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May 14, 2020

Nicholas Long (A) (O)  
CCA Fletcher Partners, LP  
2301 Rosecrans Avenue, Unit 1150  
El Segundo, CA 90245

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Three6ixty  
11287 W. Washington Blvd  
Culver City, CA 90230

CASE NO.: ZA 2018-7123-ZAD-CDO  
ZONING ADMINISTRATOR'S  
DETERMINATION AND COMMUNITY  
DESIGN OVERLAY PLAN APPROVAL  
3811, 3845 North Fletcher Drive  
Northeast Los Angeles Planning Area  
Related Case: VTT-82440-SL  
Zone : RD2-1-CDO  
C. D. : 13 – O'Farrell  
CEQA : ENV-2018-7125-CE  
Legal Description: Lot 19, Tract TR 9540;  
Lot PT Glassell and Chapman  
2296.11 ACS, tract Ranchos  
San Rafael and La Canada Arb 102  
and 103

Pursuant to California environmental Quality Act (CEQA), I hereby DETERMINE:

based on the whole of the administrative record, that the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and,

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X.26, I hereby APPROVE:

a Zoning Administrator's Determination to permit retaining walls in lieu of more than two sets of retaining walls per lot with certain retaining walls over the restricted height limit, located within the required yards, in conjunction with the development of a Vesting Tentative Tract, otherwise not permitted pursuant to LAMC Section 12.21 C.8 and 12.21 C.1(g); and,

Pursuant to LAMC Section 13.08, I hereby APPROVE:

a Community Design Overlay (CDO) Plan Approval for the construction, use and maintenance of 37 Small Lot homes located within the Cypress Park and Glassell Park Community Design Overlay,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Zoning Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center or the Condition Compliance Unit for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center or Condition Compliance Unit for inclusion in the case file.
7. Authorized herein is a CDO Plan Approval for the construction, use and maintenance of 37 Small Lot homes approved by Vesting Tract Map No. 82440-SL, located within the Cypress Park and Glassell Park Community Design Overlay.

8. Authorized herein is retaining walls exceeding permitted height limit or exceeding two set per a lot, or located in the required yard setback, on applicable Small Lots as follows:

Lot #	# of Walls	Wall 1 Height (Ft)	Wall 2 Height (Ft)	Wall 3 Height (Ft)	Wall 4 Height (Ft)
1	1	8.8	-	-	-
2	1	8.7	-	-	-
3	1	8.9	-	-	-
4	1	9.2	-	-	-
5	1	8.1	-	-	-
6	2	9.3	13.9	-	-
7	1	13.9	-	-	-
8	1	9.5	-	-	-
9	1	9.5	-	-	-
10	1	9.9	-	-	-
11	1	9.9	-	-	-
12	1	5	-	-	-
13	1	5	-	-	-
14	1	5	-	-	-
16	1	10.7	-	-	-
17	2	8.2	11.1	-	-
22	2	11.3	4.3	-	-
23	1	9	-	-	-
26	1	12	-	-	-
27	1	12	-	-	-
30	4	4	4	5.5	9.7
31	1	11.7	-	-	-
32	3	5	11.3	3.7	-
33	3	5	11.3	5.15	-
34	2	5	10.7	-	-
35	2	5	8.8	-	-
36	2	5	6.1	-	-
37	2	5	8.5	-	-

9. The applicant and the project shall comply with all conditions imposed in the related Vesting Tract Map No. 82440-SL.
10. No other deviations have been requested from any other applicable provisions of LAMC. All applicable provisions shall be observed.
11. Prior to the sign-off of plans by the Development Services Center, the project shall comply with all requirements of the Department of Building and Safety's Grading Division including the conditions of approval contained in the Geology and Soils Report Approval Letter, dated November 9, 2018 [Log # 105644].
12. The side yard setbacks must be maintained free and clear of encroachments. No storage of materials or equipment is permitted in the side yard setback.

13. All exterior lighting shall be of a low level intensity and shall be directed on site. Outdoor lighting shall be designed and installed with shielding, so that the light does not overflow into adjacent residential properties.
14. All debris, trash and waste generated by the construction, including but not limited to building material remnants, removed weeds or dirt, food or drinks consumed by workers, etc., must be removed from the site or kept in a covered, trash receptacle on the property. Any trash stored on site must be removed at least once per week, or whenever the storage receptacle is full, whichever is sooner.
15. The project shall comply with the City of Los Angeles Noise Ordinance Nos. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
16. Prior to the commencement of demolition, site excavation and construction activities including earth exporting and pouring of concrete, the applicant shall notify all abutting residents located on Fletcher Drive, West Avenue 38, and Roderick Road regarding each phase of the development activities. The applicant shall also provide the said parties with a written construction schedule.
17. The applicant and the project construction manager shall identify a contact person and provide a 24-hour direct telephone number for any inquiries from residents regarding construction activities. The phone number shall be provided to all said residents and as noted above it shall be posted on the site in a manner which is readily visible to any interested party for the purpose to address any concerns or complaints. Contractor supervisor or construction supervisor is to respond within 24 hours.
18. The following conditions include those directly related to the review of CDO Plan Approval with the Cypress Park and Glassell Park Community Design Overlay:
  - a. **Floor Area.** The proposed project shall be limited to 46,372 square feet.
  - b. **Height.** The proposed project shall be limited to a height of 45 feet.
  - c. **Parking.** There shall be no surface parking areas or driveway "back-up" space located at the street front.
  - d. **Building Materials.**
    - i. Plaster or stucco finishes shall not comprise more than 75 percent of the surface area of any exterior elevation.
    - ii. Heavily textured stucco shall not be used.
    - iii. Proposed balconies shall employ a finish material that is different from the finish material on the primary body of the building.
  - e. **Paint.**
    - i. All vents, gutters, and down spouts shall be painted to match the color of the adjacent surface, unless being used as a trim or accent element.

- ii. Bright paint colors and fluorescent paint colors shall not be used.
- f. **Fences.** There shall be no front yard fences unless approved per Condition No. 8.
- g. **Landscaping and Open Space.**
  - i. All areas not covered by buildings, driveways, or walkways shall be landscaped, including drought tolerant plant species.
  - ii. Landscaping shall not be on slopes exceeding 10 percent.
  - iii. The project shall provide a minimum of 6,590 square feet of landscaped areas.
  - iv. The project shall provide private yards located to the north and south, along the outer perimeter of the development.
- h. **Trash and Recycling Bins.**
  - i. The trash and recycling bins shall be located so as not to be visible to the general public along Eagle Rock Boulevard.
  - ii. The common trash room shall be enclosed with a 10-foot tall wall made of fiber cement siding.

19. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

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

- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement (b).
- e. If the City determines it necessary to protect the City's interests, 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, commission, committees, employees and volunteers.

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

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

### **OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES**

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

**TRANSFERABILITY**

This authorization 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 upon you to advise them regarding the conditions of this grant.

**VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR**

Section 12.29 of the Los Angeles Municipal Code provides:

“A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code.”

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

**APPEAL PERIOD - EFFECTIVE DATE**

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 if the same be 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. The Zoning Administrator's determination in this matter will become effective after **MAY 29, 2020** unless an appeal therefrom 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 the Zoning Administrator's action, 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>.** Public offices are located at:

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

**San Fernando Valley  
Marvin Braude  
Constituent Service Center**  
6262 Van Nuys Boulevard,  
Room 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

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

### NOTICE

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the Development Services Center. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

### FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on December 18, 2019, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a Zoning Administrator's Determination and a CDO Plan Approval under the provisions of Section 12.24 X. and Section 13.08 have been established by the following facts:

### **BACKGROUND**

The subject site is a sloped, irregular shaped lot, consisting of 81,133 gross square feet of lot area. The site is located within the Northeast Los Angeles Community Plan area, with a land use designation of Low Medium II Residential and is zoned RD2-1-CDO. The RD2-1 Zone would permit a maximum of 40 dwelling units. The site abuts to the northerly boundary of the Glendale 2 freeway, at the current terminus of Fletcher Drive, and to the east of the Fletcher Drive and Avenue 38 intersection. The subject site currently has an approximate 270-foot frontage along Fletcher Drive. The project property is also located within the Cypress Park and Glassell Park Community Design Overlay.

The subject site is currently developed with podium parking, surface parking area, and the foundation of a church previous facility. There are 59 existing on-site non-Protected trees on the subject site. The proposed project would demolish the existing structures and remove the 59 existing trees located on-site for the demolition of the existing podium parking, surface parking area, and foundation for the merger and re-subdivision of eight (8) parcels into 37 lots for the construction, use and maintenance of 37 Small Lot dwellings. The proposed project also includes a request for a haul route for the export of approximately 6,750 cubic yards of earth materials. There is an incidental case associated with the proposed project (Case No. VTT-82440-SL) which requests the merger of eight (8) parcels and re-subdivision into 37 small lots measuring 81,133 square-feet. The subject VTT was approved on April 15, 2020, with no appeal.



The properties to the north of the subject site are developed with single family dwellings. To the south of the subject site is the Glendale 2 Freeway. Properties to the east of the subject site are developed with single family homes and properties to the west of the subject site are developed with multi-family dwellings.

Street(s):

Fletcher Drive, a designated standard Local Street, is dedicated to a width of 60-77 feet and is improved with curb, gutter, sidewalk, landscaping, add other improvements.

Previous zoning related actions on the site/in the area include:

Subject Property

There are no previous zoning related actions on the site.

Surrounding Properties

ZA-2002-327-CU-SPR (3921 N. Eagle Rock Blvd) On July 18, 2003, pursuant to LAMC Section 12.24 W.17 and 16.05, the Zoning Administrator denied a request for a conditional use permit to allow a drive through fast food restaurant in the [Q]C2-1VL Zone and denied a request for a Site Plan Review approval. The applicant subsequently appealed this action and the East Area Planning Commission denied the appeal and upheld the action of the Zoning Administrator.

ZA-2003-5541-ZAA (3710 N. Fletcher Dr.) On February 17, 2004, pursuant to LAMC Section 12.28, the Zoning Administrator approved a Zoning Administrator's Adjustment from Section 12.21 C.5(b) to permit the construction, use and maintenance of a 1,600 sf garage for an existing 1,590 square foot one-story, single family dwelling within 55 feet of the front lot line.

ZA-2005-2201-CU (3810 N. Eagle Rock Blvd) On August 10, 2005, pursuant to LAMC Section 12.24 W.49, the Zoning Administrator approved a Conditional Use permit for the installation, use and maintenance of an unmanned wireless telecommunications facility.

ZA-2009-3614-CUW (3810 N. Eagle Rock Blvd) On November 23, 2010, pursuant to LAMC Section 12.24 W.49, the Zoning Administrator approved a Conditional Use permit for the construction, use and maintenance of a cellular telecommunications site.

**PUBLIC HEARING**

A notice of public hearing was sent to property owners and/or occupants within a 500-foot radius of the site for which an application as described below has been filed with the Department of City Planning. The public hearing was conducted on December 18, 2019 at approximately 9:30 a.m., in City Hall, located at 200 N. Spring Street, Room 1020.

The purpose of the hearing was to obtain public testimony from affected and/or interested persons regarding the application. Interested parties were also invited to submit written comments concerning the request prior to the hearing. The following testimony was provided at the hearing:

The Representative made the following comments:

- The project is for 37 units of Small Lot single family homes.
- This Zoning Administration request is related to a Vesting Tentative Tract.
- Roof decks are oriented away from neighbors to the north.
- Project is providing extra parking as a response to neighbor concerns.
- Project is providing more open space than what is required.
- Project is providing bike parking and 17 guest parking spaces.
- Project is providing 2,232 square feet of open space.
- The building will be composed of stucco, brick, and metal veneer.
- The project incorporates 2 design schemes.
- They are lowering the site for neighborhood protections.
- Requesting the DAA determine yards per LAMC Section 17.03; asking that Fletcher Drive be the front yard and everything else be a side yard.

Public Comment:

- Neighborhood wants less units
- Neighborhood understand the project complies with density, but it is still a large and overwhelming project for the neighborhood.
- Concerned about the amount of time construction will last.
- Applicant team has been very accommodating.
- Would like to see 20 units instead of 37 as proposed.
- Purchase of property was because of views that will now be diminished.
- Main concern is height proposed.

Thirteenth Council District:

- In support of the project as proposed.

The Representative made the following comments in response to public comment:

- Applicant team has done a lot to modify the project to create more visual corridors.
- The slope of the site creates different views.
- Project is well below the density allowed.
- The project site has been neglected since the previous church burned down.
- Roderick Drive (to the north) is a hillside street.
- Applicant team will make sure construction traffic is limited.
- Staging and loading can happen on-site.

**MANDATED FINDINGS**

In order for a deviation from the zoning regulations to be granted, all of the legally mandated findings delineated in Section 12.24-E of the LAMC must be made in the affirmative. The following is a delineation of the findings and the application of the relevant facts of the case to same:

1. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The subject site is a sloped, irregular shaped lot, consisting of 81,133 gross square feet of lot area. The subject site currently has an approximate 270-foot frontage along Fletcher Drive. The subject site is currently developed with podium parking, a surface parking area, and the foundation of what used to be a church facility. The properties to the north of the subject site are developed with single-family dwellings and are located on an elevation that is above the subject site. To the south of the subject site is the Glendale 2 Freeway, which is located on an elevation below the subject site. Properties to the east of the subject site are developed with single-family homes and properties to the west of the subject site are developed with multi-family dwellings.

The proposed project would demolish the existing structures and remove the 59 existing trees located on-site for the merger and re-subdivision of eight (8) parcels into 37 Small Lots for the construction, use and maintenance of 37 Small Lot dwellings as approved by Vesting Tract Map No. 82440-SL. The proposed project is comprised of multiple buildings that are three-stories and 45-feet in height, with an FAR below the maximum allowed 3:1 FAR. The project has been designed to be in compliance with the Small Lot design standards as well as the Cypress Park-Glassell Park Community Design Overlay. These two documents will ensure compatibility with City standards for this type of development as well as compatibility with the immediate neighborhood. The proposed project will also provide more landscaped open space than what is required and complies with both vehicle parking and bicycle parking standards.

The subject Zoning Administrator's Determination request is for retaining walls on Small Lots that exceed the number allowed per lot and exceed the wall height restriction, located in the required yard setbacks. Due to the grade change between Roderick Drive to the north and the project site, the single-family neighborhood to the north is situated at the higher elevation. The steeply sloping topography of the site has varying elevations, especially towards the rear of the site causing such retaining wall application necessary which will provide for the ability to construct the proposed project. The requested retaining walls are also necessary in order to stabilize the slope below the adjacent existing single-family developments to the north. Therefore, while the request is for taller and more retaining walls than what would otherwise be permitted, the project will still enhance the built environment in the surrounding neighborhood.

2. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The proposed project would demolish the existing structures and remove the 59 existing trees located on-site for the merger and re-subdivision of eight (8) parcels into 37 Small Lots for the construction, use and maintenance of 37 Small Lot dwellings. The proposed project is comprised of multiple buildings that are three-stories and 45-feet in height, with an FAR below the maximum allowed 3:1 FAR. The project has been designed to be in compliance with the Small Lot design standards as well as the Cypress Park-Glassell Park Community Design Overlay. These two documents will ensure compatibility with City standards for this type of development as well as compatibility with the immediate neighborhood. The proposed project will also provide more landscaped open space than what is required and complies with both vehicle parking and bicycle parking standards.

Due to the grade change between Roderick Drive to the north and the project site, the single-family neighborhood to the north is situated at the higher elevation than the proposed Small Lot development. The subject project located at a lower elevation will not block views, light or air to the surrounding homes. Imposed conditions in both the Vesting Tract Map No. 82440-SL and this grant includes demolition, grading and construction measures that would minimize the temporary construction effects. Therefore, scale would be compatible with existing residential development and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

3. **The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The Northeast Los Angeles Community Plan designates the subject property for Low Medium II residential land uses with the corresponding zones of RD1.5, RD2, RW2, RZ2.5 and Height District No. 1.

The Northeast Los Angeles Community Plan, a part of the General Plan's Land Use Element, sets various objectives for the planning and development of the area, and seeks to guide development to be in character with the community. The 'Residential' section of the plan sets the following objectives:

**Objective 1-2** To allocate land for new housing to accommodate a growth of population that is consistent with and promotes the health, safety, welfare, convenience, and pleasant environment of those who live and work in the community based in adequate infrastructure and government services, especially schools.

**Objective 1-3** To preserve and enhance the residential character and scale of existing single- and multi-family neighborhoods.

The proposed project serves to enhance the existing residential neighborhood with the addition of a sensitively designed Small Lot development and will further help to fulfill the above-identified Objectives by preserving the low-density residential nature of the surrounding area. The grant of this request will not adversely affect any element of the General Plan as the basic use of the property as Small Lot homes, including the accessory structures, is in conformity with the objectives of the General Plan.

#### **RETAINING WALL FINDINGS**

4. **While site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.**

The subject site is a sloped, irregular shaped lot, consisting of 81,133 gross square feet of lot area. The steeply sloping topography of the site has varying elevations, especially towards the rear of the site which is adjacent to the existing single family neighborhood to the north. The requested height of retaining walls are necessary in order to stabilize the slope adjacent to the existing single-family neighborhood to the north. They are also needed in order to be in conformance with yard requirements for each proposed lot. Due to the grade change between Roderick Drive to the north and the project site, the single-family neighborhood to the north is situated at the higher elevation than the proposed buildings. The project has been designed to be in compliance with the Small Lot design standards as well as the Cypress Park-Glassell Park Community Design Overlay. These two documents will ensure compatibility with City standards for this type of development as well as compatibility with the immediate neighborhood. Therefore, while the proposed retaining walls do not comply with the height limitations, or the maximum number of the wall per lot, or the location within the yard, in relation to the slope of the site, the proposed retaining walls comply with the intent of the retaining wall regulations, which are written to reduce the impact to existing hillside topography while also achieving stability of the site.

5. **In light of the project as a whole including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

As stated previously in Finding Nos. 2 and 3, the proposed use upon the property, for 37 single-family dwellings, is in conformity with the underlying zoning. The requested over in height retaining walls is similar to developments in the vicinity. The granting of this request will not adversely affect any element of the General Plan as the basic use of the property will continue to function as a single-family dwelling. The proposed project is comprised of multiple buildings that are three-stories and 45-feet in height, with an FAR below the maximum allowed 3:1 FAR.

The project has been designed to be in compliance with the Small Lot design standards as well as the Cypress Park-Glassell Park Community Design Overlay. The proposed project will also provide more landscaped open space than what is required and complies with both vehicle parking and bicycle parking standards. The subject project located at a lower elevation will not block views, light or air to the surrounding homes. Imposed conditions in both the Vesting Tract Map No. 82440-SL and this grant includes demolition, grading and construction measures that would minimize the temporary construction effects. Therefore, the scale, size, height, use and operation of the propose 37 Small Lots and their retaining walls, would be compatible with the existing development and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

6. **The project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

See Finding No. 3.

#### **CDO PLAN APPROVAL FINDINGS**

7. **The project substantially complies with the adopted Community Design Overlay Multi-family Guidelines and Standards.**

##### **SITE PLANNING:**

##### **Street Frontage**

Guideline 1: Encourage an inviting pedestrian environment and provide for streetwall continuity by locating buildings with a consistent setback, orienting buildings to the street and providing pedestrian amenities along the front of buildings. Site plans that fortify individual projects rather than connect them to the street are strongly discouraged.

*Standard 1a: Align the front façade of new structures with adjacent structures to the greatest extent allowed by the Zoning Code.*

*Standard 1b: Provide a prominent pedestrian entrance with a walkway that leads directly from the entrance to the street.*

*Standard 1c: Where projects have multiple residential units at ground level, individual entrances are encouraged.*

The proposed project spans 37 lots and due to the irregular shape and slope of the site, the project is designed to be situated within the interior portion of the site, with internal access and circulation. The development incorporates a private driveway within the development site that can be accessed off Fletcher Drive. The site is enclosed by retaining walls due to the need to stabilize the slope. The dwellings proposed along the northern and southern perimeter yards are generally consistent with each other and provide street wall continuity within the site. The dwellings proposed along the east and western perimeters vary due to the irregular configuration of the site. The development

incorporates a pedestrian walkway along Fletcher Drive continues the existing walkway towards the entry to the development and into community paseos within the site. The primary pedestrian entrances have been designed to be oriented towards the landscaped paseos, which also provide pedestrian paths for residents and guests to enjoy. Individual entrances are provided via a walkway that leads directly from the pedestrian paseo to the front doors.

### **Open Space**

Guideline 2: Encourage the use of open surface area for open space, landscaping and recreation areas by minimizing surface parking and by providing adequate separation between existing and new structures.

*Standard 2a: Open space yard areas and courtyards with a minimum dimension of 15 feet are encouraged between existing structures and new structures on the same parcel.*

The proposed project does have limited surface parking for the purpose of providing guest parking spaces. However, each dwelling includes a private two-car garage. The proposed open space and landscaping provided for the project is above the amount required by Code. Common areas include a picnic area, seating areas, green space, paseos, and rooftop decks.

### **Parking and Circulation**

Guideline 3: Parking areas and the driveways that accompany them can contribute to a cluttered appearance and can diminish the pedestrian livelihood of a street. Such areas should be kept out of view from the public street to the greatest extent possible.

*Standard 3a: Driveways within the front yard area should be no wider than 15 feet unless additional width is needed to accommodate entry ramps into subterranean parking areas.*

*Standard 3b: Parking areas should be located underground, at the rear of properties or at other suitable locations that are not visible from the public street. Multiple garage bays along the front of a building should be avoided. Surface parking areas and driveway “back-up” space between a structure and the public street (regardless of setback requirements) are prohibited.*

As seen in the Exhibit, surface parking is limited to the guest parking spaces and they are dispersed throughout the project site. Each unit contains its own private two-car garage that can be accessed from the rear of each unit. The private garages face each other so as not to be seen from front entrances. All driveways are in compliance with applicable driveway width standards.

## **BUILDING DESIGN:**

### **Scale**

Guideline 3: The overall scale of all buildings should maintain existing height and massing patterns on streets where a consistent pattern exists. A building that is larger than its neighbors can still be in scale and be compatible with the smaller buildings in the area through facade articulations and through setbacks to upper floors. In other cases, it may be necessary to reduce the height or bulk of the building.

*Standard 3a: Where the height of a building would be inconsistent with the height of adjacent buildings as viewed from the street, upper-floor stepbacks should be used to adequately maintain the appearance of a prevailing height. A minimum 15-foot stepback of upper floors from the building front is recommended when new buildings or additions will be a full floor higher than adjacent structures.*

*Standard 3b: Where the massing of a building would be inconsistent with the massing of adjacent buildings as viewed from the street (for instance where a building would be two or three times the width of neighboring buildings), articulation and setbacks should be used to recreate existing massing patterns on the street to the greatest extent possible.*

The proposed buildings may be taller than the existing single family or multi-family dwellings in the immediate vicinity, however, the site is situated on a slope and on an elevation which is lower than the single family neighborhood to the north. The proposed development is compatible with the existing multi-family neighborhood to the west and to the south is the Glendale 2 Freeway at a lower elevation. The proposed development was designed, as seen in Exhibit A, to be in conformance with both the Small Lot design standards and the Cypress Park-Glassell Park CDO. It provides articulation through the use of varied colors, materials, and roof planes. The proposed dwellings will contain recessed windows with awnings and rooftop decks to provide additional architectural features.

### **Articulation and Fenestration**

Guideline 4: Buildings should be composed of a rich variety of forms and contrasting shapes that will provide depth and texture and will avoid the appearance of monotonous architecture.

*Standard 4a: At minimum, all exterior building elevations should provide a break in the plane every 20 feet in horizontal length and every 15 feet in vertical length, created by a change in plane, architectural detail or a change in material. Windows or doors that are flush with the plane of the building and exterior hallways and stairwells shall not constitute a change in material or break in the plane.*

*Standard 4b: Rooflines should include articulation that corresponds to articulation found on the building façade. At minimum rooflines that exceed 40 feet shall provide articulation in the form of vertical changes in plane or variation in roof types.*

*Standard 4c: Outdoor hallways and stairwells are generally discouraged and if used should be integrated into the overall structure through facades, materials and a cohesive architectural strategy.*

The proposed building façades achieve articulation through the utilization of cantilevers, angled planes, recessed windows and doors, and texture/material changes, as evident in Exhibit A. There is both vertical and horizontal articulation. Rooflines include varying parapets with some that include open rail designs. Additionally, stairway housing at the rooftops have been designed using similar color and materials used on building facades to help screen.

Guideline 5: Buildings should have meaningful fenestration that establishes a clear pattern on the façade (with special attention paid to facades that are visible from the street) and that provides depth and additional articulation. Openings such as doors and windows



should not be designed as an after-thought once the floor plan of a structure has been established, but rather should serve as an integral part in how the building relates to both the public and private realm.

*Standard 5a: Recess windows and doors along the street front at least three inches from the façade. Window frames and sills are strongly encouraged.*

*Standard 5b: Special attention should be paid to window alignment and patterns. Where appropriate, windows should be aligned along their top-line.*

*Standard 5c: Canopies and awnings, which provide additional façade articulation and provide shade, are encouraged, especially on facades where articulation is otherwise minimal.*

As evident in Exhibit A and as conditioned, the proposed buildings are designed with façades that provide sufficient articulation through the use of varied and compatible colors, materials, roof planes, and recessed windows with awnings. The dwellings will contain well-defined and articulated front entryways by incorporating awnings above the front entryway and utilizing varying colors and materials. The design of the buildings also incorporates decorative lighting and sufficient windows to provide transparency and further reduce the bulk and massing of the development.

Guideline 6: Building materials should be varied and should reflect a high level of quality and craftsmanship. The use of varied materials adds texture and depth to a façade and assists in providing needed articulation. Where specific building materials are found in abundance on a street front, such as wood siding or river rock, such materials should be incorporated into the façade of new buildings

*Standard 6a: Plaster or stucco finishes should not comprise more than 75% of the surface area of any exterior elevation (as viewed from an elevation projection excluding window and door area). Heavily textured stucco finishes are prohibited.*

*Standard 6b: The exterior finish on all balconies should employ a finish material that is different, from the finish material employed on the primary body of the building.*

*Standard 6c: All building fixtures, awnings, security gates, etc., should complement and be architecturally integrated to the design of the building.*

As evident in Exhibit A and as conditioned, the proposed project incorporates various high quality building materials with different textures and colors to promote articulation and breaks in plane. Among the materials proposed is stucco, brick veneer, and metal. All proposed awnings and overhangs are designed to be architecturally integrated into the design of the buildings as well.

Guideline 7: Additions and new structures within rear yards should be of a scale and style that is compatible with existing development on the site and with adjacent structures.

*Standard 7a: Provide roof forms on additions and new structures that are reasonably compatible with existing on-site development.*

*Standard 7b: Provide fenestration on additions and new structures that is reasonably compatible with existing on-site development.*

*Standard 7c: Utilize building materials on additions and new structures that are reasonably compatible with existing on-site development.*

*Standard 7d: Modifying existing building materials (such as stuccoing over and existing structure that might otherwise have desirable exterior finish materials), fenestration or roofs so as to achieve uniformity should be avoided.*

The proposed project includes demolition of all existing improvements; therefore, this Guideline does not apply.

### **ARCHITECTURAL FEATURES:**

Guideline 5: Emphasize pedestrian orientation and accessibility by creating well-articulated, inviting building entrances and by orienting building entrances toward the street.

*Standard 5a: Orient primary entrances toward the street. Emphasize entrances through architectural features such as front porches, awnings, columns and/or prominent walkways.*

*Standard 5b: Where multiple ground level entrances exist, individual building entrances should be architecturally emphasized according to Standard 5a.*

The proposed project is for the development of 37 Small Lot homes with internal circulation within the proposed development site. Each dwelling incorporates a well-defined primary entrance by incorporating a recessed and/or cantilever above the front entryway. They also utilize various building materials and colors to distinguish this primary entrance. The entryways to the dwellings are oriented towards the pedestrian paseos that run throughout the project site with direct walkways from the paseos to the front doors.

Guideline 6: Encourage architectural compatibility by designing additions and rear-yard infill projects to have compatible architectural features.

*Standard 6a: Where existing structures on a site contain architectural features such as porches, bay windows, decorative roof brackets etc. such features should be repeated on additions or new infill structures. Architectural features should be repeated to a lesser degree of detail when inspired from historic structures.*

*Standard 6b: Where additions and rear-yard infill projects are adjacent to R1 lots the project should provide horizontal setbacks above the first 30 vertical feet (in areas where structures are permitted to exceed 30 feet) along the building façade abutting the R1 lot. The maximum setback height shall be measured from a 45 degree angle from the 30 vertical feet mark.*

The proposed project includes the demolition of all existing improvements; therefore, this Guideline does not apply.

Guideline 7: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved or replaced with designs and materials that match the original where modifications to an existing structure are proposed. Building modifications that diminish the architectural integrity of existing buildings should be avoided.

*Standard 7a: Materials such as stone, brick, tile and natural wood finishes on existing structurally viable buildings should not be painted over, removed or otherwise obscured.*

*Standard 7b: Decorative features such as corbels, friezes, transom windows, pilasters and other such character defining architectural elements should be preserved and should not be painted over, removed or concealed by building additions, structural elements, signage or facades.*

*Standard 7c: Existing doors and windows should be retained and if needed, repaired rather than replaced. If replacement of such features is needed, in-kind materials should be used. The alteration of existing door and window openings along facades that are visible from the street is discouraged.*

*Standard 7d: Where appropriate paint colors should accentuate architectural features. In many instances a three-color paint scheme for body, trim and accent pieces is preferred. Overly bright paint colors, and fluorescent paint colors shall not be used. Colors such as beige, white and gray that produce glare, should be used sparingly.*

*Standard 7e: All vents, gutters, down spouts, etc. should be painted to match the color of the adjacent surface, unless being used expressly as a trim or accent element.*

As evident in the Exhibit A and as conditioned, the project will utilize two color schemes, each with a three-color paint scheme for the exterior plus brick veneer to accentuate different sections of the building façade. Front doors are also painted a distinct color to highlight primary entryways. The project will be compatible with existing hillside topography by not utilizing fluorescent or overly bright colors.

#### **LANDSCAPING:**

Guideline 8: In addition to aesthetic benefits, landscaping provides shade, reduces glare and minimizes surface runoff during rainy periods. Projects should provide landscaping that complements existing architecture, provides shade to pedestrian areas and that provides a high level of surface permeability.

*Standard 8: Projects shall comply with the City Landscape Ordinance and the accompanying Guidelines.*

The proposed project includes landscaping that complies with the City's Landscape Ordinance and is compatible with the architecture of the proposed dwellings. It is also providing more landscaped areas than is required by the Code. Shade trees are proposed along the pedestrian walkways, streets, and parking areas where possible.

Guideline 9: Front yard and outdoor spaces such as common and private open space should be developed to an extent that encourages use and enhances the livability of residential structures.

*Standard 9a: All projects shall comply with the Open Space Requirements listed in Section 12.21 G of the LAMC. All subsequent Standards shall enhance those requirements found within the LAMC.*

*Standard 9b: Utilize drought tolerant plant species within required open space areas to the greatest extent possible.*

*Standard 9c: Open space areas should not have slopes exceeding 10%.*

As evident in the Exhibit A, patios are provided where possible and there are three common amenity areas totaling approximately 5,107 square feet. As conditioned, open spaces will not have slopes exceeding 10 percent.

Guideline 10: Front yards provide for transition between the public right of way and the residential building. Front yard areas should remain open and used for landscaping and passive recreation space. In order to maintain a consistent streetwall, avoid the appearance of clutter and minimize excessive surface water runoff during rainy seasons massive fences, parking areas and excessive paving should be avoided in the front yard area.

*Standard 9a: Develop front yards with a prominent front walkway that leads directly from the sidewalk to the pedestrian entrance. Walkways should be improved with stamped concrete, brick, tile, stone or other such decorative surfaces.*

*Standard 9b: Paving surfaces should be provided exclusively for driveways and walkways. Parking areas located between the front of a structure and the front property line (regardless of setback requirements) and paving of front yards not used for driveways and walkways is inappropriate.*

*Standard 9c: Front yard fences shall not exceed the height permitted by the Zoning Code and should be comprised of transparent materials such as darkly colored (black or dark green) non-decorative wrought iron. Where Yard Adjustment Variances have been granted by the Zoning Administrator to allow over-height fences, such fences should be constructed only of materials enumerated above.*

*Standard 9d: Concrete block walls, concrete block pilasters, chain link and overly decorative and/or brightly colored wrought iron should not be used for front yard fences or any fences along a public street.*

The proposed paseos utilize high quality finishes and paving surfaces are used for driveways and walkways. The proposed paseos within the development site lead to individual walkways to individual front door entrances.

#### **MECHANICAL EQUIPMENT:**

Guideline 10: Trash enclosures should be designed so that trash and recycle bins are not visible to the general public.

*Standard 10a: Enclose all trash collection areas with a minimum six-foot high decorative wall or fence.*

*Standard 10b: Provide a separate enclose area for recyclable materials for each trash enclosure.*

As proposed, all trash collection areas will be enclosed within each private garage and as conditioned, there will be a separate enclosure for recyclable materials.

Guideline 11: Wireless telecommunication facilities should be designed so as to appear compatible with or complementary to surrounding architecture and structures.

*Standard 11a: Where possible, wireless telecommunication facilities should be incorporated into existing buildings and other structures and should appear unobtrusive.*

*Standard 11b: Roof-top wireless facilities should be located so as to be least disruptive to the primary visible façade of the building and should be screened by materials that are simple and do not compete with or attempt to replicate the architectural features of the existing building.*

No wireless facilities are proposed as part of the proposed project; therefore, this Guideline does not apply.

8. **The structures, site plan and landscaping are harmonious in scale and design with existing development and an cultural, scenic or environmental resources adjacent to the site and the vicinity.**

The proposed project would demolish the existing structures and remove the 59 existing trees located on-site for the merger and re-subdivision of eight (8) parcels into 37 Small Lots for the construction, use and maintenance of 37 Small Lot dwellings. The proposed project is comprised of multiple buildings that are three-stories and 45-feet in height, with an FAR below the maximum allowed 3:1 FAR.

The properties to the north of the subject site are developed with single-family dwellings and are located on an elevation that is above the subject site. To the south of the subject site is the Glendale 2 Freeway, which is located on an elevation below the subject site. Properties to the east of the subject site are developed with single-family homes and properties to the west of the subject site are developed with multi-family dwellings. While the proposed development may be taller than existing surrounding developments, due to the slope and topography of the neighborhood, it will not be visibly out of context.

The proposed development has been designed to comply with the Small Lot design standards as well as the Cypress Park-Glassell Park CDO to ensure compatibility with other Small Lot projects as well as other projects in the vicinity.

## **ADDITIONAL MANDATORY FINDINGS**

9. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.
10. The Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15332, Class 32.

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

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

The project is the demolition of the existing podium parking, foundation, and surface parking area; and the merger and re-subdivision of eight (8) parcels into 37 Small Lots for the construction, use and maintenance of 37 Small Lot dwellings. The proposed project also includes a request for a haul route for the export of approximately 6,750 cubic yards of earth materials and the removal of the 59 existing non-Protected Trees on-site. As a Small Lot Development of 38 units, and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

The site is zoned RD2-1-CDO and has a General Plan Land Use Designation of Low Medium II Residential. As shown in the case file, the project is consistent with the applicable Northeast Los Angeles Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 1.9 acres. Lots adjacent to the subject site are developed with the following urban uses: single-family residential, multi-family residential, and a freeway. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There are no protected trees on the site, as identified in the Tree Report prepared by Greg Applegate, ASCA, ASLA on November 2, 2018. The report did identify 59 non-protected trees on-site which are proposed to be removed from the subject site, and will be replaced with 64 24-inch box or greater trees. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. The traffic analysis, prepared by Linscott Law & Greenspan Engineers, dated December 19, 2018, concluded the project will result in an estimated net increase of 359 daily trips, a net increase of 28 trips during the a.m. peak hour and a net increase of 38 trips during the p.m. peak hour. The Department of Transportation (DOT) reviewed the traffic analysis and on January 31, 2019 issued a memo stating that the analysis adequately evaluated the project's transportation impacts on the surrounding community and no mitigation measures were required. Therefore, the project will not have any significant impacts to traffic. The Air Quality/ Global Climate Change/Health Risk Assessment prepared by Ganddini Group, Inc., dated January 15, 2019 concluded the project will not result in impacts to air quality. The project site will be adequately served by all public utilities and services given that the construction of a 38-unit Small Lot subdivision will be on a

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

Exceptions Narrative for Class 32 Categorical Exemption

There are five (5) Exceptions which the City is required to consider before finding a project exempt under Class 15332: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

While the subject site is located within a Hillside Area, Very High Fire Hazard Severity Zone, Special Grading Area, Hollywood Fault Zone, Alquist-Priolo Fault Zone, and Freeway Adjacent Advisory Notice for Sensitive Uses area, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of “sensitive” locations and will reduce any potential impacts to less than significant. Regulatory Compliance Measures (RCMs) include compliance with the provisions of the SCAQMD District Rule 403 (RC-AQ-1), compliance with the California Building Code’s seismic standards (RC-GEO-1), and compliance with the City’s Landform Grading Manual guidelines (RC-GEO-2). These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. Thus, the location of the project will not result in a significant impact based on its location.

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes the demolition of the existing podium parking, foundation, and surface parking area; the merger and re-subdivision of eight (8) parcels for the construction, use and maintenance of 38 Small Lot dwellings in an area zoned and designated for such development. All adjacent lots are developed with single-family dwellings, multi-family dwellings, and a freeway, and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 0.67:1 on a site that is permitted to have a maximum FAR of 3:1. The proposed dwellings range in size from 1,618 square feet – 1,743 square feet which is not unusual for the vicinity of the subject site, and is similar in scope to other existing single and multi-family dwellings in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The project site is located about 34 miles east of this State Scenic Highway. Therefore the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, according to Envirostor, the State of California’s database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City’s HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to

treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

Inquiries regarding this matter shall be directed to Nicole Sánchez Planning Staff at (213) 978-3034 or [nicole.sanchez@lacity.org](mailto:nicole.sanchez@lacity.org).



JACK CHIANG  
Associate Zoning Administrator

JC: JC:DL:NS

cc: Councilmember Mitch O'Farrell  
Thirteenth District  
Adjoining Property Owners



FEB 24 2020

CITY PLANNING  
PROJECT PLANNING

# 3 8 4 5 F L E T C H E R - S L S



A-1.0  
A-1.1  
A-2.0.0  
A-2.0.1  
A-2.0.2  
A-2.1.0  
A-2.1.1  
A-2.1.2  
A-2.2.0  
A-2.2.1  
A-2.2.2

ARCHITECTURAL SITE PLAN  
SITE CONTEXT  
P1 4-PLEX ELEVATIONS  
P1 4-PLEX PERSPECTIVES  
P1 4-PLEX COMPOSITE PLANS  
P1 6-PLEX ELEVATIONS  
P1 6-PLEX PERSPECTIVES  
P1 6-PLEX COMPOSITE PLANS  
P2 2-PLEX ELEVATIONS  
P2 2-PLEX PERSPECTIVES  
P2 2-PLEX COMPOSITE PLANS

A-2.3.0  
A-2.3.1  
A-2.3.2  
A-2.3.3  
A-2.3.4  
A-2.3.5  
A-2.4.0  
A-2.4.1  
A-2.4.2  
A-2.5.0  
A-2.5.1

P2 3-PLEX ELEVATIONS  
P2 3-PLEX PERSPECTIVES  
P2 3-PLEX COMPOSITE PLANS  
P2 3-PLEX-ALT ELEVATIONS  
P2 3-PLEX-ALT PERSPECTIVES  
P2 3-PLEX-ALT COMPOSITE PLANS  
P2 4-PLEX ELEVATIONS  
P2 4-PLEX PERSPECTIVES  
P2 4-PLEX COMPOSITE PLANS  
P2 5-PLEX ELEVATIONS  
P2 5-PLEX PERSPECTIVES

A-2.5.2  
A-2.6.0  
A-2.6.1  
A-2.6.2  
A-2.7  
A-3.0  
A-3.1  
A-3.2  
A-3.3

P2 5-PLEX COMPOSITE PLANS  
P3 2-PLEX ELEVATIONS  
P3 2-PLEX PERSPECTIVES  
P3 2-PLEX COMPOSITE PLANS  
ARCHITECTURAL DETAILS  
P1 UNIT PLAN  
P2 UNIT PLAN  
P2-ALT UNIT PLAN  
P3 UNIT PLAN



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El Segundo, California 90245-4976  
424-363-9214

3845 Fletcher Dr - SLS  
Los Angeles, CA 180502

Plot Date: 02.13.2020

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FLETCHER SLS - SETBACK MATRIX				
LOT	NORTH	SOUTH	EAST	WEST
1	10' REAR	15' FRONT	0'SIDE	0'SIDE
2	10' REAR	15' FRONT	0'SIDE	0'SIDE
3	10' REAR	16' FRONT	0'SIDE	0'SIDE
4	10' REAR	17' FRONT	1' SIDE	0'SIDE
5	10' REAR	17' FRONT	0'SIDE	1'SIDE
6	10' REAR	17' FRONT	0'SIDE	0'SIDE
7	10' REAR	15' FRONT	6' SIDE	0'SIDE
8	10' REAR	13' FRONT	0'SIDE	6' SIDE
9	10' REAR	13' FRONT	0'SIDE	0'SIDE
10	10' REAR	14' FRONT	0'SIDE	0'SIDE
11	10' REAR	15' FRONT	1' SIDE	0'SIDE
12	10' REAR	16' FRONT	0'SIDE	1' SIDE
13	10' REAR	28' FRONT	0'SIDE	0'SIDE

FLETCHER SLS - SETBACK MATRIX				
LOT	NORTH	SOUTH	EAST	WEST
14	10' REAR	25' FRONT	0'SIDE	0'SIDE
15	10' REAR	23' FRONT	0'SIDE	0'SIDE
16	10' REAR	22' FRONT	6' SIDE	0'SIDE
17	1' FRONT	10' REAR	0'SIDE	9' SIDE
18	1' FRONT	10' REAR	0'SIDE	0'SIDE
19	1' FRONT	10' REAR	0'SIDE	5' SIDE
20	1' FRONT	10' REAR	0'SIDE	0'SIDE
21	5' FRONT	10' REAR	0'SIDE	0'SIDE
22	5' FRONT	10' REAR	15' SIDE	0'SIDE
23	5' FRONT	10' REAR	0'SIDE	10' SIDE
24	5' FRONT	10' REAR	0'SIDE	0'SIDE
25	5' FRONT	10' REAR	0'SIDE	0'SIDE
26	3' FRONT	10' REAR	1' SIDE	0'SIDE

FLETCHER SLS - SETBACK MATRIX				
LOT	NORTH	SOUTH	EAST	WEST
27	1' FRONT	10' REAR	0'SIDE	1'SIDE
28	1' FRONT	10' REAR	0'SIDE	0'SIDE
29	1' FRONT	10' REAR	0'SIDE	0'SIDE
30	1' FRONT	10' REAR	6' SIDE	0'SIDE
31	25' REAR	1' FRONT	0'SIDE	5' SIDE
32	25' REAR	1' FRONT	10' SIDE	0'SIDE
33	25' REAR	1' FRONT	0'SIDE	10' SIDE
34	25' REAR	1' FRONT	0'SIDE	0'SIDE
35	25' REAR	1' FRONT	5' SIDE	0'SIDE
36	25' REAR	1' FRONT	0'SIDE	5' SIDE
37	25' REAR	1' FRONT	6' SIDE	0'SIDE

PLAN TYPES



TYPE 1



TYPE 2



TYPE 3

SITE PLAN

SITE SUMMARY

PROPERTY ADDRESS  
3811-3845 FLETCHER DRIVE  
LOS ANGELES, CA 90065

ADDRESS/LEGAL DESCRIPTION  
LOT/PARCEL AREA (CALC.)  
THOMAS BROS. GRID  
ASSESSOR'S PARCEL NO.

**EXHIBIT "A"**  
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CDO

82,077.3 SF  
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5458-031-041; 5458-031-047; 5458-041-043

JURISDICTIONAL INFORMATION  
COMMUNITY PLANNING AREA  
AREA PLANNING COMMISSION  
NEIGHBORHOOD COUNCIL  
COUNCIL DISTRICT  
CENSUS TRACT #  
LADBS DISTRICT OFFICE  
COMMUNITY DESIGN OVERLAY

NORTHEAST LOS ANGELES  
EAST LOS ANGELES  
GLASSELL PARK  
CD 13- MITCH O'FARRELL  
1863.01  
LOS ANGELES METRO  
CYPRESS PARK & GLASSELL PARK

EXISTING ZONING INFORMATION  
ZONE  
GENERAL PLAN LAND USE  
HILLSIDE AREA (ZONING CODE)

RD2-1-CDO  
LOW MEDIUM II RESIDENTIAL  
YES

SITE INFORMATION  
GROSS LOT REA  
NET LOT AREA

81,133 SF  
77,805 SF (AFTER DEDICATION)

DENSITY  
RD2-1-CDO  
ALLOWED  
PROVIDED

1 DU PER  
41  
37

2,000 SF LOT AREA

FLOOR AREA PROVIDED

UNIT	QTY	UNIT GSF	TOTAL
P1 2BD + 2.5 BT	14	1645 SF	23,030 SF
P2 3BD + 2.5 BT	16	1680 SF	26,880 SF
P2 - ALT 3BD + 2.5 BT	5	1620 SF	8,100 SF
P3 3BD + 2.5 BT	2	1743 SF	3,486 SF
TOTAL	37		61,496 SF

GROSS BUILDING  
BUILDABLE AREA  
NET BUILDING AREA (FAR)  
PROPOSED FAR

77,263 SF  
68,687 SF  
46,555 SF  
68:1 ALLOWED 3:1

BUILDING HEIGHT  
ALLOWED  
PROPOSED

45 FEET  
45 FEET PER SEC 12.21.17 (i)Exceptions.(2).(i)

PARKING  
RESIDENT @ 2/UNIT  
GUEST @ 0.25/UNIT

REQUIRED  
74  
10

PROVIDED  
74  
17

TOTAL PARKING

84 91

BIKE PARKING REQUIRED  
SHORT TERM  
TOTAL BIKES PROVIDED

4  
4  
SR RATE  
1/10 UNITS

COMMON OPEN SPACE\*  
REQUIRED  
PROVIDED

4,300 SF  
20,272SF

LANDSCAPE AREA\*  
REQUIRED  
PROVIDED

1,194 SF  
6,526 SF

\*SEE LANDSCAPE SHEET L.2 FOR DETAILS  
\*\* INDIVIDUAL TRASH RECEPTACLES TO BE STORED IN PRIVATE GARAGES



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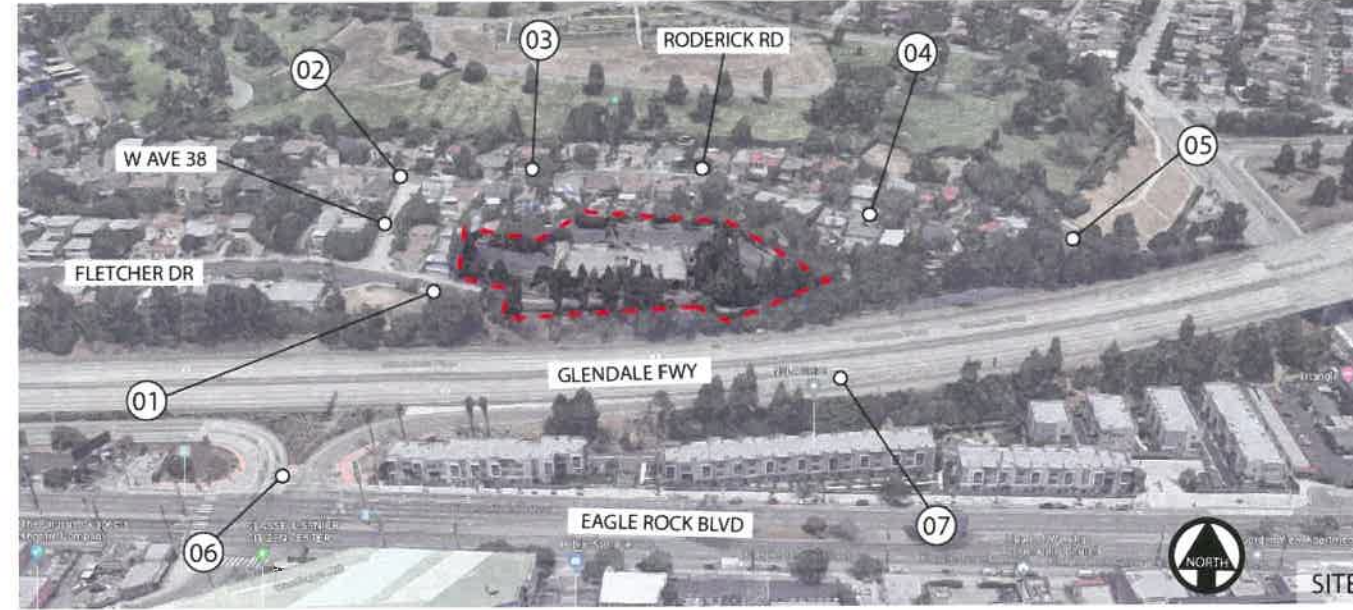
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A-1.0





IMAGES ARE FROM GOOGLE MAPS AND GOOGLE EARTH



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**SITE CONTEXT**

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CPO

**A-1.1**





LEFT



FRONT

**MATERIAL LEGEND**

1. STUCCO, LIGHT SAND FINISH
2. BRICK VENEER
3. WINDOWS
4. ENTRY DOOR
5. AWNINGS/ FINS
6. METAL GUARDRAIL
7. ILLUMINATED ADDRESS SIGN
8. DECORATIVE LIGHTING
9. FIRE ACCESS LADDER
10. METAL SECTIONAL GARAGE DOOR



RIGHT



REAR

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**PI 4-PLEX  
 ELEVATIONS**

SCALE: 1/8"=1'-0"  
 0 4 8 16

**A-2.0.0**





REAR PERSPECTIVE 1



FRONT PERSPECTIVE 1



REAR PERSPECTIVE 2



FRONT PERSPECTIVE 2

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PI 4-PLEX PERSPECTIVES

A-2.0.1

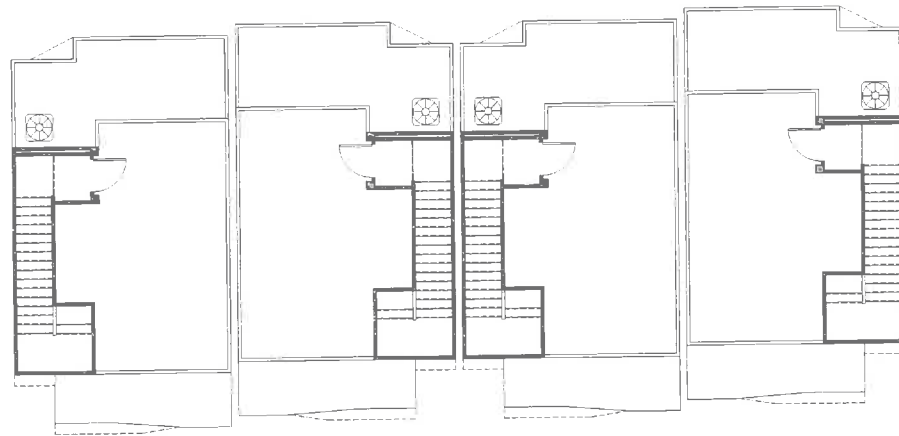


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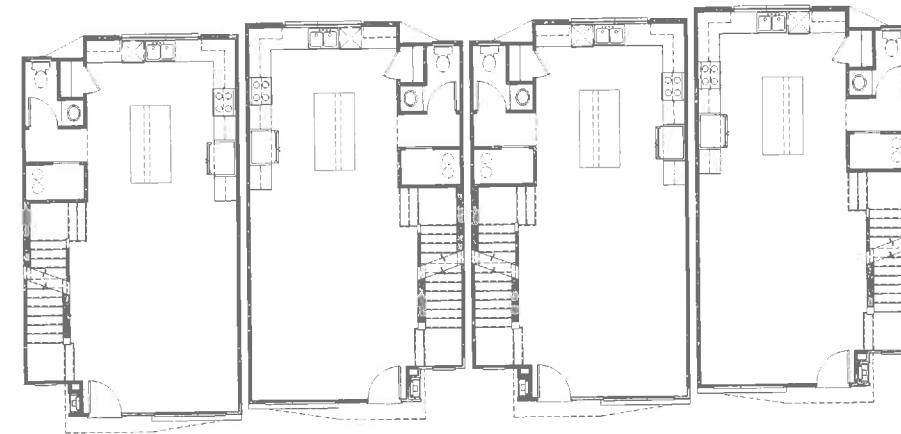
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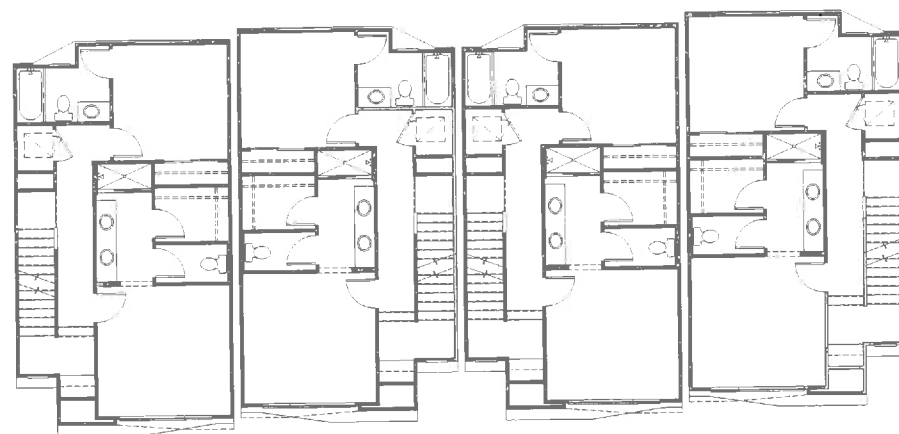
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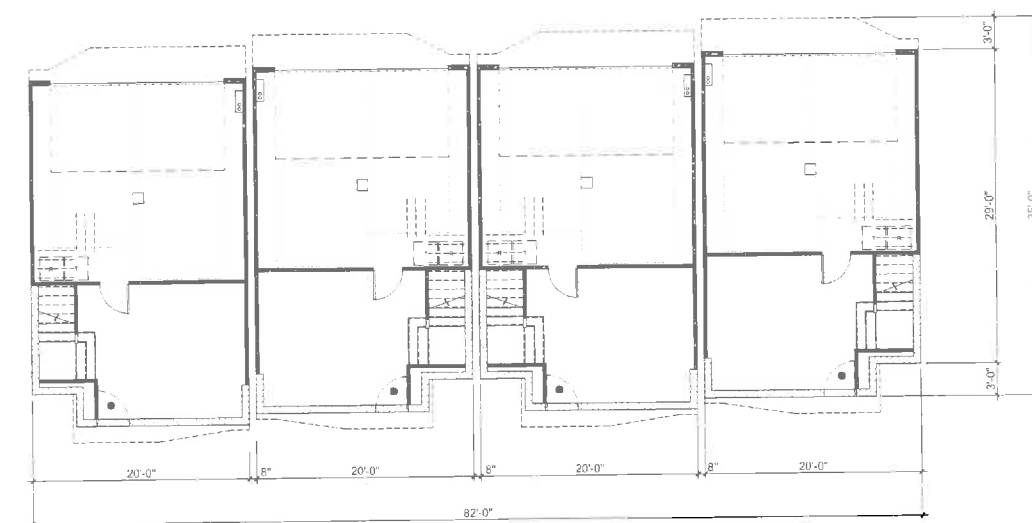
ROOF DECK COMPOSITE



SECOND FLOOR COMPOSITE



THIRD FLOOR COMPOSITE



FIRST FLOOR COMPOSITE

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# PI 4-PLEX COMPOSITE PLANS

SCALE: 1/8"=1'-0"  
 0 4 8 16

**A-2.0.2**





LEFT



FRONT

**MATERIAL LEGEND**

1. STUCCO, LIGHT SAND FINISH
2. BRICK VENEER
3. WINDOWS
4. ENTRY DOOR
5. AWNINGS/ FINS
6. METAL GUARDRAIL
7. ILLUMINATED ADDRESS SIGN
8. DECORATIVE LIGHTING
9. FIRE ACCESS LADDER
10. METAL SECTIONAL GARAGE DOOR



RIGHT



REAR

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**PI 6-PLEX  
 ELEVATIONS**

SCALE: 1/8"=1'-0"  
 0 4 8 16

**A-2.1.0**





REAR PERSPECTIVE 1



FRONT PERSPECTIVE 1



REAR PERSPECTIVE 2



FRONT PERSPECTIVE 2

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**PI 6-PLEX PERSPECTIVES**

**A-2.1.1**



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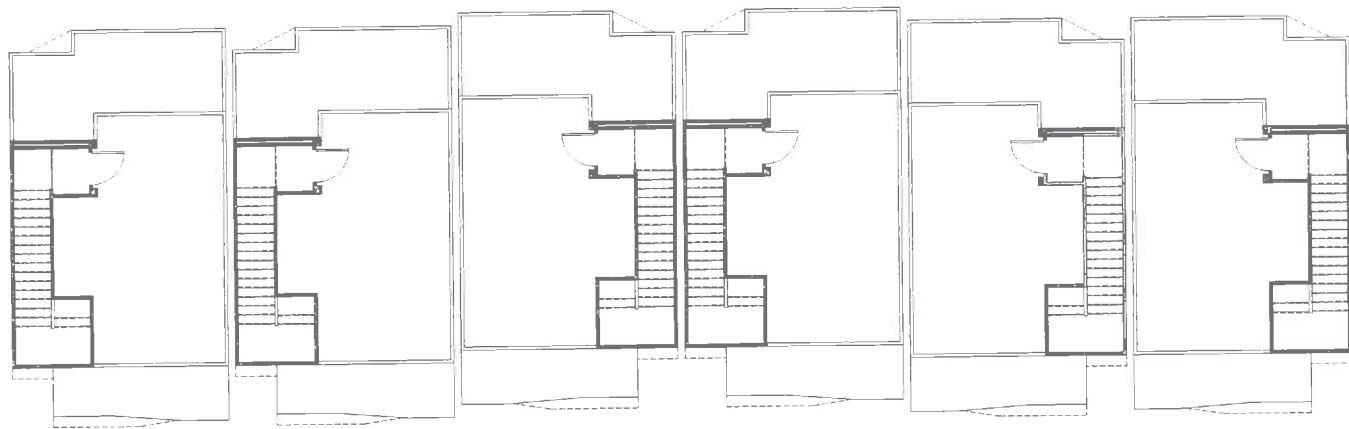
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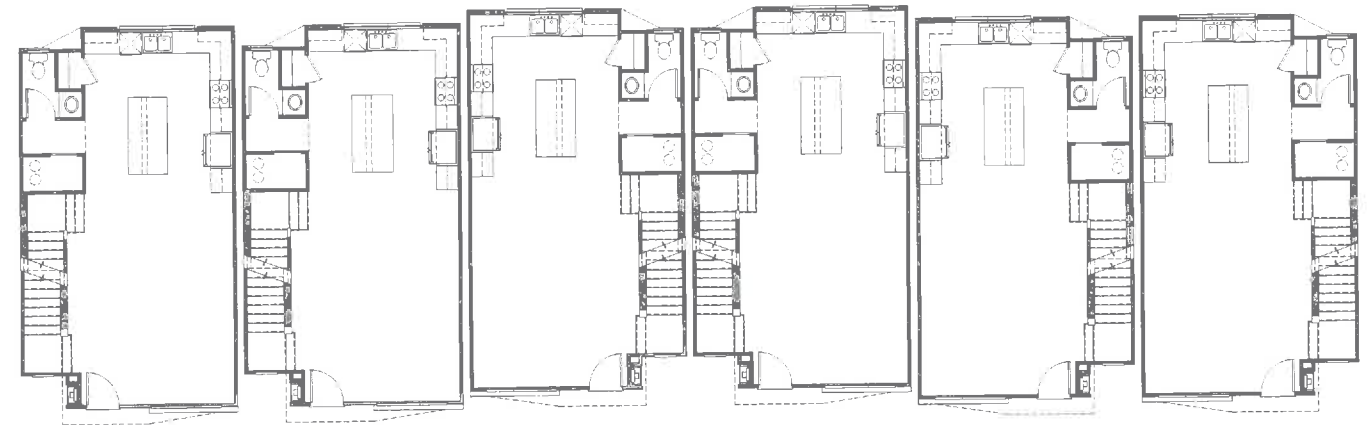
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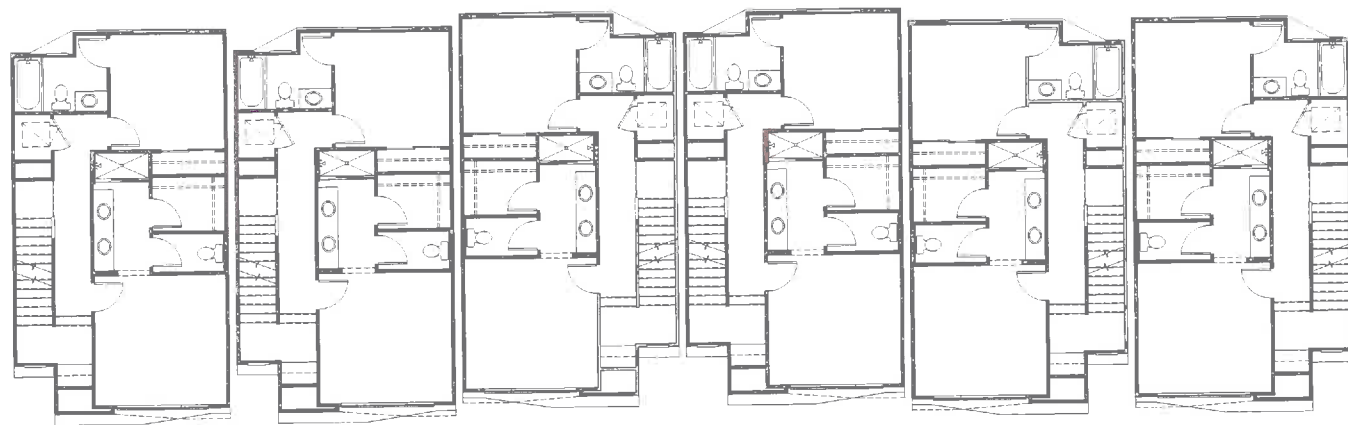




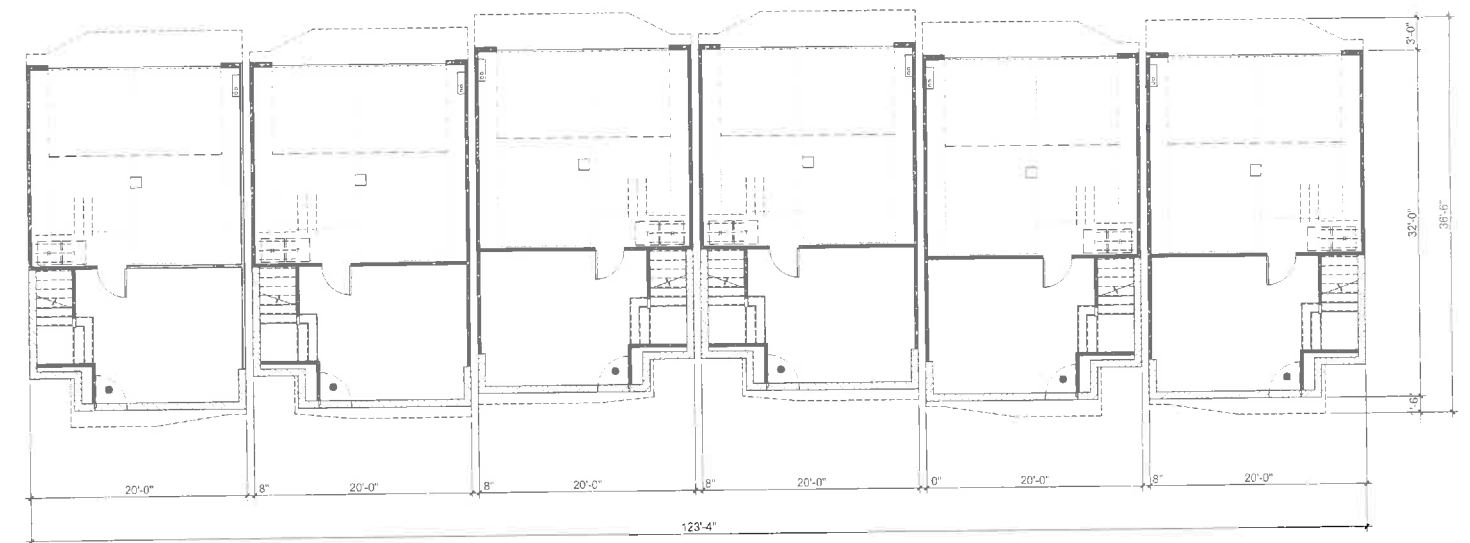
ROOF DECK COMPOSITE



SECOND FLOOR COMPOSITE



THIRD FLOOR COMPOSITE



FIRST FLOOR COMPOSITE

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**PI 6-PLEX  
COMPOSITE PLANS**

SCALE: 1/8"=1'-0"  
 0 4 8 16

**A-2.1.2**



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9

LEFT



RIGHT



2 4

7 8

FRONT



10

REAR

#### MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. BRICK VENEER
3. WINDOWS
4. ENTRY DOOR
5. AWNINGS/ FINS
6. METAL GUARDRAIL
7. ILLUMINATED ADDRESS SIGN
8. DECORATIVE LIGHTING
9. FIRE ACCESS LADDER
10. METAL SECTIONAL GARAGE DOOR

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**P2 2-PLEX  
 ELEVATIONS**

SCALE: 1/8"=1'-0"  
 0 4 8 16

**A-2.2.0**





REAR PERSPECTIVE 1



FRONT PERSPECTIVE 1



REAR PERSPECTIVE 2

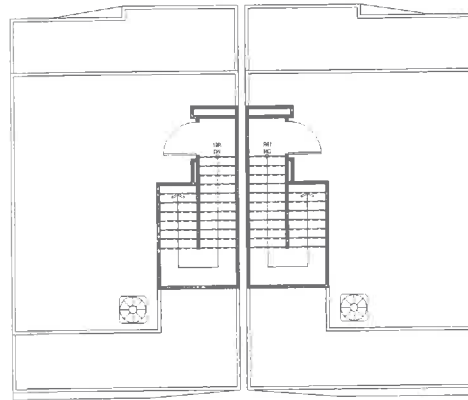


FRONT PERSPECTIVE 2

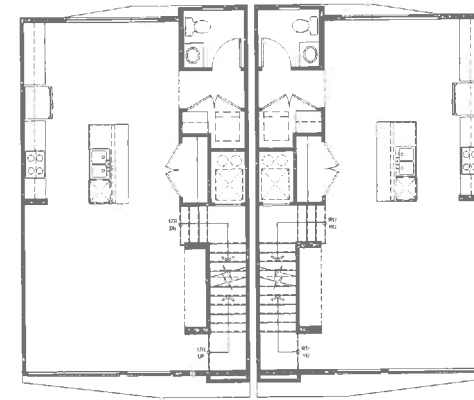
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**P2 2-PLEX PERSPECTIVES**

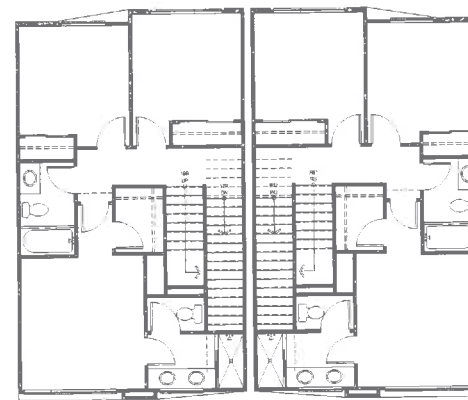
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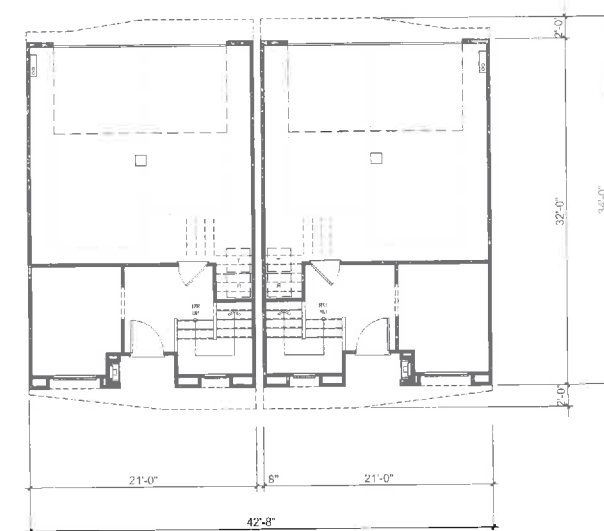
ROOF DECK COMPOSITE



SECOND FLOOR COMPOSITE



THIRD FLOOR COMPOSITE



FIRST FLOOR COMPOSITE

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**P2 2-PLEX  
 COMPOSITE PLANS**

SCALE: 1/8"=1'-0"  
 0 4 8 16

**A-2.2.2**





LEFT



FRONT

#### MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. BRICK VENEER
3. WINDOWS
4. ENTRY DOOR
5. AWNINGS/ FINS
6. METAL GUARDRAIL
7. ILLUMINATED ADDRESS SIGN
8. DECORATIVE LIGHTING
9. FIRE ACCESS LADDER
10. METAL SECTIONAL GARAGE DOOR



RIGHT



REAR

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**P2 3-PLEX  
 ELEVATIONS**

SCALE: 1/8"=1'-0"  
 0 4 8 16

**A-2.3.0**



REAR PERSPECTIVE 1



FRONT PERSPECTIVE 1



REAR PERSPECTIVE 2



FRONT PERSPECTIVE 2

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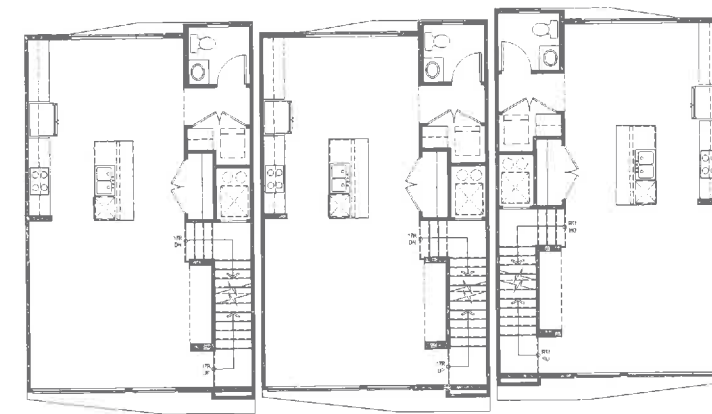
**P2 3-PLEX PERSPECTIVES**

**A-2.3.1**

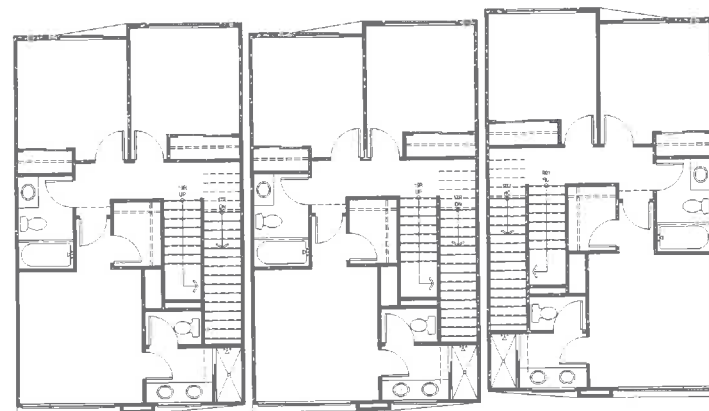




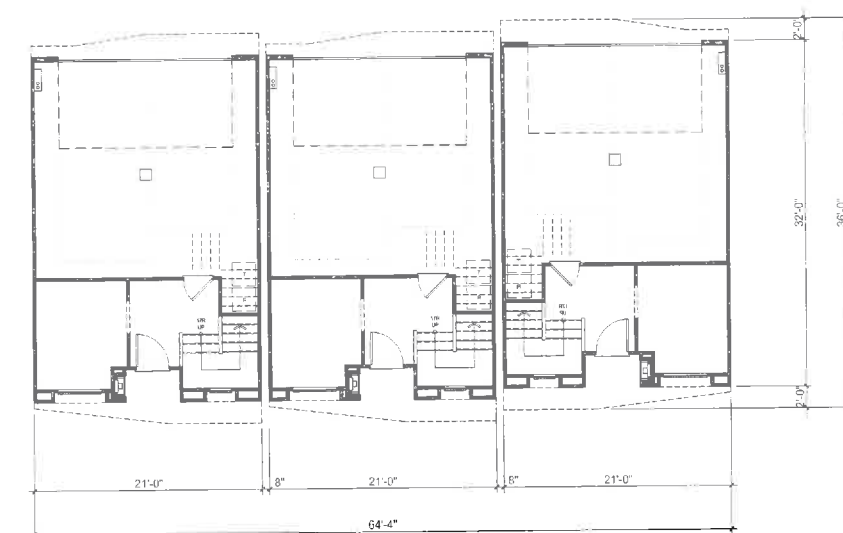
ROOF DECK COMPOSITE



SECOND FLOOR COMPOSITE



THIRD FLOOR COMPOSITE



FIRST FLOOR COMPOSITE

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**P2 3-PLEX  
 COMPOSITE PLANS**

SCALE: 1/8"=1'-0"  
 0 4 8 16

**A-2.3.2**



LEFT



FRONT



RIGHT



REAR

#### MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. BRICK VENEER
3. WINDOWS
4. ENTRY DOOR
5. AWNINGS/ FINS
6. METAL GUARDRAIL
7. ILLUMINATED ADDRESS SIGN
8. DECORATIVE LIGHTING
9. FIRE ACCESS LADDER
10. METAL SECTIONAL GARAGE DOOR

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**P2 3-PLEX-ALT  
 ELEVATIONS**

SCALE: 1/8"=1'-0"  
 0 4 8 16

**A-2.3.3**





REAR PERSPECTIVE 1



FRONT PERSPECTIVE 1



REAR PERSPECTIVE 2



FRONT PERSPECTIVE 2

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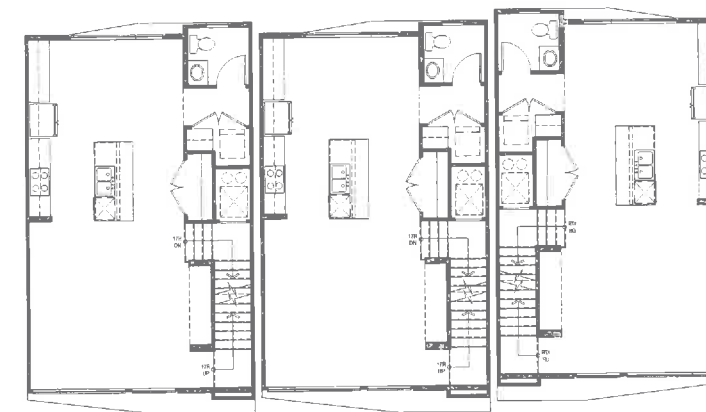
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**P2 3-PLEX PERSPECTIVES**

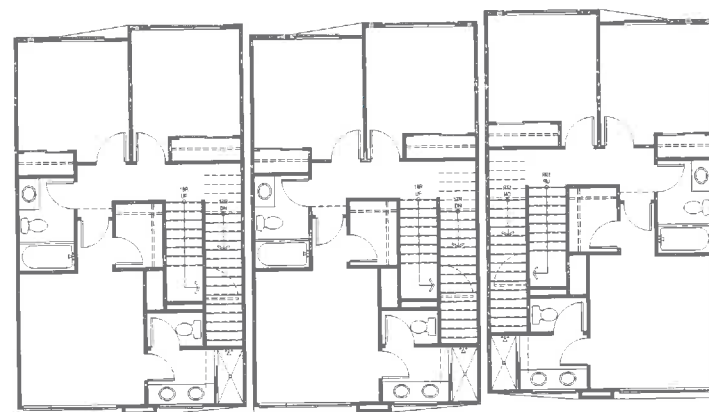
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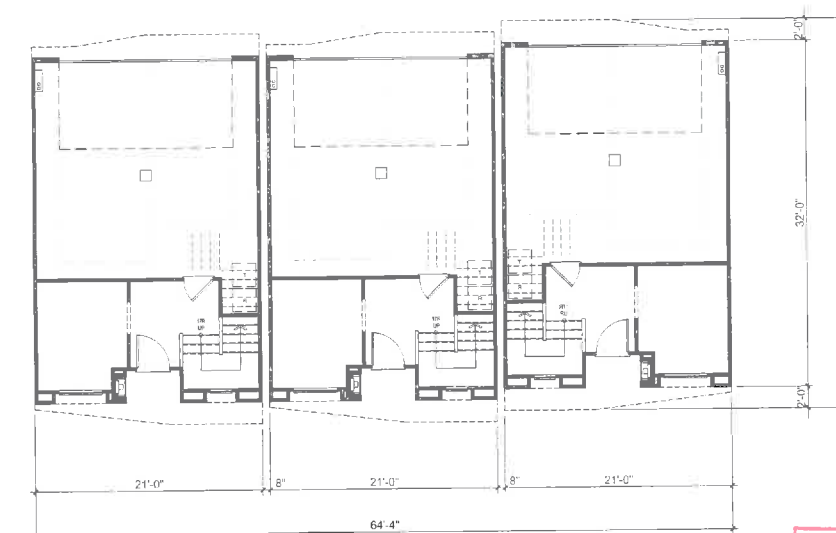
ROOF DECK COMPOSITE



SECOND FLOOR COMPOSITE



THIRD FLOOR COMPOSITE



FIRST FLOOR COMPOSITE

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# P2 3-PLEX-ALT COMPOSITE PLANS

SCALE: 1/8"=1'-0"  
 0 4 8 16

**A-2.3.5**





LEFT



FRONT

**MATERIAL LEGEND**

1. STUCCO, LIGHT SAND FINISH
2. BRICK VENEER
3. WINDOWS
4. ENTRY DOOR
5. AWNINGS/ FINS
6. METAL GUARDRAIL
7. ILLUMINATED ADDRESS SIGN
8. DECORATIVE LIGHTING
9. FIRE ACCESS LADDER
10. METAL SECTIONAL GARAGE DOOR



RIGHT



REAR

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**P2 4-PLEX  
 ELEVATIONS**

SCALE: 1/8"=1'-0"  
 0 4 8 16

**A-2.4.0**





REAR PERSPECTIVE 1



FRONT PERSPECTIVE 1



REAR PERSPECTIVE 2



FRONT PERSPECTIVE 2

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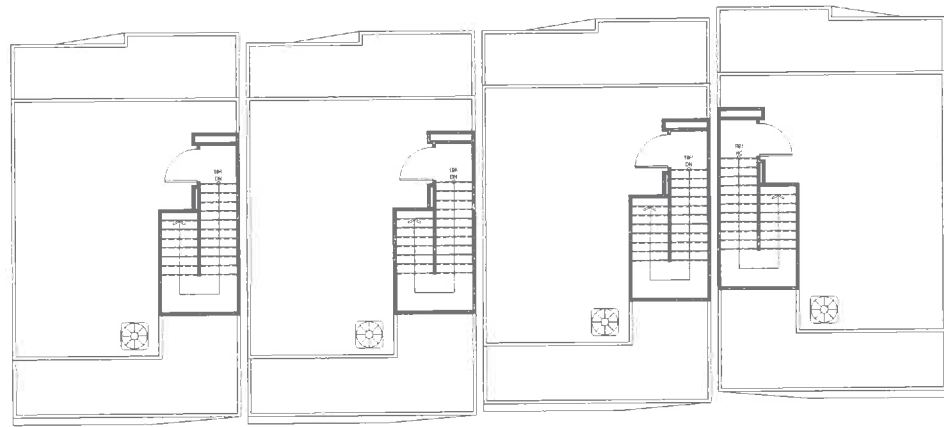
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**P2 4-PLEX PERSPECTIVES**

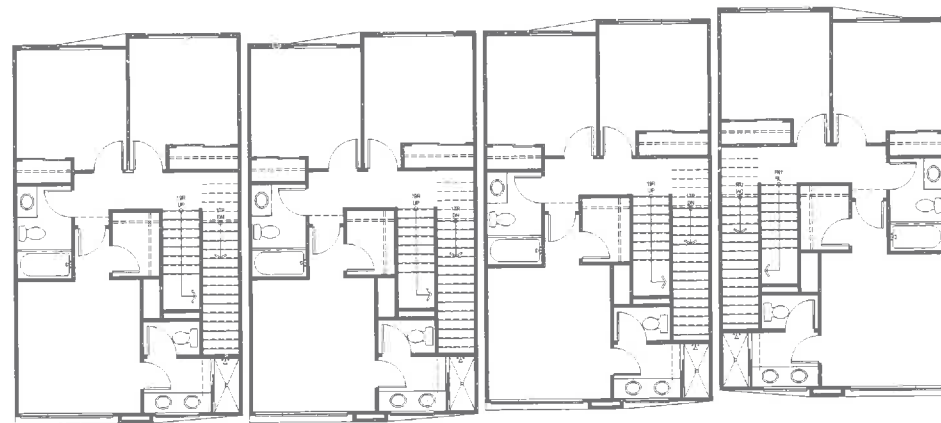
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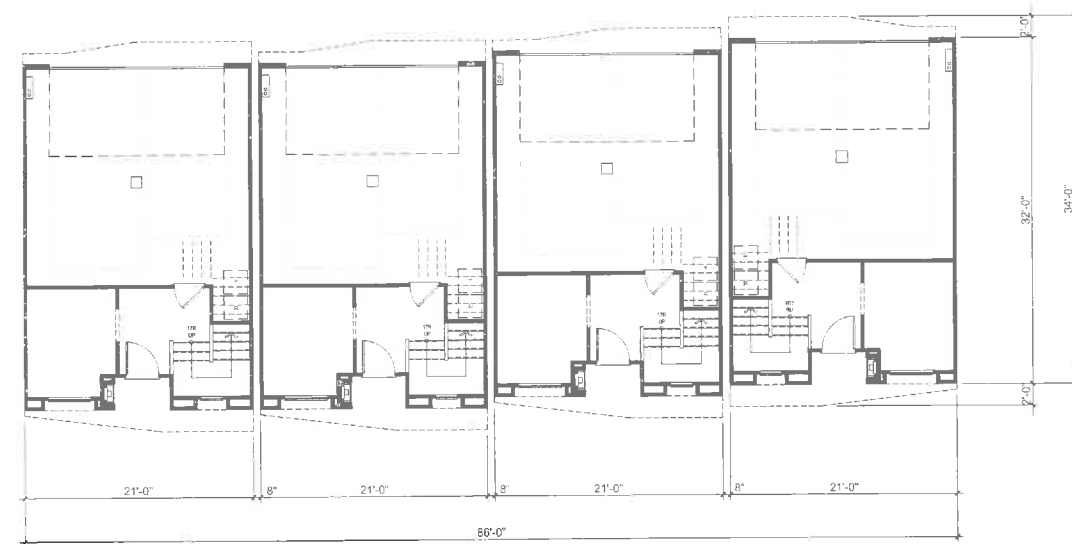
ROOF DECK COMPOSITE



SECOND FLOOR COMPOSITE



THIRD FLOOR COMPOSITE



FIRST FLOOR COMPOSITE

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## P2 4-PLEX COMPOSITE PLANS

SCALE: 1/8"=1'-0"  
 0 4 8 16

**A-2.4.2**





LEFT



FRONT

#### MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. BRICK VENEER
3. WINDOWS
4. ENTRY DOOR
5. AWNINGS/ FINS
6. METAL GUARDRAIL
7. ILLUMINATED ADDRESS SIGN
8. DECORATIVE LIGHTING
9. FIRE ACCESS LADDER
10. METAL SECTIONAL GARAGE DOOR



RIGHT



REAR

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**P2 5-PLEX  
 ELEVATIONS**

SCALE: 1/8"=1'-0"  
 0 4 8 16

**A-2.5.0**





REAR PERSPECTIVE 1



FRONT PERSPECTIVE 1



REAR PERSPECTIVE 2



FRONT PERSPECTIVE 2

**EXHIBIT "A"**  
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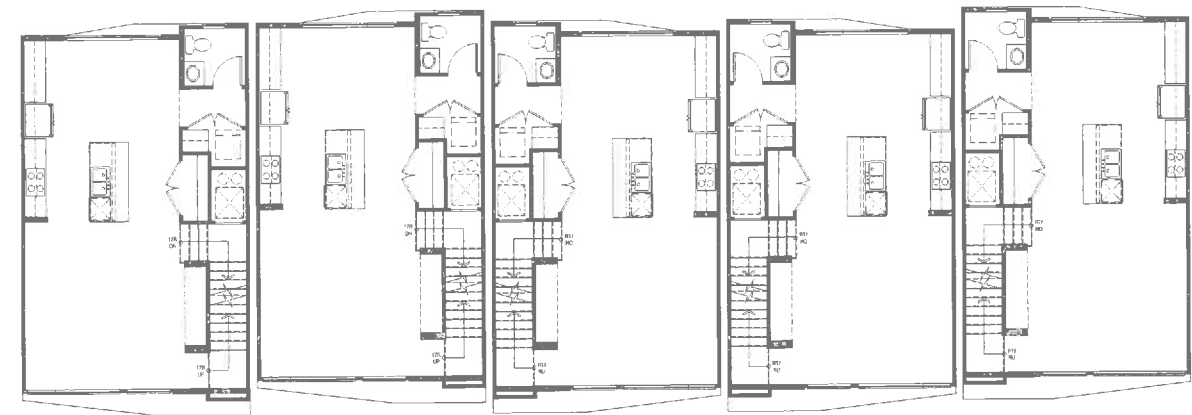
Plot Date: 02.13.2020

**P2 5-PLEX PERSPECTIVES**

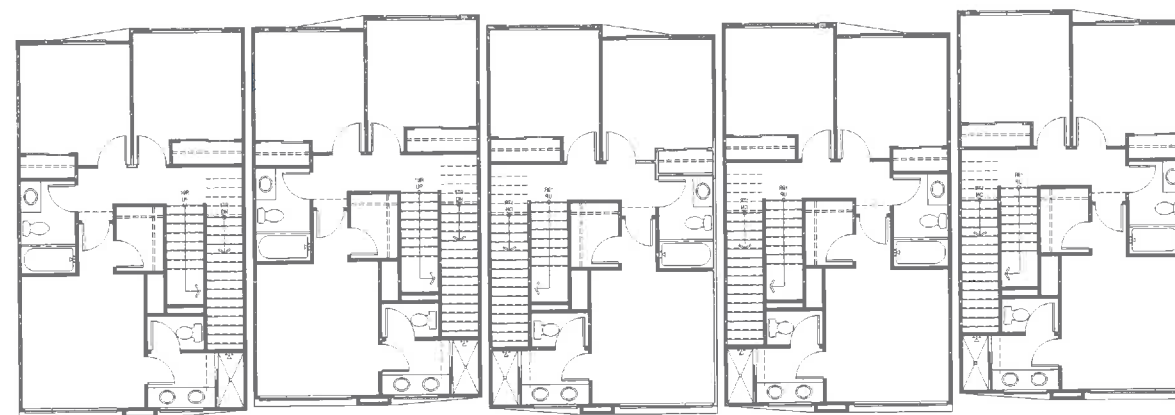
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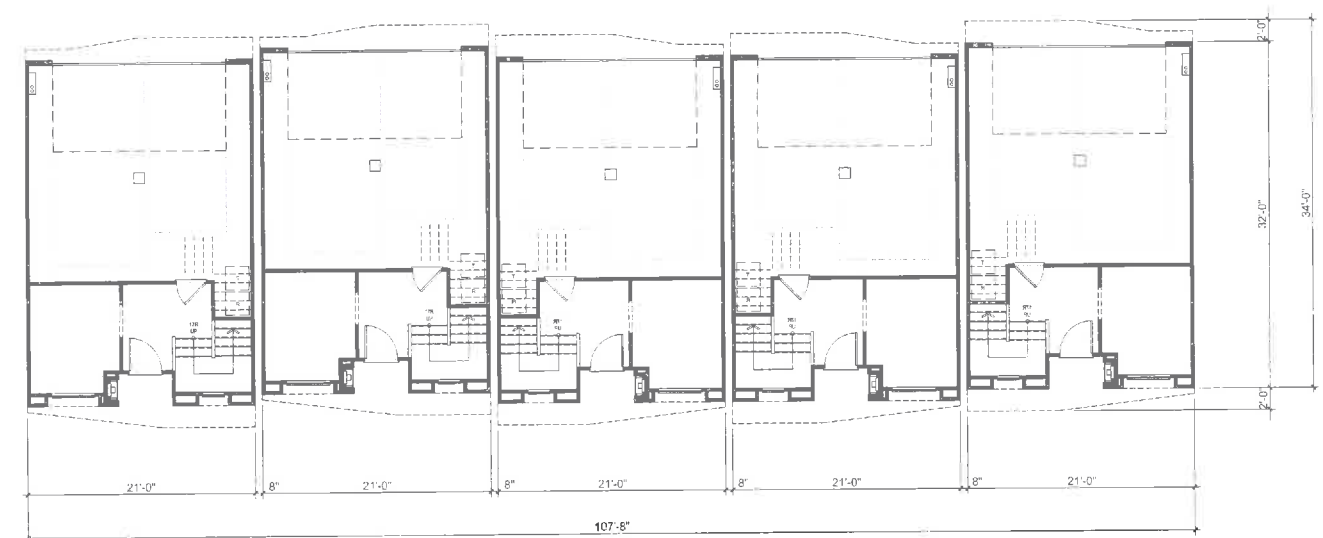
ROOF DECK COMPOSITE



SECOND FLOOR COMPOSITE



THIRD FLOOR COMPOSITE



FIRST FLOOR COMPOSITE



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# P2 5-PLEX COMPOSITE PLANS

SCALE: 1/8"=1'-0"  
0 4 8 16

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**A-2.5.2**





#### MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. BRICK VENEER
3. WINDOWS
4. ENTRY DOOR
5. AWNINGS/ FINS
6. METAL GUARDRAIL
7. ILLUMINATED ADDRESS SIGN
8. DECORATIVE LIGHTING
9. FIRE ACCESS LADDER
10. METAL SECTIONAL GARAGE DOOR



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**P3 2-PLEX  
 ELEVATIONS**

SCALE: 1/8"=1'-0"  
 0 4 8 16

**A-2.6.0**



REAR PERSPECTIVE 1



FRONT PERSPECTIVE 1



REAR PERSPECTIVE 2



FRONT PERSPECTIVE 2

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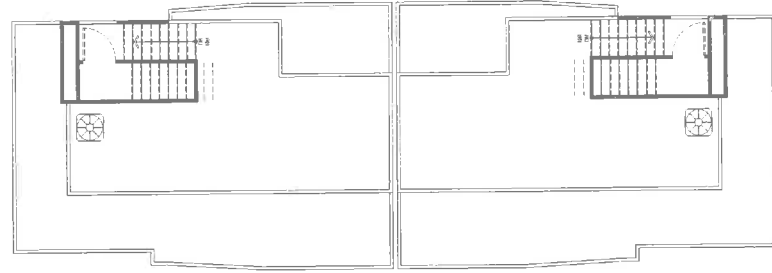
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02.13.2020

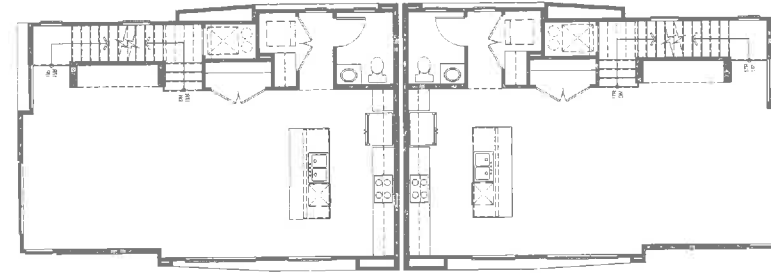
**P3 2-PLEX PERSPECTIVES**

**A-2.6.1**

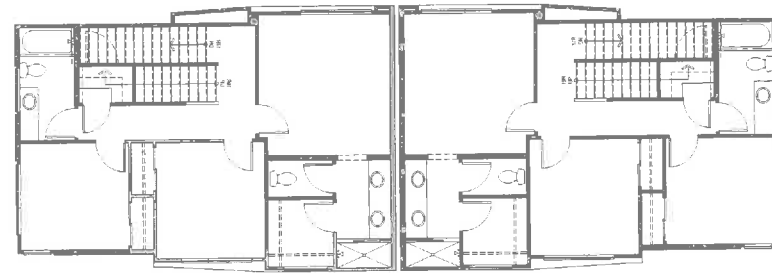




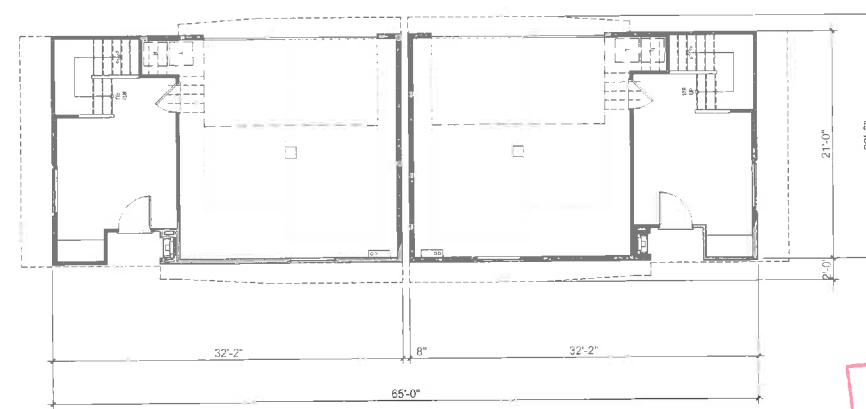
ROOF DECK COMPOSITE



SECOND FLOOR COMPOSITE



THIRD FLOOR COMPOSITE



FIRST FLOOR COMPOSITE

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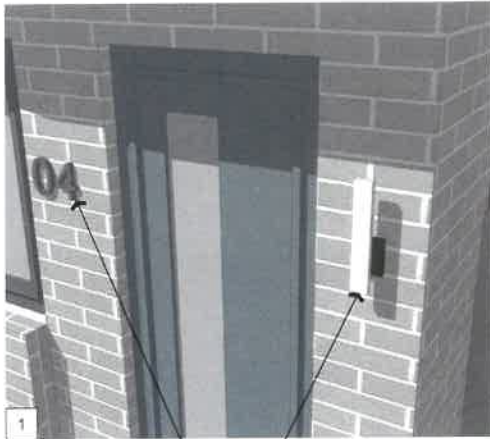
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# P3 2-PLEX COMPOSITE PLANS

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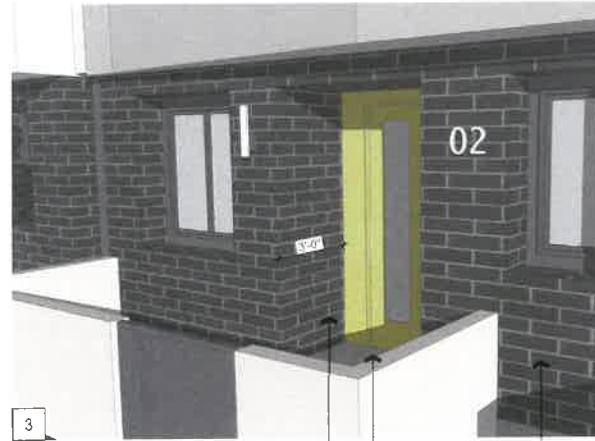
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UNIT IDENTIFICATION  
LOW-LEVEL LIGHTING



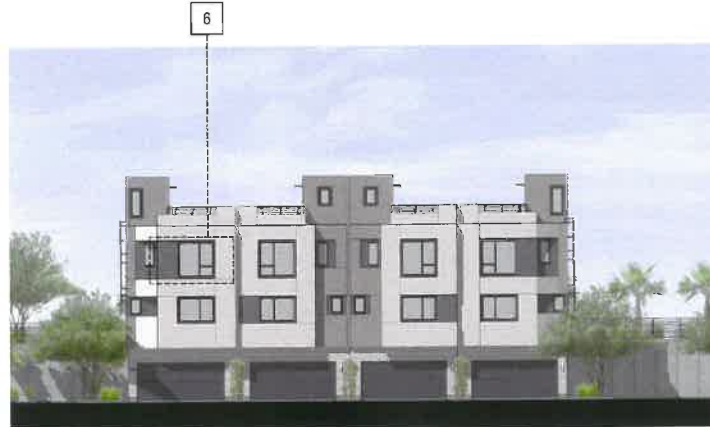
DOOR W/ GLAZING  
3" RECESS  
6" STEP  
18" OVERHEAD  
PROJECTION



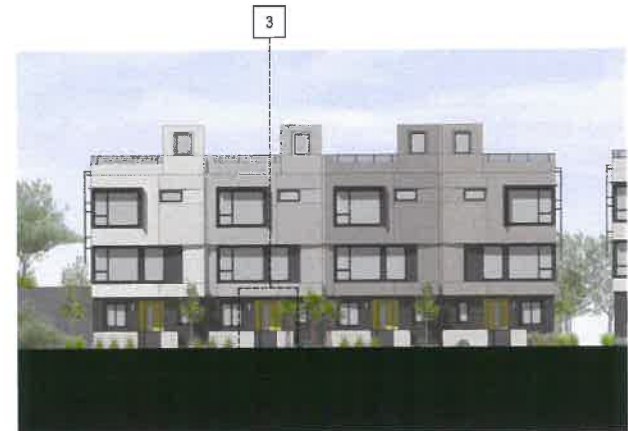
BRICK VENEER  
8" STEP  
RECESSED ENTRY WAY



FRONT-P1



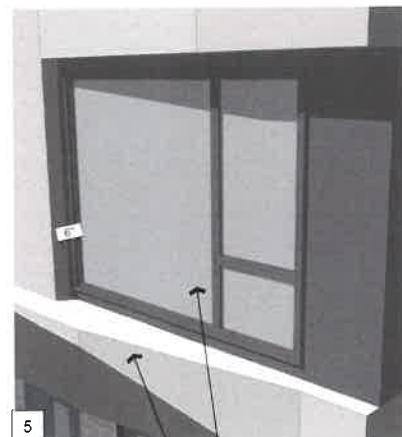
REAR-P1



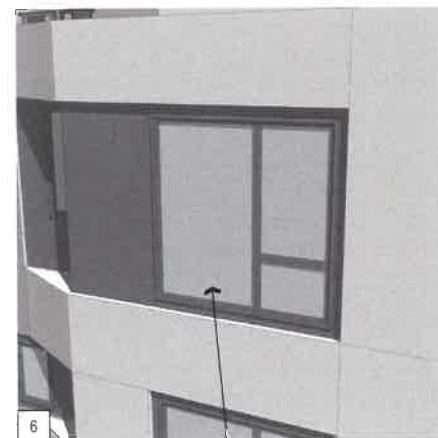
FRONT-P2



AWNING



RECESSED WINDOW  
TAPERED FACADE TREATMENT



3" RECESSED WINDOW

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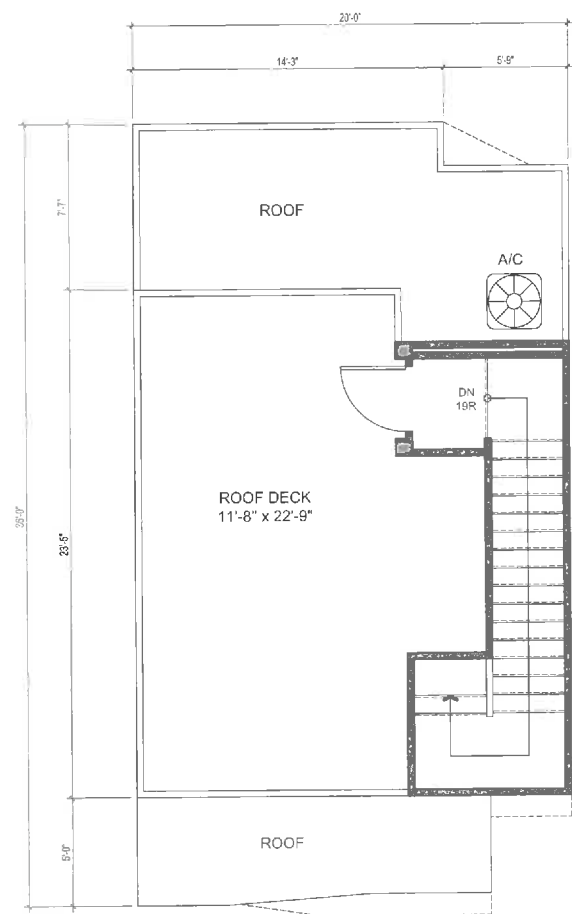
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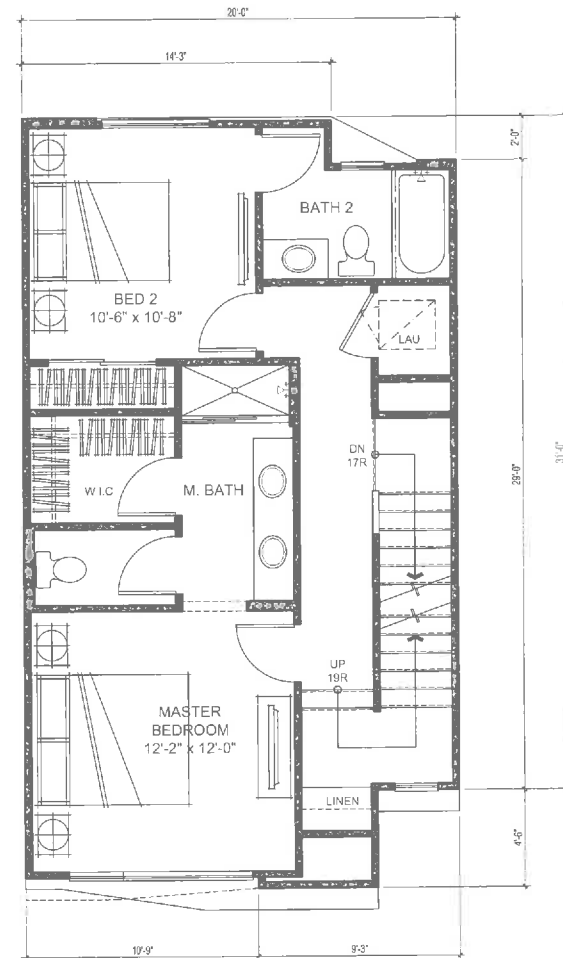
**ARCHITECTURAL  
DETAILS**

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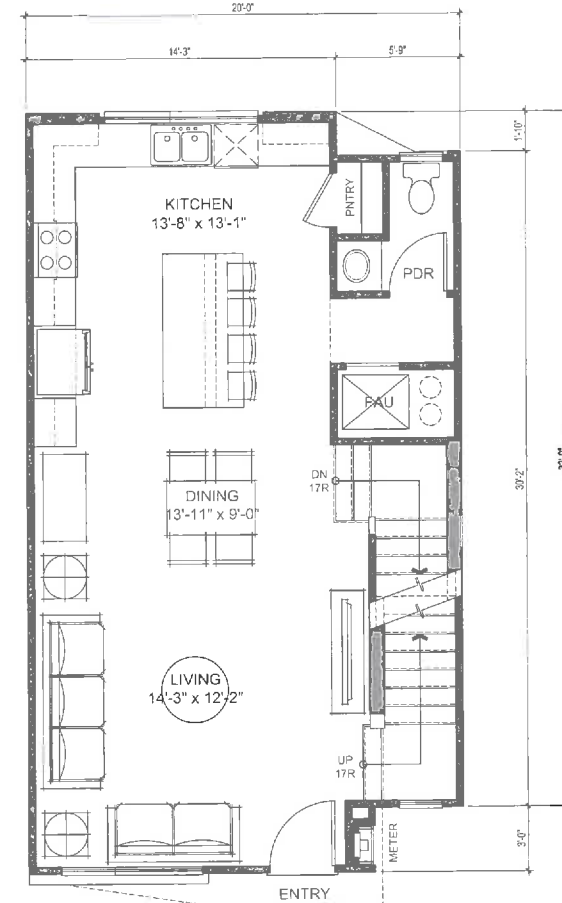
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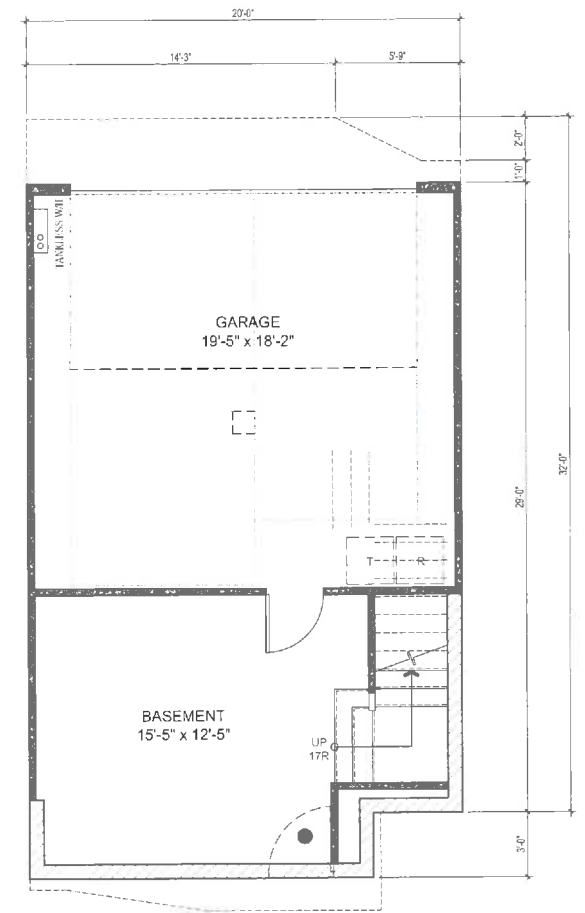
ROOF DECK



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

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GROSS AREA	
BASEMENT	271 SQ. FT.
2ND FLOOR	673 SQ. FT.
3RD FLOOR	580 SQ. FT.
STAIRWELL	121 SQ. FT.
TOTAL LIVING	1645 SQ. FT.
ROOF DECK	327 SQ. FT.
GARAGE	373 SQ. FT.



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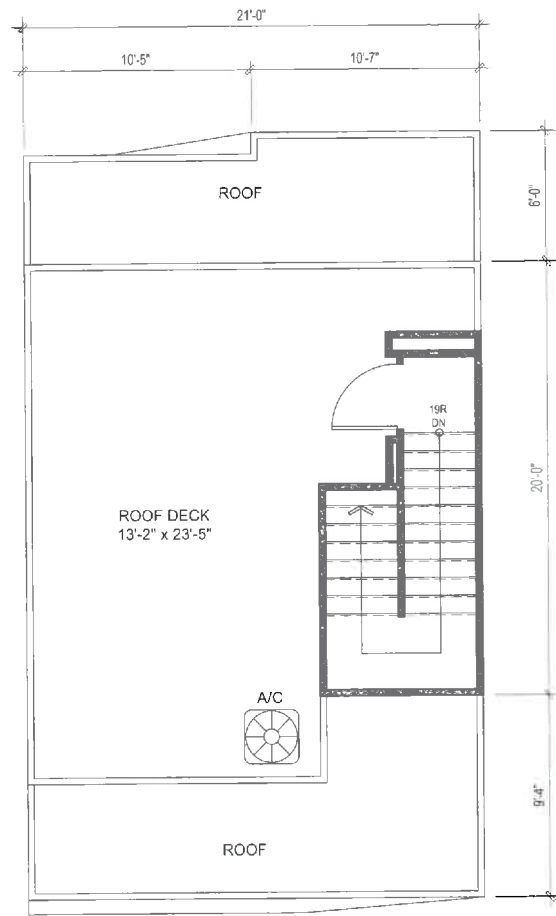
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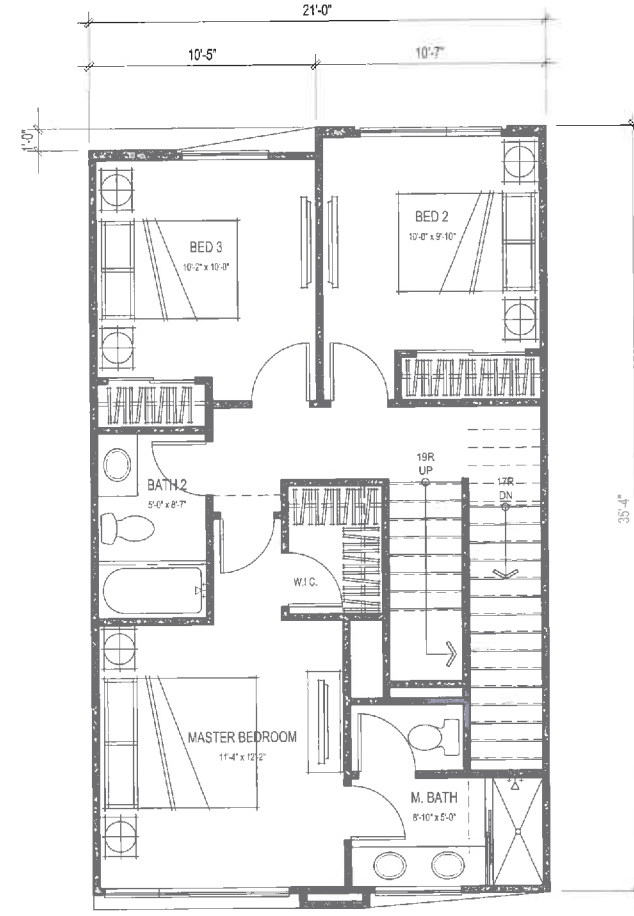
**PI - UNIT PLAN**

SCALE: 1/4"=1'-0"  
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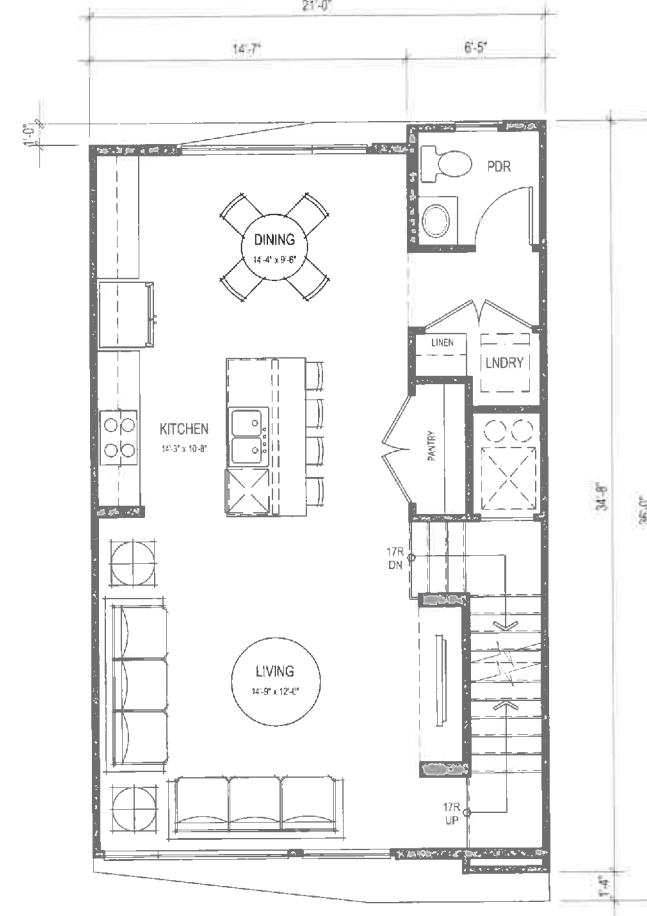
**A-3.0**



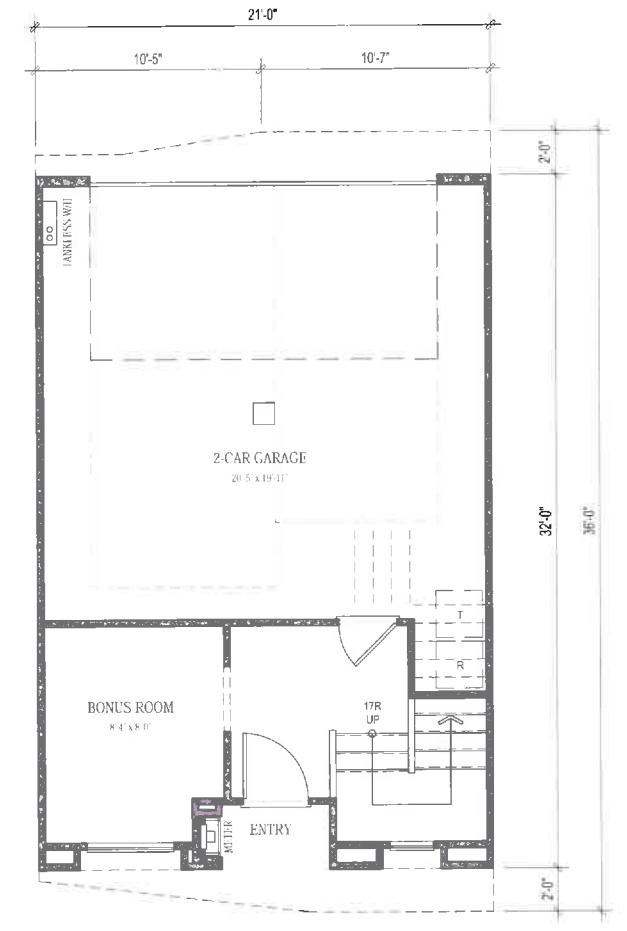
ROOF DECK



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

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GROSS SF	
1ST FLOOR	234 SQ. FT.
2ND FLOOR	699 SQ. FT.
3RD FLOOR	687 SQ. FT.
STAIRWELL	60 SQ. FT.
TOTAL LIVING	1680 SQ. FT.
GARAGE	442 SQ. FT.
ROOF DECK	370 SQ. FT.



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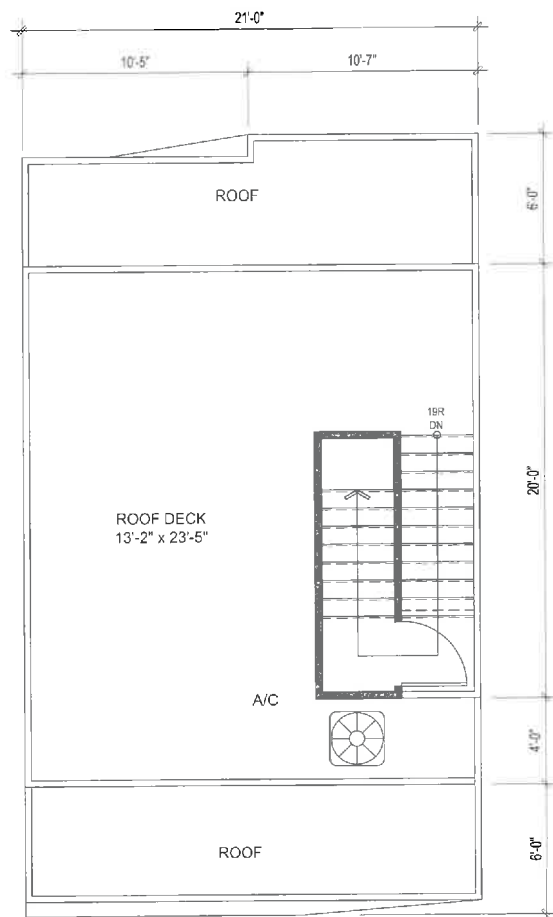
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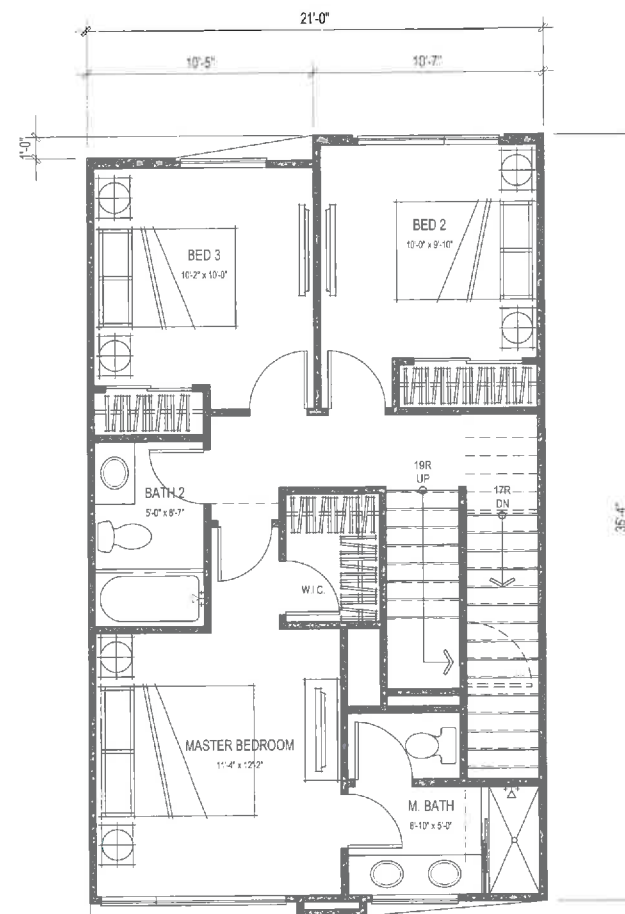
**P2 - UNIT PLAN**

SCALE: 1/4"=1'-0"  
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**A-3.1**



ROOF DECK  
NO STAIR ENCLOSURE



THIRD FLOOR

GROSS SF (ALT)	
1ST FLOOR	234 SQ. FT.
2ND FLOOR	699 SQ. FT.
3RD FLOOR	687 SQ. FT.
STAIRWELL	NONE
TOTAL LIVING	1620 SQ. FT.
GARAGE	442 SQ. FT.
ROOF DECK	412 SQ. FT.

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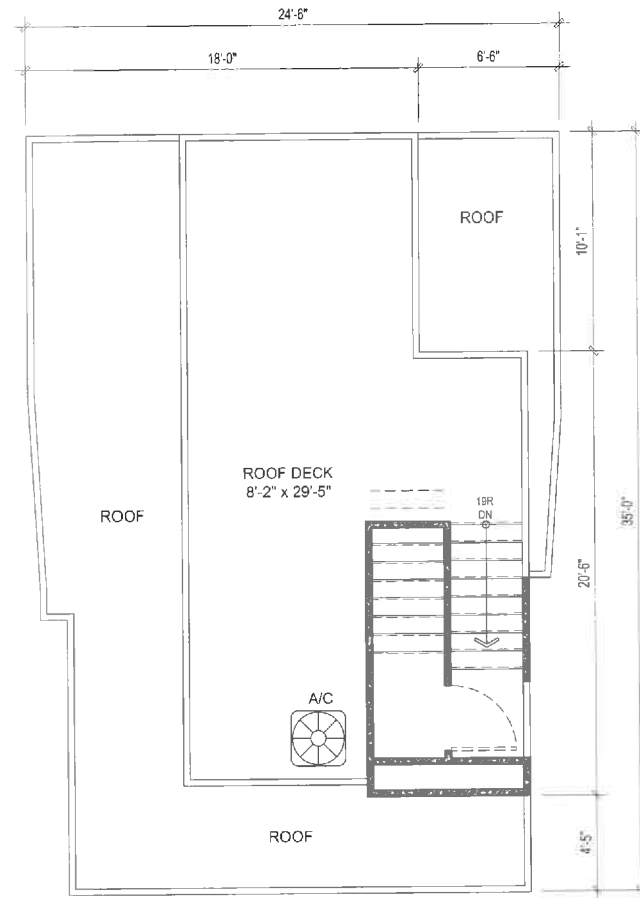
Plot Date: 02.13.2020

**P2 ALT - UNIT PLAN**

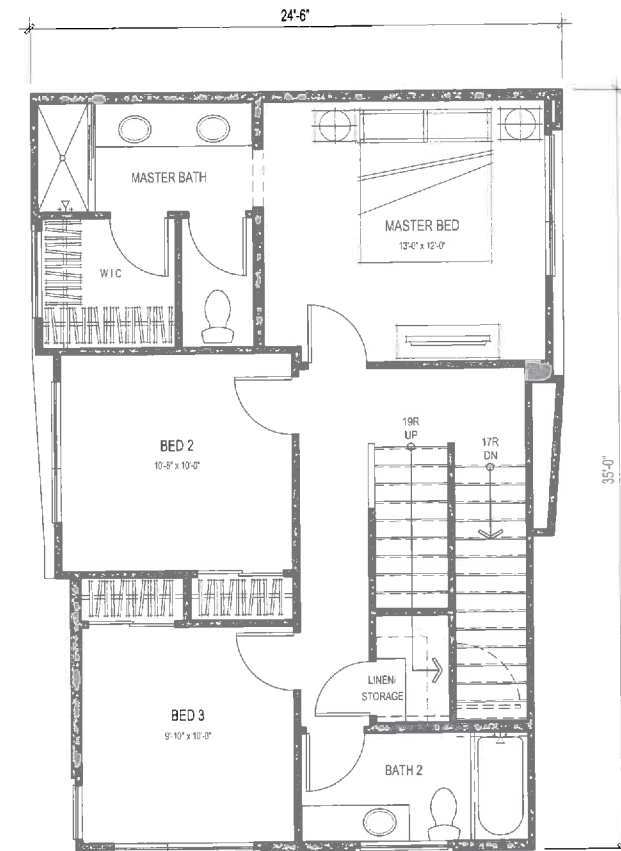
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**A-3.2**

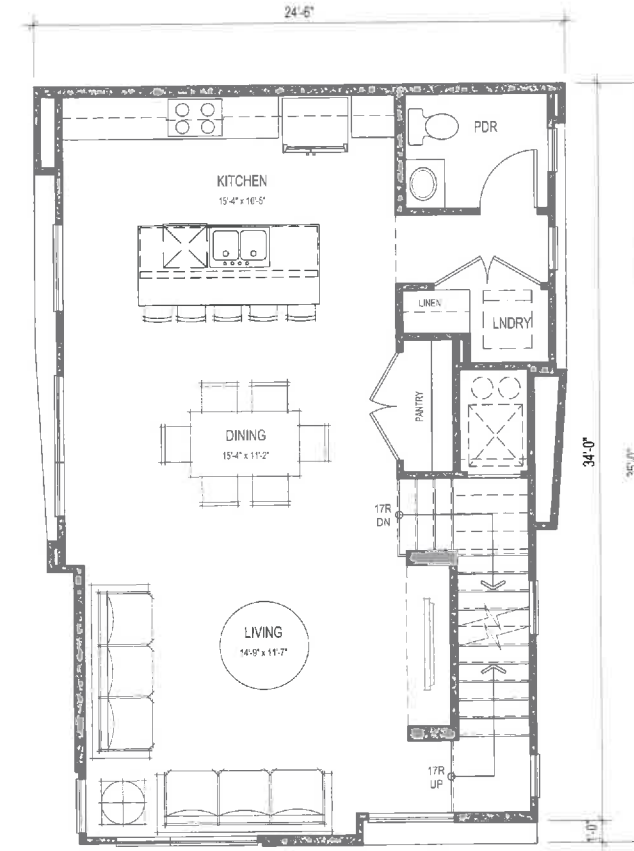




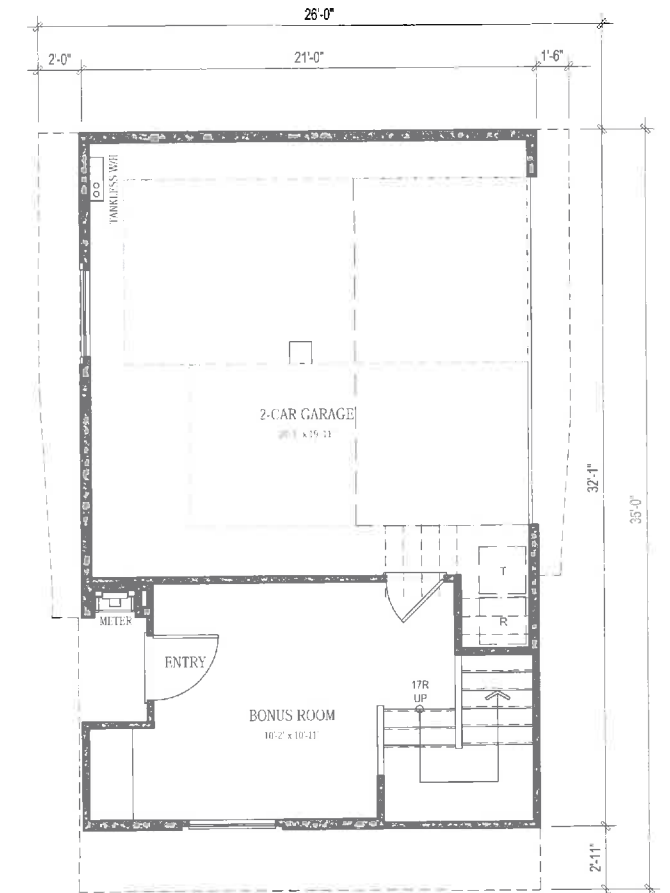
ROOF DECK



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

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 CDD

GROSS SF	
1ST FLOOR	243 SQ. FT.
2ND FLOOR	761 SQ. FT.
3RD FLOOR	739 SQ. FT.
TOTAL LIVING	1743 SQ. FT.
GARAGE	444 SQ. FT.
ROOF DECK	338 SQ. FT.



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**P3 - UNIT PLAN**

SCALE: 1/4"=1'-0"  
 0 2 4 8

**A-3.3**





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COMSTOCK HOMES

REVISED: FEBRUARY 14, 2020

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CONCEPTUAL LANDSCAPE PLAN - L.1





LANDSCAPE OPEN SPACE REQ.

PER LA CITY ZONING CODE, SECTION 12.21G

REQUIRED OPEN SPACE:	UNITS	REQUIRED
2 BEDROOM	13 x 100 SF	= 1,300 S.F.
3 BEDROOM	24 x 125 SF	= 3,000 S.F.
		TOTAL: 4,300 S.F.

OPEN SPACE PROVIDED:	
OUTDOOR SPACE	TOTAL COMMON OPEN SPACE PROVIDED: 20,272 S.F.

LANDSCAPE AREA PROVIDED:	REQUIRED (25% of 4,775 S.F.): 1,194 S.F.
COMMON OPEN SPACE:	
• PICNIC AREA	1,887 S.F.
• SEATING AREA w/ GAME LAWN	925 S.F.
• OPEN SPACE 'B'	693 S.F.
• OPEN SPACE 'D'	1,270 S.F.
PRIVATE LANDSCAPE AREA:	TOTAL COMMON LANDSCAPE AREA PROVIDED: 4,775 S.F.
• PATIO	1,751 S.F.
	TOTAL PRIVATE LANDSCAPE AREA PROVIDED: 1,751 S.F.
TOTAL LANDSCAPE AREA PROVIDED: 6,526 S.F.	

TREE QUANTITY REQUIREMENTS - MINIMUM 24" BOX
ALL TREES / PALMS PLANTED IN MINIMUM 30" SOIL DEPTH
1 TREE PER 4 UNITS
TOTAL TREES REQUIRED:
37 UNITS/4 = 10

TREES PROVIDED - 24" BOX OR GREATER	
QUANTITY	TOTAL TREES PROVIDED:
GROUND LEVEL	54
STREET TREES	10
	64

## GENERAL PLANTING NOTES:

1. MAINTAIN SHRUBS AT 24" HIGH INSIDE OF STREET AND DRIVEWAY LINE OF SIGHT.
2. ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5' OF ANY HARDSCAPE SURFACE.

## IRRIGATION CONCEPT NOTE:

THE FOLLOWING IS A SUMMARY OF THE PROPOSED IRRIGATION CONCEPT FOR THE LANDSCAPED AREAS:

**PURPOSE:** TO PROVIDE THE LANDSCAPE MAINTENANCE COMPANY A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE RESIDENTS.

**CONCEPT:** THE SYSTEM WILL DERIVE ITS WATER FROM THE CITY OF LOS ANGELES DEPARMENT of WATER AND POWER. ALL POINTS OF CONNECTIONS WILL BE PROTECTED BY A BACKFLOW PREVENTION UNIT IN ACCORDANCE WITH CITY OF LOS ANGELES DEPARMENT of WATER AND POWER STANDARDS. THE SYSTEM WILL UTILIZE VARIOUS TYPES OF IRRIGATION HEADS COMPATIBLE WITH THE AREA BEING WATERED AND INFILTRATION RATES OF THE SOIL WITH MATCHED PRECIPITATION RATES. THE SYSTEM WILL BE CONTROLLED BY A "SMART CONTROLLER" AND MOISTURE SENSING EQUIPMENT. VALVES PROGRAMMED FROM AUTOMATIC CONTROLLERS WILL MAXIMIZE EFFICIENT WATER APPLICATION.

TO AVOID WASTED WATER, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN SPRINKLER HEADS TO STOP THAT STATION'S OPERATION. ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NONFERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY. WATERING WILL COMFORM WITH CITY OF LOS ANGELES WATER CONSERVATION REQUIREMENTS.

## PRELIMINARY PLANT PALETTE

3845 FLETCHER DRIVE LOS ANGELES, CA 90039

The objective of the overall landscaping concept is to provide a distinct visual impression, building identity and soften the urban experience, also to provide the highest level of aesthetic standards complimented by the quality of the building materials that will assure an attractive environment enhancing the quality of life among its residents and visitors.

The landscape irrigation concept for the site will be designed to provide the most efficient and conserving means to distribute irrigation water and provide the Management Company with the latest technology for water conservation.

The following plant material as selected is compliant with City of Los Angeles Green Initiatives or Cal Green equivalent including consideration for water conservation and non-invasive species.

### TREES:

Botanical Name	Common Name	Size:
<b>Fletcher Drive :</b>		
36" box Tree to be determined		
<i>Washingtonia hybrid</i>	Hybrid Fan Palm	36" box
<i>Phoenix dactylifera</i>	Medjool date palm	36" box
New Tree type and locations to be coordinated with City of Los Angeles Street Tree Division.		

### Paseos and Common Area Landscape

<i>Aloe barberae</i>	Tree Aloe	24" box
<i>Arbutus x 'Marina'</i>	Hybrid Strawberry Tree	36" box
<i>Archontophoenix cunninghamiana</i>	King Palm	48" box
<i>Bambusa oldhamii</i>	Timber Bamboo	24" box
<i>Brahea armata</i>	Mexican Blue Palm	36" box
<i>Citrus species</i>	Thornless Citrus	24" box
<i>Draceana draco</i>	Dragon Tree	24" box
<i>Ficus m. 'Green Gem'</i>	Green Gem Laurel (Column)	36" box
<i>Erythrina crista-galli</i>	Cockspur Coral Tree	48" box
<i>Howea forsteriana</i>	Kentia Palm	36" box
<i>Laurus nobilis 'Saratoga'</i>	Sweet Bay (Column)	36" box
<i>Magnolia 'Samuel Sommers'</i>	Southern Magnolia	36" box
<i>Olea europaeae 'Swan Hill'</i>	Fruitless Olive	48" box
<i>Plumeria obtusa 'Singapore White'</i>	Singapore Plumeria	36" box
<i>Prunus caroliniana 'Bright&amp; Tight'</i>	Compact Carolina Cherry	24" box
<i>Tabebuia ipe</i>	Pink Trumpet Tree	48" box
<i>Tipuanu tipu</i>	Tipu Tree	48" box
<i>Trachycarpus fortunei</i>	Windmill Palm	6'-10' b.t.h.

### SHRUBS and ACCENT:

Botanical Name	Common Name
<b>Large shrubs (minimum 15 gallon size at 3' o.c.)</b>	
<i>Arbutus unedo</i>	Strawberry Tree
<i>Furcraea 'Mediopicta'</i>	Mauritius Hemp
<i>Hibiscus rosa-sinensis</i>	Tropical Hibiscus
<i>Philodendron monstera</i>	Philodendron
<i>Phormium Hybrid</i>	Hybrid Flax
<i>Strelitzia nicolai</i>	Giant Bird of Paradise
<i>Tecoma stans</i>	Yellow Bells

<b>Medium Shrubs (minimum 5 gallon size)</b>	
<i>Asparagus meyerii</i>	Meyer's Asparagus
<i>Bougainvillea species</i>	Bougainvillea
<i>Callistemon 'Little John'</i>	Dwarf Bottlebrush
<i>Dieters vegeta 'Orange Drop'</i>	Fortnight Lily
<i>Pittosporum species</i>	Mock Orange
<i>Philodendron xanadu</i>	Dwarf Philodendron
<i>Raphiolepis 'Enchantress White'</i>	Yedda Hawthorn
<i>Strelitzia reginae</i>	Bird of Paradise

<b>Low Shrubs and Groundcovers (minimum 5 gallon size)</b>	
<i>Buxus 'Green Beauty'</i>	Boxwood
<i>Carissa m. 'Boxwood Beauty'</i>	Natal Plum
<i>Carex species</i>	Sedge
<i>Heimerocallis hybrids</i>	Evergreen Daylilies
<i>Rosmarinus o. prostratus</i>	Dwarf Rosemary

<b>Accent/Color Shrubs (minimum 5 gallon size)</b>	
<i>Aeonium x floribundum</i>	Aeonium Hybrid
<i>Agave species</i>	Agave
<i>Bromeliad species</i>	Bromeliad
<i>Colocasia species</i>	Elephant Ears
<i>Canna species</i>	Canna
<i>Cycas revoluta</i>	Sago
<i>Dypsis lutescens</i>	Areca Palm
<i>Dasyliroon wheelerii</i>	Desert Spoon

**Line of Sight Note:**  
Maintain shrubs at 24" high inside of Line of Sight at street intersections.

## SMALL LOT DESIGN STANDARDS NOTES:

LANDSCAPING, COMMON OPEN SPACE AREAS AND AMENITIES

1. ALL SETBACK AND OPEN AREAS NOT USED FOR BUILDINGS, PARKING AREAS, DRIVEWAY, PEDESTRIAN PATHWAYS, UTILITIES, AND COMMON OPEN SPACE AREAS WILL BE ATTRACTIVELY LANDSCAPED AND MAINTAINED.
2. HAVE A MINIMUM AREA OF 300 SQ. FT. WITH NO HORIZONTAL DIMENSIONS LESS THAN 15 FEET WHEN MEASURED PERPENDICULAR FROM ANY POINT ON EACH OF THE BOUNDARIES OF THE OPEN SPACE AREA.
3. THE COMBINATION OF REQUIRED COMMON OPEN SPACE AREAS WILL BE MULTIFUNCTIONAL AND DESIGNED TO ACCOMMODATE A RANGE OF PASSIVE, ACTIVE, OR SOCIAL USES.

## EXISTING TREE NOTE:

NO PROTECTED TREES ON SITE. REFER TO ARBORIST'S TREE REPORT PREPARED BY ARBOR GATE CONSULTING INC. DATED NOVEMBER 02, 2018 FOR MORE INFORMATION.

3845 FLETCHER DR. - SLS - LOS ANGELES, CA

COMSTOCK HOMES

REVISED: FEBRUARY 14, 2020

LANDSCAPE OPEN SPACE RECAP, NOTES and PLANT PALETTE - L.2



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