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

December 2, 2020

Applicant/Owner

Michael Eghbali
1349 Hobart, LLC
7276 Sunset Boulevard
Los Angeles, CA 90046

Representative

Steve Nazemi
DHS & Associates, Inc.
275 Centennial Way #205
Tustin, CA 92780

Case No. DIR-2019-790-TOC

CEQA: ENV-2019-791-CE

Location: 1341 - 1349 ½ North Hobart
Boulevard

Council District: 13 – O'Farrell

Neighborhood Council: East Hollywood

Community Plan Area: Hollywood

Land Use Designation: Medium Residential

Zone: R3-1XL

Legal Description: Lot 34 and Lot 35 arb 2,
Mortimer's Gateway Tract

Last Day to File an Appeal: December 17, 2020

DETERMINATION – Transit Oriented Communities Affordable Housing Incentive Program

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

Determine based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Statute and Guidelines, Article 19, Section 15332 (Class 32, Urban In-Fill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Statute and Guidelines, Section 15300.2 applies;

Approve with Conditions a 70-percent increase in density, 3.15:1 Floor Area Ratio (FAR), and 0.5 parking spaces per unit consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a qualifying Tier 3 project totaling 29 dwelling units, reserving two (2) units for Low Income Household occupancy, two (2) units for Very Low Income Household occupancy and three (3) units for Extremely Low Income Household occupancy for a period of 55 years, with the following two (2) Additional Incentives:

- a. **Setbacks (Sides).** A 30 reduction to the required north and south side yard setback to allow a five (5)-foot, seven (7)-inch setback in lieu of the minimum 8 feet required in the R3-1XL Zone, and

- b. Height.** A 22-foot increase in the height limitation, allowing 52 feet in height in lieu of the maximum permitted 30 feet.

Adopt the attached Findings and Conditions of Approval.

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Central Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code or the project conditions.
2. **Residential Density.** The project shall be limited to a maximum density of 29 residential dwelling units, including On-Site Restricted Affordable Units.
3. **On-Site Restricted Affordable Units.** Two (2) units shall be designated for Low Income Households, two (2) units for Very Low Income Households and three (3) units for Extremely Low Income Households, as defined by the Los Angeles Housing and Community Investment Department (HCIDLA) and California Government Code Section 65915(c)(2).
4. **Changes in On-Site Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.31.
5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make two (2) units for Low Income Households, two (2) units for Very Low Income Households and three (3) units for Extremely Low Income Households for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required set-aside affordable units may be adjusted, consistent with LAMC Section 12.22 A.31, to the satisfaction of HCIDLA, and in consideration of the project's AB 2556 Determination. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA. Refer to the Transit Oriented Communities (TOC) Affordable Housing Incentive Program Background and Housing Replacement (AB 2556 Determination) sections of this determination.
6. **Rent Stabilization Ordinance (RSO).** Prior to the issuance of a Certificate of Occupancy, the owner shall obtain approval from the Los Angeles Housing and Community Investment Department (HCIDLA) regarding replacement of affordable units, provision of RSO Units, and qualification for the Exemption from the Rent Stabilization Ordinance with Replacement Affordable Units in compliance with Ordinance No. 184,873. In order for all the new units to be exempt from the Rent Stabilization Ordinance, the applicant will need to either replace all withdrawn RSO units with affordable units on a one-for-one basis or provide at least 20% of the total number of newly constructed rental units as affordable, whichever results in the greater number. The executed and recorded covenant and agreement submitted and approved by HCIDLA shall be provided.
7. **Floor Area Ratio (FAR).** The maximum FAR shall be limited to 3.15:1, or 30,870 square feet.

8. **Automobile Parking.** Residential automobile parking shall be provided consistent with LAMC Section 12.22 A.31 which permits one-half (0.5) residential automobile parking spaces per dwelling unit for a project located in the Tier 3 TOC Affordable Housing Incentive Area.
9. **Side Yards.** The project shall provide minimum side yard setbacks of five (5) feet and seven (7) inches along the northern and southern property lines.
10. **Height.** The project shall be limited to a maximum building height of 52 feet, as measured from grade to the highest point of the roof parapet.

Administrative Conditions

11. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building & Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building & Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building & Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
12. **Notations on Plans.** Plans submitted to the Department of Building & Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
13. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
14. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
15. **Department of Building & Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building & Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building & Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
16. **Department of Water and Power.** Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Rules Governing Water and Electric Service. Any corrections and/or modifications to plans made subsequent to this determination in order to accommodate changes to the project due to the under-grounding of utility lines, that are outside of substantial compliance or that affect any part of the exterior design or appearance of the project as approved by the Director, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

17. **Enforcement.** Compliance with and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

18. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.

19. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

PROJECT BACKGROUND

The project site consists of two relatively flat, rectangular-shaped lots with 75 feet of street frontage along the westerly side of North Hobart Boulevard and a uniform depth of approximately 172 feet, for a total lot size of approximately 12,937 square feet. The project site is designated for Medium Residential land use within the Hollywood Community Plan with a corresponding R3-1XL Zone. The site is not located within the boundaries of or subject to any specific plan, community design overlay, Redevelopment Plan Area, or interim control ordinance. The surrounding properties to the north, south, and east are zoned R3-1XL and the properties to the west are zoned [Q]R4-2 and are improved with single- and multi-family residential uses. On July 13, 1922, a 14-foot and 16-foot Building Line along the westerly and easterly side of North Hobart Boulevard, respectively, was established pursuant to Ordinance No. 44,124. The project site is located within a designated City of Los Angeles Transit Priority Area and Urban Agriculture Incentive Zone.

The site is currently improved with five duplexes and one detached garage for a total of 10 residential units, with three of the duplexes constructed in 1924 and two of the duplexes constructed in 1931. All residential units are rent controlled per the Rent Stabilization Ordinance (RSO), as established by the AB 2556 Determination Letter dated November 12, 2019 by the Los Angeles Housing and Community Investment Department (HCIDLA). The Los Angeles City Planning's Office of Historic Resources confirmed that the existing structures are not considered historic for the purposes of CEQA per an email dated December 27, 2019. As stated in a tree report prepared by Shelley Sparks, ISA Certified Arborist #WE-10883A and dated August 17, 2018, there are 18 non-protected trees on-site and five (5) non-protected street trees, which will be removed.

The proposed project is for the demolition of the existing five (5) duplexes, totaling in 10 units, and detached garage and the construction, use and maintenance of a new five-story, 29-unit multi-family residential building, with 36 parking spaces located in the first and second floors of the building. The building will have a maximum height of 52 feet and will contain 30,870 square feet of floor area for a floor area ratio (FAR) of 3.15:1. The unit mix will comprise of seven (7) one-bedroom units, 17 two-bedroom units, four (4) three-bedroom units, and one (1) four-bedroom unit. The project will include 29 long-term bicycle parking spaces located at the two parking levels and three (3) short-term bicycle parking spaces near the main pedestrian entrance facing the public right-of-way. The building will provide 3,700 square feet of open space comprised of 2,965 square feet of common rooftop area, 685 square feet of common rooftop area in the fourth floor, and 50 square feet of balcony space.

The applicant is seeking discretionary approval of the TOC Affordable Housing Incentive Program with the following incentives:

Base Incentives

1. 70 percent increase in density;
2. Floor Area Ratio (FAR) increase to 3.15:1; and
3. 0.5 vehicle parking spaces per unit,

Additional Incentives:

1. A 30 percent reduction to permit northerly and southerly side yards of five (5) feet and seven (7) inches, in lieu of the minimum eight (8) feet otherwise required; and
2. A 22-foot increase in height to permit a maximum building height of 52 feet in lieu of the maximum 30 feet otherwise permitted.

On May 29, 2019, the proposed project was taken to Urban Design Studio's (UDS) Office Hours for review. UDS' Office Hours function is to provide input directly to the project planner at meetings. The Studio's feedback focuses on ways a project can be improved to comply more fully with the Studio's three (3) design approaches which are: 1) Pedestrian First Design, 2) 360 Degree Design, and 3) Climate Adaptive Design. At this meeting, UDS had comments relating to vehicle driveways and parking design, bike parking (location), and landscaping. UDS also made comments relating to the Vermont/Western Station Neighborhood Area Plan (SNAP), which are not applicable as the project is not located within the Vermont/Western SNAP. Based on these comments, the project team updated their plans in order to address all comments to the extent feasible. The first and second floor plans were updated to improve vehicle and pedestrian circulation by removing the existing vehicle driveway from Hobart Boulevard and providing a new vehicle driveway from the alley, located at the rear of the site. All long-term bike parking storage was relocated to be closer to the elevator and front pedestrian entrance. The landscape plans were updated to maintain existing parkways along the sidewalk and provide drought-resistant plant materials throughout the project site.

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM BACKGROUND

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

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

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

Pursuant to the TOC Guidelines, the project is eligible for Base Incentives and up to three (3) Additional Incentives for setting aside eight (8) percent of total 29 units and at least 10 percent of the base 17 units for Extremely Low Income Households. Base Incentives include: (1) an increase of the maximum allowable number of dwelling units permitted by 70 percent, (2) an increase of the maximum allowable Floor Area Ratio (FAR) by 50 percent; and (3) a residential parking requirement of one-half (0.5) parking space per residential unit. The applicant requests two (2) Additional Incentives as follows: (1) a 30 percent reduction in the required north and south side yard setbacks to permit a five-foot, seven-inch setback, in lieu of the minimum eight feet required; and (2) a 22-foot increase in the height limitation, allowing 52 feet in height in lieu of the maximum permitted 30 feet.

The project is permitted a 70 percent increase in density, which allows a maximum of 29 units. The project proposes a total of 29 units which is within the maximum permitted density.

The TOC Guidelines allow a 50-percent increase in the maximum 3:1 FAR permitted in the R3-1XL Zone. The project will contain approximately 30,870 square feet of floor area on a lot with 9,815 square feet of buildable area, which results in a 3.15:1 FAR.

Per the TOC Guidelines, the project containing 29 dwelling units is required to provide 15 residential parking spaces. The project proposes 36 parking spaces, thereby satisfying this requirement.

HOUSING REPLACEMENT (AB 2556 DETERMINATION)

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

Pursuant to the Determination made by the Los Angeles Housing and Community Investment Department (HCIDLA) dated November 12, 2019, the proposed project will be required to provide five (5) units restricted to Very Low Income Households and two (2) units restricted to Low Income Households. The seven (7) total units required by the HCIDLA Determination are satisfied by the two (2) units restricted to Low Income Households, two (2) units restricted to Very Low Income Households, and three (3) units restricted to Extremely Low Income Households as proposed through the TOC Affordable Housing Incentive Program. This is reflected in the Conditions of Approval. Refer to the TOC Affordable Housing Incentive Program Background section of this determination for additional information.

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM ELIGIBILITY REQUIREMENTS

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

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

Per the TOC requirements, the project site is located within a Tier 3 TOC Affordable Housing Incentive Area. As part of the proposed development, the project is required to reserve at least 10 percent, or three (3) units, of the total 29 units for Extremely Low Income Households. The project proposes three (3) units restricted to Extremely Low Income Households, two (2) units restricted to Very Low Income Households and two (2) units restricted to Low Income Households. As such, the project meets the eligibility requirement for On-Site Restricted Affordable Units.

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

The project site is located within 2,640 feet of the intersection of the Hollywood/Western Metro Red Line Station. As such, the project meets the eligibility requirement for proximity to a Major Transit Stop.

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

Pursuant to the Determination made by the Los Angeles Housing and Community Investment Department (HCIDLA) dated November 12, 2019, the proposed project will be required to provide two (2) units restricted to Low Income Households and five (5) units restricted to Very Low Income Households. The seven (7) total units required by the HCIDLA Determination are satisfied by the two (2) units proposed to be restricted to Low Income Households, the two (2) units proposed to be restricted to Very Low Income Households, and the three (3) units proposed to be restricted to Extremely Low Income Households through the TOC Affordable Housing Incentive Program. As such, the project meets the eligibility requirement for providing replacement housing consistent with California Government Code Section 65915(c)(3).

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

The project is not seeking any additional density or development bonuses under the provisions of the State Density Bonus Law or any other State or local program that provides development bonuses, including, but not limited to a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, Community Implementation Overlay (CPIO), Specific Plan, or overlay district. As such, the project meets this eligibility requirement.

5. **Base Incentives and Additional Incentives.** *All Eligible Housing Developments are eligible to receive the Base Incentives listed in Section VI of the TOC Guidelines. Up to*

three Additional Incentives listed in Section VII of the TOC Guidelines may be granted based upon the affordability requirements described below. For the purposes of this section below, “base units” refers to the maximum allowable density allowed by the zoning, prior to any density increase provided through these Guidelines. The affordable housing units required per this section may also count towards the On-Site Restricted Affordable Units requirement in the Eligibility Requirement No. 1 above (except Moderate Income units).

- a. One Additional Incentive may be granted for projects that include at least 4% of the base units for Extremely Low Income Households, at least 5% of the base units for Very Low Income Households, at least 10% of the base units for Lower Income Households, or at least 10% of the base units for persons and families of Moderate Income in a common interest development.*
- b. Two Additional Incentives may be granted for projects that include at least 7% of the base units for Extremely Low Income Households, at least 10% of the base units for Very Low Income Households, at least 20% of the base units for Lower Income Households, or at least 20% of the base units for persons and families of Moderate Income in a common interest development.*
- c. Three Additional Incentives may be granted for projects that include at least 11% of the base units for Extremely Low Income Households, at least 15% of the base units for Very Low Income Households, at least 30% of the base units for Lower Income Households, or at least 30% of the base units for persons and families of Moderate Income in a common interest development.*

The project is seeking two (2) Additional Incentives for reduced setbacks on both side yards and an increase in building height, in exchange for reserving at least 7 percent of the 17 base units for Extremely Low Income Households. The project is setting aside 17.6 percent, or three (3) units, of the 17 base units for Extremely Low Income Households. Additionally, the project is setting aside two (2) units for Low Income Households and another two (2) for Very Low Income Households. As such, the project meets the eligibility requirement for Base and Additional Incentives.

- 6. *Projects Adhering to Labor Standards.*** *Projects that adhere to the labor standards required in LAMC 11.5.11 may be granted two Additional Incentives from the menu in Section VII of these Guidelines (for a total of up to five Additional Incentives).*

The project is not seeking two (2) Additional Incentives beyond the two (2) permitted in exchange for reserving at least 7 percent of the 17 base units for Extremely Low Income Households and at least 10 percent of the 17 base units for Very Low Income Households. The project is setting aside 17.6 percent, or three (3) units, of the 17 base units for Extremely Low Income Households, as well as two (2) units for Low Income Households and another two (2) for Very Low Income Households. As such, the project need not adhere to the labor standards required in LAMC Section 11.5.11, and this eligibility requirement does not apply.

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

The project site consists of two (2) lots, which are both located within a Tier 3 TOC Affordable Housing Incentive Area. As such, this eligibility requirement does not apply.

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

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

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

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

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

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

1. **Pursuant to Section 12.22 A.25(g) of the LAMC, the Director shall approve a density bonus and requested incentives unless the Director finds that:**
 - a. **The incentives are not required to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.**

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

The list of incentives in the TOC Guidelines were pre-evaluated at the time the TOC Affordable Housing Incentive Program Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the on-menu incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project. The following incentives allow the developer to reduce the setbacks of both side yards and increase the building height so that affordable housing units reserved for Extremely Low Income, Very Low Income Households and Low Income Households can be constructed and the overall space dedicated to residential uses is increased. These incentives support the applicant's decision to reserve three (3) units for Extremely Low Income Households, two (2) units for Very Low Income Households and two (2) units for Low Income Households.

Setbacks (Sides): The applicant requests a 30 percent reduction to permit northerly and southerly side yard setbacks of five (5) feet, seven (7) inches in lieu of the minimum eight (8) feet otherwise required in the R3-1XL Zone. These reductions are expressed in the Menu of Incentives in the TOC Guidelines which permit exceptions to zoning requirements that result in building design or construction efficiencies that facilitate affordable housing costs.

Height: The applicant requests a 22-foot increase in height to permit 52 feet of maximum building height in lieu of the maximum 30 feet otherwise permitted by the R3-1XL Zone. The requested increase in height is expressed in the Menu of Incentives in the TOC Guidelines which permit exceptions to zoning requirements that result in building design or construction efficiencies that facilitate affordable housing costs.

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

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

ENVIRONMENTAL FINDINGS

The Director of Planning has determined that based on the whole administrative record, Case No. ENV-2019-791-CE, the Project is Categorically Exempt from environmental review pursuant to Article 19, Section 15332 (Class 32) of the State CEQA Guidelines. The Class 32 Exemption is intended to promote infill development within urbanized areas.

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

There is not a succession of known projects of the same type and in the same place as the subject project at the time the case was filed on February 6, 2019. The project proposes a five-story multi-family residential building containing 29 dwelling units in an area zoned and designated for such development using a 70 percent density increase through the TOC Affordable Housing Incentive Program in exchange for affordable housing. The surrounding lots are developed with multi-family residential buildings on lots which are of a similar size and slope as the subject site. The project proposes a Floor Area Ratio (FAR) of 3.15:1 in conjunction with the TOC Affordable Housing

Incentive Program, which allows a FAR increase to 4.2:1, in lieu of the 3:1 FAR otherwise permitted by the R3-1XL Zone, for setting aside three (3) units for Extremely Low Income Households. The proposed building will be five stories in height in an area that is developed with single- and multi-family buildings that range in height from one to three stories. The number of units and size is not unusual for the vicinity of the subject site, and is similar in scope to other existing multi-family dwellings in the area. Thus, there are no unusual circumstances that may lead to a significant effect on the environment.

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 16 miles from State Route 27 and thus no potential damage to this resource would result from the project. Therefore, the subject site will not create any impacts within the designated state scenic highway. According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site nor its adjacent properties, are identified as a hazardous waste site. The project site is currently improved with five (5) duplexes and one detached garage for a total of 10 residential units, with three of the duplexes constructed in 1924 and two of the duplexes constructed in 1931. The site has not been identified as a historic resource in SurveyLA's Hollywood Historic Resources Survey Report, or 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. A Historic Resources Assessment (HRA) was prepared by Historic Resources Group, dated July 17, 2019, which concluded that the property is not eligible for listing in the National Register, California Register, or for designation as a Historic Cultural Monument. The Office of Historic Resources (OHR) concurred with the HRA findings on December 27, 2019. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the 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 proposes the demolition of five (5) existing duplexes and one detached garage, totaling in 10 units, and the construction of a five-story, 29-unit multi-family residential building with two (2) units are set aside for Low Income Households, two (2) units are set aside for Very Low Income Households and three (3) units set aside for Extremely Low Income Households, and 36 automobile parking spaces. As a multi-family residential building, the project qualifies for the Class 32 Categorical Exemption.

The site is zoned R3-1XL and has a General Plan Land Use Designation of Medium Residential. As shown in the case file, the project is consistent with the applicable Hollywood Community Plan designation and policies and all applicable zoning designations and regulations in conjunction with TOC Affordable Housing Incentive Program. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.30 acres. The surrounding area is characterized by

level topography and improved streets. Lots adjacent to the subject site are developed with multi-family residential uses.

The site is previously disturbed and surrounded by development and therefore is not, and has no value as a habitat for endangered, rare or threatened species. According to the tree report prepared by Shelley Sparks, ISA Certified Arborist #WE-10883A and dated August 17, 2018, there are no protected trees on the site. 18 non-protected on-site trees and five (5) street trees are proposed for removal from the subject site. The project site is located within a Special Flood Risk Area. 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 City of Los Angeles Vehicle Miles Traveled (VMT) Calculator resulted in the proposed project having a net increase of 76 daily vehicle trips and a net increase of 473 daily VMT. Based on the VMT Calculator, the project is not required to perform VMT analysis under the VMT standards. Therefore, the project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of a 29-unit multi-family residential building will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

TIME LIMIT – OBSERVANCE OF CONDITIONS

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

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

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

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an

infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

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

APPEAL PERIOD - EFFECTIVE DATE

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

Planning Department public offices are located at:

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

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

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


Only an applicant or any owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property can appeal this Density Bonus Compliance Review Determination. Per the Density Bonus Provision of State Law (Government Code Section §65915) the Density Bonus increase in units above the base density zone limits and the appurtenant parking reductions are not a discretionary action and therefore cannot be appealed. Only the requested incentives are appealable. Per Section 12.22 A.25 of the LAMC, appeals of Density Bonus Compliance Review cases are heard by the City Planning Commission.

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

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City’s decision becomes final.

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:



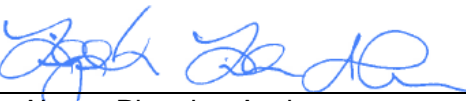
Jane Choi, AICP, Principal City Planner

Reviewed by:



Deborah Kahen, AICP, Senior City Planner

Prepared by:



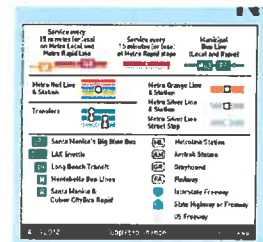
Liku Abera, Planning Assistant
liku.abera@lacity.org

NEW 5-STORY 29- UNIT APARTMENT BUILDING

PROJECT ADDRESS: 1349 N. HOBART BLVD, LOS ANGELES, CA 90027

DEVELOPER: 1349 HOBART LLC

4-LEVEL TYPE V-A RESIDENTIAL BUILDING (INCLUDING ROOF-TOP OPEN SPACE) OVER 1- LEVEL PARKING TYPE I-A FULLY SPRINKLERED (PROPOSED DEVELOPMENTS PER CITY OF LOS ANGELES T.O.C. ORDINANCE)



DISTANCE OF PROPERTY TO NEAREST MAJOR TRANSIT STOP


PROPOSED PROJECT NEW 5-STORY 29-UNIT APARTMENT BUILDING AND PARKING STRUCTURE INCLUDING: R-2 OCC. (1-LEVEL) (ROOF TOP OPEN SPACE OCC. LESS THAN 50) TYPE V-A CONST. OVER R-2 OCC. (4-LEVEL) RESIDENTIAL TYPE V-A CONST. OVER 5-2 OCC. (1-LEVEL) PARKING TYPE I-A CONST. NOTE: (FULLY SPRINKLERED NFPA-13) ZONE: R3-1XL T.O.C. TIER -3 BUILDING CODE: C.B.C. 2016 EDITION L.A.B.C. 2017 /LOS ANGELES MUNICIPAL CODE /CITY OF LOS ANGELES T.O.C. ORDINANCE LEGAL DESCRIPTIONS LOT 34 AND LOT 35 OF MORTIMER'S GATEWAY TRACT IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK MR 11- PAGE 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. LOT AREA 8,624.7 4,312.3 (REAR ALLEY) LOT AREA: 12,937 SQ.FT. (INCLUDING 1/2 OF REAR ALLEY) ALLOWABLE BUILDING AREA (ZONING) ZONE R3-1 ALLOWABLE F.A.R.(ZONE R-3)-0.815X3-29,445 SQ.FT. (BY RIGHT BY LAMC) MAXIMUM ALLOWABLE F.A.R. (TIER -3 T.O.C. 50% INCREASE)29,445X1.5=44,167.5 SQ.FT. PROPOSED BUILDING AREA: 30,870 SF PROPOSED F.A.R.: 30,870 0.815- 3.15:1 KEY PLAN PROPOSED BUILDING AREA TABULATION (ZONING): (LOBBY-STAIRS) • STREET LEVEL 543 (ZONING) 1ST FLOOR 4,615 (ZONING) 2ND FLOOR 8,905 (ZONING) 3RD FLOOR 8,905 (ZONING) 4TH FLOOR 7,902 (ZONING) TOTAL PROPOSED BUILDING AREA-30,870 (ZONING) ALLOWABLE BUILDING AREA-44,167.5 SQ.FT.) 30,870 SQ.FT. (PROPOSED)	ALLOWABLE BUILDING HEIGHT (ZONING CODE) ALLOWABLE HEIGHT BASED ON LOS ANGELES ZONE R3-1XL: 30 FEET MEASURING FROM LOWEST GRADE WITHIN 5 FEET OF BUILDING FOOTPRINT ALLOWABLE BUILDING HEIGHT INCREASE PER T.O.C. TIER -3: 30 FEET+22 FEET=52 FEET (11 FEET TO BE STEPPEDBACK FOR 15 FEET FROM THE EXTERIOR FACE OF THE GROUND FLOOR OF THE BUILDING LOCATED ALONG ANY STREET FRONTAGE.) ALLOWABLE HEIGHT FOR STAIR/ELEVATOR SHAFT:52 FEET +10 ADDITIONAL FEET=62 FEET ALLOWABLE BUILDING AREA (BUILDING CODE) C.B.C. 2016 TABLE 504.3 AND 504.4 AND 506.2 R-2 OCC. FULLY SPRINKLERED (WITHOUT AREA INCREASE): 4 STORY+ 36,000 SQ.FT. ALLOWABLE STORY: 4 STORY TYPE V-A (R-2 OCC.) OVER 1 LEVEL TYPE I-A (R-2/S2 OCC.) OVER 1-LEVEL SUB. PARKING (R-2/S-2 OCC.) SPRINKLERED NFPA-13 NO AREA INCREASE FLOOR AREA TABULATION (BUILDING CODE) PARKING13,269 SQ.FT. (5-2) OCC. AND RESIDENTIAL (32,670 SQ.FT.) R2-OCC. ALLOWABLE HEIGHT AND STORY (BUILDING CODE) (TABLE 504.4 AND 506.2 C.B.C. 2016) R-2 OCC. FULLY SPRINKLERED (WITHOUT AREA INCREASE); 4 STORY+ 36,000 SQ.FT. ALLOWABLE HEIGHT: 70 FEET ABOVE GRADE PLANE (TYPE V-A) R-2 OCC. SPRINKLERED NFPA-13 NO AREA INCREASE C.B.C. 2016 TABLE 504.3 GRADE PLANE ELEVATION: 356.85 MAXIMUM ALLOWABLE BUILDING HEIGHT (BUILDING CODE)=356.85+70=426.85 TYPE V-A ROOF TOP OPEN SPACE TYPE V-A 4TH FLR (R-2) TYPE V-A 3RD FLR (R-2) TYPE V-A 2ND FLR (R-2) TYPE V-A 1ST FLR (S-2) TYPE I-A BASEMENT(S-2) FULLY SPRINKLERED UNIT AREA TABULATION (BUILDING CODE) <table><tr><th>NUMBER OF UNITS</th><th>UNIT #</th><th>NUMBER OF BED ROOM(S)</th><th>REQ'D OPEN SPACE</th><th>UNIT AREA(RENTEABLE AREA)</th><th>BALCONY</th></tr><tr><td>1</td><td>101</td><td>2</td><td>125</td><td>1,015 SQ.FT.</td><td>45 SQ.FT.</td></tr><tr><td>1</td><td>102</td><td>1</td><td>100</td><td>845 SQ.FT.</td><td>13.5 SQ.FT.</td></tr><tr><td>1</td><td>103</td><td>1</td><td>100</td><td>703 SQ.FT.</td><td>13.5 SQ.FT.</td></tr><tr><td>1</td><td>104</td><td>1</td><td>100</td><td>845 SQ.FT.</td><td>13.5 SQ.FT.</td></tr><tr><td>1</td><td>105</td><td>1</td><td>100</td><td>845 SQ.FT.</td><td>13.5 SQ.FT.</td></tr><tr><td>2</td><td>201,301</td><td>2</td><td>125X2=250</td><td>940 SQ.FT.</td><td>45 SQ.FT.</td></tr><tr><td>2</td><td>202,302</td><td>2</td><td>125X2=250</td><td>942 SQ.FT.</td><td>13.5 SQ.FT.</td></tr><tr><td>3</td><td>203,303,403</td><td>2</td><td>125X3=375</td><td>942 SQ.FT.</td><td>13.5 SQ.FT.</td></tr><tr><td>3</td><td>204,304,403</td><td>2</td><td>125X3=375</td><td>942 SQ.FT.</td><td>13.5 SQ.FT.</td></tr><tr><td>3</td><td>205,305,404</td><td>2</td><td>125X3=375</td><td>948 SQ.FT.</td><td>45 SQ.FT.</td></tr><tr><td>1</td><td>306</td><td>3</td><td>175</td><td>1,270 SQ.FT.</td><td>45 SQ.FT.</td></tr><tr><td>1</td><td>307</td><td>3</td><td>175</td><td>1,270 SQ.FT.</td><td>45 SQ.FT.</td></tr><tr><td>1</td><td>308</td><td>3</td><td>175</td><td>1,270 SQ.FT.</td><td>45 SQ.FT.</td></tr><tr><td>1</td><td>309</td><td>3</td><td>175</td><td>1,270 SQ.FT.</td><td>45 SQ.FT.</td></tr><tr><td>1</td><td>310</td><td>3</td><td>175</td><td>1,270 SQ.FT.</td><td>45 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SQ.FT.</td></tr><tr><td>1</td><td>479</td><td>3</td><td>175</td><td>1,270 SQ.FT.</td><td>45 SQ.FT.</td></tr><tr><td>1</td><td>480</td><td>3</td><td>175</td><td>1,270 SQ.FT.</td><td>45 SQ.FT.</td></tr><tr><td>1</td><td>481</td><td>3</td><td>175</td><td>1,270 SQ.FT.</td><td>4</td></tr></table>	NUMBER OF UNITS	UNIT #	NUMBER OF BED ROOM(S)	REQ'D OPEN SPACE	UNIT AREA(RENTEABLE AREA)	BALCONY	1	101	2	125	1,015 SQ.FT.	45 SQ.FT.	1	102	1	100	845 SQ.FT.	13.5 SQ.FT.	1	103	1	100	703 SQ.FT.	13.5 SQ.FT.	1	104	1	100	845 SQ.FT.	13.5 SQ.FT.	1	105	1	100	845 SQ.FT.	13.5 SQ.FT.	2	201,301	2	125X2=250	940 SQ.FT.	45 SQ.FT.	2	202,302	2	125X2=250	942 SQ.FT.	13.5 SQ.FT.	3	203,303,403	2	125X3=375	942 SQ.FT.	13.5 SQ.FT.	3	204,304,403	2	125X3=375	942 SQ.FT.	13.5 SQ.FT.	3	205,305,404	2	125X3=375	948 SQ.FT.	45 SQ.FT.	1	306	3	175	1,270 SQ.FT.	45 SQ.FT.	1	307	3	175	1,270 SQ.FT.	45 SQ.FT.	1	308	3	175	1,270 SQ.FT.	45 SQ.FT.	1	309	3	175	1,270 SQ.FT.	45 SQ.FT.	1	310	3	175	1,270 SQ.FT.	45 SQ.FT.	1	311	3	175	1,270 SQ.FT.	45 SQ.FT.	1	312	3	175	1,270 SQ.FT.	45 SQ.FT.	1	313	3	175	1,270 SQ.FT.	45 SQ.FT.	1	314	3	175	1,270 SQ.FT.	45 SQ.FT.	1	315	3	175	1,270 SQ.FT.	45 SQ.FT.	1	316	3	175	1,270 SQ.FT.	45 SQ.FT.	1	317	3	175	1,270 SQ.FT.	45 SQ.FT.	1	318	3	175	1,270 SQ.FT.	45 SQ.FT.	1	319	3	175	1,270 SQ.FT.	45 SQ.FT.	1	320	3	175	1,270 SQ.FT.	45 SQ.FT.	1	321	3	175	1,270 SQ.FT.	45 SQ.FT.	1	322	3	175	1,270 SQ.FT.	45 SQ.FT.	1	323	3	175	1,270 SQ.FT.	45 SQ.FT.	1	324	3	175	1,270 SQ.FT.	45 SQ.FT.	1	325	3	175	1,270 SQ.FT.	45 SQ.FT.	1	326	3	175	1,270 SQ.FT.	45 SQ.FT.	1	327	3	175	1,270 SQ.FT.	45 SQ.FT.	1	328	3	175	1,270 SQ.FT.	45 SQ.FT.	1	329	3	175	1,270 SQ.FT.	45 SQ.FT.	1	330	3	175	1,270 SQ.FT.	45 SQ.FT.	1	331	3	175	1,270 SQ.FT.	45 SQ.FT.	1	332	3	175	1,270 SQ.FT.	45 SQ.FT.	1	333	3	175	1,270 SQ.FT.	45 SQ.FT.	1	334	3	175	1,270 SQ.FT.	45 SQ.FT.	1	335	3	175	1,270 SQ.FT.	45 SQ.FT.	1	336	3	175	1,270 SQ.FT.	45 SQ.FT.	1	337	3	175	1,270 SQ.FT.	45 SQ.FT.	1	338	3	175	1,270 SQ.FT.	45 SQ.FT.	1	339	3	175	1,270 SQ.FT.	45 SQ.FT.	1	340	3	175	1,270 SQ.FT.	45 SQ.FT.	1	341	3	175	1,270 SQ.FT.	45 SQ.FT.	1	342	3	175	1,270 SQ.FT.	45 SQ.FT.	1	343	3	175	1,270 SQ.FT.	45 SQ.FT.	1	344	3	175	1,270 SQ.FT.	45 SQ.FT.	1	345	3	175	1,270 SQ.FT.	45 SQ.FT.	1	346	3	175	1,270 SQ.FT.	45 SQ.FT.	1	347	3	175	1,270 SQ.FT.	45 SQ.FT.	1	348	3	175	1,270 SQ.FT.	45 SQ.FT.	1	349	3	175	1,270 SQ.FT.	45 SQ.FT.	1	350	3	175	1,270 SQ.FT.	45 SQ.FT.	1	351	3	175	1,270 SQ.FT.	45 SQ.FT.	1	352	3	175	1,270 SQ.FT.	45 SQ.FT.	1	353	3	175	1,270 SQ.FT.	45 SQ.FT.	1	354	3	175	1,270 SQ.FT.	45 SQ.FT.	1	355	3	175	1,270 SQ.FT.	45 SQ.FT.	1	356	3	175	1,270 SQ.FT.	45 SQ.FT.	1	357	3	175	1,270 SQ.FT.	45 SQ.FT.	1	358	3	175	1,270 SQ.FT.	45 SQ.FT.	1	359	3	175	1,270 SQ.FT.	45 SQ.FT.	1	360	3	175	1,270 SQ.FT.	45 SQ.FT.	1	361	3	175	1,270 SQ.FT.	45 SQ.FT.	1	362	3	175	1,270 SQ.FT.	45 SQ.FT.	1	363	3	175	1,270 SQ.FT.	45 SQ.FT.	1	364	3	175	1,270 SQ.FT.	45 SQ.FT.	1	365	3	175	1,270 SQ.FT.	45 SQ.FT.	1	366	3	175	1,270 SQ.FT.	45 SQ.FT.	1	367	3	175	1,270 SQ.FT.	45 SQ.FT.	1	368	3	175	1,270 SQ.FT.	45 SQ.FT.	1	369	3	175	1,270 SQ.FT.	45 SQ.FT.	1	370	3	175	1,270 SQ.FT.	45 SQ.FT.	1	371	3	175	1,270 SQ.FT.	45 SQ.FT.	1	372	3	175	1,270 SQ.FT.	45 SQ.FT.	1	373	3	175	1,270 SQ.FT.	45 SQ.FT.	1	374	3	175	1,270 SQ.FT.	45 SQ.FT.	1	375	3	175	1,270 SQ.FT.	45 SQ.FT.	1	376	3	175	1,270 SQ.FT.	45 SQ.FT.	1	377	3	175	1,270 SQ.FT.	45 SQ.FT.	1	378	3	175	1,270 SQ.FT.	45 SQ.FT.	1	379	3	175	1,270 SQ.FT.	45 SQ.FT.	1	380	3	175	1,270 SQ.FT.	45 SQ.FT.	1	381	3	175	1,270 SQ.FT.	45 SQ.FT.	1	382	3	175	1,270 SQ.FT.	45 SQ.FT.	1	383	3	175	1,270 SQ.FT.	45 SQ.FT.	1	384	3	175	1,270 SQ.FT.	45 SQ.FT.	1	385	3	175	1,270 SQ.FT.	45 SQ.FT.	1	386	3	175	1,270 SQ.FT.	45 SQ.FT.	1	387	3	175	1,270 SQ.FT.	45 SQ.FT.	1	388	3	175	1,270 SQ.FT.	45 SQ.FT.	1	389	3	175	1,270 SQ.FT.	45 SQ.FT.	1	390	3	175	1,270 SQ.FT.	45 SQ.FT.	1	391	3	175	1,270 SQ.FT.	45 SQ.FT.	1	392	3	175	1,270 SQ.FT.	45 SQ.FT.	1	393	3	175	1,270 SQ.FT.	45 SQ.FT.	1	394	3	175	1,270 SQ.FT.	45 SQ.FT.	1	395	3	175	1,270 SQ.FT.	45 SQ.FT.	1	396	3	175	1,270 SQ.FT.	45 SQ.FT.	1	397	3	175	1,270 SQ.FT.	45 SQ.FT.	1	398	3	175	1,270 SQ.FT.	45 SQ.FT.	1	399	3	175	1,270 SQ.FT.	45 SQ.FT.	1	400	3	175	1,270 SQ.FT.	45 SQ.FT.	1	401	3	175	1,270 SQ.FT.	45 SQ.FT.	1	402	3	175	1,270 SQ.FT.	45 SQ.FT.	1	403	3	175	1,270 SQ.FT.	45 SQ.FT.	1	404	3	175	1,270 SQ.FT.	45 SQ.FT.	1	405	3	175	1,270 SQ.FT.	45 SQ.FT.	1	406	3	175	1,270 SQ.FT.	45 SQ.FT.	1	407	3	175	1,270 SQ.FT.	45 SQ.FT.	1	408	3	175	1,270 SQ.FT.	45 SQ.FT.	1	409	3	175	1,270 SQ.FT.	45 SQ.FT.	1	410	3	175	1,270 SQ.FT.	45 SQ.FT.	1	411	3	175	1,270 SQ.FT.	45 SQ.FT.	1	412	3	175	1,270 SQ.FT.	45 SQ.FT.	1	413	3	175	1,270 SQ.FT.	45 SQ.FT.	1	414	3	175	1,270 SQ.FT.	45 SQ.FT.	1	415	3	175	1,270 SQ.FT.	45 SQ.FT.	1	416	3	175	1,270 SQ.FT.	45 SQ.FT.	1	417	3	175	1,270 SQ.FT.	45 SQ.FT.	1	418	3	175	1,270 SQ.FT.	45 SQ.FT.	1	419	3	175	1,270 SQ.FT.	45 SQ.FT.	1	420	3	175	1,270 SQ.FT.	45 SQ.FT.	1	421	3	175	1,270 SQ.FT.	45 SQ.FT.	1	422	3	175	1,270 SQ.FT.	45 SQ.FT.	1	423	3	175	1,270 SQ.FT.	45 SQ.FT.	1	424	3	175	1,270 SQ.FT.	45 SQ.FT.	1	425	3	175	1,270 SQ.FT.	45 SQ.FT.	1	426	3	175	1,270 SQ.FT.	45 SQ.FT.	1	427	3	175	1,270 SQ.FT.	45 SQ.FT.	1	428	3	175	1,270 SQ.FT.	45 SQ.FT.	1	429	3	175	1,270 SQ.FT.	45 SQ.FT.	1	430	3	175	1,270 SQ.FT.	45 SQ.FT.	1	431	3	175	1,270 SQ.FT.	45 SQ.FT.	1	432	3	175	1,270 SQ.FT.	45 SQ.FT.	1	433	3	175	1,270 SQ.FT.	45 SQ.FT.	1	434	3	175	1,270 SQ.FT.	45 SQ.FT.	1	435	3	175	1,270 SQ.FT.	45 SQ.FT.	1	436	3	175	1,270 SQ.FT.	45 SQ.FT.	1	437	3	175	1,270 SQ.FT.	45 SQ.FT.	1	438	3	175	1,270 SQ.FT.	45 SQ.FT.	1	439	3	175	1,270 SQ.FT.	45 SQ.FT.	1	440	3	175	1,270 SQ.FT.	45 SQ.FT.	1	441	3	175	1,270 SQ.FT.	45 SQ.FT.	1	442	3	175	1,270 SQ.FT.	45 SQ.FT.	1	443	3	175	1,270 SQ.FT.	45 SQ.FT.	1	444	3	175	1,270 SQ.FT.	45 SQ.FT.	1	445	3	175	1,270 SQ.FT.	45 SQ.FT.	1	446	3	175	1,270 SQ.FT.	45 SQ.FT.	1	447	3	175	1,270 SQ.FT.	45 SQ.FT.	1	448	3	175	1,270 SQ.FT.	45 SQ.FT.	1	449	3	175	1,270 SQ.FT.	45 SQ.FT.	1	450	3	175	1,270 SQ.FT.	45 SQ.FT.	1	451	3	175	1,270 SQ.FT.	45 SQ.FT.	1	452	3	175	1,270 SQ.FT.	45 SQ.FT.	1	453	3	175	1,270 SQ.FT.	45 SQ.FT.	1	454	3	175	1,270 SQ.FT.	45 SQ.FT.	1	455	3	175	1,270 SQ.FT.	45 SQ.FT.	1	456	3	175	1,270 SQ.FT.	45 SQ.FT.	1	457	3	175	1,270 SQ.FT.	45 SQ.FT.	1	458	3	175	1,270 SQ.FT.	45 SQ.FT.	1	459	3	175	1,270 SQ.FT.	45 SQ.FT.	1	460	3	175	1,270 SQ.FT.	45 SQ.FT.	1	461	3	175	1,270 SQ.FT.	45 SQ.FT.	1	462	3	175	1,270 SQ.FT.	45 SQ.FT.	1	463	3	175	1,270 SQ.FT.	45 SQ.FT.	1	464	3	175	1,270 SQ.FT.	45 SQ.FT.	1	465	3	175	1,270 SQ.FT.	45 SQ.FT.	1	466	3	175	1,270 SQ.FT.	45 SQ.FT.	1	467	3	175	1,270 SQ.FT.	45 SQ.FT.	1	468	3	175	1,270 SQ.FT.	45 SQ.FT.	1	469	3	175	1,270 SQ.FT.	45 SQ.FT.	1	470	3	175	1,270 SQ.FT.	45 SQ.FT.	1	471	3	175	1,270 SQ.FT.	45 SQ.FT.	1	472	3	175	1,270 SQ.FT.	45 SQ.FT.	1	473	3	175	1,270 SQ.FT.	45 SQ.FT.	1	474	3	175	1,270 SQ.FT.	45 SQ.FT.	1	475	3	175	1,270 SQ.FT.	45 SQ.FT.	1	476	3	175	1,270 SQ.FT.	45 SQ.FT.	1	477	3	175	1,270 SQ.FT.	45 SQ.FT.	1	478	3	175	1,270 SQ.FT.	45 SQ.FT.	1	479	3	175	1,270 SQ.FT.	45 SQ.FT.	1	480	3	175	1,270 SQ.FT.	45 SQ.FT.	1	481	3	175	1,270 SQ.FT.	4
NUMBER OF UNITS	UNIT #	NUMBER OF BED ROOM(S)	REQ'D OPEN SPACE	UNIT AREA(RENTEABLE AREA)	BALCONY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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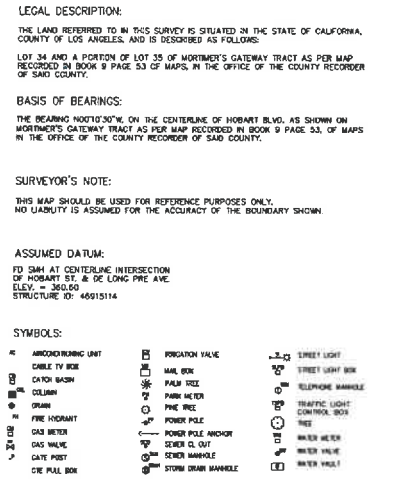


EST. BY TIES PER
CEFB 16029 PG 34
ALLEY

(IN FEET)
1 inch = 10 ft

Page No. 2 of 12
Case No. DIR-2019-790-TOC

TITLE:		TOPOGRAPHIC SURVEY	
		1349 N HOBART BLVD., L.A., CA 90027	
CLIENT:	Michael Eghball	JOB NO.:	188
SCALE:	1"=10'	DATE:	05/25/20
SURVEYED BY:	C.A.	REVISION (S):	
DRAWN BY:	C.A.		SHEET 1 OF 1 SHEET
CHECKED BY:	C.A.		
	Land Topography Corp.		
	20206 Archwood St.		
	Winnetka, CA 91306		
	818-334-9135		






EST. BY TIES PER
CEFB 18029 PG 29
FOUNTAIN AVE.


3- SHORT TERM BIKE RACK PROVIDED
TOTAL TREE PROVIDED: 4 ON-SITE TREES AND 3-STREET TREES


GRADE PLANE ELEVATION:
356.58+357.25+357.38+356.19= 356.85

LEGEND:

	2 X STUDS INERIOR WALL SEE 17/A7.1
	FULL HEIGHT ONE HR WALL SEE 2/A7.1
	TWO-HR WALL SEE 10/A7.1 FOR EXTERIOR AND

 EXIT SIGN W/ EMERGENCY LIGHT
 ACC. PATH OF TRAVEL
 PARKING SPACE DESIGNATE

 FIRE EXTINGUISHER
MIN. OF 2-A OR 2-A10BC

 EXHAUST VENT FAN ENERGY STAR
WITH HUMIDISTAT DUCTED TO EXTERIOR

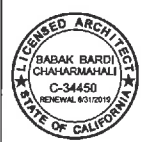
CANYON GRAY SAGEBRUSH
ARTEMISIA CALIFORNIA RUSH

SAN DIEGO MARSH ELDER
IVA HAYESIANA
SHRUB PERENNIAL

NEW 5-STORY 29- UNIT APARTMENT BUILDING
PROJECT ADDRESS: 1349 N. HOBART BLVD, LOS ANGELES, CA 90027
DEVELOPER: 1349 HOBART LLC
 7119 SUNSET BLVD, SUITE 380, LOS ANGELES, CA 90046

REVISIONS			
NO.	DESCRIPTION	BY	DATE
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2			--/--/----
3			--/--/----
4			--/--/----
5			--/--/----

CONFIDENTIALITY STATEMENT:
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION WHICH THERE IS EXPRESSLY LIMITED TO SUCH PROJECT. REUSE, REPRODUCTION OR PRODUCTION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED.



**CALIFORNIA
DEVELOPMENT AND
DESIGN INC.**

11040 SANTA MONICA BLVD, SUITE 430
LOS ANGELES, CA 90025

TEL:310.430.5585 FAX:310.427.7448

EMAIL: CALDDINC@AOL.COM
WWW.DESIGNBUILDER.US



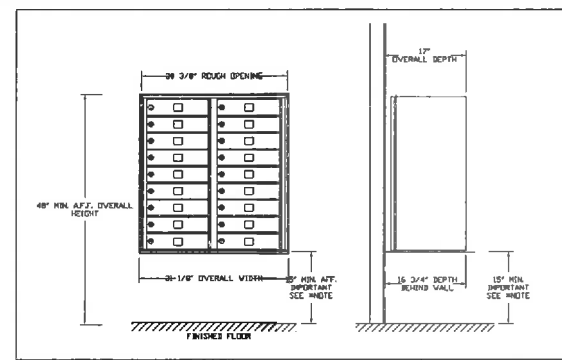
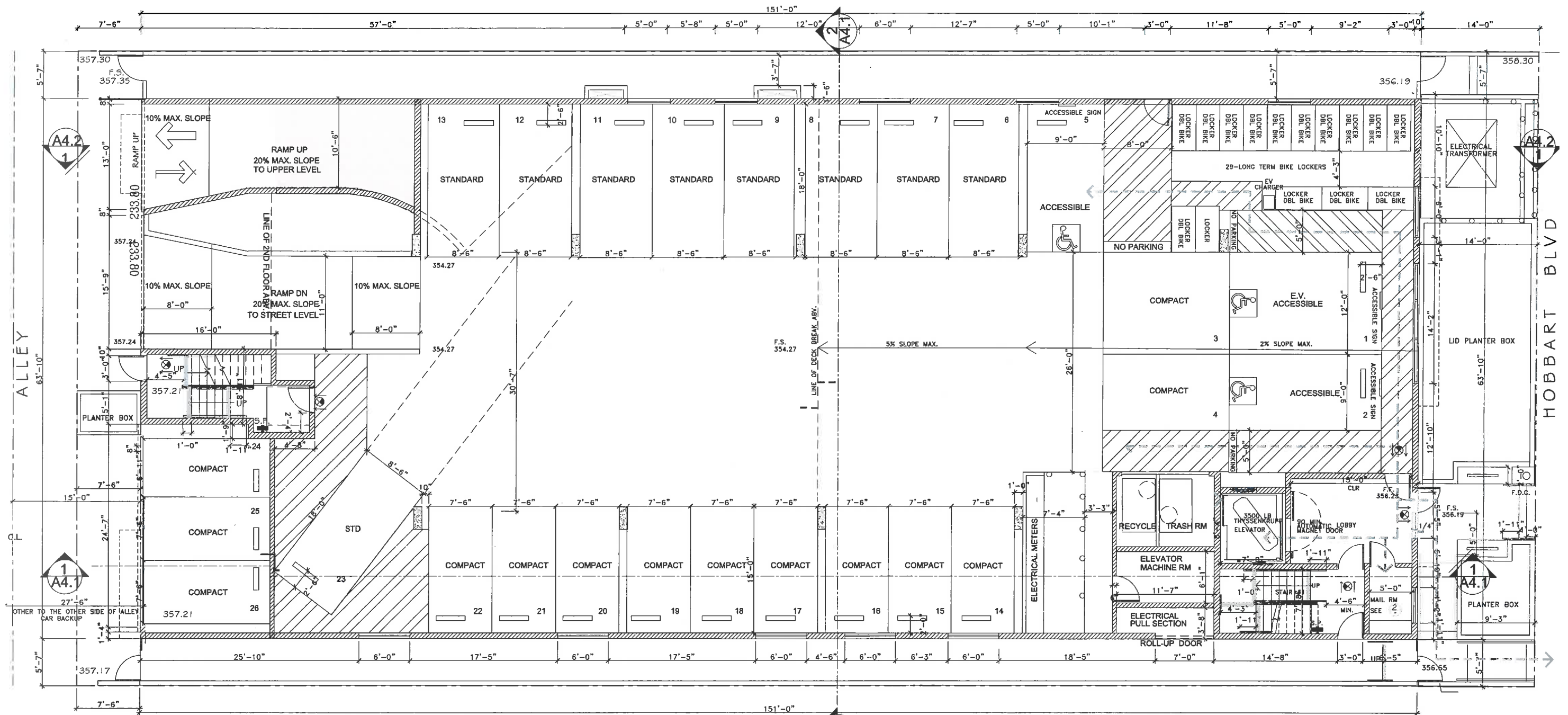
DESIGNED BY:	B. BARDIN
CHECKED BY:	
DRAWN BY:	E. SANAJOU
DATE DRAWN:	
JOB NUMBER:	CDD-1413
SCALE:	

SITE PLAN

A1.0

SHEET TITLE:

SHEET NO.



ACCESSIBLE MAILBOX REQUIREMENTS

2

1ST FLOOR PLAN

1

LEGEND:

- REQUIRED GRAB BAR REINFORCED BACKING
- 24" MIN. INTERIOR WALL
- FULL HEIGHT ONE HR. WALL
- TWO HR. WALL
- CONTRAST WARNING STRIPING
- EXIT SIGN W/ EMERGENCY LIGHT
- ACC. PATH OF TRAVEL
- PARKING SPACE DESIGNATED FOR RESIDENTIAL USE
- FIRE EXTINGUISHER
- MIN. OF 2-A OR 2-A10BC
- EXHAUST VENT FAN ENERGY STAR WITH HUMIDISTAT DUCTED TO EXTERIOR
- CLASS 1 STANDPIPE
- SPRINKLER HEAD FOR WATER CURTAIN WITHIN 10'-0" HI. FROM FIN. FLOOR
- SMOKE DETECTOR WITH BATTERY BACKUP INTERCONNECTED
- CARBON MONOXIDE DETECTOR
- TRUNCATED DOMES

FSR A INDICATES MINIMUM REQUIRED FLAME SPREAD RATING 'A' (FOR WALL, FLOOR AND CEILING FINISHING MATERIALS)
FSR B INDICATES MINIMUM REQUIRED FLAME SPREAD RATING 'B' (FOR WALL, FLOOR AND CEILING FINISHING MATERIALS)
FSR C INDICATES MINIMUM REQUIRED FLAME SPREAD RATING 'C' (FOR WALL, FLOOR AND CEILING FINISHING MATERIALS)

EXHIBIT "A"
Page No. 4 of 12
Case No. DIR-2019-790-TOC

NEW 5-STORY 29- UNIT APARTMENT BUILDING
PROJECT ADDRESS: 1349 N. HOBART BLVD, LOS ANGELES, CA 90027
DEVELOPER: 1349 HOBART LLC
7119 SUNSET BLVD, SUITE 380, LOS ANGELES, CA 90046

NO.	DESCRIPTION	BY	DATE
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CALIFORNIA DEVELOPMENT AND DESIGN INC.
11040 SANTA MONICA BLVD, SUITE 430
LOS ANGELES, CA 90025
TEL: 310.430.5565 FAX: 310.427.7446
EMAIL: CALDDING@GOL.COM
WWW.DESIGNBUILDERS.US



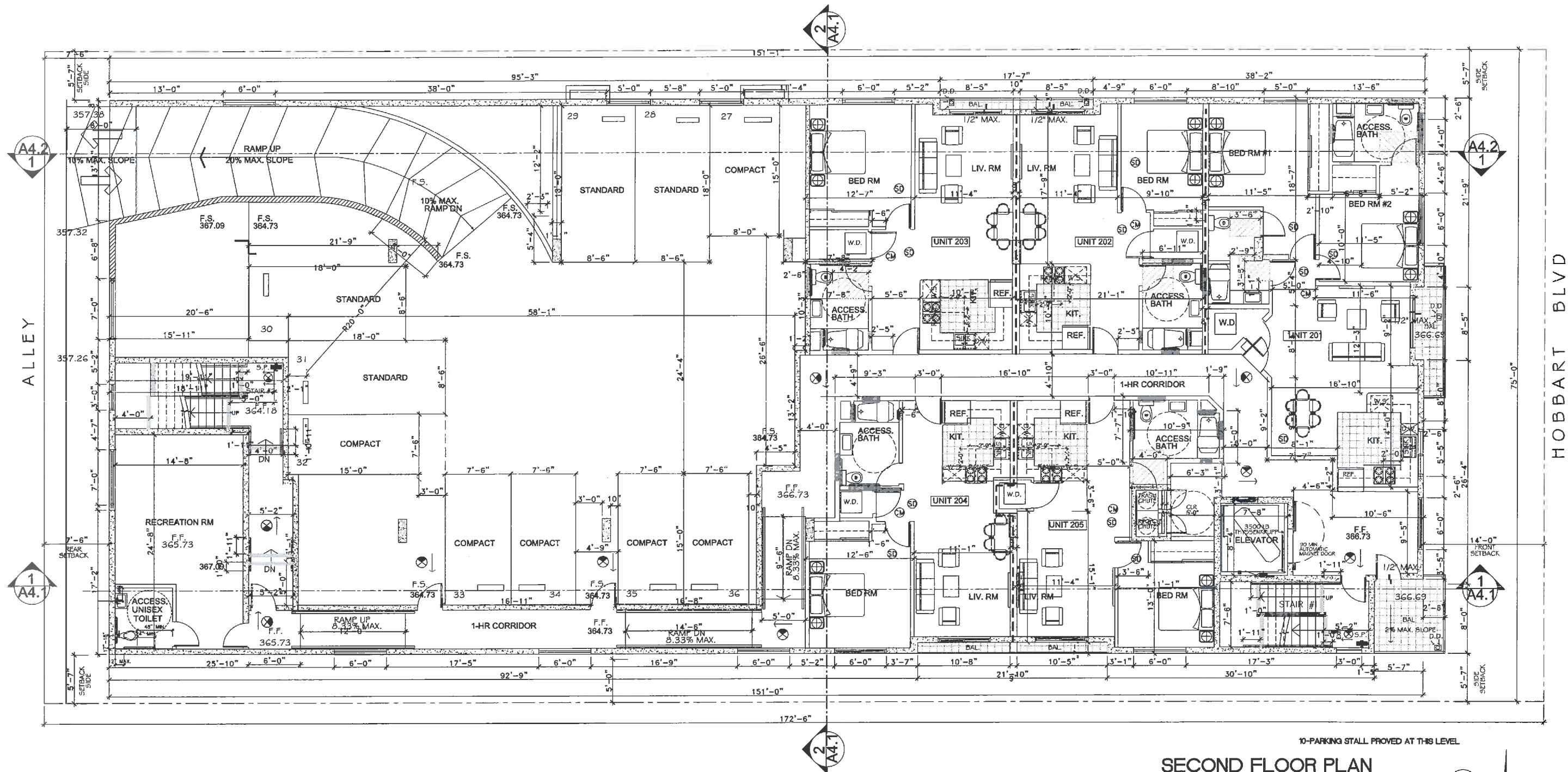
DESIGNED BY:	B.BARD
CHECKED BY:	
DRAWN BY:	ESANAJOU
DATE DRAWN:	
JOB NUMBER:	CDD-1413
SCALE:	

1ST FLOOR PLAN

SHEET TITLE:

A2.1

SHEET NO.



SECOND FLOOR PLAN

SC 3/16"=1'-0"

1

EXHIBIT "A"
Page No. 5 of 12
Case No. DIR-2019-790-T00

LEGEND:

- 2 X STUDS INTERIOR WALL
SEE 17/A7.1
- FULL HEIGHT ONE HR WALL
SEE 2/A7.1
- TWO-HR WALL
SEE 10/A7.1 FOR EXTERIOR AND
- BACKING READY FOR FUTURE
ACCESSIBILITY GRAB BARS

- EXIT SIGN W/ EMERGENCY LIGHT
- ACC. PATH OF TRAVEL
- PARKING SPACE DESIGNATED
- DECK DRAIN
- D.D.

- FIRE EXTINGUISHER
MIN. OF 2-A OR 2-A10BC
- EXHAUST VENT FAN ENERGY STAR
WITH HUMIDISTAT DUCTED TO EXTERIOR
- SMOKE DETECTOR W/BATTERY BACKUP INTERCONNECTED
- CARBON MONOXIDE DETECTOR

NEW 5-STORY 29- UNIT APARTMENT BUILDING
PROJECT ADDRESS: 1349 N. HOBART BLVD, LOS ANGELES, CA 90027
DEVELOPER: 1349 HOBART LLC
7119 SUNSET BLVD, SUITE 380, LOS ANGELES, CA 90046

NO.	DESCRIPTION	BY	DATE
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CALIFORNIA DEVELOPMENT AND DESIGN INC.
11040 SANTA MONICA BLVD, SUITE 430
LOS ANGELES, CA 90025
TEL: 310.430.5565 FAX: 310.427.7446
EMAIL: CALDONC@AOL.COM
WWW.DESIGNRULERS.US



DESIGNED BY: B.BARODI
CHECKED BY: E.SAMAJOU
DRAWN BY: E.SAMAJOU
DATE DRAWN: 10/1/2019
JOB NUMBER: CDD-1413
SCALE:

2ND FLOOR PLAN

SHEET TITLE:

A2.2

SHEET NO.

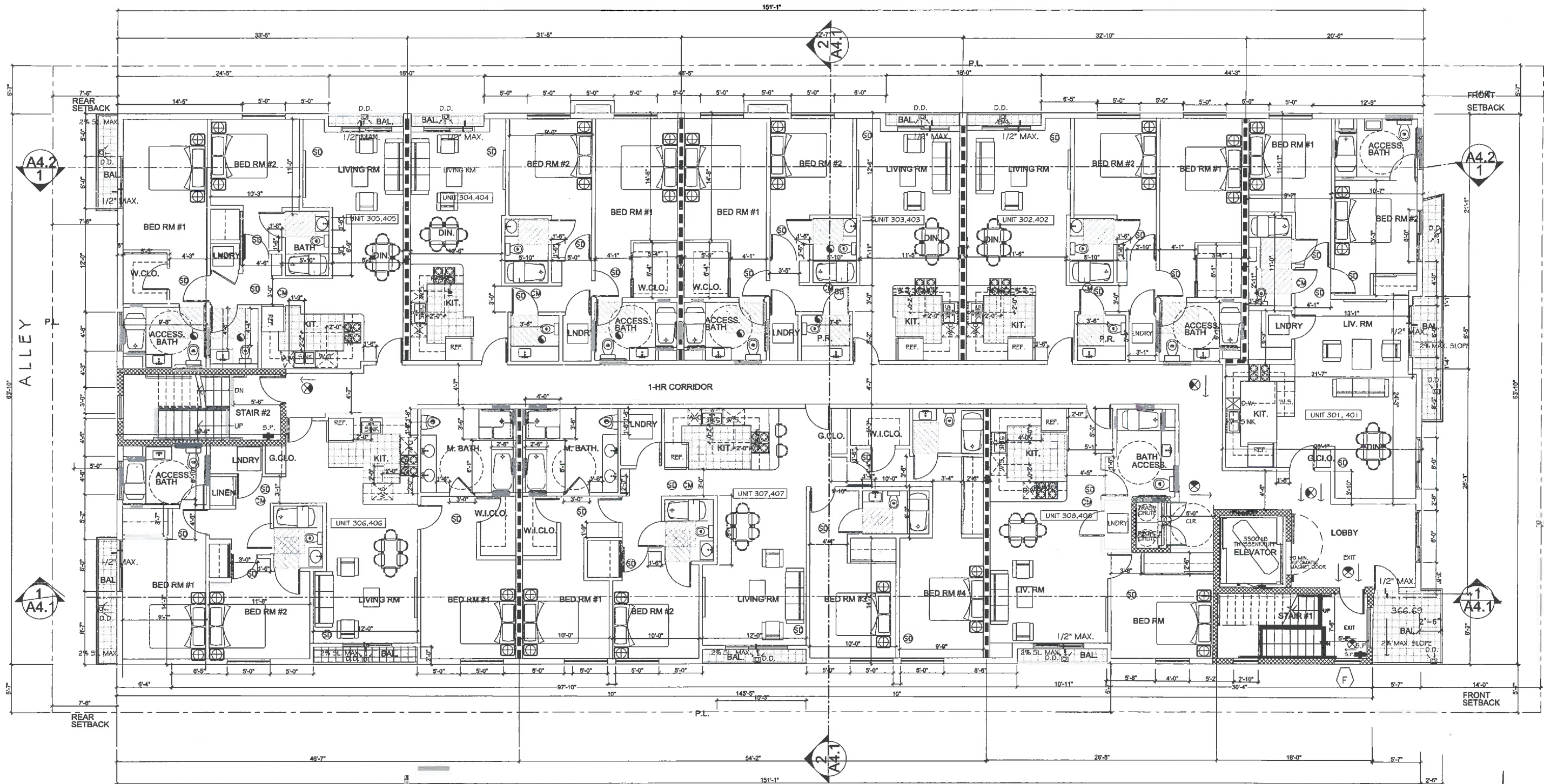


EXHIBIT "A"
 Page No. 6 of 12
 Case No. DIR2019-790-TOC

- LEGEND:**
- 2 X STUDS INTERIOR WALL SEE 17/A7.1
 - FULL HEIGHT ONE HR WALL SEE 2/A7.1
 - TWO-HR WALL SEE 10/A7.1 FOR EXTERIOR AND
 - BACKING READY FOR FUTURE ACCESSIBILITY GRAB BARS
 - EXIT SIGN W/ EMERGENCY LIGHT
 - ACC. PATH OF TRAVEL
 - PARKING SPACE DESIGNATED
 - DECK DRAIN
 - FIRE EXTINGUISHER MIN. OF 2-A OR 2-A10BC
 - EXHAUST VENT FAN ENERGY STAR WITH HUMIDISTAT DUCTED TO EXTERIOR
 - SMOKE DETECTOR W/BATTERY BACKUP INTERCONNECTED
 - CARBON MONOXIDE DETECTOR

3RD AND 4TH FLOOR PLAN

SC 3/16"-1" 1

NEW 5-STORY 29- UNIT APARTMENT BUILDING
 PROJECT ADDRESS: 1349 N. HOBART BLVD, LOS ANGELES, CA 90027
 DEVELOPER: 1349 HOBART LLC
 7119 SUNSET BLVD, SUITE 360, LOS ANGELES, CA 90046

NO.	DESCRIPTION	BY	DATE
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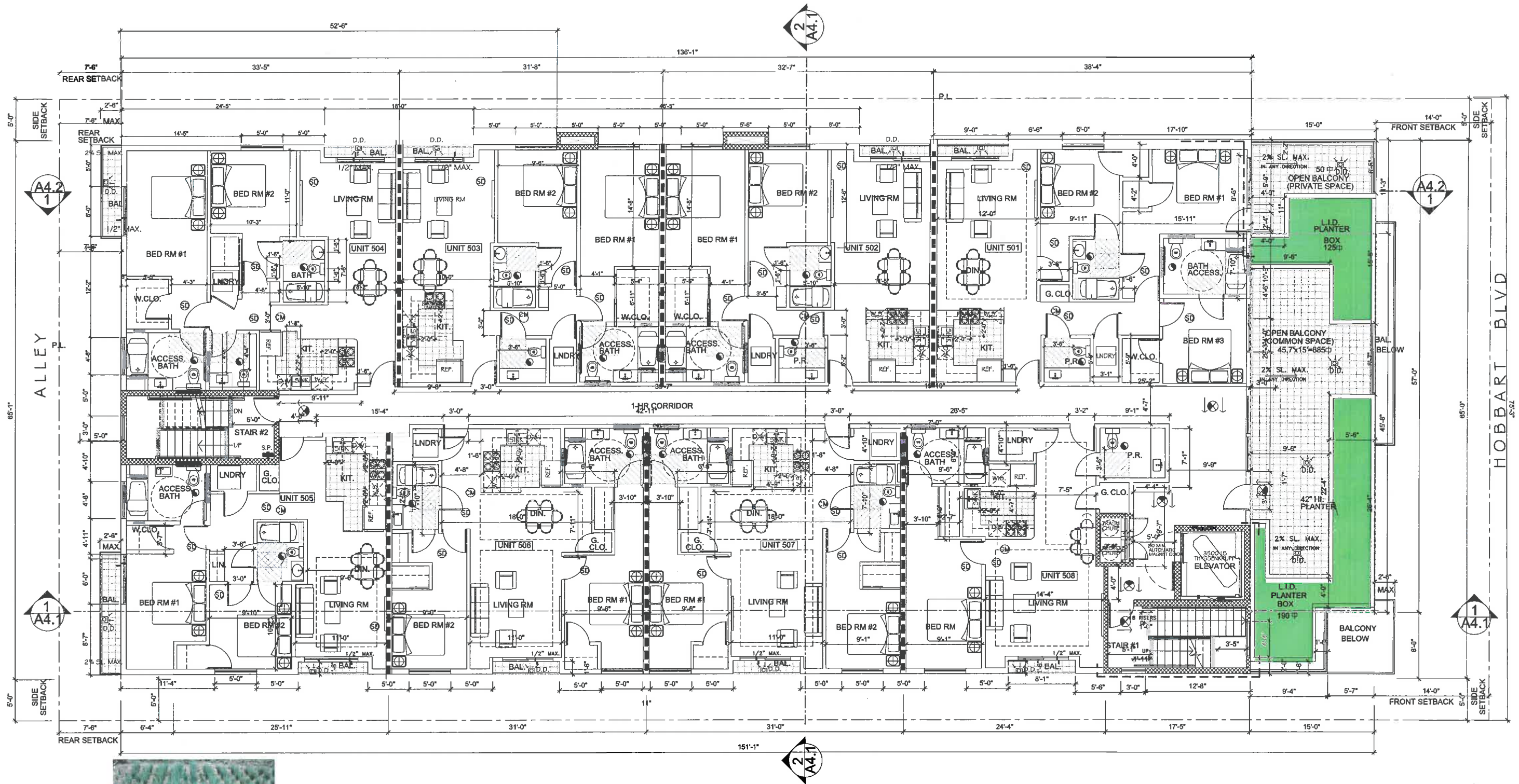
DESIGNED BY:	B. BARDI
CHECKED BY:	E. SANAJOU
DRAWN BY:	
DATE DRAWN:	
JOB NUMBER:	CDD-1413
SCALE:	

3RD AND 4TH FLOOR PLAN

SHEET TITLE:

A2.3

SHEET NO.



CARMEN'S GRAY BLUE RUSH
JUNCUS PATENS

LEGEND:

- 2 X STUDS INTERIOR WALL
SEE 17/A7.1
- FULL HEIGHT ONE HR WALL
SEE 2/A7.1
- TWO-HR WALL
SEE 10/A7.1 FOR EXTERIOR AND
- BACKING READY FOR FUTURE
ACCESSIBILITY GRAB BARS

- EXIT SIGN W/ EMERGENCY LIGHT
- ACC. PATH OF TRAVEL
- PARKING SPACE DESIGNATED
- DECK DRAIN

- FIRE EXTINGUISHER
MIN. OF 2-A OR 2-A10BC
- EXHAUST VENT FAN ENERGY STAR
WITH HUMIDISTAT DUCTED TO EXTERIOR
- SMOKE DETECTOR W/BATTERY BACKUP INTERCONNECTED
- CARBON MONOXIDE DETECTOR

5TH FLOOR PLAN/LANDSCAPING

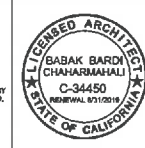
30' 3/16" x 1'-0"

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Page No. 7 of 12
Case No. DIR-2019-790-TOC

NEW 5-STORY 29- UNIT APARTMENT BUILDING
PROJECT ADDRESS: 1349 N. HOBART BLVD, LOS ANGELES, CA 90027
DEVELOPER: 1349 HOBART LLC
7119 SUNSET BLVD, SUITE 380, LOS ANGELES, CA 90046

NO.	DESCRIPTION	BY	DATE
1			
2			
3			
4			
5			

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CHECKED BY:	E. SANJOU
DATE DRAWING:	
JOB NUMBER:	CDD-1413
SCALE:	

5TH FLOOR PLAN

A2.4

SHEET TITLE:

SHEET NO.



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



2 HOBARD BLVD (EAST) ELEVATION
SCALE: 1/8" = 1'-0"

EXHIBIT "A"
Page No. 9 of 12
Case No. DIR-2019-790-TOC

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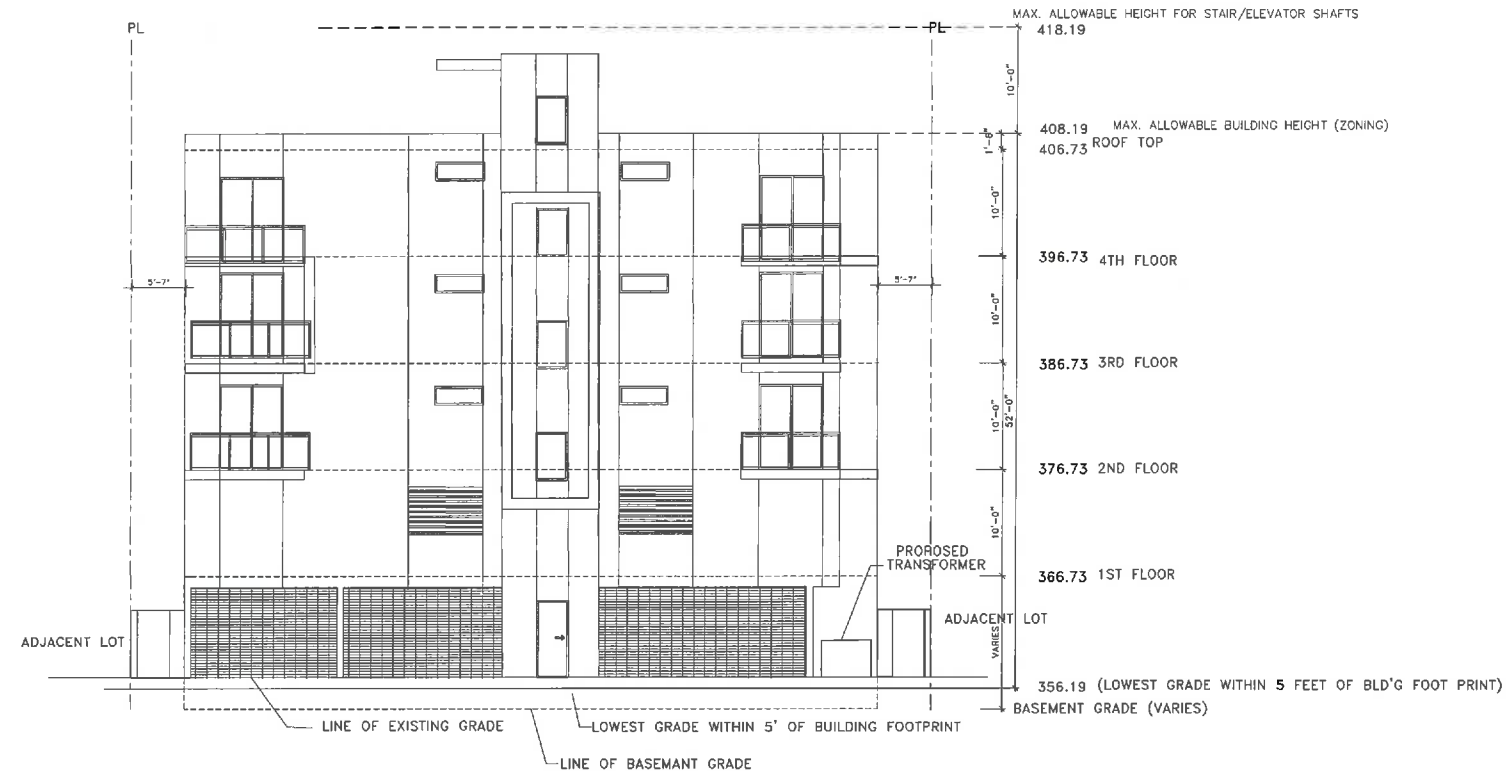
DESIGNED BY:	B.BARDI
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DRAWN BY:	E.SANAJOU
DATE DRAWN:	
JOB NUMBER:	CDD-1413
SCALE:	

ELEVATIONS

A3.1

SHEET TITLE:

SHEET NO.



1 ALLEY (WEST) ELEVATION
SCALE: 1/8" = 1'-0"

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Page No. 10 of 12
Case No. D1P-2019-790-Toc

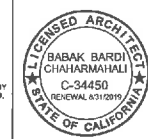


2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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7119 SUNSET BLVD, SUITE 380, LOS ANGELES, CA 90046

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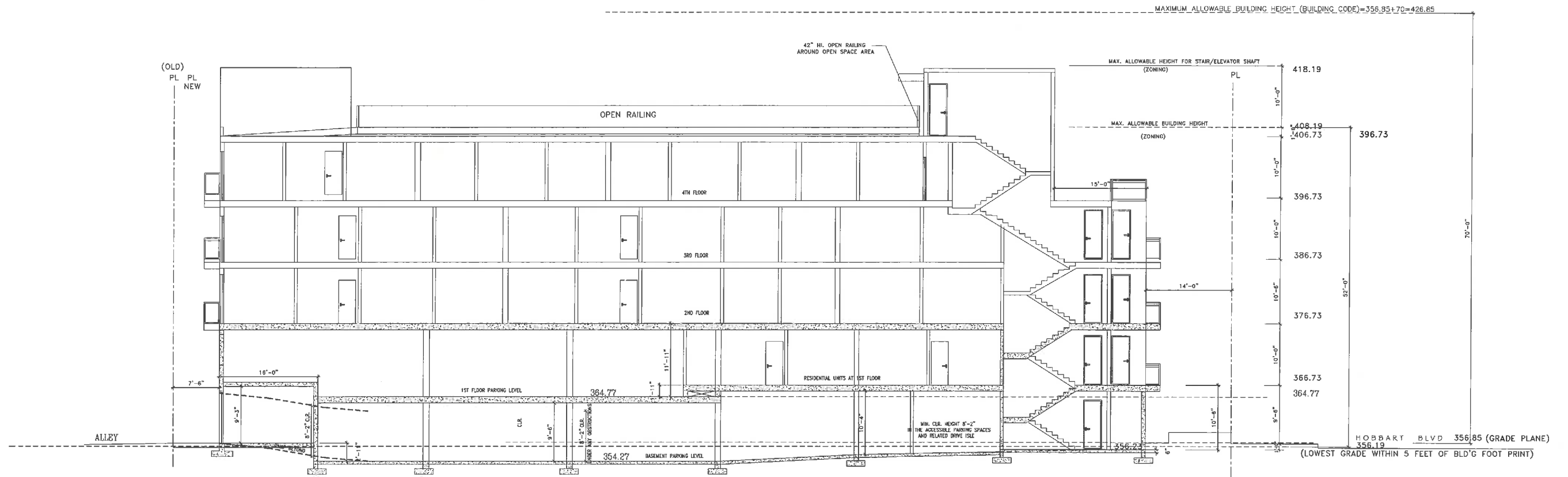


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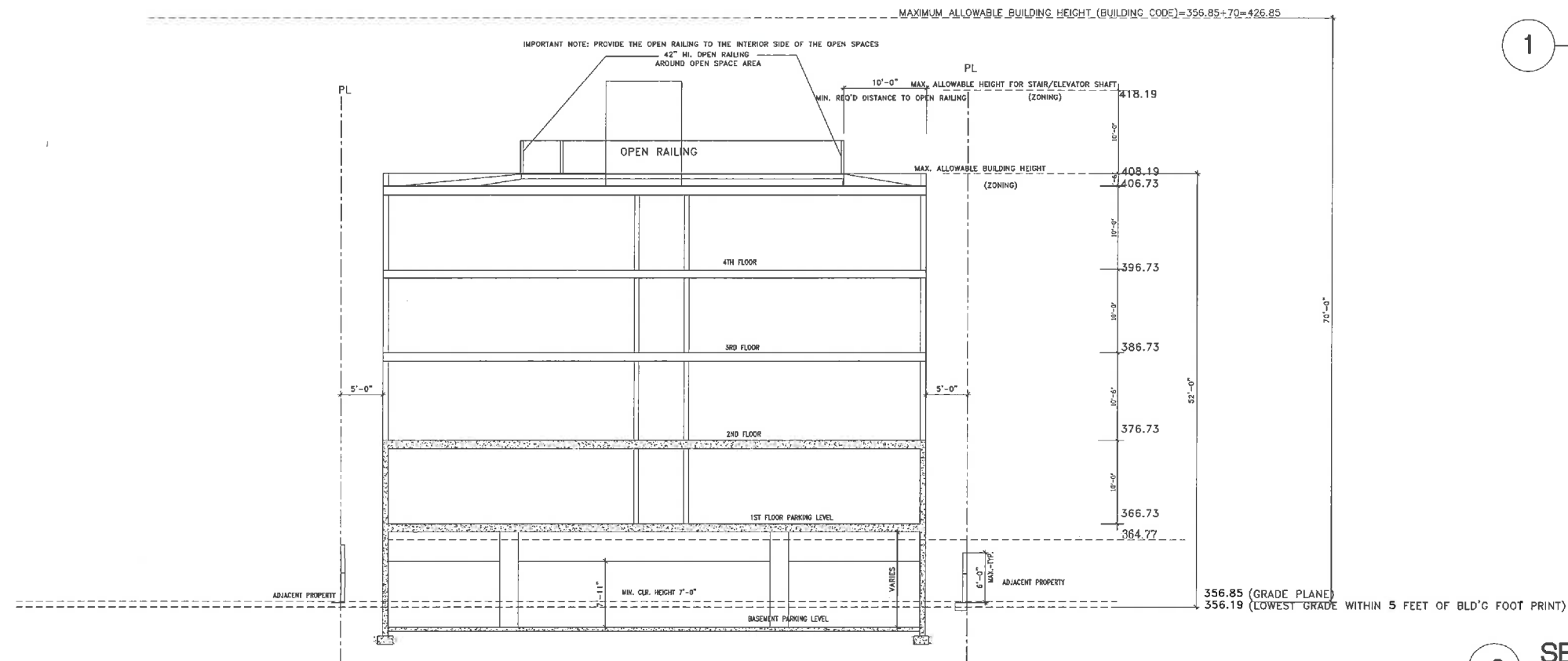


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DRAWN BY:	E. SANAJOU
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JOB NUMBER:	CDD-1413
SCALE:	

ELEVATIONS	A3.2
SHEET TITLE:	SHEET NO.



1 SECTIONS A-A
SC 3/16"=1'-0"



2 SECTIONS B-B
SC 3/16"=1'-0"

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Case No. DIR-2019-790-TOC

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DRAWN BY:	E.SANAJOU
DATE DRAWN:	
JOB NUMBER:	CDD-1413
SCALE:	

SECTIONS	A4.1
SHEET TITLE:	SHEET NO.

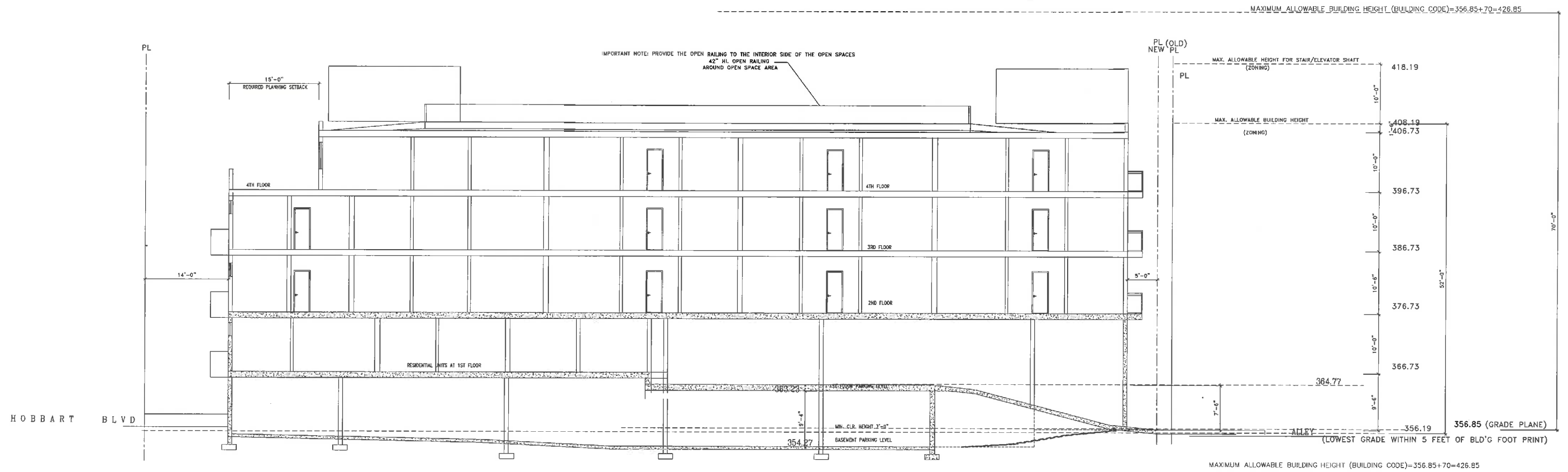


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SCALE:	

SECTIONS

A4.2

SHEET TITLE:

SHEET NO.