



DEPARTMENT OF CITY PLANNING

APPEAL RECOMMENDATION REPORT

City Planning Commission

Date: January 14, 2021
Time: after 8:30 a.m.
Place: In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the CPC meeting will be conducted entirely telephonically by Zoom [<https://zoom.us/>].

The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting cpc@lacity.org

Public Hearing: Required
Appeal Status: Not further appealable
Expiration Date: January 14, 2021
Multiple Approval: No

PROJECT LOCATION: 1300 South Westwood Boulevard

PROPOSED PROJECT: The project proposes the construction of a seven-story building with 31 residential units, with a maximum building height of 75 feet. The project includes one level of subterranean parking consisting of 12 parking spaces with driveway access off the alley. The proposed project encompasses 25,693 square feet of floor area, with a maximum Floor Area Ratio ("FAR") of 3.89:1. The site is currently developed with a parking lot built in 1975, which will be demolished for the project. The project will involve grading of approximately 3,000 cubic yards of soil.

REQUEST: The Appeal of the Director of Planning's determination conditionally approving a Transit Oriented Communities Compliance Review, pursuant to Los Angeles Municipal Code ("LAMC") Section 12.22 A.31.

RECOMMENDED ACTIONS:

1. **Deny** the appeal of DIR-2019-2789-TOC;
2. **Adopt** the Director of Planning's Conditions of Approval, Findings, and Exhibit "A" as modified herein.
3. **Determine** that, based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines, regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

Case No.: DIR-2019-2789-TOC-1A
CEQA No.: ENV-2019-2790-CE
Incidental Cases: None
Related Cases: None
Council No.: 5 – Koretz
Plan Area: Westwood
Plan Overlay: West Los Angeles Transportation Improvement and Mitigation Specific Plan
Certified NC: North Westwood
GPLU: Neighborhood Office Commercial
Zone: C4-1VL-POD
Applicant: Mehdi Mossazadeh
1300 Westwood Development LLC
Representative: Andy Simhaee
Simha Engineering, Inc
Appellant: George Merkert
Appellant Representative: Laura Lake, Fix the City

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Director of Planning



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ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 273, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

TABLE OF CONTENTS

Project Analysis A-1

- Appellate Decision Body
- Project Summary
- Background
- Appeal Analysis
- Conclusion

Exhibits:

- Exhibit A – Project Plans
- Exhibit B – Director of Planning’s Letter of Determination (DIR-2019-2789-TOC)
- Exhibit C – Environmental Clearance (ENV-2019-2790-CE)
- Exhibit D – Maps, Site Photos, and ZIMAS Parcel Profile Report
- Exhibit E – Appeal Application Documents & Correspondence
- Exhibit F – Transit Oriented Communities Affordable Housing Referral Form
- Exhibit G – LADOT Referral Form
- Exhibit H – Termination of Covenant
- Exhibit I -- HCIDLA AB 2556 Determination
- Exhibit J – BOE Planning Case Referral Form

PROJECT ANALYSIS

APPELLATE DECISION BODY

Pursuant to Section 12.22.A.31 and 12.22 A.25 of the Los Angeles Municipal Code (“LAMC”), appeals of Transit Oriented Communities Compliance Affordable Housing Incentive Program cases are heard by the City Planning Commission. The appellate decision of the City Planning Commission is final.

PROJECT SUMMARY

On September 10, 2020, the Director of Planning approved a Transit Oriented Communities Affordable Housing Incentive Program Compliance Review for a project totaling 31 dwelling units, reserving 4 units for Extremely Low-Income household occupancy for a period of 55 years, with Tier 4 Base Incentives and three (3) Additional Incentives, for increased height (30 foot height increase and transitional height), reduced yards, and reduced open space.

The project proposes the demolition of the existing parking lot and the new construction of a seven-story building with 31 residential units, with a maximum building height of 75 feet. The project includes one level of subterranean parking consisting of 12 parking spaces with driveway access off the alley. The proposed project encompasses 25,693 square feet of floor area, with a maximum Floor Area Ratio (“FAR”) of 3.89:1. The site is currently developed with a parking lot built in 1975. There is no active affidavit for the property to provide parking spaces for nearby businesses. The project will require a haul route to export the grading of approximately 3,000 cubic yards of soil. The Department of Building and Safety, Grading Division issued a Geology and Soils Report Approval letter on May 23, 2019 (Log No. 108317) which details conditions of approval that must be followed. No trees will be removed from this existing site. There are two existing street trees located on Wellworth Avenue and those trees will not be removed. On August 8, 2018, an application for a Building Permit Number 18010-10000-03175 was submitted by the applicant to the Department of Building and Safety for a 33-unit Tier 4 TOC project. The building permit is pending and has not been issued at the time of preparing this report.

The approved project plans are provided as Exhibit “A”, the Determination is provided as Exhibit “B”, and the Environmental Clearance is provided as Exhibit “C” herein. The appeal period ended on September 25, 2020. On September 23, 2020, an appeal was filed by an adjacent property owner.

Pursuant to the Transit Oriented Communities Affordable Housing Incentives Program, the project was determined eligible for the following three (3) Base Incentives which are granted by-right for eligible TOC projects, and requested the following three (3) Additional Incentives to construct the proposed project:

Tier 4 Base Incentives:

- a. **Residential Density.** A 72.22 percent increase in the maximum density to permit a total of 31 dwelling units, in lieu of 18 units as otherwise permitted by the C4 base density; and
- b. **Floor Area Ratio (FAR).** A maximum FAR of up to 3.89:1 in lieu of 1.5:1 as otherwise permitted by LAMC Section 12.21.1 A.1; and
- c. **Parking.** No parking is required per dwelling units per TOC Guidelines; and

Tier 4 Additional Incentives:

- a. **Height and Transitional Height.** A 30-foot increase in the building height, allowing 75 feet in lieu of the maximum 45 feet otherwise allowed by the C4-1VL-POD Zone; and Transitional Height per TOC Guidelines; and
- b. **Yard/Setback.** A reduction in the required side and rear yards to allow RAS3 yards allowing 5-foot side yards in lieu of the required 10-foot side yard and a 15-foot rear yard in lieu of 19-foot rear yard otherwise required by the LAMC Section 12.11-C; and
- c. **Open Space.** A maximum 25 percent decrease from the open space requirement, allowing 2,457 square feet in lieu of 3,275 square feet.

BACKGROUND

Subject Property

The project site is in the Westwood Community Plan Area on the southeast corner at the intersection of Westwood Boulevard and Wellworth Avenue with frontage along the eastern side of Westwood Boulevard. The project site is a rectangular shaped and flat corner lot that is approximately 6,608 square feet (7,108 square feet including half-alley). The project lot is 50 feet wide along the east side of Westwood Boulevard and a depth of approximately 136 feet along the south side of Wellworth Avenue, consistent with the lot width requirements of the C4 Zone. The site is currently developed with a parking lot. There are no known designated historic resources or cultural monuments on the subject site. The project abuts a 20-foot wide alley located at the rear of the project.

Zoning and Land Use Designation

The site is zoned C4-1VL-POD, with a General Plan designation of Neighborhood Commercial. The Westwood Community Plan Map designates the site for Neighborhood Commercial/Neighborhood Office Commercial land use with corresponding zones of C1, C1.5, C2, C4, RAS3, and RAS4. The property is currently zoned C4-1VL-POD which is consistent with the land use designation. Height District No. 1VL allows a 45-foot building height and a by-right Floor Area Ratio (FAR) of 1.5:1. The property is located in the West Los Angeles Transportation Improvement and Mitigation Specific Plan (WLA TIMP, Ordinance 171,492) which is administered by the Department of Transportation and was amended on June 28, 2019 (Ordinances 186,105 and 186,108). However, the subject entitlement case was deemed complete on June 4, 2019, prior to the effective date of the amendment. Therefore, the amendment and related ordinances do not apply to the subject project. The site is also within the City of Los Angeles Transit Priority Area (Zoning Information "ZI" File No. 2452) and the Westwood Pedestrian District Overlay (Ordinance 174,260 effective November 17, 2001).

The Westwood Boulevard Pedestrian Oriented District (POD) was enacted through Ordinance 174,260, effective November 17, 2001. The POD established the POD suffix on the project site. The POD is a Supplemental Use District per LAMC Section 13.07 and contains additional regulations for building frontages, prohibited uses, parking, landscaping, signage, and utilities. Projects in the POD require a clearance from the Department of City Planning prior to the issuance of any permit for construction, relocation, addition, change of use, or exterior alteration of a building facade facing Westwood Boulevard (ZI File No. 2296).

Surrounding Uses / Transit

Surrounding properties along Westwood Boulevard are zoned C4-1VL-POD. The properties adjoining the project site along Westwood Boulevard are developed with one- and two-story commercial businesses, retail, and offices. The property is located two blocks south of the intersection of Wilshire Boulevard and Westwood Boulevard which is improved with commercial high-rise buildings. The existing property is developed with a parking lot. The properties to the east of the alley located at the rear of the property are zoned R1-1 and are improved with single-family residences. Further northeast is the Westwood Gardens Park.

The subject site is located within 750 feet from the future Metro Purple Line Rail and the existing Metro Rapid 720 bus line. The subject property is therefore located in Tier 4 of the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines), as indicated on the TOC Referral Form dated on February 11, 2020.

Transit Oriented Communities

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 Affordable Housing Incentive Program. The measure required that the Department adopt a set of TOC Guidelines, which establishes incentives for residential and mixed-use projects located within ½ mile of a major transit stop. Major transit stops are defined under existing State law.

The TOC Affordable Housing Incentive Program Guidelines (TOC Guidelines) released on September 22, 2017, and amended on February 26, 2018, 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 qualifies for the Transit Oriented Communities ("TOC") Affordable Housing Incentive Program, which allows a variety of incentives for increased density, height, and floor area, among others, for Eligible Housing Projects.

The subject site is located within 750 feet from the future Metro Purple Line Rail and Metro Rapid 720 bus line. The subject property is therefore located in Tier 4 of the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines), as indicated on the TOC Referral Form dated on February 11, 2020.

Tier 4 Incentives would require On-Site Restricted Affordable Units at the rate of 11 percent Extremely Low Income, 15 percent Very Low Income, or 25 percent Lower Income of total units. The project is providing 11 percent Extremely Low-Income Units of total units and is therefore eligible for Base Incentives. Furthermore, up to three Additional Incentives may be granted for projects that include at least 11 percent of the base units for Extremely Low Income, 15 percent for Very Low Income, and 30 percent for Lower Income. The project is providing 11 percent of the base units as Extremely Low-Income Units and is, therefore, eligible for three Additional Incentives.

The project is eligible for the following Tier 4 Base Incentives, which are granted by-right for eligible TOC projects:

- a. **Density.** Increase the maximum allowable number of dwelling units permitted by up to 80 percent.

The C4 Zone allows for a maximum residential density consistent with the R4 Zone requirements of one dwelling unit per 400 square feet of lot area. The subject site has a lot area of 6,608 square feet (7,108 square feet including half-alley) for a maximum base density of 18 units. The TOC Guidelines allow an 80 percent increase and round base density up to the next whole number. The maximum allowed density for the subject site under the Tier 4 Base Incentive for density would be 33 units. The project is proposing 31 units.

- b. **Floor Area Ratio.** Percentage increase in commercial zones resulting in at least a 4.25:1 FAR.

In the C4 Zone in Height District 1VL, the LAMC allows for a maximum FAR of 1.5:1. LAMC Section 12.03 states, "Buildable Area" is, "all that portion of a lot located within the proper zone for the proposed main building, excluding those portions of the lot which must be reserved for yard spaces, building line setback space, or which may only be used for accessory buildings or uses." The project has a buildable lot area of 6,608 square feet and therefore is allowed a by-right floor area of 10,662 square feet with a 1.5:1 FAR. The TOC Guidelines allow a maximum floor area of 30,209 square feet with a 4.25:1 FAR, and the project is proposing 25,693 square feet at a 3.89:1 FAR, which is consistent with the TOC requirements.

- c. **Parking.** Parking for all residential units in an Eligible Housing Development for a Tier 4 project shall not be required.

Projects located in Tier 4 TOC Affordable Housing Incentive Area are not required to provide parking for residential units. The project is an Eligible Housing Development and is providing 12 parking spaces and therefore exceeding the required amount of parking spaces.

Pursuant to the TOC Guidelines, the project is eligible for, and has been granted three (3) Tier 4 Additional Incentives to construct the proposed project:

- a. **Yard/Setback.** In any Commercial zone, Eligible Housing Developments may utilize any or all the yard requirements for the RAS3 zone per LAMC 12.10.5.

The side yards are consistent with the RAS3 yard incentive. The project is providing 5-foot side yards in lieu of 10-foot side yards and 15-foot rear yard in lieu of 19-foot rear yard. The project is consistent with TOC Guidelines.

- b. **Open Space.** A maximum 25 percent reduction from the open space requirement, allowing 2,457 square feet in lieu of 3,275 square feet.

- c. **Height Incentives.** A 30-foot increase in the building height, allowing a maximum of 75 feet in lieu of the 45 feet otherwise allowed by the C4-1VL-POD zone.

The table below provides a summary of the relevant and underlying LAMC provisions for the subject property and requested TOC Base and Additional Incentives:

Incentives	Otherwise Allowed/Required	TOC Guidelines	Proposed
Density	18	33	31
FAR	1.5:1	4.25:1	3.89:1
Parking Spaces	47	0	12 parking spaces
Open Space	3275	2457	2457
Height	45'	78' and Transitional Height	75' and Transitional Height

Yard Incentives	Otherwise Required	TOC Guidelines	Proposed
Front Yard	0'	0'	0'
Rear Yard	19'	15'	15'
Side Yard	10'	5'	5'

Housing Replacement

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 years 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 November 27, 2018, determined no residential units were built and demolished on the property, and the site has maintained its commercial use for the last five years; therefore, no AB 2556 replacement affordable units are required.

APPEAL ANALYSIS

One appeal was filed in a timely manner within the appeal period ending on September 25, 2020, by an abutting property owner, George Merkert (represented by Laura Lake, Fix the City).

The following is a summary of the appeal points and staff's response. The full appeal application and documents are provided in Exhibit "E" and summarized as follows:

APPEAL POINT 1: Measure JJJ Violations and TOC Housing Incentive Conformance

Appeal Point 1-A: *The proposed project was granted discretionary TOC incentives outside of the authority of Section 6 of Measure JJJ. TOC is limited to three ministerial incentives based on the underlying zone, not on TOC "Tiers." JJJ did not authorize additional discretionary incentives nor did it authorize TOC Tiers. The proposed project violates the Labor Standard of Measure JJJ.*

Staff Response:

On November 8, 2016, the City of Los Angeles voters approved Measure JJJ. Measure JJJ established LAMC Section 12.22 A.31 to create a new transit-based affordable housing incentive called the Transit Oriented Communities Affordable Housing Incentive Program (TOC Program). The Measure required the Department of City Planning to create TOC Affordable Housing Incentive Program Guidelines (TOC Guidelines) for all Housing Developments located within a one-half mile radius of a Major Transit Stop. These Guidelines provide the eligibility standards, incentives, and other necessary components of the TOC Program consistent with LAMC 12.22 A.31. The TOC Program became effective on September 22, 2017, and was subsequently revised on February 26, 2018.

The Department of City Planning structured the Guidelines to provide levels of incentives linked to the quality and proximity of a transit stop. This strategy results in a system that provides different levels of development for a project located a half-mile from a regular bus line than for one located adjacent to a Metro Rail Station. To reflect these important distinctions a Tier-based system classifies eligible areas into TOC Tiers depending on the project's distance from different types of transit service. All incentives and tiers are in proportion to the affordable housing requirements outlined in JJJ and the development incentives in the City's current Density Bonus program. The specific incentives offered through the program are determined by the TOC Guidelines and are consistent with the provisions of Measure JJJ, including up to either two or three Additional Incentives, depending on the percent of affordable housing provided. 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 the TOC Guidelines, for a total of up to five Additional Incentives. The project is only seeking three Base Incentives and three Additional Incentives and is therefore not required to adhere to the labor standards in LAMC 11.5.11.

A qualifying TOC Project shall be granted Base Incentives concerning increased residential density, increased floor area ratio, and reduced automobile parking requirements, which are granted by-right. In addition to these Base Incentives, an eligible project may be granted Additional Incentives concerning yards and setbacks, open space, lot coverage, lot width, averaging, density calculation, height, and developments in public facility zones. Up to three (3) Additional Incentives may be granted in exchange for providing the requisite set aside of affordable housing as enumerated in the TOC Guidelines. The project takes advantage of three of the three additional incentives available to them through the Transit Oriented Communities (TOC) Affordable Housing Incentive Program.

Appeal Point 1-B: *JJJ Section 6 does not authorize an alternative Transitional Height from LAMC 12.21.1 A.10 and does not authorize any additional height. The 75-foot height approved for 1300 Westwood is therefore unlawful because it violates the Transitional Height Ordinance and exceeds the 45-foot height limit for Height 1VL.*

Staff Response:

As conditioned in the Director's Determination (Exhibit "B") and Project Background above, the project is eligible for Tier 4 Base and Additional Incentives of the TOC Guidelines. TOC Transitional height requires that the project building height limit shall be stepped back at a 45-degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot in the RW1 Zone or more restrictive zone, per TOC Guidelines. Therefore, the project meets the Transitional Height requirements of the TOC Guidelines, as conditioned in Exhibit "B".

As provided in the Director's Determination (Exhibit "B") and Project Background above, the project site is located in the Westwood Community Plan and subject to the C4-1VL-POD zone and Height District 1VL. The site's zoning would allow a building height of 45 feet by-right. The project is eligible for Tier 4 Base and Additional Incentives of the TOC Guidelines. Therefore, the Tier 4 Height Incentive would allow a maximum height of 78 feet as stated in Exhibit "B".

A restriction on height could limit the ability to construct the additional residential dwelling units, and specifically the Restricted Affordable Units. The applicant has requested a Tier 4 Additional Incentive for increased height, which allows for three additional stories up to 33 additional feet and transitional height. The C4-1VL-POD zone and Height District No. 1VL allows for a maximum height of 45 feet. Therefore, the Tier 4 Height Incentive would allow a maximum height of 78 feet. The project is within that envelope at 75 feet and 7 stories and is consistent with the TOC Guidelines. The proposed project requests an increase of 30 additional feet to allow for approximately 75 feet in building height, in lieu of the otherwise permitted 45 feet in building height in the C4-1VL-POD Zone.

Appeal Point 1-C: *JJJ Section 6 did not authorize yard reductions; thus, the yard reductions are unlawful. The plot plan on page 6-Attachment A (A2.01) does not provide adequate rear yard as defined by LAMC 12.03 from the ground to the sky. The "encroachment" above the ground floor means that the actual rear yard is about 6 feet from the property line. A 19-foot rear yard is required. Relief from the required rear yard is not an incentive available under Section 6 of JJJ.*

Staff Response:

As provided in the Director's Determination (Exhibit "B") and Project Background above, the project site is in the Westwood Community Plan and subject to the C4-1VL-POD zone and Height District 1VL. The proposed project requests RAS3 yard incentive in the northerly and southerly side yard setbacks, allowing 5-foot setbacks in place of the 10-foot side setbacks, and a 15-foot easterly rear yard setback in lieu of 19-foot rear yard setback required per the C4-1VL-POD Zone.

LAMC Section 12.22 C.10 also allows the rear yard to include half of the alley where the rear yard opens onto an alley of not more than 30 feet in width. Therefore, one-half of the width of the alley may be assumed to be a portion of the required rear yard as long as the

lot is not located in the RS, R1, RU, RZ, RMP, and R2 Zones. In addition, LAMC Section 12.22 C.20(d) and (e) allow balcony and porch encroachments into the rear yard, subject to LADBS review and approval.

The requested incentives allow the developer to reduce setback requirements so the affordable housing units can be constructed, and the overall space dedicated to residential uses is increased. The side yards are consistent with the RAS3 yard incentive. The project is providing 5-foot side yards in lieu of 10-foot side yards and 15-foot rear yard in lieu of 19-foot rear yard, as provided in Exhibit "A". The project is consistent with TOC Guidelines.

Appeal Point 1-D: *Garage access from the alley creates noise and glare for residents and potential traffic hazards on the one-way alley. The garage access should be on Wellworth, not the alley.*

Staff Response:

The appeal asserts that the project will create a potential noise and glare nuisance along with a potential traffic hazard. The appeal fails to provide substantive evidence showing how the proposed project will create this noise and glare nuisance and potential traffic hazard. Vehicular alley access is preferred over creating new driveways/curb cuts along the street, in order to minimize any disturbances to the street and increase pedestrian safety by reducing vehicle-pedestrian conflict and provide an enhanced pedestrian experience. This is consistent with the City Planning Citywide Design Guidelines, which recommends the following:

Guideline 1: Promote a safe, comfortable, and accessible pedestrian experience for all.

Guideline 2: Carefully incorporate vehicular access such that it does not degrade the pedestrian experience.

Furthermore, The Department of Transportation (LADOT) reviewed vehicle miles traveled calculator and submitted a Referral Form dated August 26, 2020, that states the project will create 169 daily trips and does not meet the threshold of 250 daily trips to require a Vehicle Miles Traveled Assessment or an Access, Safety, and Circulation Assessment. No transportation impacts were identified concerning this project per Exhibit G. The project is still subject to LADOT review for final driveway plans.

APPEAL POINT 2: Westwood Community Plan Violations

Appeal Point 2: *No findings were provided that the project complies with the Westwood POD. Westwood Boulevard POD is meant to encourage neighborhood-serving and neighborhood-scale retail and commercial uses. This project is 100 percent residential and will tower over Westwood Boulevard and adjacent single-story homes. The size and use are not compatible with the POD.*

Staff Response:

The appeal asserts the project violates specific land-use policies and purposes of the Westwood Community Plan and the Westwood Boulevard Pedestrian Oriented District. While specific land-use policies and purposes are cited, the appeal fails to provide substantive evidence showing how the proposed project does not adhere to those policies and purposes. The Director's Determination verifies that the project is consistent with the City's land use designation, zoning code, Westwood Pedestrian Oriented District, and TOC Guidelines.

The appeal states the project violates Westwood Community Plan Policy 2-1.2: "Protect commercially planned/zoned areas from encroachment by residential-only development." However, the project is consistent with the requirements of the C4-1VL-POD Zone, the TOC Guidelines, and the Westwood Boulevard Pedestrian Oriented District, and meets the applicable setback requirements. The C4 zone and Westwood POD do not require commercial uses at the site and do not prohibit 100% residential projects; therefore, a 100 percent residential project is consistent with the subject zone. The project complies with the design standards of the Westwood POD which encourages exterior building continuity and requires that building setbacks are no more than 5 feet from the Primary Lot Line per POD Section 5.A. The project includes transitional height from the RW1 zoned properties and a landscaped rooftop buffer to be compatible with the abutting single-family properties to the east, consistent with Policy 1-1.1 of the Westwood Community Plan, which states: "Protect existing single-family residential neighborhoods from new out of scale development and other incompatible uses". The setbacks also help enhance the façade facing Westwood Boulevard, along with the landscape buffer and elevated design to elevate the pedestrian experience. The project is conditioned to comply with POD Section 5.E.1 to provide street trees at a ratio of at least one street tree for each 30 feet of street frontage.

The appeal fails to show how the project violates Community Plan Policy 1-2, which states, "To coordinate residential density with infrastructure and to reduce vehicular trips and pass-through traffic in single-family neighborhoods by developing new multiple-family housing in proximity to services and facilities." The project is consistent with the underlying zone, TOC Guidelines, Westwood POD, and is a Tier 4 TOC development and is located less than 750 feet from a regional transit center (from the future Metro Purple Line Rail and the existing Metro Rapid 720 bus line). The new 31-unit apartment protects the quality of the residential environment by providing residential units consistent with the land use designation and zone and enhances the visual aesthetic environment of the community by replacing a vacant parking lot with a multi-family building that will enhance the pedestrian experience of Westwood Boulevard and is located near commercial centers and major bus routes where public service facilities and infrastructure will support this development.

APPEAL POINT 3: Sidewalk width

Appeal Point 3: *Westwood Boulevard is a designated POD to attract pedestrian activity yet there is no discussion of the sidewalk width. Is this project required to provide a 15-foot wide sidewalk on Westwood Boulevard? What is the designation in Mobility Plan 2035?*

Staff Response:

The appeal asserts that the project needs to meet sidewalk width requirements listed in the Westwood POD and Mobility Plan 2035. The Westwood POD does not have a sidewalk width requirement for proposed projects located in the POD. The Bureau of Engineering (BOE) is responsible for any dedication/improvement requirements for new development per LAMC 12.37. In the BOE Planning Case Referral Form (dated June 11, 2018, see Exhibit J), BOE requires the project dedicate 5-feet of width along the property street frontage facing Westwood Boulevard to complete the 55-foot half-width right-of-way, which is shown on the project plans (Exhibit "A"). BOE is also requiring a 20-foot corner dedication or a 15-foot by 15-foot corner cut at the intersection of Westwood Boulevard and Wellworth Avenue, which is also shown on the project plans (Exhibit "A"). BOE also requires that any broken or off-grade asphalt, sidewalk, or curb and gutters shall be repaired and/or replaced, all unused driveways shall be closed, and the curb return at the intersection of Westwood Boulevard and Wellworth Avenue with a 20-foot curb radius and ADA standard access shall be reconstructed.

The applicant has not filed for a Waiver of Dedication and Improvements entitlement to request any deviations from BOE requirements. Therefore, the sidewalk width is not part of the entitlement case since there is no Waiver of Dedication and Improvements being requested. The project will be subject to review by the Bureau of Engineering. The appeal fails to provide substantial evidence showing how the proposed project will not meet the 15-foot sidewalk width requirements.

APPEAL POINT 4: Rooftop deck noise and privacy nuisance

Appeal Point 4: *The rooftop deck impacts privacy and will create noise that will impact the entire neighborhood. There are currently no conditions placed upon the deck to protect the neighbors. We request that the rooftop use be regulated carefully, like the conditions imposed on 11001 Pico Blvd.*

Staff Response:

The appeal asserts that the rooftop deck impacts the privacy of the entire neighborhood and creates noise for the entire neighborhood. The proposed project site is adjacent to commercial properties to the north, south, and west. A 20-foot wide alley is located to the east of the proposed project site that, in combination with a 5-foot setback as measured from the easterly property line, provides a combined 25-foot buffer to the neighboring single-family dwelling located adjacent to the alley. The project also proposes two landscape buffers located on the rooftop deck, as shown in Exhibit "A". One landscape buffer is located on the eastern side that is adjacent to the single-family dwelling located in the R1 Zone, and the other landscape buffer is located on the northwestern corner of the rooftop deck that is adjacent to the intersection of Westwood Boulevard and Wellworth Avenue. The rooftop level contains four dwelling units and habitable floor area along with the roof deck open space. It will not be an open roof deck that overlooks the neighboring R1 property. The roof deck is not near the easterly building edge, because of a dwelling unit's living room and landscaped buffer. Therefore, the proposed project provides a buffer and will not encroach on the privacy of residential neighbors.

The appellant referenced a separate project located at 11001 Pico Boulevard (Case Number DIR-2018-3609-TOC-SPR), which included a Site Plan Review condition to limit hours of roof deck use. However, because the subject project proposes only 31 units, it is not subject to Site Plan Review per LAMC Section 16.05, and there is no authority to condition the roof deck for the subject entitlement case.

APPEAL POINT 5: Parking Covenant

Appeal Point 5: *ZIMAS lists an Affidavit – Pkg. 103. The LOD claims there is no existing parking covenant. Please provide the affidavit and verify if this is true.*

Staff Response:

The appeal states that ZIMAS lists an Affidavit labeled PKG-103 but that there is no verification that there is no existing parking covenant. Based on the LADBS website, Affidavit No. 103 (dated May 12, 1949) is for the following:

"BLDG LOCATED AT 1300 WESTWOOD BLVD HAS PKG LOCATED AT 1324 MIDVALE AVE"

Therefore, Affidavit No. 103 does not require parking to be located at the subject site, 1300 Westwood. Moreover, there is not an existing building on the subject site, as it has been improved as a parking lot since 1975.

Furthermore, there is a second parking affidavit on the subject property, which has been terminated according to LADBS records. The applicant submitted to the case file a copy of a parking covenant with 921-925 Broxton Avenue (Affidavit No. 100098266, dated January 22, 2010), and a copy of the signed and notarized Termination of Covenant and Agreement Form (Affidavit No. 180039213, signed and dated January 10, 2018, issued January 12, 2018), and is provided in Exhibit H. Therefore, based on LADBS records, there is no current parking covenant on the subject site.

APPEAL POINT 6: Loading Dock

Appeal Point 6: *There is no loading dock proposed for moving vans. Residential buildings in Westwood on narrow residential streets without loading docks create traffic hazards. Please require a loading dock.*

Staff Response:

The appeal states that a traffic hazard will be created if the building does not provide a loading dock due to its location near a narrow residential street. The project is located at the intersection of Westwood Boulevard and Wellworth Avenue. As provided in LAMC Section 12.21 C.6, a loading space is not required when a lot abuts an alley in the C Zone when all buildings are used solely as dwelling or apartment houses per LAMC 12.21.C.6. The project is 100 percent residential with 31 dwelling units, and no non-residential uses are proposed. Therefore, a loading space is not required per LAMC Section 12.21 C.6. Furthermore, the Department of Transportation has reviewed the project's Vehicle Miles Traveled Calculator and did not identify any transportation impacts on the proposed project per Exhibit G. The project is still subject to LADOT review for final driveway plans.

CONCLUSION

For the reasons stated herein, and as provided in the Findings in the Director's Determination (Exhibit B), the proposed project does comply with the applicable provisions of the Transit Oriented Communities Affordable Housing Incentive Program and the California Environmental Quality Act and Los Angeles Municipal Code. The appeal of the Director's Determination cannot be substantiated and therefore should be denied.

Staff recommends that the City Planning Commission Deny the appeal of DIR-2019-2789-TOC; and Adopt the Director of Planning's Conditions of Approval, Findings, and Exhibit "A" in approving a Transit Oriented Communities Affordable Housing Incentive Program for a project totaling 31 dwelling units, reserving 4 unit for Extremely Low-Income Household for a period of 55 years, with the Additional Incentives for increased building height, a reduction in the side and rear yard setbacks, and reduced open space; and Determine, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

31 UNITS APARTMENTS-SUBTRAINIAN PARKING+ 6 STORY RESIDENTIAL

1300 Westwood Blvd, Los Angeles, CA 90024

EXHIBIT "A"
 Page No. 1 of 36
 Case No. DIR-2019-289-TX

NOTES

GENERAL:

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REQUIREMENTS.
- THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND CONDITIONS AND SHALL CALL TO THE ARCHITECT OR DESIGNER OF ANY QUESTIONS OR CONFLICT FOR RESOLUTION BEFORE PROCEEDING WITH WORK.
- DO NOT SCALE DRAWINGS. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS ARE SHOWN FROM FACE OF STUD OF EXISTING WALL UNLESS OTHERWISE NOTED.
- ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. THE DESIGNER SHALL BE NOTIFIED FOR CLARIFICATIONS REQUIRED.
- TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS PER SECTION 303.7
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION WITH OTHER TRADES OR SUB- CONTRACTORS AND THEIR WORK TO ENSURE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY DEVICES, TEMPORARY BARRICADES, SCAFFOLDING, LIGHTING, COVERINGS, FIRE PREVENTION AND OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS ON THE PROPERTY THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUOUS CLEANUP OF THE SITE OF ALL DEBRIS WHETHER CREATED BY HIS WORK OR THE FAILURE OF HIS SUBCONTRACTORS TO CLEAN UP AFTER THEIR WORK.
- ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL LAWS, STATE STATUTES, LOCAL ORDINANCES AND REGULATIONS OF AGENCIES HAVING JURISDICTION.
- CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF PLUMBING, MECHANICAL DUCTS AND ELECTRICAL WORK.
- INSTALL APPROVED FIRE-RATED DAMPERS WHERE DUCTS PENETRATE FIRE RATED PARTITIONS, CEILING AND FLOOR ASSEMBLIES.
- GENERAL CONTRACTOR TO ENSURE THAT ALL PARTITIONS ARE ATTACHED OR BRACED TO STRUCTURAL MEMBERS AND/OR SLAB ABOVE AS REQUIRED TO BE SAFE AND SECURE. SUPPORT LATERALLY AND SEISMICALLY AS REQUIRED BY APPLICABLE CODES.
- THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR COMPLYING WITH THE CONSTRUCTION SAFETY ORDERS AND THE GENERAL INDUSTRIAL SAFETY ORDERS OF THE STATE DIVISION OF INDUSTRIAL SAFETY, HEALTH ADMINISTRATIONS AND SUCH OTHER AGENCIES GOVERNING THE CONTRACTORS ACTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND HOLD HARMLESS THE DESIGNER FOR ANY DAMAGES AND / OR PENALTY RESULTING FROM HIS FAILURE TO COMPLY WITH SAID LAWS, STATUTES, ORDINANCES AND REGULATIONS.
- THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE ARCHITECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS. THE CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE ABOVE LISTED MATERIALS.
- CONTRACTOR TO PROVIDE NECESSARY MEASURES TO DEQUATELY CONNECT PLUMBING LINES TO EXISTING RESIDENTIAL LINES, PROVIDING A MIN. 2% SLOPE AS REQUIRED BY U.P.C. CODES AND GOVERNING CITY, COUNTY AGENCIES.
- ALL EXTERIOR WALL OPENING, FLASHINGS, COUNTER FLASHINGS, COPINGS AND EXPANSION JOINTS SHALL BE WEATHERPROOF.
- APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.158) (SEPARATE PLUMBING PERMIT IS REQUIRED).
- SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY. UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.6.2)
- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
- ALL EXTERIOR WALL OPENING, FLASHINGS, COUNTER FLASHINGS, COPINGS AND EXPANSION JOINTS SHALL BE WEATHERPROOF.
- SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY. UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
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- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
 - A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
 - APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. (R314)
 - A SEPARATE PERMIT IS REQUIRED FOR THE FOLLOWING:
 - RETAINING WALLS
 - MECHANICAL WORK
 - BLOCK WALLS
 - GRADING BACKFILL
 - FIRE SPRINKLER SYSTEM
 - DEMOLITION WORK
 - ELECTRICAL WORK
 - A FIRE ALARM SYSTEM IS REQUIRED FOR THIS STRUCTURE. 3 COPIES OF THE SYSTEM PLAN SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.
 - SPRINKLER SYSTEM TO BE APPROVED BY PLUMBING DEPARTMENT PRIOR TO INSTALLATION.
 - AN APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE BUILDING. (BUILDING CODE 903 AND FIRE CODE 903)
 - GRAFFITI RESISTANT FINISH ON GROUND LEVEL WALLS TO BE "IP631 ULTRASHIELD CLEAR" BY DUNN EDWARDS CORPORATION, LARRW25162-T, AND EXTEND 9'-0" MIN. ABOVE FINISHED GRADE.
- #### ENERGY NOTES:
- THE BUILDING DESIGN MEETS THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-53.
 - INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND BUILDER STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, CHAPTER 2-53 AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 20, CHAPTER 2, SUBCHAPTER 4, ARTICLE 3.
 - ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR UNSULATING MATERIAL.
 - DOORS AND WINDOWS BETWEEN CONDITIONED AND OUTSIDE OF UNCONDITIONED SPACES SUCH AS GARAGES AND COMPARTMENTS FOR CENTRAL AIR GAS FURNACES SHALL BE FULLY WEATHERSTRIPPED.
 - MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE INFILTRATION STANDARDS.
 - CAULK PLUMBING AND ELECTRICAL PENETRATIONS, ALL WINDOWS AND DOOR FRAMES, BETWEEN WALL SOLE PLATES AND FLOORS AND ALL OTHER OPENING IN THE ENVELOPE.
 - A NIGHT SETBACK THERMOSTAT SHALL BE INSTALLED.
 - DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED PER CHAPTER 10 OF UMC.
 - LUMENS/WATT EFFICIENCY SHALL BE PROVIDED FOR GENERAL LIGHTING IN KITCHENS AND BATHROOMS (FLUORESCENT LIGHTS).
 - ALL OPENINGS (DOORS AND WINDOWS) SHALL BE PROPERLY WEATHER STRIPPED, CERTIFIED AND LABELED.
 - BACKDRAFT DAMPERS FOR ALL EXHAUST AND FAN SYSTEMS SHALL BE PROVIDED.
 - A R-12 EXTERIOR BLANKET SHALL BE PROVIDED FOR HOT WATER HEATER AND SOLAR TANKS.
 - R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE.
 - ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED.
 - MASONRY AND FACTORY BUILT FIREPLACES SHALL BE INSTALLED WITH TIGHT FITTING, CLOSEABLE METAL OR GLASS DOORS
 - ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY THE PLUMBING DIVISION.
- #### FIRE DEPARTMENT NOTES:
- VERIFY 5' HIGH ADDRESS # TO BE PLACED NEAR THE ENTRANCE OF THE BUILDING IN ACCORDANCE TO LAMC 57.09.11
 - ROOF CONSTRUCTION SUCH AS TELEVISION ANTENNA GUY WIRES, SOLAR PANELS, AND RAZOR RIBBON SHALL NOT PREVENT FIRE DEPARTMENT ACCESS OR EGRESS IN THE EVENT OF A FIRE.
 - PROVIDE COLLISION BARRIERS ADEQUATE TO PROTECT CONTROL METERS, REGULATORS, AND PIPING FOR HAZARDOUS MATERIALS THAT ARE EXPOSED TO VEHICULAR DAMAGE.
 - CONSPICUOUSLY MARK GAS-SHUT-OFF VALVE
 - PROVIDE A PORTABLE FIRE EXTINGUISHER W/ A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR. ALSO DURING CONSTRUCTION
 - DRAFT STOPS SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, OVERHANGS AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION
 - AN APPROVED PERMANENT AND RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALLS. FLOOR CEILING ASSEMBLY SHALL BE SEALED, LINED OR INSULATED
 - ALL SMOKE DETECTORS TO BE HARD-WIRED
 - PROVIDE EXIT SIGNS AND DIRECTIONAL EXIT SIGNS WITH A MINIMUM OF 6" HIGH BY 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND @ 5 FOOT CANDLE SPACING BETWEEN SIGNS SHALL NOT EXCEED 200 FT. @ 5 FEET CANDLE.

- FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON ADDRESS SIDE OF BUILDING
- PROVIDE SINGLE STATION SMOKE DETECTOR WITHIN SLEEPING AREAS AND AREAS GIVING ACCESS TO SLEEPING AREA AND ON TOP CENTER OF STAIRS LEADING THERETO
- ROOF COVERING SHALL CONFORM WITH TABLE 15-A. (LAMC 91.1501)
- INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH TABLE 8B.
- EXIT COURT, LESS THAN 10 FEET IN WIDTH, SHALL HAVE A MINIMUM OF ONE-HOUR, FIRE-RESISTIVE CONSTRUCTION FOR A DISTANCE OF 10 FEET ABOVE THE COURT, AND OPENING SHALL BE PROTECTED WITH THREE-FOURTHS HOUR FIRE ASSEMBLIES.
- DRAFT STOPS ARE REQUIRED ABOVE AND IN LINE WITH WALLS SEPARATING TENANT SPACES FROM EACH OTHER AND FROM OTHER USES
- WINDOWS IN 1-HR CORRIDOR SHALL BE LIMITED TO FIXED GLAZING OF 45 MIN FIRE RATING AND SHALL NOT EXCEED 25% OF CORRIDOR / ROOM, COMMON WALL
- ALL OPENING IN FLOORS ARE REQUIRED TO BE ENCLOSED BY A SHAFT HAVING WALL, FLOOR, AND CEILING OF 1-HR FIRE RESISTIVE CONSTRUCTION.
- DRAFT STOPS SHALL BE PROVIDED WITHIN A CONCEALED FLOOR CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION
- PROVIDE A PORTABLE FIRE EXTINGUISHER W/ A RATING OF NOT LESS THAN 10BC FOR PARKING GARAGE
- ENCLOSED USEABLE SPACE UNDER INTERIOR STAIRS REQUIRES 1 HR FIRE RESISTIVE CONSTRUCTION ON ENCLOSED SIDE.
- PLANS FOR THE FIRE ALARM SYSTEM MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.

FIRE EXIT SIGN NOTES:

- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED (1013.3)
- EXIT SIGNS ILLUMINATED BY EXTERNAL SOURCE SHALL HAVE INTENSITY NOT LESS THAN 5-FOOT CANDLES. (1013.5.2)
- INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (1013.6.3)
- EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. INW CASE OF PRIMARY POWER LOSS. (1013.6.3)
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (1010.1.9)
- DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN 34" AND A MAX 48" ABOVE THE FINISHED FLOOR. (1010.1.9.2)
- ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9
- ALL RATED DOORS MUST BE EITHER SELF CLOSING OR AUTOMATIC CLOSING AND HAVE A UL 1784 SMOKE AND DRAFT CONTROL SEAL. (716)
- THE MEANS OF EGRESS INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. (1009)
- THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1' CANDLE AT THE WALKING SURFACE (1008.2.1, 1008.3.5)
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE AND EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS: (1008.3)
 - ASLES CORRIDORS AND EXIT ACCESS STAIRWAYS AND RAMP IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS. (1008.3.1)
 - INTERIOR EXIT ACCESS STAIRWAYS AND RAMP, INTERIOR AND EXTERIOR STAIRWAYS AND RAMP, EXIT PASSAGE WAYS, AND VESTIBULES AND AREAS ON THE LEVEL OF EXIT DISCHARGE USED FOR EXIT DISCHARGE IN ACCORDANCE WITH 1028.1 IN BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS. (1008.3.2)
 - ELECTRICAL EQUIPMENT ROOMS, FIRE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS AND PUBLIC RESTROOM LARGER THAN 300 SQFT. (1008.3.3)
- THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR DURATION OF NOT LESS THAN 90 MIN AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ONSITE GENERATOR. THE INSTALLATION OF EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.1 (1008.3.4)
- EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1' CANDLE AND A MINIMUM AT ANY POINT OF 0.1 FOOT CANDLE) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.8 FOOT CANDLE AVERAGE AND A MINIMUM AT ANY POINT OF 0.08 FOOT CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. SEE EXCEPTION FOR I-2 OCCUPANCIES. (1008.2.5)
- THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FOR STORAGE BATTERIES UNIT EQUIPMENT OR AN ON SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH-RISE BUILDINGS, SEE SECTION 403.
- PROVIDE EMERGENCY RESPONDER RADIO COVERAGE. (LAFD 510.1)

SYMBOL LEGEND

- DOOR NUMBER DESIGNATIONS
- WINDOW STYLE: LETTER DESIGNATIONS
- SECTION CUT NUMBER
- ELEVATION NUMBER
- DETAIL NUMBER
- FLOOR ELEVATION
- REVISION NUMBER

PROJECT INFORMATION

PROJECT SITE ADDRESS 1300 Westwood Blvd, Los Angeles, CA 90024

LEGAL DESCRIPTION 4325009001

BUILDING CODES
 ALL CONSTRUCTION SHALL COMPLY WITH:
 2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE,
 PART 1, TITLE 24 C.C.R.
 2016 CALIFORNIA BUILDING CODE (CBC), PARTS 1 & 2, TITLE 24 C.C.R.
 2017 LOS ANGELES BUILDING CODE
 2017 LOS ANGELES GREEN CODE

PROJECT TYPE: NEW 31 - UNITS APARTMENT BUILDING MULTIPLE - DWELLING UNITS
ZONING: C4-1VL-POD
LOT / PARCEL AREA: 6,808.6 (SQFT)
NUMBER OF STORIES: 7 RESIDENTIAL STORIES
TYPE OF CONSTRUCTION: TYPE III-A (6 LEVEL APPARTMENT) & TYPE I-A (1 LEVEL SUBTERRANEAN +1 LEVEL APPARTMENT)
SPRINKLERED: YES, FULLY SPRINKLERED THROUGHOUT NFPA13
FIRE ALARM: FIRE ALARM SHOULD BE PROVIDED THROUGHOUT THE BUILDING
TOTAL PROJECT UNITS: 31 [5xSTUDIOS + 19x1 BED + 7x2BED]

BASE INCENTIVES: NOTE: THE PROJECT IS QUALIFIED FOR TIER 4 OF TRANSIT ORIENTED COMMUNITIES SET A SIDE 11% EXTERIMLY LOW INCOME = 11% X 33 = 4 UNITS

NUMBER OF UNITS	31	TOTAL REQUIRED	ACCESSIBLE	STANDARD	COMPACT	TOTAL PROVIDED
REQUIRED	NO REQ PARKING		-	-	-	
PROVIDED			1	1	10	12 STALLS

FAR

BASE FAR	FAR INCREASE	TOTAL PROVIDED
1.5:1	4.25:1	
7,108X1.5=10,662	7,108 X 4.25 =30,209 S.F.	25,093 S.F.

DENSITY

BASE DENSITY	DENSITY INCREASE	TOTAL ALLOWABLE	TOTAL PROVIDED
LOT AREA/400	80%	18+15=33	31
6,808.6/500 /400 =18 UNITS	18 X 80% = 15		

ADDITIONAL INCENTIVES:

HEIGHT

BASE BUILDING HEIGHT	HEIGHT INCREASE	ALLOWABLE HEIGHT	PROPOSED HEIGHT
45'-0"	THREE ADDITIONAL STORY UP TO 33 ADDITIONAL FEET	45+33=78'	75'-0"

SETBACK

	FRONT YARD	SIDE WEST YARD	SIDE EAST YARD	REAR YARD
BASE SETBACK	-	5'-0"	5'-0"	15'-0"
PROJECT SETBACK	-	9'-0"	9'-0"	18'-0"
RAS 3 SETBACK	-	5'-0"	5'-0"	15'-0"
SETBACK PROVIDED ALLEY	-	5'-0"	5'-0"	15'-0"

AREA SUMMARY

ZONING AREA: TOTAL (R-2) = 20,841 S.F.
 TOTAL (S-2) = 6,593

TOTAL ZONING (R2) AREA = 20,841 SQFT < 30,209 SQFT (MAXIMUM ALLOWABLE F.A.R.)
 TOTAL BUILDING AREA = (TOTAL ZONING AREA + TOTAL STAIRS AREA) = 20,841 + 1,760 = 22,601 SQFT

AREA LEGEND	A GROSS AREA (OUT TO OUT BUILDING DIMENSION) SQ.FT	B AREA OF EXTERIOR WALLS SQ.FT	C AREA OF COURTS AND VENT SHAFTS SQ.FT	D CALCULATE (A-B-C) BUILDING CODE AREA SQ.FT	E AREA OF STAIRWAYS,MEC HANICAL ROOMS SQ.FT	F CALCULATE (A-B-C-D) ZONING CODE AREA SQ.FT
BASEMENT (S-2)	6,274 S.F.	185 S.F.	65 S.F.	6,089 S.F.	300 S.F.	5,789 S.F.
1ST FLOOR (R-2) (I-A)	3,461 S.F.	170 S.F.	65 S.F.	3,226 S.F.	225 S.F.	3,001 S.F.
(S-2) (I-A)	849 S.F.	45 S.F.	0 S.F.	804 S.F.	0 S.F.	804 S.F.
2ND FLOOR (R-2) (III-A)	4,462 S.F.	176 S.F.	80 S.F.	4,206 S.F.	335 S.F.	3,871 S.F.
3RD-4TH FLOOR (R-2) (III-A)	4,427 S.F.	176 S.F.	80 S.F.	4,171 S.F.	300 S.F.	3,871 S.F.
5TH FLOOR (R-2) (III-A)	4,427 S.F.	176 S.F.	80 S.F.	4,171 S.F.	300 S.F.	3,871 S.F.
6TH FLOOR (R-2) (III-A)	3,513 S.F.	176 S.F.	80 S.F.	3,257 S.F.	300 S.F.	2,957 S.F.
7TH FLOOR (R-2) (III-A)	2,125 S.F.	120 S.F.	80 S.F.	1,925 S.F.	300 S.F.	1,625 S.F.
TOTAL R2 AREA	24,148 S.F.	1,082 S.F.	465 S.F.	22,601 S.F.	1,760 S.F.	20,841 S.F.

OPEN SPACE CALCULATION

REQUIRED OPEN SPACE:	QUANTITY	REQ. OPEN SPACE / UNIT	TOTAL (S.F.)
STUDIO	5	100 S.F.	500
1BED	19	100 S.F.	1900
2 BED	7	125 S.F.	875
TOTAL REQUIRED OPEN SPACE PER ZONING:			3,275
25% OPEN SPACE REDUCTION (3,275 X 25%) PER T.O.C. = 818 SQFT			
TOTAL REQUIRED OPEN SPACE AFTER 25% REDUCTION PER T.O.C.			2,457 SQFT

PROVIDED OPEN SPACE:
 502 S.F. GYM & RECREATION ROOM (5TH FLOOR)
 2,015 S.F. COMMON OPEN SPACE (ROOF DECK)
 150 S.F. PRIVATE BALCONIES (7TH FLOOR)
 TOTAL PROVIDED OPEN SPACE = 2,767 S.F. > 2,457 S.F.

TREE (REQUIRED 31 UNIT : 4 = 8, PROVIDED: 8)

FLOOR	UNIT #	BEDROOM #	S.F.
1ST	101	1	718
	102	2	823
	103	2	786
	204	Studio	406
2ND - 4TH	201	2	914
	202	1	527
	203	1	524
	204	1	634
	205	1	506
	206	Studio	405
5TH	501	-	602
	502	1	405
	503	1	527
	504	1	524
	505	1	634
	506	1	506
6TH	601	2	442
	602	1	364
	603	1	271
	604	2	389
7TH	701	-	353
	702	-	460
	703	-	419
	704	-	281

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 Mehdi Moosazadeh
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STRUCTURAL ENGINEER

SHEET INDEX

Sheet List - Architectur

TITLE SHEET-MULTI FAMILY SPECIFICATIONS	A0.01
CALIFORNIA GREEN FORMS GREEN SHEETS	A0.02
GREEN SHEET 2	A0.03
SITE SURVEY & BOUNDARY	A0.04
SITE PLAN	A0.05
BASEMENT	A1.01
FIRST FLOOR PLANS	A2.01
2ND FLOOR PLAN	A3.00
3RD FLOOR PLAN	A3.01
4TH FLOOR PLAN	A3.02
5TH FLOOR PLAN	A3.03
6TH LEVEL	A3.04
7TH LEVEL	A3.05
ROOF PLAN	A3.06
Perspective 01	A3.07
Perspective 02	A3.08
Perspective 03	A3.09
Perspective 04	A3.10
ELEVATIONS	A3.11
ELEVATIONS	A3.12
ELEVATIONS	A3.13
ELEVATIONS	A4.01
ELEVATIONS	A4.02
ELEVATIONS	A4.03
SECTIONS	A5.01
SECTIONS	A5.02
DOORS AND WINDOWS SCHEDULE	A6.01
DETAILS	A7.01
DETAILS	A7.02
DETAILS	A7.03
ACCESSIBILITY DETAILS	A7.04
ACCESSIBILITY DETAILS	A7.05
ACCESSIBILITY DETAILS	A7.06
SECTION 11A NOTES	A7.07
SECTION 11A NOTES	A7.08

BICYCLE PARKING

BICYCLE PARKING CALCULATION
 REQUIRED LONG TERM: 31 PROVIDED: 32
 SHORT TERM: 4 (5/10 x LONG TERM, MINIMUM 2)
 TOTAL BICYCLE PARKINGS REQUIRED = 35
 PROVIDED 32 LONG TERM ON LEVEL 1 GARAGE & 1ST LEVEL + 4 SHORT TERM IN THE SIDE YARD

VICINITY MAP



MALY ARCHITECTS INC.

TITLE SHEET-MULTI FAMILY

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PROJECT NO.:

DATE: 5/19/2020 12:27:53 PM

DRAWN BY:

APPROVED BY:
 Approver

SHEET NO.:

A0.01

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

DIVISION 1 - GENERAL REQUIREMENTS

- 1. A. THE CONTRACTOR AND HIS SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND WILL BE RESPONSIBLE FOR COMPLIANCE WITH MINIMUM CODE REQUIREMENTS.
1. B. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE DRAWINGS. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY BY CONTRACTOR SHOULD ANY DISCREPANCY OR OTHER QUESTION ARISE PERTAINING TO THE WORKING DRAWINGS BEFORE PROCEEDING WITH THE WORK.
1. C. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
1. D. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING BUILDING CODE.
1. E. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS.
1. F. SEPARATE PLANS FOR ELECTRICAL, PLUMBING, HEATING AND AIR CONDITIONING SHALL BE SUBMITTED TO THE RESPECTIVE DEPARTMENTS FOR APPROVALS AND PERMITS IF REQUIRED.
1. G. NO DEVIATION FROM STRUCTURAL DESIGN SHALL BE DONE WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
1. H. SEE STRUCTURAL SHEETS FOR ADDITIONAL GENERAL NOTES AND STRUCTURAL NOTES.

DIVISION 2 - SITE WORK

- 2. A. EXCAVATION, FILLING AND GRADING WORK SHALL COMPLY WITH THE RECOMMENDED SOIL ENGINEERING REPORT AND SPECIFICATIONS.
2. B. ALL EXCAVATIONS AND BACKFILLING SHALL BE MADE TO THE DIMENSIONS AND ELEVATIONS OF THE DRAWINGS.
2. C. NO TRENCHES OR EXCAVATIONS 5 FT. OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN NECESSARY PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT. (HSC 17522.5, EFF. 3-6-79)

DIVISION 3 - FOUNDATION AND CONCRETE

- 3. A. ENGINEERING SOILS REPORT BY: DATED: IS PART OF THIS PLAN AND SPECIFICATION.
3. B. ALL BACKFILLS SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION AS DETERMINED BY A S.T.M. METHOD D-157. SUB-DRAINS SHALL BE REQUIRED WHERE REQUIRED BY CODE.
3. C. ALL WATER SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS.
3. D. DEEPEEN FOUNDATION - CAISSONS ARE DESIGNED FOR SOIL BEARING VALUE OF 4,000 PSF INTO BEDROCK.
3. E. EXCAVATION SHALL BE INSPECTED BY THE SOIL ENGINEER PRIOR TO THE POURING OF CONCRETE.
3. F. CONCRETE USED IN THIS WORK SHALL BE REGULAR WEIGHT HARD ROCK TYPE 150 LB. PER CUBIC FEET AND HAVE AN ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS, THUS:
1. WALL FOOTINGS AND SLAB ON GRADE (EXCEPT GRADE BEAMS): FC = P.S.I.
2. GRADE BEAMS AND CAISSONS FOOTINGS: FC = P.S.I.
3. CONTINUOUS INSPECTION IS REQUIRED FOR ALL CONCRETE STRONGER THAN FC = P.S.I.
3. G. CONCRETE COVER OVER REINFORCING SHALL BE AS FOLLOWS:
1. Poured AGAINST EARTH 3 INCHES.
2. Poured AGAINST FORMS 2 INCHES OR SEE SPECIFIC DETAILS.
3. FOR OTHER CONDITIONS SEE SPECIFIC DETAILS.
3. H. CEMENT SHALL CONFORM TO ASTM C-150, USE TYPE 1 CEMENT.
3. I. BEFORE CONCRETE IS POURED CHECK ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS SLEEVES, CONDUITS, CURBS, ETC. RELATING TO WORK.
3. J. ALL SLEEVES NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE LOCATED BY THE TRADES INVOLVED AND SHALL BE APPROVED BY THE ENGINEER.
3. K. CONCRETE QUALITY INSPECTION AND TEST SHALL CONFORM TO THE LOCAL BUILDING CODE REQUIREMENTS FOR CONCRETE DESIGNED BY ULTIMATE STRENGTH METHOD.
3. L. REMOVAL OF FORMS: SUPPORTING VERTICAL SURFACE - 2 DAY MINIMUM, SUPPORTING BEAMS AND GIRDEERS - 15 DAYS MINIMUM.
3. M. CONSTRUCTION JOINTS: SHALL BE PREPARED BY WIRE BRUSHING AND CLEAN AND BRUSHING IN A PASTE OF HEAT CEMENT MORTAR IMMEDIATELY PRIOR TO CONCRETING. LOCATION FOR CONSTRUCTION JOINTS SHALL BE APPROVED BY STRUCTURAL ENGINEER.
3. N. ALL REINFORCING SHALL BE INSPECTED PRIOR TO POURING OF ANY CONCRETE BY THE BUILDING INSPECTOR.
3. O. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES. STRUCTURAL NOTES SHALL SUPERSIDE.
3. P. THE WORK OF DEPUTY BUILDING INSPECTORS SHALL BE REGULATED BY THE FOLLOWING RULES:
THE DEPUTY INSPECTOR SHALL NOTIFY THE DEPARTMENT OF HIS ASSIGNMENT AT LEAST ONE DAY BEFORE WORK COMMENCES.
WHEN REQUESTED BY THE BUILDING INSPECTOR, THE DEPUTY MUST REVIEW THE PLANS WITH THE BUILDING INSPECTOR BEFORE COMMENCING WORK.
EXCEPT: THE INSPECTION SUPERVISOR MAY INTERVIEW THE DEPUTY BY PHONE AND APPROVE THE ASSIGNMENT PROVIDED HE IS SATISFIED THAT THE DEPUTY IS COMPETENT.

DIVISION 4 - MASONRY

- 4. A. MASONRY: TO CONFORM TO BUILDING CODE FOR REINFORCED GROUTED MASONRY.
4. B. MATERIALS:
1. CONCRETE BLOCK: HOLLOW LIGHTWEIGHT, HIGH TEMPERATURE STEAM CURED. LOAD BEARING UNITS. CONFORMING TO ASTM C30, GRADE N, 8" x 8" x 16" NOMINAL.
2. PORTLAND CEMENT: LOW ALKALI AND CONFORMING TO ASTM C-150, TYPE I OR II.
3. SAND: ASTM C144, EXCEPT THAT NO LESS THAN 4% OR MORE THAN 10% SAND PASSES THE NO. 100 SIEVE.
4. PEA GRAVE: ASTM C404 GRADED WITH NOT MORE THAN 5% PASSING THE NO. 8 SIEVE WITH 100% PASSING THE 3/8" SIEVE.
5. HYDRATED LIME: ASTM C207, TYPE S, CONTAINING 85% CALCIUM OXIDE BY WEIGHT OR SILICA.
6. WATER: CLEAN FROM DOMESTIC SUPPLY.
7. ADMXTURE: FOR USE IN GROUT PER SACK OF CEMENT.
8. ADMXTURE: FOR USE IN GROUT PER SACK OF CEMENT.
4. C. MORTAR AND GROUT PROPORTIONS:
1. GENERAL: ALL PARTS BY VOLUME MEASUREMENT.
2. MORTAR: TYPE "S" 1 PART PORTLAND CEMENT, 3 1/2 PARTS SAND AND 1/4 PARTS MAXIMUM HYDRATED LIME.
3. GROUT: 1 PART PORTLAND CEMENT, 2-1/4 PARTS MINIMUM TO 3 PARTS MAXIMUM DAMP LOOSE SAND, 2 PARTS PEA GRAVE.
4. SOME SPECIFIC CONCRETE BLOCK WALL WHEN INDICATED IN PLANS AND DETAIL SHALL BE CONTINUOUSLY INSPECTED BY AN APPROVED DEPUTY INSPECTOR.
4. E. A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI IN 28 DAYS IS REQUIRED FOR MORTAR AND GROUT.
4. F. GROUT ALL CELLS CONTAINING REINFORCEMENT AND WALLS BELOW GRADE OR RETAINING EARTH, UNLESS NOTED OTHERWISE ON PLAN.
4. G. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES. STRUCTURAL NOTES SHALL SUPERSIDE.

DIVISION 5 - METALS

- 5. A. REINFORCING STEEL:
1. REINFORCING STEEL SHALL BE AS FOLLOWS:
a. IN COLUMN FOOTINGS, COLUMNS, GRADE BEAMS, AND IN THE FIRST FLOOR STRUCTURAL SLAB AND ITS BEAMS, GRADE CONFORMING TO A-615-40, SLAB AND BEAMS (FY = 60 KSI) EXCEPT REBAR #5 OR SMALLER MAY BE GRADE 40.
b. ALL MASONRY WALL REINFORCING INCLUDING MASONRY WALL FOOTINGS SHALL BE INTERMEDIATE GRADE CONFORMING TO A-615-40 CONCRETE WALL REINFORCEMENT TO ALSO BE FY = 40 KSI.
c. ALL BARS EXCEPT NO. 2 BARS SHALL BE DEFORMED AS PER "ASTM A-305".
d. WIRE MESH SHALL CONFORM TO "ASTM A-185".
e. IN WALL FOOTINGS, BEAM AND COLUMN TIES AND STIRRUPS: "ASTM-40 (FY = 40 KSI)".
f. ANCHOR BOLTS SHALL HAVE A MINIMUM EMBEDMENT INTO CONCRETE OR BLOCK WITH FILLED CELLS AS FOLLOWS UNLESS OTHERWISE NOTED ON PLANS.
1 1/2" INCHES BOLT = 4 INCHES 5/8 INCHES BOLT = 4 INCHES 3/4" INCHES BOLT = 5 INCHES 7/8 INCHES BOLT = 6 INCHES
2. ALL BARS SHALL BE CLEAN OF RUST, GREASE OR OTHER MATERIALS LIKELY TO IMPAIR BOND.
5. C. WELDING:
1. ALL WELDING SHALL BE PERFORMED AND THE WELDERS SHALL HAVE A CURRENT WELDING CERTIFICATE. ALL WELDING SHALL BE PERFORMED USING ELECTRIC ARC PROCESS IN ACCORDANCE WITH APPLICABLE PORTION OF THE CODE FOR "ARC AND GAS WELDING IN BUILDING CONSTRUCTION" OF THE AMERICAN WELDING SOCIETY AS AMENDED TO DATE.
2. CONTINUOUS INSPECTION REQUIRED FOR ALL STRUCTURAL FIELD WELDING.
3. USE APPROVED E70XX ELECTRODES OR EQUIVALENT "ASTM A-237".
5. D. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES, STRUCTURAL NOTES SHALL SUPERSIDE.

DIVISION 6 - WOOD AND CARPENTRY

- 6. A. LUMBER:
ALL LUMBER SHALL BE GRADE MARKED "DOUGLAS FIR", LARCH FIR COAST REGION ON THE FOLLOWING GRADES, PER MCB STANDARD GRADING RULES NO. 16 AND TO BE S4S UNLESS OTHERWISE NOTED:
1. 2 X 4 STUDS - CONSTRUCTION GRADE - NO. 2 GRADE
2. SHEETING - STANDARD
3. RAFTERS & JOISTS - NO. 2 DENSE OR NO. 1
4. BEAMS - NOTED.
NOTE: ALL LUMBER WITHIN 6" OF EARTH OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED OR DURABLE WOOD, GRADE MARK FOUNDATION OR BETTER.
6. B. NAILING:
THE LUMBER AND TYPE OF NAILS CONNECTING WOOD MEMBERS SHALL NOT BE LESS THAN THE AMOUNTS SET FORTH IN THE BUILDING CODE.
6. C. PLYWOOD:
ALL PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARD P.S.I.-83 FOR SOFT WOOD PLYWOOD WITH EXTERIOR GLUE AND OF THE FOLLOWING GRADES:
1. HORIZONTAL SHEATHING: FLOORS - STANDARD SHEETING 1/8" PLYWOOD 5/8" THICK INDEX 48/24 GRADE CD OR PER PS1-83, WITH EXTERIOR GLUE.
2. ROOF - STANDARD SHEETING EXTERIOR GRADE 1/2" THICK INDEX 32/16 GRADE CD OR PER PS1-83, WITH EXTERIOR GLUE.
3. VERTICAL SHEATHING: SHEAR WALLS - STRUCTURAL PLYWOOD GRADE. SEE STRUCTURAL DRAWINGS.
6. D. PLYWOOD NAIL SPACING:
1. FLOOR AND ROOF: 6" O.C. AT BOUNDARY, 6" O.C. AT EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS WHERE SPANS ARE 48" O.C. OR MORE. WALL SHEATHING OR SIDING, 6" O.C. EDGES, 12" O.C. INTERMEDIATE UNLESS OTHERWISE NOTED. ALL NAILING SHALL BE INSPECTED TO COVERINGS.
2. USE COMMON NAILS OR APPROVED PLYWOOD NAILS WITH 3/8" MINIMUM EDGE DISTANCE.
6. E. BOLTS AND ANCHORS:
1. UNLESS OTHERWISE NOTED ALL WOOD BILL PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE BOLTED TO CONCRETE OR MASONRY WITH 1/2" X 10" BOLTS @ 6" O.C. BEGINNING AT 1'-0" MAXIMUM FROM EACH END OF THE PLATES. BOLTS SHALL BE EMBEDDED A MINIMUM OF 7" INTO CONCRETE OR MASONRY.
2. PROVIDE APPROVED SHOT PLUS SUCH AS "HILT" I.A.R.R. #02582 OR APPROVED EQUAL.
3. SIMPSON ANCHORS SHALL COMPLY WITH LOS ANGELES CITY RESEARCH REPORT #22086.
6. F. JOIST HANGERS:
1. SHOWN ON STRUCTURAL DRAWINGS AS SIMPSON JOIST HANGERS UNLESS OTHERWISE NOTED.
2. GIRDER, BEAMS OR JOIST HANGERS NOT ESPECIALLY DETAILED, SHALL BE PROVIDED AT ALL FLUSH BEAM AND LEDGER CONNECTIONS ADEQUATE TO SUPPORT REQUIRED LOADS. SUBMIT TO STRUCTURAL ENGINEER FOR APPROVAL.
6. G. CUTTING AND NOTCHING:
1. EXTERIOR AND BEARING PARTITIONS, ANY WOOD STUD MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF THE WIDTH OF THE STUD.
2. NON BEARING PARTITIONS: ANY WOOD STUD MAY BE CUT OR NOTCHED TO DEPTH NOT EXCEEDING 40% OF THE WIDTH OF THE STUD.
3. BORED HOLES: A HOLE NOT GREATER THAN 80% OF THE WIDTH OF STUD ARE PERMITTED IN NON BEARING PARTITIONS OR IN ANY WALL, WHERE EACH STUD IS DOUBLED PROVIDED NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLED STUDS ARE SO BORED IN NO CASE SHALL BE NEARER THAN 5/8" TO THE EDGE OF STUDS AND NOT LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.
4. ANY WOOD JOIST BEAM OR GIRDER MAY BE CUT OR NOTCHED ON THE TOP EDGE PROVIDED THE CUT DOES NOT EXCEED EITHER 1/5 OR THE DEPTH OF THE MEMBER OR TWO INCHES AND DOES NOT EXTEND INTO THE CENTER HALF OF THE LENGTH OF THE MEMBER.
5. HOLES SPACED AT LEAST 6" APART AND NOT LARGER THAN TWO INCHES IN DIAMETER MAY BE BORED THROUGH JOIST MEMBERS, IF THE HOLES ARE NOT NEARER THAN ONE INCH TO THE EDGE OF JOIST MEMBER.
6. HOLES SPACED AT LEAST 6" APART AND NOT LARGER THAN ONE INCH IN DIAMETER MAY BE BORED THROUGH ANY WOOD BEAM OR GIRDER IF THE EDGE OF THE HOLE IS NOT NEARER THAN ON INCH TO THE EDGE OF THE MEMBER.
7. NO STRUCTURAL FRAMING SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY SHOWN, NOTED OR APPROVED BY STRUCTURAL ENGINEER.
6. H. COLUMNS AND POSTS:
1. ALL WOOD COLUMNS AND POSTS SHALL BE FRAMED TO TRUE END BEARINGS. SUPPORTS SHALL BE DESIGNED TO HOLD THE COLUMN OR POST SECURELY IN POSITION AND TO PROTECT ITS BASE FROM DETERIORATE. IN AREAS EXPOSED TO WATER SPLASH AND IN EXTERIOR LOCATIONS, WOOD COLUMNS AND POSTS SHALL BE SUPPORTED BY PIERS PROJECTING AT LEAST 2 INCHES ABOVE THE FINISHED FLOOR AND SHALL BEAR ON A METAL BASE PLATE OR A FOUNDATION PLATE OR SLAB.
2. ALL POST TO BEAM CONNECTIONS SHALL BE "SIMPSON" UNLESS OTHERWISE NOTED.
6. I. CARPENTRY:
1. BLOCK ALL FLOOR JOISTS 2 x 14 OR LARGER @ 6'-0" O.C. MAXIMUM AND AT ALL BEARING POINTS.
2. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
3. FLOOR NAILING INSPECTION REQUIRED BEFORE WALL FRAMING.
4. PROVIDE BLOCK UNDER ALL HANDRAILS.
5. WALL FRAMING SHALL BE 2 x 4 STUDS AT 16" O.C. PROVIDING 2 x 4 TOP PLATE WITH MINIMUM 48" LAP SPLICE, UNLESS OTHERWISE NOTED.
6. PROVIDE 1 x 6 LET IN DIAGONAL BRACES AT EACH 25 LINEAL FEET OF EXTERIOR WALL IN CROSS A MINIMUM OF FOUR (4) STUD SPACES & AT 45 DEGREE ANGLES WHERE POSSIBLE. UNLESS SHEATHED WITH PLYWOOD NAILED AT TOP & BOTTOM PLATES WITH 3-8d NAILS.
7. ALL EXPOSED NAILS SHALL BE CORROSIVE RESISTANT.

- 8. PROVIDE DOUBLE TRIMMERS EACH SIDE OF OPENINGS 6'-0" WIDE OR GREATER.
9. PROVIDE FIRESTOPPING IN STUD SPACES WITH 2 x BLOCKS IN THE CENTER OF ALL STUD SPACES OVER 10 FEET.
10. ALL EXTERIOR FINISH MATERIAL SHALL BE APPLIED OVER ONE LAYER #15 ASPHALT SATURATED FELT.
11. PROVIDE VENTILATION AT ATTIC AND ENCLOSED ROOF RAFTERS WITH STANDARD WALL VENTILATORS, UNLESS NOTED OTHERWISE ON PLANS.
12. BEARING WALLS SUPPORTING LOADS FROM 2 STORIES ABOVE SHALL BE 3X4 OR 2X6 @ 16" O.C.
13. SUPPORT ALL HEADERS AND BEAMS WITH MINIMUM DOUBLE STUDS OR 4 X EQUAL TO WIDTH OF BEAM UNLESS OTHERWISE NOTED.
14. STAGGER ALL PLYWOOD PANEL JOINTS.
15. APPLY ROOF AND FLOOR PLYWOOD PANELS WITH FACE GRAIN PERPENDICULAR TO JOISTS.
16. PLYWOOD WALL, ROOF AND FLOOR SHEETING TO BE SPLICED ON A COMMON MEMBER.
6. J. GLUE LAM BEAMS:
1. GLUE LAM BEAMS TO BE PER COMBINATION 24 F.
2. GLUE LAM BEAMS TO BE FABRICATED BY AN APPROVED SUPPLIER.
3. SUBMIT CERTIFICATE OF INSPECTION TO THE BUILDING DEPARTMENT FOR APPROVAL.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

- 7. A. ROOFING:
1. ROOFING MATERIALS AND APPLICATIONS SHALL CONFORM TO THE REQUIREMENT OF THE VENTURA COUNTY BUILDING CODE.
2. COORDINATE WORK WITH SHORCE CONTRACTOR TO ASSURE PROPER INSTALLATION OF FLASHING AND OTHER SHEET METAL WORK.
3. GUARANTEES - ROOFING SHALL BE WEATHER AND WATER TIGHT. THE ROOF SHALL BE GUARANTEED BY THE ROOFING CONTRACTOR AGAINST LEAKS DUE TO DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF 2 YEARS.
4. ALL ROOFING TO BE FIRE-RATINGS.
7. B. SHEET METAL WORK:
1. ALL FLASHING AND COUNTER-FLASHING BE MINIMUM 26 GAUGE GALVANIZED STEEL UNLESS OTHERWISE NOTED.
2. COOPERATE AND COORDINATE THE WORK REQUIRED BY THIS DIVISION WITH THE ROOFER AND OTHER TRADES.
3. SEE SHEET NO. G-3 FOR ENERGY INSULATION REQUIREMENTS AND SOUND TRANSMISSION CONTROL.
4. ALL INSULATION SHALL COMPLY TO THE ENERGY INSULATION STANDARD AS ADAPTED BY TITLE 24, STATE OF CALIFORNIA.
7. C. ELASTOMERIC COATING:
1. WHERE INDICATED ON PLANS SHALL BE "DEX-O-TEX WEATHERWEAR" OR EQUAL AND SHALL HAVE L.A.R.R. NO. 02383 OR EQUAL.
2. WHERE INDICATED IN PLANS RETAINING WALL SHALL HAVE A WATER PROOFING SYSTEM CONSISTING OF TWO COMPONENT A WATER PROOFING POLYMER ASPHALT MEMBRANE APPLIED TO THE CONCRETE AND A SEMI RIGGED FIBERGLASS INSULATION BOARD OVER WATER PROOFING.

DIVISION 8 - DOORS, WINDOWS AND GLASS

- 8. A. ALL GLASS AND GLAZING SHALL COMPLY WITH APPLICABLE CODES AND MUST BE LABELED SAFETY GLAZING FOR IMPACT WHERE REQUIRED.
8. B. ALL GLASS WITHIN 18" OF FINISHED FLOOR TO BE TEMPERED SAFETY GLASS. ALL GLASS IN SLIDING GLASS DOORS TO BE TEMPERED SAFETY GLASS.
8. C. ENERGY INSULATION STANDARD:
1. SWINGING DOORS OR WINDOWS TO THE EXTERIOR OR TO UNCONDITIONED SPACES SUCH AS GARAGES SHALL BE FULLY WEATHER STRIPPED, GASKETED OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION.
2. ALL SLIDING GLASS DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED TO SHOW CONFORMANCE WITH AIR INFILTRATION STANDARDS OF 1972 AMERICAN NATIONAL STANDARDS INSTITUTE (A134.1, A134.2, A134.4) WHEN TESTED IN ACCORDANCE WITH ASTM E283-73 WITH A PRESSURE DIFFERENTIAL OF 1.5 LB./FT.2.
3. REQUIRED TINTED GLAZING SHALL BE PERMANENTLY TINTED OR PERMANENTLY SURFACE COATED BY THE MANUFACTURER OF THE GLAZING MATERIAL AND SHALL PROVIDE A MAXIMUM TINTING COEFFICIENT OF 0.75.
4. SEE ENERGY & SOUND CONTROL NOTES FOR MORE INFORMATION.
8. D. SECURITY NOTES:
ALL OPENINGS MARKED BY THIS SYMBOL 9 ARE SECURITY OPENINGS AND THE FOLLOWING NOTES SHALL APPLY:
1. SWINGING DOORS:
a. DOOR STOPS OF IN SWINGING DOORS SHALL BE OF ONE PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABET TO THE JAMB.
b. ALL PIN TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON REMOVABLE HINGE PINS. IN ADDITION THEY SHALL HAVE MINIMUM 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MINIMUM PROJECTION UNLESS THE HINGES ARE SHAPED TO PREVENT REMOVAL OF THE DOOR IF THE HINGE PINS ARE REMOVED.
c. THE STRIKE PLATE FOR LATCHES AND THE HOLDING DEVICE FOR PROJECTING DEADBOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NOT LESS THAN 2-1/2" IN LENGTH.
d. DEADBOLTS SHALL CONTAIN HARDENED INSERTS.
e. STRAIGHT DEADBOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8".
f. A HOOK SHAPED OR AN EXPANDING LUG DEADBOLTS SHALL HAVE A MINIMUM THROW OF 3/4".
g. WOOD FLUSH TYPE DOORS SHALL BE 1-3/8" IN THICK MINIMUM WITH SOLID CORE CONSTRUCTION.
h. HOLLOW CORE DOORS OR DOORS LESS THAN 1-3/8" IN THICKNESS SHALL BE COVERED ON THE INSIDE FACE WITH 26 GAUGE SHEET METAL ATTACHED WITH SCREWS AT 6" ON CENTERS AROUND THE PERIMETER OR EQUIVALENT.
i. GLASS DOORS SHALL HAVE FULLY TEMPERED GLASS COMPLYING WITH SECTION 91.1711-D OF THE LOS ANGELES CITY BUILDING CODE.
j. PROVIDE DOOR VIEWERS, VIEW PORTS OF VIEWING WINDOWS AT ALL DWELLING OR GUEST ROOM ENTRANCES. SUCH WINDOWS OR PORTS SHALL BE CONSTRUCTED IN COMPLIANCE WITH PROVISIONS OF 91.6720.
k. CYLINDER GUARD SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOO OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.
l. SLIDING GLASS DOORS & WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE CONSTRUCTED AND INSTALLED SO THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN THE BUILDING CODE.
m. SLIDING DOORS AND WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.
n. OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICE. IN G OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS BARS, AND/OR PAD LOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS.
o. SCREENS, BARRICADES OR FENCES MADE OF MATERIAL WHICH PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY UTILITY POLE OR SIMILAR STRUCTURE.
p. GLAZED OPENING WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILL SCREENS HAVING A MAXIMUM OPENING OF 2". THIS SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS.

- q. EVERY EXIT DOOR SHALL BE EQUIPPED WITH DEAD LOCKING CATCH KEY-OPERATED LOCKS ON EXTERIOR, BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY OTHER KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED THE INACTIVE LEAD OR DOUBLE DOORS SHALL BE SECURED AT TOP AND BOTTOM WITH DEADBOLTS WITH HARDENED INSERTS.
1. PROVIDE MINIMUM 3'-0" DOOR LEAF WIDTH AT DOORS ACCESSIBLE TO HANDICAPPED.
2. GARAGE DOORS:
a. WOOD DOORS SHALL BE PANELS A MINIMUM OF FIVE-SIXTEENTHS (5/16) INCH IN THICKNESS WITH THE LOCKING HARDWARE BEING ATTACHED TO THE SUPPORT FRAMING.
b. DOORS UTILIZING A CYLINDER LOCK SHALL HAVE A MINIMUM FIVE (5) PIN TUMBLER OPERATION WITH THE LOCKING BAR OR BOLT EXTENDING INTO THE RECEIVING GUIDE A MINIMUM OF ONE (1) INCH.
c. DOORS THAT EXCEED SIXTEEN (16) FEET IN WIDTH SHALL HAVE TWO LOCK RECEIVING POINTS OR IF THE DOOR DOES NOT EXCEED NINETEEN (19) FEET A SINGLE BOLT MAY BE USED IN PLACE IN THE CENTER OF THE DOOR FRAME. HEADER OR TORSION SPRING COUNTER BALANCE TYPE HARDWARE MAY BE USED.
d. DOORS WITH SLIDE BOLT ASSEMBLIES SHALL HAVE FRAMES A MINIMUM OF (1/2) INCH AND PROTRUDE AT LEAST ONE AND ONE HALF (1-1/2) INCHES INTO THE READING SURFACE OF THE DOOR. A BOLT DIAMETER OF THREE-EIGHTHS (3/8) INCH MAY BE USED IN A RESIDENTIAL BUILDING. THE SLIDE BOLT SHALL BE ATTACHED TO THE NON-REMOVABLE. BOLTS FROM THE OUTSIDE. RIVETS SHALL NOT BE USED TO ATTACH SLIDE BOLT ASSEMBLIES.
8. E. FOR MORE INFORMATION SEE DOORS & WINDOWS SCHEDULE.

DIVISION 9 - CABINETS, FLOORING, LATH & PLASTER

- 9. A. CABINETS: SEE PLANS AND SPECIFICATION FOR MORE INFORMATION.
9. B. FLOORING:
1. FURNISH AND INSTALL ALL MATERIALS, LABOR AND EQUIPMENT NECESSARY TO ACCOMPLISH ALL FLOOR COVERINGS AS INDICATED ON DRAWINGS. COLORS TO BE SELECTED BY THE ARCHITECT.
2. SEE PLANS AND SPECIFICATION FOR MORE INFORMATION.
9. C. CERAMIC TILE:
1. ALL CERAMIC TILE INSTALLATION SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE "1997 - HANDBOOK FOR CERAMIC TILE INSTALLATION" AS PREPARED BY THE TILE COUNCIL OF AMERICA INCORPORATED.
2. COUNTER TOPS - SEE PLANS AND SPECIFICATION FOR MORE INFORMATION.
9. D. LATH AND PLASTER:
1. LATH AND ACCESSORIES: TO COMPLY VENTURA COUNTY BUILDING CODE.
a. LATH AT HORIZONTAL SOFFITS SHALL BE 3/8" RIBBED DIAMOND MESH EXPANDED STEEL LATH WEIGHING NOT LESS THAN 3.4 LBS. PER SQUARE YARD. METAL SHALL BE SHOP COATED AFTER FABRICATION. LATH ON CONTINUOUS BACKING OR FURRING EXCEEDING 1" IN WIDTH SHALL BE SELF-FURRING TYPE. LATH ON VERTICAL SURFACES SHALL BE FACTORY ASSEMBLED 3.4 LBS. PER SQUARE YARD DIAMOND MESH METAL LATH WITH TYPE "B" PAPER BACKING PER FED. SPEC. UU-B-790a. LATH SHALL CONFORM WITH LOCAL CODE REQUIREMENTS. AT CONTRACTOR'S OPTION, WIRE FABRIC LATH WITH TYPE "B" PAPER BACKING PER FED. SPEC. UU-B-790a. MAY BE USED FOR EXTERIOR SURFACES.
1. 18 GAUGE WIRE, MAXIMUM MESH 2-INCHES.
2. 17 GAUGE WIRE, MAXIMUM MESH 1-1/2" INCHES.
3. 18 GAUGE WIRE, MAXIMUM MESH 1-INCH.
b. LATHING ACCESSORIES SHALL BE MILCOR, PENN MTL, U.S. GYPSUM, WESTERN CORNER AID, OR WHEELING. OF SECTIONS AS SHOWN ON THE DRAWINGS IN THE LONGEST AVAILABLE LENGTHS OF MINIMUM 26 GAUGE GALVANIZED STEEL STOCK.
c. CORNER BEADS SHALL BE SMALL NOSE, EXPANDED WING TYPE, UNLESS OTHERWISE SHOWN.
d. PLASTER STOPS SHALL BE MADE WITH EXPANDED WING FOR INTERIOR AND EXTERIOR USE.
e. PROVIDE VENTS SCREENS WHERE SHOWN.
f. FASTENERS FOR ATTACHMENT OF LATH SHALL BE AS RECOMMENDED BY LATH MANUFACTURER.
2. PLASTER:
a. PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR II. CONCRETE PORTLAND CEMENT PLASTER SHALL BE WELDCRETE BY LARSEN PRODUCTS "THOROBOND" BY THORO SYSTEM, OR EQUAL.
b. LIME SHALL BE NORMAL HYDRATED, TYPE S, PROCESSED LIME CONFORMING TO ASTM C206, MIRACLE BRAND.
c. SAND FOR PLASTERING SHALL BE CLEAN, HARD, WELL-GRADED FOR PLASTER WORK AND SHALL CONFORM TO ASTM C144. FINISH COAT SAND SHALL BE NO. 16-20 MESH SILICA SAND.
d. WATER SHALL BE POTABLE.
e. WATERPROOF ADMXTURE IN EXTERIOR CEMENT PLASTER SHALL BE SIKA RED LABEL OR ANTI-HYDRO, ONE QUART PER SACK OF CEMENT.
f. PLASTER SURFACES ON WALLS, CEILING AND ROOF SOFFITS EXPOSED TO WEATHER SHALL HAVE EXTERIOR LATH AND PLASTER CONFORMING TO 94706 AND 47068) RESPECTIVELY UNLESS EXEMPTED BY 424.
9. E. TO COMPLY WITH VENTURA COUNTY BUILDING CODE:
1. GYPSUM BOARD SHALL BE 5/8" THICK AND CONFORM WITH ASTM C36. (NOTE: ALL LIDS WITH EXCEPTION OF THE GARAGE MAY BE 1/2" THICK). PROVIDE TYPE X WHERE REQUIRED FOR FIRE RATING AND WHERE SHOWN. BOARDS SHALL HAVE THE LONG EDGES RECESSED OR TAPERED FOR TAPING. PROVIDE WATER-RESISTANT BOARDS CONFORMING WITH ASTM C630 IN TOILET ROOMS, LAUNDRIES, AND OTHER WET AREAS.
2. TAPE SHALL BE HIGH STRENGTH PAPER TYPE CONFORMING TO FED. SPEC SS-5708, TYPE II.
3. JOINT COMPOUND SHALL BE ALL-PURPOSE READY-MIXED COMPOUND TYPE CONFORMING TO FED. SPEC SS-1474, TYPE I.
4. SCREWS FOR ATTACHMENT TO RESILIENT CHANNELS SHALL BE NO. 8, BLUED STEEL, SELF-TAPPING SHEET METAL SCREW WITH FLAT COUNTERSUNK NO. 2 PHILLIPS HEAD, 1" OR 1-5/8" LONG. FASTENERS FOR WOOD CONSTRUCTION SHALL BE TYPE "W" BUGLE HEAD SCREWS OR SCREW-TYPE NAILS AS RECOMMENDED BY THE WALL BOARD MANUFACTURER LENGTHS AS RECOMMENDED BY MANUFACTURER.
5. CORNER REINFORCEMENT SHALL BE GALVANIZED STEEL TYPE WITH PERFORATED EDGES. CASING FOR ALL EDGES OF EXPOSED GYPSUM BOARD SHALL BE GALVANIZED STEEL J-TYPE WITH PERFORATED EDGES.
6. INTERIOR WALL FINISH IN CEILING SHALL HAVE A MINIMUM FLAME SPREAD CLASSIFICATION OF 111.
9. F. ONE HOUR CONSTRUCTION - GYPSUM WALLBOARD (WHERE REQUIRED):
1. FLOOR (LAB): 1 1/2" LIGHTWEIGHT CONCRETE ON A LAYER OF 15LB. BUILDING PAPER ON 5/8" INTERIOR TYPE 1 & G PLYWOOD SUBFLOOR. SEE DIVISION 4306 (C) UNLESS OTHERWISE NOTED.
2. CEILING (LAB): 5/8" TYPE "X" GYPSUM WALLBOARD NAILED TO JOISTS WITH 17-8" COOLER NAILED SPACED 6" ON CENTER END JOINTS OF WALLBOARD TO BE CENTERED ON JOISTS.
3. WALLS (LAB) TABLE 43-C: 2x4 WOOD STUDS 16" O.C. WITH 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY NAILED WITH 6D COOLER NAILS 7" O.C. WITH END JOINTS ON NAILING MEMBERS. (AS SPECIFIED ON PLANS).

- 15. B. GAS PIPING:
1. ALL GAS APPLIANCES, EXCEPT WATER HEATERS AND RANGE TOP BURNERS SHALL BE EQUIPPED WITH INTERMITTENT IGNITION DEVICES.
2. PROVIDE AN OUTSIDE GAS SHUT-OFF CONSPICUOUSLY MARKED.
15. C. SPRINKLER SYSTEM:
1. FIRE SYSTEM MUST BE APPROVED BY PLUMBING DIVISION AND BE IN ACCORDANCE WITH NFPA.
15. D. AIR DISTRIBUTION:
1. FRESH AIR FOR COMBUSTION IN GAS BURNING APPLIANCES SHALL BE MINIMUM 100 SQ. INCHES FOR EACH APPLIANCE WITH A RATING NOT EXCEEDING 100,000 B.T.U. INPUT, PLUS AN ADDITIONAL ONE SQUIRE INCH FOR EACH 1,000 B.T.U. IN EXCESS OF 1,000 B.T.U. IN EXCESS OF 100,000.
2. EQUIPMENT SHALL BEAR A PERMANENT AND LEGIBLE NAMEPLATE ON WHICH SHALL APPEAR THE MANUFACTURER'S NAME AND RATING OF THE APPLIANCE, A MODEL DESIGNATION, INSTRUCTIONS FOR THE OPERATION OF THE APPLIANCE, A SEAL OF APPROVAL OF THE APPLIANCE BY AN APPROVED TESTING LABORATORY.
3. EACH UNIT SHALL BEAR A METAL NAME PLATE SECURELY FIXED TO THE APPLIANCE AND READILY ACCESSIBLE FOR INSPECTION, IDENTIFYING THE NAME AND ADDRESS OF THE INSTALLER, IF OTHER THAN THE OWNER.
4. ALL HEATING APPLIANCES SHALL BE CONNECTED TO A VENT COMPLYING WITH CHAPTERS 8 & 9 OF THE U.L.C. 1997 EDITION. WHEN COMBUSTION AIR IS SUPPLIED FROM THE ATTIC SPACE, THE ATTIC SPACE SHALL BE VENTILATED BY FRESH AIR OPENINGS ON A VERTICAL WALL ON AT LEAST TWO DIFFERENT ELEVATIONS.
5. SEE RECOMMENDED EQUIPMENT LIST FOR MORE INFORMATION.
6. SEE SOUND CONTROL NOTES FOR MORE INFORMATION.

- 15. E. ELECTRICAL GENERAL:
1. ALL WORK SHALL BE IN FULL ACCORDANCE WITH ALL CODES, RULES AND REGULATIONS OF GOVERNING AGENCIES AND SHALL COMPLY WITH THE REQUIREMENTS OF THE SERVICE POWER AND TELEPHONE COMPANIES.
2. ELECTRICAL GRADING SYSTEM SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE 1997 EDITION, ARTICLE 250.83(A) "MADE ELECTRODES" CONCRETE ENCASED ELECTRODES (UFER SYSTEM).
3. FOR SERVICE AND DISTRIBUTION SEE SPECIFICATION FOR ADDITIONAL INFORMATION.
4. SEE SOUND CONTROL NOTES FOR MORE INFORMATION.
15. F. LIGHTING:
1. SUSPENSION AND SUPPORT METHODS TO COMPLY WITH NATIONAL ELECTRICAL CODE.
2. ALL LIGHTINGS SHALL COMPLY WITH TITLE 24 C.A.C. PART 3.
3. SEE SPECIFICATION FOR TYPE OF ELECTRICAL FIXTURES.
1. DESIGN PACKAGE USED AND COMPLY WITH ALL REQUIREMENTS OF ZONE 9.
2. PROVIDE THE FOLLOWING GENERAL NOTES AND SPECIFICATIONS ON PLANS:
a. THE BUILDING DESIGN MEETS THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-53.
b. INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND BUILDER STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, CHAPTER 2-53 AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 20, CHAPTER 2, SUBCHAPTER 4, ARTICLE 3.
c. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.
d. DOORS AND WINDOWS BETWEEN CONDITIONED AND OUTSIDE OF UNCONDITIONED SPACES SUCH AS GARAGES AND COMPARTMENTS FOR CENTRAL AIR GAS FURNACES SHALL BE FULLY WEATHER-STRIPPED.
e. MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE INFILTRATION STANDARDS.
f. CAULK PLUMBING AND ELECTRICAL PENETRATIONS, ALL WINDOW AND DOOR FRAMES BETWEEN WALL SOLEPLATES AND FLOORS AND ALL OTHER OPENING IN THE ENVELOPE.
g. A NIGHT SETBACK THERMOSTAT SHALL BE INSTALLED.
h. DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED PER CHAPTER 10 OF 1985 UMC.
i. 25 LUMENS/WATT EFFICIENCY PLASTER BE PROVIDED FOR GENERAL LIGHTING IN KITCHENS AND BATHROOMS (FLUORESCENT LIGHTS).
j. ALL OPENINGS (DOORS AND WINDOWS) SHALL BE PROPERLY WEATHER-STRIPPED, CERTIFIED, AND LABELED.
k. BACKDRAFT DAMPERS FOR ALL EXHAUST AND FAN SYSTEMS SHALL BE PROVIDED.
l. A R-12 EXTERIOR BLANKET SHALL BE PROVIDED FOR HOT WATER AND SOLAR TANKS.
m. R-3 INSULATED SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE.
n. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED.
o. MASONRY AND FACTORY BUILT FIREPLACES SHALL BE INSTALLED WITH TIGHT FITTING, CLOSABLE METAL OR GLASS DOORS, OUTSIDE AIR INTAKE WITH DAMPER, AND FLUE DAMPER. CONTINUOUS BURNING GAS PILOTS ARE PROHIBITED.
p. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY THE PLUMBING DIVISION.

DIVISION 15 - MECHANICAL

- 15. A. PLUMBING:
ALL WORK PERFORMED SHALL COMPLY WITH:
1. GOVERNING CODE, THE UNIFORM MECHANICAL CODE AND AS REQUIRED BY THE PLUMBING DIVISION.
2. INSIDE FINISHED DIMENSIONS OF SHOWER / TOILET COMPARTMENTS MUST BE 30" MINIMUM WIDTH AND 24" CLEAR SPACE IN FRONT OF TOILET.
3. ALL TUBS TO BE NON-SLIP JOINT TYPE.
4. PROVIDE 10 MIN. ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHOWER RESISTANT MATERIAL FOR SHOWER ENCLOSURE.
5. SEE SPECIFICATION FOR FIXTURE LIST.

- 15. B. GAS PIPING:
1. ALL GAS APPLIANCES, EXCEPT WATER HEATERS AND RANGE TOP BURNERS SHALL BE EQUIPPED WITH INTERMITTENT IGNITION DEVICES.
2. PROVIDE AN OUTSIDE GAS SHUT-OFF CONSPICUOUSLY MARKED.
15. C. SPRINKLER SYSTEM:
1. FIRE SYSTEM MUST BE APPROVED BY PLUMBING DIVISION AND BE IN ACCORDANCE WITH NFPA.
15. D. AIR DISTRIBUTION:
1. FRESH AIR FOR COMBUSTION IN GAS BURNING APPLIANCES SHALL BE MINIMUM 100 SQ. INCHES FOR EACH APPLIANCE WITH A RATING NOT EXCEEDING 100,000 B.T.U. INPUT, PLUS AN ADDITIONAL ONE SQUIRE INCH FOR EACH 1,000 B.T.U. IN EXCESS OF 1,000 B.T.U. IN EXCESS OF 100,000.
2. EQUIPMENT SHALL BEAR A PERMANENT AND LEGIBLE NAMEPLATE ON WHICH SHALL APPEAR THE MANUFACTURER'S NAME AND RATING OF THE APPLIANCE, A MODEL DESIGNATION, INSTRUCTIONS FOR THE OPERATION OF THE APPLIANCE, A SEAL OF APPROVAL OF THE APPLIANCE BY AN APPROVED TESTING LABORATORY.
3. EACH UNIT SHALL BEAR A METAL NAME PLATE SECURELY FIXED TO THE APPLIANCE AND READILY ACCESSIBLE FOR INSPECTION, IDENTIFYING THE NAME AND ADDRESS OF THE INSTALLER, IF OTHER THAN THE OWNER.
4. ALL HEATING APPLIANCES SHALL BE CONNECTED TO A VENT COMPLYING WITH CHAPTERS 8 & 9 OF THE U.L.C. 1997 EDITION. WHEN COMBUSTION AIR IS SUPPLIED FROM THE ATTIC SPACE, THE ATTIC SPACE SHALL BE VENTILATED BY FRESH AIR OPENINGS ON A VERTICAL WALL ON AT LEAST TWO DIFFERENT ELEVATIONS.
5. SEE RECOMMENDED EQUIPMENT LIST FOR MORE INFORMATION.
6. SEE SOUND CONTROL NOTES FOR MORE INFORMATION.

DIVISION 16 - ELECTRICAL

- 16. A. ELECTRICAL GENERAL:
1. ALL WORK SHALL BE IN FULL ACCORDANCE WITH ALL CODES, RULES AND REGULATIONS OF GOVERNING AGENCIES AND SHALL COMPLY WITH THE REQUIREMENTS OF THE SERVICE POWER AND TELEPHONE COMPANIES.
2. ELECTRICAL GRADING SYSTEM SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE 1997 EDITION, ARTICLE 250.83(A) "MADE ELECTRODES" CONCRETE ENCASED ELECTRODES (UFER SYSTEM).
3. FOR SERVICE AND DISTRIBUTION SEE SPECIFICATION FOR ADDITIONAL INFORMATION.
4. SEE SOUND CONTROL NOTES FOR MORE INFORMATION.
16. B. LIGHTING:
1. SUSPENSION AND SUPPORT METHODS TO COMPLY WITH NATIONAL ELECTRICAL CODE.
2. ALL LIGHTINGS SHALL COMPLY WITH TITLE 24 C.A.C. PART 3.
3. SEE SPECIFICATION FOR TYPE OF ELECTRICAL FIXTURES.

ENERGY CONSERVATION STANDARDS - RESIDENTIAL

- 1. DESIGN PACKAGE USED AND COMPLY WITH ALL REQUIREMENTS OF ZONE 9.
2. PROVIDE THE FOLLOWING GENERAL NOTES AND SPECIFICATIONS ON PLANS:
a. THE BUILDING DESIGN MEETS THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-53.
b. INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND BUILDER STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, CHAPTER 2-53 AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 20, CHAPTER 2, SUBCHAPTER 4, ARTICLE 3.
c. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.
d. DOORS AND WINDOWS BETWEEN CONDITIONED AND OUTSIDE OF UNCONDITIONED SPACES SUCH AS GARAGES AND COMPARTMENTS FOR CENTRAL AIR GAS FURNACES SHALL BE FULLY WEATHER-STRIPPED.
e. MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE INFILTRATION STANDARDS.
f. CAULK PLUMBING AND ELECTRICAL PENETRATIONS, ALL WINDOW AND DOOR FRAMES BETWEEN WALL SOLEPLATES AND FLOORS AND ALL OTHER OPENING IN THE ENVELOPE.
g. A NIGHT SETBACK THERMOSTAT SHALL BE INSTALLED.
h. DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED PER CHAPTER 10 OF 1985 UMC.
i. 25 LUMENS/WATT EFFICIENCY PLASTER BE PROVIDED FOR GENERAL LIGHTING IN KITCHENS AND BATHROOMS (FLUORESCENT LIGHTS).
j. ALL OPENINGS (DOORS AND WINDOWS) SHALL BE PROPERLY WEATHER-STRIPPED, CERTIFIED, AND LABELED.
k. BACKDRAFT DAMPERS FOR ALL EXHAUST AND FAN SYSTEMS SHALL BE PROVIDED.
l. A R-12 EXTERIOR BLANKET SHALL BE PROVIDED FOR HOT WATER AND SOLAR TANKS.
m. R-3 INSULATED SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE.
n. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED.
o. MASONRY AND FACTORY BUILT FIREPLACES SHALL BE INSTALLED WITH TIGHT FITTING, CLOSABLE METAL OR GLASS DOORS, OUTSIDE AIR INTAKE WITH DAMPER, AND FLUE DAMPER. CONTINUOUS BURNING GAS PILOTS ARE PROHIBITED.
p. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY THE PLUMBING DIVISION.

EXHIBIT "A"
Page No. 2 of 76
Case No. D12-2019-2789-700

MALY ARCHITECTS INC.
DATE:
REVISIONS
OWNER AND PROJECT ADDRESS:
MEHDI MOOSAZADEH
1300 Westwood Blvd, Los Angeles, CA 90024
SHEET TITLE: SPECIFICATIONS
ARCHITECT: FARZIN MALY
7136 Haskell Ave., #320
Van Nuys, CA 91406
Ph: 818 770 0161 Email: farzin.maly@gmail.com
PROJECT NO:
DATE: 5/19/2020 12:27:56 PM
DRAWN BY: Author
APPROVED BY: Approver
SHEET NO: A0.02

Storm Water Pollution Control Requirements for Construction Activities
 Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 - Part 5; Definitions)

- Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
- Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
- Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
- Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
- Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
- Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
- Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
- Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

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.

MANDATORY REQUIREMENTS CHECKLIST
NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS
 (COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
PLANNING AND DESIGN				
1	4.106.2	Storm water drainage and retention during construction		
2	4.106.3	Grading and paving		
3	4.106.4	Electric vehicle (EV) charging		
4	4.106.5	Cool roof for reduction of heat island effect		
5	4.106.7	Reduction of heat island effect for non-roof areas		
ENERGY EFFICIENCY				
6	4.211.4	Solar ready buildings		
WATER EFFICIENCY & CONSERVATION				
7	4.303.1	Water conserving plumbing fixtures and fittings		
8	4.303.1.3.3	Multiple showerheads serving one shower		
9	4.303.3	Water submeters		
10	4.303.4	Water use reduction		
11	4.304.1	Outdoor potable water use in landscape areas		
12	4.304.2	Irrigation controllers		
13	4.304.3	Metering outdoor water use		
14	4.304.4	Exterior faucets		
15	4.304.5	Swimming pool covers		
16	4.305.1	Graywater ready		
17	4.305.2	Recycled water supply to fixtures		
18	4.305.3.1	Cooling towers (buildings ≤ 25 stories)		
19	4.305.3.2	Cooling towers (buildings > 25 stories)		
20	4.305.4	Groundwater discharge		
MATERIAL CONSERVATION & RESOURCE EFFICIENCY				
21	4.406.1	Rodent proofing		
22	4.407.3	Flushing details		

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ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
23	4.407.4	Material protection		
24	4.408.1	Construction waste reduction of at least 65%		
25	4.410.1	Operation and maintenance manual		
ENVIRONMENTAL QUALITY				
26	4.503.1	Fireplaces and woodstoves		
27	4.504.1	Covering of duct openings and protection of mechanical equipment during construction		
28	4.504.2	Finish material pollutant control		
29	4.504.2.1	- Adhesives, sealants, caulks		
30	4.504.2.2	- Paints and coatings		
31	4.504.2.3	- Aerosol paints and coatings		
32	4.504.2.4	- Verification		
33	4.504.3	Carpet systems		
34	4.504.3.1	Carpet cushion		
35	4.504.4	Resilient flooring systems		
36	4.504.5	Composite wood products		
37	4.504.6	Filters		
38	4.505.2.1	Capillary break		
39	4.505.3	Moisture content of building materials		
40	4.506.1	Bathroom exhaust fans		
41	4.507.2	Heating and air-conditioning system design		

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WATER CONSERVATION NOTES - ORDINANCE #184248
RESIDENTIAL BUILDINGS

- PLUMBING SYSTEM**
- Multi-family dwellings not exceeding three stories and containing 40 units or less shall install a separate meter or submeter within common areas and within each individual dwelling unit. (4.303.3)
 - Water use reduction shall be met by complying with one of the following:
 - Provide a 20% reduction in the overall potable water use within the building. The reduction shall be based on the maximum allowable water use for plumbing fixtures and fittings as required by the Los Angeles Plumbing Code. Calculations demonstrating a 20% reduction in the building "water use baseline", as established in Table 4.303.4.L, shall be provided; or
 - New fixtures and fittings shall comply with the maximum flow rates shown in Table 4.303.4.L.2, or C. Plumbing fixtures shall use recycled water. (4.303.4)
 - New building on a site with 500 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (4.304.1)
 - Additions and alterations on a site with 500 square feet or more of cumulative landscape area and where the entire potable water system is replaced, shall have separate meters or submeters for outdoor water use. (4.304.1)
 - Provide a cover having a manual or power operated reel system in any permanently installed outdoor in-ground swimming pool or spa in one- and two-family dwellings. For irregular-shaped pools where it is infeasible to cover 100% of the pool due to the irregular shape, a minimum of 80% of the pool shall be covered. (4.304.5)
 - Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, shower, and built-in/outdoor showers wash basins to be used for a future graywater irrigation system. (4.305.1)
 - Except as provided in this section, where City recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (4.305.2)
- IRRIGATION SYSTEM**
- A water budget for landscape irrigation that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sq. ft. or more. The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity. (4.301.1)

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SECTION 4.303.4
WATER REDUCTION FIXTURE FLOW RATES

- For multi-unit dwellings and townhomes, provide a third recovery that can accommodate a dedicated 200-250 sq. ft. hot water tank. The recovery shall not be less than 100 sq. ft. (minimum 1 inch inside diameter) shall be installed in the main service or submain and shall terminate into a listed cabinet floor or other enclosure in close proximity to the proposed location of an EV charger. The panel or subpanel shall provide capacity to install a 10-ampere constant current and branch circuit and operate a constant current of 1.5 ampere constant current environmental protective device. The recovery or subpanel constant current circuit shall identify the maximum production device type and cover the entire EV charging or EV-CAPABLE. The recovery installation location shall be permanently and visibly marked as "EV-CAPABLE". (4.106.4.1)
- For certain parking areas serving R-occupancies, the electrical system shall have sufficient capacity to accommodate the demand EV space in the full rated response of the Electric Vehicle Supply Equipment (EVSE). Demand shall be based upon a 40-ampere maximum branch circuit. The recovery shall not be less than 100 sq. ft. (minimum 1 inch inside diameter) shall be installed at the main service or submain and shall terminate into a listed cabinet floor or other enclosure in close proximity to the proposed location of an EV charger. Recovery and related components that are planned to be installed underground, on-roof, inaccessible or in an enclosed area and space shall be installed at the time of original construction. The recovery panel or subpanel constant current circuit shall identify the maximum production device type and cover the entire EV charging program or "EV-CAPABLE" in accordance with the Los Angeles Green Building Code. (4.106.4.2)
- Each with slope of 2:12 shall have an SRV value of at least 75 at both 2 and 3 inch radii of reflection of at least 0.8 and a thermal conductance of at least 0.7. Roofs with slope of 2:12 shall have an SRV value of at least 18 at both 3 and 4 inch radii of reflection of at least 0.20 and a thermal conductance of at least 0.75. (4.106.5.1)
- The required barrier or seal to make a listed ceiling shall have a water resistance value of at least 0.16 to comply with ASTM D1978 or ASTM C1149. (4.106.7)
- The floor area for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.4. (4.106.1)
- When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single shutoff shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed to only allow one showerhead to be in operation at a time. (4.106.1.2)
- Installed automatic or pressure-reducing control valves shall be weather- or seal-banded weatherstrips. (MWELO, 4.02.7)
- For all toilets that include dual flush, the flush valve construction shall comply with Section 4.303.4.1. (See ANSI A112.19.1)
- Outdoor spouts or end pipes, electric cables, conduits, or other openings in the building envelope at exterior walls shall be protected against the passage of rainwater by being equipped with weather-resistant, concrete or masonry or metal panels. Point points to be protected shall be protected in accordance with Section 313.0 of the Los Angeles Plumbing Code. (4.406.1)
- Materials adjacent to the construction site shall be protected from rain or other sources of moisture. (4.406.1)
- Only a City of Los Angeles permit holder will be used for building. (4.406.1)
- For all air conditioning, Operation and Maintenance Manual including, but not limited to, the items listed in Section 4.101.1, shall be completed and placed on the building at the time of final inspection. (4.101.1)
- All new gas fireplaces must be direct vent, sealed combustion type. Wood burning fireplaces are prohibited per AGC Rule 415. (4.103.1.A) (AGC Rule 415)
- All ducts and other related air distribution component assemblies shall be covered with tape, plastic, or sheet metal until the final step of the building, roof and venting components. (4.304.1)
- Plumbing and electrical, ducts and vents shall comply with the "Venting Organic Compounds (VOC) Limit" listed in Table 4.504.4.1. (4.504.4)
- The VOC Content Verification Checklist Form GRN 2 shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.4.1)
- All new carpet and carpet cushions installed in the building interior shall meet the requirements of the following: (4.504.4.1)
 - Carpet and Carpet Cushion Green Label Plus Program
 - California Department of Public Health - Specifications 01350
 - NSF/ANSI 119 at the Gold Level
 - Secondary Certification System below Achieve™ Gold
- 80% of the total new or existing flooring shall comply with one or more of the following: (4.504.4.1)
 - VOC emission limits defined in the CDPH High Performance Products Database
 - Certified under the GREENGUARD Child
 - Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program
 - Meet the California Department of Public Health - Specifications 01350
- New hardwood plywood, particle board, medium density fiberboard (MDF) composite wood products used in the building shall meet the formaldehyde limits listed in Table 4.504.4. (4.504.4)
- The Formaldehyde Emissions Verification Checklist Form GRN 3 shall be completed prior to final inspection approval. (4.504.4.1)
- Mechanically ventilated buildings having a total floor area of a new or existing regularly occupied area of the building with a MERV 13 filter for outside air return air shall be installed prior to occupancy and accommodations for maintenance with a filter of the same rating shall be installed in the operation and maintenance manual. (4.504.4)
- A 4-inch thick base of such as larger clean aggregate shall be provided for proposed slab on grade construction. A vapor barrier shall be provided in direct contact with concrete or proposed slab on grade construction. (4.504.2.1)
- Building materials with visible signs of water damage shall not be installed. Wall and floor frames shall be enclosed until it is supported and dried to be satisfactory. (4.505.1)
- Newly installed bathroom exhaust fans shall be ENERGY STAR certified and be ducted to terminate to the outside of the building. Provide the manufacturer's instructions for the fan. (4.506.1)
- Newly installed bathroom exhaust fans are not designed as a component of a whole house ventilation system, shall be controlled by a demand control which shall be readily accessible. (4.506.1)
- The listing and use conditions or data shall be read and approved using ANSI A112.19.2004, ANSI A112.19.2008 or ASHRAE 62.1-2004 and the manufacturer's literature that appears related in accordance with ANSI A112.19.2004. (4.507.2)

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SECTION 4.303.4
WATER REDUCTION FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi ^{1,3}
Lavatory Faucets, nonresidential	0.4 gpm @ 60 psi ^{1,3}
Kitchen faucets	1.5 gpm @ 60 psi ^{2,4}
Metering Faucets	0.2 gallons/cycle
Gravity tank type water closets	1.28 gallons/flush ⁵
Flushometer tank water closets	1.28 gallons/flush ⁵
Flushometer valve water closets	1.28 gallons/flush ⁵
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

- ¹Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
²Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.
³Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
⁴Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.08 gallons/flush installed throughout.
⁵Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
 Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.23.2.
 Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.23.2 and ASME A112.19.14.

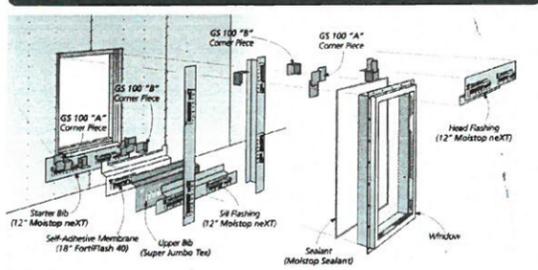
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SECTION 4.504.4
VOC AND FORMALDEHYDE LIMITS

The tables below are taken from the 2017 Los Angeles Green Building Code Tables 4.504.1, 4.504.2, 4.504.3, 4.504.5, 5.504.4.1, 5.504.4.2, 5.504.4.3, 5.504.4.5

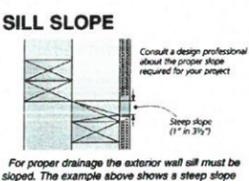
COATING CATEGORY ^{1,2}	CURRENT LIMIT	ADHESIVE VOC LIMIT ^{1,2}	FORMALDEHYDE LIMITS ^{1,2}
Paint coatings	50	Architectural	0.05
Primer coatings	100	Interior wall	0.05
High solids coatings	100	Interior ceiling	0.05
Specialty coatings	100	Interior floor	0.05
Aluminum roof coatings	400	Interior wall	0.05
Epoxy floor coatings	400	Interior ceiling	0.05
Aluminum roof coatings	50	Interior floor	0.05
Concrete patching compounds	250	Interior wall	0.05
Concrete leveling compounds	250	Interior ceiling	0.05
Concrete repair mortars	250	Interior floor	0.05
Concrete sealers	50	Interior wall	0.05
Dry mix coatings	100	Interior ceiling	0.05
Flux	100	Interior floor	0.05
Flux activators	100	Interior wall	0.05
Flux removers	100	Interior ceiling	0.05
Flux solvents	100	Interior floor	0.05
Flux thinners	100	Interior wall	0.05
Flux removers	100	Interior ceiling	0.05
Flux solvents	100	Interior floor	0.05
Flux thinners	100	Interior wall	0.05
Flux removers	100	Interior ceiling	0.05
Flux solvents	100	Interior floor	0.05
Flux thinners	100	Interior wall	0.05
Flux removers	100	Interior ceiling	0.05
Flux solvents	100	Interior floor	0.05
Flux thinners	100	Interior wall	0.05
Flux removers	100	Interior ceiling	0.05
Flux solvents	100	Interior floor	0.05
Flux thinners	100	Interior wall	0.05
Flux removers	100	Interior ceiling	0.05
Flux solvents	100	Interior floor	0.05
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Flux removers	100	Interior ceiling	0.05
Flux solvents	100	Interior floor	0.05
Flux thinners	100	Interior wall	0.05
Flux removers	100	Interior ceiling	0.05
Flux solvents	100	Interior floor	0.05
Flux thinners	100	Interior wall	0.05
Flux removers	100	Interior ceiling	0.05
Flux solvents	100	Interior floor	0.05
Flux thinners	100	Interior wall	0.05
Flux removers	100	Interior ceiling	0.05
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Flux removers	100	Interior ceiling	0.05
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Flux thinners	100	Interior wall	0.05
Flux removers	100	Interior ceiling	0.05
Flux solvents	100	Interior floor	0.05
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Flux removers	100	Interior ceiling	0.05
Flux solvents	100	Interior floor	0.05
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Flux removers	100	Interior ceiling	0.05
Flux solvents	100	Interior floor	0.05
Flux thinners	100	Interior wall	0.05
Flux removers	100	Interior ceiling	0.05
Flux solvents	100	Interior floor	0.05
Flux thinners	100	Interior wall	0.05
Flux removers	100	Interior ceiling	0.05
Flux solvents	100	Interior floor	0.05
Flux thinners	100	Interior wall	0.05
Flux removers	100	Interior ceiling	0.05
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Flux thinners	100	Interior wall	0.05
Flux removers	100	Interior ceiling	0.05
Flux solvents	100	Interior floor	0.05
Flux thinners	100	Interior wall	0.05
Flux removers	100	Interior ceiling	0.05
Flux solvents	100	Interior floor	0.05
Flux thinners	100	Interior wall	0.05
Flux removers	100	Interior ceiling	0.05
Flux solvents	100	Interior floor	0.05
Flux thinners	100	Interior wall	0.05
Flux removers	100	Interior ceiling	0.05
Flux solvents	100	Interior floor	0.05
Flux thinners	100	Interior wall	0.05
Flux removers	100	Interior ceiling	0.05

A GUIDE FOR INSTALLING RECESSED WINDOW FLASHING



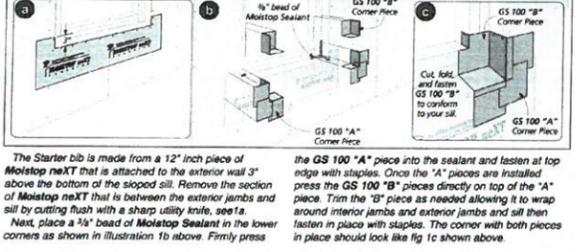
This installation guide addresses the proper flashing of a window that is contained in a recessed wall system built using a double 2 x 4 wall. Also the window is installed and flashed before the weather-resistive barrier is applied. For other wall configurations consult a design professional. Note: It is the responsibility of the installer and General Contractor to consult with the manufacturer on how these instructions apply to the specific units that are being installed, as well as any additional measures that may need to be taken.

- The following Fortifiber products are used in this guide:
- FortiFlash[®] 40 Self-Adhesive Waterproof Flashing Membrane 18" x 75' rolls
 - Super Jumbo Tex[®] 60 minute 40" x 240 sq. ft rolls
 - Molstop neXT[®] Flashing 12" x 200' rolls
 - Molstop[®] Sealant (Exceeds AAMA Standards)
- Also, from TLS Laboratories the following Corner Flash[®] products are used in this guide:
- TLR GS 100 "A", and GS 100 "B"
 - The GS 100 Corner Flash System is supplied by TLS Laboratories at (800) 310-7873. GS 100 and Corner Flash are Registered Trademarks of TLS Laboratories.



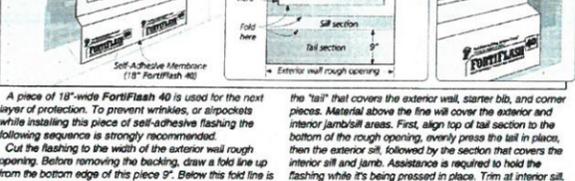
For proper drainage the exterior wall sill must be sloped. The example above shows a steep slope (1" in 3/4"). This slope can be created by ripping dimensional lumber. Please consult a design professional about the proper slope required for your project.

1 STARTER BIB AND SILL CORNERS



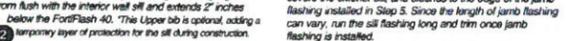
The Starter bib is made from a 12" inch piece of Molstop neXT that is attached to the exterior wall 3" above the bottom of the sloped sill. Remove the section of Molstop neXT that is between the exterior jambs and sill by cutting flush with a sharp utility knife, see 1a. Next, place a 1/2" bead of Molstop Sealant in the lower corners as shown in illustration 1b above. Firmly press the GS 100 "A" piece into the sealant and fasten to top edge with staples. Once the "A" pieces are installed, press the GS 100 "B" pieces directly on top of the "A" pieces. Trim the "B" pieces as needed allowing it to wrap around interior jambs and exterior jambs and sill then fasten in place with staples. The corner with both pieces in place should look like fig 1c shown above.

2 FORTIFLASH 40



A piece of 18"-wide FortiFlash 40 is used for the next layer of protection. To prevent wrinkles, or airpockets while installing this piece of self-adhesive flashing the following sequence is strongly recommended. Cut the flashing to the width of the exterior wall rough opening. Before removing the backing, draw a fold line up from the bottom edge of this piece 9". Below this fold line is the "flap" that covers the exterior wall, starter bib, and corner pieces. Material above the line will cover the exterior and interior jamb/sill areas. First, align top of flap section to the bottom of the rough opening, evenly press the flap in place, then the exterior sill, followed by the section that covers the interior sill and jamb. Assistance is required to hold the flashing while it's being pressed in place. Trim at interior sill.

3 UPPER BIB



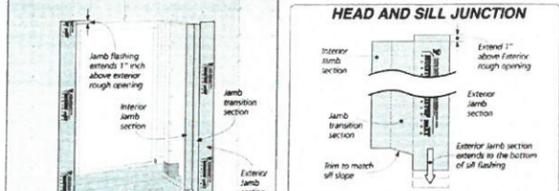
Before installing bib, place a 1/4" bead of Molstop Sealant as shown above. Then cut the Super Jumbo Tex to the width of the exterior wall rough opening. The height goes from flush with the interior wall sill and extends 2" inches below the FortiFlash 40. The Upper bib is optional, adding a temporary layer of protection for the sill during construction.

4 SILL FLASHING



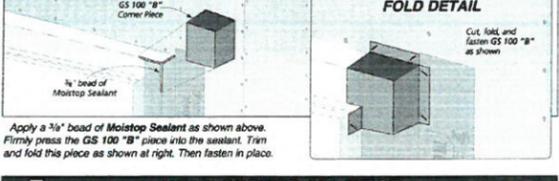
Molstop neXT is used as a protective course for sill flashing. It is fastened flush with the top of the interior sill, covers the exterior sill, and extends to the edge of the jamb flashing installed in Step 5. Since the length of jamb flashing can vary, run the sill flashing long and trim once jamb flashing is installed.

5 INSTALL JAMB FLASHING



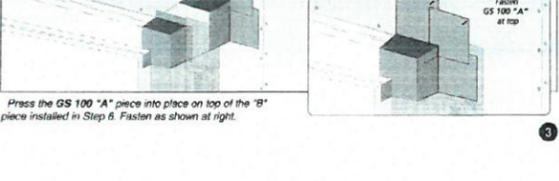
Molstop neXT is used for Jamb flashing. This piece starts 1" inch above the top of the exterior wall rough opening and extends even with the bottom of lowest piece of sill flashing. The detail above shows how to notch the jamb piece properly at the head and sill. Once the jamb flashing is in place, trim the sill flashing flush.

6 HEAD CORNER "B" PIECE



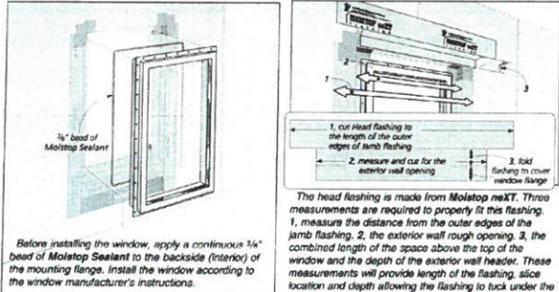
Apply a 3/4" bead of Molstop Sealant as shown above. Firmly press the GS 100 "B" piece into the sealant. Trim and fold this piece as shown at right. Then fasten in place.

7 HEAD CORNER "A" PIECE



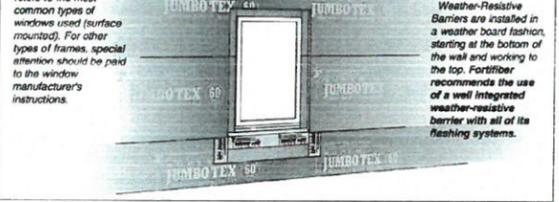
Press the GS 100 "A" piece into place on top of the "B" piece installed in Step 6. Fasten as shown at right.

8 INSTALL WINDOW



Before installing the window, apply a continuous 3/4" bead of Molstop Sealant to the backside (interior) of the window manufacturer's instructions.

9 HEAD FLASHING



The head flashing is made from Molstop neXT. Three measurements are required to properly fit this flashing. 1, measure the distance from the outer edges of the jamb flashing. 2, the exterior wall rough opening. 3, the combined length of the space above the top of the window and the depth of the exterior wall header. These measurements will provide length of the flashing, slice location and depth allowing the flashing to lock under the recessed opening. Staple into position. See detail above.

10 WRB INTEGRATION



This recommendation refers to the most common types of windows used (surface mounted). For other types of frames, special attention should be paid to the window manufacturer's instructions. Weather-Resistive Barriers are installed in a weather board fashion, starting at the bottom of the wall and working to the top. Fortifiber recommends the use of a well integrated weather-resistant barrier with all of its flashing systems.

Product Data Sheet MULE-HIDE PVC KEE HP MEMBRANE

PRODUCT DESCRIPTION
Mule-Hide PVC KEE HP (High Performance) Membrane is manufactured using DuPont[®] Evaloy[®] resin modifier and provides outstanding thermal stability and flexibility, extended upper and lower temperature performance limits and enhanced chemical resistance. The physical properties of the membrane are enhanced by a proprietary, well-inked polyester fabric. Meets or exceeds all requirements of ASTM 4434, Type II and/or Type IV.

BASIC USES
Mule-Hide PVC KEE HP Membrane is used in mechanically attached and fully adhered roofing systems in new construction, reroofing and recover (retrofit) applications. It may also be used as flexible membrane flashings for walls, curbs, etc. when installing PVC KEE HP Membrane roofing systems. The system must be installed over acceptable roof insulation or other suitable substrate. See the Mule-Hide PVC Specifications Manual for complete specifications and details.

TYPICAL PHYSICAL PROPERTIES

Physical Property*	ASTM D4434 Requirement	50-mil	60-mil	80-mil
Weight, lbs/sq ft (kg/m ²)	—	0.33 (1.81)	0.40 (1.95)	0.55 (2.56)
Breaking Strength (MD x CD), lbf/in (kN/m)	275 min (56 x 53)	320 x 300 (58 x 53)	330 x 300 (58 x 53)	360 x 330 (63 x 58)
ASTM D751 grab method (MD x CD) % ASTM D751 grab method	25 min	30 x 30	30 x 30	30 x 30
Thickness over scrim, in. (mm)	0.019 min (0.432)	0.017 (0.432)	0.025 (0.635)	0.030 (0.762)
ASTM D4434 optical method, ave of 3	90	100 x 120 (445 x 534)	100 x 130 (445 x 578)	100 x 132 (445 x 587)
Tearing Strength (MD x CD), lbf (N)	ASTM D751 proc. B, 8" x 8"	PASS	PASS	PASS
Low Temperature Bend, no cracks at -40°C	ASTM D2135	PASS	PASS	PASS
Linear Dimensional Change % ASTM D1204, 6 hours @ 176° F (80° C)	±0.5 max	0.4	0.4	0.4
Water absorption resistance, mass % ASTM D570, 168 hrs @ 158° F (70° C)	±3.0 max	2.0	2.0	2.0
Puncture resistance, Federal, lbf FTM 101C, method 2031	No requirement	260	320	380
Dynamic, J (ft-lb) ASTM D5635	20 (14.7)	PASS	PASS	PASS
Static, lbf (N) ASTM D5802	33 (114)	PASS	PASS	PASS
Properties after heat aging ASTM D3045, 56 days @ 179°F	90 min	90 min	90 min	90 min
Breaking strength % retained	90 min	90 min	90 min	90 min
Elongation min. % retained	PASS	PASS	PASS	PASS
Ozone Resistance, no cracks @ 7x ASTM D1149, 100 pphm, 168 hrs	No requirement	25 (4.4)	25 (4.4)	25 (4.4)
Find Seam Strength, 5 lbf (0.05m) ASTM D1978 tested in peel	Typical value	Min 60 (10.5)	Min 60 (10.5)	Min 60 (10.5)
Water vapor permeance, perms ASTM E-96 proc B	No requirement	0.10 max	0.10 max	0.10 max
		0.05 typical	0.05 typical	0.05 typical

Product Data Sheet MULE-HIDE PVC KEE HP MEMBRANE

TYPICAL PHYSICAL PROPERTIES (continued)

Physical Property*	ASTM D4434 Requirement	50-mil	60-mil	80-mil
Xenon-Arc Resistance, no cracks or crazing @ 10x, ASTM G155, 0.35 W/m ² at 340 nm, 63°C B.P.T., 12,600 kJ/m ² total radiant exposure, 10,000 hrs	PASS	PASS	PASS	PASS

LEED Information

Pre-consumer Recycled Content	10%
Post-consumer Recycled Content	0%
Manufacturing Location	Greenville, IL
Solar Reflectance Index (SRI)	108

BENEFITS & SUPPLEMENTAL STATEMENTS

- Heat weldable - Wide window of weldability, welds quickly, cleanly and consistently
- Durable - scrim reinforcement offer superior resistance to impact, wind uplift
- UV, ozone and oxidation resistance
- Energy efficiency - white color reflects sunlight
- Enhanced chemical resistance
- Low temperature flexibility

CODE APPROVAL/S COMPLIANCE

A variety of Factory Mutual Ratings and Underwriters Laboratories Classifications are available. Contact Mule-Hide Technical Department for additional information.

INSTALLATION INSTRUCTIONS

- Approved insulation shall be attached to the roof deck with an approved insulation adhesive or approved fasteners and plates. Install insulation with its largest dimension perpendicular to the direction of the membrane seams where possible.
- Mechanically Attached Roofing System
 - Perimeter sheets to be installed in an approved pattern along all exterior roof edges.
 - Mechanical fasteners and plates are installed in the seams of both the perimeter sheets and field sheets and into the roof deck. Use approved fasteners and maintain proper penetration for specific roof deck.
- Fully Adhered Roofing System
 - Perimeter sheets are not required.
 - The membrane is required to be mechanically attached at the base of all vertical surfaces, roof edges, and angle changes.
 - The field of the roof is fully adhered to the substrate with Mule-Hide Low-VOC PVC Bonding Adhesive or Aqua Base 120 bonding adhesive.
 - All seams are hot air welded and checked by probing.
 - All details will be done in accordance with Mule-Hide details.
 - On projects where a Mule-Hide Standard or Premium Warranty is requested, an authorized Mule-Hide representative shall inspect all completed work. This is only a brief summary and not the complete specification. The Mule-Hide Specifications, Details, Technical Bulletins, and associated documents should be thoroughly reviewed prior to starting any project. Contact Mule-Hide Products for additional information.

Product Data Sheet MULE-HIDE PVC KEE HP MEMBRANE

PRECAUTIONS

- Surfaces may be slippery when wet, or due to frost and ice build-up. Exercise caution to prevent falls.
- Mule-Hide PVC KEE HP Membranes are highly reflective to sunlight. Workers should dress appropriately, wear sunscreen, and wear sunglasses that filter out UV light.
- Exercise care when working near roof edge. Roof edges may not be visible when surrounding area is covered with snow.
- Use proper stacking procedures to ensure sufficient stability of the materials.
- Store Mule-Hide membrane in original wrap in a cool, shaded area. Cover with light-colored, breathable, waterproof tarpaulins. Mule-Hide membrane that has been exposed to the elements for approximately 7 days or longer must be prepared with PVC Membrane Cleaner prior to hot air welding.

SUPPLEMENTAL APPROVALS, STATEMENTS AND CHARACTERISTICS

- Radiative Properties for Energy Star[®]: Cool Roof Rating Council (CRR) and LEED[®]

DESCRIPTION	TEST METHOD	WHITE PVC	TAN PVC	GRAY PVC
ENERGY STAR [®] initial solar reflectance	Solar Spectrum Reflectometer	0.88	pending	pending
ENERGY STAR [®] solar reflectance - 3 yrs	Solar Spectrum Reflectometer (uncured)	0.70	pending	pending
ENERGY STAR [®] initial emissivity	ASTM E408	0.95	pending	pending
CRR initial solar reflectance	ASTM C1549	0.66	pending	pending
CRR solar reflectance after 3 years	ASTM C1549 (uncured)	0.70	pending	pending
CRR initial thermal emittance	ASTM C1371	0.66	pending	pending
CRR thermal emittance after 3 years	ASTM C1371 (uncured)	0.62	pending	pending
CRR SRI (Solar Reflectance Index)	ASTM E1880	108	pending	pending
CRR SRI (Solar Reflectance Index - 3 yrs)	ASTM E1880	84	pending	pending
CRR Product ID	N/A	0670-0015	pending	pending
LEED [®] thermal emittance	ASTM E408	0.94	pending	pending

Mule-Hide White PVC KEE HP Membranes are LEED compliant. Mule-Hide White PVC is also an ENERGY STAR[®] and California Title 24 rated roof product.

An ENERGY STAR qualified low slope roof product must have an initial solar reflectance of at least 0.85 and a 3-year aged solar reflectance of at least 0.50. Clearing the aged roof surface is not permitted by the ENERGY STAR test protocol. Energy Star is only valid in the United States for Roofing Products.

The Cool Roof Rating Council (CRR) does not specify minimums for reflectance or emittance but they do require specific protocols for testing and reporting. Clearing of the aged roof surface is not permitted for determination of radiative properties after 3 years.

A LEED "point" may be earned if a roof material is ENERGY STAR qualified and has a thermal emittance of at least 0.90 as determined by ASTM E408.

Solar Reflectance Index (SRI) is calculated per ASTM E 1880. The SRI is a measure of the roof's ability to reflect solar heat, as shown by a small temperature rise. It is defined so that a standard black (reflectance 0.05, emittance 0.90) and a standard white (reflectance 0.90, emittance 0.90) is 100. Materials with the highest SRI values are the coolest choices for roofing. Due to the way SRI is defined, particularly wet materials can even take slightly negative values, and particularly cool materials can even exceed 100.

California Title 24 requires an initial minimum reflectance of 0.70 and emittance of 0.75 as determined by CRR.

Product Data Sheet MULE-HIDE PVC KEE HP MEMBRANE

PROTECTION & SAFETY

Mule-Hide maintains Safety Data Sheets on all of its non-exempt products. Safety Data Sheets contain health and safety information for your development of appropriate product handling procedures to protect your employees and customers. Mule-Hide's Safety Data Sheets should be read and understood by all of your supervisory personnel and employees before using Mule-Hide products in your facilities.

ADDITIONAL INFORMATION

The information given on this FDS is subject to change without notice. Always check the Mule-Hide website at www.mulehide.com for the latest information, changes and updates or contact Mule-Hide Products Company at 800-786-1492.

DISCLAIMER

The statements provided concerning the material shown are intended as a guide for material usage and are believed to be true and accurate at the time of printing. No statement made by anyone may supersede this information, except when done in writing by Mule-Hide Products Co., Inc. Since the manner of use is beyond our control, Mule-Hide does not authorize anyone to make any warranty of merchantability or fitness for any particular purpose or any other warranty, guarantee or representation, expressed or implied, concerning this material. This product may be eligible for a Mule-Hide warranty, please check the Mule-Hide website at www.mulehide.com or contact Mule-Hide directly at 800-786-1492 for details. Buyer and user accept the product under the conditions and assume the risk of any failure, any injury or property (including that of the user), loss or liability resulting from the handling, storage or use of the product whether or not it is handled, stored or used in accordance with the directions or instructions. Mule-Hide must be notified in writing of any claims and to give the opportunity to inspect the alleged failure before repairs are made.

EXHIBIT "A"

Page No. 4 of 36

Case No. PIP-2019-2789-TOC

PROJECT NO: _____

DATE: 5/19/2020 12:28:05 PM

DRAWN BY: Author

APPROVED BY: Approver

SHEET NO: _____

MALY ARCHITECTS INC.

DATE: _____

REVISIONS

1	2	3
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OWNER AND PROJECT ADDRESS:

MEHDI MOOSAZADEH

1300 Westwood Blvd., Los Angeles, CA 90024

SHEET TITLE: GREEN SHEETS

ARCHITECT: FARZIN MALY

7136 Haskell Ave., #200

Van Nuys, CA 91406

Ph: 818 770 0161 Email: farzin.maly@gmail.com

PROJECT NO: _____

DATE: 5/19/2020 12:28:05 PM

DRAWN BY: Author

APPROVED BY: Approver

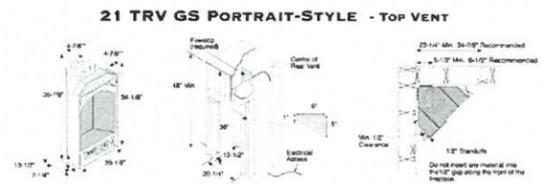
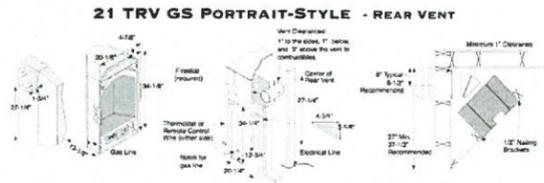
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**DIRECT VENT
GREENSMART™
GAS FIREPLACES**

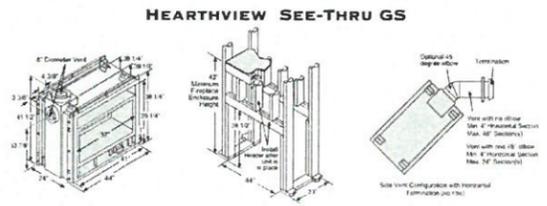
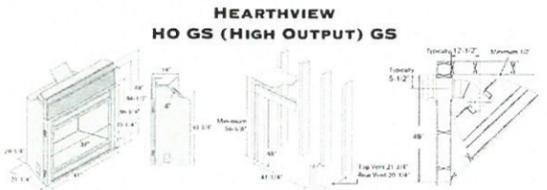
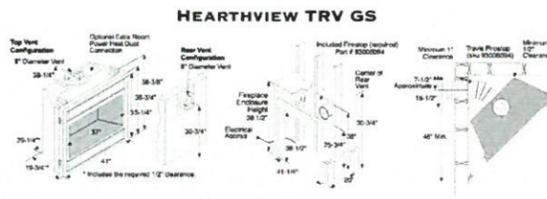


Lopi **INSTALLATION SPECIFICATIONS**



19

Please refer to the Owner's Manual for all installation information. Owner's Manuals can be downloaded from the Lopi website under the specific product - www.lopi.com



20

GREEN SHEET 2

OWNER AND PROJECT ADDRESS:
MEHDI MOOSAZADEH
1300 Westwood Blvd, Los Angeles, CA 90024

ARCHITECT:
FARZIN MALY
7136 Haskell Ave., #320
Van Nuys, CA 91406
Ph: 818 770 0161 Email: farzin.maly@gmail.com

REVISIONS

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2	
3	
NO.	DATE:

PROJECT NO:
DATE:
5/19/2020 12:28:08 PM
DRAWN BY:
Author
APPROVED BY:
Approver

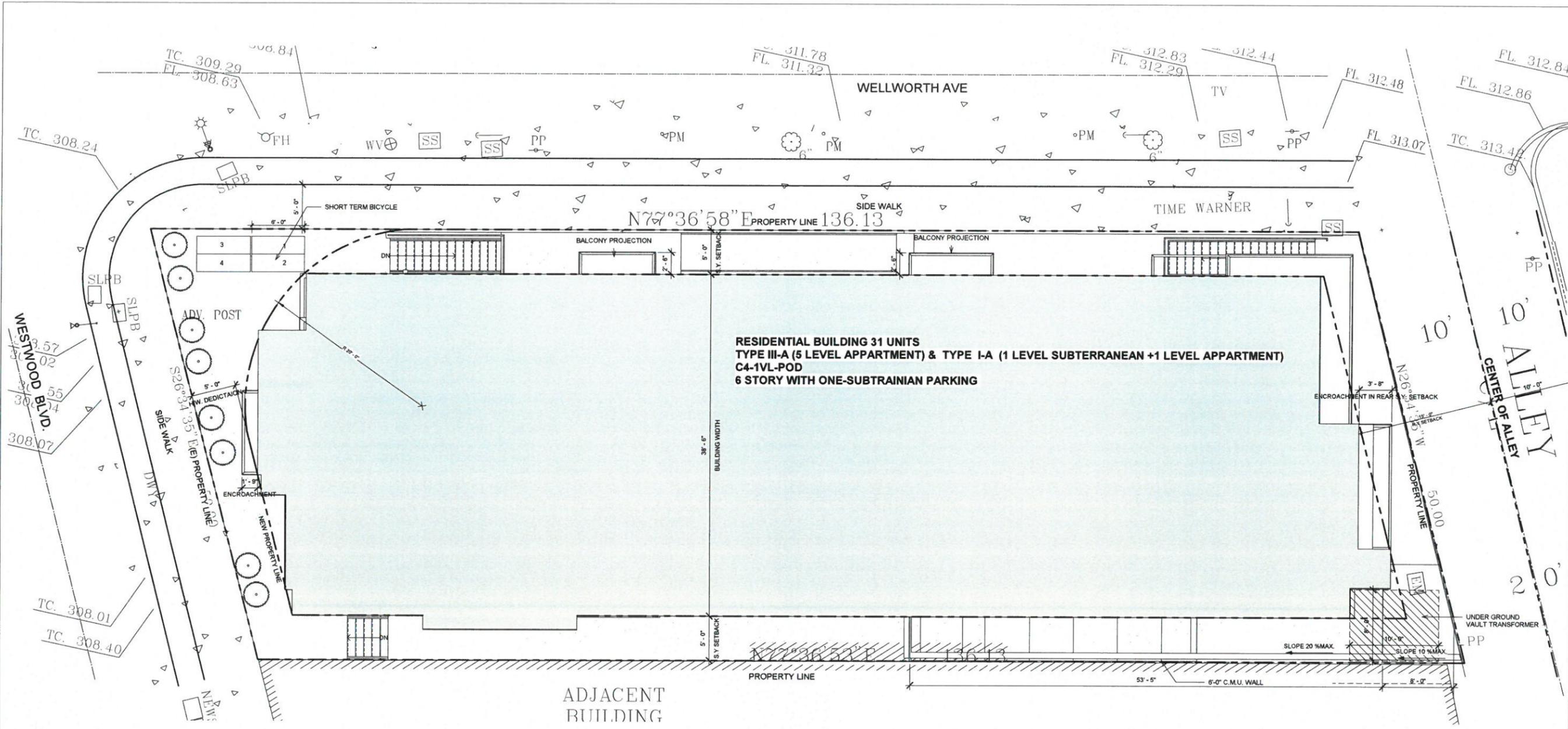
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A0.05

EXHIBIT "A"
Page No. 5 of 36
Case No. D18-2019-2789-TOC

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LICENSED ARCHITECT
FARZIN MALY
NO. C-33731
05-31-19
RENEWAL DATE
STATE OF CALIFORNIA

MALY ARCHITECTS INC.



a. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.

b. An approved Seismic Gas Shutoff Valve will be installed on the fuel gas line on the downstream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (Per Ordinance 170,158) (Separate plumbing permit is required).

c. Provide ultra-low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption. Shower compartments and walls above bathtubs with installed shower heads shall be finished with a smooth, nonabsorbent surface to height not less than 72 inches above the drain inlet (Section 1210.2.3). Use of water-resistant gypsum backing board shall be as stated in Section 2509.3

d. Water heaters must be strapped to a wall (Sec. 507.3, UPC)

Any changes (type, size, location) to approved stormwater Best Management Practice(s) (BMPs) must obtain written approval from Los Angeles, Department of Public Works, Bureau of Sanitation prior to construction of BMP(s).



EXHIBIT "A"
 Page No. 6 of 36
 Case No. DIP-2019-2789-TOC

NO.	REVISIONS
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2	
3	

OWNER AND PROJECT ADDRESS:
 MEHDI MOOSAZADEH
 1300 Westwood Blvd, Los Angeles, CA 90024

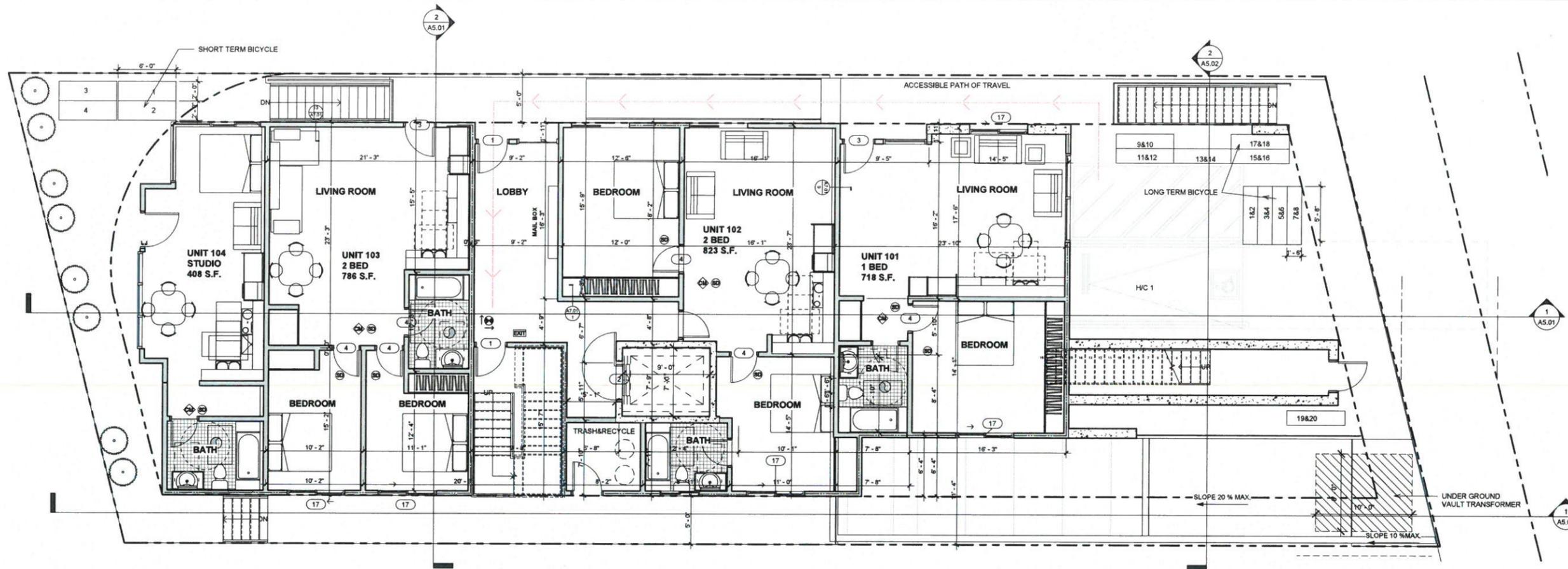
SHEET TITLE: **SITE PLAN**
 ARCHITECT:
 FARZIN MALY
 7136 Haskell Ave, #320
 Van Nuys, CA 91406
 Ph: 818 770 0161 Email: farzin.maly@gmail.com



PROJECT NO:
 DATE:
 5/19/2020 12:28:09 PM
 DRAWN BY:
 Author
 APPROVED BY:
 Approver

SHEET NO:
A2.01

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EXIT PATH OF TRAVEL/ PATH OF EGRESS

ACCESSIBLE PATH OF TRAVEL

2x STUD WALL @ 16" O.C., REFER TO STRUCTURAL

8" "CMU" WALL, REFER TO STRUCTURAL

2-HOUR FIRE RATED WALL

1-HOUR FIRE RATED WALL

CONCRETE COLUMN / WALL. SEE STRUCTURAL.

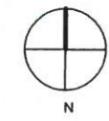
2x6 @ 16" O.C. PLUMBING WALL (NO SHEAR VALUE)
REINFORCED TO SUIT GRAB BAR

Note on Plans:

1. Exit signs shall be internally or externally illuminated
2. Exit signs illuminated by an external source shall have an intensity of not less than 5 foot candles (54 lux).
3. Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702.
4. Exit signs shall be illuminated at all times. (1011.3)
5. Exit signs shall be connected to an emergency power system that will provide an illumination of not less than 90 min. in case of primary power loss (1011.6.3)
6. Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. See 1008.1.9 for exceptions.
7. Door handles, lock and other operating devices shall be installed at a min. 34" and a max. 48" above the finished floor
8. All egress door operation shall also comply with section 1010.1.9
9. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied. The means of egress illumination level shall not be less than 1 foot-candle at the walking surface. (1008.1)

10. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system PC/STR/Corr.Lst.18 (Rev. 11/02/17) www.ladbs.org Page 14 of 19 shall automatically illuminate the following areas (1008.3):
 - a. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress;
 - b. Corridors, exit enclosures and exit passageways in buildings required to have two or more exits.;
 - c. Exterior egress components at other than their level of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
 - d. Interior exit discharge elements, as permitted in Section 1028.1, in buildings required to have two or more exits.
 - e. Exterior landings, as required by Section 1010.1.6, for exit discharge doorways in buildings required to have two or more exits.
11. The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of

- storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702. (1008.3)
12. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 foot-candle (11 lux) and a minimum at any point of 0.1 foot-candle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 foot-candle (6 lux) average and a minimum at any point of 0.06 foot-candle (0.6 lux) at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded. (1008.3)
13. The exit signs shall also be connected to an emergency electrical system provided from storage batteries unit equipment or an on-site generator set, and the system shall be installed in accordance with the Electrical Code. For high rise buildings, see section 403.



1st Floor Plan
3/16" = 1'-0"



EXHIBIT "A"

Page No. 8 of 36

Case No. DIR-2019-2789-TOC

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, WITHOUT PREJUDICE VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

MALLY ARCHITECTS INC.

OWNER AND PROJECT ADDRESS:
MEHDI MOOSAZADEH
1300 Westwood Blvd, Los Angeles, CA 90024

ARCHITECT:
FARZIN MALLY
7136 Haskell Ave., #320
Van Nuys, CA 91406
Ph: 818 770 0161 Email: farzin.mally@gmail.com

SHEET TITLE: FIRST FLOOR PLANS

REVISIONS

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DATE:

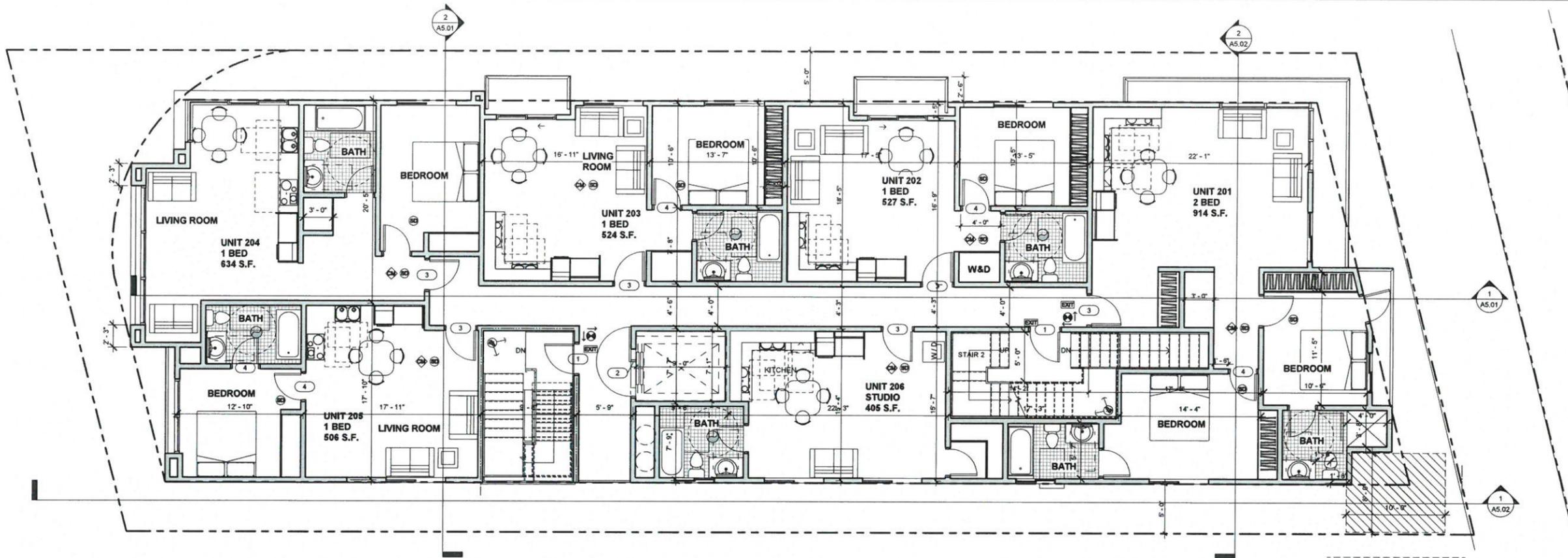
PROJECT NO:

DATE:
5/19/2020 12:28:15 PM

DRAWN BY:
Author

APPROVED BY:
Approver

SHEET NO:
A3.01



EXIT PATH OF TRAVEL/ PATH OF EGRESS

ACCESSIBLE PATH OF TRAVEL

2x STUD WALL @ 16" O.C., REFER TO STRUCTURAL

8" "CMU" WALL, REFER TO STRUCTURAL

2-HOUR FIRE RATED WALL

1-HOUR FIRE RATED WALL

CONCRETE COLUMN / WALL. SEE STRUCTURAL.

2x6 @ 16" O.C. PLUMBING WALL (NO SHEAR VALUE)
REINFORCED TO SUIT GRAB BAR

EXHIBIT "A"

Page No. 9 of 36
Case No. D12-2019-2789-TOC



Note on Plans:

1. Exit signs shall be internally or externally illuminated
2. Exit signs illuminated by an external source shall have an intensity of not less than 5 foot candles (54 lux).
3. Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702.
4. Exit signs shall be illuminated at all times. (1011.3)
5. Exit signs shall be connected to an emergency power system that will provide an illumination of not less than 90 min. in case of primary power loss (1011.6.3)
6. Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. See 1008.1.9 for exceptions.
7. Door handles, lock and other operating devices shall be installed at a min. 34" and a max. 48" above the finished floor
8. All egress door operation shall also comply with section 1010.1.9
9. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied. The means of egress illumination level shall not be less than 1foot-candle at the walking surface.(1008.1)

10. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system PC/STR/Corr.Lst.18 (Rev. 11/02/17) www.ladbs.org Page 14 of 19 shall automatically illuminate the following areas (1008.3):
 - a. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress;
 - b. Corridors, exit enclosures and exit passageways in buildings required to have two or more exits.;
 - c. Exterior egress components at other than their level of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
 - d. Interior exit discharge elements, as permitted in Section 1028.1, in buildings required to have two or more exits.
 - e. Exterior landings, as required by Section 1010.1.6, for exit discharge doorways in buildings required to have two or more exits.
11. The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of

- storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702. (1008.3)
12. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 foot-candle (11 lux) and a minimum at any point of 0.1 foot-candle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 foot-candle (6 lux) average and a minimum at any point of 0.06 foot-candle (0.6 lux) at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded. (1008.3)
13. The exit signs shall also be connected to an emergency electrical system provided from storage batteries unit equipment or an on-site generator set, and the system shall be installed in accordance with the Electrical Code. For high rise buildings, see section 403.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED AND NO PART THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, WITHOUT PREJUDICE VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

OWNER AND PROJECT ADDRESS:
MEHDI MOOSAZADEH
1300 Westwood Blvd, Los Angeles, CA 90024

ARCHITECT:
FARZIN MALY
7136 Haskell Ave, #320
Van Nuys, CA 91406
Ph: 818 770 0161 Email: farzin.maly@gmail.com

SHEET TITLE: 2ND FLOOR PLAN

REVISIONS

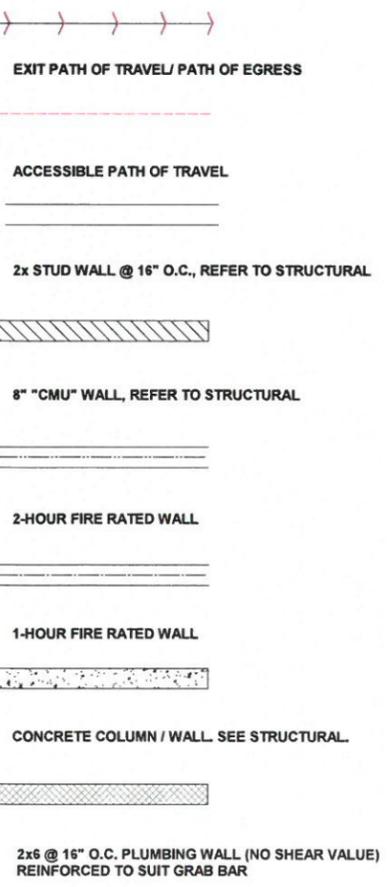
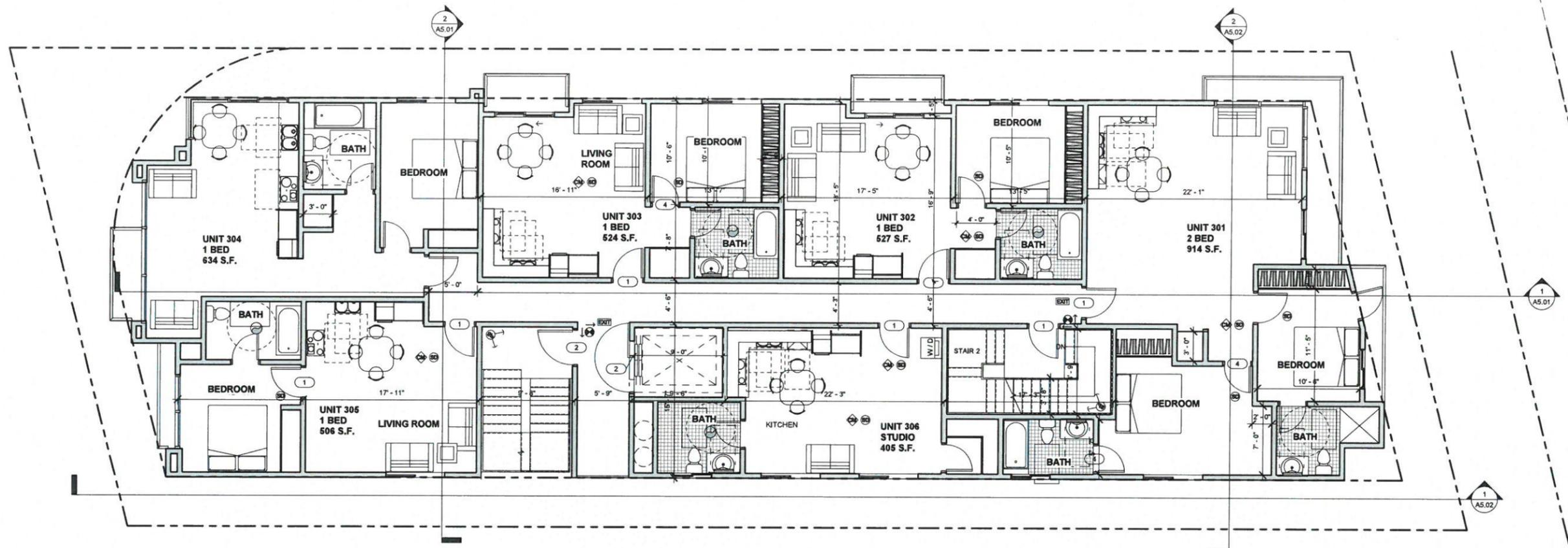
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DRAWN BY:
Author
APPROVED BY:
Approver

SHEET NO:
A3.02

LICENSED ARCHITECT
FARZIN MALY
NO. C-33731
05-31-19
RENEWAL DATE
STATE OF CALIFORNIA

MALLY ARCHITECTS INC.
DATE:



Note on Plans:

- Exit signs shall be internally or externally illuminated
- Exit signs illuminated by an external source shall have an intensity of not less than 5 foot candles (54 lux).
- Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702.
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- The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied. The means of egress illumination level shall not be less than 1 foot-candle at the walking surface. (1008.1)

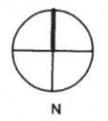
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- The exit signs shall also be connected to an emergency electrical system provided from storage batteries unit equipment or an on-site generator set, and the system shall be installed in accordance with the Electrical Code. For high rise buildings, see section 403.

EXHIBIT "A"
 Page No. 10 of 36
 Case No. D12-2019-2789-TOC

① 3rd Floor Plan
 3/16" = 1'-0"



1	2	3	NO.

OWNER AND PROJECT ADDRESS:
 MEHDI MOOSAZADEH
 1300 Westwood Blvd, Los Angeles, CA 90024

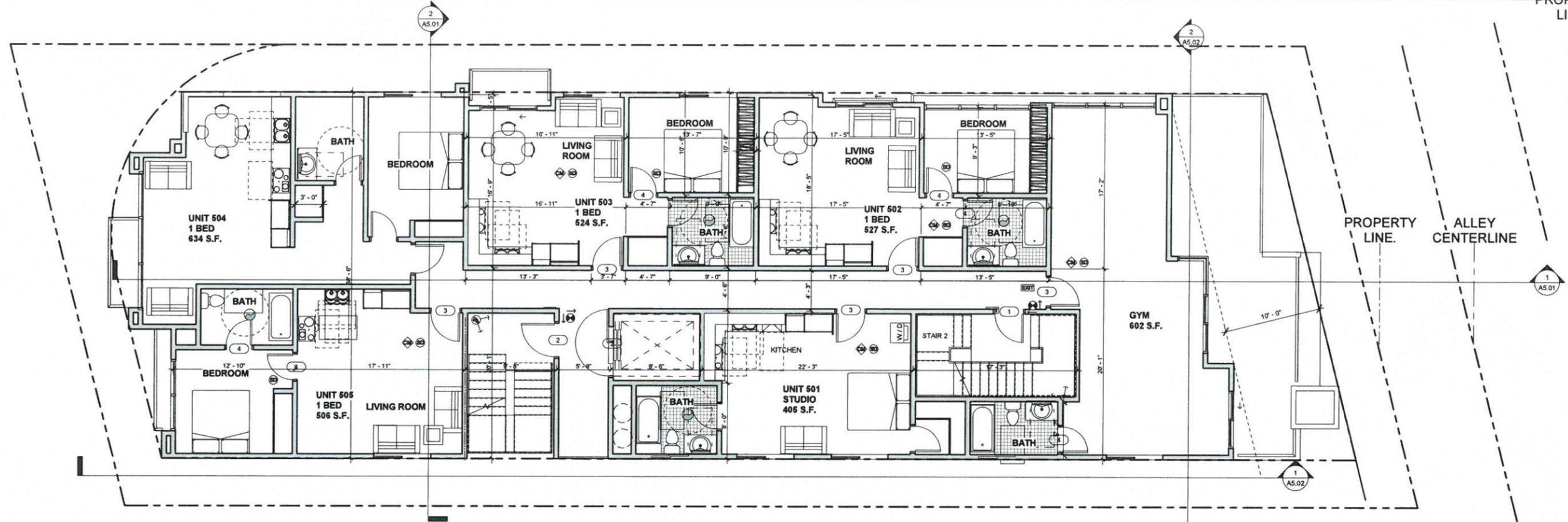
SHEET TITLE: **3RD FLOOR PLAN**
 ARCHITECT:
 FARZIN MALY
 7136 Haskell Ave., #320
 Van Nuys, CA 91406
 Ph: 818 770 0161 Email: farzin.maly@gmail.com



PROJECT NO:
 DATE:
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 Author
 APPROVED BY:
 Approver

SHEET NO:
A3.03

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EXIT PATH OF TRAVEL/ PATH OF EGRESS

ACCESSIBLE PATH OF TRAVEL

2x STUD WALL @ 16" O.C., REFER TO STRUCTURAL

8" "CMU" WALL, REFER TO STRUCTURAL

2-HOUR FIRE RATED WALL

1-HOUR FIRE RATED WALL

CONCRETE COLUMN / WALL. SEE STRUCTURAL.

2x6 @ 16" O.C. PLUMBING WALL (NO SHEAR VALUE) REINFORCED TO SUIT GRAB BAR

EXHIBIT "A"
 Page No. 12 of 36
 Case No. PIR-2019-2789-70C

1 5th Floor
 3/16" = 1'-0"



Note on Plans:

1. Exit signs shall be internally or externally illuminated
2. Exit signs illuminated by an external source shall have an intensity of not less than 5 foot candles (54 lux).
3. Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702.
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10. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system PC/STR/Corr.Lst.18 (Rev. 11/02/17) www.ladbs.org Page 14 of 19 shall automatically illuminate the following areas (1008.3):
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 - b. Corridors, exit enclosures and exit passageways in buildings required to have two or more exits.;
 - c. Exterior egress components at other than their level of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
 - d. Interior exit discharge elements, as permitted in Section 1028.1, in buildings required to have two or more exits.
 - e. Exterior landings, as required by Section 1010.1.6, for exit discharge doorways in buildings required to have two or more exits.
11. The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of

- storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702. (1008.3)
12. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 foot-candle (11 lux) and a minimum at any point of 0.1 foot-candle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 foot-candle (6 lux) average and a minimum at any point of 0.06 foot-candle (0.6 lux) at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded. (1008.3)
13. The exit signs shall also be connected to an emergency electrical system provided from storage batteries unit equipment or an on-site generator set, and the system shall be installed in accordance with the Electrical Code. For high rise buildings, see section 403.

SHEET TITLE: **5TH FLOOR PLAN**

ARCHITECT:
FARZIN MALY
 7136 Haskell Ave., #320
 Van Nuys, CA 91406
 Ph: 818 770 0161 Email: farzin.maly@gmail.com



PROJECT NO:
 DATE:
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A3.05

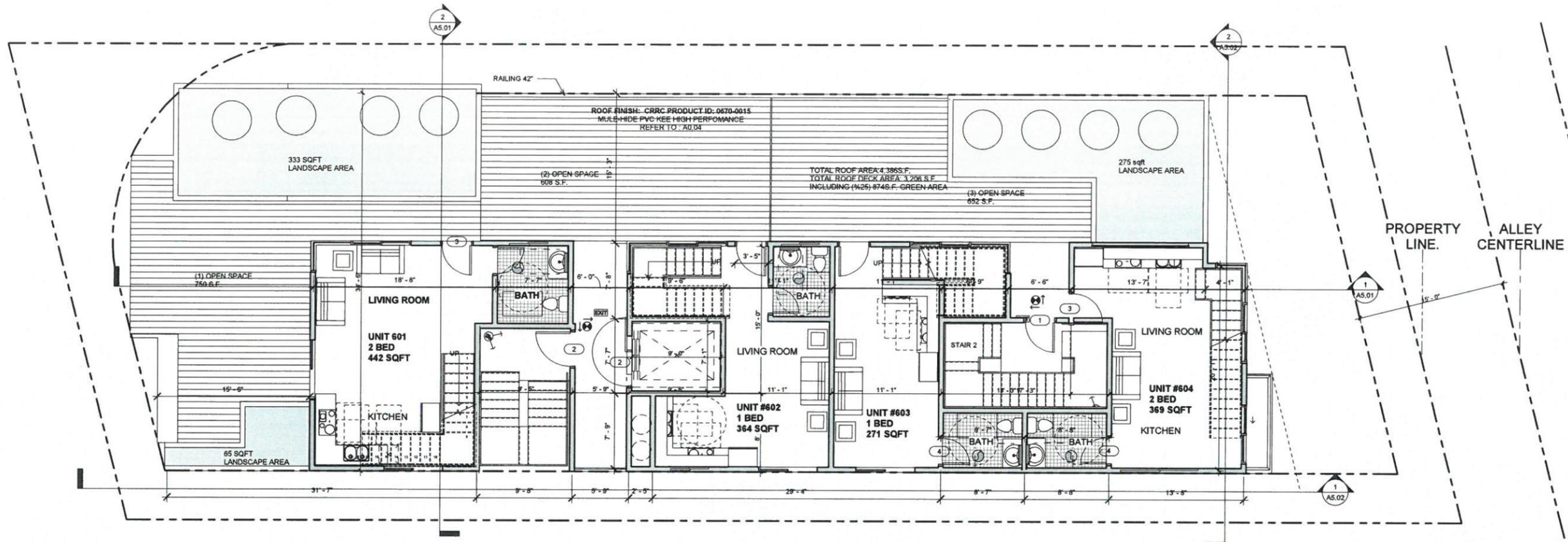
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OWNER AND PROJECT ADDRESS:
MEHDI MOOSAZADEH
 1300 Westwood Blvd, Los Angeles, CA 90024

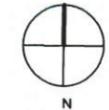
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DATE:

MALY ARCHITECTS INC.



① 6th Floor
3/16" = 1'-0"



LANDSCAPE TYPE	LANDSCAPE	TOTAL ROOF DECK (COMMON OPEN SPACE AREA)
TIMBER DECK	(1) 65 S.F.	(1) 750 SQFT
LANDSCAPE AREA	(2) 333 S.F.	(2) 608 SQFT
24 INCH BOX - TREE	(3) 275 S.F.	(3) 652 SQFT
	TOTAL 673 SQFT	TOTAL 2,010 SQFT
	REQUIRED 25% OF COMMON OPEN SPACE = $\frac{1}{4} \times 2,612 \text{ sqft} = 653 \text{ S.F.}$	

EXHIBIT "A"
Page No. 13 of 36
Case No. DIR-2019-2789-70C

- EXIT PATH OF TRAVEL/ PATH OF EGRESS
- ACCESSIBLE PATH OF TRAVEL
- 2x STUD WALL @ 16" O.C., REFER TO STRUCTURAL
- 8" "CMU" WALL, REFER TO STRUCTURAL
- 2-HOUR FIRE RATED WALL
- 1-HOUR FIRE RATED WALL
- CONCRETE COLUMN / WALL. SEE STRUCTURAL.
- 2x6 @ 16" O.C. PLUMBING WALL (NO SHEAR VALUE) REINFORCED TO SUIT GRAB BAR

Note on Plans:

1. Exit signs shall be internally or externally illuminated
2. Exit signs illuminated by an external source shall have an intensity of not less than 5 foot candles (54 lux).
3. Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702.
4. Exit signs shall be illuminated at all times. (1011.3)
5. Exit signs shall be connected to an emergency power system that will provide an illumination of not less than 90 min. in case of primary power loss (1011.6.3)
6. Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. See 1008.1.9 for exceptions.
7. Door handles, lock and other operating devices shall be installed at a min. 34" and a max. 48" above the finished floor
8. All egress door operation shall also comply with section 1010.1.9
9. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied. The means of egress illumination level shall not be less than 1 foot-candle at the walking surface. (1008.1)

10. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system PC/STR/Corr.Lst.18 (Rev. 11/02/17) www.ladbs.org Page 14 of 19 shall automatically illuminate the following areas (1008.3):
 - a. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress;
 - b. Corridors, exit enclosures and exit passageways in buildings required to have two or more exits;
 - c. Exterior egress components at other than their level of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
 - d. Interior exit discharge elements, as permitted in Section 1028.1, in buildings required to have two or more exits.
 - e. Exterior landings, as required by Section 1010.1.6, for exit discharge doorways in buildings required to have two or more exits.
11. The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of

- storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702. (1008.3)
12. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 foot-candle (11 lux) and a minimum at any point of 0.1 foot-candle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 footcandle (6 lux) average and a minimum at any point of 0.06 foot-candle (0.6 lux) at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded. (1008.3)
13. The exit signs shall also be connected to an emergency electrical system provided from storage batteries unit equipment or an on-site generator set, and the system shall be installed in accordance with the Electrical Code. For high rise buildings, see section 403.

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SHEET TITLE: 6TH LEVEL

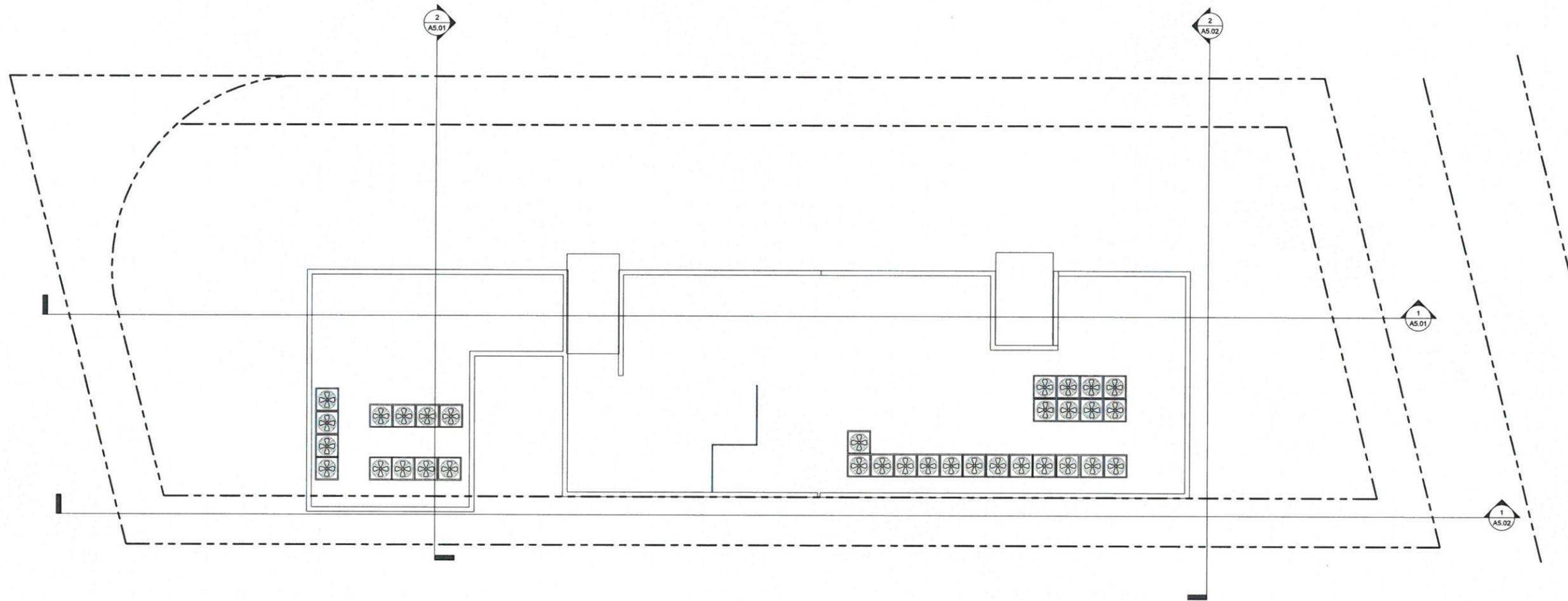
ARCHITECT: FARZIN MALY
7136 Haskell Ave., #320
Van Nuys, CA 91406
Ph: 818 770 0161 Email: farzin.maly@gmail.com

OWNER AND PROJECT ADDRESS:
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1300 Westwood Blvd, Los Angeles, CA 90024

REVISED NO. DATE:

SHEET NO. A3.06

MALLY ARCHITECTS INC.



① Roof Plan
3/16" = 1'-0"

EXHIBIT "A"
 Page No. 15 of 36
 Case No. D19-2019-2789-70C

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SHEET TITLE: ROOF PLAN

ARCHITECT:
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A3.09

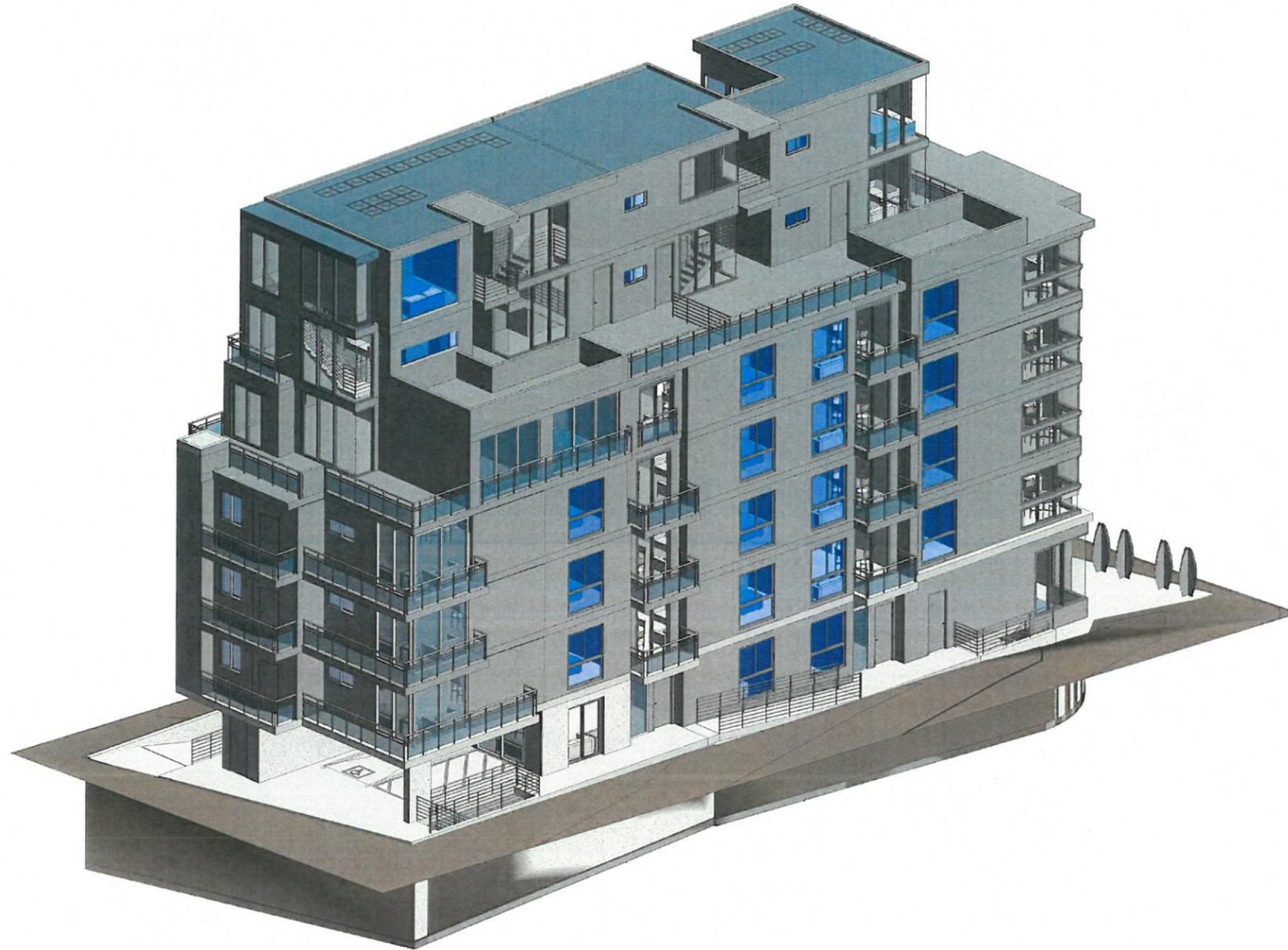


EXHIBIT "A"
 Page No. 16 of 36
 Case No. DIR-2019-2789-TOC

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SHEET TITLE: **Perspective 01**

ARCHITECT:
FARZIN MALY
 7136 Haskell Ave., #320
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OWNER AND PROJECT ADDRESS:
MEHDI MOOSAZADEH
 1300 Westwood Blvd, Los Angeles, CA 90024



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MALY ARCHITECTS INC.



EXHIBIT "A"

Page No. 17 of 36

Case No. D12-2019-2289-TOC

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 1300 Westwood Blvd., Los Angeles, CA 90024

ARCHITECT:
 FARZIN MALY
 7136 Haskell Ave., #320
 Van Nuys, CA 91406
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EXHIBIT "A"
 Page No. 18 of 36
 Case No. DIR-2019-2789-TOC

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SHEET TITLE: Perspective 03

ARCHITECT:
 FARZIN MALY
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A3.12

MALLY ARCHITECTS INC.



EXHIBIT "A"
 Page No. 19 of 36
 Case No. D12-2019-2789-7aC

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SHEET TITLE: Perspective 04
ARCHITECT:
 FARZIN MALLY
 7136 Haskell Ave., #320
 Van Nuys, CA 91406
 Ph: 818 770 0161 Email: farzin.maly@gmail.com



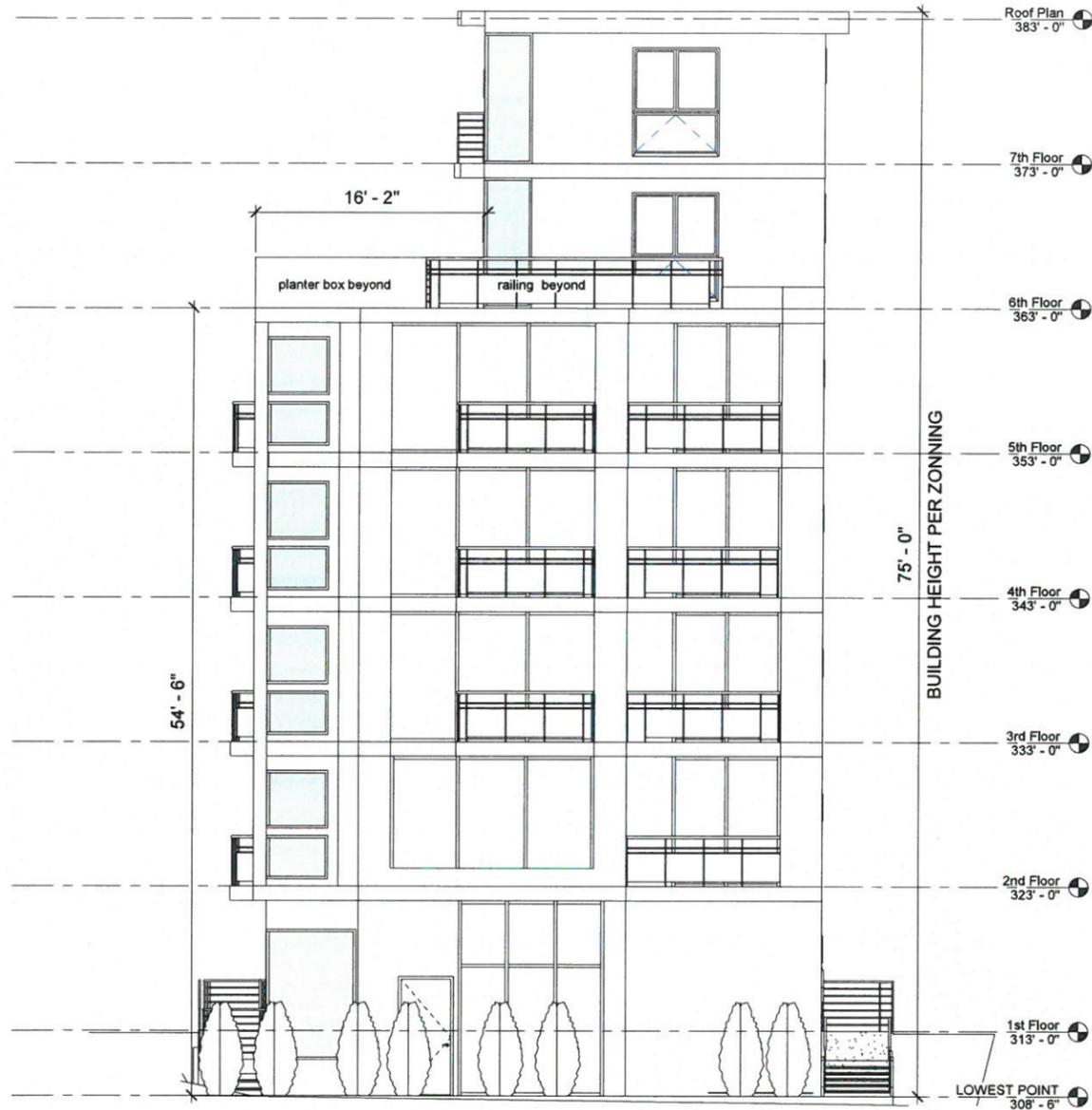
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APPROVED BY: Approver

SHEET NO.:
A3.13

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REVISION			

OWNER AND PROJECT ADDRESS:
 MEHDI MOOSAZADEH
 1300 Westwood Blvd, Los Angeles, CA 90024

DATE:



① West Elevation
3/16" = 1'-0"



② East Elevation
3/16" = 1'-0"

EXHIBIT "A"
Page No. 20 of 36
Case No. D12-2019-2789-TOX

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NO.	REVISED
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ELEVATIONS

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MEHDI MOOSAZADEH
1300 Westwood Blvd, Los Angeles, CA 90024

ARCHITECT:
FARZIN MALY
7136 Haskell Ave., #320
Van Nuys, CA 91406
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SHEET NO:
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① North Elevation
3/16" = 1'-0"

EXHIBIT "A"
 Page No. 21 of 36
 Case No. D19-2019-2789-70C

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MALY ARCHITECTS INC.

NO.	REVISIONS
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 1300 Westwood Blvd, Los Angeles, CA 90024

ARCHITECT:
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 7136 Haskell Ave. #320
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1 South Elevation
3/16" = 1'-0"

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MALY ARCHITECTS INC.

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1300 Westwood Blvd, Los Angeles, CA 90024

ARCHITECT:
FARZIN MALY
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Van Nuys, CA 91406
Ph: 818 770 0161 Email: farzin.maly@gmail.com



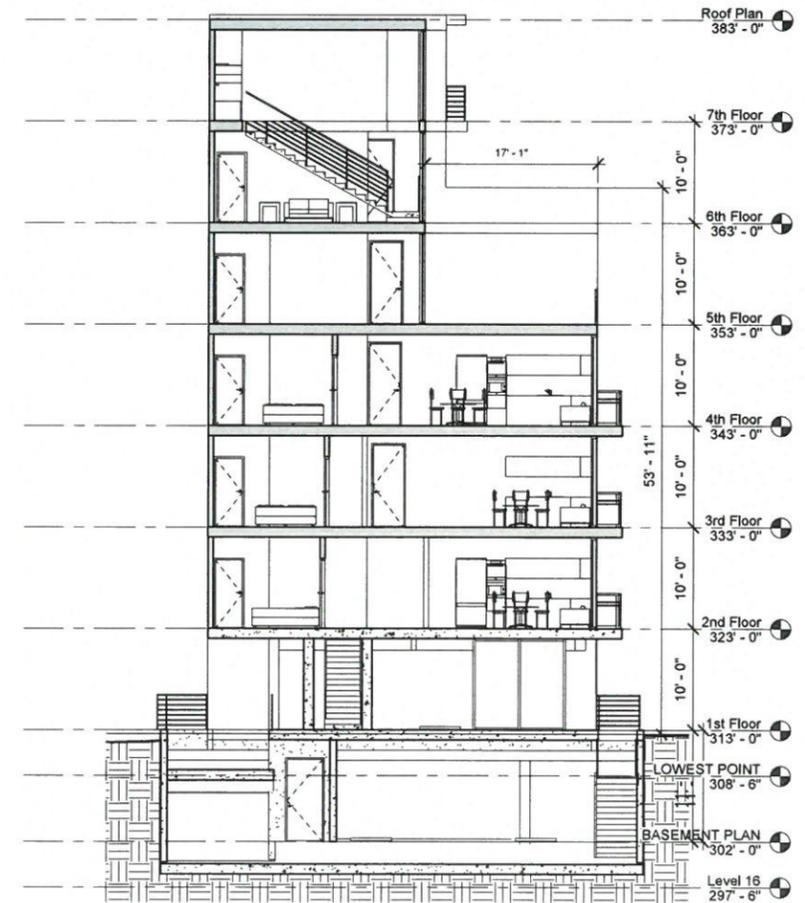
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EXHIBIT "A"
Page No. 22 of 36
Case No. DIR-2019-2789-TOC



① Section 5
1/8" = 1'-0"



② Section 4
1/8" = 1'-0"

EXHIBIT "A"
Page No. 24 of 36
Case No. DIP-2019-2789-TOC

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1300 Westwood Blvd, Los Angeles, CA 90024

ARCHITECT:
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Van Nuys, CA 91406
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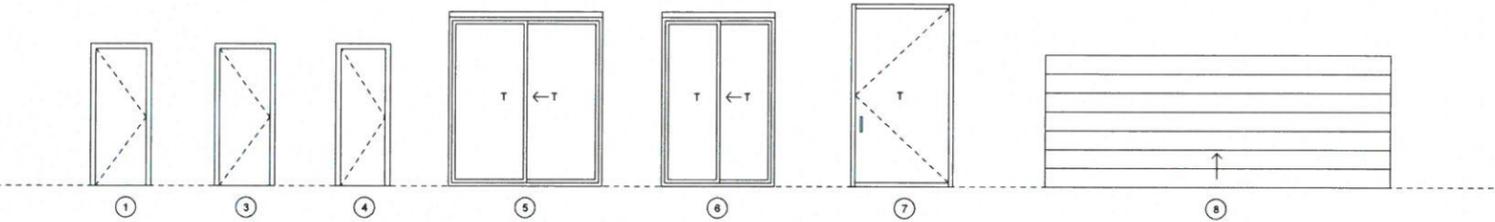
SHEET NO:
A5.02

MALY ARCHITECTS INC.

Door Schedule									
Type Number	Door Type	Quantity	Type	Width	Height	Thickness	Material	Fire Rating	Description
1	Fire Exit Stair	17		3'-0"	8'-0"	0'-2"		90 Mins	S Rated; Self Closing or Draft Stop Assembly, SPC Rating:25
2	Elevator	16		3'-6"	8'-0"	0'-2"		90 Mins	S Rated; Self Closing or Draft Stop Assembly, SPC Rating:25
3	Unit Door	28		3'-0"	8'-0"	0'-2"		20 Mins	S Rated; Self Closing or Draft Stop Assembly, SPC Rating:25
4	Unit Internal Door	65		2'-8"	6'-8"	0'-2"			
10		8		2'-8"	7'-0"	0'-2"			
12		1		2'-8"	8'-0"	0'-2"			
17		16	Single Leaf, Sliding	6'-0"	8'-0"	0'-2"	GLASS		
21		1	Single Leaf, Sliding	5'-0"	6'-8"	0'-2"	GLASS		

NOTE: ALL DOORS SHALL BE SEALED TOP AND BOTTOM. SELECTED BY OWNER, CONTRACTOR INSTALLED.

DOOR ELEVATION AND TYPE



DOOR AND WINDOW NOTES

- ALL GLASS WITHIN 18" OF THE FINISHED FLOOR SHALL BE FULLY TEMPERED.
- ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL BE PROVIDED WITH A MINIMUM CLEAR OPENING OF 5.7 SQUARE FEET WITH THE MINIMUM NET WIDTH DIMENSION OF THE OPENING NOT LESS THAN 20". WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE ADJACENT FINISHED FLOOR.
- ALL EXTERIOR DOORS AND WINDOWS SHALL COMPLY WITH THE BUILDING CODE SECURITY REQUIREMENTS AS ADOPTED BY THE LOCAL BUILDING DEPARTMENT AND SPECIFIED ELSEWHERE ON THIS SHEET.
- FRENCH DOORS AND WINDOWS USED AS A MEANS TO PROVIDE MINIMUM VENTILATION REQUIREMENTS SHALL BE OPEN-ABLE AND SHALL BE PROVIDED WITH SCREENS UNLESS NOTED OTHERWISE ON THE PLANS AND SPECIFICATIONS. ALL SUCH DOORS AND WINDOWS SHALL BE EQUIPPED WITH A MECHANICAL HOLD OPEN DEVICE.
- CONTRACTOR SHALL VERIFY EXACT ROUGH OPENING HEIGHT AND WIDTH OF ALL DOORS AND WINDOWS WITH DOOR AND WINDOW MANUFACTURER PRIOR TO START OF ROUGH FRAMING.
- ROUGH FRAMING SUB-CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL FRAMING NAILERS AND FILLERS AS REQUIRED FOR THE PROPER INSTALLATION OF ALL DOORS AND WINDOWS.
- UNLESS NOTED OTHERWISE, ALL PANEL TYPE DOORS SHALL BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR.
- WINDOW UNITS SHALL BE FULLY ASSEMBLED PER MANUFACTURER SPECIFICATIONS AND SHALL BE HINGED AS INDICATED ON EXTERIOR ELEVATIONS AND/OR PLANS. WINDOW UNITS SHALL BE DELIVERED TO THE JOB SITE WITH ALL HARDWARE SUCH AS OPERATORS, CRANK, OPERATOR ARM, LOCK, ETC.
- OWNER SHALL PROVIDE ALL NECESSARY HARDWARE NOT INCLUDED IN MANUFACTURED UNIT CONTRACTOR TO INSTALL ALL HARDWARE.
- ALL DOOR HARDWARE SHALL BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR.
- ALL DOOR UNITS AND THEIR RESPECTIVE FRAMES SHALL BE PAINT GRADE.
- ALL EXTERIOR SWING DOORS TO BE SUPPLIED WITH MILL FINISHED EXTRUDED BRONZE PEMKO THRESHOLDS 114 B OR 145 B/ WITH 24 GAG.1, SHEET METAL DRAIN PAN. THRESHOLDS TO BE POLISHED TO REMOVE MILL MARKINGS. PEMKO SPRING BRONZE WEATHER STRIPPING @ HEAD AND JAMBS.
- CAULK ALL INTERIOR/ EXTERIOR PLASTER JOINTS.
- ALL GLAZING ON DOORS AND WINDOWS TO BE DBL GLAZE LOW E INSULATED GLASS.
- ALL EXTERIOR DOOR DETAILING TO MATCH WINDOW DET ON SHEET. ALL EXTERIOR DOORS TO HAVE 24 GA.G.1., SHEET METAL DRAIN PAN. PEMKO SPRING BRONZE WEATHERSTRIPPING @ HEAD & JAMBS.

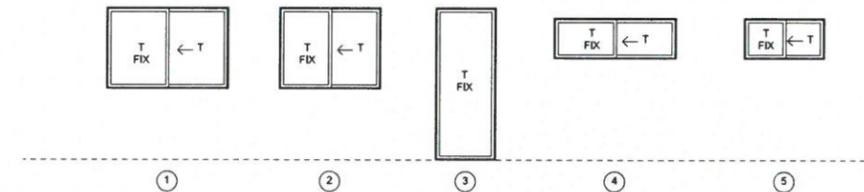
SECURITY NOTES

- ALL EXTERIOR DOOR AND WINDOW OPENINGS ARE SECURITY OPENINGS, AND ALL NOTES SHALL APPLY.
- WOOD FLUSH-TYPE DOORS SHALL BE 1 3/4" THICK MINIMUM AND SHALL BE OF SOLID CORE CONSTRUCTION.
- HOLLOW CORE DOORS OR DOORS LESS THAN 1 3/4" IN THICKNESS SHALL BE COVERED ON THE INSIDE FACE WITH 16 GAUGE SHEET METAL ATTACHED WITH SCREWS AT 6" O/C AROUND THE PERIMETER, OR EQUIVALENT.
- GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK, WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLES HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS, WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSION.
- GLASS DOORS SHALL HAVE FULLY TEMPERED GLASS COMPLYING WITH SECTION 91.1711 (D) OF THE LOS ANGELES CITY BUILDING CODE.
- DOORSTOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB, OR JOINED BY RABBIT TO THE JAMB.
- THE STRIKE PLATE FOR LATCHES AND THE HOLDING DEVICE FOR PROJECTION DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NOT LESS THAN 2 1/1" IN LENGTH.
- ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS. IN ADDITION THEY SHALL HAVE MINIMUM 1/2" DIAMETER STEEL JAMB STUD WITH 1/2" MINIMUM PROJECTION UNLESS THE HINGES ARE SHAPED TO PREVENT REMOVAL OF THE DOOR IF THE HINGE PINS ARE REMOVED.
- DEAD BOLTS SHALL HAVE HARDENED INSERTS; PROVIDE DEADLOCKING LATCH KEY OPERATED LOCKS ON THE EXTERIOR; LOCKS SHALL BE OPENABLE WITH OUR KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT FROM THE INTERIOR.
- STRAIGHT DEAD BOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8".
- A HOOK SHAPED OR AN EXPANDING-LUG DEAD BOLT SHALL HAVE A MINIMUM THROW OF 1/2".
- CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDERS LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.
- SLIDING GLASS DOORS AND WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SECTIONS 91.6731 AND 91.6732.
- SLIDING GLASS DOORS AND WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.
- SCREENS, BARRICADES, OR FENCES MADE OF MATERIAL WHICH PRECLUDES HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8' OF A UTILITY POLE OR SIMILAR STRUCTURE.
- PROVIDE SAFETY GLAZING IN THE FOLLOWING LOCATIONS PER SECTION 2406.4 UBC 1994 EDITION: SLIDING OR SWINGING DOORS TUB AND/OR SHOWER ENCLOSURES AND GLAZING IN WALLS LESS THAN 60" ABOVE THE STANDING SURFACE OF TUBS OR SHOWERS. GLAZING WITHIN A 24" ARC OF A DOOR.

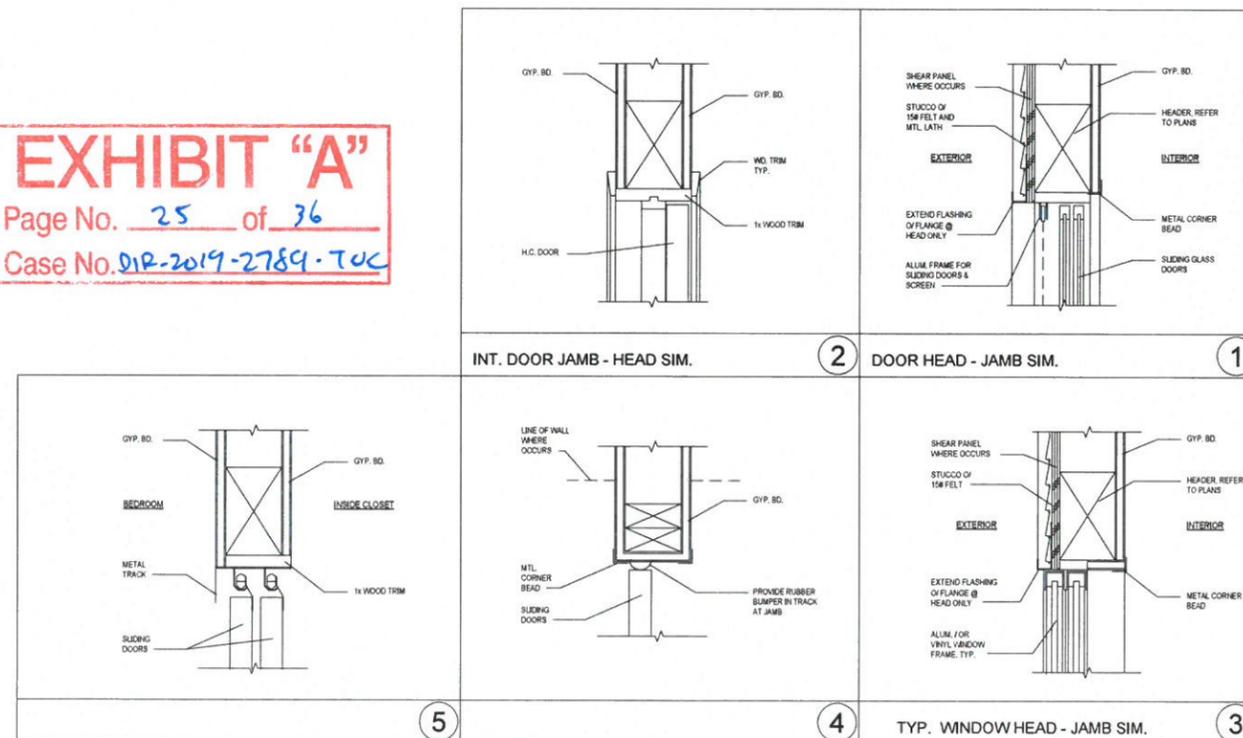
EXHIBIT "A"
 Page No. 25 of 36
 Case No. DIR-2019-2789-TUC

Window Schedule									
Number	Type	Count	Model	Width	Height	Type Comments	Description		
4	HABITABLE SPACE_4' W x 2' H	14		4'-0"	2'-0"				
8	Pemberton_Win_Comer_02Slider s	1		5'-0"	9'-0"				
9	HABITABLE SPACE_5' W x 2' H	4		5'-0"	2'-0"				
11	HABITABLE SPACE_4' W x 4'	3		4'-0"	4'-0"				
12	Pemberton_Win_Comer_02Slider s 2	4		8'-0"	4'-0"				
13	Pemberton_Win_Comer_02Slider s 3	4		8'-0"	3'-0"				
14	6'-0X8'-6"	41	AP-C60 6200T ISOLO CK	6'-0"	7'-6"		Fixed Window over Awning Window		
17	Pemberton_Win_Comer_02Slider s 3	8		2'-0"	9'-0"				
20	4'X7.5	3		4'-0"	6'-0"				
23	10'X5'	1		10'-0"	2'-6"				
24	10'X9	1		10'-0"	9'-0"				
26	HABITABLE SPACE_8' W x 2' H	2		8'-0"	2'-6"				
27	Pemberton_Win_Comer_02Slider s 5	1		2'-0"	6'-0"				

WINDOW ELEVATION AND TYPE



NOTE: ALL NEW WINDOWS SHALL BE DUAL GLAZED ALUM. FRAME WINDOWS U=0.87 MIN. SELECTED BY OWNER, CONTRACTOR INSTALLED. WINDOWS SHALL MEET EGRESS REQUIREMENTS SECTION (CBC 310.4).



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MALY ARCHITECTS INC.

DATE: _____

NO. _____

REV. 1 2 3

REVISIONS

DOORS AND WINDOWS SCHEDULE

OWNER AND PROJECT ADDRESS:
MEHDI MOOSAZADEH
1300 Westwood Blvd, Los Angeles, CA 90024

ARCHITECT:
FARZIN MALY
7136 Haskell Ave., #320
Van Nuys, CA 91406
Ph: 818 770 0161 Email: farzin.maly@gmail.com

PROJECT NO:
DATE:
5/19/2020 12:29:14 PM
DRAWN BY:
Author
APPROVED BY:
Approver

SHEET NO:
A6.01

LICENSED ARCHITECT
FARZIN MALY
NO. C-33731
05-21-19
RENEWAL DATE
STATE OF CALIFORNIA

EXHIBIT "A"
 Page No. 26 of 36
 Case No. DIP-2019-2789-T0

<p>PARAPET DETAIL</p> <p>SCALE: N.T.S. 21</p>	<p>1-HR. PARTY WALLS - STC 50</p> <p>SCALE: N.T.S. 17</p>	<p>2-HR. EXTERIOR WALLS</p> <p>SCALE: N.T.S. 13</p>	<p>2-HR. SHAFT / OCCUP. SEPARATION</p> <p>SCALE: N.T.S. 9</p>	<p>1-HR FIRE RATED FLOOR</p> <p>SCALE: N.T.S. 5</p>	<p>1-HR. CORRIDOR WALLS</p> <p>SCALE: N.T.S. 1</p>
<p>STC-35</p> <p>SCALE: N.T.S. 22</p>	<p>TYPICAL TYVEK WEATHERIZATION SYSTEM RESIDENTIAL WOOD FRAME STRUCTURE w/ STUCCO</p> <p>SCALE: N.T.S. 18</p>	<p>TYPICAL TYVEK WEATHERIZATION SYSTEM RESIDENTIAL WOOD FRAME STRUCTURE w/ STUCCO</p> <p>SCALE: N.T.S. 14</p>	<p>TYPICAL TYVEK WEATHERIZATION SYSTEM RESIDENTIAL WOOD FRAME STRUCTURE w/ STUCCO</p> <p>SCALE: N.T.S. 10</p>	<p>STAIR DETAIL</p> <p>SCALE: N.T.S. 6</p>	<p>ROOF TO WALL FLASHING</p> <p>SCALE: N.T.S. 2</p>
<p>FIVE-PLY MINERAL SURFACE</p> <p>SCALE: N.T.S. 23</p>	<p>PARTITION CORNER DETAIL</p> <p>SCALE: N.T.S. 19</p>	<p>DETAIL TRANSITION TO CMU</p> <p>SCALE: N.T.S. 15</p>	<p>ROOF TRIM</p> <p>SCALE: N.T.S. 11</p>	<p>TYPICAL GUTTER DETAIL</p> <p>SCALE: N.T.S. 7</p>	<p>TYPICAL GRAVEL STOP</p> <p>SCALE: N.T.S. 3</p>
<p>1-HR. EXTERIOR WALLS</p> <p>SCALE: N.T.S. 24</p>	<p>2-HR FIRE RATED FLOOR</p> <p>SCALE: N.T.S. 20</p>	<p>FOUNDATION WEEP SCREEN</p> <p>SCALE: N.T.S. 16</p>	<p>CONTROL JOINT AT TOP OF SLAB</p> <p>SCALE: N.T.S. 12</p>	<p>RETAINING WALL</p> <p>SCALE: N.T.S. 8</p>	<p>TYPICAL RETAINING WALL</p> <p>SCALE: N.T.S. 4</p>

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MALY ARCHITECTS INC.

DATE:

REVISIONS

1	2	3	NO.
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OWNER AND PROJECT ADDRESS:
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 1300 Westwood Blvd., Los Angeles, CA 90024

SHEET TITLE: DETAILS

ARCHITECT:
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 Ph: 818 770 0161 Email: farzin.maly@gmail.com

LICENSED ARCHITECT
 FARZIN MALY
 110 C33731
 05-31-19
 FEDERAL STATE OF CALIFORNIA

PROJECT NO:

DATE: 5/19/2020 12:29:18 PM

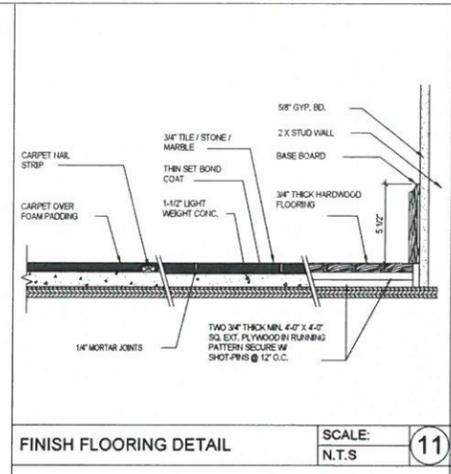
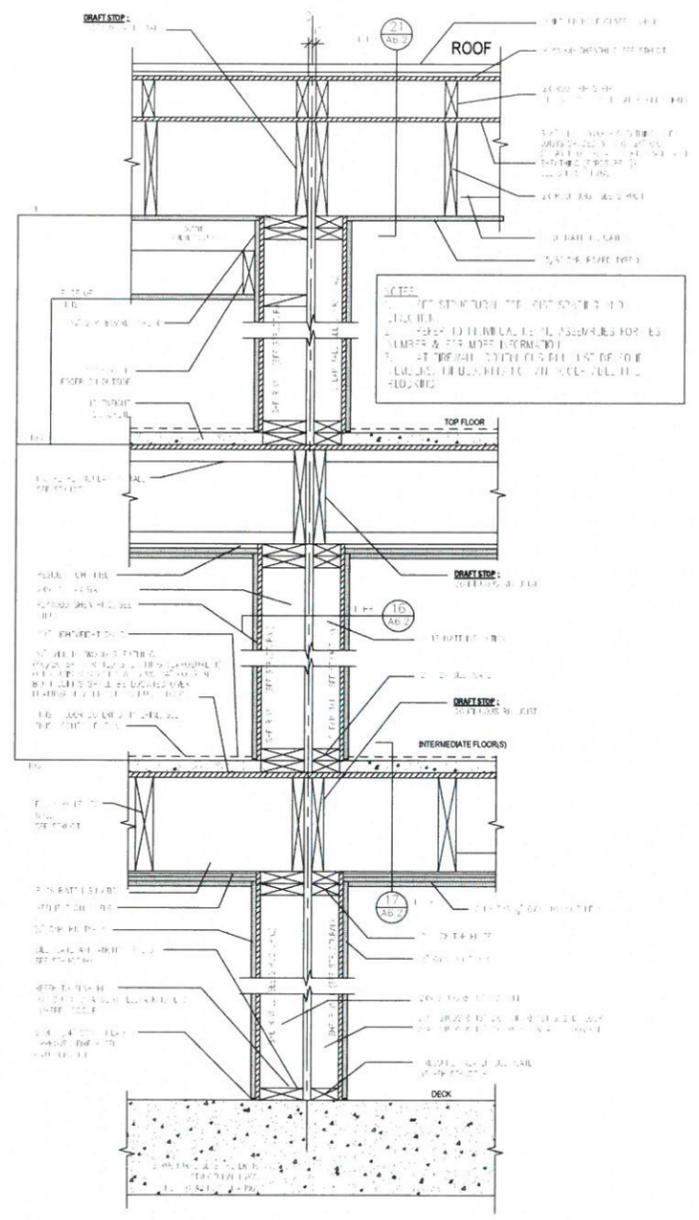
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APPROVED BY: Approver

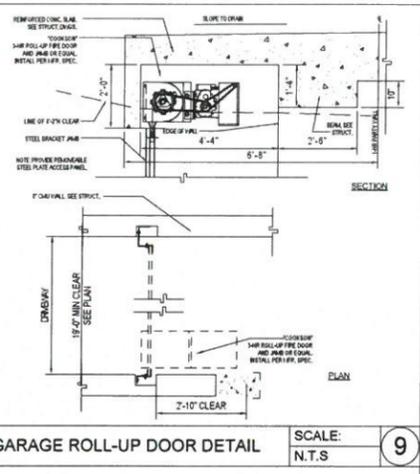
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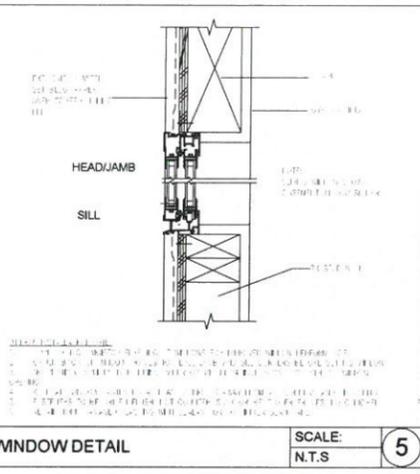
EXHIBIT "A"
 Page No. 27 of 36
 Case No. 112-2019-289-100



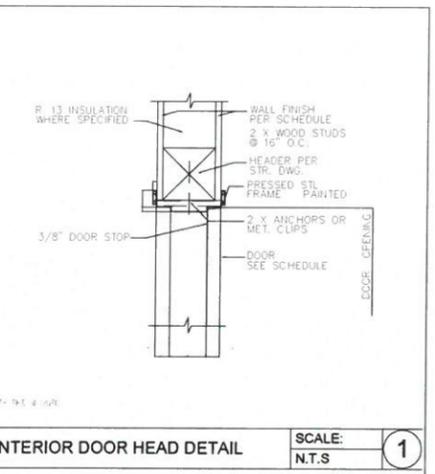
FINISH FLOORING DETAIL SCALE: N.T.S. 11



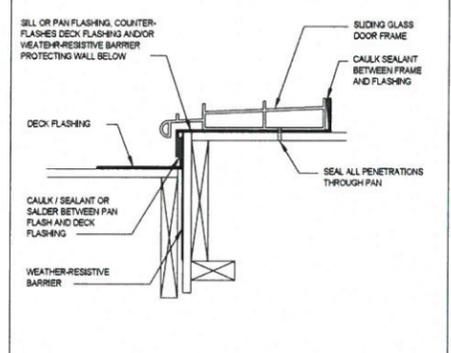
GARAGE ROLL-UP DOOR DETAIL SCALE: N.T.S. 9



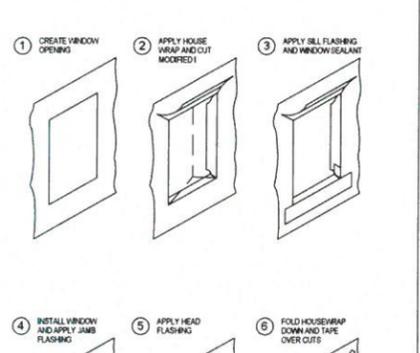
WINDOW DETAIL SCALE: N.T.S. 5



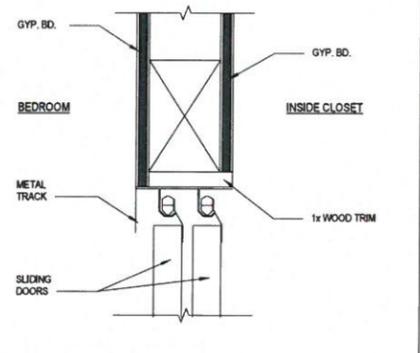
INTERIOR DOOR HEAD DETAIL SCALE: N.T.S. 1



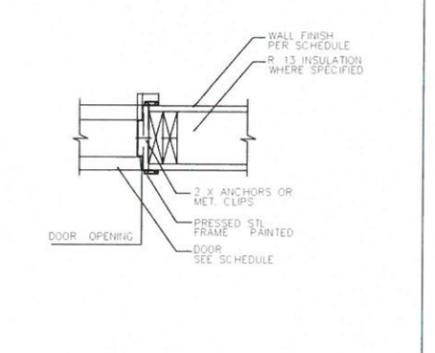
SLIDING DOOR DECK FLASHING SCALE: N.T.S. 12



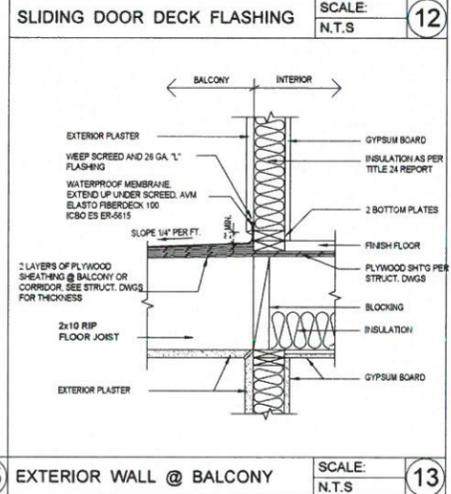
TYP. WARDROBE HEAD SCALE: N.T.S. 6



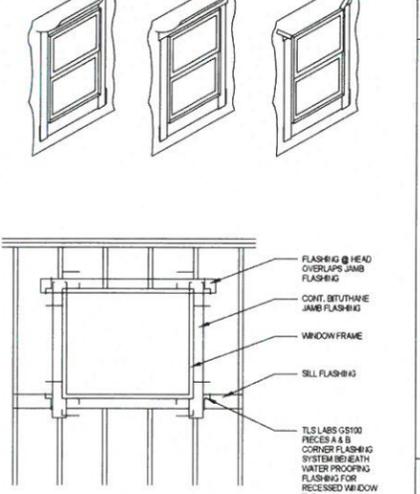
INTERIOR DOOR JAMB DETAIL SCALE: N.T.S. 2



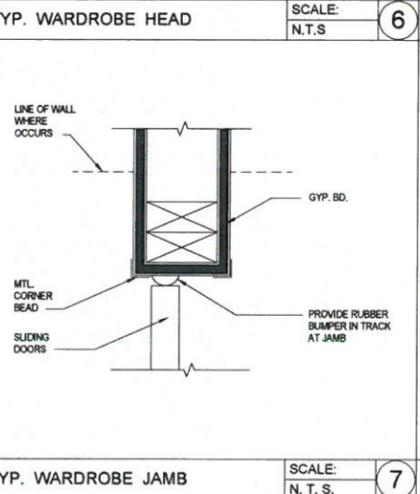
TYP. WARDROBE JAMB SCALE: N.T.S. 7



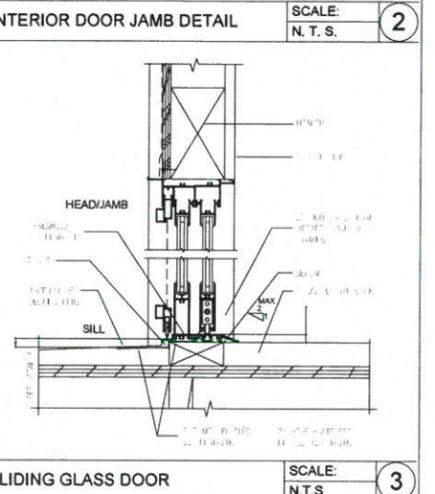
SLIDING GLASS DOOR SCALE: N.T.S. 3



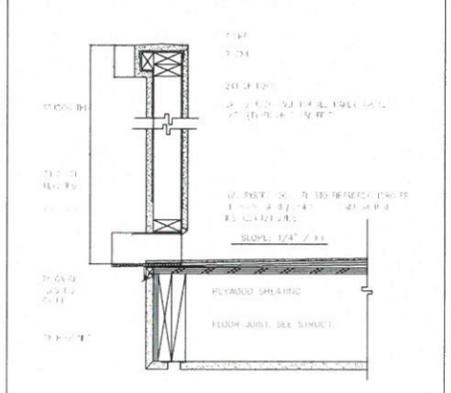
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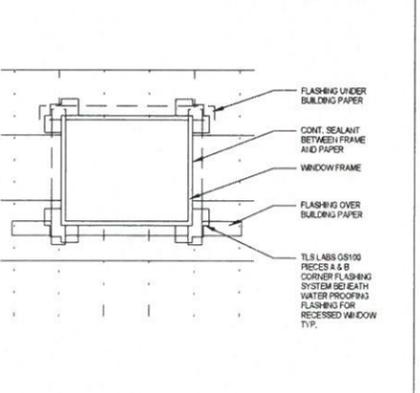
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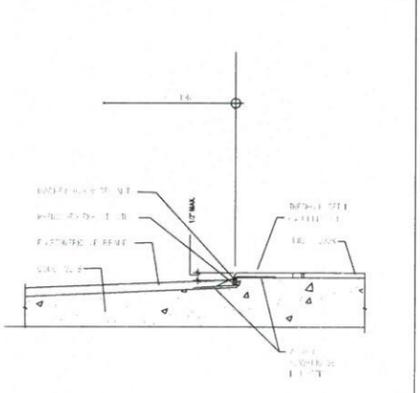
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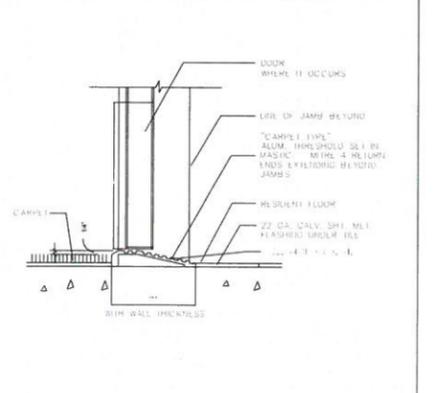
EXTERIOR WALL @ BALCONY SCALE: N.T.S. 13



WINDOW FLASHING DETAILS SCALE: N.T.S. 10



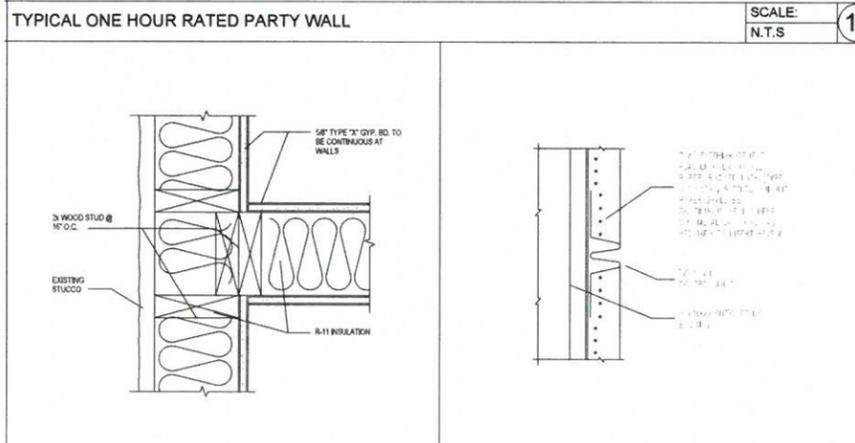
TYPICAL THRESHOLD SCALE: N.T.S. 8



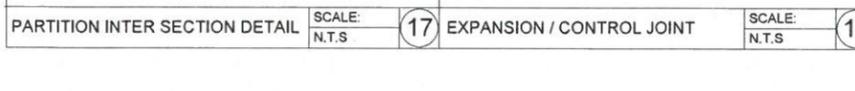
DOOR THRESHOLD SCALE: N.T.S. 4



GUARD RAIL SCALE: N.T.S. 14



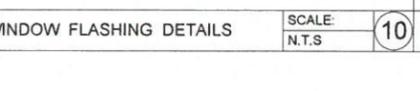
TYPICAL ONE HOUR RATED PARTY WALL SCALE: N.T.S. 15



PARTITION INTER SECTION DETAIL SCALE: N.T.S. 17



EXPANSION / CONTROL JOINT SCALE: N.T.S. 16



WATER CURTAIN PLACEMENT PLAN SCALE: N.T.S. 14

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NO.	REVISIONS
1	
2	
3	

DATE: _____

OWNER AND PROJECT ADDRESS:
 MEHDI MOOSAZADEH
 1300 Westwood Blvd, Los Angeles, CA 90024

ARCHITECT:
 FARZIN MALY
 7156 Haskell Ave., #320
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 Ph: 818 770 0161 Email: farzin.maly@gmail.com



PROJECT NO:
 DATE: 5/19/2020 12:29:19 PM
 DRAWN BY: Author
 APPROVED BY: Approver

SHEET NO:
A7.02

MALY ARCHITECTS INC.

EXHIBIT "A"
 Page No. 28 of 36
 Case No. DR-2019-2769-70C

<p>Water Curtain Protecting an Opening (Plan view)</p> <p>SCALE: N.T.S. 23</p>	<p>SINGLE PAN DRAIN</p> <p>DOUBLE PAN DRAIN</p> <p>SCALE: N.T.S. 20</p>	<p>ROOF TO VERTICAL SURFACE</p> <p>SCALE: N.T.S. 17</p>	<p>ACCESSIBILITY PARKING SIGN</p> <p>SCALE: N.T.S. 13</p>	<p>TYP. FIRE BLOCKING</p> <p>SCALE: N.T.S. 9</p>	<p>TYP. FIRE STOPPING DETAIL</p> <p>SCALE: N.T.S. 5</p>	<p>TYP. FIRE STOPPING DETAIL</p> <p>SCALE: N.T.S. 1</p>
<p>ROOF DRAIN AND OVERDRAIN DETAIL</p> <p>SCALE: N.T.S. 20</p>	<p>AREA DRAIN</p> <p>SCALE: N.T.S. 17</p>	<p>ROOF TO VERTICAL SURFACE</p> <p>SCALE: N.T.S. 17</p>	<p>ACCESSIBILITY PARKING SIGN</p> <p>SCALE: N.T.S. 13</p>	<p>TYP. FIRE BLOCKING</p> <p>SCALE: N.T.S. 9</p>	<p>TYP. FIRE STOPPING DETAIL</p> <p>SCALE: N.T.S. 5</p>	<p>TYP. FIRE STOPPING DETAIL</p> <p>SCALE: N.T.S. 1</p>
<p>CMU PLANTER-BOX DETAIL - SEE LANDSCAPE DRAWINGS</p> <p>SCALE: N.T.S. 18</p>	<p>TYPICAL TRENCH DRAIN</p> <p>SCALE: N.T.S. 14</p>	<p>CATCH BASIN</p> <p>SCALE: N.T.S. 10</p>	<p>SHOWER DETAIL</p> <p>SCALE: N.T.S. 6</p>	<p>PARKING STALL STRIPING</p> <p>SCALE: N.T.S. 2</p>	<p>PARKING STALL STRIPING</p> <p>SCALE: N.T.S. 2</p>	<p>PARKING STALL STRIPING</p> <p>SCALE: N.T.S. 2</p>
<p>Water Curtain Installation (Elevation view)</p> <p>SCALE: N.T.S. 21</p>	<p>CONCRETE STAIR DETAIL</p> <p>SCALE: N.T.S. 19</p>	<p>GUARDRAIL DETAIL</p> <p>SCALE: N.T.S. 15</p>	<p>TOP OF STAIRS - WOOD</p> <p>SCALE: N.T.S. 11</p>	<p>TYPICAL HANDRAIL DETAIL</p> <p>SCALE: N.T.S. 7</p>	<p>CONCRETE WHEEL STOP</p> <p>SCALE: N.T.S. 3</p>	<p>CONCRETE WHEEL STOP</p> <p>SCALE: N.T.S. 3</p>
<p>1-HR. ROOF / CEILING</p> <p>SCALE: N.T.S. 22</p>	<p>TYPICAL PLUMBING/ELECTRICAL PENETRATIONS @ SHEAR WALL</p> <p>SCALE: N.T.S. 16</p>	<p>BOTTOM OF STAIRS</p> <p>SCALE: N.T.S. 12</p>	<p>PLUMBING NOISE CONTROL</p> <p>SCALE: N.T.S. 8</p>	<p>PLUMBING NOISE CONTROL</p> <p>SCALE: N.T.S. 8</p>	<p>PLUMBING NOISE CONTROL</p> <p>SCALE: N.T.S. 4</p>	<p>PLUMBING NOISE CONTROL</p> <p>SCALE: N.T.S. 4</p>

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REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		

OWNER AND PROJECT ADDRESS:
 MEHDI MOOSAZADEH
 1300 Westwood Blvd, Los Angeles, CA 90024

ARCHITECT:
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SHEET TITLE: DETAILS

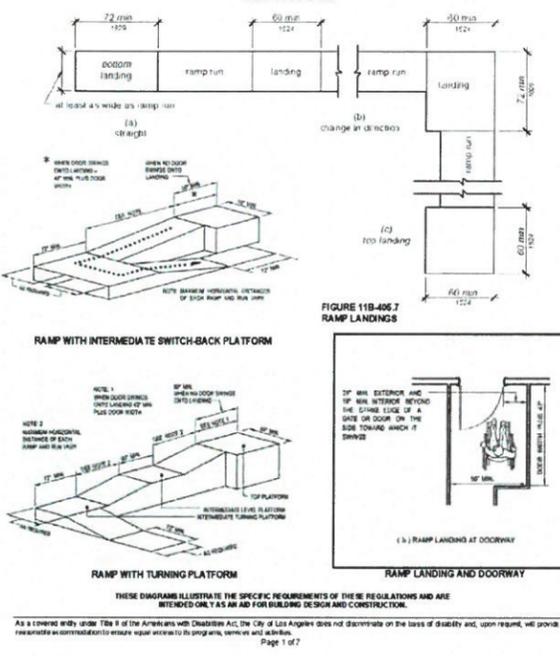
LICENSED ARCHITECT
 FARZIN MALY
 NO. C-37311
 05-31-19
 EXPIRES DATE
 STATE OF CALIFORNIA

PROJECT NO:
 DATE: 5/19/2020 12:29:22 PM
 DRAWN BY: Author
 APPROVED BY: Approver

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A7.03

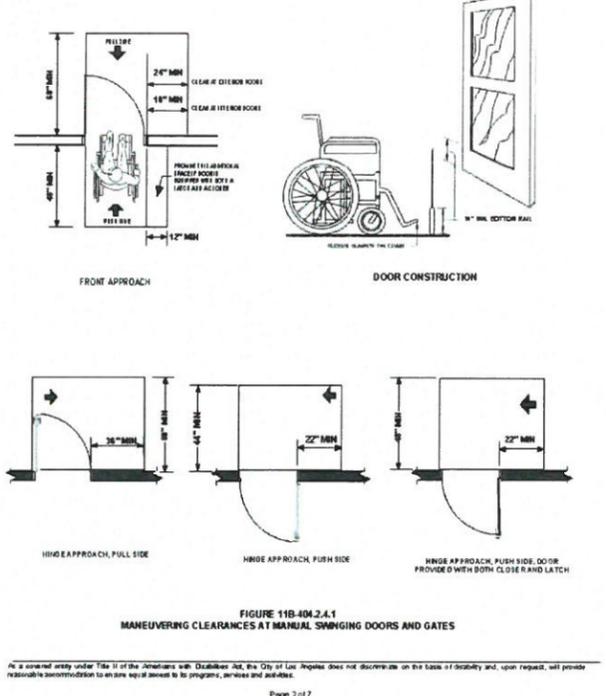
MALY ARCHITECTS INC.

ACCESSIBILITY DETAILS FOR RAMPS, STAIRS & ELEVATORS



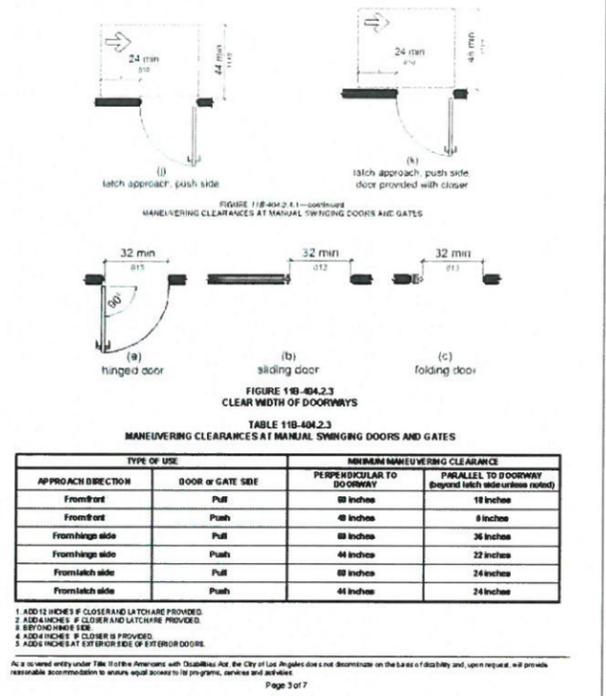
ACCESSIBILITY DETAILS FOR RAMPS

SCALE N.T.S. 1



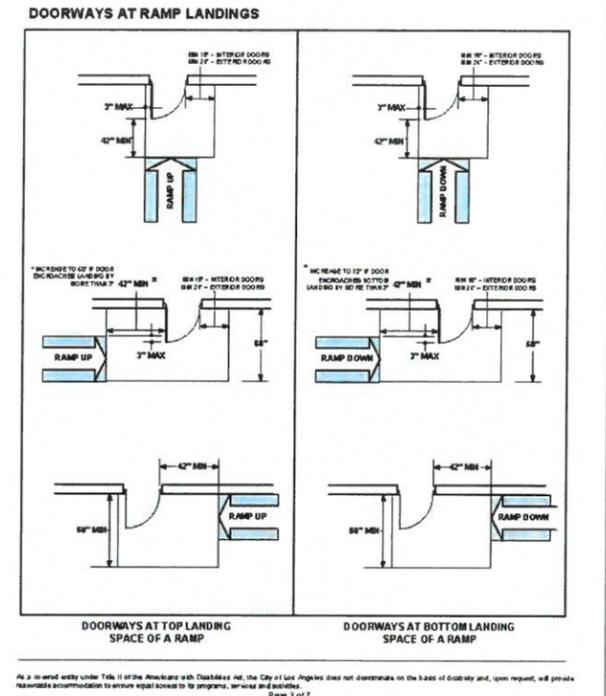
DOOR & MANEUVERING SPACE

SCALE N.T.S. 2



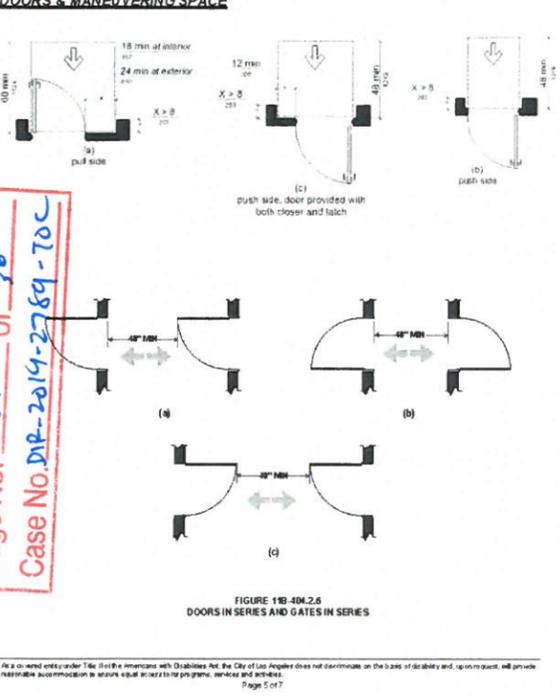
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SCALE N.T.S. 3



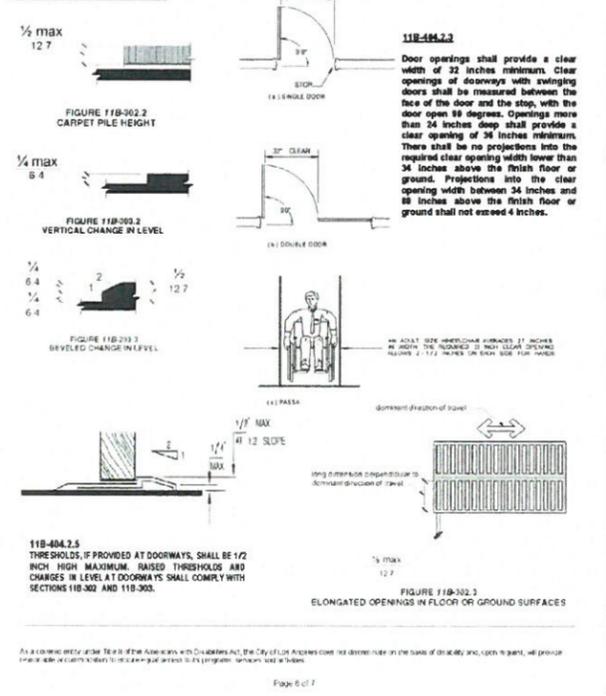
ACCESSIBILITY-DOORWAYS AT RAMP LANDSCAPE

SCALE N.T.S. 4



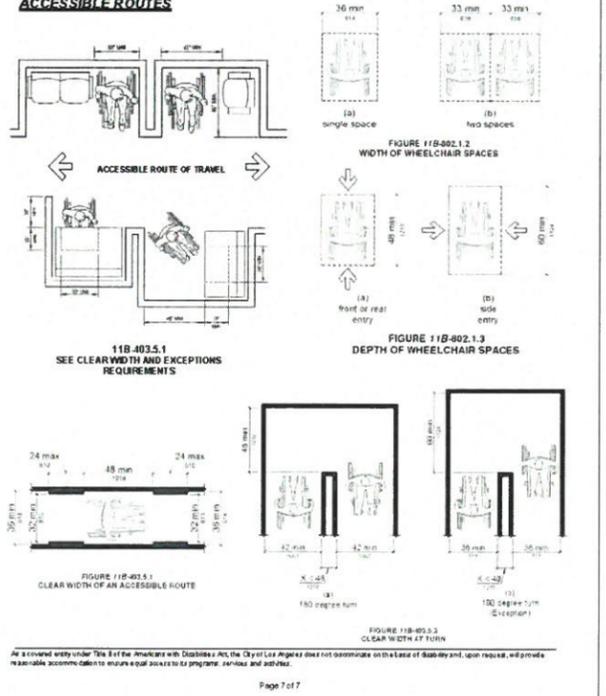
DOOR & MANEUVERING SPACE

SCALE N.T.S. 5



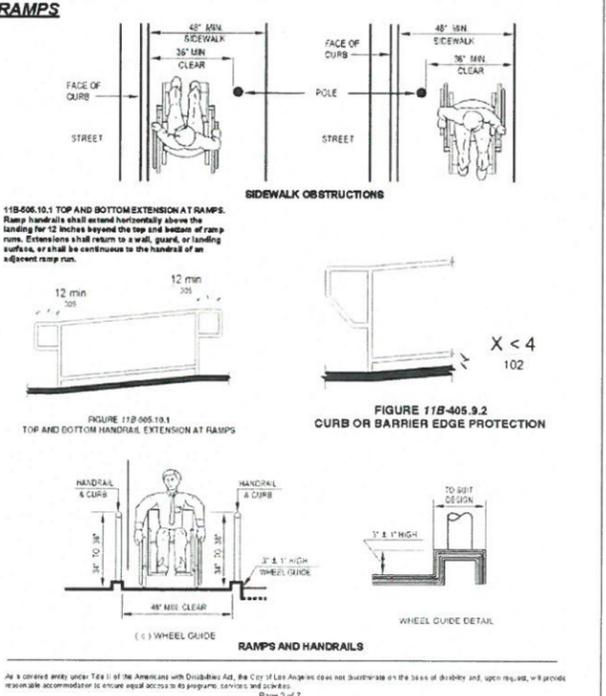
ACCESSIBLE ROUTES

SCALE N.T.S. 6



ACCESSIBLE ROUTES

SCALE N.T.S. 7



ACCESSIBILITY FOR RAMP

SCALE N.T.S. 8

EXHIBIT "A"
 Page No. 29 of 36
 Case No. DRP-2019-2789-70C

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SHEET TITLE: ACCESSIBILITY DETAILS

REVISIONS

NO.	DATE:
1	
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LICENSED ARCHITECT
 FARZIN MALY
 110 C-33731
 05-31-19
 FEDERAL DATE
 STATE OF CALIFORNIA

PROJECT NO:
 DATE: 5/19/2020 12:29:23 PM
 DRAWN BY: Author
 APPROVED BY: Approver

SHEET NO:
A7.04

MALY ARCHITECTS INC.

LA DBS THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION. **P/BC 2017-085**

STAIRWAYS

11B-504 STAIRWAYS

NOTE: INNER HANDRAIL AT LANDINGS OF STAIRS THAT DOUBLE BACK OR IMMEDIATELY TURN SHALL BE CONTINUOUS AND SHALL NOT EXTEND INTO LANDINGS OR ACCESSIBLE ROUTE OF TRAVEL.

X-EXTENSION OF HANDRAIL SHALL BE EQUAL TO THE TREAD WIDTH PLUS 12 INCHES MINIMUM.

Exception: Curved stairways with winder treads are permitted at stairs which are not part of a required means of egress.

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.

Page 4 of 7

SCALE: N.T.S. **1**

LA DBS THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION. **P/BC 2017-085**

STAIRWAYS

11B-504 STAIRWAYS

NOTE: INNER HANDRAIL AT LANDINGS OF STAIRS THAT DOUBLE BACK OR IMMEDIATELY TURN SHALL BE CONTINUOUS AND SHALL NOT EXTEND INTO LANDINGS OR ACCESSIBLE ROUTE OF TRAVEL.

X-EXTENSION OF HANDRAIL SHALL BE EQUAL TO THE TREAD WIDTH PLUS 12 INCHES MINIMUM.

Exception: Curved stairways with winder treads are permitted at stairs which are not part of a required means of egress.

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.

Page 4 of 7

SCALE: N.T.S. **2**

LA DBS THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION. **P/BC 2017-084**

STAIRWAYS

11B-504 STAIRWAYS

NOTE: INNER HANDRAIL AT LANDINGS OF STAIRS THAT DOUBLE BACK OR IMMEDIATELY TURN SHALL BE CONTINUOUS AND SHALL NOT EXTEND INTO LANDINGS OR ACCESSIBLE ROUTE OF TRAVEL.

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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.

Page 4 of 7

SCALE: N.T.S. **3**

LA DBS THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION. **P/BC 2017-084**

ACCESSIBLE PARKING SIGN INSTALLED AT EACH SPACE

ACCESSIBLE PARKING SIGN

UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT COMPLIANT WITH THIS SIGN SHALL BE TOWED AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT: ON BY TELEPHONE.

THE ADDITIONAL "TOW AREA" SIGN SHALL BE 17" MIN. x 12" MIN. LETTERS SHALL HAVE A MINIMUM HEIGHT OF 1". TOWING COMPANY'S NAME AND TELEPHONE NO. MUST BE PROVIDED ON SIGN.

REFLECTORIZED WITH MINIMUM AREA OF 78 SQ. IN.

INTERNATIONAL SYMBOL OF ACCESSIBILITY

ACCESSIBLE

MINIMUM FINE \$250

WHERE APPLIES

NOTE: SAME LOCATIONS WITH ACCESSIBLE SPACES SHALL BE 36" MIN. x 48" MIN. SIGN SHOULD ALSO BE PERMANENTLY POSTED ON WALL AT THE INTERIOR END OF THE PARKING SPACE.

GROUND SURFACE FINISH LINE

36" MIN.

36" MIN.

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. For efficient handling of information security and to the internet, communication to this new format of code related and administrative information includes including VCPD and RCL, that were previously issued will allow flexibility and timely detection of information to the public.

Page 5 of 7

SCALE: N.T.S. **4**

LA DBS THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION. **P/BC 2017-085**

ELEVATORS

FIGURE 11B-407.4.1 ELEVATOR CAR DIMENSIONS

TABLE 11B-407.4.1 ELEVATOR CAR DIMENSIONS

DOOR LOCATION	DOOR CLEAR WIDTH	MINIMUM DIMENSIONS	INSIDE CAR, SIDE TO SIDE	INSIDE CAR, BACK WALL TO FRONT RETURN	INSIDE CAR, BACK WALL TO INSIDE FACE OF DOOR
Covered	42 inches	42 inches	80 inches	53 inches	54 inches
Side (off-centered)	36 inches	36 inches	56 inches	53 inches	54 inches
Any	36 inches	36 inches	54 inches	80 inches	80 inches
Any	36 inches	36 inches	50 inches	50 inches	50 inches

1. A total clearance of 58 inch (1473 mm) is permitted.

2. Other car configurations that provide a turning space complying with Section 11B-304 with the door closed shall be permitted.

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.

Page 6 of 7

SCALE: N.T.S. **5**

LA DBS THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION. **P/BC 2017-085**

ELEVATORS

FIGURE 11B-408.4.1 LIMITED USE/LIMITED APPLICATION (LULA) ELEVATOR CAR DIMENSIONS

Door and signal timing. The minimum acceptable time from notification that a car is answering a call or notification of the car assigned at the means for the entry of destination information until the doors of that car start to close shall be calculated from the following equation:

$$T = D(1.5 ft/s) \text{ or } T = D(1.65 m/s) + 5 \text{ seconds minimum where } T \text{ equals the total time in seconds and } D \text{ equals the distance (in feet or millimeters) from the panel in the lobby or corridor (50 inches (1274 mm) directly in front of the farthest call button controlling that car to the centerline of its hoistway door. (11B-407.3.4)}$$

Exception:

- For cars with in-car lanterns, T shall be permitted to begin when the signal is visible from the panel 80 inches (2032 mm) directly in front of the farthest call button and the audible signal is sounded.
- Destination-oriented elevators shall not be required to comply with Section 11B-407.3.4.

Door delay. Elevator doors shall remain fully open in response to a car call for 5 seconds minimum. (11B-407.3.5)

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.

Page 7 of 7

SCALE: N.T.S. **6**

LA DBS THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION. **P/BC 2017-084**

HOUSING ACCESSIBILITY

FIGURE 11B-407.3.2.2 VISIBLE CALL SIGNALS

FIGURE 11B-407.3.2.3 DESTINATION-Oriented ELEVATOR HOISTWAY ENTRANCES

FIGURE 11A-7B ELEVATOR CONTROL PANEL

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.

Page 7 of 7

SCALE: N.T.S. **7**

LA DBS THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION. **P/BC 2017-084**

HOUSING ACCESSIBILITY

FIGURE 11A-7A MINIMUM DIMENSIONS OF ELEVATOR CARS

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. For efficient handling of information security and to the internet, communication to this new format of code related and administrative information includes including VCPD and RCL, that were previously issued will allow flexibility and timely detection of information to the public.

Page 8 of 7

SCALE: N.T.S. **8**

MALY ARCHITECTS INC.

DATE: _____

REVISIONS

NO.	DESCRIPTION
1	
2	
3	

OWNER AND PROJECT ADDRESS:
MEHDI MOOSAZADEH
1300 Westwood Blvd, Los Angeles, CA 90024

ARCHITECT:
FARZIN MALY
7136 Haskell Ave., #320
Van Nuys, CA 91410
PH: 818 770 0161 Email: farzin.maly@gmail.com

SHEET TITLE: **ACCESSIBILITY DETAILS**

PROJECT NO: _____

DATE: 5/19/2020 12:29:34 PM

DRAWN BY: Author

APPROVED BY: Approver

SHEET NO: **A7.05**

ACCESSIBILITY DETAILS FOR TUBS AND SHOWERS

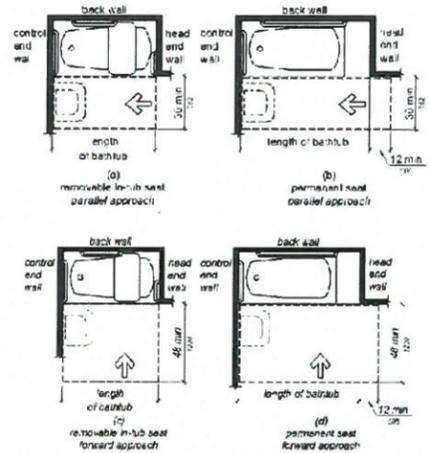


FIGURE 11B-607.2 CLEARANCE FOR BATHTUBS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

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.

ACCESSIBILITY DETAILS FOR BATHTUBS & SHOWERS

SCALE N.T.S. 1

TUBS AND SHOWERS

11B-607.5 Controls, other than drain stoppers, shall be located on an end wall. Controls shall be between the bathtub end and grab bar, and between the corner side of the bathtub. Controls shall comply with Section 11B-309.4.

11B-607.6 A shower spray unit with a hose 59 inches (1498 mm) long maximum that can be used both as a fixed position shower head and as a handheld shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable height shower head or a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. Bathtub shower spray units shall deliver water that is 120°F (49°C) maximum.

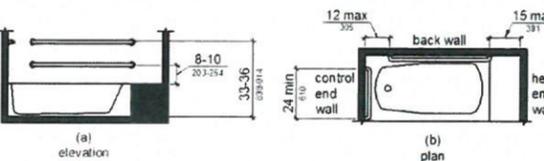


FIGURE 11B-607.4.1 GRAB BARS FOR BATHTUBS WITH PERMANENT SEATS

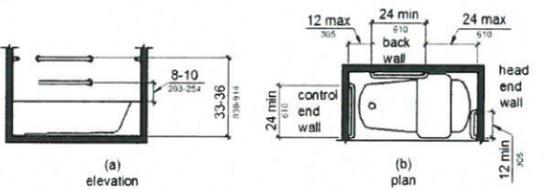


FIGURE 11B-607.4.2 GRAB BARS FOR BATHTUBS WITH REMOVABLE IN-TUB SEATS

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.

ACCESSIBILITY DETAILS FOR BATHTUBS GRAB BARS

SCALE N.T.S. 2

REACH RANGE

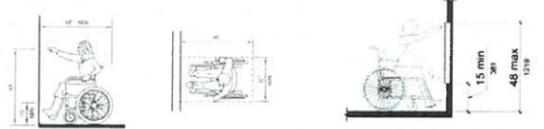


FIGURE 11B-308.2.1 UNOBSTRUCTED FORWARD REACH

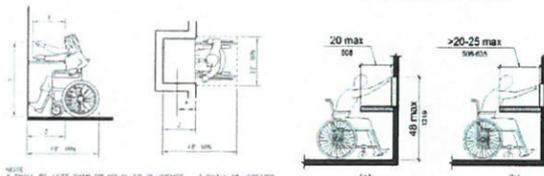


FIGURE 11B-308.2.2 OBSTRUCTED HIGH FORWARD REACH

NOTE: 1. SHALL BE LESS THAN OR EQUAL TO 45 INCHES. 2. SHALL BE GREATER THAN OR EQUAL TO 4 INCHES. 3. IF LESS THAN 45 INCHES, THEN 7 INCHES. 4. IF GREATER THAN 45 INCHES, THEN 7 INCHES. 5. IF GREATER THAN 45 INCHES, THEN 7 INCHES. 6. IF GREATER THAN 45 INCHES, THEN 7 INCHES.

FORWARD REACH

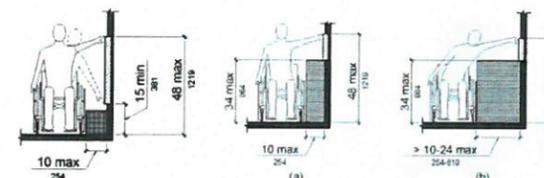


FIGURE 11B-308.3.1 UNOBSTRUCTED SIDE REACH

FIGURE 11B-308.3.2 OBSTRUCTED HIGH SIDE REACH

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.

ACCESSIBILITY DETAILS FOR REACH RANGE

SCALE N.T.S. 3

EXHIBIT "A"
 Page No. 31 of 36
 Case No. DR-2019-2789-700

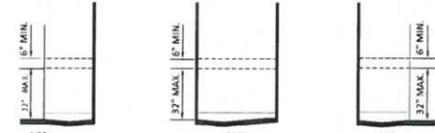
HOUSING ACCESSIBILITY



(a) GRAB BAR REINFORCEMENT FOR ADAPTABLE WATER CLOSETS



(b) GRAB BAR REINFORCEMENT FOR ADAPTABLE BATHTUBS



(c) GRAB BAR REINFORCEMENT FOR ADAPTABLE SHOWERS

AREAS OUTLINED IN DASHED LINES REPRESENT LOCATION FOR FUTURE INSTALLATION OF GRAB BARS

FIGURE 11A-60 REINFORCEMENT FOR GRAB BARS

2016 CALIFORNIA BUILDING CODE

ACCESSIBILITY DETAILS FOR GRAB BAR REINFORCEMENT

SCALE N.T.S. 4

ACCESSIBILITY DETAILS FOR RESTROOMS AND DRINKING FOUNTAINS

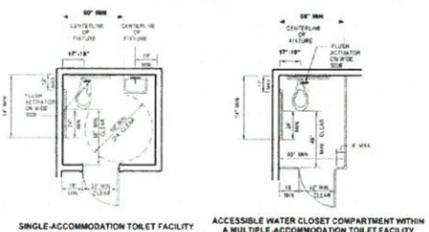


FIGURE 11B-604.2 DISPENSER OUTLET LOCATION

FIGURE 11B-604.3 REAR WALL GRAB BAR AT WATER CLOSETS

Doors shall not swing into the clear floor space or clearance required for any fixture. Other than the door to the accessible water closet compartment, a door in any position may swing into the turning space by 12 inches maximum. (11B-602.2.3) Exceptions: (1) Where the door swing or swing clear is not required, use door or other floor space complying with Section 11B-305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.



FIGURE 11B-604.4 SIDE WALL GRAB BAR AT WATER CLOSETS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

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RESTROOM DETAILS

SCALE N.T.S. 5

ACCESSIBILITY GENERIC DETAILS

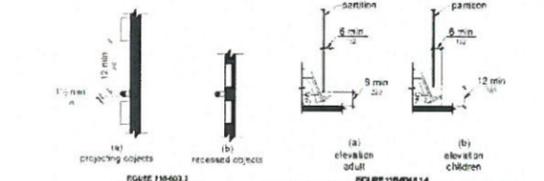


FIGURE 11B-603.2 SPACING OF GRAB BARS

FIGURE 11B-604.1 WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE



FIGURE 11B-604.2 GRAB BAR ON CIRCULAR CROSS SECTION

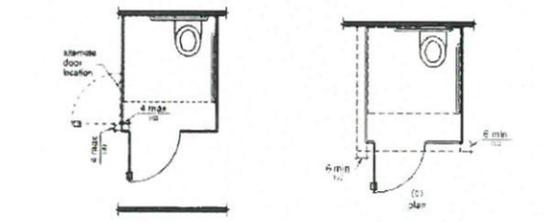


FIGURE 11B-604.1.1 WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT DOOR

FIGURE 11B-604.1.2 WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

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ACCESSIBILITY GENERIC DETAILS

SCALE N.T.S. 6

ACCESSIBILITY GENERIC DETAILS

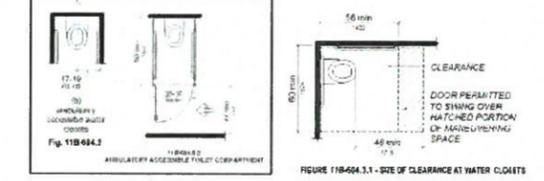


FIGURE 11B-604.2 WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT

FIGURE 11B-604.3.1 SIZE OF CLEARANCE AT WATER CLOSETS

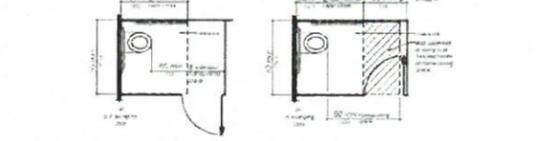


FIGURE 11B-604.3.1.1 MANEUVERING SPACE WITH SIDE-OPENING DOOR

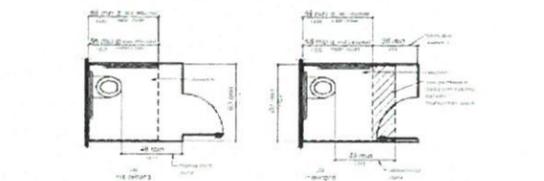


FIGURE 11B-604.3.1.2 MANEUVERING SPACE WITH FRONT-OPENING DOOR

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ACCESSIBILITY GENERIC DETAILS

SCALE N.T.S. 7

ACCESSIBILITY DETAILS FOR TOE SPACE

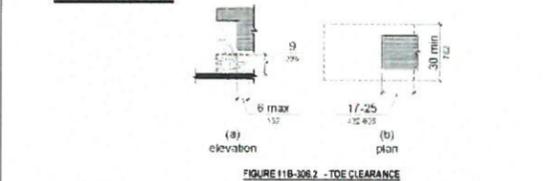


FIGURE 11B-306.2 - TOE CLEARANCE

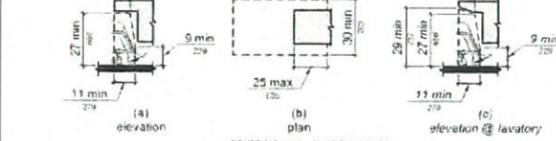


FIGURE 11B-306.3 - KNEE CLEARANCE

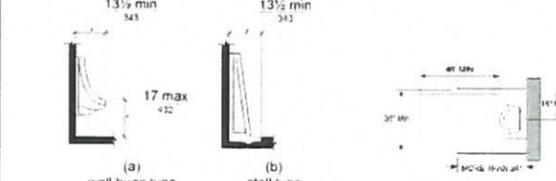


FIGURE 11B-306.2 - HEIGHT AND DEPTH OF URINALS

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. For official building information, contact the City of Los Angeles Department of Building and Safety at (213) 485-3100 or visit our website at www.lacounty.gov/building.

ACCESSIBILITY DETAILS FOR TOE SPACE

SCALE N.T.S. 8

REVISIONS

NO.	DATE
1	
2	
3	

OWNER AND PROJECT ADDRESS:
 MEHDI MOOSAZADEH
 1300 Westwood Blvd, Los Angeles, CA 90024

ARCHITECT:
 FARZIN MALY
 7136 Haswell Ave., #320
 Van Nuys, CA 91406
 Ph: 818 770 0161 Email: farzin.maly@gmail.com

SHEET TITLE: ACCESSIBILITY DETAILS

PROJECT NO:
 DATE: 5/19/2020 12:29:36 PM
 DRAWN BY: Author
 APPROVED BY: Approver

SHEET NO:
A7.06

STATE OF CALIFORNIA
 LICENSED ARCHITECT
 FARZIN MALY
 102,033,731
 05-31-19
 FEDERAL DATE

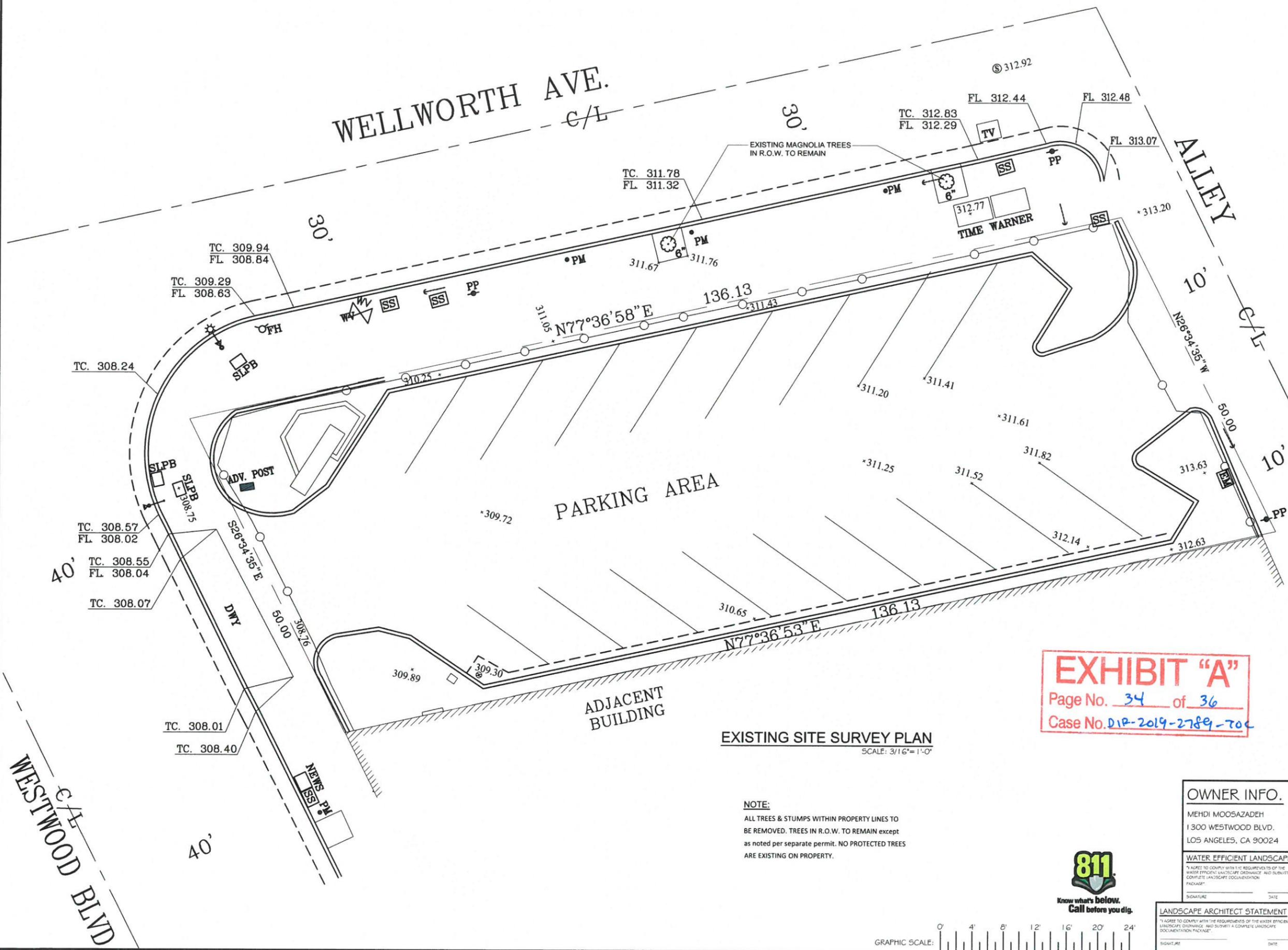
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE DESIGNED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE VIOLATION OF THESE RESTRICTIONS.

MALLY ARCHITECTS INC.

WELLWORTH AVE.
c/L

ALLEY
c/L

WESTWOOD BLVD
c/L



EXISTING SITE SURVEY PLAN
SCALE: 3/16" = 1'-0"

NOTE:
 ALL TREES & STUMPS WITHIN PROPERTY LINES TO BE REMOVED. TREES IN R.O.W. TO REMAIN except as noted per separate permit. NO PROTECTED TREES ARE EXISTING ON PROPERTY.

EXHIBIT "A"
 Page No. 34 of 36
 Case No. DIP-2019-2789-704



OWNER INFO.

MEHDI MOOSAZADEH
 1300 WESTWOOD BLVD.
 LOS ANGELES, CA 90024

WATER EFFICIENT LANDSCAPE

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE, AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE:
 SIGNATURE: _____ DATE: _____

LANDSCAPE ARCHITECT STATEMENT

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE, AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE:
 SIGNATURE: _____ DATE: _____

REVISIONS:

REVIEWED BY: RICK SHADLEY
 DRAWN BY: ACAD SUPPORT
 ISSUE DATE: 5-8-2019
 SCALE: AS SHOWN
 EXISTING SITE SURVEY PLAN

L-1



MEHDI MOOSAZADEH
 1300 WESTWOOD BLVD.
 LOS ANGELES, CA 90024

SHADLEY DESIGN
 P.O. BOX 7306,
 BURBANK, CA 91015
 818.823.9592
 www.shadleydesign.com
 CA RLA # 4865





EXHIBIT "A"
Page No. 36 of 36
Case No. DIR-2019-2789-TUC

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ
CAROLINE CHOE
HELEN LEUNG

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

CITY OF LOS ANGELES CALIFORNIA



ERIC GARCETTI
MAYOR

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

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

DIRECTOR'S DETERMINATION

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM

September 10, 2020

Applicant/Owner

Mehdi Mossazadeh
1300 Westwood Development LLC
2664 South La Cienega Boulevard
Los Angeles, CA 90034

Representative

Andy Simhaee
Simha Engineering, Inc.
1332 South Saint Joseph Place
Los Angeles, CA 90015

Case No. DIR-2019-2789-TOC

CEQA: ENV-2018-2790-CE

Location: 1300 Westwood Boulevard

Council District: 5 - Koretz

Community Plan Area: Westwood

Land Use Designation: Neighborhood Office

Commercial

Zone: C4-1VL-POD

Legal Description: Lot 1, Block 2, Tract TR 7803

Last Day to File an Appeal: September 25, 2020

DETERMINATION – Transit Oriented Communities Affordable Housing Incentive Program

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

DETERMINED, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

APPROVE a **Transit Oriented Communities (TOC) Compliance Review** for a qualifying Tier 4 project totaling 31 dwelling units, reserving 4 units for Extremely Low-Income occupancy for a period of 55 years, with the following requested Base and Additional Incentives:

Base Incentives:

- a. **Residential Density.** A 72.22 percent increase in the maximum density to permit a total of 31 dwelling units, in lieu of 18 units as otherwise permitted by the C4 base density; and
- b. **Floor Area Ratio (FAR).** A maximum FAR of up to 3.89:1 in lieu of 1.5:1 as otherwise permitted by LAMC Section 12.21.1 A.1; and
- c. **Parking.** No parking requirements per dwelling units are required per TOC; and

Additional Incentives:

- d. **Height and Transitional Height.** A 30-foot increase in the building height, allowing 75 feet in lieu of the maximum 45 feet, otherwise allowed by the C4-1VL-POD Zone; and Transitional Height per TOC Guidelines; and
- e. **Yard/Setback.** A reduction in required side and rear yards to allow RAS3 yards allowing 5-foot side yards in lieu of the required 10-foot side yard and a 15-foot rear yard in lieu of 19-foot rear yard required by LAMC Section 12.11-C; and
- f. **Open Space.** A maximum 25 percent decrease from the open space requirement, allowing 2,457 square feet in lieu of 3,275 square feet.

The project approval is based upon the attached Findings, and subject to the attached 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, West/South/Coastal 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 Los Angeles Municipal Code or the project conditions.
2. **Residential Density.** The project shall be limited to a maximum density of 31 residential units per Exhibit "A".
3. **Affordable Units.** A minimum of four (4) units, that is 11 percent On-Site Restricted Affordable Units, shall be reserved for Extremely Low-Income Households as defined in Section 50106 of the California Health and Safety Code. The Transit-Oriented Communities Affordable Housing Incentive Program Guidelines also requires a Housing Development to meet any applicable housing replacement requirements of California Government Code Section 65915(c)(3), as verified by the Department of Housing and Community Investment (HCIDLA) prior to the issuance of any building permit. Replacement housing units required per this section may also count towards other On-Site Restricted Affordable Units requirements.
4. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22-A.31 and comply with the Transit Oriented Communities Affordable Housing Incentive Program Guidelines adopted by the City Planning Commission.
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 four (4) units for Extremely Low Income Households for rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of the 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 any monitoring requirements established by the HCIDLA. Refer to the Transit Oriented Communities Affordable Housing Incentive Program Background section of this determination.
6. **Floor Area Ratio (FAR).** The project shall be limited to a Floor Area Ratio of approximately 3.89:1 and 25,693 square feet per Exhibit "A".
7. **Height.** The project shall be limited to seven stories and a maximum of 75 feet in height.
 - a. Height increases over 11 feet, resulting in building height over 56 feet, shall be stepped back at least 15 feet from the exterior façade of the ground floor of the building located along any street frontage, as provided in Exhibit A.
8. **Transitional Height.** The project building height limit shall be stepped back at a 45-degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot in the RW1 Zone or more restrictive zone, per TOC Guidelines.

9. **Yard/Setback.** The project may utilize the side yards and rear yard requirements of the RAS3 Zone per LAMC 12.10.5. The westerly and easterly side yards setbacks shall be no less than 5 feet and rear yard setback shall be no less than 15 feet per Exhibit "A".
10. **Open Space.** The project qualifies for a maximum 25 percent reduction in the required amount of open space. The project shall provide a minimum of 2,457 square feet of open space per Exhibit "A". The common open space shall meet the requirements of LAMC Section 12.21 G per the satisfaction of the Department of Building and Safety.
11. **Automobile Parking.** Per TOC Guidelines, no automobile parking spaces are required for an Eligible Housing Development located in Tier 4. The proposed project is providing 11 compact parking spaces and 1 ADA compliant parking space for a total of 12 parking spaces, as provided in Exhibit "A".
12. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be recalculated by the Department of Building and Safety, based upon the ratios set forth ratios set forth in the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines).
13. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC Section 12.21 A.16.
14. **Landscaping.** The landscape plan shall indicate landscape points for the project equivalent to 10% more than otherwise required by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.
15. **Westwood Boulevard Pedestrian Oriented District (POD).** The Department of Building and Safety shall not issue a building permit for the Project unless the Project conforms to all of the applicable provisions of the Westwood Boulevard Pedestrian Oriented District, Ordinance No. 174,260.
16. **Street Trees.** Street trees shall be planted at a ratio of at least one street tree for each 30 feet of street frontage where possible per Westwood Pedestrian Oriented District Section 5.E.1.

Administrative Conditions

17. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and 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 and Safety shall be stamped

by Department of City Planning staff "Plans Approved". A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.

18. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for 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.
19. **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.
20. **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.
21. **Department of Building and 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 and 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 and 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.
22. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of any action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (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 include actions, as defined herein, alleging failure to comply with any federal, state or local law.

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

BACKGROUND

The project site is in the Westwood Community Plan Area on the southeast corner at the intersection of Westwood Boulevard and Wellworth Avenue with frontage along the eastern side of Westwood Boulevard. The site is zoned C4-1VL-POD, with a General Plan designation of Neighborhood Commercial. The Westwood Community Plan Map designates the site for Neighborhood Commercial/Neighborhood Office Commercial land use with corresponding zones of C1, C1.5, C2, C4, RAS3, and RAS4. The property is currently zoned C4-1VL-POD which is consistent with the land use designation. Height District No. 1VL allows a 45-foot building height and a by-right Floor Area Ratio (FAR) of 1.5:1. The property is located in the West Los Angeles Transportation Improvement and Mitigation Specific Plan (WLA TIMP, Ordinance 171,492) which is administered by the Department of Transportation and was amended on June 28, 2019 (Ordinances 186,105 and 186,108). However, the subject entitlement case was deemed complete on June 4, 2019, prior to the effective date of the amendment. Therefore, the amendment and related ordinances do not apply to the subject project. The site is also within the City of Los Angeles Transit Priority Area (Zoning Information "ZI" File No. 2452) and the Westwood Pedestrian District Overlay (Ordinance 174,260 effective November 17, 2001).

The Westwood Boulevard Pedestrian Oriented District (POD) was enacted through Ordinance 174,260, effective November 17, 2001. The POD established the POD suffix on the project site. The POD is a Supplemental Use District per LAMC Section 13.07 and contains additional regulations for building frontages, prohibited uses, parking, landscaping, signage, and utilities. Projects in the POD require a clearance from the Department of City Planning prior to the issuance of any permit for construction, relocation, addition, change of use, or exterior alteration of a building facade facing Westwood Boulevard (ZI File No. 2296).

The project site is a rectangular shaped and flat corner lot that is approximately 6,608 square feet (7,108 square feet including half-alley). The project lot is 50 feet wide along the east side of Westwood Boulevard and a depth of approximately 136 feet along the south side of Wellworth Avenue, consistent with the lot width requirements of the C4 Zone. The site is currently developed with a parking lot. There are no known designated historic resources or cultural monuments on the subject site. The project abuts a 20-foot wide alley located at the rear of the project.

Surrounding properties along Westwood Boulevard are zoned C4-1VL-POD. The properties adjoining the project site along Westwood Boulevard are developed with one- and two-story commercial businesses, retail, and offices. The property is located two blocks south of the intersection of Wilshire Boulevard and Westwood Boulevard which is improved with commercial high-rise buildings. The existing property is developed with a parking lot. The properties to the east of the alley located at the rear of the property are zoned R1-1 and are improved with single-family residences. Further northeast is the Westwood Gardens Park.

The project site proposes the demolition of the existing parking lot and the new construction of a seven-story building with, 31 residential units, with a maximum height of approximately 75 feet. The project includes one level of subterranean parking consisting of 12 parking spaces with driveway access off the alley. The proposed project encompasses 25,693 square feet of floor area with pedestrian access off Westwood Boulevard. The site is currently developed with a parking lot built in 1975. There is no current covenant for the property to provide parking spaces for nearby businesses. The project will involve grading of approximately 3,000 cubic yards of soil. The Department of Building and Safety, Grading Division issued a Geology and Soils Report Approval letter on May 23, 2019 (Log No. 108317) which details conditions of approval which

must be followed. No trees will be removed from this existing site. There are two existing street trees located on the façade adjacent to Wellworth Avenue and those trees will not be removed. On August 8, 2018, an application for a Building Permit Number 18010-10000-03175 was submitted by the applicant to the Department of Building and Safety for a 33-unit Tier 4 TOC project. The building permit is pending and has not been issued at the time of preparing this report.

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 Affordable Housing Incentive Program. The measure required that the Department adopt a set of TOC Guidelines, which establishes incentives for residential and mixed-use projects located within ½ mile of a major transit stop. Major transit stops are defined under existing State law.

The TOC Affordable Housing Incentive Program Guidelines (TOC Guidelines) released on September 22, 2017, and amended on February 26, 2018, 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.

Transit Oriented Communities

The project qualifies for the Transit Oriented Communities ("TOC") Affordable Housing Incentive Program, which allows a variety of incentives for increased density, height, and floor area, among others, for Eligible Housing Projects.

The subject site is located within 750 feet from the future Metro Purple Line Rail and Metro Rapid 720 bus line. The subject property is therefore located in Tier 4 of the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines), as indicated on the TOC Referral Form dated on February 11, 2020.

Tier 4 Incentives would require On-Site Restricted Affordable Units at the rate of 11 percent Extremely Low Income, 15 percent Very Low Income, or 25 percent Lower Income of total units. The project is providing 11 percent Extremely Low-Income Units of total units and is therefore eligible for Base Incentives. Furthermore, up to three Additional Incentives may be granted for projects that include at least 11 percent of the base units for Extremely Low Income, 15 percent for Very Low Income, and 30 percent for Lower Income. The project is providing 11 percent of the base units as Extremely Low-Income Units and is, therefore, eligible for three Additional Incentives.

The project is eligible for the following Tier 4 Base Incentives, which are granted by-right for eligible TOC projects:

- a. **Density.** Increase the maximum allowable number of dwelling units permitted by up to 80 percent.

The C4 Zone allows for a maximum residential density consistent with the R4 Zone requirements of one dwelling unit per 400 square feet of lot area. The subject site has a lot area of 6,608 square feet (7,108 square feet including half-alley) for a maximum base density of 18 units. The TOC Guidelines allow an 80 percent increase and round base density up to the next whole number. The maximum allowed density for the subject site under the Tier 4 Base Incentive for density would be 33 units. The project is proposing 31 units.

- b. **Floor Area Ratio.** Percentage increase in commercial zones resulting in at least a 4.25:1 FAR.

In the C4 Zone in Height District 1VL, the LAMC allows for a maximum FAR of 1.5:1. LAMC Section 12.03 states, "Buildable Area" is, "all that portion of a lot located within the proper zone for the proposed main building, excluding those portions of the lot which must be reserved for yard spaces, building line setback space, or which may only be used for accessory buildings or uses." The project has a buildable lot area of 6,608 square feet, and therefore is allowed a by-right floor area of 10,662 square feet with a 1.5:1 FAR. The TOC Guidelines allow a maximum floor area of 30,209 square feet with a 4.25:1 FAR, and the project is proposing 25,693 square feet at a 3.89:1 FAR, which is consistent with the TOC requirements.

- c. **Residential Parking.** Parking for all residential units in an Eligible Housing Development for a Tier 4 project shall not be required.

Projects located in Tier 4 TOC Affordable Housing Incentive Area are not required to provide parking for residential units. The project is an Eligible Housing Development and is providing 12 parking spaces and therefore exceeding the required amount of parking spaces.

Pursuant to the TOC Guidelines, the project is eligible for, and has been granted three (3) Tier 4 Additional Incentives to construct the proposed project:

- a. **Yard/Setback.** In any Commercial zone, Eligible Housing Developments may utilize any or all of the yard requirements for the RAS3 zone per LAMC 12.10.5. .

The side yards are consistent with the RAS3 yard incentive. The project is providing 5-foot side yards in lieu of 10-foot side yards and 15-foot rear yard in lieu of 19-foot rear yard. The project is consistent with TOC Guidelines.

- b. **Open Space.** A maximum 25 percent reduction from the open space requirement, allowing 2,457 square feet in lieu of 3,275 square feet.
- c. **Height Incentives.** A 30-foot increase in the building height, allowing a maximum 75 feet in lieu of the 45 feet otherwise allowed by the C4-1VL-POD zone.

The table below provides a summary of the relevant and underlying LAMC provisions for the subject property and requested TOC Base and Additional Incentives:

Incentives	Otherwise Allowed/Required	TOC Guidelines	Proposed
Density	18	33	31
FAR	1.5:1	4.25:1	3.89:1
Parking Spaces	0	0	12 parking spaces
Open Space	3275	2457	2457
Height	45'	78' and Transitional Height	75' and Transitional Height

Yard Incentives	Otherwise Required	TOC Guidelines	Proposed
Front Yard	0'	0'	0'
Rear Yard	19'	15'	15'
Side Yard	10'	5'	5'

HOUSING REPLACEMENT (AB 2556 DETERMINATION) BACKGROUND

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 November 27, 2018, determined no residential units were built and demolished on the property, and the site has maintained its commercial use for the last five years; therefore, no AB 2556 replacement affordable units are required. As such, this eligibility requirement does not apply.

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM ELIGIBILITY REQUIREMENTS

To be an eligible TOC Housing Development, a project must meet the Eligibility criteria set forth in Section IV of the 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 Tier 4 TOC Affordable Housing Incentive Area. As a Tier 4 project, the project is required to reserve at least 11 percent of the 31 total units, or three units, to be set aside for Extremely Low Income Households. The project reserves four units for Extremely Low Income Households and, 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 Guideline*

As defined in the TOC Guidelines, a Major Transit Stop is a site containing a rail station or the intersection of two or more bus routes with a service interval of 15 minutes or less during the morning and afternoon peak commute periods. The subject site is located within 750 feet from the future Metro Purple Line Rail Westwood/UCLA Station and Metro Rapid 720 bus line stop at the intersection of Westwood Boulevard and Wilshire Boulevard. The subject property is therefore located in Tier 4 of the TOC Guidelines, as indicated on the TOC Referral Form dated on February 11, 2020. As such, the site qualifies as Tier 4 TOC Affordable Housing Incentive Area. Therefore, 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 AB 2556 Determination Letter dated November 27, 2018 prepared by HCIDLA, no residential units were built and demolished on the property, and the site has maintained its commercial use for the last five years; therefore, no AB 2556 replacement affordable units are required. As such, this eligibility requirement does not apply.

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 does not seek 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.*

As an Eligible Housing Development, the project is eligible to receive the Base Incentives listed in the TOC Guidelines. The project is also seeking three (3) Additional Incentives for increased height, reduced side and rear yards, and reduced open space, which require at least 11 percent, or four (4) units, of the 18 base units, to be set aside for Extremely Low Income Households. As such, the project meets the eligibility requirement for three 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 only requesting three Additional Incentives and not five Additional Incentives. Therefore, the project is not required to adhere to the labor standards required in LAMC 11.5.11.

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 of the TOC Guidelines.*

The project site consists of one lot; the lot qualifies for the TOC Tier 4 Incentives.

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 elected to utilize a Lower Tier. As such, this eligibility requirement does not apply.

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

The project is not a 100% Affordable Housing Project. 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 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 incentive(s) 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 a predetermined percentage of income based on area median income thresholds dependent on affordability levels.

The list of on-menu incentives in the TOC Guidelines was pre-evaluated at the time the Transit Oriented Communities 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.

Increased Height:

A restriction on height could limit the ability to construct the additional residential dwelling units, and specifically the Restricted Affordable Units. The project is financially feasible because of the increased flexibility the incentives allow the applicant in the building envelope. The applicant has requested a Tier 4 Additional Incentive for increased height, which allows for three additional stories up to 33 additional feet. The C4-1VL-POD zone and Height District No. 1VL allows for a maximum height of 45 feet. Therefore, the Tier 4 Height Incentive would allow a maximum height of 78 feet. The project is within that envelope at 75 feet and 7 stories and is consistent with the TOC Guidelines. The proposed project requests an increase of 30 additional feet to allow for approximately 75 feet in building height, in lieu of the otherwise permitted 45 feet in building height in the C4-1VL-POD Zone. Per the TOC Guidelines, the proposed project qualifies for the 33-foot height increase. The limitation on the height could limit the ability to construct the residential dwelling units permitted by-right and the Restricted Affordable Units which are of sufficient size. The building as proposed would have a maximum height of approximately 75 feet and would have a total of seven stories. In accordance with TOC Guidelines, height increases over 11 feet over a height district limit of 45 feet shall be stepped back at least 15 feet from the exterior façade of the ground floor of the building located along any street frontage. As proposed, the additional height would allow for the construction of affordable residential units.

Reduced Yard/Setback:

The proposed project requests RAS3 yard incentive in the northerly and southerly side yard setbacks, allowing 5-foot setbacks in lieu of the 10-foot side setbacks and 15-foot rear yard setback in lieu of 19-foot rear yard setback required per the C4-1VL-POD Zone. The requested incentives allow the developer to reduce setback requirements so the affordable housing units can be constructed and the overall space dedicated to residential uses is increased.

Reduced Open Space:

The proposed project requests 25 percent reduction in the open space requirements of LAMC Section 12.21 G, allowing a minimum of 2,457 square feet of open space in lieu of 3,275 square feet of open space. Common open space will be provided in the form of a gym, recreation center, and rooftop deck per Exhibit "A", and is conditioned to meet the requirements of LAMC Section 12.21 G per the satisfaction of the Department of Building and Safety. The requested incentive will allow the developer to reduce open space requirements so the affordable housing units reserved for be constructed and the overall space dedicated to residential uses increased.

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

There is no evidence in the record that the proposed incentive will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22.A.25(b)). The finding that there is no evidence in the record that the proposed incentive(s) will have a specific adverse impact is further supported by the recommended CEQA finding. The findings to deny an incentive under Density Bonus Law are not equivalent to the findings for determining the existence of a significant unavoidable impact under CEQA. However, under a number of CEQA impact thresholds, the City is required to analyze whether any environmental changes caused by the project have the possibility to result in health and safety impacts. For example, CEQA Guidelines Section 15065(a)(4), provides that the City is required to find a project will have a significant impact on the environment and require an EIR if the environmental effects of a project will cause a substantial adverse effect on human beings. The proposed project and potential impacts were analyzed in accordance with the City's Environmental Quality Act (CEQA) Guidelines. Analysis of the proposed Project determined that it is Categorically Exempt from environmental review pursuant to Article 19, Class 32 of the CEQA Guidelines. The Categorical Exemption (CE) could be adopted, including, on the basis that none of the potential environmental effects of the proposed Project would cause substantial adverse effects on human beings, the physical environment, on public health and safety, or is the property listed in the California Register of Historic Resources. Based on all of the above, there is no basis to deny the requested incentive.

CEQA FINDINGS

As the designee of the Director of Planning, I have determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32 and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The project is for the construction of a seven-story 31-unit residential building with a maximum height of approximately 75 feet and encompasses approximately 25,693 square feet of floor area. The project provides 12 parking spaces located in one subterranean level, with pedestrian access of Westwood Boulevard and vehicular access off the rear alley. The project also provides 32 long-term and four short-term bicycle parking spaces and will involve grading and a haul route to export 3,000 cubic yards of soil to accommodate the subterranean parking level. The Department of Building and Safety, Grading Division issued a Geology and Soils Report Approval letter on May 23, 2019 (Log No. 108317) which details conditions of approval which must be followed. The existing parking lot on site is proposed to be demolished and there are no significant trees or street trees on-site. No trees will be removed from this existing site and the two street trees located on Wellworth Avenue will remain. As a multi-family residential building, and a project that is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

CEQA Determination – Class 32 Categorical Exemption Applies

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.**

The site consists of one 7,108 square foot lot and is zoned C4-1VL-POD and is designated Neighborhood Commercial/Neighborhood Office Commercial Land Uses with corresponding zones of C1, C1.5, C2, C4, RAS3, and RAS4. The site is located within the Westwood Community Plan Area, West Los Angeles Transportation Improvement and Mitigation Specific Plan Area, Transit Priority Area, and located in Tier 4 Transit-Oriented Communities (TOC) Affordable Housing Incentive Area and the Westwood Oriented Pedestrian District Overlay.

The project site is not located within a Methane Zone, Flood Zone, Landslide Area, Liquefaction Zone or Very High Fire Hazard Severity Zone but is located within a Special Grading Area and within the Santa Monica Fault Zone. As shown in the case file, the project is consistent with all the applicable Westwood Community Plan land use designation, policies and zoning designations. The project is allowed an increase in dwelling units by 80 percent and floor area ratio up to 4.25:1 as an Eligible Housing Development within Tier 4 of the TOC Guidelines. The proposed residential floor area is 25,693 square feet and proposed floor area ratio is 3.89:1, after consideration of the TOC Guidelines per LAMC Code Section 12.22 A.31.

- (b) **The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

The subject site is wholly within the City of Los Angeles, on a site that is approximately 6,608 square feet or 0.15 acres. Lots adjacent to the subject site to the north, west, and south, are all zoned C4-1VL-POD, designated for commercial uses and developed with commercial uses. Lots adjacent to the east are all zoned R1-1, for low residential uses and are developed with single-family dwellings.

- (c) **The project site has no value as habitat for endangered, rare or threatened species.**

The Site is not a wildland area and is not inhabited by endangered, rare, or threatened species. The site is currently developed as a street-level commercial parking lot. The site has a slope less than 10 percent and is not heavily graded. The proposed project is in a heavily developed area and will not cause any impact on wildlife. There are no protected trees and street trees located on site.

- (d) **Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

The Subject Site is not located within a Liquefaction zone, Flood Zone, Hillside Area, Landslide Area, Methane Zone, Very High Fire Hazard Severity Zone but is located within a Special Grading Area and Fault zone. Specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate grading and construction in these particular types of "sensitive" locations and reduce any potential impacts to less than significant. Regulatory Compliance Measures (RCMs) include the submittal of a Geology and Soils Report prepared by AGI Geotechnical, Inc. and dated January 15, 2019 to the

Department of Building and Safety (DBS), and a Geology and Soils Report Approval Letter. Such approval letter was issued by DBS on May 23, 2019 (Log No. 108317) which details conditions of approval which must be followed. The RCMs require that design and construction of the building must conform to the California Building Code, and grading on site shall comply with the City's Landform Grading Manual, as approved by the Department of Building and Safety Grading Division.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, storm water mitigations; and Best Management Practices for stormwater runoff. More specifically, RCMs include but are not limited to:

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- **Regulatory Compliance Measure RC-GEO-5 (Subsidence Area):** Prior to the issuance of building or grading permits, the applicant shall submit a geotechnical report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety. The geotechnical report shall assess potential consequences of any subsidence and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- **Regulatory Compliance Measure RC-GEO-6 (Expansive Soils Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- **Regulatory Compliance Measure RC-AQ-1 (Demolition, Grading and Construction Activities):** **Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:

- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
 - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling and at all times provide reasonable control of dust caused by wind.
 - All clearing, earthmoving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
 - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent an excessive amount of dust.
 - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
 - Trucks having no current hauling activity shall not idle but be turned off.
- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
 - **Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities):** The project shall comply with the City of Los Angeles Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
 - **Regulatory Compliance Measure RC-GEO-6 (Expansive Soils Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include but are not limited to ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project and as it may be subsequently amended or modified.

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. These RCMs will ensure the project will not have significant impacts on noise, air quality, and water. The Project will also be governed by an approved haul route under City Code requirements, which will regulate the route hauling trucks will travel, and the times at which they may leave the site, thereby reducing any potential traffic impacts to less than significant. The project shall

comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project and as it may be subsequently amended or modified. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The Project will be subject to further Regulatory Compliance Measures (RCMs). These require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will reduce any potential impacts on noise and water to less than significant. Furthermore, the project does not exceed the threshold criteria established by the Los Angeles Department of Transportation (LADOT) for preparing a traffic study. The LADOT Referral Form dated August 26, 2020 indicates that the project would generate a net increase of 169 daily vehicle trips, which is less than the threshold of 250 daily trips that would otherwise require a Vehicle Miles Traveled (VMT) analysis. Therefore, the project will not have any significant impacts to traffic. All haul route applications require the submittal of a Geology and Soils Report to the Department of Building and Safety (DBS). A Geology and Soils Report Approval Letter for the subject property, which details conditions of approval that must be followed, has been issued by DBS on May 23, 2019 (Log No. 108317). Thus, in conjunction with the above RCMs and compliance with other applicable regulations, the Project will not result in a significant impact based on its location.

(e) The site can be adequately served by all required utilities and public services.

The project site will be adequately served by all public utilities and services given that the project site is developed, surrounded by urban uses, served by existing infrastructure, and is consistent with the General Plan. Therefore, the project meets all of the Criteria for Class 32.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32:

(a) Cumulative Impacts. *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

According to NavigateLA, there is one open haul route for the grading, excavation, and export of approximately 5,830 cubic yards of earth for a project at 1361 South Kelton Avenue which is within 1,100 feet from the subject site, for the time period between June 2018 and December 2020; and one pending haul route for the grading, excavation, and export of approximately 1,642 cubic yards of earth is located at 10717 West Ohio Avenue which is within 0.5 mile from the site and would use the same street as the subject site.

The haul route approval will be subject to recommended conditions prepared by LADOT to be considered by the Board of Building and Safety Commissioners that will reduce the impacts of the construction-related hauling activity, monitor the traffic effects of hauling, and reduce haul trips in response to congestion. Furthermore, DBS staggers the haul route schedules so as to ensure that all of the haul routes do not occur simultaneously.

Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

- (b) **Significant Effect Due to Unusual Circumstances.** *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The project consists of the construction of a new 31-unit multi-family dwelling with one level of subterranean parking. The project consists of seven stories featuring a total of 25,693 square feet. The proposed project consists of one level of subterranean parking spaces include 11 parking spaces and one 1 ADA parking space located on the ground floor, a haul route for the export of approximately 3,000 cubic yards on a 6,608 square foot lot. The proposed residential floor area and density are below the maximum amount after the consideration of 80 percent density bonus per TOC Guidelines.

The proposed project is seeking various Base and Additional Incentives as stated under TOC Guidelines. Those consist of: a) increasing the allowable number of dwelling units by 80%, b) increasing floor area ratio up to 3.89:1 totaling 25,693 square feet, c) to allow RAS3 side yards and rear yard as an incentive, allowing 5-foot side yard setbacks in lieu of 10-foot side yard setbacks and allowing 15-foot rear yard setback in lieu of 19-foot rear yard setback, d) decreasing 25 percent of open space that totals to 2,457 square feet, and e) increasing total height by 30 feet.

The proposed project is not unusual for the vicinity of the Subject Site and is similar in scope to other existing residential uses and commercial in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

- (c) **Scenic Highways.** *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

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. The Subject Site is approximately 14.4 miles away from the Topanga Canyon State Scenic Highway. Therefore, the Project will not result in damage to any scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

- (d) **Hazardous Waste Sites.** *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code*

According to Envirostor, the State of California's database of Hazardous Waste Sites, the Subject Site, is not identified as a hazardous waste site. Furthermore, the building permit history for the Project Site does not indicate the Site may be hazardous or otherwise contaminated and this exception does not apply.

- (e) **Historical Resources.** *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The Project Site is currently developed with a parking lot that has not been identified as a historic resource by local or state agencies, and 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. 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.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. The instant authorization is further conditioned 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:

Downtown	San Fernando Valley	West Los Angeles
Figueroa Plaza 201 North Figueroa Street, 4th Floor Los Angeles, CA 90012 (213) 482-7052	Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Boulevard, Rm 251 Van Nuys, CA 91401 (818) 374-5050	West Los Angeles Development Services Center 1828 Sawtelle Boulevard, 2nd Floor Los Angeles, CA 90025 (310) 231-2598

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 either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Building in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either through the Department of City Planning website at <http://planning.lacity.org> or by calling (213) 482-7052 or (818) 374-5050. 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

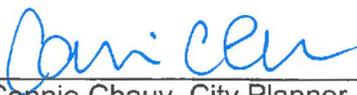
Approved by:


Faisal Roble, Principal City Planner

Reviewed by:


Michelle Singh, Senior City Planner

Reviewed by:


Connie Chauv, City Planner

Prepared by:


Jeanalee Obergfell, City Planning Associate

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
DIR-2019-2789-TOC

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2019-2790-CE

PROJECT TITLE
1300 Westwood Boulevard

COUNCIL DISTRICT
5

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
1300 Westwood Boulevard

Map attached.

PROJECT DESCRIPTION:
TOC TIER 4, 31-UNIT APARTMENT BUILDING (27 MARKET RATE, 4 ELI)

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
Mehdi Mossazadeh

CONTACT PERSON (If different from Applicant/Owner above)
Andy Simhaee

(AREA CODE) TELEPHONE NUMBER | EXT.
213-747-2560

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

- STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____
- CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) Class 32
- OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION: Additional page(s) attached

The project consists of the demolition of an existing surface parking lot and the new construction of a tier 4 TOC 31-unit multi-family dwelling with one level of subterranean parking requesting three incentives: RAS 3 side yards of 5-feet in lieu of 9-feet; height increase to 75-feet in lieu of 45-feet; 25% open space reduction to 2,494 sf in lieu of 3,225 square feet. The project consists of 7 stories including a mezzanine floor level featuring a total of 27,764 square feet. The proposed project consists of one level of subterranean parking spaces include 14 compact parking spaces and one 1 ADA parking space, a haul route for the export of approximately 2,700 cubic yards on a 6,608.6 square foot lot. As a proposed multi-family dwelling in an infill site, this Project qualifies for Class 32 Exemptions.

- None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
- The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

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

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE
Jeanalee Obergfell

STAFF TITLE
City Planning Associate

ENTITLEMENTS APPROVED
Demolition of existing surface parking lot; pursuant to LAMC SEC. 12.22.A.31 new construction of a tier 4 TOC 31-unit apartment building using 3 incentives: RAS 3 side yards of 5-feet in lieu of 9-feet; height increase to 75-feet in lieu of 45-feet; 25% open space reduction to 2,494 sf in lieu of 3,225 sf.

FEE:
\$5,774.00

RECEIPT NO.

REC'D. BY (DCP DSC STAFF NAME)

**JUSTIFICATION FOR PROJECT EXEMPTION
CASE NO. ENV-2019-2790-CE**

Project Description

On September 10, 2020, the City of Los Angeles determined based on the whole of the administrative record, that, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19 Section 15300, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2.

The project is for the construction of a seven-story 31-unit residential building with a maximum height of approximately 75 feet and encompasses approximately 25,693 square feet of floor area. The project provides 12 parking spaces located in one subterranean level, with pedestrian access of Westwood Boulevard and vehicular access off the rear alley. The project also provides 32 long-term and four short-term bicycle parking spaces and will involve grading and a haul route to export 3,000 cubic yards of soil to accommodate the subterranean parking level. The Department of Building and Safety, Grading Division issued a Geology and Soils Report Approval letter on May 23, 2019 (Log No. 108317) which details conditions of approval which must be followed. The existing parking lot on site is proposed to be demolished and there are no significant trees or street trees on-site. No trees will be removed from this existing site and the two street trees located on Wellworth Avenue will remain. As a multi-family residential building, and a project that is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

CEQA Determination - Class 32 Categorical Exemption Applies

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.**

The site consists of one 7,108 square foot lot and is zoned C4-1VL-POD and is designated Neighborhood Commercial/Neighborhood Office Commercial Land Uses with corresponding zones of C1, C1.5, C2, C4, RAS3, and RAS4. The site is located within the Westwood Community Plan Area, West Los Angeles Transportation Improvement and Mitigation Specific Plan Area, Transit Priority Area, and located in Tier 4 Transit-Oriented Communities (TOC) Affordable Housing Incentive Area and the Westwood Oriented Pedestrian District Overlay.

The project site is not located within a Methane Zone, Flood Zone, Landslide Area, Liquefaction Zone or Very High Fire Hazard Severity Zone but is located within a Special Grading Area and within the Santa Monica Fault Zone. As shown in the case file, the project is consistent with all the applicable Westwood Community Plan land use designation, policies and zoning designations. The project is allowed an increase in dwelling units by 80 percent and floor area ratio up to 4.25:1 as an Eligible Housing Development within Tier 4 of the TOC Guidelines. The proposed residential floor area is 25,693 square feet and proposed floor area ratio is 3.89:1, after consideration of the TOC Guidelines per LAMC Code Section 12.22 A.31.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The subject site is wholly within the City of Los Angeles, on a site that is approximately 6,608 square feet or 0.15 acres. Lots adjacent to the subject site to the north, west, and south, are all zoned C4-1VL-POD, designated for commercial uses and developed with commercial uses. Lots adjacent to the east are all zoned R1-1, for low residential uses and are developed with single-family dwellings. The project site has no value as habitat for endangered, rare or threatened species.

(c) The project site has no value as habitat for endangered, rare or threatened species.

The Site is not a wildland area and is not inhabited by endangered, rare, or threatened species. The site is currently developed as a street-level commercial parking lot. The site has a slope less than 10 percent and is not heavily graded. The proposed project is in a heavily developed area and will not cause any impact on wildlife. There are no protected trees and street trees located on site.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The Subject Site is not located within a Liquefaction zone, Flood Zone, Hillside Area, Landslide Area, Methane Zone, Very High Fire Hazard Severity Zone but is located within a Special Grading Area and Fault zone. Specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate grading and construction in these particular types of "sensitive" locations and reduce any potential impacts to less than significant. Regulatory Compliance Measures (RCMs) include the submittal of a Geology and Soils Report prepared by AGI Geotechnical, Inc. and dated January 15, 2019 to the Department of Building and Safety (DBS), and a Geology and Soils Report Approval Letter. Such approval letter was issued by DBS on May 23, 2019 (Log No. 108317) which details conditions of approval which must be followed. The RCMs require that design and construction of the building must conform to the California Building Code, and grading on site shall comply with the City's Landform Grading Manual, as approved by the Department of Building and Safety Grading Division.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, storm water mitigations; and Best Management Practices for stormwater runoff. More specifically, RCMs include but are not limited to:

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- **Regulatory Compliance Measure RC-GEO-5 (Subsidence Area):** Prior to the issuance of building or grading permits, the applicant shall submit a geotechnical report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety. The geotechnical report shall assess potential consequences of any subsidence and soil strength loss, estimation of settlement, lateral

movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

- **Regulatory Compliance Measure RC-GEO-6 (Expansive Soils Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

- **Regulatory Compliance Measure RC-AQ-1 (Demolition, Grading and Construction Activities):** Compliance with provisions of the SCAQMD District Rule 403. The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:
 - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
 - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling and at all times provide reasonable control of dust caused by wind.
 - All clearing, earthmoving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
 - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent an excessive amount of dust.
 - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
 - Trucks having no current hauling activity shall not idle but be turned off.

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

- **Regulatory Compliance Measure RC-N0-1 (Demolition, Grading, and Construction Activities):** The project shall comply with the City of Los Angeles Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- **Regulatory Compliance Measure RC-GE0-6 (Expansive Soils Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include but are not limited to ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project and as it may be subsequently amended or modified.

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. These RCMs will ensure the project will not have significant impacts on noise, air quality, and water. The Project will also be governed by an approved haul route under City Code requirements, which will regulate the route hauling trucks will travel, and the times at which they may leave the site, thereby reducing any potential traffic impacts to less than significant. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project and as it may be subsequently amended or modified. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The Project will be subject to further Regulatory Compliance Measures (RCMs). These require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will reduce any potential impacts on noise and water to less than significant. Furthermore, the project does not exceed the threshold criteria established by the Los Angeles Department of Transportation (LADOT) for preparing a traffic study. The LADOT Referral Form dated August 26, 2020 indicates that the project would generate a net increase of 169 daily vehicle trips, which is less than the threshold of 250 daily trips that would otherwise require a Vehicle Miles Traveled (VMT) analysis. Therefore, the project will not have any significant impacts to traffic. All haul route applications require the submittal of a Geology and Soils Report to the Department of Building and Safety (DBS). A Geology and Soils Report Approval Letter for the subject property, which details conditions of approval that must be followed, has been issued by DBS on May 23, 2019 (Log No. 108317). Thus, in conjunction with the above RCMs and compliance with other applicable regulations, the Project will not result in a significant impact based on its location.

(e) The site can be adequately served by all required utilities and public services.

The project site will be adequately served by all public utilities and services given that the project site is developed, surrounded by urban uses, served by existing infrastructure, and is consistent with the General Plan. Therefore, the project meets all of the Criteria for Class 32.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32:

(a) Cumulative Impacts. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

According to NavigateLA, there is one open haul route for the grading, excavation, and export of approximately 5,830 cubic yards of earth for a project at 1361 South Kelton Avenue which is within 1,100 feet from the subject site, for the time period between June 2018 and December 2020; and one pending haul route for the grading, excavation, and export of approximately 1,642 cubic yards of earth is located at 10717 West Ohio Avenue which is within 0.5 mile from the site and would use the same street as the subject site.

The haul route approval will be subject to recommended conditions prepared by LADOT to be considered by the Board of Building and Safety Commissioners that will reduce the impacts of the construction-related hauling activity, monitor the traffic effects of hauling, and reduce haul trips in response to congestion. Furthermore, DBS staggers the haul route schedules so as to ensure that all of the haul routes do not occur simultaneously.

Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

(b) Significant Effect Due to Unusual Circumstances. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The project consists of the construction of a new 31-unit multi-family dwelling with one level of subterranean parking. The project consists of seven stories featuring a total of 25,693 square feet. The proposed project consists of one level of subterranean parking spaces include 11 parking spaces and one 1 ADA parking space located on the ground floor, a haul route for the export of approximately 3,000 cubic yards on a 6,608 square foot lot. The proposed residential floor area and density are below the maximum amount after the consideration of 80 percent density bonus per TOC Guidelines.

The proposed project is seeking various Base and Additional Incentives as stated under TOC Guidelines. Those consist of: a) increasing the allowable number of dwelling units by 80%, b) increasing floor area ratio up to 3.89:1 totaling 25,693 square feet, c) to allow RAS3 side yards and rear yard as an incentive, allowing 5-foot side yard setbacks in lieu of 10-foot side yard setbacks and allowing 15-foot rear yard setback in lieu of 19-foot rear yard setback, d) decreasing 25 percent of open space that totals to 2,457 square feet, and e) increasing total height by 30 feet.

The proposed project is not unusual for the vicinity of the Subject Site and is similar in scope to other existing residential uses and commercial in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

- (c) Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.

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. The Subject Site is approximately 14.4 miles away from the Topanga Canyon State Scenic Highway. Therefore, the Project will not result in damage to any scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

- (d) Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962. 5 of the Government Code

According to Envirostor, the State of California's database of Hazardous Waste Sites, the Subject Site, is not identified as a hazardous waste site. Furthermore, the building permit history for the Project Site does not indicate the Site may be hazardous or otherwise contaminated and this exception does not apply.

- (e) Historical Resources.** A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The Project Site is currently developed with a parking lot that has not been identified as a historic resource by local or state agencies, and 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. 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.



Imagery ©2019 Google, Map data ©2019 Google 20 ft

-  1300 Westwood Boulevard Los Angeles, CA
-  5130 Florence Avenue Bell, CA
-  South Westwood Boulevard Los Angeles, CA
-  Home



Work

Updated 1 min ago



Heavy traffic in this area

Slower than usual



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Is everyone as depressed as I am?

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THAI CHINESE

HAMMER

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Wellworth Av
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CVS
pharmacy

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4



1300 Westwood Blvd

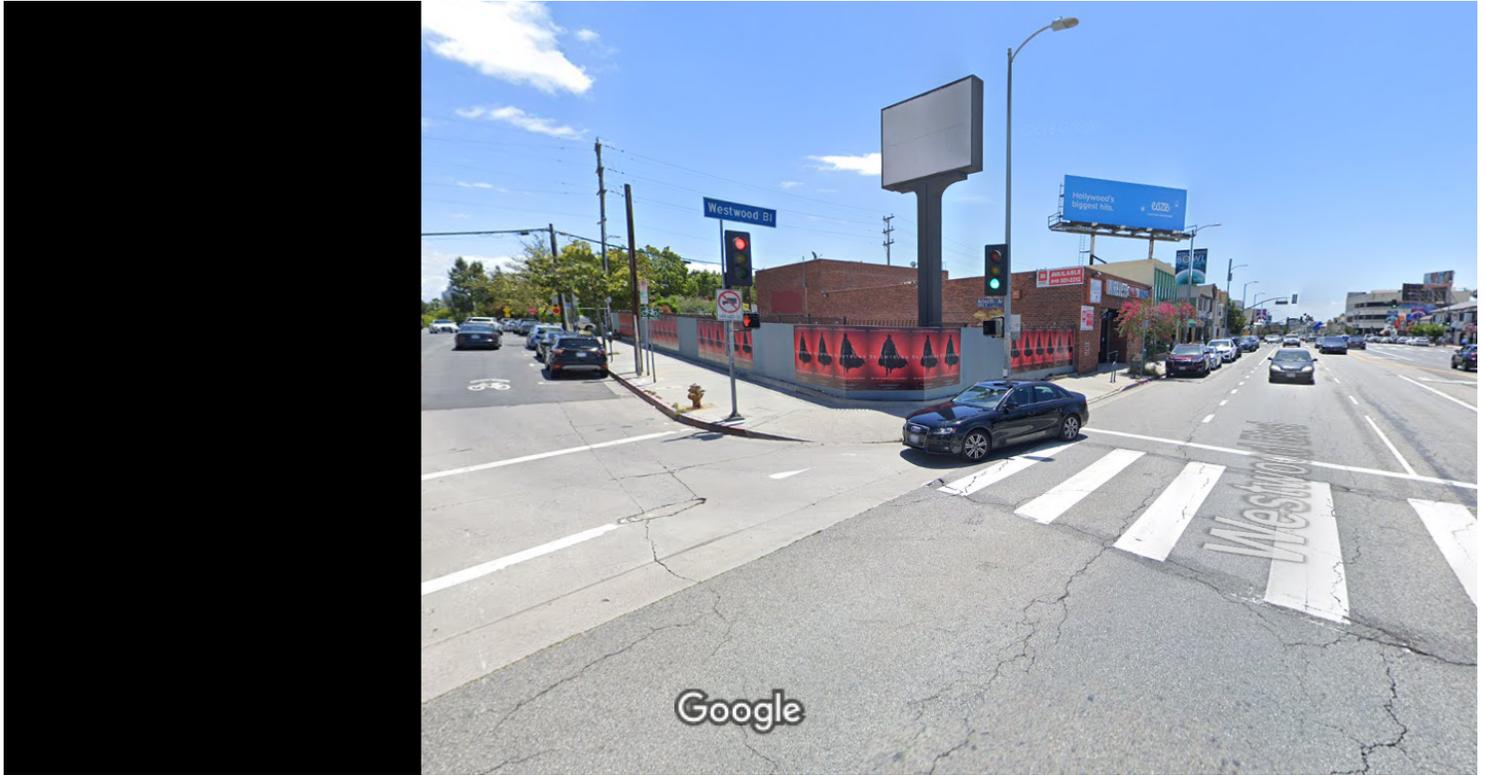
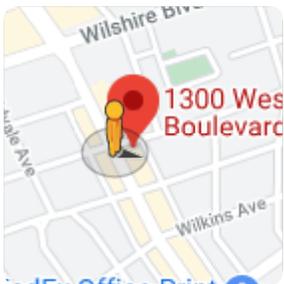


Image capture: May 2019 © 2020 Google

Los Angeles, California



Street View



Google Maps Los Angeles, California

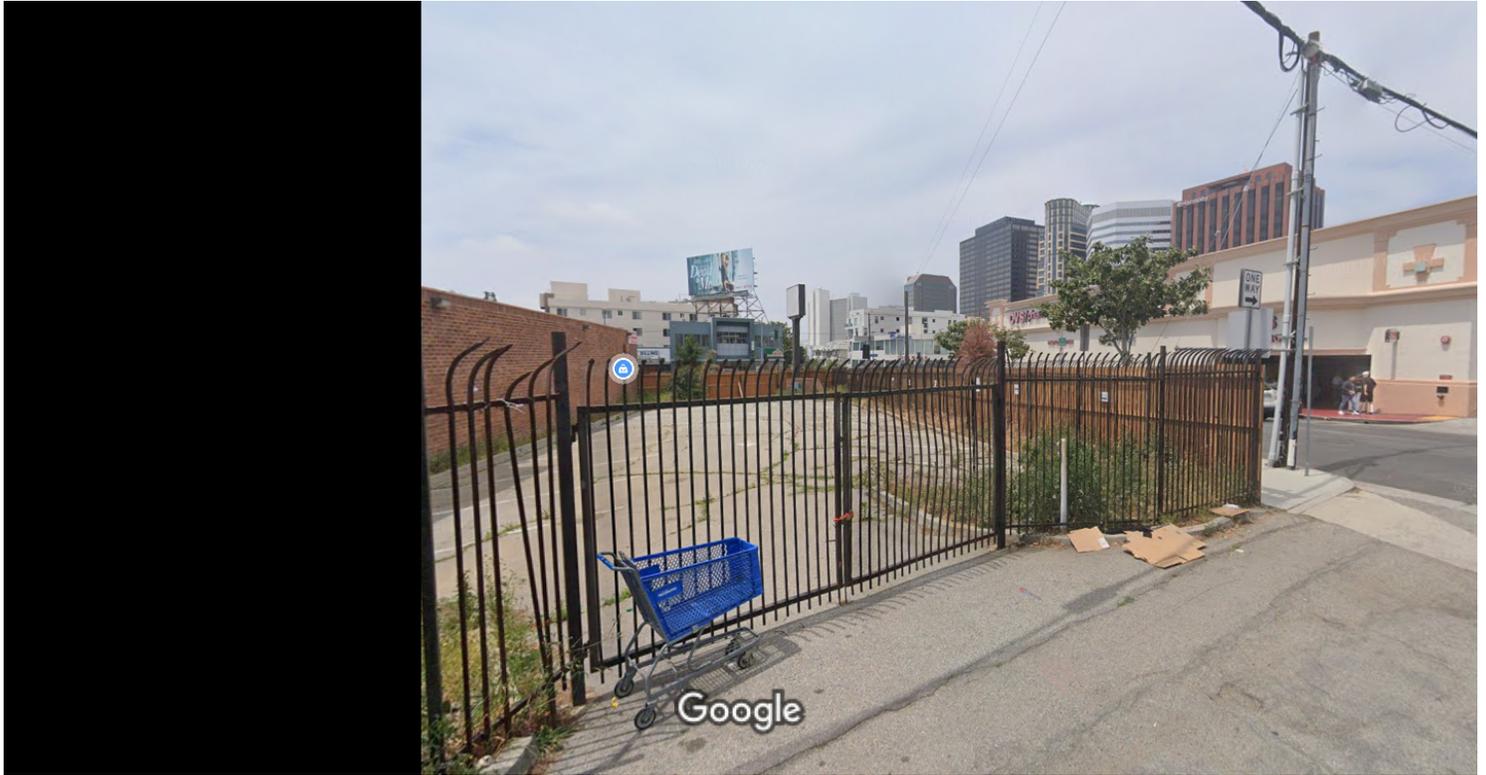
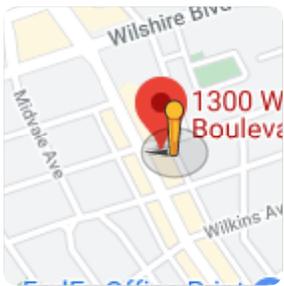
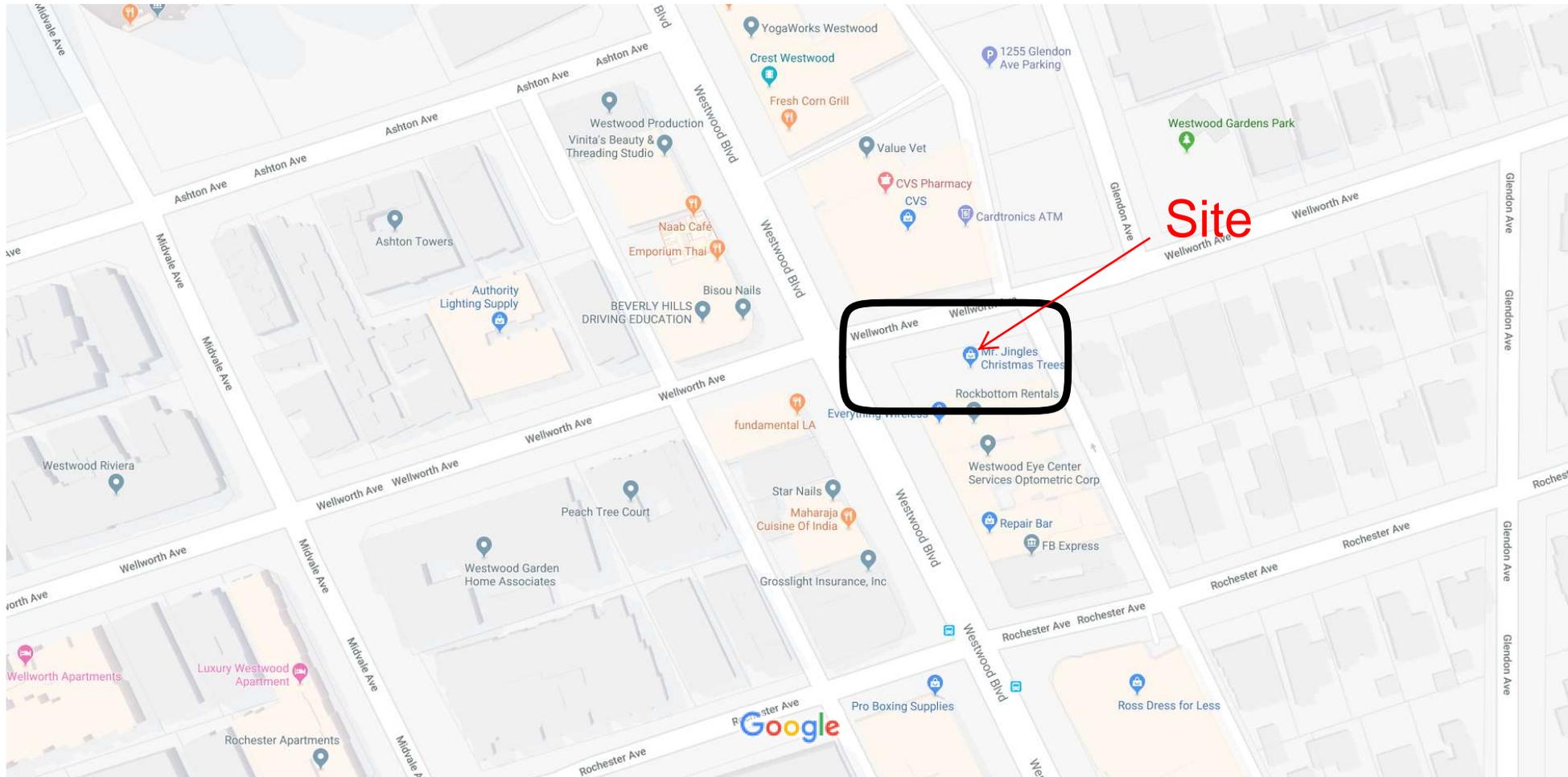


Image capture: May 2019 © 2020 Google



Street View





Map data ©2019 Google 20 m

- 🕒 5130 Florence Avenue Bell, CA
- 🕒 South Westwood Boulevard Los Angeles, CA
- 🕒 1270 Arrow Highway Irwindale, CA

 **Home**

 **Work**

Updated just now  

 **Heavy traffic in this area** 
Slower than usual

Westwood 63° 

Restaurants Hotels Bars Coffee More

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City of Los Angeles Department of City Planning

12/14/2020 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1300 S WESTWOOD BLVD

ZIP CODES

90024

RECENT ACTIVITY

ADM-2018-728-TOC

PAR-2018-4881-TOC

CASE NUMBERS

CPC-2014-1457-SP

CPC-19XX-21143

CPC-1999-3352-POD

CPC-1997-49-CPU

CPC-1978-27676

ORD-186108

ORD-183497

ORD-174260

ORD-171492

ORD-171227

ORD-163205

ORD-151946

ORD-136341

ORD-129279

DIR-2019-2789-TOC

ENV-2019-2790-CE

ENV-2014-1458-EIR-SE-CE

PKG-103

Address/Legal Information

PIN Number	132B153 656
Lot/Parcel Area (Calculated)	6,608.6 (sq ft)
Thomas Brothers Grid	PAGE 632 - GRID B3
Assessor Parcel No. (APN)	4325009001
Tract	TR 7803
Map Reference	M B 85-59/60 (SHTS 1-2)
Block	2
Lot	1
Arb (Lot Cut Reference)	None
Map Sheet	132B153

Jurisdictional Information

Community Plan Area	Westwood
Area Planning Commission	West Los Angeles
Neighborhood Council	North Westwood
Council District	CD 5 - Paul Koretz
Census Tract #	2655.10
LADBS District Office	West Los Angeles

Planning and Zoning Information

Special Notes	None
Zoning	C4-1VL-POD
Zoning Information (ZI)	ZI-2296 Pedestrian Oriented District: Westwood Boulevard ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Neighborhood Office Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	Westwood Boulevard
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 4
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	Active: Westwood Gardens Park
Assessor Information	
Assessor Parcel No. (APN)	4325009001
Ownership (Assessor)	
Owner1	1300 WESTWOOD DEVELOPMENT LLC C/O C/O MEHDI MOSSAZADEH
Address	2664 S LA CIENEGA BLVD LOS ANGELES CA 90034
Ownership (Bureau of Engineering, Land Records)	
Owner	KAHN, RICHARD D. & GRETCHEN (TR) RICHARD D. & GRETCHEN KAHN LIVING TRUST DTD 4-2-2002 (ET AL)
Address	9780 E PASEL DEL TORNASOL TUCSON AZ 85747
APN Area (Co. Public Works)*	0.156 (ac)
Use Code	2700 - Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story
Assessed Land Val.	\$3,121,200
Assessed Improvement Val.	\$0
Last Owner Change	06/18/2018
Last Sale Amount	\$3,000,030
Tax Rate Area	67
Deed Ref No. (City Clerk)	767715 1447562-3 1173129
Building 1	
Year Built	1975
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	6,800.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 4325009001]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Santa Monica Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000
Maximum Magnitude	6.60000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Hubzone	Redesignated until Dec 2021
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 4325009001]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No

Public Safety

Police Information	
Bureau	West
Division / Station	West Los Angeles
Reporting District	833
Fire Information	
Bureau	West
Batallion	9
District / Fire Station	37
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2014-1457-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	SPECIFIC PLAN AMENDMENT
Case Number:	CPC-19XX-21143
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1999-3352-POD
Required Action(s):	POD-PEDESTRIAN-ORIENTED DISTRICT
Project Descriptions(s):	PEDESTRIAN-ORIENTED DISTRICT WESTWOOD BLVD BETWEEN SANTA MONICA BLVD AND ASHTON AVE
Case Number:	CPC-1997-49-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR WESTWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLANMAP AND TEXT
Case Number:	CPC-1978-27676
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	DIR-2019-2789-TOC
Required Action(s):	TOC-TRANSIT ORIENTED COMMUNITIES
Project Descriptions(s):	DEMOLITION OF EXISTING SURFACE PARKING LOT; PURSUANT TO LAMC SEC. 12.22.A.31 NEW CONSTRUCTION OF A TIER 4 TOC 31-UNIT APARTMENT BUILDING USING 3 INCENTIVES: RAS 3 SIDE YARDS OF 5-FEET IN LIEU OF 9-FEET; HEIGHT INCREASE TO 75-FEET IN LIEU OF 45-FEET; 25% OPEN SPACE REDUCTION TO 2762 SF IN LIEU OF 3225 SF. HOUSING DATA: BY-RIGHT DENSITY = 17 MARKET RATE UNITS = 27 AFFORDABLE UNITS = 4 ELI
Case Number:	ENV-2019-2790-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	DEMOLITION OF EXISTING SURFACE PARKING LOT; PURSUANT TO LAMC SEC. 12.22.A.31 NEW CONSTRUCTION OF A TIER 4 TOC 31-UNIT APARTMENT BUILDING USING 3 INCENTIVES: RAS 3 SIDE YARDS OF 5-FEET IN LIEU OF 9-FEET; HEIGHT INCREASE TO 75-FEET IN LIEU OF 45-FEET; 25% OPEN SPACE REDUCTION TO 2762 SF IN LIEU OF 3225 SF. HOUSING DATA: BY-RIGHT DENSITY = 17 MARKET RATE UNITS = 27 AFFORDABLE UNITS = 4 ELI
Case Number:	ENV-2014-1458-EIR-SE-CE
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT SE-STATUTORY EXEMPTIONS CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ENVIRONMENTAL IMPACT REPORT

DATA NOT AVAILABLE

ORD-186108
ORD-183497
ORD-174260
ORD-171492
ORD-171227
ORD-163205
ORD-151946
ORD-136341
ORD-129279
PKG-103



Address: 1300 S WESTWOOD BLVD

Tract: TR 7803

Zoning: C4-1VL-POD

APN: 4325009001

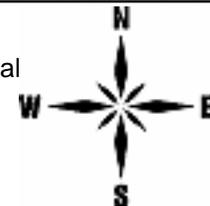
Block: 2

General Plan: Neighborhood Office Commercial

PIN #: 132B153 656

Lot: 1

Arb: None



LEGEND

GENERALIZED ZONING

-  OS, GW
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
-  CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
-  CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
-  P, PB
-  PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

COMMERCIAL

-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

FRAMEWORK

COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial

INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing
-  Hybrid Industrial

PARKING

-  Parking Buffer

PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside / Airport Landside Support
-  Airport Airside
-  LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

INDUSTRIAL

-  Limited Industrial
-  Light Industrial

CIRCULATION

STREET

-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off- Ramp
-  Railroad
-  Scenic Freeway Highway

MISC. LINES

-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor

POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
HW Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	P Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
 Aquatic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

COASTAL ZONE

 Coastal Zone Commission Authority
 Calvo Exclusion Area
 Not in Coastal Zone
 Dual Jurisdictional Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1	 Tier 3
 Tier 2	 Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

 Public Work Approval (PWA)
 Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

 Lot Line	 Airport Hazard Zone	 Flood Zone
 Tract Line	 Census Tract	 Hazardous Waste
 Lot Cut	 Coastal Zone	 High Wind Zone
 Easement	 Council District	 Hillside Grading
 Zone Boundary	 LADBS District Office	 Historic Preservation Overlay Zone
 Building Line	 Downtown Parking	 Specific Plan Area
 Lot Split	 Fault Zone	 Very High Fire Hazard Severity Zone
 Community Driveway	 Fire District No. 1	 Wells
 Building Outlines 2014	 Tract Map	
 Building Outlines 2008	 Parcel Map	



APPLICATIONS:

Related Code Section: Refer to the City Planning case determination to identify the Zone Code section for the entitlement and the appeal procedure.

Purpose: This application is for the appeal of Department of City Planning determinations authorized by the Los Angeles Municipal Code (LAMC).

A. APPELLATE BODY/CASE INFORMATION

1. APPELLATE BODY

- Area Planning Commission
- City Planning Commission
- City Council
- Director of Planning
- Zoning Administrator

Regarding Case Number: DIR-2019-2789-TOC, ENV-2018-2790-CE

Project Address: 1300 WESTWOOD BLVD., LOS ANGELES, CA 90024

Final Date to Appeal: 09/25/2020

2. APPELLANT

Appellant Identity:
(check all that apply)

- Representative
- Property Owner
- Applicant
- Operator of the Use/Site

Person, other than the Applicant, Owner or Operator claiming to be aggrieved

Person affected by the determination made by the **Department of Building and Safety**

- Representative
- Owner
- Applicant
- Operator
- Aggrieved Party

3. APPELLANT INFORMATION

Appellant's Name: GEORGE MERKERT

Company/Organization: _____

Mailing Address: c/o Laura Lake 10558 Kinnard Ave

City: LA State: CA Zip: 90024

Telephone: (415) 601-5256 E-mail: GEORGE.MERKERT@GMAIL.COM

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

- Self
- Other: _____

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

4. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): Laura Lake, Ph.D.

Company: Fix the City

Mailing Address: 10558 Kinnard Avenue

City: Los Angeles State: CA Zip: 90024

Telephone: (310) 497-5550 E-mail: laura.lake@gmail.com

5. JUSTIFICATION/REASON FOR APPEAL

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

b. Are specific conditions of approval being appealed? Yes No

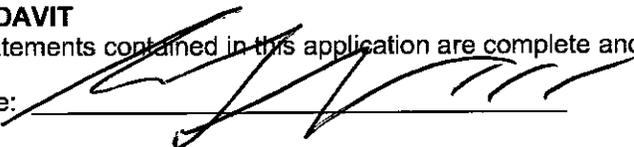
If Yes, list the condition number(s) here: _____

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
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

6. APPLICANT'S AFFIDAVIT

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

Appellant Signature: 

Date: 9/15/2020

GENERAL APPEAL FILING REQUIREMENTS

B. ALL CASES REQUIRE THE FOLLOWING ITEMS - SEE THE ADDITIONAL INSTRUCTIONS FOR SPECIFIC CASE TYPES

1. Appeal Documents

a. **Three (3) sets** - The following documents are required for each appeal filed (1 original and 2 duplicates) Each case being appealed is required to provide three (3) sets of the listed documents.

- Appeal Application (form CP-7769)
- Justification/Reason for Appeal
- Copies of Original Determination Letter

b. Electronic Copy

Provide an electronic copy of your appeal documents on a flash drive (planning staff will upload materials during filing and return the flash drive to you) or a CD (which will remain in the file). The following items must be saved as individual PDFs and labeled accordingly (e.g. "Appeal Form.pdf", "Justification/Reason Statement.pdf", or "Original Determination Letter.pdf" etc.). No file should exceed 9.8 MB in size.

c. Appeal Fee

- Original Applicant - A fee equal to 85% of the original application fee, provide a copy of the original application receipt(s) to calculate the fee per LAMC Section 19.01B 1.
- Aggrieved Party - The fee charged shall be in accordance with the LAMC Section 19.01B 1.

d. Notice Requirement

- Mailing List - All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC
- Mailing Fee - The appeal notice mailing fee is paid by the project applicant, payment is made to the City Planning's mailing contractor (BTC), a copy of the receipt must be submitted as proof of payment.

SPECIFIC CASE TYPES - APPEAL FILING INFORMATION

C. DENSITY BONUS / TRANSIT ORIENTED COMMUNITES (TOC)

1. Density Bonus/TOC

Appeal procedures for Density Bonus/TOC per LAMC Section 12.22.A 25 (g) f.

NOTE:

- Density Bonus/TOC cases, only the *on menu* or *additional incentives* items can be appealed.
- Appeals of Density Bonus/TOC cases can only be filed by adjacent owners or tenants (must have documentation), and always only appealable to the Citywide Planning Commission.
- Provide documentation to confirm adjacent owner or tenant status, i.e., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, drivers license, bill statement etc.

D. WAIVER OF DEDICATION AND OR IMPROVEMENT

Appeal procedure for Waiver of Dedication or Improvement per LAMC Section 12.37 I.

NOTE:

- Waivers for By-Right Projects, can only be appealed by the owner.
- When a Waiver is on appeal and is part of a master land use application request or subdivider's statement for a project, the applicant may appeal pursuant to the procedures that governs the entitlement.

E. TENTATIVE TRACT/VESTING

1. Tentative Tract/Vesting - Appeal procedure for Tentative Tract / Vesting application per LAMC Section 17.54 A.

NOTE: Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.

- Provide a copy of the written determination letter from Commission.

F. BUILDING AND SAFETY DETERMINATION

- 1. Appeal of the Department of Building and Safety determination, per LAMC 12.26 K 1, an appellant is considered the **Original Applicant** and must provide noticing and pay mailing fees.

a. Appeal Fee

- Original Applicant - The fee charged shall be in accordance with LAMC Section 19.01B 2, as stated in the Building and Safety determination letter, plus all surcharges. (the fee specified in Table 4-A, Section 98.0403.2 of the City of Los Angeles Building Code)

b. Notice Requirement

- Mailing Fee - The applicant must pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt as proof of payment.

- 2. Appeal of the Director of City Planning determination per LAMC Section 12.26 K 6, an applicant or any other aggrieved person may file an appeal, and is appealable to the Area Planning Commission or Citywide Planning Commission as noted in the determination.

a. Appeal Fee

- Original Applicant - The fee charged shall be in accordance with the LAMC Section 19.01 B 1 a.

b. Notice Requirement

- Mailing List - The appeal notification requirements per LAMC Section 12.26 K 7 apply.
- Mailing Fees - The appeal notice mailing fee is made to City Planning's mailing contractor (BTC), a copy of receipt must be submitted as proof of payment.

G. NUISANCE ABATEMENT

1. Nuisance Abatement - Appeal procedure for Nuisance Abatement per LAMC Section 12.27.1 C 4

NOTE:

- Nuisance Abatement is only appealable to the City Council.

a. Appeal Fee

Aggrieved Party the fee charged shall be in accordance with the LAMC Section 19.01 B 1.

2. Plan Approval/Compliance Review

Appeal procedure for Nuisance Abatement Plan Approval/Compliance Review per LAMC Section 12.27.1 C 4.

a. Appeal Fee

Compliance Review - The fee charged shall be in accordance with the LAMC Section 19.01 B.

Modification - The fee shall be in accordance with the LAMC Section 19.01 B.

NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

Please note that the appellate body must act on your appeal within a time period specified in the Section(s) of the Los Angeles Municipal Code (LAMC) pertaining to the type of appeal being filed. The Department of City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

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



CALIFORNIA ASSOCIATION OF REALTORS®

RESIDENTIAL LEASE OR MONTH-TO-MONTH RENTAL AGREEMENT

(C.A.R. Form LR, Revised 6/18)

Date 02/04/2019, George Merkert (Landlord) and Tripalink Corp, by Xianhui Liang (Tenant) agree as follows (Agreement):

1. PROPERTY:

- A. Landlord rents to Tenant and Tenant rents from Landlord, the real property and improvements described as: 10870 Wellworth Ave, Los Angeles, CA 90024-4917
B. The Premises are for the sole use as a personal residence by the following named person(s) only:
C. The following personal property, maintained pursuant to paragraph 11, is included:
D. The Premises may be subject to a local rent control ordinance

2. TERM: The term begins on (date) April 1, 2019 (Commencement Date). If Tenant has not paid all amounts then due; (i) Tenant has no right to possession or keys to the premises and; (ii) this Agreement is voidable at the option of Landlord, 2 calendar days after giving Tenant a Notice to Pay (C.A.R. Form PPN). Notice may be delivered to Tenant (i) in person; (ii) by mail to Tenant's last known address; or (iii) by email, if provided in Tenant's application or previously used by Tenant to communicate with Landlord or agent for Owner. If Landlord elects to void the lease, Landlord shall refund to Tenant all rent and security deposit paid.

- (Check A or B):
A. Month-to-Month: This Agreement continues from the commencement date as a month-to-month tenancy. Tenant may terminate the tenancy by giving written notice at least 30 days prior to the intended termination date. Tenant shall be responsible for paying rent through the termination date even if moving out early. Landlord may terminate the tenancy by giving written notice as provided by law. Such notices may be given on any date.
B. Lease: This Agreement shall terminate on (date) September 30, 2022 at 5:00 PM. Tenant shall vacate the Premises upon termination of the Agreement, unless: (i) Landlord and Tenant have extended this Agreement in writing or signed a new agreement; (ii) mandated by local rent control law; or (iii) Landlord accepts Rent from Tenant (other than past due Rent), in which case a month-to-month tenancy shall be created which either party may terminate as specified in paragraph 2A. Rent shall be at a rate agreed to by Landlord and Tenant, or as allowed by law. All other terms and conditions of this Agreement shall remain in full force and effect.

3. RENT: "Rent" shall mean all monetary obligations of Tenant to Landlord under the terms of the Agreement, except security deposit.

- A. Tenant agrees to pay \$4,800.00 per month for the term of the Agreement.
B. Rent is payable in advance on the 1st (or) day of each calendar month, and is delinquent on the next day.
C. If Commencement Date falls on any day other than the day Rent is payable under paragraph 3B, and Tenant has paid one full month's Rent in advance of Commencement Date, Rent for the second calendar month shall be prorated and Tenant shall pay 1/30th of the monthly rent per day for each day remaining in the prorated second month.
D. PAYMENT: (1) Rent shall be paid by personal check, money order, cashier's check, made payable to wire/electronic transfer, or other
(2) Rent shall be delivered to (name) at (address)
(whose phone number is) at (address)
(or at any other location subsequently specified by Landlord in writing to Tenant) (and if checked, rent may be paid personally, between the hours of and on the following days).
(3) If any payment is returned for non-sufficient funds ("NSF") or because tenant stops payment, then, after that: (i) Landlord may, in writing, require Tenant to pay Rent in cash for three months and (ii) all future Rent shall be paid by money order, or cashier's check.
E. Rent payments received by Landlord shall be applied to the earliest amount(s) due or past due.

4. SECURITY DEPOSIT:

- A. Tenant agrees to pay \$4,800.00 as a security deposit. Security deposit will be transferred to and held by the Owner of the Premises, or held in Owner's Broker's trust account.
B. All or any portion of the security deposit may be used, as reasonably necessary, to: (i) cure Tenant's default in payment of Rent (which includes Late Charges, NSF fees or other sums due); (ii) repair damage, excluding ordinary wear and tear, caused by Tenant or by a guest, invitee or licensee of Tenant; (iii) clean Premises, if necessary, upon termination of the tenancy; and (iv) replace or return personal property or appurtenances. SECURITY DEPOSIT SHALL NOT BE USED BY TENANT IN LIEU OF PAYMENT OF LAST MONTH'S RENT. If all or any portion of the security deposit is used during the tenancy, Tenant agrees to reinstate the total security deposit within five days after written notice is delivered to Tenant. Within 21 days after Tenant vacates the Premises, Landlord shall: (1) furnish Tenant an itemized statement indicating the amount of any security deposit received and the basis for its disposition and supporting documentation as required by California Civil Code § 1950.5(g); and (2) return any remaining portion of the security deposit to Tenant.
C. Security deposit will not be returned until all Tenants have vacated the Premises and all keys returned. Any security deposit returned by check shall be made out to all Tenants named on this Agreement, or as subsequently modified.
D. No interest will be paid on security deposit unless required by local law.
E. If the security deposit is held by Owner, Tenant agrees not to hold Broker responsible for its return. If the security deposit is held in Owner's Broker's trust account, and Broker's authority is terminated before expiration of this Agreement, and security deposit is released to someone other than Tenant, then Broker shall notify Tenant, in writing, where and to whom security deposit has been released. Once Tenant has been provided such notice, Tenant agrees not to hold Broker responsible for the security deposit.

Tenant's Initials

Landlord's Initials

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LR REVISED 6/18 (PAGE 1 OF 8)

RESIDENTIAL LEASE OR MONTH-TO-MONTH RENTAL AGREEMENT (LR PAGE 1 OF 8)



Premises: 10870 Wellworth Ave, Los Angeles, CA 90024-4917

Date: 02/04/2019

- D. Tenant will provide Landlord a list of items that are damaged or not in operable condition within 3 (or _____) days after Commencement Date, not as a contingency of this Agreement but rather as an acknowledgement of the condition of the Premises.
- E. Other: _____

11. MAINTENANCE USE AND REPORTING:

- A. Tenant shall properly use, operate and safeguard Premises, including if applicable, any landscaping, furniture, furnishings and appliances, and all mechanical, electrical, gas and plumbing fixtures, carbon monoxide detector(s) and smoke alarms, and keep them and the Premises clean, sanitary and well ventilated. Tenant shall be responsible for checking and maintaining all carbon monoxide detectors and any additional phone lines beyond the one line and jack that Landlord shall provide and maintain. Tenant shall replace any burned out or malfunctioning light bulbs. Tenant shall immediately notify Landlord, in writing, of any problem, malfunction or damage with any item including carbon monoxide detector(s) and smoke alarms on the property. Tenant shall be charged for all repairs or replacements caused by Tenant, pets, guests or licensees of Tenant, excluding ordinary wear and tear. Tenant shall be charged for all damage to Premises as a result of failure to report a problem in a timely manner. Tenant shall be charged for repair of drain blockages or stoppages, unless caused by defective plumbing parts or tree roots invading sewer lines.
- B. Landlord Tenant shall water the garden, landscaping, trees and shrubs, except: _____
- C. Landlord Tenant shall maintain the garden, landscaping, trees and shrubs, except: _____
- D. Landlord Tenant shall maintain _____
- E. Landlord and Tenant agree that State or local water use restrictions shall supersede any obligation of Landlord or Tenant to water or maintain any garden, landscaping, trees or shrubs pursuant to 11B, 11C, and 11D.
- F. Tenant's failure to maintain any item for which Tenant is responsible shall give Landlord the right to hire someone to perform such maintenance and charge Tenant to cover the cost of such maintenance.
- G. The following items of personal property are included in the Premises without warranty and Landlord will not maintain, repair or replace them: _____
- H. Tenant understands that if Premises is located in a Common Interest Development, Landlord may not have authority or control over certain parts of the Premises such as roof, electrical, gas or plumbing features inside certain walls, and common areas such as shared parking structure or garage.
- I. Tenant shall not use the premises to plant, grow, cultivate or sell marijuana.

12. NEIGHBORHOOD CONDITIONS: Tenant is advised to satisfy himself or herself as to neighborhood or area conditions, including, but not limited to, schools, proximity and adequacy of law enforcement, crime statistics, proximity of registered felons or offenders, fire protection, other governmental services, availability, adequacy and cost of any wired, wireless internet connections or other telecommunications or other technology services and installations, proximity to commercial, industrial or agricultural activities, existing and proposed transportation, construction and development that may affect noise, view, or traffic, airport noise, noise or odor from any source, wild and domestic animals, other nuisances, hazards, or circumstances, cemeteries, facilities and condition of common areas, conditions and influences of significance to certain cultures and/or religions, and personal needs, requirements and preferences of Tenant.

13. PETS: Unless otherwise provided in California Civil Code §54.2, or other law, no animal or pet shall be kept on or about the Premises without Landlord's prior written consent, except as agreed to in the attached Pet Addendum (C.A.R. Form PET).

- 14. SMOKING:**
- A. (i) Tenant is responsible for all damage caused by smoking including, but not limited to stains, burns, odors and removal of debris; (ii) Tenant acknowledges that in order to remove odor caused by smoking, Landlord may need to replace carpet and drapes and paint the entire premises regardless of when these items were last cleaned, replaced or repainted. Such actions and other necessary steps will impact the return of any security deposit.
 - B. The Premises or common areas may be subject to a local non-smoking ordinance.
 - C. NO SMOKING of any substance is allowed on the Premises or common areas. If smoking does occur on the Premises or common areas, (i) Tenant is in material breach of this Agreement; (ii) Tenant, guests, and all others may be required to leave the Premises. Smoking of the following substances only is allowed: _____

- 15. RULES/REGULATIONS:**
- A. Tenant agrees to comply with all Landlord rules and regulations that are at any time posted on the Premises or delivered to Tenant. Tenant shall not, and shall ensure that guests, invitees, and licensees of Tenant shall not, disturb, annoy, endanger or interfere with other tenants of the building or neighbors, or use the Premises for any unlawful purposes, under federal, state, or local law including, but not limited to, using, manufacturing, selling, storing or transporting illicit drugs or other contraband, or violate any law or ordinance, or commit a waste or nuisance on or about the Premises.
 - B. (If applicable, check one)
 - 1. Landlord shall provide Tenant with a copy of the rules and regulations within _____ days or _____
 - OR 2. Tenant has been provided with, and acknowledges receipt of, a copy of the rules and regulations.

Tenant's Initials *JS*

Landlord's Initials *GM*



Premises: **10870 Wellworth Ave, Los Angeles, CA 90024-4917**Date: **02/04/2019**

- 23. JOINT AND INDIVIDUAL OBLIGATIONS:** If there is more than one Tenant, each one shall be individually and completely responsible for the performance of all obligations of Tenant under this Agreement, jointly with every other Tenant, and individually, whether or not in possession.
- 24. POSSESSION:**
- A. (1) Tenant is not in possession of the Premises. If Landlord is unable to deliver possession of Premises on Commencement Date, such Date shall be extended to the date on which possession is made available to Tenant. If Landlord is unable to deliver possession within 5 (or _____) calendar days after agreed Commencement Date, Tenant may terminate this Agreement by giving written notice to Landlord, and shall be refunded all Rent and security deposit paid.
- or (2) Possession is deemed terminated when Tenant has returned all keys to the Premises to Landlord.
- B. Tenant is already in possession of the Premises.
- 25. TENANT'S OBLIGATIONS UPON VACATING PREMISES:**
- A. Upon termination of this Agreement, Tenant shall: (i) give Landlord all copies of all keys and any opening devices to Premises, including any common areas; (ii) vacate and surrender Premises to Landlord, empty of all persons; and personal property belonging to Tenant (iii) vacate any/all parking and/or storage space; (iv) clean and deliver Premises, as specified in paragraph C below, to Landlord in the same condition as referenced in paragraph 10; (v) remove all debris; (vi) give written notice to Landlord of Tenant's forwarding address; and (vii) _____.
- B. All alterations/improvements made by or caused to be made by Tenant, with or without Landlord's consent, become the property of Landlord upon termination. Landlord may charge Tenant for restoration of the Premises to the condition it was in prior to any alterations/improvements.
- C. **Right to Pre-Move-Out Inspection and Repairs:** (i) After giving or receiving notice of termination of a tenancy (C.A.R. Form NTT), or before the expiration of this Agreement, Tenant has the right to request that an inspection of the Premises take place prior to termination of the lease or rental (C.A.R. Form NRI). If Tenant requests such an inspection, Tenant shall be given an opportunity to remedy identified deficiencies prior to termination, consistent with the terms of this Agreement. (ii) Any repairs or alterations made to the Premises as a result of this inspection (collectively, "Repairs") shall be made at Tenant's expense. Repairs may be performed by Tenant or through others, who have adequate insurance and licenses and are approved by Landlord. The work shall comply with applicable law, including governmental permit, inspection and approval requirements. Repairs shall be performed in a good, skillful manner with materials of quality and appearance comparable to existing materials. It is understood that exact restoration of appearance or cosmetic items following all Repairs may not be possible. (iii) Tenant shall: (a) obtain receipts for Repairs performed by others; (b) prepare a written statement indicating the Repairs performed by Tenant and the date of such Repairs; and (c) provide copies of receipts and statements to Landlord prior to termination. Paragraph 25C does not apply when the tenancy is terminated pursuant to California Code of Civil Procedure § 1161(2), (3), or (4).
- 26. BREACH OF CONTRACT; EARLY TERMINATION:** In addition to any obligations established by paragraph 25, in the event of termination by Tenant prior to completion of the original term of the Agreement, Tenant shall also be responsible for lost Rent, rental commissions, advertising expenses and painting costs necessary to ready Premises for re-rental. Landlord may withhold any such amounts from Tenant's security deposit.
- 27. TEMPORARY RELOCATION:** Subject to local law, Tenant agrees, upon demand of Landlord, to temporarily vacate Premises for a reasonable period, to allow for fumigation (or other methods) to control wood destroying pests or organisms, or other repairs to Premises. Tenant agrees to comply with all instructions and requirements necessary to prepare Premises to accommodate pest control, fumigation or other work, including bagging or storage of food and medicine, and removal of perishables and valuables. Tenant shall only be entitled to a credit of Rent equal to the per diem Rent for the period of time Tenant is required to vacate Premises.
- 28. DAMAGE TO PREMISES:** If, by no fault of Tenant, Premises are totally or partially damaged or destroyed by fire, earthquake, accident or other casualty that render Premises totally or partially uninhabitable, either Landlord or Tenant may terminate this Agreement by giving the other written notice. Rent shall be abated as of the date Premises become totally or partially uninhabitable. The abated amount shall be the current monthly Rent prorated on a 30-day period. If the Agreement is not terminated, Landlord shall promptly repair the damage, and Rent shall be reduced based on the extent to which the damage interferes with Tenant's reasonable use of Premises. If damage occurs as a result of an act of Tenant or Tenant's guests, only Landlord shall have the right of termination, and no reduction in Rent shall be made.
- 29. INSURANCE:** A. Tenant's, guest's, invitees or licensee's personal property and vehicles are not insured by Landlord, manager or, if applicable, HOA, against loss or damage due to fire, theft, vandalism, rain, water, criminal or negligent acts of others, or any other cause. **Tenant is advised to carry Tenant's own insurance (renter's insurance) to protect Tenant from any such loss or damage.** B. Tenant shall comply with any requirement imposed on Tenant by Landlord's insurer to avoid: (i) an increase in Landlord's insurance premium (or Tenant shall pay for the increase in premium); or (ii) loss of insurance. C. Tenant shall obtain liability insurance, in an amount not less than **\$1,000,000.00**, naming Landlord and, if applicable, Property Manager as additional insured for injury or damage to, or upon, the Premises during the term of this agreement or any extension. Tenant shall provide Landlord a copy of the insurance policy before commencement of this Agreement, and a rider prior to any renewal.
- 30. WATERBEDS/PORTABLE WASHERS:** Tenant shall not use or have waterbeds on the Premises unless: (i) Tenant obtains a valid waterbed insurance policy; (ii) Tenant increases the security deposit in an amount equal to one-half of one month's Rent; and (iii) the bed conforms to the floor load capacity of Premises. Tenant shall not use on the Premises Portable Dishwasher Portable Washing Machine.
- 31. WAIVER:** The waiver of any breach shall not be construed as a continuing waiver of the same or any subsequent breach.

Tenant's Initials Landlord's Initials

LR REVISED 6/18 (PAGE 5 OF 8)

RESIDENTIAL LEASE OR MONTH-TO-MONTH RENTAL AGREEMENT (LR PAGE 5 OF 8)



Premises: 10870 Wellworth Ave, Los Angeles, CA 90024-4917

Date: 02/04/2019

32 NOTICE: Notices may be served at the following address, or at any other location subsequently designated:

Landlord: George Merkert
P.O. Box 24521
Los Angeles, CA 90024
email copy to: george.merkert@gmail.com

Tenant: Tripalink Corp. by Xianhui Liang
6355 Seastone Way
Sacramento, CA 95831
626-286-5176 patrickl@sv101.com

33. TENANT ESTOPPEL CERTIFICATE: Tenant shall execute and return a tenant estoppel certificate delivered to Tenant by Landlord or Landlord's agent within **3 days** after its receipt (C.A.R. Form TEC). Failure to comply with this requirement shall be deemed Tenant's acknowledgment that the tenant estoppel certificate is true and correct, and may be relied upon by a lender or purchaser.

34. REPRESENTATION

A. TENANT REPRESENTATION; OBLIGATIONS REGARDING OCCUPANTS; CREDIT: Tenant warrants that all statements in Tenant's rental application are accurate. Landlord requires all occupants 18 years of age or older and all emancipated minors to complete a lease rental application. Tenant acknowledges this requirement and agrees to notify Landlord when any occupant of the Premises reaches the age of 18 or becomes an emancipated minor. Tenant authorizes Landlord and Broker(s) to obtain Tenant's credit report periodically during the tenancy in connection with the modification or enforcement of this Agreement. Landlord may cancel this Agreement: (i) before occupancy begins; upon disapproval of the credit report(s), or upon discovering that information in Tenant's application is false; (ii) After commencement date, upon disapproval of an updated credit report or upon discovering that information in Tenant's application is no longer true. A negative credit report reflecting on Tenant's record may be submitted to a credit reporting agency if Tenant fails to fulfill the terms of payment and other obligations under this Agreement.

B. LANDLORD REPRESENTATIONS: Landlord warrants that, unless otherwise specified in writing, Landlord is unaware of (i) any recorded Notices of Default affecting the Premise; (ii) any delinquent amounts due under any loan secured by the Premises; and (iii) any bankruptcy proceeding affecting the Premises.

35. MEDIATION:

- A. Consistent with paragraphs B and C below, Landlord and Tenant agree to mediate any dispute or claim arising between them out of this Agreement, or any resulting transaction, before resorting to court action. Mediation fees, if any, shall be divided equally among the parties involved. If, for any dispute or claim to which this paragraph applies, any party commences an action without first attempting to resolve the matter through mediation, or refuses to mediate after a request has been made, then that party shall not be entitled to recover attorney fees, even if they would otherwise be available to that party in any such action.
- B. The following matters are excluded from mediation: (i) an unlawful detainer action; (ii) the filing or enforcement of a mechanic's lien; and (iii) any matter within the jurisdiction of a probate, small claims or bankruptcy court. The filing of a court action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional remedies, shall not constitute a waiver of the mediation provision.
- C. Landlord and Tenant agree to mediate disputes or claims involving Listing Agent, Leasing Agent or property manager ("Broker"), provided Broker shall have agreed to such mediation prior to, or within a reasonable time after, the dispute or claim is presented to such Broker. Any election by Broker to participate in mediation shall not result in Broker being deemed a party to this Agreement.

36. ATTORNEY FEES: In any action or proceeding arising out of this Agreement, the prevailing party between Landlord and Tenant shall be entitled to reasonable attorney fees and costs, collectively not to exceed \$1,000 (or \$5,000.00), except as provided in paragraph 35A.

37. C.A.R. FORM: C.A.R. Form means the specific form referenced or another comparable form agreed to by the parties.

38. STATUTORY DISCLOSURES:

- A. **LEAD-BASED PAINT (If checked):** Premises were constructed prior to 1978. In accordance with federal law, Landlord gives and Tenant acknowledges receipt of the disclosures on the attached form (C.A.R. Form FLD) and a federally approved lead pamphlet.
- B. **PERIODIC PEST CONTROL (CHECK IF EITHER APPLIES):**
 - 1. Landlord has entered into a contract for periodic pest control treatment of the Premises and shall give Tenant a copy of the notice originally given to Landlord by the pest control company.
 - 2. Premises is a house. Tenant is responsible for periodic pest control treatment.
- C. **METHAMPHETAMINE CONTAMINATION:** Prior to signing this Agreement, Landlord has given Tenant a notice that a health official has issued an order prohibiting occupancy of the property because of methamphetamine contamination. A copy of the notice and order are attached.
- D. **BED BUGS:** Landlord has no knowledge of any infestation in the Premises by bed bugs. See attached Bed Bug Disclosure (C.A.R. Form BBD) for further information. Tenant shall report suspected bed bug infestation to Landlord or, if applicable, property manager and cooperate with any inspection for and treatment of bed bugs. Landlord will notify tenants of any units infested by bed bugs.
- E. **MEGAN'S LAW DATABASE DISCLOSURE:** Notice: Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides. (Neither Landlord nor Brokers, if any, are required to check this website. If Tenant wants further information, Tenant should obtain information directly from this website.)
- F. **RESIDENTIAL ENVIRONMENTAL HAZARDS BOOKLET:** Tenant acknowledges receipt of the residential environmental hazards booklet.
- G. **MILITARY ORDINANCE DISCLOSURE:** (If applicable and known to Landlord) Premises are located within one mile of an area once used for military training, and may contain potentially explosive munitions.
- H. **FLOOD HAZARD DISCLOSURE:** Flooding has the potential to cause significant damage to personal property owned by Tenant. See attached Tenant Flood Hazard Disclosure (C.A.R. Form TFHD) for additional information.

Tenant's Initials [Signature]
LR REVISED 6/18 (PAGE 6 OF 8)

Landlord's Initials [Signature]

RESIDENTIAL LEASE OR MONTH-TO-MONTH RENTAL AGREEMENT (LR PAGE 6 OF 8)



Premises: 10870 Wellworth Ave, Los Angeles, CA 90024-4917

Date: 02/04/2019

39. TIME OF ESSENCE; ENTIRE CONTRACT; CHANGES: Time is of the essence. All understandings between the parties are incorporated in this Agreement. Its terms are intended by the parties as a final, complete and exclusive expression of their Agreement with respect to its subject matter, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. If any provision of this Agreement is held to be ineffective or invalid, the remaining provisions will nevertheless be given full force and effect. Neither this Agreement nor any provision in it may be extended, amended, modified, altered or changed except in writing. This Agreement is subject to California landlord-tenant law and shall incorporate all changes required by amendment or successors to such law. This Agreement and any supplement, addendum or modification, including any copy, may be signed in two or more counterparts, all of which shall constitute one and the same writing.

40. AGENCY:

A. CONFIRMATION: The following agency relationship(s) are hereby confirmed for this transaction:

Listing Agent: (Print firm name) Compass
is the agent of (check one): the Landlord exclusively; or both the Landlord and Tenant.
Leasing Agent: (Print firm name) Realty Group International
(if not same as Listing Agent) is the agent of (check one): the Tenant exclusively; or the Landlord exclusively; or both the Tenant and Landlord.

B. DISCLOSURE: (If checked): The term of this Agreement exceeds one year. A disclosure regarding real estate agency relationships (C.A.R. Form AD) has been provided to Landlord and Tenant, who each acknowledge its receipt.

41. TENANT COMPENSATION TO BROKER: Upon execution of this Agreement, Tenant agrees to pay compensation to Broker as specified in a separate written agreement between Tenant and Broker.

42. NOTICE OF RIGHT TO RECEIVE FOREIGN LANGUAGE TRANSLATION OF LEASE/RENTAL AGREEMENTS: California Civil Code requires a landlord or property manager to provide a tenant with a foreign language translation copy of a lease or rental agreement if the agreement was negotiated primarily in Spanish, Chinese, Korean, Tagalog or Vietnamese. If applicable, every term of the lease/rental needs to be translated except for, among others, names, dollar amounts and dates written as numerals, and words with no generally accepted non-English translation.

43. OWNER COMPENSATION TO BROKER: Upon execution of this Agreement, Owner agrees to pay compensation to Broker as specified in a separate written agreement between Owner and Broker (C.A.R. Form LL or LCA).

44. RECEIPT: If specified in paragraph 5, Landlord or Broker, acknowledges receipt of move-in funds.

45. OTHER TERMS AND CONDITIONS; If checked, the following ATTACHED documents are incorporated in this Agreement:

- Keysafe/Lockbox Addendum (C.A.R. Form KLA); Lead-Based Paint and Lead-Based Paint Hazards Disclosure (C.A.R. Form FLD);
- Lease/Rental Mold and Ventilation Addendum (C.A.R. Form LRM); Landlord in Default Addendum (C.A.R. Form LID)
- Bed Bug Disclosure (C.A.R. Form BBD); Tenant Flood Hazard Disclosure (C.A.R. Form TFHD)

Other: See Addendum 1 for Lease amount agreement and Tenant responsibility verbiage.

46. REPRESENTATIVE CAPACITY: If one or more Parties is signing this Agreement in a representative capacity and not for him/herself as an individual then that Party shall so indicate in paragraph 49 or 50 and attach a Representative Capacity Signature Disclosure (C.A.R. Form RCSD). Wherever the signature or initials of the representative identified in the RCSD appear on this Agreement or any related documents, it shall be deemed to be in a representative capacity for the entity described and not in an individual capacity, unless otherwise indicated. The Party acting in a representative capacity (i) represents that the entity for which that party is acting already exists and (ii) shall Deliver to the other Party and Escrow Holder, within 3 Days After Acceptance, evidence of authority to act in that capacity (such as but not limited to: applicable portion of the trust or Certification Of Trust (Probate Code §18100.5), letters testamentary, court order, power of attorney, corporate resolution, or formation documents of the business entity).

Landlord and Tenant acknowledge and agree Brokers: (a) do not guarantee the condition of the Premises; (b) cannot verify representations made by others; (c) cannot provide legal or tax advice; (d) will not provide other advice or information that exceeds the knowledge, education or experience required to obtain a real estate license. Furthermore, if Brokers are not also acting as Landlord in this Agreement, Brokers: (e) do not decide what rental rate a Tenant should pay or Landlord should accept; and (f) do not decide upon the length or other terms of this Agreement. Landlord and Tenant agree that they will seek legal, tax, insurance and other desired assistance from appropriate professionals.

47. INTERPRETER/TRANSLATOR: The terms of this Agreement have been interpreted for Tenant into the following language: _____ . Landlord and Tenant acknowledge receipt of the attached interpreter/translator agreement (C.A.R. Form ITA).

48. The Premises is being managed by Owner, (or, if checked):

- Listing firm in box below
- Leasing firm in box below
- Property Management firm immediately below

Real Estate Broker (Property Manager) _____ DRE Lic # _____

By (Agent) _____ DRE Lic # _____

Address _____ Telephone # _____

Tenant's Initials (Signature)

Landlord's Initials (Signature)



Premises: **10870 Wellworth Ave, Los Angeles, CA 90024-4917**Date: **02/04/2019****49. Tenant agrees to rent the Premises on the above terms and conditions.**

One or more Tenants is signing this Agreement in a representative capacity and not for him/herself as an individual. See attached Representative Capacity Signature Disclosure (For Tenant Representative) (C.A.R. Form RCSD-T) for additional terms.

Tenant *[Signature]* Date 2/21/2019

Print Name **Tripalink Corp, by Xianhui Liang**

Address _____ City _____ State _____ Zip _____

Telephone _____ Fax _____ E-mail **patrickl@sv101.com**

Tenant _____ Date _____

Print Name _____

Address _____ City _____ State _____ Zip _____

Telephone _____ Fax _____ E-mail _____

Additional Signature Addendum attached (C.A.R. Form ASA)

GUARANTEE: In consideration of the execution of this Agreement by and between Landlord and Tenant and for valuable consideration, receipt of which is hereby acknowledged, the undersigned ("Guarantor") does hereby: (i) guarantee unconditionally to Landlord and Landlord's agents, successors and assigns, the prompt payment of Rent or other sums that become due pursuant to this Agreement, including any and all court costs and attorney fees included in enforcing the Agreement; (ii) consent to any changes, modifications or alterations of any term in this Agreement agreed to by Landlord and Tenant; and (iii) waive any right to require Landlord and/or Landlord's agents to proceed against Tenant for any default occurring under this Agreement before seeking to enforce this Guarantee.

Guarantor (Print Name) _____

Guarantor _____ Date _____

Address _____ City _____ State _____ Zip _____

Telephone _____ Fax _____ E-mail _____

50. Landlord (owner or agent for owner) agrees to rent the Premises on the above terms and conditions.

One or more Landlords is signing this Agreement in a representative capacity and not for him/herself as an individual. See attached Representative Capacity Signature Disclosure (For Landlord Representative) (C.A.R. Form RCSD-LL) for additional terms.

Landlord *George Merkert* Date 2/19/2019 Landlord _____ Date _____

George Merkert

Address **P.O. Box 24521, Los Angeles, CA 90024**

Telephone _____ Fax _____ E-mail **george.merkert@gmail.com**

REAL ESTATE BROKERS:

A. Real estate brokers who are not also Landlord under this Agreement are not parties to the Agreement between Landlord and Tenant.

B. Agency relationships are confirmed in paragraph 40.

C. COOPERATING BROKER COMPENSATION: Listing Broker agrees to pay Cooperating Broker (Leasing Firm) and Cooperating Broker agrees to accept: (i) the amount specified in the MLS, provided Cooperating Broker is a Participant of the MLS in which the Property is offered for sale or lease or a reciprocal MLS; or (ii) (if checked) the amount specified in a separate written agreement between Listing Broker and Cooperating Broker.

Real Estate Broker (Leasing Firm) **Realty Group International** DRE Lic. # **01851037**

By (Agent) *[Signature]* **Azucena Carrillo** DRE Lic. # _____ Date 2/21/2019

Address *FCF3CB906E684FA* City _____ State _____ Zip _____

Telephone **323-702-1883** Fax _____ E-mail **acarrillo@rgico.com**

Real Estate Broker (Listing Firm) **Compass** DRE Lic. # **01991628**

By (Agent) *Scott Tamkin* **Scott Tamkin** DRE Lic. # **01336758** Date 2/19/2019

Address **9454 Wilshire Blvd. Suite 400** City **Beverly Hills** State **CA** Zip **90212**

Telephone **(310)493-4141** Fax _____ E-mail **scott@nestrealtors.com**

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LR REVISED 6/18 (PAGE 8 OF 8)

RESIDENTIAL LEASE OR MONTH-TO-MONTH RENTAL AGREEMENT (LR PAGE 8 OF 8)

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10870 Wellworth

JUSTIFICATION FOR APPEAL TO CPC

DIR-2019-2789-TOC, ENV-2018-2790-CE (1300 WESTWOOD BLVD.)

September 23, 2020

Attached are three copies of the TOC appeal form signed by George Merkert, a check for \$109.47 for the appeal fee, a lease showing that George Merkert is the property owner of 10870 Wellworth, within 100 feet of the project site, and contact information for his Representative, Fix the City (c/o Laura Lake, Ph.D.). Dr. Lake, a neighbor and volunteer, will file the appeal at the WLA Planning Office.

Mr. Merkert lives across the alley, at 10870 Wellworth Avenue, from the proposed project. He requests that this approval be rescinded for the reasons discussed below.

MEASURE JJJ VIOLATIONS: The approval of 1300 Westwood is unlawful because the discretionary incentives approved were not “described herein” as required by LAMC 12.22 A31(b). Additional incentives are only available to projects under Measure JJJ Section 5(e) and require compliance with the Labor Standard.

The only TOC incentives described in Measure JJJ Section 6 are *ministerial* incentives: increased FAR and density and reduced parking. CPC is not authorized to add discretionary incentives and to circumvent the Labor Standard.

Only the voters can modify JJJ. Thus discretionary/additional TOC incentives approved for 1300 Westwood violate City Charter Section 464(a).

- *The calculation of the “base incentives” is required to be based on the **base zone and density** (LAMC 12.21 A.31(b)(2)(i) and not TOC Tiers. Therefore, **even the ministerial incentives for 1300 Westwood have been unlawfully approved.***
- *The so-called “additional/discretionary” TOC incentives violate the clear language of Measure JJJ and thus unlawfully modify an initiative approved by the voters, in violation of City Charter Section 464(a). Only the voters can authorize additional TOC incentives or TOC Tiers. Until then, the Planning Department must adopt TOC Guidelines that provide increased density and FAR in exchange for hopefully larger amounts of affordable housing than currently required. All other applications must be filed under JJJ Section 5 and comply with the Labor Standard.*
- JJJ Section 6 does not authorize an alternative Transitional Height from LAMC 12.21.1A10. It also does not authorize any additional height. The 75-foot height approved for 1300 Westwood is therefore unlawful because it violates the Transitional Height Ordinance and exceeds the 45-foot height limit for Height

District 1VL. Only the voters can modify this Initiative to permit additional incentives. Therefore the 75-foot height violates Measure JJJ (LAMC 12.21 A31).

- JJJ Section 6 did not establish TOC Tiers to calculate incentives. Use of TOC Tiers violates Measure JJJ's requirement that incentives be determined by the **base density and zone**
- *JJJ Section 6 did not authorize yard reductions. Thus, the yard reductions approved for this project are unlawful.* The plot plan on p. 6 Attachment A (A2.01) does not provide an adequate rear yard as defined by LAMC 12.03: **from the ground to the sky**. The "encroachment" above the ground floor means that the actual rear yard is about 6 feet from the property line. A 19-foot rear yard is required. *Relief from the required rear yard is not an incentive available under Section 6 of JJJ.*
- **GARAGE ACCESS FROM ALLEY CREATES NOISE AND GLARE FOR RESIDENTS AND POTENTIAL TRAFFIC HAZARD ON THE ONE-WAY ALLEY.** The garage access off the northbound one-way alley creates noise and glare for our homes and potential for visitors and tenants to take a short-cut and enter the garage from the north, rather than all the way to the south from Rochester. The garage access should be on Wellworth, not the alley. Signage will not cure this safety hazard.

WESTWOOD COMMUNITY PLAN VIOLATIONS: No findings were provided that the project complies with the Westwood Boulevard POD. The project site is zoned C4-1VL-POD. It is limited to 45-feet. Westwood Boulevard is a POD to encourage retail and commercial uses under the Westwood Community Plan and the POD (Westwood Community Plan p.III-7, and Policy 2-1.2 is to "Protect commercially planned/zoned areas from encroachment by residential only development." (Ibid., p. III-8). 1300 Westwood is a residential-only project and not compatible with the POD.

Westwood Community Plan Policy 2-2.2 "Promote mixed-use projects along designated Mixed Use Boulevards and in Westwood Village and ensure their development...and compatibility with surrounding uses." (Ibid., p.III-9). The scale is not compatible with single story homes, and it is not compatible with the 45-foot mixed-use boulevard POD.

The Design Guidelines in the Westwood Community Plan clearly require "maximizing retail and commercial uses along frontages of building." (Ibid, p. V-3).

Specifically, POD designs are to "ensure that the mass, proportion and scale of all new buildings and remodels shall be at a pedestrian scale and designed in harmony with the surrounding neighborhood." (Ibid., p. V-3). This is most definitely not in scale. It will tower over Westwood, which has designated the Wilshire Corridor and the Regional Center for tall buildings. Westwood Boulevard is designated to be neighborhood-serving and neighborhood-sized.

WESTWOOD BLVD. SIDEWALK WIDTH? There is no discussion of the sidewalk width. Since Westwood Boulevard is designated as a POD and intended to attract pedestrians, is this project required to provide a 15-foot wide sidewalk on Westwood Boulevard? What is the designation in MP2035? Is it compliant?

ROOFTOP DECK A NOISE AND PRIVACY NUISANCE FOR ENTIRE AREA. The rooftop deck impacts the privacy of the entire neighborhood. It also creates noise for the entire neighborhood. There are no use conditions placed upon the deck to protect the neighbors. We request that the rooftop use be regulated carefully, similar to the conditions imposed on 11001 Pico Blvd.

IS THERE A PARKING COVENANT? ZIMAS lists an Affidavit – Pkg. 103. Yet the LOD claims there is no parking covenant. Please provide the affidavit and verify that there is no parking covenant.

LOADING DOCK FOR MOVING VANS NEEDED. Based on the plot plan, there is no loading dock for moving vans. Residential buildings in Westwood on narrow residential streets that lack loading docks create traffic hazards, often double-parking and forcing traffic to face opposing traffic to bypass moving vans. Please require a loading dock.

Sincerely,

George Merkert

George.Merkert@gmail.com

REPRESENTATIVE: Fix the City (Laura.Lake@gmail.com) 310-497-5550

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

DIRECTOR'S DETERMINATION

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM

September 10, 2020

Applicant/Owner

Mehdi Mossazadeh
1300 Westwood Development LLC
2664 South La Cienega Boulevard
Los Angeles, CA 90034

Representative

Andy Simhaee
Simha Engineering, Inc.
1332 South Saint Joseph Place
Los Angeles, CA 90015

Case No. DIR-2019-2789-TOC

CEQA: ENV-2018-2790-CE

Location: 1300 Westwood Boulevard

Council District: 5 - Koretz

Community Plan Area: Westwood

Land Use Designation: Neighborhood Office

Commercial

Zone: C4-1VL-POD

Legal Description: Lot 1, Block 2, Tract TR 7803

Last Day to File an Appeal: September 25, 2020

DETERMINATION – Transit Oriented Communities Affordable Housing Incentive Program

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

DETERMINED, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

APPROVE a **Transit Oriented Communities (TOC) Compliance Review** for a qualifying Tier 4 project totaling 31 dwelling units, reserving 4 units for Extremely Low-Income occupancy for a period of 55 years, with the following requested Base and Additional Incentives:

Base Incentives:

- a. **Residential Density.** A 72.22 percent increase in the maximum density to permit a total of 31 dwelling units, in lieu of 18 units as otherwise permitted by the C4 base density; and
- b. **Floor Area Ratio (FAR).** A maximum FAR of up to 3.89:1 in lieu of 1.5:1 as otherwise permitted by LAMC Section 12.21.1 A.1; and
- c. **Parking.** No parking requirements per dwelling units are required per TOC; and

Additional Incentives:

- d. **Height and Transitional Height.** A 30-foot increase in the building height, allowing 75 feet in lieu of the maximum 45 feet, otherwise allowed by the C4-1VL-POD Zone; and Transitional Height per TOC Guidelines; and
- e. **Yard/Setback.** A reduction in required side and rear yards to allow RAS3 yards allowing 5-foot side yards in lieu of the required 10-foot side yard and a 15-foot rear yard in lieu of 19-foot rear yard required by LAMC Section 12.11-C; and
- f. **Open Space.** A maximum 25 percent decrease from the open space requirement, allowing 2,457 square feet in lieu of 3,275 square feet.

The project approval is based upon the attached Findings, and subject to the attached 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, West/South/Coastal 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 Los Angeles Municipal Code or the project conditions.
2. **Residential Density.** The project shall be limited to a maximum density of 31 residential units per Exhibit "A".
3. **Affordable Units.** A minimum of four (4) units, that is 11 percent On-Site Restricted Affordable Units, shall be reserved for Extremely Low-Income Households as defined in Section 50106 of the California Health and Safety Code. The Transit-Oriented Communities Affordable Housing Incentive Program Guidelines also requires a Housing Development to meet any applicable housing replacement requirements of California Government Code Section 65915(c)(3), as verified by the Department of Housing and Community Investment (HCIDLA) prior to the issuance of any building permit. Replacement housing units required per this section may also count towards other On-Site Restricted Affordable Units requirements.
4. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22-A.31 and comply with the Transit Oriented Communities Affordable Housing Incentive Program Guidelines adopted by the City Planning Commission.
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 four (4) units for Extremely Low Income Households for rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of the 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 any monitoring requirements established by the HCIDLA. Refer to the Transit Oriented Communities Affordable Housing Incentive Program Background section of this determination.
6. **Floor Area Ratio (FAR).** The project shall be limited to a Floor Area Ratio of approximately 3.89:1 and 25,693 square feet per Exhibit "A".
7. **Height.** The project shall be limited to seven stories and a maximum of 75 feet in height.
 - a. Height increases over 11 feet, resulting in building height over 56 feet, shall be stepped back at least 15 feet from the exterior façade of the ground floor of the building located along any street frontage, as provided in Exhibit A.
8. **Transitional Height.** The project building height limit shall be stepped back at a 45-degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot in the RW1 Zone or more restrictive zone, per TOC Guidelines.

9. **Yard/Setback.** The project may utilize the side yards and rear yard requirements of the RAS3 Zone per LAMC 12.10.5. The westerly and easterly side yards setbacks shall be no less than 5 feet and rear yard setback shall be no less than 15 feet per Exhibit "A".
10. **Open Space.** The project qualifies for a maximum 25 percent reduction in the required amount of open space. The project shall provide a minimum of 2,457 square feet of open space per Exhibit "A". The common open space shall meet the requirements of LAMC Section 12.21 G per the satisfaction of the Department of Building and Safety.
11. **Automobile Parking.** Per TOC Guidelines, no automobile parking spaces are required for an Eligible Housing Development located in Tier 4. The proposed project is providing 11 compact parking spaces and 1 ADA compliant parking space for a total of 12 parking spaces, as provided in Exhibit "A".
12. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be recalculated by the Department of Building and Safety, based upon the ratios set forth ratios set forth in the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines).
13. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC Section 12.21 A.16.
14. **Landscaping.** The landscape plan shall indicate landscape points for the project equivalent to 10% more than otherwise required by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.
15. **Westwood Boulevard Pedestrian Oriented District (POD).** The Department of Building and Safety shall not issue a building permit for the Project unless the Project conforms to all of the applicable provisions of the Westwood Boulevard Pedestrian Oriented District, Ordinance No. 174,260.
16. **Street Trees.** Street trees shall be planted at a ratio of at least one street tree for each 30 feet of street frontage where possible per Westwood Pedestrian Oriented District Section 5.E.1.

Administrative Conditions

17. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and 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 and Safety shall be stamped

by Department of City Planning staff "Plans Approved". A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.

18. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for 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.
19. **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.
20. **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.
21. **Department of Building and 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 and 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 and 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.
22. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of any action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (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 include actions, as defined herein, alleging failure to comply with any federal, state or local law.

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

BACKGROUND

The project site is in the Westwood Community Plan Area on the southeast corner at the intersection of Westwood Boulevard and Wellworth Avenue with frontage along the eastern side of Westwood Boulevard. The site is zoned C4-1VL-POD, with a General Plan designation of Neighborhood Commercial. The Westwood Community Plan Map designates the site for Neighborhood Commercial/Neighborhood Office Commercial land use with corresponding zones of C1, C1.5, C2, C4, RAS3, and RAS4. The property is currently zoned C4-1VL-POD which is consistent with the land use designation. Height District No. 1VL allows a 45-foot building height and a by-right Floor Area Ratio (FAR) of 1.5:1. The property is located in the West Los Angeles Transportation Improvement and Mitigation Specific Plan (WLA TIMP, Ordinance 171,492) which is administered by the Department of Transportation and was amended on June 28, 2019 (Ordinances 186,105 and 186,108). However, the subject entitlement case was deemed complete on June 4, 2019, prior to the effective date of the amendment. Therefore, the amendment and related ordinances do not apply to the subject project. The site is also within the City of Los Angeles Transit Priority Area (Zoning Information "ZI" File No. 2452) and the Westwood Pedestrian District Overlay (Ordinance 174,260 effective November 17, 2001).

The Westwood Boulevard Pedestrian Oriented District (POD) was enacted through Ordinance 174,260, effective November 17, 2001. The POD established the POD suffix on the project site. The POD is a Supplemental Use District per LAMC Section 13.07 and contains additional regulations for building frontages, prohibited uses, parking, landscaping, signage, and utilities. Projects in the POD require a clearance from the Department of City Planning prior to the issuance of any permit for construction, relocation, addition, change of use, or exterior alteration of a building facade facing Westwood Boulevard (ZI File No. 2296).

The project site is a rectangular shaped and flat corner lot that is approximately 6,608 square feet (7,108 square feet including half-alley). The project lot is 50 feet wide along the east side of Westwood Boulevard and a depth of approximately 136 feet along the south side of Wellworth Avenue, consistent with the lot width requirements of the C4 Zone. The site is currently developed with a parking lot. There are no known designated historic resources or cultural monuments on the subject site. The project abuts a 20-foot wide alley located at the rear of the project.

Surrounding properties along Westwood Boulevard are zoned C4-1VL-POD. The properties adjoining the project site along Westwood Boulevard are developed with one- and two-story commercial businesses, retail, and offices. The property is located two blocks south of the intersection of Wilshire Boulevard and Westwood Boulevard which is improved with commercial high-rise buildings. The existing property is developed with a parking lot. The properties to the east of the alley located at the rear of the property are zoned R1-1 and are improved with single-family residences. Further northeast is the Westwood Gardens Park.

The project site proposes the demolition of the existing parking lot and the new construction of a seven-story building with, 31 residential units, with a maximum height of approximately 75 feet. The project includes one level of subterranean parking consisting of 12 parking spaces with driveway access off the alley. The proposed project encompasses 25,693 square feet of floor area with pedestrian access off Westwood Boulevard. The site is currently developed with a parking lot built in 1975. There is no current covenant for the property to provide parking spaces for nearby businesses. The project will involve grading of approximately 3,000 cubic yards of soil. The Department of Building and Safety, Grading Division issued a Geology and Soils Report Approval letter on May 23, 2019 (Log No. 108317) which details conditions of approval which

must be followed. No trees will be removed from this existing site. There are two existing street trees located on the façade adjacent to Wellworth Avenue and those trees will not be removed. On August 8, 2018, an application for a Building Permit Number 18010-10000-03175 was submitted by the applicant to the Department of Building and Safety for a 33-unit Tier 4 TOC project. The building permit is pending and has not been issued at the time of preparing this report.

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 Affordable Housing Incentive Program. The measure required that the Department adopt a set of TOC Guidelines, which establishes incentives for residential and mixed-use projects located within ½ mile of a major transit stop. Major transit stops are defined under existing State law.

The TOC Affordable Housing Incentive Program Guidelines (TOC Guidelines) released on September 22, 2017, and amended on February 26, 2018, 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.

Transit Oriented Communities

The project qualifies for the Transit Oriented Communities ("TOC") Affordable Housing Incentive Program, which allows a variety of incentives for increased density, height, and floor area, among others, for Eligible Housing Projects.

The subject site is located within 750 feet from the future Metro Purple Line Rail and Metro Rapid 720 bus line. The subject property is therefore located in Tier 4 of the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines), as indicated on the TOC Referral Form dated on February 11, 2020.

Tier 4 Incentives would require On-Site Restricted Affordable Units at the rate of 11 percent Extremely Low Income, 15 percent Very Low Income, or 25 percent Lower Income of total units. The project is providing 11 percent Extremely Low-Income Units of total units and is therefore eligible for Base Incentives. Furthermore, up to three Additional Incentives may be granted for projects that include at least 11 percent of the base units for Extremely Low Income, 15 percent for Very Low Income, and 30 percent for Lower Income. The project is providing 11 percent of the base units as Extremely Low-Income Units and is, therefore, eligible for three Additional Incentives.

The project is eligible for the following Tier 4 Base Incentives, which are granted by-right for eligible TOC projects:

- a. **Density.** Increase the maximum allowable number of dwelling units permitted by up to 80 percent.

The C4 Zone allows for a maximum residential density consistent with the R4 Zone requirements of one dwelling unit per 400 square feet of lot area. The subject site has a lot area of 6,608 square feet (7,108 square feet including half-alley) for a maximum base density of 18 units. The TOC Guidelines allow an 80 percent increase and round base density up to the next whole number. The maximum allowed density for the subject site under the Tier 4 Base Incentive for density would be 33 units. The project is proposing 31 units.

- b. **Floor Area Ratio.** Percentage increase in commercial zones resulting in at least a 4.25:1 FAR.

In the C4 Zone in Height District 1VL, the LAMC allows for a maximum FAR of 1.5:1. LAMC Section 12.03 states, "Buildable Area" is, "all that portion of a lot located within the proper zone for the proposed main building, excluding those portions of the lot which must be reserved for yard spaces, building line setback space, or which may only be used for accessory buildings or uses." The project has a buildable lot area of 6,608 square feet, and therefore is allowed a by-right floor area of 10,662 square feet with a 1.5:1 FAR. The TOC Guidelines allow a maximum floor area of 30,209 square feet with a 4.25:1 FAR, and the project is proposing 25,693 square feet at a 3.89:1 FAR, which is consistent with the TOC requirements.

- c. **Residential Parking.** Parking for all residential units in an Eligible Housing Development for a Tier 4 project shall not be required.

Projects located in Tier 4 TOC Affordable Housing Incentive Area are not required to provide parking for residential units. The project is an Eligible Housing Development and is providing 12 parking spaces and therefore exceeding the required amount of parking spaces.

Pursuant to the TOC Guidelines, the project is eligible for, and has been granted three (3) Tier 4 Additional Incentives to construct the proposed project:

- a. **Yard/Setback.** In any Commercial zone, Eligible Housing Developments may utilize any or all of the yard requirements for the RAS3 zone per LAMC 12.10.5. .

The side yards are consistent with the RAS3 yard incentive. The project is providing 5-foot side yards in lieu of 10-foot side yards and 15-foot rear yard in lieu of 19-foot rear yard. The project is consistent with TOC Guidelines.

- b. **Open Space.** A maximum 25 percent reduction from the open space requirement, allowing 2,457 square feet in lieu of 3,275 square feet.
- c. **Height Incentives.** A 30-foot increase in the building height, allowing a maximum 75 feet in lieu of the 45 feet otherwise allowed by the C4-1VL-POD zone.

The table below provides a summary of the relevant and underlying LAMC provisions for the subject property and requested TOC Base and Additional Incentives:

Incentives	Otherwise Allowed/Required	TOC Guidelines	Proposed
Density	18	33	31
FAR	1.5:1	4.25:1	3.89:1
Parking Spaces	0	0	12 parking spaces
Open Space	3275	2457	2457
Height	45'	78' and Transitional Height	75' and Transitional Height

Yard Incentives	Otherwise Required	TOC Guidelines	Proposed
Front Yard	0'	0'	0'
Rear Yard	19'	15'	15'
Side Yard	10'	5'	5'

HOUSING REPLACEMENT (AB 2556 DETERMINATION) BACKGROUND

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 November 27, 2018, determined no residential units were built and demolished on the property, and the site has maintained its commercial use for the last five years; therefore, no AB 2556 replacement affordable units are required. As such, this eligibility requirement does not apply.

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM ELIGIBILITY REQUIREMENTS

To be an eligible TOC Housing Development, a project must meet the Eligibility criteria set forth in Section IV of the 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 Tier 4 TOC Affordable Housing Incentive Area. As a Tier 4 project, the project is required to reserve at least 11 percent of the 31 total units, or three units, to be set aside for Extremely Low Income Households. The project reserves four units for Extremely Low Income Households and, 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 Guideline*

As defined in the TOC Guidelines, a Major Transit Stop is a site containing a rail station or the intersection of two or more bus routes with a service interval of 15 minutes or less during the morning and afternoon peak commute periods. The subject site is located within 750 feet from the future Metro Purple Line Rail Westwood/UCLA Station and Metro Rapid 720 bus line stop at the intersection of Westwood Boulevard and Wilshire Boulevard. The subject property is therefore located in Tier 4 of the TOC Guidelines, as indicated on the TOC Referral Form dated on February 11, 2020. As such, the site qualifies as Tier 4 TOC Affordable Housing Incentive Area. Therefore, 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 AB 2556 Determination Letter dated November 27, 2018 prepared by HCIDLA, no residential units were built and demolished on the property, and the site has maintained its commercial use for the last five years; therefore, no AB 2556 replacement affordable units are required. As such, this eligibility requirement does not apply.

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 does not seek 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.*

As an Eligible Housing Development, the project is eligible to receive the Base Incentives listed in the TOC Guidelines. The project is also seeking three (3) Additional Incentives for increased height, reduced side and rear yards, and reduced open space, which require at least 11 percent, or four (4) units, of the 18 base units, to be set aside for Extremely Low Income Households. As such, the project meets the eligibility requirement for three 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 only requesting three Additional Incentives and not five Additional Incentives. Therefore, the project is **not required to adhere to the labor standards required in LAMC 11.5.11.**

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 of the TOC Guidelines.*

The project site consists of one lot; the lot qualifies for the TOC Tier 4 Incentives.

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 elected to utilize a Lower Tier. As such, this eligibility requirement does not apply.

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

The project is not a 100% Affordable Housing Project. 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 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 incentive(s) 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 a predetermined percentage of income based on area median income thresholds dependent on affordability levels.

The list of on-menu incentives in the TOC Guidelines was pre-evaluated at the time the Transit Oriented Communities 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.

Increased Height:

A restriction on height could limit the ability to construct the additional residential dwelling units, and specifically the Restricted Affordable Units. The project is financially feasible because of the increased flexibility the incentives allow the applicant in the building envelope. The applicant has requested a Tier 4 Additional Incentive for increased height, which allows for three additional stories up to 33 additional feet. The C4-1VL-POD zone and Height District No. 1VL allows for a maximum height of 45 feet. Therefore, the Tier 4 Height Incentive would allow a maximum height of 78 feet. The project is within that envelope at 75 feet and 7 stories and is consistent with the TOC Guidelines. The proposed project requests an increase of 30 additional feet to allow for approximately 75 feet in building height, in lieu of the otherwise permitted 45 feet in building height in the C4-1VL-POD Zone. Per the TOC Guidelines, the proposed project qualifies for the 33-foot height increase. The limitation on the height could limit the ability to construct the residential dwelling units permitted by-right and the Restricted Affordable Units which are of sufficient size. The building as proposed would have a maximum height of approximately 75 feet and would have a total of seven stories. In accordance with TOC Guidelines, height increases over 11 feet over a height district limit of 45 feet shall be stepped back at least 15 feet from the exterior façade of the ground floor of the building located along any street frontage. As proposed, the additional height would allow for the construction of affordable residential units.

Reduced Yard/Setback:

The proposed project requests RAS3 yard incentive in the northerly and southerly side yard setbacks, allowing 5-foot setbacks in lieu of the 10-foot side setbacks and 15-foot rear yard setback in lieu of 19-foot rear yard setback required per the C4-1VL-POD Zone. The requested incentives allow the developer to reduce setback requirements so the affordable housing units can be constructed and the overall space dedicated to residential uses is increased.

Reduced Open Space:

The proposed project requests 25 percent reduction in the open space requirements of LAMC Section 12.21 G, allowing a minimum of 2,457 square feet of open space in lieu of 3,275 square feet of open space. Common open space will be provided in the form of a gym, recreation center, and rooftop deck per Exhibit "A", and is conditioned to meet the requirements of LAMC Section 12.21 G per the satisfaction of the Department of Building and Safety. The requested incentive will allow the developer to reduce open space requirements so the affordable housing units reserved for be constructed and the overall space dedicated to residential uses increased.

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

There is no evidence in the record that the proposed incentive will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22.A.25(b)). The finding that there is no evidence in the record that the proposed incentive(s) will have a specific adverse impact is further supported by the recommended CEQA finding. The findings to deny an incentive under Density Bonus Law are not equivalent to the findings for determining the existence of a significant unavoidable impact under CEQA. However, under a number of CEQA impact thresholds, the City is required to analyze whether any environmental changes caused by the project have the possibility to result in health and safety impacts. For example, CEQA Guidelines Section 15065(a)(4), provides that the City is required to find a project will have a significant impact on the environment and require an EIR if the environmental effects of a project will cause a substantial adverse effect on human beings. The proposed project and potential impacts were analyzed in accordance with the City's Environmental Quality Act (CEQA) Guidelines. Analysis of the proposed Project determined that it is Categorical Exempt from environmental review pursuant to Article 19, Class 32 of the CEQA Guidelines. The Categorical Exemption (CE) could be adopted, including, on the basis that none of the potential environmental effects of the proposed Project would cause substantial adverse effects on human beings, the physical environment, on public health and safety, or is the property listed in the California Register of Historic Resources. Based on all of the above, there is no basis to deny the requested incentive.

CEQA FINDINGS

As the designee of the Director of Planning, I have determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32 and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The project is for the construction of a seven-story 31-unit residential building with a maximum height of approximately 75 feet and encompasses approximately 25,693 square feet of floor area. The project provides 12 parking spaces located in one subterranean level, with pedestrian access of Westwood Boulevard and **vehicular access off the rear alley**. The project also provides 32 long-term and four short-term bicycle parking spaces and will involve grading and a haul route to export 3,000 cubic yards of soil to accommodate the subterranean parking level. The Department of Building and Safety, Grading Division issued a Geology and Soils Report Approval letter on May 23, 2019 (Log No. 108317) which details conditions of approval which must be followed. The existing parking lot on site is proposed to be demolished and there are no significant trees or street trees on-site. No trees will be removed from this existing site and the two street trees located on Wellworth Avenue will remain. As a multi-family residential building, and a project that is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

CEQA Determination – Class 32 Categorical Exemption Applies

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.**

The site consists of one 7,108 square foot lot and is zoned C4-1VL-POD and is designated Neighborhood Commercial/Neighborhood Office Commercial Land Uses with corresponding zones of C1, C1.5, C2, C4, RAS3, and RAS4. The site is located within the Westwood Community Plan Area, West Los Angeles Transportation Improvement and Mitigation Specific Plan Area, Transit Priority Area, and located in Tier 4 Transit-Oriented Communities (TOC) Affordable Housing Incentive Area and the Westwood Oriented Pedestrian District Overlay.

The project site is not located within a Methane Zone, Flood Zone, Landslide Area, Liquefaction Zone or Very High Fire Hazard Severity Zone but is located within a Special Grading Area and **within the Santa Monica Fault Zone**. As shown in the case file, the project is consistent with all the applicable Westwood Community Plan land use designation, policies and zoning designations. The project is allowed an increase in dwelling units by 80 percent and floor area ratio up to 4.25:1 as an Eligible Housing Development within Tier 4 of the TOC Guidelines. The proposed residential floor area is 25,693 square feet and proposed floor area ratio is 3.89:1, after consideration of the TOC Guidelines per LAMC Code Section 12.22 A.31.

- (b) **The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

The subject site is wholly within the City of Los Angeles, on a site that is approximately 6,608 square feet or 0.15 acres. Lots adjacent to the subject site to the north, west, and south, are all zoned C4-1VL-POD, designated for commercial uses and developed with commercial uses. Lots adjacent to the east are all zoned R1-1, for low residential uses and are developed with single-family dwellings.

- (c) **The project site has no value as habitat for endangered, rare or threatened species.**

The Site is not a wildland area and is not inhabited by endangered, rare, or threatened species. The site is currently developed as a street-level commercial parking lot. The site has a slope less than 10 percent and is not heavily graded. The proposed project is in a heavily developed area and will not cause any impact on wildlife. There are no protected trees and street trees located on site.

- (d) **Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

The Subject Site is not located within a Liquefaction zone, Flood Zone, Hillside Area, Landslide Area, Methane Zone, Very High Fire Hazard Severity Zone but is located within a Special Grading Area and Fault zone. Specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate grading and construction in these particular types of "sensitive" locations and reduce any potential impacts to less than significant. Regulatory Compliance Measures (RCMs) include the submittal of a Geology and Soils Report prepared by AGI Geotechnical, Inc. and dated January 15, 2019 to the

Department of Building and Safety (DBS), and a Geology and Soils Report Approval Letter. Such approval letter was issued by DBS on May 23, 2019 (Log No. 108317) which details conditions of approval which must be followed. The RCMs require that design and construction of the building must conform to the California Building Code, and grading on site shall comply with the City's Landform Grading Manual, as approved by the Department of Building and Safety Grading Division.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, storm water mitigations; and Best Management Practices for stormwater runoff. More specifically, RCMs include but are not limited to:

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- **Regulatory Compliance Measure RC-GEO-5 (Subsidence Area):** Prior to the issuance of building or grading permits, the applicant shall submit a geotechnical report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety. The geotechnical report shall assess potential consequences of any subsidence and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- **Regulatory Compliance Measure RC-GEO-6 (Expansive Soils Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- **Regulatory Compliance Measure RC-AQ-1 (Demolition, Grading and Construction Activities):** **Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:

- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
 - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling and at all times provide reasonable control of dust caused by wind.
 - All clearing, earthmoving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
 - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent an excessive amount of dust.
 - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
 - Trucks having no current hauling activity shall not idle but be turned off.
- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
 - **Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities):** The project shall comply with the City of Los Angeles Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
 - **Regulatory Compliance Measure RC-GEO-6 (Expansive Soils Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include but are not limited to ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project and as it may be subsequently amended or modified.

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. These RCMs will ensure the project will not have significant impacts on noise, air quality, and water. The Project will also be governed by an approved haul route under City Code requirements, which will regulate the route hauling trucks will travel, and the times at which they may leave the site, thereby reducing any potential traffic impacts to less than significant. The project shall

comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project and as it may be subsequently amended or modified. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The Project will be subject to further Regulatory Compliance Measures (RCMs). These require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will reduce any potential impacts on noise and water to less than significant. Furthermore, the project does not exceed the threshold criteria established by the Los Angeles Department of Transportation (LADOT) for preparing a traffic study. The LADOT Referral Form dated August 26, 2020 indicates that the project would generate a net increase of 169 daily vehicle trips, which is less than the threshold of 250 daily trips that would otherwise require a Vehicle Miles Traveled (VMT) analysis. Therefore, the project will not have any significant impacts to traffic. All haul route applications require the submittal of a Geology and Soils Report to the Department of Building and Safety (DBS). A Geology and Soils Report Approval Letter for the subject property, which details conditions of approval that must be followed, has been issued by DBS on May 23, 2019 (Log No. 108317). Thus, in conjunction with the above RCMs and compliance with other applicable regulations, the Project will not result in a significant impact based on its location.

(e) The site can be adequately served by all required utilities and public services.

The project site will be **adequately served** by all public utilities and services given that the project site is developed, surrounded by urban uses, served by existing infrastructure, and is consistent with the General Plan. Therefore, the project meets all of the Criteria for Class 32.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32:

- (a) **Cumulative Impacts.** *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

According to NavigateLA, there is one open haul route for the grading, excavation, and export of approximately 5,830 cubic yards of earth for a project at 1361 South Kelton Avenue which is within 1,100 feet from the subject site, for the time period between June 2018 and December 2020; and one pending haul route for the grading, excavation, and export of approximately 1,642 cubic yards of earth is located at 10717 West Ohio Avenue which is within 0.5 mile from the site and would use the same street as the subject site.

The haul route approval will be subject to recommended conditions prepared by LADOT to be considered by the Board of Building and Safety Commissioners that will reduce the impacts of the construction-related hauling activity, monitor the traffic effects of hauling, and reduce haul trips in response to congestion. Furthermore, DBS staggers the haul route schedules so as to ensure that all of the haul routes do not occur simultaneously.

Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

- (b) **Significant Effect Due to Unusual Circumstances.** *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The project consists of the construction of a new 31-unit multi-family dwelling with one level of subterranean parking. The project consists of seven stories featuring a total of 25,693 square feet. The proposed project consists of one level of subterranean parking spaces include 11 parking spaces and one 1 ADA parking space located on the ground floor, a haul route for the export of approximately 3,000 cubic yards on a 6,608 square foot lot. The proposed residential floor area and density are below the maximum amount after the consideration of 80 percent density bonus per TOC Guidelines.

The proposed project is seeking various Base and Additional Incentives as stated under TOC Guidelines. Those consist of: a) increasing the allowable number of dwelling units by 80%, b) increasing floor area ratio up to 3.89:1 totaling 25,693 square feet, c) to allow RAS3 side yards and rear yard as an incentive, allowing 5-foot side yard setbacks in lieu of 10-foot side yard setbacks and allowing 15-foot rear yard setback in lieu of 19-foot rear yard setback, d) decreasing 25 percent of open space that totals to 2,457 square feet, and e) increasing total height by 30 feet.

The proposed project is not unusual for the vicinity of the Subject Site and is similar in scope to other existing residential uses and commercial in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

- (c) **Scenic Highways.** *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

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. The Subject Site is approximately 14.4 miles away from the Topanga Canyon State Scenic Highway. Therefore, the Project will not result in damage to any scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

- (d) **Hazardous Waste Sites.** *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code*

According to Envirostor, the State of California's database of Hazardous Waste Sites, the Subject Site, is not identified as a hazardous waste site. Furthermore, the building permit history for the Project Site does not indicate the Site may be hazardous or otherwise contaminated and this exception does not apply.

- (e) **Historical Resources.** *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The Project Site is currently developed with a parking lot that has not been identified as a historic resource by local or state agencies, and 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. 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.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. The instant authorization is further conditioned 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:

Downtown	San Fernando Valley	West Los Angeles
Figueroa Plaza 201 North Figueroa Street, 4th Floor Los Angeles, CA 90012 (213) 482-7052	Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Boulevard, Rm 251 Van Nuys, CA 91401 (818) 374-5050	West Los Angeles Development Services Center 1828 Sawtelle Boulevard, 2nd Floor Los Angeles, CA 90025 (310) 231-2598

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 either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Building in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either through the Department of City Planning website at <http://planning.lacity.org> or by calling (213) 482-7052 or (818) 374-5050. 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

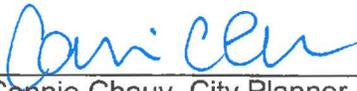
Approved by:


Faisal Roble, Principal City Planner

Reviewed by:


Michelle Singh, Senior City Planner

Reviewed by:


Connie Chauv, City Planner

Prepared by:


Jeanalee Obergfell, City Planning Associate

PAR-2018-4881-TOC



REFERRAL FORMS:

TRANSIT-ORIENTED COMMUNITIES - REFERRAL FORM
LOS ANGELES CITY PLANNING DEPARTMENT

This form is to serve as a referral to the Department of City Planning Development Services Center for Affordable Housing case filing purposes (in addition to the required Department of City Planning Application and any other necessary documentation) and as a referral to HCIDLA, CRA, Building and Safety, or other City agency for project status and entitlement need purposes. This form shall be completed by the applicant and reviewed and signed by Department of City Planning staff prior to filing an application for a case or building permit. Any modifications to the content(s) of this form after its authorization by the Department of City Planning staff is prohibited. The Department of City Planning reserves the right to require an updated form for the project if more than 180 days have transpired since the approval date, or as necessary, to reflect project modifications, policy changes and/or amendments to the LAMC, local laws, and State laws.

CITY STAFF USE ONLY

Referral To: <input type="checkbox"/> Planning DSC - Filing <input type="checkbox"/> HCIDLA <input type="checkbox"/> DBS <input type="checkbox"/> Funding <input type="checkbox"/> SB35 <input checked="" type="checkbox"/> Other: <u>DIR-2019-2789-TOC</u>	
NOTES: <u>Updated form</u>	
Planning Staff Name and Title <u>City Planning Associate</u>	Planning Staff Signature <u>[Signature]</u>
Date Approved <u>2/11/2020</u>	Expiration Date <u>NA</u>

I. Project Information – To be completed by applicant

1. PROJECT LOCATION/ ZONING

Project Address: 1300 S Westwood Blvd, Los Angeles, CA 90024
 Applicant Name and Phone/Email: ANDY SIMHAE, (213) 747-2560, ANDY.SIMHAE@GMAIL.COM
 Assessor Parcel Number(s): 4325-009-001
 Community Plan: WESTWOOD Number of Lots: 1 Lot Size: (6608+500)=7108 s.f.
 Existing Zone: C4-1VL-POD Land Use Designation: Neighborhood Office, Commercial
 Specific Plan HPOZ DRB Enterprise Zone CRA CPIO
 Q-condition/ D-limitation/ T-classification (please specify): _____
 Other pertinent zoning information (please specify): POD
 Location of Major Transit Stop (please specify the intersection or metro stop)¹: WestwoodBlvd & Wilshire Blvd
Westwood/ UCLA Purple Line Extension + Rapid Line 720

II. Project Eligibility – To be completed by DCP Housing Services Unit Staff

2. TRANSPORTATION QUALIFIERS

< 750 ft from Metro Rail
 Qualifier #1 (rail name & stop, ferry terminal or bus #): Purple line - Westwood/UCLA
 Service Interval # 1: NA [420 min / # of trips]²
 Service Interval # 2: NA [420 min / # of trips]
 Qualifier #2 (rail name & stop, ferry terminal or bus #): _____
 Service Interval # 1: NA [420 min / # of trips]
 Service Interval # 2: NA [420 min / # of trips]
 TOC Tier³: Tier 1 Tier 2 Tier 3 Tier 4 Planning Staff Initials: N.M

¹ Per AB 744, A Major Transit Stop means 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. It also includes major transit stops that are included in the applicable regional transportation plan.
² This figure (420 minutes) is based on the total number of minutes during the peak hours of 6 am to 9 am as well as 3 pm to 7 pm.
³ If project is 100% affordable, it is eligible for the designated Tier to be increased by one.

III. Project Information (if applicant is requesting additional incentives) – To be completed by applicant

3. DESCRIPTION OF PROPOSED PROJECT

31 Units with subterranean 7 Story residential with roof Deck.

We are requesting 3 additional Incentives, 1- Use RAS 3 for Required Yards , 2- Height Increase from 45' to 75'

Max. allowed to 78., 3- Up to Max. 25% open space reduction, Required 3325 S.F., Provided 2762 S.F.

This is a residential project with 11% affordable units which would be 4 extremely low income

4. EXISTING USE

A. Describe Existing Development: Vacant Land

Characteristic of existing use Dwelling Unit (DU), Commercial/ Industrial, or Other	Existing # of Units or Non-Residential SF	Existing # of Units or Non-Residential SF To Be Demolished	Proposed ⁴ # of Units or Non-Residential SF
Guest Rooms			
Studio			5
One Bedroom			19
Two Bedrooms			7
Three Bedrooms			
_____ Bedrooms			
Non-Residential Square Feet			
Other:			

B. Previous Cases Filed

	(1)	(2)	(3)
Case Number(s):	<u>DIR-2019-2790-TOC</u>	_____	_____
Date Filed:	<u>05/09/2019</u>	_____	_____
Date Approved:	_____	_____	_____
End of Appeal Period:	_____	_____	_____
Environmental No.	<u>ENV-2019-2790-EAF</u>	_____	_____

5. TYPE OF APPLICATION

- Transit-Oriented Communities (per TOC Guidelines) with **Base Incentives** filed in conjunction with another discretionary approval.
- Transit-Oriented Communities (per TOC Guidelines) with **Additional Incentives** (please specify, max of three):
 - 1) RAS 3 for yard Requirement
 - 2) Height Increase from 45' to 75'
 - 3) Up to max . 25% Open Space reduction , From Required 3325 S.F. to 2762 S.F.
- If applicable, projects adhering to the Labor Standards in LAMC 11.5.11 may be granted two more **Additional Incentives** as listed in the TOC Guidelines (please specify):
 - 4) _____
 - 5) _____
- Site Plan Review per LAMC Sec. 16.05
- Specific Plan Project Permit Compliance per LAMC Sec. 11.5.7.C
- Community Design Overlay per LAMC Sec. 13.08
- Coastal Development Permit per LAMC Sec. 12.20.2 or 12.20.2.1
- Tract or Parcel Map per LAMC Sec. 17.00 or 17.50
- Other entitlements requested (please specify): _____

⁴ Replacement units, per AB 2556, shall be equivalent to the number of units and number of bedrooms of the existing development.

6. ENVIRONMENTAL REVIEW

- Environmental Review Not Required – Project is Ministerial.⁵ Please Explain: _____
- Not filed
- Filed (indicate case number): _____

7. HOUSING DEVELOPMENT PROJECT TYPE (please check all that apply):

- | | | |
|--|---|---|
| <input type="checkbox"/> For Sale | <input type="checkbox"/> Moderate Income | <input type="checkbox"/> Other (please describe): _____ |
| <input checked="" type="checkbox"/> For Rent | <input checked="" type="checkbox"/> Market Rate | _____ |
| <input checked="" type="checkbox"/> Extremely Low Income | <input type="checkbox"/> Mixed Use | _____ |
| <input type="checkbox"/> Very Low Income | <input type="checkbox"/> Senior | _____ |
| <input type="checkbox"/> Low Income | <input type="checkbox"/> Chronically Homeless | _____ |

8. DENSITY CALCULATION

A. Base Density: Maximum density allowable per zoning

Lot size	<u>7108</u>	s.f. (a)
Minimum area per dwelling unit	<u>400</u>	s.f. of lot area per unit (b)
Units allowed by right (per LAMC)	<u>17</u>	units (c) [c = a/b, round down to whole number]
Base Density	<u>18</u>	units (d) [d = a/b, round up to whole number]

B. Maximum Allowable Density Bonus:

33 units (e)
 [e = d x 1.5 (Tier 1), 1.6 (Tier 2), 1.7 (Tier 3), or 1.8 (Tier 4);
 in RD Zones d x 1.35 (Tiers 1 and 2), 1.4 (Tier 3) or 1.45 (Tier 4);
 round up to whole number]

C. Proposed Project: Please indicate total number of Units requested as well as breakdown by levels of affordability set by each category (HCD or HUD). For information on HCD and HUD levels of affordability please contact the Housing and Community Investment Department of Los Angeles (HCIDLA) at (213) 808-8843 or hcidla.lacity.org.⁶

	<u>Total</u>	<u>HCD (State)</u>	<u>HUD (TCAC)</u>
Market Rate	<u>27</u>	<u>N/A</u>	<u>N/A</u>
Managers Unit(s) - Market Rate	<u> </u>	<u>N/A</u>	<u>N/A</u>
Extremely Low Income	<u>4</u>	<u>4</u>	<u> </u>
Very Low Income	<u> </u>	<u> </u>	<u> </u>
Low Income	<u> </u>	<u> </u>	<u> </u>
Moderate Income	<u> </u>	<u> </u>	<u> </u>
TOTAL # of Units Proposed	<u>31</u> (f)		
TOTAL # of Affordable Housing Units	<u>4</u> (g)		
Number of Density Increase Units	<u>14</u> (h) [If f>c, then h=f-c; if f<c, then h= 0]		
Percent Density Increase Requested	<u>72.22%</u> (i) [i = 100 x (f/d - 1)]		
Percent of Affordable Set Aside	<u>12%</u> (j) [g/f, round down to a whole number]		

Other Notes on Units: _____

⁵ Ministerial Projects (aka, "By-Right") do not require any discretionary Planning approvals.

⁶ HCD (State) = Published affordability levels per California Department of Housing and Community Development. HUD (TCAC) = Published affordability levels per the United States Department of Housing and Urban Development.

B. Qualification for Additional Incentives: *(Please check only one)*

Minimum Required Restricted Affordable Housing Units, calculated as a percentage of the base density allowed on the date of the application.

Incentives	% Extremely Low Income	% Very Low Income	% Low Income
One	<input type="checkbox"/> 4%	<input type="checkbox"/> 5%	<input type="checkbox"/> 10%
Two	<input type="checkbox"/> 7%	<input type="checkbox"/> 10%	<input type="checkbox"/> 20%
Three	<input checked="" type="checkbox"/> 11%	<input type="checkbox"/> 15%	<input type="checkbox"/> 30%

C. Additional Incentives *(Please check selected incentives as qualified according to Section 9B)*

- | | <u>Required (per LAMC)</u> | <u>Proposed (per TOC)</u> |
|---|----------------------------|---------------------------|
| <input checked="" type="checkbox"/> (1) Yard/Setback <i>(each yard counts as 1 incentive in Tiers 1 and 2; two yards count as 1 in Tiers 3 and 4)</i> | | |
| <input checked="" type="checkbox"/> RAS 3 Yards (only for commercial zones – please specify numbers below, but only check this box) | | |
| <input type="checkbox"/> Front | _____ | _____ |
| <input type="checkbox"/> Rear | 18' | 15' from Center of Alley |
| <input type="checkbox"/> Side (1) | 9' | 5' |
| <input type="checkbox"/> Side (2) | 9' | 5' |

	Side and Rear Yards
Tier 1	25%
Tier 2	30%
Tier 3	30% or depth of two yards
Tier 4	35% or depth of two yards
When Abutting R1 or More Restrictive Zones	No Reductions Allowed

- | | | |
|--|-------|------------------------|
| <input type="checkbox"/> (2) Lot Coverage | _____ | _____ |
| <input type="checkbox"/> (3) Lot Width | _____ | _____ |
| <input checked="" type="checkbox"/> (4) Height/ # of Stories | 45' | Max 78' (75' per plan) |

	Height
Tier 1	11 feet for one story
Tier 2	11 feet for one story
Tier 3	22 feet for two stories
Tier 4	33 feet for three stories
Lots with Height Limits of 45 feet or less	Second and third additional stories must be stepped-back at least 15 feet from any frontage

Transitional Height (check one): Per LAMC Per TOC Guidelines¹¹ Not Applicable

- | | | |
|---|--------------------------|-----------------------|
| <input checked="" type="checkbox"/> (5) Open Space | 3275 S.F. | 2457 S.F. (2762 S.F.) |
| <input type="checkbox"/> (6) Density Calculation | _____ | _____ |
| <input type="checkbox"/> (7) Averaging <i>(all count as 1 incentive – mark as many as needed)</i> | | |
| <input type="checkbox"/> FAR | <input type="checkbox"/> | |
| <input type="checkbox"/> Density | <input type="checkbox"/> | |
| <input type="checkbox"/> Parking | <input type="checkbox"/> | |
| <input type="checkbox"/> Open Space | <input type="checkbox"/> | |
| <input type="checkbox"/> Vehicular Access | <input type="checkbox"/> | |
| <input type="checkbox"/> (8) Public Facility Zone | _____ | _____ |

TOTAL # of Additional Incentives Requested: 3

Other Incentive Notes: _____

¹¹ Please provide elevations that show the 45 degree angle as allowed by the TOC guidelines to determine the allowed height.

11. COVENANT:

All Transit Oriented Communities projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing and Community Investment Department's Occupancy Monitoring Unit **before** a building permit can be issued. Please contact the Housing and Community Investment Department of Los Angeles (HCIDLA) at (213) 808-8843 or hcidla.lacity.org

12. REPLACEMENT UNITS:

AB 2222, as amended by AB 2556, requires that density bonus eligible projects replace any pre-existing affordable housing units on the project site. Replacement units include the following: *(Answer the following with "yes" if any of these items apply to what is **currently existing** on the site or "no" if they do not. Write in N/A if the item is not applicable to your project)*

- A. Units subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income? No
- B. Units occupied by lower or very low income households below 80% AMI per California Department of Housing and Community Development Department levels not already listed above? N/A
- C. Units subject to the Rent Stabilization Ordinance not already listed above? N/A
- D. Units that have been vacated or demolished in the last 5 years? N/A
- E. Per AB 2556, are the number of replacement units and number of bedrooms equivalent to that being demolished (as shown on Existing Development Table on page 2 above)? N/A

Disclaimer: This review is based on the information and plans provided by the applicant at the time of submittal of this form. Applicants are advised to verify any zoning issues such as height, parking, setback, and any other applicable zoning requirements with Building and Safety.



REFERRAL FORMS:

TRANSPORTATION STUDY ASSESSMENT

DEPARTMENT OF TRANSPORTATION - REFERRAL FORM

RELATED CODE SECTION: Los Angeles Municipal Code Section 16.05 and various code sections.

PURPOSE: The Department of Transportation (LADOT) Referral Form serves as an initial assessment to determine whether a project requires a Transportation Assessment.

GENERAL INFORMATION

- Administrative: Prior to the submittal of a referral form with LADOT, a Planning case must have been filed with the Department of City Planning.
- All new school projects, including by-right projects, must contact LADOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls, school warning and speed limit signs, school crosswalk and pavement markings, passenger loading zones and school bus loading zones are needed.
- Unless exempted, projects located within a transportation specific plan area may be required to pay a traffic impact assessment fee regardless of the need to prepare a transportation assessment.
- Pursuant to LAMC Section 19.15, a review fee payable to LADOT may be required to process this form. The applicant should contact the appropriate LADOT Development Services Office to arrange payment.
- LADOT's Transportation Assessment Guidelines, VMT Calculator, and VMT Calculator User Guide can be found at <http://ladot.lacity.org>.
- A transportation study is not needed for the following project applications:
 - Ministerial / by-right projects
 - Discretionary projects limited to a request for change in hours of operation
 - Tenant improvement within an existing shopping center for change of tenants
 - Any project only installing a parking lot or parking structure
 - Time extension
 - Single family home (unless part of a subdivision)
- This Referral Form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT.

SPECIAL REQUIREMENTS

When submitting this referral form to LADOT, include the completed documents listed below.

- Copy of Department of City Planning Application (CP-7771.1).
- Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation.
- If filing for purposes of Site Plan Review, a copy of the Site Plan Review Supplemental Application.
- Copy of project-specific VMT Calculator¹ analysis results.

TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW

LADOT DEVELOPMENT SERVICES DIVISION OFFICES: Please route this form for processing to the appropriate LADOT Office as follows:

Metro
213-972-8482
100 S. Main St, 9th Floor
Los Angeles, CA 90012

West LA
213-485-1062
7166 W. Manchester Blvd
Los Angeles, CA 90045

Valley
818-374-4699
6262 Van Nuys Blvd, 3rd Floor
Van Nuys, CA 91401

1. PROJECT INFORMATION

Case Number: PAR-2018-4881-TOC

Address: 1300 South Westwood Boulevard, Los Angeles, CA 90024

Project Description: New 6-Story , 31 Unit Apartment Building (5 St, 21 One Bed, 5 Two Bed)

Seeking Existing Use Credit (will be calculated by LADOT): Yes _____ No Not sure _____

Applicant Name: Andy Simhaee

Applicant E-mail: andy.simhaee@gmail.com Applicant Phone: (213) 747-2560

Planning Staff Initials: jo Date: 8/20/2020

2. PROJECT REFERRAL TABLE

	Land Use (list all)	Size / Unit	Daily Trips ¹
Proposed ¹	31 Unit Apartment	5 Studio, 21 one be	168 107 ^{PA}
		5 Two bedroom	
	Total trips ¹ :		168 107 ^{PA}

- a. Does the proposed project involve a discretionary action? Yes No
- b. Would the proposed project generate 250 or more daily vehicle trips²? Yes No
- c. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station³? Yes No

If **YES** to **a.** and **b.** or **c.**, or to **all of the above**, the Project **must** be referred to LADOT for further assessment.

Verified by: Planning Staff Name: Jeanalee Obergfell Phone: (213) 978-0092

Signature: _____ Date: _____

¹ Qualifying Existing Use to be determined by LADOT staff on following page, per LADOT's Transportation Assessment Guidelines.
² To calculate the project's total daily trips, use the VMT Calculator. Under 'Project Information', enter the project address, land use type, and intensity of all proposed land uses. Select the '+' icon to enter each land use. After you enter the information, copy the 'Daily Vehicle Trips' number into the total trips in this table. Do not consider any existing use information for screening purposes. For additional questions, consult LADOT's [VMT Calculator User Guide](#) and the LADOT Transportation Assessment Guidelines (available on the LADOT website).
³ Relevant transit lines include: Metro Red, Purple, Blue, Green, Gold, Expo, Orange, and Silver line stations; and Metrolink stations.

TO BE COMPLETED BY LADOT

3. PROJECT INFORMATION

	Land Use (list all)	Size / Unit	Daily Trips
Proposed	Apartment (Market Rate)	27	107
	Apartment (Affordable)	4	
	Total new trips:		107
Existing	VACANT		0
	Total existing trips:		0
	Net Increase / Decrease (+ or -)		+ 107

- a. Is the project a single retail use that is less than 50,000 square feet? Yes No
- b. Would the project generate a net increase of 250 or more daily vehicle trips? Yes No
- c. Would the project result in a net increase in daily VMT? Yes No
- d. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station? N/A Yes No
- e. Does the project trigger Site Plan Review (LAMC 16.05)? Yes No
- f. Project size:
 - i. Would the project generate a net increase of 1,000 or more daily vehicle trips? Yes No
 - ii. Is the project's frontage 250 linear feet or more along a street classified as an Avenue or Boulevard per the City's General Plan? Yes No
 - iii. Is the project's building frontage encompassing an entire block along a street classified as an Avenue or Boulevard per the City's General Plan? Yes No

VMT Analysis (CEQA Review)

If **YES** to a. and **NO** to d. a VMT analysis is **NOT** required.
 If **YES** to both b. and c.; or to d. a VMT analysis **is** required.

Access, Safety, and Circulation Assessment (Corrective Conditions)

If **YES** to b., a project access, safety, and circulation evaluation may be required.
 If **YES** to e. and either f.i., f.ii., or f.iii., an access assessment may be required.

LADOT Comments:

Contact LABOE for any possible project Right-of-way dedication/improvement requirements.
 Submit detailed site/driveway plan (1"=40") to LADOT for final driveway review and recommendation.

Please note that this form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT. Qualifying Existing Use to be determined per LADOT's Transportation Assessment Guidelines.

4. Specific Plan with Trip Fee or TDM Requirements: Yes No

Fee Calculation Estimate: \$125,442.00 (27-DU Mkt. Rate @ \$4,646/DU)

VMT Analysis Required (Question b. satisfied): Yes No

Access, Safety, and Circulation Evaluation Required (Question b. satisfied): Yes No

Access Assessment Required (Question b., e., and either f.i., f.ii. or f.iii satisfied): Yes No

Prepared by DOT Staff Name: Pedro B. Ayala Phone: (213) 485-1062

Signature:  Date: 8/26/20: wed.

LADOT Case No. WLA19-108030

This page is part of your document - DO NOT DISCARD



20180039212



Pages:
0004

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/12/18 AT 08:00AM

FEES:	15.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	90.00



LEADSHEET



201801120300009

00014774565



008844482

SEQ:
10

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

ORTC
2676 011 776-52
Recorded at the request of and mail to:



HCH, LTD C/O KAR Properties
(Name)
232 Madison Avenue 2nd Floor
(Address)
NY, NY 10016

Date of Recording: _____ SPACE ABOVE THIS LINE FOR RECORDER'S USE

4325-009-001 **TERMINATION OF COVENANT AND AGREEMENT**

(Pre-printed text shall not be changed except when done by an authorized Building and Safety employee.)

The Superintendent of Building of the City of Los Angeles does hereby terminate the covenant and agreement recorded on the 28 day of Aug. in the year 2008, as Document Number 2008 1559749, or in Book 85 Page 59/60 Records of the County of Los Angeles, affecting the property legally described as follows: LEGAL DESCRIPTION: TRACT 7803 (MB85-59/60)
Block 2, Lot 1
which property is known as (ADDRESS): 1300 S. WESTWOOD BLVD.
as recorded in Book 85 Page 59/60 Records of the County of Los Angeles.
Dated: This 10 day of January, in the year, 2018

Superintendent of Building, City of Los Angeles, California
FELIX FIGUEROA

Branch Office WLA District Map 132B153 LADBS Aff. 2008-1559749
This covenant and agreement can be terminated for the reason: Affidavit does not comply with LAMC 12-21A.4.9 since the offsite parking is located more than 750 feet from 921-925 Broxton Ave. Also the original affidavit was recorded without the owner's consent and/or knowledge.

Verified by: [Signature] Felix Figueroa

I am (We are) the owner(s) of the above-described property and do hereby approve the termination of the Covenant and Agreement. www.ladbs.org

Owner's Name(s) SHAFAB S. KARMELY 11/21/17
(Please type or print) (Please type or print)
Signature of Owner's Name(s) [Signature]
Required for Corporations [Signature] (sign)
Name of Corporation HCH, LTD.
Dated this 21 day of NOVEMBER 20 17

SIGNATURES MUST BE NOTARIZED
(Notary acknowledgement must be attached)

FOR DEPARTMENT USE ONLY

MUST BE APPROVED BY the Dept. of Building and Safety prior to recording Covenant for City Department _____

APPROVED BY: [Signature] Date 1/10/2018
To be completed for City owned property only.

ACKNOWLEDGMENT

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

State of California

County of LOS ANGELES

On JANUARY 10, 2018 before me, LANA BROWN, A NOTARY PUBLIC

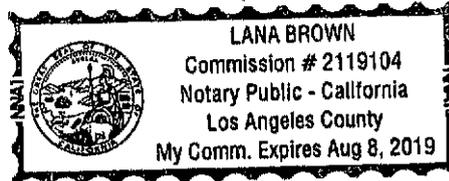
A Notary Public personally appeared Felix FIGUEROA

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

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

WITNESS my hand and official seal.

Signature _____



(Seal)



Eric Garcetti, Mayor
Rushmore D. Cervantes, General Manager

DATE: November 27, 2018

TO: 1300 Westwood Development, LLC, a California limited liability company (Owner)

FROM: Marites Cunanan, Senior Management Analyst I 
Los Angeles Housing and Community Investment Department

SUBJECT: **AB 2556 (TOC) Determination for
1300 South Westwood Boulevard, Los Angeles, CA 90042**

Based on the Affordable Unit Determination Application submitted by 1300 Westwood Development, LLC, a California limited liability company (Owner), the Los Angeles Housing and Community Investment Department (HCIDLA) has determined that no 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 on October 31, 2018, so HCIDLA must collect data from October 2013 to October 2018.

1300 Westwood Development, LLC, a California limited liability company (Owner), acquired the property 1300 South Westwood Boulevard under APN # 4325-009-001 on May 9, 2018 per Grant Deed.

Per Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), Real Quest database, Billing Information System (BIMS) database, Code, Compliance, and Rent Information (CRIS) database, Internet Search, Rent Stabilization Ordinance Unit (RSO), the property 1300 South Westwood Boulevard under APN # 4325-009-001 has a use code of "2700 – Commercial/Parking Lot".

The Los Angeles Department of Building and Safety database indicates that the Owner has applied for a New Building Permit (not yet issued) but not a Demolition Permit for the project.

Per the statement received by HCIDLA on October 31, 2018, the Owner plans to construct a new thirty-three (33) unit apartment building pursuant to Transit Oriented Communities (TOC) guidelines.

AB 2556 does not apply to commercial properties, therefore no AB 2556 replacement affordable units are required. Please note that this AB 2556 determination will also apply if the proposed project is DB.

NOTE: This determination is provisional and subject to verification by HCIDLA's Rent Division.

cc: Los Angeles Housing and Community Investment Department File
1300 Westwood Development, LLC, a California limited liability company (Owner)
Ulises Gonzalez, Case Management Section, City Planning Department

MAC:jm

PLANNING CASE REFERRAL FORM (PCRF)
City of Los Angeles, Bureau of Engineering (BOE) / Department of City Planning (DCP)

Reference Number: 201800295

Part I. To be Completed by Applicant

DCP Case Number

Applicant	SEI	address	1332 S St Josephs PL Los Angeles, CA 90015
Phone	2137472560	email	andy.simhaee@gmail.com
Owner	DANIEL RAFALIAEN	address	1300 S WESTWOOD LOS ANGELES, CA 90024
Project Address	1300 S WESTWOOD	APN	4325009001
Engineering District	West LA		

Project description (attach ZIMAS map with highlighted parcel(s))
MIXED USED BUILDING

Is there a tract or parcel map being filed in conjunction with this: [] Yes [X] No

If yes, Tract Map No. _____ Parcel Map No. _____

Has the Tract/Parcel report been prepared and submitted to DCP by BOE [] Yes [X] No

If yes, please refer to the Tract or Parcel map conditions, if not, then

Is any part of this project on a corner lot? [X] Yes [] No

DIR-2019-2789

Part II. To be Completed by BOE Staff

What is/are the street classification(s) for the adjacent streets (list all)?

Westwood Boulevard: Boulevard II; Wellworth Avenue: Local Street - Standard; Alley: Alley

Does the project front an intersection of two major or secondary highways? Yes No

If yes, additional dedication may be required for dual left-turn pockets. If no, how far is the project from the nearest major/secondary intersection? Additional dedication may be required if within the standard flare section. Dedication and improvements are to be consistent with Standard Street Dimensions. See [Standard Plan S-470-1](#).

Apparent width of existing half right of way (street centerline to property line): Westwood Blvd: 50 ft, Wellworth Ave: 30 ft, Alley: 10 ft

Standard dimension for half right of way (from S-470-1), (street centerline to property line): Westwood Blvd: 55 ft, Wellworth Ave: 30 ft, Alley: 10 ft

Apparent width of existing half roadway (street centerline to curb face): Westwood Blvd: 40 ft, Wellworth Ave: 17.5 ft, Alley: 10 ft

Standard street dimension for half roadway (street centerline to curb face): Westwood Blvd: 40 ft, Wellworth Ave: 18 ft, Alley: 10 ft

Is the lot connected to the sewer? Yes No

Distance from subject lot to nearest main line sewer _____ ft

Is the subject lot(s) within the hillside ordinance boundary? Yes No

Preliminary Required Improvements:

Planning Case Referral Form Recommendation:

Dedication Required: Yes No

Street Widening Required: Yes No

Other Improvements Required: Yes No

If yes, please list preliminary required improvements: Westwood Blvd: Dedicate 5-ft along the property street frontage to complete the 55-ft half width right-of-way. Dedicate a 20-ft corner radius or a 15-ft by 15-ft corner cut at the intersection of Westwood Boulevard and Wellworth Ave. Repair and/or replace any broken or off-grade asphalt, sidewalk or curb and gutter. Close all unused driveways (with full width sidewalk, new integral concrete curb and 2-ft gutter). Reconstruct the curb return at the intersection of Westwood

Boulevard and Wellworth Ave with a 20-ft. curb radius and ADA standard access ramp abutting the 20-ft. radius property corner. Obtain a Sewer Permit to verify the sewer connection. Wellworth Ave: No dedication or street widening required. Repair and/or replace any broken or off-grade asphalt, sidewalk or curb and gutter. Alley: No dedication or alley widening required. Reconstruct alley intersection with Wellworth Ave per City standard. Repair and/or replace any broken or off-grade asphalt, sidewalk or curb and gutter. All non-standard improvements and encroachments located in the public right-of-way must be removed or permitted under a Revocable permit. Install street trees to the satisfaction of the Urban Forestry Division of the Bureau of Street Services. Install street lights as required by the Bureau of Street Lighting. All improvements shall be to the satisfaction of the City Engineer.

NOTE: The information on this PCRf is only a "preliminary recommendation" by BOE, which provides the applicant with a general understanding of what may be required by BOE. If the PCRf Recommendations for Dedication or Street Widening is marked "Yes", a formal investigation and engineering report will be required. The engineering report will be provided after submittal of all documentation and payment of fees. Measurements and statements contained herein may be adjusted in the engineering report.

Street Trees: If the PCRf Recommendation for Street Widening is marked "Yes", Street tree removals may be required. All street tree removals must be approved by the Board of Public Works. Applicant shall contact the Urban Forestry Division at (213) 847-3077 before proceeding with the Master Land Use Application.

In all cases, the Applicant will be required to close any unused driveways; remove and reconstruct broken, off-grade, or bad order concrete curb, gutter, driveways or sidewalk,; and install/replace public improvements, such as driveway aprons and access ramps, to meet ADA requirements.

Applicants with PCRf Recommendation of "Yes" for Dedication or Street Widening are advised to submit the following documents and pay the BOE investigation fee.

1. BOE investigation fee.
2. Two (2) copies of the Planning Master Land Use Application.
3. Two (2) copies of the project site plan.
4. Two (2) copies of the radius map.
5. Picture of the existing building, sidewalk, curb, and gutter.

Due to the possible implications that dedications and improvements may have on the development of a project, applicants that do not pay the BOE investigation fee for the preparation of a detailed engineering report may have their application placed on hold until such information is provided. Questions and concerns regarding the engineering report may be presented at the hearing.

Prepared by: Kristen Ly

Date: 06/11/2018