-four (24) inches cover for all irrigation lines installed under paving or hardscaping.
 - 3. Provide for a minimum of twenty-four (24) inches cover for all pressure supply lines of three (3) inches or larger in diameter.
 - 4. Provide for a minimum of eighteen (18) inches cover for all pressure supply lines of two and one half $(2^{1/2})$ inches or smaller
 - 5. Provide for a minimum of twelve (12) inches for all nonpressure lines.
 - 6. Provide for a minimum cover of eighteen (18) inches for all control wiring.
 - 7. Refer to City Standard details when within City streets susceptible to traffic loads.
- **B. Backfilling:**
- 1. The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand, or other approved materials, free from large clods of earth or stones. Backfill shall be mechanically compacted in landscaped areas to a dry density equal to adiacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken areas, humps or other surface irregularities.
- 2. A fine granular material backfill will be initially placed on all lines. No foreign matter larger than one-half (1/2)inch in size will be permitted in the initial backfill.
- 3. Flooding of trenches is not permitted.
- 4. If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn, planting, or other construction are necessary, the Contractor shall make all required adjustments without cost to the Owner
- C. Trenching and Backfill Under Paving:
 - 1. Trenches located under areas where paying, asphaltic concrete, or concrete will be installed, shall be backfilled with sand (a layer four (4) inches below the pipe and six (6) inches above the pipe) and compacted in layers to 95% compaction, using manual or mechanical tamping devices. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil and shall be left in a firm unvielding condition. All trenches shall be left flush with the adjoining grade. The Contractor shall set in place, cap and pressure test all piping under paving prior to the paving work.

D. Assemblies:

- 1. Routing of sprinkler irrigation lines as indicated on the Drawings is diagrammatic. Install lines (and various assemblies) in such a manner as to conform with the details in the Drawings.
- 2. Install NO multiple assemblies in plastic lines. Provide each assembly with its own outlet.
- 3. Install all assemblies specified herein in accordance with respective detail. In absence of detail drawings of Specifications pertaining to specific items required to complete work, perform such work in accordance with best standard practice with prior approval of City.
- 4. PVC pipe and fittings shall be thoroughly cleaned of dirt, dust, and moisture before installation. Installation and solvent welding methods shall be as recommended by the pipe and fitting manufacturer.
- 5. On PVC to metal connections, the Contractor shall work the metal connections first. Teflon tape or approved equal, shall be used on all threaded PVC to PVC, and on all threaded PVC to metal joints. Light wrench pressure is all that is required. Where threaded PVC connections are required, use threaded PVC adapters into which the pipe may be solvent welded.

HOLD HARMLESS AND INDEMNIFICATION CLAUSE

CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/DEVELOPER. COUNTY OF LOCAL JURISDICTION. OR THE LANDSCAPE ARCHITECT.

REVISIONS	DATE:





OF 10 SHEETS

IRRIGATION SPECIFICATIONS (continued)

E. Line Clearance:

- 1. All lines shall have a minimum clearance of six (6) inches from each other and twelve (12) inches from lines of other trades, with the exception of the control wire sleeve(s) which shall be installed adjacent to pressure supply line. Parallel lines shall not be installed directly
- F. Automatic Controller Assembly:
- Install as per manufacturer's instructions. Remote control valves shall be connected to controller in numerical sequence as shown on the Drawings.
- G. High Voltage Wiring for Automatic Controller:

over one another.

- 1. 120 volt power connection to the automatic controller shall be provided by the Contractor.
- 2. All electrical work shall conform to local codes, ordinances, and union authorities having jurisdiction
- H. Remote Control Valves:
- 1. Install where shown on the Drawings. Where grouped together, allow at least twelve (12) inches between adjacent valve boxes. Install each remote control valve in a separate valve box.

I. Flushing of System:

- 1. After all new sprinkler pipe lines and risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and full head of water used to flush out the system.
- 2. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the City.
- J. Sprinkler Heads:

 - 1. Install the sprinkler heads as designated on the Drawings. Sprinkler heads to be installed in this work shall be equivalent in all respects to those itemized.
 - 2. Spacing of heads shall not exceed the maximum indicated on the Drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.
- 3.04 TEMPORARY REPAIRS

The City reserves the right to make temporary repairs as necessary to keep the sprinkler system equipment in operating condition. The exercise of this right by the City shall not relieve the Contractor of his responsibilities under the terms of the guarantee as herein specified.

3.05 EXISTING TREES

Where it is necessary to excavate adjacent to existing trees, the Contractor shall use all possible care to avoid injury to trees and tree roots. Excavation in areas where two (2) inch and larger roots occur shall be done by hand. All roots two (2) inches and larger in diameter, except directly in the path of pipe or conduit shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a ditching machine is run close to trees having roots smaller than two (2) inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts through. Roots one (1) inch and larger in diameter shall be painted with two coats of Tree Seal, or equal. Trenches adjacent to tree should be closed within twenty-four (24) hours; and where this is not possible, the side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

- 3.06 FIELD QUALITY CONTROL
- A. Adjustment of the System:
 - 1. The Contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible.
 - 2. If it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage the Contractor shall make such adjustments prior to planting. Adjustments may also include changes in nozzle sizes and degrees of arc as required.
 - 3. Lowering raised sprinkler heads by the Contractor shall be accomplished within ten (10) days after notification by the City.
 - 4. All sprinkler heads shall be set perpendicular to finished grades unless otherwise designated on the Drawings.
 - 5. Rain Bird DV valves will be set per manufacturers specification so that each lateral operates at design pressure.
- **B.** Testing of Irrigation System:
- 1. The Contractor shall request the presence of the City in writing at least 48 hours in advance of testing.
- 2. Test all pressure lines under hydrostatic pressure of 150 pounds per square inch and prove watertight.
- Note: Testing of pressure main lines shall occur prior to installation of the electric control valves.
- 3. All piping under paved areas shall be tested under hydrostatic pressure of 150 pounds per square inch and proven watertight prior to paving.
- 4. Sustain pressure in lines for not less than six (6) hours. If leaks develop, replace joints and repeat test until entire system is proven watertight.
- 5. All hydrostatic tests shall be made only in the presence of the General Contractor and the City. No pipe shall be backfilled until it has been observed, tested, and approved in writing.
- 6. Furnish necessary force pump and all other test equipment.
- 7. When the irrigation system is completed, perform a coverage test in the presence of the City to determine if the water coverage for planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from the Drawings, or where the system has been willfully installed as indicated on the Drawings when it is obviously inadequate, without bringing this to the attention of the City. This test shall be accomplished before any ground cover is planted.
- 8. Upon completion of each phase of work, the entire system shall be tested and adjusted to meet site requirements.
- 3.07 MAINTENANCE
 - A. The entire irrigation system shall be under full automatic operation for a period of seven (7) days prior to any planting.
 - B. The City reserves the right to waive or shorten the operation period.

3.08 CLEAN-UP

Clean-up shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site, all walks and paving shall be bloomed or washed down, and any damage sustained on the work of others shall be repaired to its original condition.

3.09 FINAL SITE OBSERVATION PRIOR TO ACCE

- A. The Contractor shall operate each system the City at time of final observation. A not acceptable by the City shall be rewo complete satisfaction of the City.
- **B.** The Contractor shall show evidence to the City has received all accessories, chart and equipment as required before final can occur.
- 3.10 SITE OBSERVATION SCHEDULE A. The Contractor shall be responsible for n in advance for the following observatio with city) according to the time indicat
 - 1. Pre-Job Conference 7 days
 - 2. Pressure supply line installation -
 - 3. Lateral line and sprinkler installat
 - 4. Automatic controller installation
 - 5. Control wire installation 24 hours
 - 6. Pressure supply line and lateral lin
 - 7. Coverage test 48 hours
 - 8. Final observation 7 days
 - B. When observations have been conducted show evidence in writing of when and by observations were made.
 - C. No site observations will commence with drawings. The contractor shall not ca without "As-Built" record drawings, wit previously noted corrections, or without for said visit.

PLANTING SPECIFI

PART 1 - GENERAL

- 1.01 Scope of Work: Contractor shall provide all materials, labor
 - incidental to and necessary for completing al on the drawings, as reasonably implied, or as Specifications as follows.
- 1.02 Standards:

All work and materials shall comply with gove orders, standards, and regulations, and meet requirements of the governing agencies.

- 1.03 **Quality Assurance:**
 - A. All Contractors performing Site Developm licensed in accordance with the laws of
 - California **B.** Contractor shall provide the Landscape A
 - with a list of Subcontractors and Mate to be employed during the course of con
 - C. Contractor shall obtain and keep in force Property Damage Insurance, during en **Construction Contract.** The amount of determined by City.
 - D. Prior to start of site development work, th notify the Landscape Architect and City completion dates. Contractor shall also Architect and City with the name and tel person in charge of the work.
- 1.04 Responsibilities and Coordinations
 - A. Permits: The Contractor shall obtain an and inspections required by governing to be performed.
 - **B.** Existing Conditions: The Contractor sha and dimensions shown on the plans at commencement of any work under this Contractor shall verify the location and underground utilities prior to start of
 - C. Temporary Utilities: The Contractor sha all cost incurred for all temporary utilit electrical power and gas as required by construction of the project. Temporary coordinated with the City and other co
 - D. Survey, Reference Points, and Elevations responsible for establishing all surveys, elevations required by him, and shown execution of site construction.
 - E. Traffic: The Contractor is responsible for traffic barriers and detours required b construction of the project. All tempor and detours shall conform to all condition City or governing authorities.
- 1.05 Defective and Unauthorized Work:

All work which is determined by inspection to construction or deficient in any of the require and specifications, shall be remedied or remo the Contractor at his own expense in a manne Landscape Architect and City.

1.06 Inspections:

The Contractor shall arrange for inspections Landscape Architect, City and governing auth to time of inspection, unless otherwise noted. be as listed below, but not necessarily in this inspection pertaining to the project scope of v

Rough Grading. Drain Lines and Catch Basins. Irrigations (main line pressure, coverage & sys

Soil Preparation and Finish Grading Plant Material (delivery & placement). Substantial Completion Inspection (at comple improvements) - 7 Days.

Final Inspection (after maintenance period) The contractor shall arrange a Preconstruction

the Landscape Architect and City a minimum to the beginning work.

1.07 Guaranties:

- A. Plant Materials: All trees, shrubs, ground plants and lawn shall be guaranteed fro acceptance of landscape construction for
- Trees 24" box & larger = 1 year Trees 15 gal. & smaller = 1 year Shrubs All sizes = 120 days Ground Cover = 120 days **Bedding Plant = 120 days** Lawn (sod) = 120 days Lawn (seed) = 120 days from first mowi

SITE OBSERVATION PRIOR TO ACCEPTANCE	material with new material and charge the Landscape Contractor	C. Trees
The Contractor shall operate each system in its entirety for the City at time of final observation. Any items deemed	B. Construction Materials: The contractor shall guarantee all	acc the siz
complete satisfaction of the City.	period of one year from date of final acceptance of project.	sta apj
The Contractor shall show evidence to the City that the City has received all accessories, charts, record drawings, and equipment as required before final site observation	1.08 Material and Labor Releases: Upon completion of the work, the Contractor shall present to the	D. All p dai int
can occur.	City, signed copies of all labor and materials releases for all work performed under Site Development.	rep
bSERVATION SCHEDULE he Contractor shall be responsible for notifying the City in advance for the following observation meetings, (verify	1.09 Disposal and Clean-up:	E. Sizes sto gro
with city) according to the time indicated:	Remove all waste materials (including excavated material classified as unacceptable soil material), trash and debris generated or encountered during the course of landscape construction, and	two F. Subsi
 Pressure supply line installation - 24 hours 	legally dispose of it. During the course of the work, remove surplus materials from the site and leave premises in a neat and	wil apj
3. Lateral line and sprinkler installation - 24 hours	clean condition. Clean up and remove all remaining debris and surplus materials upon completion of work, leaving the premises neat and clean. The site shall be cleaned upon the request of the	cos sub of t
4. Automatic controller installation - 24 hours	inspector.	G. Plant
 Control wire installation - 24 hours Pressure supply line and lateral line testing - 48 hours 	2.01 Protection:	Cit rep
7. Coverage test - 48 hours	Keep all plant material delivered to site in a healthy condition for planting. Plants shall not be allowed to dry out. Bare root stock shall be senarated and beeled-in, in most earth or other	H. Stak
8. Final observation - 7 days	suitable material until planting. Balled and burlapped plants shall have root ball covered with moist sawdust, wood chips or	I. Plant
When observations have been conducted other than the City show evidence in writing of when and by whom these observations were made	other suitable material until planting. 2.02 Installation:	are lea gro
To site observations will commence without "As-Built" record	Detailed layout of plants within the planting areas shall be	pla det
drawings. The contractor shall not call for a site visit without "As-Built" record drawings, without completing previously noted corrections, or without preparing the system	and City prior to planting.	4.03 Soil Amendr
for said visit.	Soil excavated from planting holes shall be amended to backfill around trees and shrubs using the following mixture:	Soil ame report
TING SPECIFICATIONS	Native, On-Site Soil with rock no greater than 3" in diameter Gro Power Plus, 5-3-1 @ 15 lbs/cy	4.04 Trees Stakes
VERAL	Iron Sulfate @ 2 lbs/cy	Tree stak detail on
f Work:	Soils Test.)	<u>PART 5 - GROUN</u>
actor shall provide all materials, labor and equipment ental to and necessary for completing all work, as indicated	After backfilling, construct a 3" earthen berm to form watering basin around each plant, to allow thorough water-in and	5.01 Scope of We
e drawings, as reasonably implied, or as delineated in the fications as follows.	Prior to installation of turf and ground cover, remove water basins	for and in plants, as
ds:	from around trees and shrubs. Berms in turf areas to be removed prior to City acceptance.	the specif
ork and materials shall comply with governing codes, safety s, standards, and regulations, and meet the minimum rements of the governing agencies	PART 3 - SOIL PREPARATION AND FINISH GRADING	Perennia
Assurance:	3.01 Scope of Work: A. Provide all materials and equipment, and perform all work	from a re plans.
ll Contractors performing Site Development work, must be licensed in accordance with the laws of the State of	necessary for and incidental to the soil preparation and finish grading of all planting and lawn areas as shown on	5.03 Ground Cov
California.	plans, as reasonably implied, or as delineated in the specifications.	Ground C Ground c
ontractor shall provide the Landscape Architect and the City with a list of Subcontractors and Material Suppliers expected to be employed during the course of construction.	B. Furnishing, placement and grading, of topsoil for backfilling of planters if required.	similar co
ontractor shall obtain and keep in force Public Liability and	C. Cleaning and finish grading of planters areas and planting areas.	5.04 Mulch: S
Construction Contract. The amount of insurance shall be determined by City.	3.02 Topsoil:	5.05 Coordination
rior to start of site development work, the Contractor shall	A. Existing on-site soils listed as 'acceptable' under 'Site Grading' specification.	A. Do no con
completion dates. Contractor shall also supply the Landscape Architect and City with the name and telephone number of the	B. Topsoil imported to site for use as fill, backfill in planters and mounding, shall be sandy textured. Silt plus clay content	keej prot
person in charge of the work.	of this soil shall be no greater than 15% by weight. The boron content of this soil shall be no greater than 1 part per	B. Soil p and plat
ermits: The Contractor shall obtain and pay for all permits	million as measured on the saturation extract. The sodium absorption ratio (SAR) shall not exceed 3.0 millimohos per centimeter at 25 C. In order to ensure conformance, samples	5.06 Installation:
and inspections required by governing authorities for the work to be performed.	of the imported soil shall be submitted to an agronomic soils testing laboratory, approved by the project Landscape	Plant grou indicated
xisting Conditions: The Contractor shall verify all conditions and dimensions shown on the plans at the site prior to	Architect for analysis prior to use. Result of testing to be delivered to City for approval. Soil test to include analysis and recommendations.	Each plan so as to m
Contractor shall verify the location and depth of all underground utilities prior to start of work.	3.03 Soil Amendments:	that soil d
emporary Utilities: The Contractor shall apply for and pay all cost incurred for all temporary utilities such as water	All soil amendments shall be as specified in the Agronomic Suitability/Fertility soils report furnished by the Contractor	grade p grade and material s
electrical power and gas as required by him for the construction of the project. Temporary services shall be	3.04 Soil Preparation:	is establis (Grading s
coordinated with the City and other contractors on the job site.	All work on irrigation system shall be complete and inspected for recommended approval and, fine grading completed, prior to	5.07 Protection:
urvey, Reference Points, and Elevations: The Contractor is responsible for establishing all surveys, reference points and	rototilling and prior to soil amendment work. After rough grades have been established, prepare all lawn and	damage pr
elevations required by him, and snown on plans for proper execution of site construction.	planting areas by tilling or cross ripping to a depth of 12". All rock and debris more than 2" in diameter shall be removed from the site, except for areas that are to be sodded, in which all rock	PART 6 - WEED A
raffic: The Contractor is responsible for all temporary traffic barriers and detours required by him for the construction of the project. All temporary traffic barriers	and debris more than 1" in diameter shall be removed.	6.01 Scope of Wo
and detours shall conform to all conditions required by the City or governing authorities.	Apply, spread, and rototil in all soil amendments as recommended to a depth of 6". Water area thoroughly after rototilling is complete. Incorporate evenly into the top 4" to 6" the following	work as in delineated
e and Unauthorized Work:	for each 1,000 square feet of planting area:	6.02 Quality Assu
ork which is determined by inspection to be defective in its ruction or deficient in any of the requirements of the plans	200 lbs. of Gro-Power or approved equal.	A. The Aj by f
pecifications, shall be remedied or removed, and replaced by ontractor at his own expense in a manner acceptable to the scape Architect and City.	The above soil conditioning are minimal qualities only and should be used only for bidding purpose, because soil conditions may change drastically from the time these specifications were	Pest
ons:	developed to the time the actual soil conditioning take place. Therefore, the Contractor shall obtain his own soils analysis at a	B. All m Loc:
Contractor shall arrange for inspections by notifying the scape Architect, City and governing authorities, 24 hours prior	rate of one per every 25,000 square feet of planted area. These soil tests shall be conducted by an approved Agronomic soils testing laboratory approved by the project Landscape Architect and	6.03 Submittal:
ne of inspection, unless otherwise noted. Inspections shall listed below, but not necessarily in this order. Only the action pertaining to the project scope of work will apply:	City. Copies of the soil test to be provided during the Pre- construction job conference.	Prior to th Landscape a list of th
h Grading.	3.05 Finish Grading:	intended f expected of
a Lines and Catch Basins. Itions (main line pressure, coverage & system operations	After rototilling operations are complete, grade areas to establish finish grades for planting. All flow lines shall be maintained and proper tolerances shall be met after settlement at the end of the	Pest Cont Landscape of the wee
Preparation and Finish Grading. Material (delivery & placement). Institut Completion Instantion (at completion of landscene	project maintenance period.	planting a 6.04 Responsibilit
ovements) - 7 Days. Inspection (after maintenance period) - 7 days.	Finish grading shall leave surface of the ground uniformly smooth and free of abrupt grade change.	A. Lands
ontractor shall arrange a Preconstruction job conference with	3.06 Coordination:	trea
beginning work.	the irrigation system rototilling and soil amendment work, and planting. (See Weed Abatement section).	B. No ma hydr iob
nes: lant Materials: All trees, shrubs, ground cover: bedding	PART 4 - TREES AND SHRUBS	6 05 Non Soloof
plants and lawn shall be guaranteed from date of final acceptance of landscape construction for periods as follows:	4.01 Scope of Work:	0.05 Non-Selective Non-selec
Trees 24" box & larger = 1 year Trees 15 gal. & smaller = 1 year	Provide all material, equipment, and labor necessary to install all trees and shrubs as shown on plans, as reasonably implied and as delineated in the specifications.	herbicides 6.06 Selective Her
Shrubs All sizes = 120 days Ground Cover = 120 days Bedding Plant = 120 days	4.02 Products	Selective j
Lawn (sod) = 120 days Lawn (seed) = 120 days from first mowing	A. Nomenclature - Plant names indicated on the drawings conform the "Standard Plant Names" established by the American Joint	6.07 Weed Eradic
Guarantees begin after the project acceptance by City and at the end of the 180-day maintenance period. Landscape	Committee on Horticulture. Except for names covered therein, the established custom of the nursery is followed.	If in the o and weeds
Contractor shall replace and plant all materials which have died within the time span stated above, at no cost and within	B. Condition - Plants shall be symmetrical, typical for variety and species, sound, healthy, vigorous, free from plant	to remova recommen
5 days from receiving written notice from the Landscape Architect or City. If dead material is not replaced and planted within the 5 day period. City may replace dead	disease, insect pests, or their eggs, and shall have healthy, normal root systems, well-filling their container, buy not to the point of being root bound. Plants shall not be pruned at	A. Prior t clea
	anytime, and in no case shall trees be topped.	

and shrubs shall be growing at a recognized nursery in cordance with good horticulture practices and shall be of e size and caliper normally associated with the container ize specified on plans. Removal of all tags, labels, nursery takes and ties from all plant material prohibited until the pproval of the Landscape Architect or City.

plant material delivered to the site showing signs of amage or disease or is insufficient in size to carry out the ntent of the planting plan will not accepted and will be placed at Contractor's expense.

s of Plants - Shall be as stated on the Plan. Container tock (1-gallon, 5-gallon, and 15-gallon) shall have been rown in containers for at least one (1) year, but not over vo (2) years.

titutions - Substitutions for indicated plant material vill be permitted provided the substitute materials are oproved in advance by the City, and are made at no additional ost to the City. Except for authorized variations, all ubstitute plant materials shall conform to the requirements these specifications.

nts Not Approved - Plants not approved are to be removed rom site immediately and replaced with suitable plants. The Tity reserves the right to reject entire lots of plants epresented by defected samples.

ke all trees, as per details immediately after planting to revent wind damage.

t trees that are to be located in lawn or ground cover reas after finish grades are first established and allow at east 7 calendar days prior to installation of said lawns or ound cover to provide for thorough watering of trees. All lanting holes shall be excavated as defined on appropriate etails

endments shall be as recommended in the Agronomic soils

akes shall be lodge pole pine tree stakes. See tree staking n plans for further information.

IND COVER AND BEDDING PLANTS ork: all materials and equipment and perform all work necessary incidental to installing all ground cover and bedding

s shown on plans, as reasonably implied, or delineated in ifications

ials and Annuals: Provide healthy container grown plants ecognized nursery, and of the species and variety shown on

over:

Cover: Provide ground cover of the species shown on plans. cover shall be established and well rooted in flats or containers.

Shall be of compacted wood chip fiber

ot have plants delivered to the job site until site nditions are ready for planting. If planting is delayed, ep plant roots moist and place in a sheltered location otected from the sun, wind and other damaging elements.

preparation and fine grading shall be completed and trees l shrubs installed prior to bedding plants and ground cover

ound cover and bedding plants in moist soil and space as d on plans.

nt shall be planted with its proportionate amount of soil minimize root disturbance. Soil moisture shall be such does not crumble when removing plants from container.

planter areas after planting, to restore smooth finish nd to insure proper surface drainage. A 4" layer of mulch l shall be spread over the entire planter area after grade ished. Watering shall begin immediately after mulching. shall accommodate the mulch)

nporary fencing or barriers to protect planted areas from prior to final acceptance.

ABATEMENT

ork all material, equipment, and labor necessary to perform all indicated on plans, as reasonably implied, and as

ed in the specifications. rance

pplicator of all weed control materials shall be licensed the State of Utah as a Pest Control Operator and a st Control Advisor in addition to any subcontractor licenses t are required.

naterials and methods must conform to Federal, State, and ocal Regulations.

the installation of any weed control materials. the pe Contractor shall submit to the Landscape Architect/City the weed control materials and quantities per acre d for use in controlling the weed types prevalent and d on the site, as supplied by the Pest Control Advisor. ntrol Advisor shall furnish the Landscape Contractor and ne Architect and City data to demonstrate the compatibility ed control materials and methods with the intended and seed varieties present.

ity and Coordination:

scape Contractor is responsible for the erection of all gns and barriers required to prevent intrusion into the eated areas and to notify the public.

aterial or methods shall affect the landscape planting or droseed germination. No material or method shall render the b site unusable for more than 10 days from date of

e Herbicides: ctive contact herbicide and/or non-selective systemic

s (as recommended by the Pest Control Advisor) rbicides:

pre-emergent herbicides compatible with seed mixtures (as ended by the Pest Control Advisor)

opinion of the Pest Control Advisor, perennial grasses existing in the planting areas will require control prior al, spray these areas per Pest Control Advisor's adations.

to the installation of the irrigation system remove and ear all weeds and deleterious materials from planting areas.

Allow herbicide to kill all weeds. Rake or hoe off all dead weeds to a depth of 1" - 2" below the surface of the soil. Physically remove all weeds from the site.

PART 7 - LANDSCAPE MAINTENANCE

7.01 Scope of Work:

Provide all materials, labor and equipment necessary for, or incidental to, performing all maintenance requirements as reasonably implied or as delineated in the specifications including, but not limited to the following:

Maintain all plants and planted areas. Keep planted areas free of weeds and debris.

Prune trees and shrubs. Fertilized all plants and planted areas

Irrigation. **Insecticide** spraying

7.02 Fertilizers:

- A. Commercial fertilizers with an analysis of 5-3-1-Gro-Power Plus, and 12-8-8 Gro-Power Controlled Release Nitrogen, as designated herein, or approved substitute as required by the Agronomic soils report. Available from Gro Power (909) 393-
- B. Ammonium Sulfate: Granular form containing not less than 21% nitrogen and 24% sulfur and shall be registered as an agricultural miner, with the State Department of Agriculture in compliance with Article 2 - "Fertilizer Materials," Section 1030 of the Agricultural Code.

7.03 General:

Maintenance shall start immediately after landscape irrigation and planting.

Maintain all plants and planted areas on a continuous basis as they are installed during the progress of the work, and continue to maintain them until final acceptance of total project. Replace any dead or dying plants as directed by the Landscape Architect and City representative.

- A. Irrigation: Operate irrigation system on an established program to maintain all plants and planted areas in a healthy condition. Irrigation system run-off shall be kept to a minimum. Damage to irrigation system resulting from maintenance and equipment and/or maintenance personnel, shall be restored to its original condition at no cost to the City. Failure of any part of the irrigation system shall be brought to the attention of the City. No repairs other than emergency repairs shall be accomplished without written permission from the City.
- B. Weed Control: Keep all planted areas free of weeds and debris by cultivating areas at intervals not to exceed 10 calendar days.

The Contractor may elect to remove such concentrations of weeds manually or by an approved herbicide program.

- C. Pest Control: Spray all plants and planted areas at beginning of maintenance program and as may become necessary thereafter by an approved method of pest control, to keep all plants and planted areas free of insects and disease. Method shall be reviewed by the City prior to any applications. Pest Control shall include Gopher control.
- D. Pruning: Prune all plants as designated and directed by Landscape Architect, at start of maintenance program and continue to prune plants as directed or as may become necessary until the end of the maintenance program.

Remove trash weekly. Edge ground cover to keep in bounds and trim top growth as necessary to achieve and overall even appearance. Exterminate gophers and moles; repair damage.

PART 8 - ACCEPTANCE OF PROJECT

8.01 General:

Upon completion of installation, a maintenance period of a minimum of 180 days for all landscaped areas is required prior to final acceptance of the work by the City. The Commencement date for the maintenance period shall commence upon written approval for all phases of planting installation by the City Public Works Inspector. Maintenance period shall be adequate to verify plant characteristics and establishment.

- A. Two inspections shall be made that affect the establishment period: The first after all plantings have been completely installed in order to approve the beginning of the establishment period, and the second at the end of the establishment period. If plantings are not acceptable at the end of the 180 day period, due to defective maintenance, then continue establishment until all work meets with the Specifications and can be approved.
- B. At termination of establishment period all plant material shall be live, healthy, undamaged, and free of infestation. Inferior plantings shall be replaced and brought to a satisfactory condition before final acceptance of work will be made. All areas shall be neatly raked and free of weeds.

HOLD HARMLESS AND INDEMNIFICATION CLAUSE

CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER. COUNTY OF LOCAL JURISDICTION AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED. IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT.

REVISIONS	DATE:





OF 10 SHEETS

Google Maps 1920 Whitley Ave

DIR-2017-1073-TOC-1A



Map data ©2017 Google 200 ft



PIN #: 150A187 149

Arb: 2

Streets Copyright (c) Thomas Brothers Maps, Inc.



Affidavit of Mailing

AFFIDAVIT OF MAILING

EXHIBIT F

DIR-2017-1073-TOC-1A

Case Number: DIR-2017-1073-TOC

This Affidavit concerns (check one of the following):

- □ Public Hearing □ Notice of Requested Waiver
- □ Staff Report / Appeal Staff Report (Announcement)
- ☑ Letter of Decision (LOD)
- Hold Letter
 Intent to Terminate

I, <u>Don Jefferson</u>, certify that I am an employee of the City of Los Angeles, on <u>August 17, 2018</u>, mailed, postage prepaid, to the applicant (Date)

and all parties required by the Municipal Code, as indicated below, on the case indicated above, a true copy of which is attached:

Public Hearing	Staff Report / Appeal / Termination / Letter of Decision
Check Recipients Below:	Check Recipients Below:
 Owner, Applicant and Representative Abutting Property Owners Abutting Property Owners and Tenants 100-foot Radius 500-foot Radius Persons who signed in at the hearing Appellant(s) Council Office No Certified Neighborhood Council 100-foot Coastal Notice Group Coastal Notice State Coastal Commission Adjacent City/ies Los Angeles Unified School District Caltrans Other 	 Owner, Applicant and Representative Abutting Property Owners Abutting Property Owners and Tenants Persons who signed in at the hearing Persons who requested notice in writing Council Office No. 4 Certified Neighborhood Council Hollywood Hills West Department of Building and Safety Department of Transportation Other Interested Parties
Staff Signature	
/*	

N:\Project Planning\PID Shared\Administration\Clerical Documents\Forms\Affidavit of Mailing TEMPLATE .doc Updated Dec. 2013





WHITLEY HEIGHTS HISTORICAL DISTRICT Nollywood, Los Angeles County. California



DIR-2017-1073-TOC-1A

EXHIBIT la

PHASE I HISTORIC RESOURCE ASSESSMENT REPORT

September 1, 2017

B.D.O.G. INC c/o Brian Prince 2934-1/2 Beverly Glen Circle #50 Los Angeles, California 90077

Phase 1 Historic Resource Assessment Report for 1920 Whitley Avenue, Los Angeles, Los Angeles County, California

Dear Mr. Prince:

ASM Affiliates, Inc. (ASM) prepared this letter report as an evaluation of the property at 1920-1924 Whitley Avenue in the Hollywood community of Los Angeles, Los Angeles County, California, for eligibility for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the City of Los Angeles Register of Historic-Cultural Monuments (HCM). The evaluation has been requested by the City of Los Angeles prior to approval of planned demolition of the multi-family residence more than 45 years of age located on the property (Project), and replacement with new residential units. This report was prepared following California Environmental Quality Act (CEQA) regulations and definitions for historical resources.

EXECUTIVE SUMMARY

ASM evaluated the residential building at 1920-1924 Whitley Avenue in the Hollywood Community Plan Area (CPA) (Figure 1). A two-story triplex residence built in 1922 and a paved rear parking area occupy the parcel (Assessor's parcel number [APN] 5575-005-007) (Figures 2-3). ASM began the project by reviewing the City of Los Angeles SurveyLA records (Hollywood CPA survey data) and determined that 1920-1924 Whitley Avenue has not been identified as an eligible historic resource. ASM then conducted an on-site survey of the building, photographing the exterior of the building and the interior of one unit as well as the landscaping, and took detailed field notes. ASM also conducted a reconnaissance survey of the immediate neighborhood surrounding the property and determined that the building is not a contributor to any eligible historic district as identified by previous surveys; during the survey, ASM also identified comparable properties for the evaluation. To determine whether any owners or occupants of the property were historically significant, ASM obtained a chain of ownership and conducted archival research. ASM did not develop any additional historic context for this evaluation for association with significant events, but relied on that developed for the SurveyLA project. ASM analyzed the historic significance of the buildings within the appropriate themes established in SurveyLA's citywide historic context statement. The evaluation was conducted in conformance with NRHP Bulletin How to Apply the National Register Criteria for Evaluation, the California Office of Historic Preservation's Instructions for Recording Historical Resources, and Technical Assistance Series #7 How to Nominate a Resource to the California Register of Historical Resources.

As a result of these efforts, ASM recommends the multi-family building at 1920-1924 Whitley Avenue is not individually eligible or eligible as a contributor to any historic district or potential historic district NRHP/CRHR criteria A/1, B/2, C/3, or D/4, or City of Los Angeles Historic-Cultural Monument (HCM) criteria 1-4, nor as a CEQA-defined historical resource.

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INTRODUCTION

This assessment was prepared by ASM to determine the historical and architectural significance of the multi-family residence located at 1920-1924 Whitley Avenue (Figures 2-11). This property is not listed in the CRHR, it is not a California Point of Historical Interest (CPHI), and it is not a California State Historical Landmark (CSHL). Furthermore, it is not listed in the NRHP. The property has not previously been recorded by SurveyLA, although it lies within the Hollywood CPA, which was surveyed in 2011 and updated in 2015. The results of this analysis will assist the potential owner to determine whether the property needs to be considered as historically significant in compliance with CEQA.

The report is divided into the following sections: Introduction, Methodology, Historic Context, Survey Findings, Eligibility Criteria, Statement of Significance, and Conclusion. Figures and maps are included as Attachment A, Sanborn Fire Insurance Maps as Attachment B, and building permits as Attachment C.

METHODOLOGY

Field Survey Methods

ASM conducted a historic resource field survey on July 27, 2017, to document the property. The intensivelevel field survey was conducted by ASM Architectural Historian Laura Voisin George. During the survey, multiple photographs were taken of the building (interior and exterior) to document the resource and its setting. The building's plan, architectural features, condition, and historical integrity were noted. To determine whether the building might be associated with a historic district, particular attention was paid to the surrounding neighborhood, and a brief windshield survey was conducted to determine the level of architectural cohesion existing in the area.

Archival Research

To develop the appropriate historic context from which to evaluate the property, ASM conducted limited archival research, relying on extensive research done for the SurveyLA project (Historic Resources Group 2015). Sanborn Fire Insurance maps of the parcel were located (Attachment B). To determine whether any owners or occupants of the property were historically significant, ASM obtained a chain of ownership and conducted archival research.

The property was then evaluated under the appropriate context and themes established for this CPA by SurveyLA (Historic Resources Group 2015). The Eligibility Criteria and Statement of Significance of the report detail the criteria under which the buildings were evaluated, with letters indicating the NRHP or LA HCM criteria and numbers indicating the parallel CRHR criteria.

HISTORIC CONTEXT

The following historic context is excerpted from the *Historic Resources Survey Hollywood Redevelopment Project Area*, a report completed by Chattel Architecture Inc. in 2010 for the Community Redevelopment Agency of the City of Los Angeles (Chattel Architecture 2010).

Spanish and Mexican Periods

Spanish explorer Juan Rodríguez Cabrillo first encountered California in 1542, claiming it for the King of Spain. More than two centuries later, in 1771, Christian missionaries and soldiers made port and founded San Gabriel Arcangel Mission, the fourth of 21 Spanish missions (1769-1823). The mission was relocated

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to the area that is now San Gabriel in 1776. The City of Los Angeles was founded to the southeast on September 4, 1781. After Mexican independence from Spain in 1821, the process of dismantling of the mission system began to unfold. The missions, including San Gabriel, were secularized by the 1833 Secularization Act passed by the Mexican Congress, which ordered half of all mission lands to be transferred to the Indians, and the other half to remain in trust and managed by an appointed administrator. These orders were never implemented due to several factors that conspired to prevent the Indians from regaining their patrimony. The majority of mission lands were taken from the Catholic Church and granted to individuals who had served as Spanish or Mexican soldiers, settlers, financiers, and the like. The Hollywood area was part of two ranchos: Rancho La Brea and Rancho Los Feliz. During this period, Americans began to settle throughout California. The western half of what is now Hollywood was part of Rancho La Brea, a Spanish land grant to Antonio Jose Rocha and Nemisio Domiguez; the eastern half occupies what was formerly Rancho Los Feliz, 7,000 acres that extended from present-day Gower Street on the west to the Los Angeles River on the east, and from the top of the hills on the north to the Los Angeles pueblo limits on the south. Rancho Los Feliz was granted to Jose Vincente Feliz in the 1780s and stayed in the Feliz family until 1861. These two ranchos were strategically oriented with respect to the Cahuenga Pass, a major transportation corridor to the north and the growing city of Los Angeles to the south. This low-lying sliver of land between the mountain ranges defined the Cahuenga valley to the north and connected Hollywood not only to the adjacent San Fernando Valley but also to the northern California coast beyond. During the Mexican American War (1846-1848), the Treaty of Campo de Cahuenga, ending the armed conflict in California, was signed by Californio and American commissioners in a ranch house in the Cahuenga Pass on January 13, 1847. With the conclusion of the Treaty of Guadalupe Hidalgo in 1848, the United States gained Mexican territory throughout the Southwest, including California (Chattel Architecture 2010).

American Period

The discovery of gold in northern California in 1848 led to an enormous influx of American citizens in the 1850s and 1860s, and these settlers rapidly displaced the old rancho families. California became a state in 1850. From 1850 to 1870, American settlers and developers acquired much property from the old Californio ranchos throughout southern California due to taxes, droughts, and floods.

The Southern Pacific Railroad extended its line from San Francisco to Los Angeles in 1876. Increasing travel opportunities allowed newcomers to pour into Los Angeles, and the population nearly doubled between 1870 and 1880. In 1886, the completion of the second transcontinental line, the Santa Fe, led to a fare war that drove fares to an unprecedented low. Settlers continued to head west and the demand for real estate skyrocketed. Los Angeles's population rose from 11,000 in 1880 to 50,000 by 1890 (Meyer 1981). By the 1890s, Los Angeles had developed into an urban center and surrounding communities such as Hollywood and Beverly Hills were established and starting to grow.

Development of Hollywood

When Hollywood was established as an independent city in 1903, it was a small agricultural community. While the beginnings of the town that today is synonymous with the film and entertainment industry were quite humble, the location of the area was by no means incidental to its early development. The area was developed as individual tracts of land by a handful of Anglo settlers beginning in the 1860s. The southern end of present-day Hollywood was owned by John T. Gower as a 160-acre ranch in 1869, while the east side was part of a large tract that came into the hands of Griffith J. Griffith in 1882.

A further large tract of 120 acres to the northwest was recorded in 1887 as having been sold to Harvey Wilcox for \$150 an acre. It was the bequeathed name of this particular tract would become the name of the

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city a decade and a half later. The most widely spread story of how the City of Hollywood acquired its name is attributed to Harvey Wilcox's wife, Daeida Wilcox. The story goes that she met a woman on a train, who described her summer home named Hollywood, and Mrs. Wilcox was so enchanted by her description that she bestowed the name on her and her husband's new tract, which ran from Whitley Avenue east on Sunset Boulevard to Gower, north on Gower to Hollywood Boulevard, west to Vine Street, north to Franklin Avenue, west to Whitley, and south to Sunset. Wilcox laid out his tract in a manner similar to tracts across the western United States during the late nineteenth century, utilizing an orthogonal grid of rectangular lots, typical of development under the Homestead Act, the grid in this case lined with pepper trees. Also now part of present-day Hollywood was a large area called the Colegrove Addition that developed separately from these other tracts at the end of the nineteenth century, as it had its own commercial center. These tracts remained sparsely settled through the end of the nineteenth century and were largely devoted to the cultivation of fields and orchards, often tended by Chinese labor.

The Wilcoxes also sought cultural attractions for their development, and bartered with French artist Paul de Longpre for a 3-acre property on Cahuenga north of Prospect Avenue (later re-named Hollywood Boulevard), approximately one-quarter mile southeast of the subject property. His grand 1901 Mission Revival residence and art gallery, surrounded by expansive flower gardens, was an attraction for sightseers and patrons until de Longpre's death in 1911.

At the end of the nineteenth century, the area's fields and orchards increasingly gave way to speculative real estate development by the turn of the twentieth century. In 1900, the Cahuenga Valley Improvement Association was formed for the purpose of guiding real estate development just as the first electric track was installed down the length of Prospect Avenue (present-day Hollywood Boulevard). Subsequently, orchardists, such as O. E. Roberts, began to subdivide their land in an effort to reap the profit margins that only real estate, and not fruit, could supply. The area quickly became a mecca for capitalist/industrialist barons from the Midwest seeking respite from the weather of their home towns. Their preference for the milder climate of California and the burgeoning residential district centered on Prospect Avenue was reflected in the steady increase in real estate prices. Whereas the Wilcoxes had purchased their tract for \$150 an acre in 1887, 13 years later, land was selling for more than double that at \$350 an acre. In 1901, a subdivision called the Ocean View Tract opened along Prospect Avenue, developed by a company including H. J. Whitley, General Otis of the Los Angeles Times, Harry Chandler, Griffith, and Moses Sherman. The subdivision was intended to cater to the affluent. Streets were laid out to be distinctive but uniform in appearance, as a different species of tree lined each one. A restriction against building apartments was instituted, ensuring that only people of significant means could live there. Zoning on Highland Avenue called for business on the western perimeter of the subdivision and provided easy but distanced access to commercial functions for residents of the neighborhood. Restrictions, such as prohibitions against liquor, enforced a certain moral tenor. The tract was so successful that by 1904 all of the lots were completely sold out and investors realized a 60 percent profit.

In 1903, the City of Hollywood became incorporated, with a population of 700. Residents clearly welcomed the wealth provided by escalating real estate prices, although incorporation as a city may nonetheless have been fraught with misgivings about "urban vices," as the first law established after incorporation was one banning the sale of liquor within the city. Other outlawed vices included actual transportation of liquor as well as gambling activities that were often presumed to attend its consumption. Maintaining the moral fabric of the new city, however, was not the only concern of its residents; growth also meant creating new infrastructure. In 1904, gas lines were laid, the streets were numbered, and a single track of the Los Angeles Pacific Railroad was placed perpendicular to the electric track on Prospect Avenue. The changing character of the area from agricultural to residential is underlined by a small book published by the Hollywood Board of Trade in 1904 that characterized the new city as a "City of Homes." Large estates lined Prospect Avenue, and as the area became increasingly developed, churches, clubs, and schools built in close proximity to

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single-family residences were executed in styles such as Spanish Colonial Revival, Mission Revival, American Foursquare, and Craftsman Bungalow.

By 1909, like many of its neighboring communities, Hollywood had grown on an exponential scale. Whereas its population in 1903 was a mere 700, by 1909 it reached 4,000. Although dwarfed by the neighboring city of Los Angeles with 100,000 inhabitants, the small City of Hollywood was experiencing growing pains with water shortages, drainage issues, and sewage problems. It was around this time that the city's attitude toward annexation began to change, as the infrastructure that a city like Los Angeles could provide was seen as possibly solving some of these issues. By November of 1909, the Hollywood Board of Trade announced to residents that it would not be able to resolve sewer problems on its own. Just two months later, in February 1910, Hollywood became a district of Los Angeles.

Although merging with Los Angeles brought the promise of change and modernization, residents remained anxious regarding the shift toward urbanization, expressed through continued resolutions to keep "urban vices" at bay; it was decided, for example, to keep the ban on alcohol in place. Yet despite such anxieties, the relationship between Hollywood and Los Angeles had been increasingly strengthened in the decade preceding annexation. As early as 1904, the Red Car Balloon Route–a balloon-shaped route through Los Angeles and its environs operated by the Los Angeles Pacific Railroad–facilitated transportation between Hollywood and downtown Los Angeles. It brought tourists on excursions to popular Hollywood stops including de Longpre's studios and gardens. The relationship of Hollywood to Los Angeles was further strengthened shortly following incorporation as the east end of Hollywood Boulevard was routed to curve into Sunset, the main road to Los Angeles.

Five years after annexation, the area was in the midst of a real estate boom. No longer a small independent city struggling to deal with infrastructural problems, Hollywood was a thriving suburb of Los Angeles increasingly attracting residential and commercial interests. Concurrent with Hollywood's annexation was the increasing importance of the movie industry in the area. Japanese actor Sessue Hayakawa became the first actor to move into Hollywood when he purchased the residential Glengarry Castle from A. G. Schloesser in 1915. The upscale ambience, varied topography, and glamour associated with the rise of the movie industry were some of the qualities of Hollywood that particularly appealed to potential residents. However, as land values escalated in the 1920s, the large estates of the elite that characterized much of Hollywood's development toward the end of the nineteenth century and the first decade of the twentieth gave way to the more intensive land use associated with a population boom. Whereas the population of Hollywood had been little more than 4,000 people upon incorporation, the area would boast a population of 153,000 by the 1930s.

Hollywood also was proximate to the commercial district of downtown Los Angeles and yet was enough removed to make it attractive as a residential district for both wealthy residents and upwardly mobile commuters. The affluence associated with the area since its days before incorporation, as well as the wealth emerging with the success of the film industry, made it a prime area for the popular reception of upscale commercial goods. Among these was the private automobile, and car ownership in Hollywood was higher than that of many other areas of the city. While residential development in Hollywood during the first decade of the twentieth century had focused on Prospect Avenue (present-day Hollywood Boulevard) because of to its proximity to streetcar lines, by the 1920s, development was widespread throughout the area in response to the automobile. Many of the people (including some movie actors and actresses) who bought homes in Hollywood embraced the modest lifestyle associated with the bungalows and bungalow courts being built at a rapid rate north and south of Hollywood Boulevard.

One of the most well-known and publicized developments in the 1920s was a collection of Period Revival homes known as Hollywoodland, located in upper Beachwood Canyon approximately one mile northeast of the subject property. Developed beginning in 1923 by S. H. Woodruff and Tracy Shoults, Hollywoodland

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was designed as a picturesque community with winding streets and a quaint appearance. Houses in the neighborhood were required to be built in the "French Normandy, Tudor English, Mediterranean and Spanish styles." Its houses and cottages often combined elements of all styles into one fanciful building. The neighborhood attracted a wealthy clientele and residents from the entertainment industry.

Throughout the 1930s, residential development in Hollywood occurred at a much slower pace as it was limited to infill on scattered sites that had not yet been developed. However, in the decade and a half following World War II, the pace of residential development in Hollywood once again accelerated. The increase in development in the post-war years reflected both a generalized building boom that was occurring nationwide in the post-war years but also a more intensely localized building boom unique to the Los Angeles region. The city quickly moved ahead of Philadelphia to become the third largest city in the United States during this era. By 1963, Los Angeles had a larger population than that of the New York metropolitan area. As growth of single-family residential areas moved farther from the city center, dense multi-family development occurred as infill in areas of the city that had previously been considered suburban in character.

Whitley Heights Historic District

The property is located approximately 150 feet east of the south-easternmost edge of the Whitley Heights Historic District (listed in the NRHP in 1982, Reference Number 82002189) and the City of Los Angeles' Whitley Heights Historic Preservation Overlay Zone (HPOZ), adopted in 2010. The following historic context of Whitley Heights is excerpted from the 1982 NRHP Inventory–Nomination Form, and the 2010 *Whitley Heights HPOZ Preservation Plan*.

The district is located on a single low hill, between downtown Hollywood to the south, and the Cahuenga Pass and the Hollywood Bowl to the northwest. The 1901 Hollywood Ocean View Tract included the north, west, and southern areas of present-day Whitley Heights. In 1902, H. J. Whitley's company "The Los Angeles-Pacific Boulevard and Development Company" filed a tract map for the "Grand View Tract," which included part of the hill's crest and all of its eastern slopes. The tract map showed large lots and one major street called Grand View Avenue (present-day Whitley Terrace). The street ran in an irregular, generally oval route southwesterly from Cahuenga Avenue, made a U-turn around the hilltop, and returned by an irregular northeasterly route to Cahuenga. In 1903, the Whitley Heights Tract was subdivided, with its boundaries on Whitley Avenue on the east and Emmet Terrace on the south. The district's first structure, a Mission Revival-style pavilion on the western crest of the hill (present-day 6675 Whitley Terrace) was built in 1903 for Sunday band concerts to help attract prospective real estate buyers. When Hollywood was consolidated with the City of Los Angeles in 1910, the Hollywood District map showed Emmet Terrace, Grace Avenue, Grand View Terrace Drive, and a circular-shaped "Reservoir Lot" located near the crest of the hill, but the tract's development did not progress until further subdivision in 1918.

H. J. Whitley compared the Hollywood Hills to Mediterranean hillside villages he had visited. In the period of the Spanish Colonial Revival style's popularity following its use at the 1915 Panama-California Exposition in San Diego, Whitley's principal architect and contractor Arthur S. Barnes studied the detailing of the Mediterranean area from Spain to Italy. Barnes' designs included both interior and exterior features not seen in Los Angeles prior to 1920, and each house he designed in Whitley Heights included wrought-iron detailing such as window framing, balconettes, balustrades, and lamps. The district was planned and developed as an upper-middle-class, single-family residential area with small villas on irregular lots, resulting in the uniqueness of each home and view. The 1918 subdivision specified that for the next 10 years all residences, garages, and outbuildings should be of the general Italian or Spanish type of architecture with plastered exteriors, and would be only one-story in height or 20 feet at street level. Roads were graded and retaining walls were constructed for the many of the district's steep embankments, with stairways between the levels.

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The development of Whitley Heights also coincided with the beginning of the motion picture industry in California. The district's homes were located approximately a half-mile northwest of the first studio complex at Selma and Vine streets at which Famous Players-Lasky Corporation (the forerunner of Paramount) began producing motion pictures in 1914. Many screen actors, directors, writers, producers, musicians, art and set designers, and cameramen lived in the district in the 1920s and 1930s (some as homeowners and others as renters), and established Whitley Heights as a celebrity neighborhood. Sightseeing tour buses drove down the narrow streets in the early days, with their drivers announcing by megaphone which homes were occupied by Rudolph Valentino, Harold Lloyd, Marie Dressler, William Powell, and Carole Lombard.

In the 1940s, the construction of a freeway through the Cahuenga Pass–first the Cahuenga Pass Freeway built in 1940, followed by the construction of the Hollywood Freeway completed in 1954–cut off the northeastern section of Whitley Heights and resulted in the demolition of a number of the district's early homes. Some additional homes were demolished for the freeway's widening in the 1970s. In the larger section remaining to the southwest, Whitley Avenue was connected to Whitley Terrace, and the district no longer had any through streets from the major avenues to the south. Some infill housing was constructed in the southwestern section, particularly in the 1950s and in the 1980s, including Ranch and Modern style homes, but because most of the newer structures were built on the downslope part of the hill, they did not negatively impact the district's overall character. The Whitley Heights Historic District, whose boundaries encompass the larger southwestern section of the original development, was listed in the NRHP in 1982.

The Whitley Heights Historic Preservation Overlay Zone was established in 1992, with the same boundaries as the NRHP district. The intent of the City of Los Angeles' HPOZs is to allow review of proposed projects for historic buildings' exteriors and their effect on the buildings and the district, in order to preserve the scale and character of the neighborhood. The Whitley Heights HPOZ comprises almost entirely single-family residences, and includes only three commercial structures. In addition to the predominant Spanish Colonial Revival style, residences in Whitley Heights include those in the Craftsman, Colonial Revival, Mission Revival, English Tudor Revival, French Eclectic, Hispano-Moorish Revival, Italian Renaissance Revival, and Mediterranean Revival styles.

Ojai Apartments, City of Los Angeles Historic-Cultural Monument (HCM) 842

The Ojai Apartments multi-family residential building is located on the northwest corner of Whitley Avenue and Padre Terrace, sited opposite and one parcel to the north of the subject property. Designated a City of Los Angeles Historic-Cultural Monument in 2006, the 1927-1928 Mediterranean Revival apartment building's lowest level is clad with stucco scored to represent massive masonry, with a smooth stucco finish at the upper floors; the building responds to the site's slope, with five stories at its south façade onto Padre Terrace, and four stories at its northern end at Emmet Terrace. The decorative frieze below its terracotta tile roof features inset panels with an alternative pattern of pointed arches, and a low-relief ornament centered above the fire-escape tower at its southern façade. A lighted rooftop sign reading "Ojai" is prominently located diagonally at the building's southeast corner. The building's architectural character was noted to be well-preserved. It is immediately adjacent to the Whitley Heights Historic District and HPOZ.

Property History: 1920 Whitley Avenue

The earliest available Sanborn map of the northern part of Hollywood, prepared in 1907, shows parcels with 100-foot frontage on the east side of Whitley Avenue, but no structures on them. One-story residences had been built at the northern end of Grace Terrace to the east, and four one-story buildings are shown on the hillside below West Emmet Terrace to the west, as well as three two-story dwellings on West Franklin

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Avenue west of Whitley Avenue. Opposite the subject property on Whitley Avenue is an oblong "private park way" with a center island (present-day Padre Terrace).

The 1913 Sanborn map shows the subject property's parcel had been sub-divided and a two-story dwelling with a one-story full-width rear porch had been constructed on the southern half; the footprint of this pre-1913 structure matches the center of the current building. A 1914 Los Angeles Board of Public Works' Department of Buildings permit was issued for the residence at 1920 Whitley Avenue for the installation of plumbing, sewer, new gas fittings, or the inspection of old gas pipes. The owner's name is difficult to discern on the permit (see Attachment C), and Whitley Avenue is not listed in the 1906 Los Angeles Street and Avenue Guide (reverse directory); the next available reverse directory was published in 1927. The 1914 permit notes that there is an "old" building (i.e., not new construction) with existing sewer service on the property; no services are indicated on the permit, and the cost estimate is shown as "none," suggesting this permit was issued as part of the post-1910 incorporation of the area into the city of Los Angeles (Attachment C). The "private park way"/Padre Terrace is not shown on the opposite side of Whitley Avenue in the 1913 Sanborn map, however the area to the south of the four buildings on Emmet Terrace is labeled "Mission Court."

Date	Grantor	Grantee
1920	Harold D. Smith	Madeline Devenish Smith
1921	Madeline Devenish Smith	Leila V. Jenks
1924	Leila V. Jenks	Margaret Allard
1933	Margaret Allard	Guaranty Liquidating Corp
1940	Guaranty Liquidating Corp	William A. Lyle
1941	William A. Lyle	Ernst and Harriet Lindberg
1948	Ernst and Harriet Lindberg	Leona H. Halliday
1976	Leona H. Halliday	First Congregational Church, Trustee
		under Leona H. Halliday Unitrust
		Agreement
1977	First Congregational Church	Arthur J. Langguth
1978	Arthur J. Langguth	Doris Langguth (his mother)
1981	Doris Langguth	Arthur and Doris Langguth
1992	Doris E. Langguth	Arthur Langguth (Death of Joint
		Tenant)
2006	Arthur Langguth	Arthur Langguth Trust
2014	Arthur Langguth Trust	Charles Lewis Fleming (Death of
		Trustee)
2016	Charles Lewis Fleming	BDOG, Inc.

Table 1. Chain of Ownership

The property's chain of title begins in 1920, with a transfer from Harold Devenish Smith to his wife Madeleine Roustand Smith. Natives of Ireland and France, respectively, the couple had immigrated to the United States in 1912. They were investors in the Carque Pure Food Company, a natural foods company headed by health food advocate Otto Carque, that incorporated in 1912. Harold D. Smith was listed in the 1920 Los Angeles City Directory as the company's vice president, and their residence was shown as 1925 Grace Avenue, the parcel bordering the subject property on the east. Madeleine Smith sold the property in 1921 to Leila Von Ache Jenks, who was listed in the city directory as a widow living on North Bronson Avenue, approximately one-half mile to the southeast of the property. A Notice of Completion in the June

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4, 1920, issue of *Southwest Builder* documented the completion of Jenks' "flat building and double residence" on Franklin Circle, approximately one-quarter mile east of the subject project (the majority of Franklin Circle was demolished for the construction of the Hollywood Freeway, with the remainder being renamed Vedanta Terrace)¹.

The current building is noted in the Los Angeles County Assessor's records as having been built in 1922 (APN 5575-005-007). A building permit was issued in 1921, and indicates there was no other building on the property at the time. The purpose of the new two-story building was noted on the permit as a residence, but this designation is crossed out, and "3 flats" written above it; the address was listed as 1920-1922 Whitley Avenue, with 1920-1/2 added above the line (Attachment C). The size of the proposed building is listed as 38 by 60 feet, however there is no sketch of the building's original form or footprint on the permit.

Jenks' address is shown on the subject property's building permit at 6400 Dix Street, a 1920 vernacular two-story four-unit residential building (listed in its building permit as a Tenement House), three blocks to the east of the subject property, of which she was also the owner. Charles A. Gault is listed as the architect and contractor for this building and also the "flat building" on Franklin Circle; Gault's profession was listed in city directories as a carpenter, architectural designer, and a contractor. However, Jenks employed Daniel C. Messinger as the architect and contractor for 1920-1922 Whitley Avenue. Messinger had been listed in the city directories as a contractor and a carpenter until 1918, and he appears in the 1920 directory as an architect, and in 1921 as an architectural designer and builder, with an office on Hollywood Boulevard. A separate building permit was issued for the construction of a three-room private garage at the property.

As shown in the Chain of Title summary, Jenks sold the 1920-1922 Whitley Avenue property in 1924 to Margaret Allard. The 1930 census shows that Allard and her husband William L. M. Allard, both natives of Montana, were living in 1920-1/2 Whitley Avenue. Twenty-one-year-old William L. P. Allard (presumed to be their son) and his wife Evelyn were living in 1920 Whitley Avenue. There is no mention of the 1922 unit, however the elder Allards' 18-year-old daughter Hazel, her husband Rudolph W. Rheinschild, and 10-month-old son were shown in the census report as living with them. Both the younger Allard and Rheinschild's professions were listed in the census record as stockbrokers, while Margaret and her husband gave their professions as real estate brokers.

The property was acquired by the Guaranty Liquidating Corporation in 1933. A 1934 building permit was issued to remove flooring and stucco, in order to repair some dry rot. In 1936, the concrete retaining wall at the west façade was replaced with reinforced concrete; this wall surrounding the entry terrace, as well as part of the foundation at the building's southwest corner, was replaced again in 1998.

Between 1948 and 1976, the property was owned by Leona H. Halliday, the wife of television writer Fred Halliday. During this period, city directories show numerous tenants, and list the addresses of 1920, 1922, and 1924 Whitley Avenue.

The 1955 Sanborn map shows the subject property in its current form, noting there are three units in the building and giving their addresses as 1920, 1920-1/2, and 1922 Whitley Avenue; it is not clear when the addresses were changed to 1920, 1922, and 1924 (Attachment B). This Sanborn map also shows the garage, which is no longer extant, at the northeast corner of the property. Two multi-family residences are shown to the north, each noted as having 20 units, and they appear to be the buildings currently neighboring the subject property. The building to the south in the 1955 map appears to have had a significant renovation, and Los Angeles County Assessor information indicates that an expanded rear unit was added to it in 1956.

¹ Southwest Builder. "Notices of Completion." June 4, 1920.

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No photographs or sketches of the subject property's original form were identified, and no building or alteration permits for the subject property were found for the period between 1936 and 1998. The two replacements of the retaining wall at the west façade for which permits were found (in 1936 and 1998) pose the question of whether the existing multi-family building was constructed on the foundation of the pre-1913 building, from which the retaining wall and front terrace's footing is separate and may be subject to independent movement during seismic events. The irregularity of the building's roof and its combination of gables, shed roof, and flat roof with parapet at the east façades, together with the utilitarian form of the two wings extending to the east (beyond the pre-1913 building's footprint) into the site's slope, indicate that the building had a significant remodel prior to the preparation of the 1955 Sanborn map. The original permit noted the three-unit building had 16 rooms, whereas in its current form there are more than 20 rooms. Its north and south façades include both casement and double-hung windows with lug details in the upper sash, while the east façade includes updated double-hung windows without details, also suggesting a remodel or expansion for which the documentation is not available.

SURVEY FINDINGS

Assessor's parcel number 5575-005-007, known as 1920 and 1922 Whitley Avenue, contains a multi-family residential building (Figure 2), in an area zoned for high-medium density multi-family housing. Whitley Avenue ascends the hill's south-facing slope, with Mexican and California fan palms and other vegetation planted in its parkways. The subject property's site slopes to the southwest, and the building is sited above the street and sidewalk. The parkway between the curb and sidewalk contains some turf but is mostly bare ground. There are two runs of poured-concrete steps separated by a landing, leading from the sidewalk to the terrace at the main entrance to the building's three units. The slope on either side of the steps has xeriscape landscaping. A deteriorated concrete drive on the north side of the building. In the stretch adjacent to the building, it is a "Hollywood" driveway with an unpaved center section, and it becomes a full-width concrete drive to the west between the building and the sidewalk, and to the east leading to the parking area. A slope with some turf is located between the parking area and the building, terminating at a low concrete masonry retaining wall that has exposed aggregate in the masonry courses and a smooth concrete top. Poured-concrete steps lead from the driveway to the below-grade poured-concrete walk between the retaining wall and the building's east façade and rear passage.

Architectural Description

The 1922 building is a two-story triplex. Its dominant front gable, second-story half-hexagonal oriel bay above the main entrance, and bands of casement windows at the principal west façade represent elements of the English Tudor Revival style. The blending of elements of other contemporary Eclectic Revival styles, including Spanish Colonial Revival brackets beneath the oriel and those supporting the canopies at the main entrance and also at the first-floor windows at the south façade, as well as the tri-part louvered vent at the front gable end that is typical of the Neoclassical style, was not uncommon in the building's period of construction (Figure 3). Its exterior is clad with stucco, and it has an asphalt shingle roof. The first floor extends at the building's north and south sides beyond the gabled section, and the extensions are covered with lower-pitched shed roofs.

The building has an irregular plan with two identical linear units at the first floor, and one unit at the second floor. Entrance to the first-floor units from the entry terrace is via eighteen-light French doors. The first-floor units have shotgun-type organization of their living room, dining room, and interior kitchen spaces, with a framed opening separating the living and dining rooms (Figure 4). The living and dining room have wood-framed divided-light casement windows (Figure 5). A one-over-one wood-framed double-hung window at the kitchen's east façade faces the building's rear passage. A hallway from the kitchen provides

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access to a bedroom and bathroom at the building's exterior wall; the bedroom has one-over-one doublehung windows with lug details, and the bathroom has a casement window. At the rear of the building, each unit has a one-story flat-roof wing with parapets, extending to the east, and encompassing another bedroom and utility/laundry space, with pairs of one-over-one double-hung windows (Figure 6).

A cross-gable intersects the roof's principal gable in the center of the building. At the east façade, this crossgable truncates the dominating span of the principal gable, where it appears as a small gable with single louvered vent above the slope of the cross-gable's roof. On the south side of the principal gable's ridge, the cross-gable takes the form of a shed roof. The building's south rear wing has a partial second floor, whose roof meets the shed roof to form a rear-facing gable (Figure 7). A small addition has been constructed at the intersection of the east side of the cross-gable and the north side of the rear-facing gable, from which a stove or exhaust vent projects (Figure 8).

The interior of the second-floor unit was not accessible at the time of survey. Its main entrance from the west entry terrace is via a paneled wood door with three Moorish-arched upper lights. In addition, the second-floor unit is accessed by an exterior wood stair to the roof of north rear wing (Figure 9). The roof of the rear wing is clad with asphalt sheet roofing, and is used as a terrace for this unit. Its parapet walls are capped with curved clay roofing tile which was reported to have been installed within the past 10 years. There are bands of four updated single-light windows at the partial second floor above the south rear wing, and adjacent to the second floor entrance from the roof terrace; the upper sashes of these windows do not have lug details seen in the first floor windows at the north and south façades. At the north façade, the cross-gable has two pairs of wood-framed double-hung windows with lug details at the second floor, with a tripart louvered vent at the gable end similar to the one at the principal west façade (Figure 10). The windows at the second floor's recessed section at the west end of the north façade are divided-light casement pairs.

Neighborhood Survey

A reconnaissance survey of the surrounding buildings on Whitley Avenue identified multi-family residences from the 1920s through the 1980s. The Whitley Heights HPOZ borders the west side of Whitley Avenue above Emmet Terrace, one block north of the subject property. Below this point, the properties on the west side of Whitley Avenue are not included in the HPOZ. These properties and those on the east side of the street were developed as a multi-family housing corridor. Some of the older multi-family buildings are smaller Mediterranean Revival buildings with two, three and four units each, while facing each other on the northwest and southwest corners of Padre Terrace, opposite the subject property, are the five-story Ojai Apartments (City of Los Angeles Historic-Cultural Monument 842), a 1927 Mediterranean Revival building with 40 units, and a 1925 modified Mediterranean Revival three-story multi-family building with 20 units on the southwest corner. 1960s Contemporary multi-family buildings with 13 and 35 units line the street. To the south of the resource, a 1962 building with 75 units extends around the corner to the west on Franklin Avenue, while a 1988 neo-Modern multi-family building with 15 units borders three 1919 single-family residences that face Franklin Avenue east of Whitley Avenue.

Located across from the end of Padre Terrace, the subject property is separated from the Whitley Heights HPOZ by the three- and five-story multi-family apartment buildings on Padre Terrace's corners with Whitley Avenue. In the center of the Padre Terrace cul-de-sac is an island planted with mature jacaranda and carob trees, whose foliage screens the limited view toward the subject property from resources in the Whitley Heights HPOZ (see Figure 11).

ELIGIBILITY CRITERIA

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Districts, sites, buildings, structures, and objects are assigned historical significance based on their exceptional value or quality illustrating or interpreting the heritage of Los Angeles or the United States in history, architecture, archaeology, engineering, and culture. A number of criteria are used in demonstrating resource importance. Specifically, criteria outlined in the NRHP, CRHR, and HCM are similar and provide the guidance for making such a determination. The following sections detail the criteria that a resource must meet in order to be determined eligible and a full evaluation of eligibility.

In evaluating the multi-family residential building comprising 1920, 1922, and 1924 Whitley Avenue, ASM considered a number of factors relevant to making a recommendation of eligibility, including:

- the history of Los Angeles and Hollywood;
- the history of the buildings' construction, use, and associations;
- the history of the surrounding community and the buildings' relationship to that community;
- the buildings' association with important people or events;
- whether or not the buildings are the work of a master architect, craftsman, artist, or landscaper;
- whether the buildings are representative of a particular style or method of construction; and
- whether the buildings have undergone structural alterations over the years, the extent to which such alterations have compromised its historical integrity, and the current condition of the property.

National Register of Historic Places

Authorized by the National Historic Preservation Act of 1966, the National Park Service's NRHP is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. The NRHP is the official list of the nation's historic places worthy of preservation. The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity and:

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. are associated with the lives of persons significant in our past; or
- C. embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or have yielded, or
- D. may be likely to yield, information important in prehistory or history.

Integrity

To be eligible for listing in the NRHP, a property must retain sufficient integrity to convey its significance. The NRHP publication *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin 15, establishes how to evaluate the integrity of a property: "Integrity is the ability of a property to convey its significance" (National Park Service, National Register of Historic Places 1991). The evaluation of integrity must be grounded in an understanding of a property's physical features and how they relate to the concept of integrity. Determining which of these aspects are most important to a property requires knowing why, where, and when a property is significant. To retain historic integrity, a property must possess several, and usually most, aspects of integrity:

1. **Location** is the place where the historic property was constructed or the place where the historic event occurred.

- 2. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
- 3. **Setting** is the physical environment of a historic property, and refers to the character of the site and the relationship to surrounding features and open space. Setting often refers to the basic physical conditions under which a property was built and the functions it was intended to serve. These features can be either natural or manmade, including vegetation, paths, fences, and relationships between other features or open space.
- 4. **Materials** are the physical elements that were combined or deposited during a particular period or time, and in a particular pattern or configuration to form a historic property.
- 5. **Workmanship** is the physical evidence of crafts of a particular culture or people during any given period of history or prehistory, and can be applied to the property as a whole, or to individual components.
- 6. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, when taken together, convey the property's historic character.
- 7. **Association** is the direct link between the important historic event or person and a historic property

California Register of Historical Resources

The CRHR program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections under CEQA. The criteria established for eligibility for the CRHR are directly comparable to the national criteria established for the NRHP.

In order to be eligible for listing in the CRHR, a building, object, or structure must satisfy at least one of the following four criteria:

- 1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
- 2) It is associated with the lives of persons important to local, California, or national history.
- 3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.
- 4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Historical resources eligible for listing in the CRHR must also retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. For the purposes of eligibility for the CRHR, integrity is defined as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" (California Office of Historic Preservation 2001). This general definition is generally strengthened by the more specific definition offered by the NRHP—the criteria and guidelines on which the CRHR criteria and guidelines are based upon.

California Environmental Quality Act

CEQA Section 15064.5 *Determining the Significance of Impacts to Archeological and Historical Resources* requires that all private and public activities not specifically exempted be evaluated against the potential for environmental damage, including effects to historical resources. Historical resources are recognized as part of the environment under CEQA. It defines historical resources as "any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant

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in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California."

Lead agencies have a responsibility to evaluate historical resources against the CRHR criteria prior to making a finding as to a proposed Project's impacts to historical resources. Mitigation of adverse impacts is required if the proposed Project will cause substantial adverse change to a historical resource. Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired. While demolition and destruction are fairly obvious significant impacts, it is more difficult to assess when change, alteration, or relocation crosses the threshold of substantial adverse change. The CEQA Guidelines provide that a Project that demolishes or alters those physical characteristics of an historical resource that convey its historical significance (i.e., its character-defining features) can be considered to materially impair the resource's significance. The CRHR is used in the consideration of historical resources relative to significance for purposes of CEQA. The CRHR includes resources listed in, or formally determined eligible for listing in, the NRHP, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts), or that have been identified in a local historical resources inventory, may be eligible for listing in the CRHR and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise.

Generally, a resource shall be considered by the lead agency to be a "historical resource" if it:

- 1. Is listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (PRC Section 5024.1, Title 14 CCR, Section 4850 et seq.).
- 2. Is included in a local register of historical resources, or is identified as significant in an historical resource survey meeting the requirements Section 5024.1(g) of the PRC.
- 3. Is a building or structure determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

City of Los Angeles Historic-Cultural Monuments

According to the City of Los Angeles Cultural Heritage Ordinance Chapter 9, Division 22 (Cultural Heritage Ordinance) of the Los Angeles Administrative Code, Historic-Cultural Monument designation is reserved for those resources that have a special aesthetic, architectural, or engineering interest or value of a historic nature. Any site (including significant trees or other plant life located on a site), building or structure of particular historic or cultural significance to the City of Los Angeles, can be designated as long as it is a historic structure or site:

- 1. in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified; or
- 2. that is identified with historic personages or with important events in the main currents of national, State or local history; or
- 3. that embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; or
- 4. that is a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

A proposed resource may be eligible for local designation as a Historic-Cultural Monument if it meets at least one of the criteria above.

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SurveyLA

SurveyLA was a multi-year, citywide project during which more than 800,000 parcels in the City of Los Angeles were surveyed. As part of this project, the Office of Historic Resources developed a citywide historic context statement that includes a set of contexts and themes for the consistent evaluation of properties. The applicable contexts for evaluating the property at 1920-1924 Whitley Avenue and the associated eligibility standards are the following:

Criteria A/1/1

Context:	Residential Development and Suburbanization, 1850-1980
Theme:	Early Residential Development, 1880-1930
Sub-theme:	Early Multi-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Multi-Family Residence

Eligibility Standards

- Dates from the period of significance
- Is a rare surviving example of the type in the neighborhood or community
- Represents a very early period of settlement/residential development in a neighborhood or community

Character Defining/Associative Features

- Has an important association with early settlement or residential development within a neighborhood or community
- May also be significant for its association with important early settlers
- May be within an area later subdivided and built out
- Retains most of the essential physical and character-defining features from the period of significance

Integrity Considerations

- Because of the rarity of the type there may be a greater degree of alterations or fewer extant features
- Should retain integrity of Location, Feeling, Association and Materials from the period of significance

Criteria B/2/2

Context:	Entertainment Industry, 1908-1980
Theme:	Residential Properties Associated with the Entertainment Industry, 1908-1980
Sub theme:	Residential Properties Associated with Significant Persons in the
	Entertainment Industry, 1908-1980
Property type:	Residential
Property sub type:	Multi-Family Residence

Eligibility Standards

- A residence designed specifically for a significant person in the entertainment industry, or the long-term residence of a significant person in the entertainment industry
- Individual must be proven to have made an important contribution to the entertainment industry

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• Is directly associated with the productive life of the person within the entertainment industry

Character Defining/Associative Features

- For the National Register, properties associated with individuals whose significant accomplishments date from the last 50 years must possess exceptional importance
- May also be a good example of an architectural style from its period and/or the work of a significant architect or builder
- May be associated with individuals important in ethnic, cultural, LGBT or women's history
- Retains essential character-defining features from the period of significance
- The individual must have resided in the property during the period in which he or she achieved significance

Integrity Considerations

- Integrity is based on the period during which the significant person occupied the residence
- Properties may be difficult to observe from the public right-of-way due to privacy walls and landscaping
- Resources associated with a significant person may need further research
- Should retain integrity of Location, Feeling, and Association from the period of significance

Criteria C/3/3

Context:	Architecture and Engineering, 1850-1980
Theme:	Arts and Crafts Movement, 1895-1930
Sub theme:	Tudor Revival, 1895-1930
Property type:	Residential
Property sub type:	Multi-Family Residence

Eligibility Standards

- Was constructed during the period of significance
- Exhibits quality of design through distinctive features
- Exemplifies the tenets of the Arts and Crafts Movement and the Tudor Revival style

Character Defining/Associative Features

- Usually two stories in height
- Irregular building forms
- Predominantly brick or stucco exteriors, or a combination
- Decorative half-timbering
- Steeply-pitched multi-gable roof
- Massive chimneys that are a prominent visual element
- Tall, narrow, multi-panel casement windows arranged in groups
- Represents an early or rare example of the style in the community in which it is located
- If Cotswold, then may have stucco exteriors with an irregular plaster finish, rolling roof eaves and eyebrow arches over entries and dormers

Integrity Considerations

- Original use may have changed
- Should retain integrity of Design, Workmanship, Feeling, Setting, and Materials
- The most common alteration is the replacement of windows and the enclosure of porches
- Some window replacement may be acceptable if the window openings have not been resized, particularly windows associated with kitchens and bathrooms on rear and side elevations
- Brick or stonework may have been painted; acceptable as it is reversible
- Building may have been moved for preservation purposes

STATEMENT OF SIGNIFICANCE

National Register of Historic Places Evaluation

Individual Assessment

ASM carefully considered whether the multi-family residential building at 1920-1924 Whitley Avenue is individually eligible under NRHP/CRHR/HCM Criteria A/1/1, B/2/2, C/3/3, or D/4/4. To do so, ASM evaluated the property within the appropriate historic contexts established for SurveyLA.

Criteria A/1/1

To evaluate the property under Criteria A/1/1, ASM carefully considered whether it is associated with events that have made a significant contribution to the broad patterns of our history. ASM evaluated the property under the SurveyLA Context of Residential Development and Suburbanization, 1850-1980, Theme of Early Residential Development, 1880-1930, Sub-Theme of Early Multi-Family Residential Development, 1880-1930, Property Type of Residential, and Property Sub-Type of Multi-Family Residence.

The property dates from the 1880-1930 period of significance, and its construction occurred during a period of rapid development, including the development of multi-family housing. Overall, the City of Los Angeles' population increased by 135 percent in the 1920s, reaching 2.2 million by 1930. The rapidly expanding motion picture industry also drew a significant number of the new residents to the Hollywood area. A sharp increase in residential development responded to the growing population, including large housing developments such as Hollywoodland and Whitley Heights, as well as small bungalow courts and multifamily housing, many of them utilizing Period Revival styles and blends of styles. The subject property is not a unique or a rare surviving example of multi-family development in the neighborhood or community. The building's original owner, Leila V. Jenks, had recently built other multi-family residential buildings nearby, including 1901 Franklin Circle and 6400 Dix Street, of which the one on Dix Street survives; this multi-family building has a vernacular form and an emphasis on functionality rather than high style design. On Whitley Avenue, the neighboring 1922 two-story multi-family building closest to the street at 1916 Whitley Avenue, on the south side of the subject property, and the 1924 four-unit two-story building on the opposite side of the street at 1907-1909 Whitley Avenue, are of a similar scale. The 1925 and 1927 multifamily buildings on its north side, at the entrance to Padre Terrace, are considerably larger, indicating a strong demand for rental housing in the area.

Although the subject property was erected during the initial build-out of the Whitley Heights single-family development, and during the evolution of the surrounding neighborhood to relatively dense housing, it does not represent a rare surviving example of its type in the neighborhood. As such, the multi-family residential

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subject property is recommended not eligible under NRHP/CRHR/HCM Criteria A/1/1 for Early Multi-Family Residential Development.

Criteria B/2/2

To evaluate the property under Criteria B/2/2, ASM carefully considered whether it is associated with persons significant in our past. Because the property is located in Hollywood, adjacent to a concentration of entertainment-related properties in a residential area likely to house people working in the industry, it was evaluated under the SurveyLA Context of Entertainment Industry, 1908-1980, Theme of Residential Properties Associated with the Entertainment Industry, 1908-1980, Sub-theme of Residential Properties Associated with Significant Persons in the Entertainment Industry, 1908-1980, Property Type of Residential, and Property Sub-Type of Multi-Family Residence.

The multi-family residence at 1920-1924 Whitley Avenue was not built by a studio, theater or production company, or by a prominent person working in the entertainment industry. As noted above, it is located approximately one-half mile from Hollywood's developing center of motion picture production, and a number of screen actors, directors, writers, producers, musicians, art and set designers, and cameramen lived in the nearby Whitley Heights development in the 1920s and 1930s. However, none of the building's occupants were found to be historically significant individuals. None are recognized for significant contributions to society. None are listed in *Who's Who* Directories, were profiled in local newspaper articles, nor were detailed obituaries located to provide further information about their lives beyond what is available in U.S. Census records and City Directories. As such, the property is recommended not eligible under NRHP/CRHR/HCM Criteria B/2/2.

Criteria C/3/3

To evaluate the property under Criteria C/3/3, ASM carefully considered whether it embodies distinctive characteristics of a type, period, or method of construction, or whether it represents the work of a master, or whether it possesses high artistic values. The property was evaluated under the SurveyLA Context of Architecture and Engineering, 1850-1980, and Theme of Arts and Crafts Movement, 1895-1930, with the Sub theme of Tudor Revival, 1895-1930, Property type of Residential and sub type of Multi-Family Residence.

The 1922 multi-family building on the property dates from the 1895-1930 period of significance. As noted above, the predominant architectural styles in the Whitley Heights district between 1918 and 1928 were "Italian or Spanish," and the extant surrounding 1920s multi-family residential buildings were built in the Spanish Colonial Revival, Italian Renaissance Revival, Northern Italian Renaissance Revival, and Mediterranean Revival styles. The subject property's predominant design influence is the Tudor Revival style that was popular across the United States during the 1920s, and includes a two-story height, irregular form, stucco exterior, steeply-pitched roof, and groupings of tall, narrow, multi-light casement windows, as well as a dominant front gable and oriel window above the main entrance that are also elements of the style. However, the building's principal west façade also includes elements of the Spanish Colonial Revival style. The blending of elements from multiple styles was not uncommon in the building's period of construction, particularly by contractors and builders such as Messinger. However, it lacks significant elements of the Tudor Revival style, notably a prominent chimney or chimneys, faux half-timbering, brick- or stone-veneer cladding or detailing that are found in other contemporary examples in the Los Angeles area.

As noted above, there is no documentation of alterations to the property between 1936 and 1998; however, the combination of pitches of the building's roof, the increase of the units' number of rooms, the utilitarian

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form of the two rear one-story wings and their extension into the site's slope indicate that the building had a significant remodel in this period. These alterations are not consistent with the design of the principal west facade, and the rear of the building does not exhibit any prominent features of the Tudor Revival or other Period Revival style of the 1920s.

Applying the SurveyLA eligibility standards for this context, the property is recommended not eligible under NRHP/CRHR/HCM Criteria C/3/3 because it is not exemplary of the character-defining features of the Tudor Revival style. It does not embody the distinctive characteristics of the style, period, region, or method of construction as well as other local examples, nor is it associated with a significant architect or builder. As such, the property is recommended not eligible under NRHP/CRHR/HCM Criteria C/3/3.

Criteria D/4/4

The property is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research. As such, the property is recommended not eligible under NRHP/CRHR/HCM Criteria D/4/4.

Historic District Eligibility

ASM carefully considered whether the residential building at 1920-1924 Whitley Avenue is potentially eligible as a contributor to a historic district under NRHP/CRHR/HCM Criteria A/1/1, B/2/2, C/3/3, or D/4/4.

The property is not located within any currently designated historic district. It is adjacent to but not within the Whitley Heights Historic District and HPOZ, which is composed almost exclusively of single-family residences. The buildings on Whitley Avenue surrounding the subject property are all multi-family residential, ranging from those built in the 1920s to the 1980s, with no shared styles or design elements. The variety of unrelated property types and architectural styles in the immediate vicinity of the property lack visual cohesion sufficient to identify a potential historic district. Therefore, the property at 1920-1924 Whitley Avenue is not recommended eligible as a contributor to any historic district or potential historic district.

CONCLUSION

The multi-family residential building at 1920-1924 Whitley Avenue is recommended not eligible as individual resources or as contributors to any historic district under NRHP/CRHR/HCM Criteria A/1/1, B/2/2, C/3/3, or D/4/4. As such, the building is not a historical resource in accordance with CEOA.

Please contact me as needed, if you have questions or concerns.

Sincerely,

Shann Davis

Shannon Davis Director, Architectural Historian ASM Affiliates. Inc. 20 North Raymond Avenue, Suite 220 Pasadena, California 91103 (626) 793-7395 sdavis@asmaffiliates.com

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Attachment A: Figures and Maps Attachment B: Sanborn Fire Insurance Maps Attachment C: Building Permits September 1, 2017 Brian Prince Page 21 of 42

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ATTACHMENT A: Figures and Maps

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Figure 1: 1920 Whitley Avenue and Whitley Heights Historic District/HPOZ

Map showing subject property (outlined in blue) at lower center. The adjacent Whitley Heights Historic District and HPOZ, divided by the Hollywood Freeway (shown in green) is to the north, northwest, and west of the subject property. Dix Street is to the east of the subject property.

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Figure 2: North and west façades, facing southeast.



Figure 3: Spanish Colonial Revival brackets at entrance and canopy on south façade, lower-pitched roof at first floor adjacent to main gable.

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Figure 4: Framed opening separating the living and dining rooms in unit 1920, facing east-southeast.



Figure 5: Casement windows in dining room of unit 1920, facing south-southeast.

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Figure 6: East façade from parking area at rear of the property, facing west.



Figure 7: Partial second floor above south rear wing for unit 1920 with updated double-hung windows, facing southwest.

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Figure 8: East façade at second floor, facing west-southwest.



Figure 9: Exterior stair entrance to second floor unit (unit 1922) and terrace above north rear wing (unit 1924) extending into site's slope, east façade facing northwest.

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Figure 10: North façade at north rear wing (unit 1924) showing fenestration at first and second floors, facing west toward Padre Terrace.



Figure 11: Padre Terrace and planted center island, screening the view from the Whitley Heights Historic District toward the subject property, facing west.

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ATTACHMENT B: Sanborn Fire Insurance Maps

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1907 Sanborn Fire Insurance Map, Hollywood, California, showing no structures on the east side of Whitley Avenue; subject property is the third parcel north of W. Franklin Avenue.

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1913 Sanborn Fire Insurance Map, Hollywood, California, showing the sub-division of the parcel containing the subject property, and a two-story dwelling with a full-width porch at the east façade.



1955 Sanborn Fire Insurance Map, Los Angeles, California, Volume 10A, showing the subject property (left side of page, fourth parcel north of Franklin and "See Volume Ten") with the current building's footprint, and also the no-longer-extant garage at the northeast corner of the property.

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ATTACHMENT C: Building Permits

All applications must be filled out by applicant DOARD OF PUBLIC WORKS Clerk will staarp sambir i such other data i rishte the data i to ascriato whet and a DEPARTMENT OF BUILDINGS ng Sewir edwork vill unation to the require-ments of the Siste Laws and City Ordinances must be filed. Piping of Application for the installation of Plumbing, Sever or unblag, Cesspool, Gas Fitting and Old Gas Pipe Inspection-This intra to be used only where there is no new erection, construction, allocation or repair being upde to build again of where a building permit has not been issued. Yo the Board of Public Works of the City of Los Angeles: Application is hereby made to the Bound of Pathle Works of the GHP of Los & shows, the output the office of the Chief In Insta and Sudal the wark heading to us forth. The application is made ability to but following could know which, a performant matching and the second application are second to the second to the following could know which, or of fieldings, i First: That the parent does not gentany sight or privilege to construid or listic the work (local described or any per or other Paulic places or portion thread. Second: That the parent does not gent any right or privilege to assault of the work stated is described or any performant be accounted for probability of contacts of the City of Las Augeles. thereoffer any purpose faults as (USE INK OR INDELIBLE PENCIL) Location by Street and Number where work herein described is proposed to be done No. A The second state of the Street What purpose is the building used for?, 1. rence 70-1-n 2. Owner's Name Manny Contractor's Name, 3211 Contractor's Address. 5.1.1. OUND ÷, State the number of Plumbing Fixtures to be installed or altered 3. Specify if there is a Sewer or Cesspool to be constructed on the premises. ú, State the number of Gas Opticts to be installed or altered 72 8. One correlated building is conskered eid! 9. If is an old building, are there any alterations or repairs or change of purpose being unde to same; and if so, I hereby scrify that I have carefully examined and read the above application, that the same is true and correct and that the work herein described is to be done is accordance with all the provisions of the Building Ordinances of the City of Los Angeles, whether herein specified or not. 1 Charles 14 U f.geell FOR DEPARTMENT USE ONLY Plansand spicifications check-ed and insuid is cathform to Ordinances, Sints Larre, etc. (Usu late) Application checked and found O. R. (Use Rebber Slamp) PERMIT NO. OCT 1 3 1914 C.W. 0 20161 Clerk . 7 Rid Depl. Fens 4 7

1914 Los Angeles Public Works' Department of Buildings permit for the previous residence at 1920 Whitley Avenue.

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1921 building permit for three flats at 1920 – 1920-1/2 – 1924 Whitley Avenue.

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1936 alteration permit to replace wall at front porch.

September 1, 2017 Brian Prince Page 40 of 42

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September 1, 2017 Brian Prince Page 41 of 42

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1998 building permit for replacement of porch footing and foundation at southwest corner of building.



DIR-2017-1073-TOC-1A

EXHIBIT Ib

ADDENDUM TO THE PHASE I HISTORIC RESOURCE ASSESSMENT REPORT

October 1, 2018

B.D.O.G. INC c/o Brian Prince 2934-1/2 Beverly Glen Circle #50 Los Angeles, California 90077

Addendum to Phase 1 Historic Resource Assessment Report for 1920 Whitley Avenue, Los Angeles, Los Angeles County, California

Dear Mr. Prince:

ASM Affiliates, Inc. (ASM) has prepared this addendum to address subsequent questions asked by the City of Los Angeles for the Project located at 1920-1924 Whitley Avenue in the Hollywood community of Los Angeles, Los Angeles County, California. Specifically, we will address the potential for indirect impacts to the adjacent Whitley Heights Historic Preservation Overlay Zone (HPOZ) and Ojai Apartments Historic-Cultural Monument (HCM).

As noted on page 11 of the report (Neighborhood Survey section), the closest buildings to the Project area are three- and five-story multi-family buildings at the northwest and southwest corners of Whitley Avenue and Padre Terrace. Those large building create a physical barrier to the viewsheds from the HPOZ toward the Project area. Attachment A to this addendum identifies the contributing properties in the HPOZ located on Padre Terrace from which the new construction at 1920 Whitley could be visible:

- 6607-6609 W. Padre Terrace (1922) (Attachment B, Figure 1)
- 6615 W. Padre Terrace (1906) (Attachment B, Figure 2)
- 6614-6621 W. Padre Terrace (1907) (Attachment B, Figure 3)

These three properties are identified in the 1982 Whitley Heights Historic District National Register nomination and the map in Attachment A, which indicates they are contributing resources to the historic district and HPOZ. The historic district/HPOZ excludes the multi-family residential buildings at the culde-sac's northwest and southwest corners at N. Whitley Avenue. One of those buildings—the Ojai Apartments—located on the northwest corner is designated as a Los Angeles Historic-Cultural Monument (Attachment B, Figure 4)

The planted island in the center of Padre Terrace contains mature jacaranda and carob trees, whose foliage also screens the view of 1920 Whitley Avenue from these three contributors to the HPOZ (Attachment B, Figure 5). Jacaranda trees are semi-evergreen and lose some of their foliage in the winter; however, carob trees are evergreen and are known for their dense canopies.

The Project at 1920 N. Whitley Avenue is not visible from the HPOZ (specifically the properties closest to it) because of the combination of the Padre Terrace planted island and the large buildings that obstruct the view (Attachment B, Figure 6). As such, ASM recommends that the Project does not have the potential to result in an adverse indirect visual impact on the Whitley Heights HPOZ.

The Project will be visible from the Ojai Apartments. ASM reviewed the architectural plans and renderings of the proposed Whitley Avenue Apartments new building drawn in July 2018 by Warren Techentin Architects. Although prior documentation for the Ojai Apartments does not identify if viewshed is a

October 1, 2018 Brian Prince Page 2 of 8

character-defining feature of the Ojai Apartments, ASM presumes that it is for the purposes of this assessment. The current viewshed of the Ojai Apartments includes many multi-story apartment buildings, ranging from two to twelve stories in height; the largest building within the viewshed of the Ojai Apartments is the Hollywood Ardmore at 1850 Whitley Avenue (Figure 8). ASM recommends that the change in view with the addition of the new Whitley Avenue Apartments building will not be adverse, nor one that would impact the eligibility of the Ojai Apartments. As such, ASM recommends that the Project will not result in an adverse indirect visual impact on the Ojai Apartments under CEQA Section 21084.1.

Please contact me as needed, if you have questions or concerns.

Sincerely,

Shann Daiir

Shannon Davis Director, Architectural Historian ASM Affiliates, Inc. 20 North Raymond Avenue, Suite 220 Pasadena, California 91103 (626) 793-7395 sdavis@asmaffiliates.com

Attachment A: Project Area Map Attachment B: Photographs October 1, 2018 Brian Prince Page 3 of 8

ATTACHMENT A: Project Area Map

October 1, 2018 Brian Prince Page 4 of 8



- WHITLEY HEIGHTS HISTORIC DISTRICT -

Illustration of relationship of Project area to Whitley Heights HPOZ, Ojai Apartments HCM, and surrounding buildings on the 1900 block of Whitley.

ATTACHMENT B: Additional Photographs



Figure 1: 6607-6609 W. Padre Terrace (constructed in 1922), contributing resource to Whitley Heights HPOZ.



Figure 2: 6615 W. Padre Terrace (constructed in 1906), contributing resource to Whitley Heights HPOZ.



Figure 3: 6614-6621 W. Padre Terrace (constructed in 1907), contributing resource to Whitley Heights HPOZ.



Figure 4: Ojai Apartments, designated HCM, view from street in front of Project area.



Figure 5: View of HPOZ looking west from Whitley Avenue at corner of Ojai Apartments. Note the planted island in the center of Padre Terrace.



Figure 6: View of HPOZ from 1920 Whitley Avenue looking west-northwest. Note no visibility of the contributing resources of the HPOZ.



Figure 7: View of Project area looking east from edge of HPOZ in front of 6614-6621 W. Padre Terrace.



Figure 8: View of Project area looking southeast from Ojai Apartments. Note massing/height of Hollywood Ardmore (right side of picture) that is already part of the viewshed and greater massing/height than proposed project.



DIR-2017-1073-TOC-1A

EXHIBIT J HCID AB2556 DETERMINATION & CORRESPONDENCE

Eric Garcetti, Mayor Rushmore D. Cervantes, General Manager

DATE: June 05, 2017

TO: B.D.O.G. Inc., a California Corporation, Owner

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

SUBJECT: AB 2556 Determination for 1920 Whitley Ave., Los Angeles, CA 90068 1922 Whitley Ave., Los Angeles, CA 90068 1924 Whitley Ave., Los Angeles, CA 90068

Based on the Affordable Unit Determination Application submitted by B.D.O.G., Inc., a California Corporation, (Owner), the Los Angeles Housing + Community Investment Department (HCIDLA) has determined that three (3) 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 February 23, 2017, so HCIDLA must collect data from February 2012 through February 2017.

B.D.O.G. Inc., a California Corporation, (Owner), acquired the properties: 1920, 1922 & 1924 Whitley Ave., under APN # 5575-005-007 on May 20, 2016 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), and Rent Stabilization Ordinance Determination Unit (RSO) indicate properties: 1920, 1922 & 1924 Whitley Ave. as use code "0300 - Triplex/Three Units". The Los Angeles Department of Building and Safety Database (Property Activity Report) indicate the owner has not applied for a Demolition Permit nor a Building Permit for the new project.

Per statement received by HCIDLA on February 23, 2017, the owner plans demolition of the current triplex property to construct a new thirteen (13) unit apartment building.

ADDRESS	BEDROOM TYPE
1920 Whitley Ave.	2
1922 Whitley Ave.	2
1924 Whitley Ave.	2

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.

1920-1924 Whitley Ave. – AB 2556 Determination Page 2

Replacement Units = 3

3 Units x 68%	3 Units
49% Very Low	2 Unit
19% Low	1 Unit

As shown above, there existed three (3) RSO units within the past five (5) years with no income documents provided. Consistent with AB 2556, HCIDLA has determined that three (3) units need to be replaced with equivalent type, with two (2) units restricted to Very Low and one (1) unit restricted to Low.

cc: Los Angeles Housing and Community Investment Department File B.D.O.G. Inc., a California Corporation, Owner Ulises Gonzalez, Case Management Section, City Planning Department

RM:MAC:sw

Re: 1920 Whitley Ave / Housing Letter

Marites Cunanan <marites.cunanan@lacity.org> To: Nuri Cho <nuri.cho@lacity.org> Wed, Oct 25, 2017 at 8:39 AM

Hi Nuri - Sorry for the late reply...our AB 2556 review is based on the existing units, so any changes on the proposed project will not affect the number of replacement units, just the description of the new project on the letter.

Thanks.

Tess

Marites (Tess) Cunanan Planning and Land Use Unit Finance & Development Division Housing + Community Investment Department 1200 W. 7th Street, 8th floor Los Angeles, CA 90017 \cong :(213) 808-8843 | \boxtimes : Marites.Cunanan@lacity.org

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DIR-2017-1073-TOC-1A

DEPART, NT OF BUILDING AND SAFETY/PUBL WORKS BASELINE HILLSIDE ORDINANCE NO. 181,624 AND HILLSIDE ORDINANC

Building a	nd Safety				HILLSIDE REFERRAL FORM
Address	1920 N WHITLEY AVE	District m	ap 150A185	APN	5575005007
_	RE-SUBDIVISION OF BLOC	CKS			
Tract	10 AND 11 HOLLYWOOD OCEAN VIEW TRACT	Block	1	Lot	5
Public Wo	orks:		900 HR - 520		
Street de	esignations: Standard vs., Su	ubstandard Hil	lside Limited (for a	ll the streets, public o	r private, abutting or adjacent
to the lot	t(s)) (LAMC 12.21A17(e)(1))	or LAMC 12.21	LC10(i)(1))		
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<u>Vehicular</u>	Access:				
1. Is the	Continuous Paved Roadwa	y (CPR)* at lea	st 28 feet wide from	n the driveway apron	of the subject lot to the
bound	dary of the Hillside Area?		🗴 Yes 🗌	No	
2. Do <u>an</u>	v of the streets listed in the	Street designa	ations section have	a roadway width of le	ess than 20 feet adjacent to the
	r (LAIVIC 12.21A1/(e)(2) of L (es— Δ Zoning Administrato	AIVIC 12.21.C1 r Determinatic	0(1)(2)) (7AD) is required	ner 12 24¥21 or 12 3	AX28** OR the roadway shall
6	be widened to a minimum 2	0 foot width v	ia a Public Works of	construction permit	
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*CPR – begi	ins at the driveway apron and mus	st be continuous a	nd without obstacles to	the boundary of the Hillsi	de Area
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Use exis	sting wye and obtain new p	ermit	□ Const	ruct mainline (B permi	t from BOE)
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EXHIBIT M

Traffic Study Exemption Thresholds

LADOT TRAFFIC STUDY EXEMPTION THRESHOLDS & CORRESPONDENCE

The table below serves as an initial filter when assessing the need for a proposed development project or change of use to prepare a traffic impact study. These thresholds only apply to projects that require a discretionary assessment. **This filter does not apply to mixed-use projects** which would require an assessment by DOT. If a project scope is less than the threshold identified in the table below, then a traffic study will not be required. If a project equals or exceeds the threshold below, then a DOT Referral Form should be processed for a determination by DOT on the need for a study. **Whether or not a project exceeds a threshold, a transportation impact assessment fee may still be required if the project is within a Transportation Specific Plan area. Please consult with LADOT to determine if a fee may be required.**

	Land Use Category	Threshold	Peak Hour Rate ¹ (per sq ft unless noted)	Highest Peak Hour Trips
	Auto Repair	8,000 sq ft or 5 bays	3.11 6 / bay	25
Automotive	Quick Auto Oil Change	5 bays	5.19 / bay	26
	Gas Station	2 pumps	15.18 / pump	30
	Coffee / Donut Shop	235 sq ft	108.38	25
Dining	Fast Food	550 sq ft	45.42	25
Dining	High-Turnover Restaurant	1,950 sq ft	12.92	25
	Quality Restaurant	3,300 sq ft	7.49	25
Financial	Bank with drive-thru	575 sq ft	43.63	25
	Bank (walk-in only)	1,500 sq ft	17.35	26
	Light Industrial	25,000 sq ft	1	25
Industrial	Manufacturing	31,000 sq ft	0.8	25
	Warehouse	15,500 sq ft	1.6	25
	Mini-Warehouse (self storage)	84,000 sq ft	0.3	25
	Public School - Elementary	56 students	0.45 / student	25
	Public School - Middle	46 students	0.54 / student	25
	Public School - High School	58 students	0.43 / student	25
	Private / Charter School (K-12)	27 students	0.93 / student	25
Institutional	College	130 students	0.19 / student	25
	Child/Day Care	1,850 sq ft or 30 children	13.62 0.81 / child	25
	Church	45,000 sq ft	0.56	25
	Synagogue	15,000 sq ft	1.69	25

	Land Use Category	Threshold	Peak Hour Rate ¹ (per sq ft unless noted)	Highest Peak Hour Trips
Office	General Office	9,000 sq ft	2.84	25
Office	Medical Office	6,200 sq ft	4.08	25
	Health Club	5,800 sq ft	4.3	25
Pecreational	Hotel	33 rooms	0.76 / room	25
Recleational	Movie Theater (or live)	4,000 sq ft	6.16	25
	Community Center	9,000 sq ft	2.74	25
Residential	Apartments	36 units	0.7 / unit	25
	Condominiums (or Live/Work)	36 units	0.7 / unit	25
	Senior Housing	91 units	0.27 / unit	25
	Single Family Homes	25 units	1 / unit	25
	Convenience Store (Open 24 hours)	370 sq ft	67.03	25
Retail	Convenience Store (15-16 hours)	720 sq ft	34.57	25
	Pharmacy/Drugstore	2,500 sq ft	9.91	25
	Shopping Center	1,700 sq ft	14.6	25

¹ Based on <u>ITE Trip Generation Manual, 9th Edition</u> or the trip generation rates in the West LA TIMP or Coastal Transportation Corridor Specific Plans (the highest of the 3 rates for a specific land use is listed above). Also, the higher of the morning or afternoon peak hour rate is listed.

A traffic study is not needed for the following project applications:

- Any continued use of an existing land use that has not been vacant for more than 2 years.
- Ministerial / By-right projects.
- Discretionary projects <u>limited</u> to a request for the sale or dispensing for consideration of alcoholic beverages for on-site or off-site consumption.
- Tenant improvement within an existing shopping center for change of tenants, change of use from retail to restaurant or vice versa.
- Time extension.
- Yard, height or parking variance.
- Any project that is only installing a parking lot or parking structure.

Rev 10/16/15



DOT Referral Form

Wes Pringle <wes.pringle@lacity.org> To: Nuri Cho <nuri.cho@lacity.org> Thu, Sep 20, 2018 at 4:29 PM

Nuri Cho <nuri.cho@lacity.org>

Hi Nuri,

Yes. The way I understand it is that CEQA allows us to set our own thresholds and we are saying that a project that does not meet the threshold doesn't need a study and will not have any impacts.

Wes

[Quoted text hidden]

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Wes Pringle. P.E.

Transportation Engineer Metro Development Review

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Los Angeles, CA 90012

Cell Phone: 213-718-0713

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