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**DIRECTOR'S DETERMINATION  
TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM  
CYPRESS PARK-GLASSELL PARK COMMUNITY DESIGN OVERLAY PLAN APPROVAL**

July 30, 2020

**Applicant**

Greg Sharp  
Figs Digs Development  
1358 Carmelita Street  
Laguna Beach, CA 92651

**Owner**

Tenants in Common  
1358 Carmelita Street  
Laguna Beach, CA 92651

**Representative**

Jessica Hencier  
Craig Lawson & Co., LLC  
3221 Hutchison Avenue, Suite D  
Los Angeles, CA 90034

**Case No.:** DIR-2019-1321-TOC-CDO

**CEQA:** ENV-2019-1322-CE

**Location:** 3547, 3551, 3555, 3561,  
3565, 3569, 3573, 3577,  
3585 North Figueroa  
Street

**Council District:** 1 - Cedillo

**Neighborhood Council:** Greater Cypress Park

**Community Plan Area:** Northeast Los Angeles

**Land Use Designation:** General Commercial and  
Low Residential

**Zone:** [Q]C2-1VL-CDO

**Legal Description:** Lot FR 3 Arb 2, 3,  
Block B, Block B of  
the French School  
Tract; Lot FR 4 Arb 4,  
Block B, Block B of  
the French School  
Tract; Lot FR 6-Lot FR  
1, Christy Tract

**Last Day to File an Appeal:** August 14, 2020

**DETERMINATION**

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 CEQA Guidelines Section 15332 Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

**Approve with Conditions** a 70 percent increase in density, a reduction in residential parking spaces to provide 0.5 spaces per unit consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a qualifying Tier 3 project totaling 55 dwelling units, reserving six (6) units for Extremely Low Income Household occupancy for a period

of 55 years, with the following one (1) Additional Incentive:

- a. **Height.** A 22-foot increase in height to permit 67 feet of maximum building height in lieu of the maximum 45 feet otherwise permitted;
  - (i) Transitional Height per TOC in lieu of the otherwise required LAMC Section 12.21.1 A.10 transitional height requirement.

Pursuant to the Los Angeles Municipal Code (LAMC) Section 13.08 and the Cypress Park and Glassell Park Community Design Overlay (CDO) Guidelines, I have reviewed the proposed Project and as the designee of the Director of Planning, I hereby:

**Approve with Conditions** a CDO Plan Approval for the construction of a new five (5)-story mixed-use development containing 55 dwelling units, 6,828 square feet of ground floor commercial space, and a total of 69,997 square feet.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

## CONDITIONS OF APPROVAL

### TOC Affordable Housing Incentive Program Conditions

1. **Residential Density.** The project shall be limited to a maximum density of 55 residential dwelling units, including On-Site Restricted Affordable Units.
2. **On-Site Restricted Affordable Units.** Six (6) units shall be designated for Extremely Low Income Households, as defined by the Los Angeles Housing and Community Investment Department (HCIDLA) and California Government Code Section 65915(c)(2).
3. **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.
4. **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 six (6) units available to Extremely Low Income Households for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required set-aside affordable units may be adjusted, consistent with LAMC Section 12.22 A.31, to the satisfaction of HCIDLA, and in consideration of the project's AB 2556 Determination. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA. Refer to the Transit Oriented Communities (TOC) Affordable Housing Incentive Program Background and Housing Replacement (AB 2556 Determination) sections of this determination.
5. **Floor Area Ratio (FAR).** The maximum FAR shall be limited to 1.49:1, or 69,997 square feet.
6. **Automobile Parking.** Automobile parking shall be provided consistent with LAMC Section 12.22 A.31, which permits 0.5 spaces per unit and a 30 percent reduction in the total commercial spaces required for a project located in Tier 3 TOC Affordable Housing Incentive Area.
7. **Height.** The project shall be limited to a maximum building height of 64 feet 3 inches, as measured from grade to the highest point of the roof pursuant to the TOC Affordable Housing Incentive Program. Architectural rooftop features may be erected up to 10 feet above the transitional height limit, if the structures and features are set back a minimum of 10 feet from the roof perimeter and screened from view at street level.
  - a. **Transitional Height.** Transitional Height shall be measured by following the slope of the property line adjoining the more restrictive R1 Zone.
8. **Open Space.** The project shall provide a minimum of 7,075 square feet of usable open space pursuant to the TOC Affordable Housing Incentive Program, all of which must be located at grade level or first habitable room level. The common open space shall be open to the sky, must be at least 600 square feet in size, and have a minimum dimension of 15 feet when measured perpendicular from any point on each of the boundaries of the open space area. Common open space areas not meeting the minimum dimension of 15 feet when measured perpendicular from any point on each of the boundaries of the open space

area cannot be counted towards the overall usable open space requirement. Balconies shall have a minimum dimension of six feet.

## **CDO Conditions**

9. **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 provision so the Municipal Code, the project conditions, or the project permit authorization.
10. **Landscape.**
  - a. All open areas not used for approved parking, walkways or driveways shall be improved with landscape features, shall include drought-tolerant plants, and permeable pavement.
  - b. The project shall comply with the City Landscape Ordinance and Guidelines.
11. **Paint.**
  - a. Overly bright and fluorescent paint colors shall not be used.
  - b. All vents, downspouts, etc. shall be painted to match the color of the adjacent surface unless being used expressly as a trim or accent element.
12. **Trash and Recycling Bins.**
  - a. Trash and recycling bins shall be kept out of view from the public right-of-way.
  - b. Trash collection areas shall be screened with a minimum six (6)-foot tall fence.
  - c. Trash and recycling shall be kept in separate enclosures.
13. **Wall Openings.** Wall openings, including windows and doors, shall occupy 71-percent of the ground floor street façade.
14. **Corporate Identity.** Any proposed franchise or corporate establishments shall comply fully to the CDO Design Guidelines and Development Standards.
15. **Materials.** Stucco shall not comprise more than 80-percent of the building façade (as viewed from an elevation façade projection, not counting door and window areas).
16. **Storefront Windows.**
  - a. The project shall incorporate non-reflective glass on street-facing façades.
  - b. No more than 10-percent of storefront window surfaces shall be used for internally or externally posted signage, regardless of the duration of the signage.
17. **Awnings and Canopies.**
  - a. The proposed project shall not incorporate vinyl or plaster materials in storefront awnings.
  - b. Signs on awnings or canopies shall comply with all Sign Standards of the CDO.
18. **Graffiti.** The project's exterior walls and storefront windows shall be treated with graffiti resistant surfaces.

19. **Usable Public Open Space.** The paved surfaces within the outdoor public open space shall include decorative paving surfaces and shall not include asphalt.
20. **Signs.**
- a. Individual businesses and institutions shall not have more than one wall sign per elevation.
  - b. Each sign shall not utilize more than three colors.
  - c. When there are multiple businesses on a single wall sign or monument sign, the sign shall utilize a uniform background color.
  - d. Fluorescent colors, spray-painted and air brushed signs shall be prohibited.
  - e. If hand painted lettering is to be utilized, it shall be hand painted lettering administered by a professional sign painter and shall be comprised of typography and images that are uniform in point size, kerning and overall appearance with an identifiable font.
21. **Mechanical Equipment.**
- a. All rooftop and ground level mechanical equipment shall be screened from public view.
  - b. There shall be no mechanical equipment in window or door openings facing public streets.
  - c. There shall be no service areas.
22. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved". A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.
23. **Notations on Plans.** Plans submitted to the Department of Building and 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.
24. **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.
25. **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.
26. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

27. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
28. **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.
29. **Recording Covenant.** Prior to the issuance of any permits relative to this matter, 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 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 at the time of Condition Clearance for attachment to the subject case file.
30. **Indemnification and Reimbursement of Litigation Costs.** The applicant shall do all of the following:
- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
  - (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
  - (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
  - (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
  - (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

## PROJECT BACKGROUND

The subject property consists of four (4) contiguous trapezoid-shaped parcels with 393 feet of frontage along Figueroa Street between Ulysses Street and Avenue 37. The subject site has a varying depth of approximately 92 feet to 160 feet per ZIMAS. The project site is located within the Northeast Los Angeles Community Plan and the Cypress Park-Glassell Park Community Design Overlay (CDO). The site is zoned [Q]C2-1VL-CDO, designated for General Commercial land uses and is currently improved with two structures including a one (1)-story commercial structure and a two (2)-story commercial structure and an associated surface parking lot.

The applicant requests a CDO Plan Approval for the construction of a new five (5)-story mixed-use development containing 55 dwelling units, 6,828 square feet of ground floor commercial space, a total of 69,997 square feet, and a haul route for the import/export of more than 1,000 cubic yards of earth material. The project consists of a total of 13,578 square feet of open space and 93 parking spaces at the ground/ first floor.

Improved streets, level topography south of the project site, and hillside topography to the north of the project site characterize the surrounding area. Properties to the north are zoned R1-1-CDO, located within the Cypress Park-Glassell Park CDO, and developed with low residential uses. The properties to the west are zoned [Q]C2-1VL-CDO, located within the Cypress Park-Glassell Park CDO, and developed with multi-family residential buildings. The properties to the east are zoned RD1.5-1-CDO and R1-1-CDO, located within the Cypress Park-Glassell Park CDO, and developed with multi-family residential buildings. Properties to the south are zoned [Q]C2-1VL-CDO, located within the Cypress Park-Glassell Park CDO, and currently developed with commercial buildings and a vacant lot.

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

Base Incentives:

1. 70 percent increase in density,
2. reduction in residential parking equivalent to 0.5 spaces per unit.

Additional Incentive:

3. 2 story for up to 22 additional feet in height and utilization of the TOC Transitional Height in lieu of Transitional Height required by LAMC Section 12.21.1 A.10.

## 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 1,500 feet from the Metro Gold Line Heritage Square Station, which qualifies the site as Tier 3 of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program (TOC Guidelines). There are also two (2) Metro local lines within this distance (Line 81 and Line 83).

Pursuant to the TOC Guidelines, the project is eligible for Base Incentives and up to three (3) Additional Incentives for setting aside 11 percent of the total 55 units and 11 percent of the base 32 units for Extremely Low Income Households. Base Incentives include: (1) an increase of the maximum allowable number of dwelling units permitted by 70 percent and (2) a 0.5 space per unit residential automobile parking requirement. The applicant requests one (1) Additional Incentive as follows: (1) a 12-foot increase in height to permit 67 feet of maximum building height in lieu of the maximum 45 feet otherwise permitted. The applicant also requests to utilize the TOC Transitional Height in lieu of the Transitional Height require by LAMC Section 12.21.1 A.10.

The project site is zoned [Q]C2-1VL-CDO. The Ordinance No. 173,540 imposed a [Q] Qualified Condition on the subject site which imposed the RD1.5 density limitation of one (1) dwelling unit per 1,500 square feet of lot area. This allows for a by-right density of 32 dwelling units on this 47,211 square foot site. The project is permitted a 70 percent increase in density, which allows a maximum of 55 units. The project proposes a total of 55 units, which is within the maximum density permitted.

Per the TOC Guidelines, a project within Tier 3 is allowed 0.5 spaces per dwelling unit. The project proposes 69 residential parking spaces which is more than the TOC minimum requirement, thereby satisfying this requirement.

Per the TOC Guidelines, a project within Tier 3 qualifies for a 22-foot for two (2)-stories height increase. The subject site is within the 1VL Height District, which allows for a 45-foot and three (3)-stories maximum height. The project proposes a maximum height of 64-feet 3-inches, or five (5)-stories, which is below the maximum allowed. The project also qualifies for Transitional Height pursuant to the TOC Guidelines in lieu of that required by LAMC Section 12.21.1 A.10, which the project is providing.

## **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 April 22, 2019, no units are subject to replacement under AB 2556. Refer to the TOC Affordable Housing Incentive Program Background section of this determination for additional information.

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

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

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

The project site is located within a Tier 3 TOC Affordable Housing Incentive Area. As part of the proposed development, the project is required to reserve at least 10 percent, or six (6) units, of the total 55 units for Extremely Low Income Households. The project proposes six (6) units restricted to Extremely Low Income Households. As such, the project meets the eligibility requirement for On-Site Restricted Affordable Units.

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

A Major Transit Stop is a site containing a retail station or the intersection of two or more bus routes with a service interval of 15 minutes or less during the morning and afternoon peak commute periods. The project site is located approximately 1,500-feet from the Heritage Square Metro Gold Line Station and Metro Local Lines 81 and 83. 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 April 22, 2019, no units are subject to replacement under AB 2556. 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, 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 one (1) Additional Incentive as follows: a 22-foot for two (2)-stories height increase in lieu of the allowed maximum height of 45-feet and 3-stories. The project proposes a maximum height of 64-feet 3-inches and five (5)-stories, which is below the maximum allowed. The project also qualifies to request Transitional Height pursuant to the TOC Guidelines in lieu of as required by LAMC Section 12.21.1 A.10, which the project is providing. The project is setting aside 10 percent, or six (6) units, of the base 32 units for Extremely Low Income Households. As such, the project meets the eligibility requirement for Base and Additional Incentives.

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

The project is not seeking Additional Incentives beyond the three (3) permitted in exchange for reserving at least 11 percent of the base 32 units for Extremely Low Income Households. As such, the project need not adhere to the labor standards required in LAMC Section 11.5.11 and this eligibility requirement does not apply.

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

The project site consists of four (4) contiguous lots, which are all 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 increase the building height so that affordable housing units reserved for Extremely Low Income Households can be constructed and the overall space dedicated to residential uses is increased. This

incentive supports the applicant's decision to reserve six (6) units for Extremely Low Income Households.

**Height:** The applicant requests a 22-foot increase in height to permit 67 feet of maximum building height in lieu of the maximum 45 feet otherwise permitted. The applicant also qualifies for, and is requesting, to utilize the TOC Guidelines for transitional height in lieu of transitional height as required by LAMC 12.21.1 A.10. The requested increase in height is expressed in the Menu of Incentives in the TOC Guidelines, which permit exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs.

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

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

2. **The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

The Department of City Planning determined that, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Statutes and Guidelines, Section 15332 (In-Fill Development Project), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

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

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- (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.

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

See *Justification for Categorical Exemption Case No. ENV-2019-1322-CE* in the case file for the narrative demonstrating that the proposed project meets the five criteria under Class 32 and that exceptions do not apply.

## **CDO FINDINGS**

### **3. The project substantially complies with the adopted Community Design Overlay Guidelines and Standards.**

#### **Multifamily Guidelines and Standards**

##### **Site Plan:**

##### **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 front façade of the proposed project is aligned with the neighboring structures, as evident in the Exhibit. There is a prominent residential pedestrian entrance provided directly from Figueroa Street next to a public plaza, as seen in the Exhibit. There are no residential units proposed at ground level, therefore the proposed project complies with this Guideline.

##### **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 subject site is located on the [Q]C2-1VL-CDO Zone which does not require side yard setbacks at the ground level that is typical of residential only projects. However, the proposed project is required and is providing eight (8) foot side yard setbacks above the ground level (for the residential portion of the project), which will provide the open space yard areas adjacent to existing structures that this Guideline calls for. There are no existing structures on-site remaining. Therefore, the project complies with this Guideline.

## **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 evident in the Exhibit, the project is proposing to utilize the existing curb cuts. Due to the zone, the project is not required to provide front yard area. The project is not proposing subterranean parking. The proposed parking area will be located at the rear of the property on the ground level and will not be visible from the public right of way. Therefore, the proposed project complies with this Guideline.

## **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 setbacks should be used to adequately maintain the appearance of a prevailing height. A minimum 15-foot setback 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 project measures 64-feet 3-inches tall and five (5) stories. The by-right height allowed is 45-feet and three (3) stories. However, the proposed project is utilizing a Transit Oriented Communities (TOC) Incentive for height, which allows the project to increase its height to a maximum of 67-feet and five (5) stories. The proposed height is taller than the adjacent buildings. The 15-foot setback from Figueroa Street is provided on the fifth floor as required by the TOC Incentive for Height. The architectural design of the façade of the proposed building includes horizontal façade breaks and vertical design elements, which help to break up the massing and any possible inconsistent heights above the podium level. Therefore, as conditioned, the project complies with this Guideline.

## 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.*

As evident in the Exhibit, the proposed project provides sufficient breaks in plane both horizontally and vertically. The architectural treatments of the façade and rooflines provide sufficient breaks in plane and articulation. While the proposed project does utilize outdoor hallways and stairwells, they are proposed to connect the residential portions of the structure to each other and are integrated into the overall structure of the building through materials and a cohesive architectural strategy. The proposed window patterns extend to cover walkways in some areas, which further integrates the design into the overall structure. Therefore, the proposed project complies with this Guideline.

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 the Exhibit's window and door details, the proposed windows and doors along the street front will be recessed at least three (3) inches from the façade. It is evident that special attention has been made to the window alignment and patterns and as proposed, they are aligned along their top-line. While the project does not propose canopies or awnings, the window and door recessions meet their intent of providing shade and articulation. Therefore, the proposed project complies with this Guideline.



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 the Exhibit, the main finishes of the proposed project are metal cladding and stucco and will not comprise more than 75-percent of any exterior elevation. The proposed railings and balconies are to use a different metal than the metal cladding on the main building exterior. The proposed building has been designed with elements that will be architecturally integrated into the design of the building, as evident in the Exhibit. Therefore, the proposed project complies with this Guideline.

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 is for new construction; therefore, there are no additions within rear yards or on the site at all. Therefore, this Guideline is not applicable.

### **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.*

As evident in the Exhibit, the primary entrance is positioned and accessed off Figueroa Street. All entrances are architecturally emphasized as evident in the Exhibit. Therefore, the proposed project complies with this Guideline.

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 structures and the construction of new structures; therefore, there are no additions or rear yard infill projects proposed. 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 mentioned above, there are no addition proposed as part of the project. As conditioned and as seen in the Exhibit, the proposed project will comply with the color scheme encouraged and all vents, gutters, down spouts, etc. will be painted to match the color of the adjacent surfaces unless they are used expressly as trim or an accent element. Therefore, the proposed project complies with this Guideline.

## **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.*

As conditioned, the project complies with this Guideline.

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%.*

The proposed project will comply with the LAMC requirements and TOC requirements for Open Space. As evident in the Exhibit, the required amount of Open Space is 7,075 square feet. However, the project is proposing 13,578 square feet of Open Space. The proposed landscaping consists of drought tolerant plant species and there are no open areas with more than a 10 percent slope. Therefore, the proposed project complies with this Guideline.

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.*

As evident in the Exhibit, the project proposes a five (5)-foot setback along the front property line adjacent to the Figueroa Street frontage. This setback will include a decorative walkway and landscape elements to emphasize the storefronts. There are no front yard fences proposed as part of the project. Therefore, the proposed project complies with this Guideline.

#### **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 enclosed area for recyclable materials for each trash enclosure.*

As conditioned and evident in the Exhibit, the trash collection areas will be enclosed and there will be a separate enclosed area for recyclable materials and trash. Therefore, the proposed project complies with this Guideline.

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.*

There are no wireless telecommunication facilities proposed as part of this project. Therefore, this Guideline does not apply.

#### **Commercial Guidelines and Standards**

##### **Site Planning:**

##### **Setbacks**

Guideline 1: Continuity in the streetwall creates an aesthetically pleasing environment and provides security for pedestrians by eliminating blind spots. Encourage an inviting pedestrian environment and provide for continuity in the street wall by locating storefronts, entryways and pedestrian serving uses at the street frontage (at the front property line) or by providing pedestrian amenities along the street front.

*Standard 1a: Locate ground floor uses so that they are built to the front lot line except where pedestrian amenities such as patios and outdoor dining areas have been incorporated into the site design the setback may extend no more than 5 feet from the front property line.*

***Standard 1b:** Ground floor uses along Eagle Rock Boulevard between lower Verdugo Road and York Boulevard; and along Cypress Avenue between Eagle Rock Boulevard and Pepper Avenue may be located up to 12 feet from the front lot line. This setback space should be improved with pedestrian amenities such as additional shade trees, plazas, fountains, outdoor dining areas, seating, forecourts, arcades or other active public uses.*

***Standard 1c:** In cases where existing buildings along a street front have varied front setbacks, infill projects should act as a transition between front setbacks of varying depths and in unifying the overall rhythm of the streetscape. In designing the front setback, consider the following measures; other measures may also be appropriate depending on the circumstances of a particular project:*

- *Articulate the facade with well-defined building entrances and projecting and recessed facade features that will establish a rhythm and add visual interest to the block face.*
- *Articulate the front facade in “steps” to create a transition between adjacent buildings.*
- *Avoid creating blank walls along the side property lines that will be visible from the street.*

As evident in Exhibit A, the proposed retail component of the project is located on the ground floor and is set back five (5)-feet from Figueroa Street in order to accommodate landscaping and seating areas for those retail spaces. The subject site is not located on Eagle Rock Boulevard or Cypress Avenue; therefore, Standard 1b would not apply. The surrounding existing buildings do not include varied front setbacks so the project will be complying with Standard 1a, in providing a five (5)-foot setback. As evident in the Exhibit, the façade is articulated with recessed windows and entries. The façade also includes varied scale along the street frontage by providing “steps” across the façade horizontally. Side walls will not be visible from the street. Therefore, the proposed project complies with this Guideline.

### **Storefront Orientation**

Guideline 2: Promote ease of pedestrian movement between stores and enhance the level of pedestrian activity by placing pedestrian entrances along the street for each business that fronts the public right of way.

***Standard 2a:** Provide a pedestrian entrance for each business that fronts a public street. Where multiple building entrances might create operational issues or security concerns for building tenants, a single building entrance should be located fronting the public street.*

***Standard 2b:** Provide a clearly defined pedestrian walkway for any new project that connects building entrances to parking areas. Walkways should be comprised of stamped concrete, brick, tile or some other decorative paving surface.*

As evident in the Exhibit, each proposed retail space will have its own pedestrian entrance fronting and facing Figueroa Street. The project includes clearly defined walkways internally within the project's parking areas to the retail storefronts. Therefore, the proposed project complies with this Guideline.

### **Automobile Ingress/Egress**

Guideline 3: Minimize conflicts between pedestrians on the sidewalk and automotive traffic by providing vehicular access to parking areas along side streets or alleys wherever possible.

*Standard 3a: Locate curb cuts and driveways at alleys or side streets to the greatest extent possible.*

*Standard 3b: Limit curb cuts along major and secondary highways to one per 100 feet of street frontage to the greatest extent possible.*

The project site is located on Figueroa Street and in between existing buildings. Therefore, the only access point for the project is along Figueroa Street. Therefore, curb cuts and driveways to the site must be located off Figueroa Street. The project includes two (2) driveways along Figueroa Street and utilizes existing curb cuts. The curb cuts are more than 100 feet apart, as evident in the Exhibit. Therefore, the proposed project complies with this Guideline.

### **Usable Outdoor Public Space**

Guideline 4: Public gathering spaces, plazas and outdoor dining areas can energize a commercial environment, and encourage pedestrian activity. Large commercial projects should provide usable outdoor public space in the form of plazas, courtyards and outdoor eating areas to encourage pedestrian activity with the CDO.

*Standard 4a: Incorporate usable outdoor public open space for commercial or mixed-use projects that exceed 50,000 square feet of floor area, including rehabilitation of existing buildings as defined in LAMC 13.08 C 2. Useable outdoor public open space should be constructed in the form of plazas, courtyards and outdoor eating areas at a ratio of at least 2% of the overall floor area of the structure.*

*Standard 4b: Locate seventy five-percent of all required usable outdoor public space at ground level and should be directly accessible to the general public from a public street.*

*Standard 4c: Develop usable outdoor public space in conformance with the Glassell Park CDO Landscape Design Guidelines.*

The proposed project would be required to provide 1,400 square feet of outdoor public open space. The proposed project, however, is proposing 2,568 square feet of outdoor public open space, as evident in Exhibit A. This open space includes a plaza and grand staircase facing Figueroa Street, as well as landscaped and seating areas along the Figueroa Street retail frontage. This outdoor public open space is located at the ground level along Figueroa Street and is accessible by the public from the street. This open space is accessible through a perforated and transparent metal sliding gate that will remain open during the day and during business hours. As conditioned and as evident in the Exhibit, the landscape elements within this open space will conform to the Landscape Design Guidelines. Therefore, the proposed project complies with this Guideline.

### **Parking Structures**

Guideline 5: Parking structures should be an unobtrusive part of the pedestrian environment and should be located out of view whenever possible; they should be architecturally compatible with the design of the buildings that they are serving.

*Standard 5a: Construct parking structures with materials and architectural elements that are compatible with surrounding structures.*

*Standard 5b: Wherever parking structures are to be located along a street frontage, the structure should be designed with ground floor commercial uses integrated into the design along the entirety of the commercial street frontage except those portions which*

*accommodate for automobile ingress and egress. Commercial uses should be designed with a minimum depth of 25 feet.*

As evident in the Exhibit, the proposed project does not include a stand-alone parking structure. The project includes parking that is located behind the retail uses along Figueroa Street and are not visible from the street. Therefore, the proposed project complies with this Guideline.

## **Building Design:**

### **Facades**

Guideline 6: The design of all buildings should be of a quality and character that improves community appearance and should be representative of an overall architectural theme. Buildings should be composed of a variety of forms, contrasting shapes and should employ attractive and complementary buildings materials and architectural features. The massing and proportion of buildings at ground level along the public right of way should be at a pedestrian scale.

*Standard 6a: Provide a break in plane for every 20 feet in horizontal length and every 15 feet in vertical length on all exterior building elevations. Breaks in plane should be created by a change in plane, incorporation of an architectural detail or a change in material. Windows or doors that are flush with the plane of the building shall not be included as a change in material or break in the plane.*

*Standard 6b: Provide articulation in the form of vertical changes in plane or variation in gables for all rooflines that exceed 40 linear feet.*

*Standard 6c: Provide structural bays at a minimum of 20-foot intervals for all ground floor storefronts on projects that are greater than 30 feet in width. Structural bays, at minimum, should be demarcated by a 3-inch recess.*

As evident in the Exhibit, the proposed project incorporates what the applicant describes as a “residential bar format” which can be described as the building containing varied heights across the horizontal façade of the building. For example, on the eastern portion of the south elevation the building goes from a height of about 50-feet for a length of about 72-feet, then dips down to a height of about 21-feet for a length of about 40-feet, then increases in height again to about 50-feet. This also contributes to varied rooflines, due to the “bar format”. Aside from the varying heights, the project also incorporates horizontal and vertical breaks in plane with varied materials, window and balcony sizes, and other architectural features. The project incorporates structural bays with a minimum three (3)-inch recess along the retail frontages on Figueroa Street. Therefore, the proposed project complies with this Guideline.

### **Wall Openings**

Guideline 7: Encourage window-shopping and an active pedestrian environment by providing a significant level of storefront transparency at ground floor building facades along public streets.

*Standard 7a: Wall openings such as windows and doors should occupy at least 70-percent of the ground floor street façade and 25-percent of the ground floor street façade for secondary facades on corner-lot buildings.*

*Standard 7b: The bottom of storefront windows should be a minimum of 18-inches and a maximum of 36-inches from the sidewalk grade to accommodate a traditional bulkhead.*

*Standard 7c: Storefronts on existing buildings that have been enclosed or have had windows removed or replaced with smaller windows should be restored to their original appearance to the greatest extent possible.*

The proposed project will contain wall openings that occupy 71-percent of the ground floor street façade and storefront windows will be a minimum of 18-inches and a maximum of 36-inches from the sidewalk grade, as evident in the Exhibit. The project does not include any existing storefronts. Therefore, the proposed project complies with this Guideline.

### **Corporate Identity Architecture**

Guideline 8: Buildings in the District should contribute to the architectural integrity of the surrounding area. Buildings used for franchise-type restaurants, retail space or other commercial uses that traditionally have a pre-determined corporate architectural identity should be designed so as to be consistent with the CDO Design Guidelines and Development Standards.

*Standard 8: All projects, including those related to franchise or corporate establishments shall be designed to comply fully with the Design Guidelines and Development Standards.*

It has not yet been determined whether the proposed project will incorporate any franchise or corporate establishments. However, the project has been conditioned to comply with this Guideline once it has been determined.

### **Architectural Features:**

#### **Exterior Surface Materials & Colors**

Guideline 9: 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 9a: 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 9b: Decorative features such as corbels, friezes, transom windows, pilasters and other such character defining architectural elements shall be preserved and should not be painted over, removed or concealed by building additions, structural elements, signage or facades.*

The proposed project includes demolition of all existing structure, therefore this Guideline is not applicable.

Guideline 10: Building façades should be constructed of high quality materials that communicate a sense of permanence within the area and that are complementary to surrounding buildings and features.

*Standard 10a: Plywood siding and heavily textured stucco should not be used on building exteriors.*

*Standard 10b: Stucco should not comprise more than 80% of a building façade (as viewed from an elevation façade projection, not counting door and window area). Projects that*



*propose the use of stucco should integrate additional building materials into the façade and/or shall utilize more than a single color of stucco.*

**Standard 10c:** *Conjectural decorative features, such as foam plant-ons should be avoided.*

As evident in the Exhibit, the project does not propose to utilize plywood siding or heavily textured stucco. The project's façade is primarily composed of metal cladding. In addition, the project is conditioned to utilize less than 80-percent stucco on its façade. Conjectural decorative features are not proposed as part of the building design. Therefore, the project complies with this Guideline.

Guideline 11: Building material and paint colors should be attractive and complementary to the surrounding buildings and features.

**Standard 11a:** *A three-color paint scheme is generally encouraged; applying harmonious colors to the body, trim and any accent features on the structure.*

**Standard 11b:** *Colors such as white and light shades of gray and tan, as well as overly bright colors, when applied to the body of a structure, can produce glare and should be used sparingly. Fluorescent colors are considered inappropriate for all exterior applications.*

**Standard 11c:** *Paint all vents, gutters, downspouts, flashing, electrical conduits etc. to match the color of the adjacent surface unless being used expressly as a trim or accent element.*

The proposed project incorporates four (4) different metal cladding materials that comprise the majority of the building's exterior façades. The project also incorporates accent colors on windows and storefront entries, therefore meeting the intent of the paint scheme Standard. The project is comprised of a dark gray metal paneling. It does not include white, tan, overly bright, or fluorescent colors. As conditioned, all vents, gutters, downspouts, conduits will be painted to match the color of the adjacent surface unless being used expressly as a trim or accent element. Therefore, the project complies with this Guideline.

### **Storefront Entrances**

Guideline 12: Storefront entrances should be designed so that they are a predominant architectural feature on the building façade and so that they create an inviting entrance to the building. Entrances should be enhanced through architectural treatments such as tile on the floor around the doorway, individual awnings or placements of appropriate signage above the entryway.

**Standard 12a:** *Provide the primary building entrance for all buildings from the public street.*

**Standard 12b:** *Maintain the primary building entrance for all buildings along the public street so that they remain unlocked and unobstructed during normal business hours.*

As evident in the Exhibit, the proposed project has the primary building entrance off Figueroa Street. The building contains recessed entries that will not be blocked or obstructed during normal business hours. Therefore, the proposed project complies with this Guideline.

### **Storefront Windows**

Guideline 13: Storefront windows should allow maximum visibility from the sidewalk areas into the interior of all commercial uses and should maintain their transparency through the choice of glass material and careful placement of window signs.

Standard 13a: Use non-reflective glass that allows a minimum of 90-percent light transmission on all street-fronting facades.

Standard 13b: Recess new storefront windows at least 3 inches from the front plane of the building.

Standard 13c: Use no more than 10% of storefront window surfaces for internally or externally posted signage regardless of the duration of the signage.

As conditioned, the project will incorporate non-reflective glass on all street-fronting façades. As evident in the Exhibit, the storefront windows will be recessed a minimum of three (3)-inches. Also as conditioned, no more than 10-percent of storefront window surfaces for internally or externally posted signage will be used. Therefore, the proposed project complies with this Guideline.

### **Awnings and Canopies**

Guideline 14: Add visual interest to storefronts through the use of high-quality awnings and canopies that provide articulation in the street wall. Awnings should be designed to complement buildings and individual structural bays.

Standard 14a: Plastic, vinyl and other similar materials should not be used on storefront awnings.

Standard 14b: On storefronts that are greater than 25 feet in length, provide one awning or canopy where for each structural bay where such bays exist. Avoid single awnings or canopies for buildings that are greater than 25 feet in length.

Standard 14c: Signs on awnings and canopies should be permitted only on the valance. The valance should be a maximum of 8 inches with lettering and logos being a maximum of 6 inches high.

Standard 14d: Awnings or canopies should not conceal architectural features such as decorative grille work or transom windows and should be designed so as to be architecturally compatible with the structure on which they are to be attached.

As conditioned, the proposed project will not incorporate vinyl or plaster materials in storefront awnings and signs on awnings or canopies will comply with all Sign Standards. As evident in the Exhibit, storefront entries are recessed in order to provide a shading effect for each structure bay and will not be greater than 25-feet in length. Awning and canopies will not conceal architectural features. Therefore, the proposed project will comply with this Guideline.

### **Rooflines**

Guideline 15: Rooflines should be designed so as to add interest to the building façade and to complement the surrounding area. Monotonous rooflines should be avoided.

Standard 15: Provide architectural relief for all rooflines that exceed 40 linear feet either through a change in depth or height, the application of gables, dormers, and changes of material or other types of articulation.

As evident in the Exhibit, the proposed “residential bar” design provides architectural relief and sufficient breaks in the roofline. Therefore, the proposed project complies with this Guideline.

## **Graffiti**

Guideline 16: Use exterior surface materials that will reduce the incidence and appearance of graffiti.

*Standard 16a: Treat exterior walls with graffiti resistant surfaces. Such treatment may include specialized coatings and the installation of vegetation.*

*Standard 16b: Treat storefront windows on new structures with graffiti resistant film or other specialized coatings so as to protect them from vandalism.*

As conditioned, the project's exterior walls and storefront windows will be treated with graffiti resistant surfaces. Therefore, the proposed project complies with this Guideline.

## **Free Standing Walls & Fences**

Guideline 17: Freestanding walls should contribute to the architectural integrity of the surrounding area and should be compatible with surrounding structures. Walls should provide security and enclosure to the extent necessary but should not create impermeable compounds as viewed from the street and should not communicate a general lack of security about the district.

*Standard 17a: Provide a break in plane for all free standing walls using an architectural detail such as pilasters, patterned block or other articulation in 20-foot intervals.*

*Standard 17b: Construct all freestanding walls of materials that are compatible with surrounding buildings.*

*Standard 17c: Chain link, barbed wire, corrugated metal and other similar materials should not be used for fences along public streets.*

*Standard 17d: Free standing walls or fences should not use barbed or razor wire to adorn the tops of walls within view of public streets. Pointed wrought iron is encouraged where fencing is needed to provide security to a site.*

*Standard 17e: Fences along public rights of way may only be constructed of highly transparent materials such as non-decorative/darkly colored wrought iron. Block walls and fences with block pilasters should be avoided.*

As evident in the Exhibit, there are no free standing walls or fences proposed as part of the project. Therefore, this Guideline is not applicable.

## **Landscaping:**

### **General Landscaping**

Guideline 18: 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 18: Projects shall comply with the City Landscape Ordinance and the accompanying Guidelines.*

As evident in the Exhibit and as conditioned, the proposed project will comply with the City Landscape Ordinance and the accompanying Guidelines. Therefore, the proposed project complies with this Guideline.

## **Pedestrian Connectivity**

Guideline 19: Surface-parking areas should provide for an ease of pedestrian movement and should encourage pedestrian movement through the subject parking area from the public street to the building.

*Standard 19: All surface parking areas should include a pedestrian walkway that extends up to 50 feet from the primary structure served by the parking area. The pedestrian walkway should be paved with stamped concrete or another decorative surface in keeping with the architectural style of the surrounding structures. Where parking areas exist adjacent to public streets the pedestrian paved surface should provide a direct link from the street to those structures served by the parking area, even if such distances exceed 50 feet.*

*Standard 19: Pedestrian walkways through surface parking lots should be accompanied by decorative landscaping including but not limited to shade trees, arbors and other plant features.*

As evident in the Exhibit, the project does not include separate surface parking areas or lots. The proposed parking is located behind the proposed retail spaces on the ground level. The proposed parking areas are also not adjacent to any public streets. Therefore, this Guideline does not apply to the proposed project.

## **Usable Public Space**

Guideline 20: Projects that are required or proposing to provide usable public space should be developed with landscape and hardscape improvements, seating and other attractions that encourage public gathering, outdoor dining and create a lively pedestrian environment.

*Standard 20a: Usable public spaces, including plazas and courtyards should contain a minimum of 15% planted area which can include trees, shrubs, and/or ground covering. Planters, planter boxes and similar planting containers may be counted toward this requirement.*

*Standard 20b: Paved surfaces within usable public spaces should be comprised of stamped concrete, tile or other decorative paving surfaces. Asphalt is prohibited as a paving surface within usable public spaces.*

The outdoor public open space proposed as part of the project contains a minimum of 15-percent planted area and includes trees, shrubs, and ground covering. Of the project's outdoor public open space, 29-percent will be landscaped area. As conditioned, the paved surfaces within the outdoor public open space will include decorative paving surfaces and will not include asphalt. Therefore, the proposed project complies with this Guideline.

## **Signs:**

### **Simplicity and Quality**

Guideline 21: Signage should be simple, expressive and of high quality with regard to construction, typography and artistic images. Signage that contributes to a cluttered, non-cohesive or unprofessional appearance diminishes the quality and commercial viability of the District and should be avoided.

*Standard 21a: Individual businesses and institutions should have no more than one wall sign per elevation unless a special circumstance exists whereby a single wall sign would not be universally visible from the public right of way.*

Standard 21b: Individual signs should utilize a consistent and thoughtful color scheme. Generally business signs should not utilize more than three colors.

Standard 21c: Wherever multiple business signs exist on a single wall or monument sign the sign should utilize a uniform background color.

Standard 21d: The use of fluorescent colors in signs is prohibited.

Standard 21e: Hand-painted lettering should be administered by a professional sign painter and should be comprised of typography and images that are uniform in point size, kerning and overall appearance and are produced from an identifiable font. Lettering and iconography produced by spray-on paint or air brushes is prohibited.

As conditioned, individual businesses and institutions will not have more than one wall sign per elevation. Additionally, as conditioned, each sign will not utilize more than three colors, when there are multiple businesses on a single wall sign or monument sign, the sign will utilize a uniform background color. As conditioned, fluorescent colors and spray paint and air brushed signs will be prohibited. If hand painted lettering is to be utilized, it will be conditioned to be hand painted lettering administered by a professional sign painter and will be comprised of typography and images that are uniform in point size, kerning and overall appearance with an identifiable font. Therefore, the proposed project is conditioned to be in compliance with this Guideline as the project doesn't currently propose signage.

## **Mural Signs**

Guideline 22: Mural signs can contribute to the appearance of individual buildings, street frontages and the District as a whole. Furthermore, such signage can be an important expression of the unique artistic and cultural identity of the District. Mural signs should be allowed when they are created with a high level of artistic quality and do not diminish the architectural integrity of a historic building.

Standard 22a: Murals that are not intended as part of business signage (and are not defined as Mural Signs in Section 3 of this document) must be approved by the Department of Cultural Affairs and may in no way include onsite or offsite commercial advertising or imagery.

Standard 22b: Mural signs may cover up to 30% of a building façade, however such area shall include the permitted wall sign area. Mural sign area that exceeds the square footage allowed for wall signs may not include signage text, logos or other such commercial renderings such as drawings of individual products sold within a store.

Standard 22c: Mural signs should not cover or obscure unique architectural features such as corbels, transoms, pilasters, un-painted masonry, windows or other such character defining features of an historic building.

Murals are not proposed as part of the proposed project. Therefore, this Guideline is not applicable.

## **Prohibited and Restricted Signs**

Guideline 23: Signs that contribute to the appearance of clutter along a street frontage or on a building; that draw unnecessary attention to a single use at the expense of the district as a whole or that communicate a lack of permanence to the District should not be used.

Standard 23a: Off-site signage, including, billboards and signs advertising off-site activities, is prohibited.

*Standard 23b: Pole signs are prohibited. This includes the structural modification of existing signs that increase the height, massing or fascia of existing signs or the addition of poles to existing pole signs. The re-use of pole signs is strongly discouraged and project proponents are encouraged to consider pedestrian oriented signage options such as monument signs.*

*Standard 23c: Temporary banners, streamers, flags not affixed to a flagpole, inflated devices, bubble-machines, rotating devices, and other attention-getting devices are prohibited.*

The proposed project does not include off-site signage, pole signs, temporary banners, streamers, flags not affixed to a flagpole, inflated devices, bubble machines, rotating devices or other attention-getting devices. Therefore, the proposed project complies with this Guideline.

Guideline 24: Signage illumination should be used sparingly and at a pedestrian scale. Overly-bright illumination, digital signage and internally light signage that is intended to capture the attention of motorists generally does not invite pedestrian use or prolonged visits to the district outside of immediate car trips. External illumination for signage is encouraged in lieu of internally light signage.

*Standard 24a: Electronic message display signs, except for time and temperature signs are prohibited.*

*Standard 24b: Internally illuminated canister signs, except for channel letters or logos, and illuminated architectural canopy signs are prohibited. Reverse channel letters or externally light individually cut letters are encouraged in lieu of internally light channel letters.*

*Standard 24c: Any time and temperature sign that is not placed on a building roof, shall be permitted, provided it has no blinking lights, includes no advertising, sign content consists exclusively of time and temperature information and the face of the sign is no larger than 16 square feet in area.*

The proposed project does not include electronic message display signs, internally illuminated canister signs, or time and temperature signs. Therefore, this Guideline is not applicable.

## **Mechanical Equipment:**

### **Mechanical Equipment & Loading**

Guideline 25: Utilities, storage areas, loading docks, mechanical equipment and other service areas should be screened from the adjacent public right of way. Equipment can be screened from public view through the use of building parapets, landscaping walls and other similar architectural treatments. Plywood and wood lattice screens should be avoided.

*Standard 25a: Locate all service areas and loading docks at the rear of structures or at the location that is most out of view to the general public.*

*Standard 25b: Screen all exterior rooftop and ground level mechanical equipment, including HVAC equipment, exhaust fans and satellite dishes from public view.*

*Standard 25c: No mechanical equipment shall be permitted in window or door openings facing public streets.*

*Standard 25d: Service areas, such as those used for automobile repair facilities, should be enclosed within a building.*

The proposed project contains loading and service areas located in the parking area towards the rear of the retail spaces and will not be visible by the general public. All rooftop and ground level mechanical equipment will be screened from public view, as conditioned. There is no mechanical equipment proposed in window or door openings facing public streets. There are no service areas proposed as part of the project. Therefore, the proposed project complies with this Guideline.

### **Security Equipment**

Guideline 26: Buildings should be designed with security features that effectively detour criminal activity while maintaining a positive image about the community. When used, security grills should be screened from view during business hours and should be integrated into the design of the building.

*Standard 26a: Permanently affixed exterior security grills or bars are prohibited.*

*Standard 26b: Security grills should be retractable and should recess completely into pockets that completely conceal the grill when it is retracted. Such pockets should be integrated into the design of the building.*

*Standard 26c: Roll-down security grills that conceal storefront windows are prohibited.*

*Standard 26d: Existing security grills and bars, whether retractable or permanently affixed should be painted black or another color that diminishes the appearance of such devices as viewed against the window.*

The proposed project does not include security grills or bars. Therefore, this Guideline does not apply.

### **Trash Equipment**

Guideline 27: Trash enclosures should be designed so that trash and recycle bins are not visible to the general public.

*Standard 27a: Enclose all trash collection areas with a minimum six-foot high decorative wall or fence.*

*Standard 27b: Provide a separate enclosure for trash and recyclable materials.*

As conditioned, trash collection areas will be screened with a minimum six (6)-foot high fence. Also as conditioned, trash and recycling will be stored in separate enclosures. Therefore, the proposed project complies with this Guideline.

### **Wireless Telecommunication Facilities**

Guideline 28: Wireless telecommunication facilities should be designed so as to appear compatible with or complementary to surrounding architecture and structures.

*Standard 28a: Where possible, wireless telecommunication facilities should be incorporated into existing buildings and other structures and should appear unobtrusive.*

*Standard 28b: 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.*

The proposed project does not include wireless telecommunication facilities. Therefore, this Guideline does not apply.

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

The proposed project includes the demolition of an existing one (1)-story and two (2)-story commercial structure for the construction of a new five (5)-story mixed-use development containing 55 dwelling units, 6,828 square feet of ground floor commercial space, a total of 69,997 square feet, and a haul route for the import/export of more than 1,000 cubic yards of earth material.

The proposed project is located in a commuter corridor, at the confluence of several Northeast Los Angeles neighborhoods. The “residential bar” design of the building is intended to respond to the varying styles and scales of surrounding buildings and uses in the area. It is also meant to alleviate mass by creating a pattern of solid and open spaces which creates the perception of alternating one and four story buildings. The bar design of the building provides view corridors through the open space areas. With such a wide corridor at this stretch of Figueroa Street, the proposed project incorporates a design that addresses the need for a pedestrian-scaled development, which this project achieves through the use of a public plaza and grand staircase as well as a children’s playground and shared deck area. There is also a sensitivity to the surrounding lower scale residential neighborhoods in the design of the building, as well as with the proposed open spaces and thoroughfares and activated street frontage.

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

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

## **TRANSFERABILITY**

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

## **VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR**

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 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.

**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

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles, the Marvin Braude Building in the Valley, or West LA office. 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/Reviewed by:

*Debbie Lawrence*

Debbie Lawrence, AICP  
Senior City Planner

Prepared by:

*Nicole Sanchez*

Nicole Sánchez, City Planner  
[nicole.sanchez@lacity.org](mailto:nicole.sanchez@lacity.org)

OWNER  
FIG DIGS DEVELOPMENT  
92A SCOLLARD ST., 2ND FLOOR  
TORONTO, M5R 1G2

RECEIVED  
CITY OF LOS ANGELES

NOV 08 2019

CITY PLANNING  
PROJECT PLANNING

L  
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LORDAN  
O'NEILL  
ARCHITECTS

1115 West Jefferson Blvd  
Los Angeles, CA 90017  
310.557.1262  
1115 West 11th St  
Los Angeles, CA 90017

3555  
N. Figueroa

1115 West Jefferson Blvd  
Los Angeles, CA 90017

1115 West Jefferson Blvd  
Los Angeles, CA 90017

1115 West Jefferson Blvd  
Los Angeles, CA 90017

1115 West Jefferson Blvd

1115 West Jefferson Blvd  
Los Angeles, CA 90017



3555 N. FIGUEROA STREET  
LOS ANGELES, CA 90065

ENTITLEMENT SUBMITTAL  
PLANNING REVIEW  
SEPTEMBER 9, 2019

EXHIBIT "A"

Page No. 1 of 32

Case No. DIR-2019-1321-TOL-CDO

OWNER  
FIS DISC DEVELOPMENT  
32A SOULARD ST., 2ND FLOOR  
TORONTO, M5R 1G2

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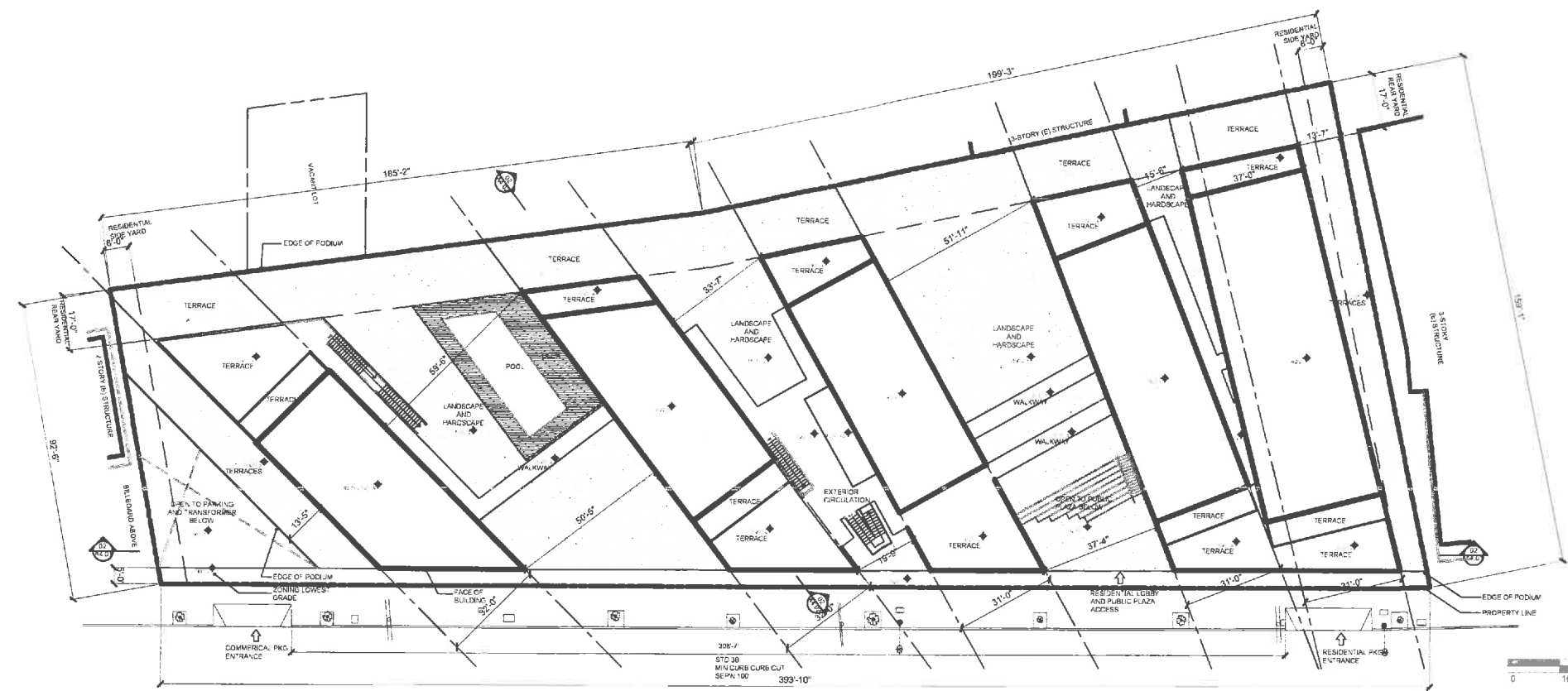
LORCAN  
O'HEILLY  
ARCHITECTS

100% ARCHITECTURAL  
DESIGN  
100% CIVIL  
100% LANDSCAPE  
100% STRUCTURAL  
100% MECHANICAL  
100% ELECTRICAL  
100% PLUMBING  
100% FIRE  
100% SAFETY

3555  
N. Figueroa

3555 N. FIGUEROA STREET  
LOS ANGELES, CA 90005

DATE: 10/1/2014  
DRAWN BY: J. LORCAN  
CHECKED BY: J. LORCAN  
APPROVED BY: J. LORCAN  
PROJECT NO: 100-100-100-100



NORTH FIGUEROA ST

PROJECT  
NORTH

SCALE  
0 16' 32' 48'

PLOT PLAN

RESIDENTIAL PARKING		
RESIDENTIAL SPACES REQUIRED *Per C2 Parking Requirements (Same as RD 1.0) 55 Units @ >3 habitable rooms	55 x 2 = 110	110
RESIDENTIAL SPACES REQUIRED *Per C2 Parking Requirements (Same as RD 1.0) 55 Units @ >3 habitable rooms	55 x 5 = 27.5	28
TOTAL RESIDENTIAL PARKING PROVIDED		68
COMMERCIAL PARKING		
COMMERCIAL SPACES REQUIRED *Per LAMC Sec 23.214(d)(2) 6,828 SF @ 2 per 1,000 SF	6,828 / 1,000 x 2 = 13.65	14
TOTAL COMMERCIAL PARKING PROVIDED		24
PARKING TOTALS		
TOTAL PARKING SPACES REQUIRED	28 + 14 =	42
TOTAL PARKING SPACES PROVIDED	68 + 24 =	92
RESIDENTIAL BICYCLE PARKING		
LONG TERM BIKE PARKING REQUIRED *Per C2 Parking Requirements (Same as RD 1.0) 1 PER DU < 25 = 25 1 PER 10 DU > 25 = 30x1.5 = 20 1 PER 15 DU > 25 = 30x1.5 = 2	1 PER DU < 25 = 25 1 PER 10 DU > 25 = 30x1.5 = 20 1 PER 15 DU > 25 = 30x1.5 = 2	45 4 4
SHORT TERM BIKE PARKING REQUIRED		
TOTAL RES. BICYCLE SPACES REQUIRED AND PROVIDED	45 + 4 =	49
COMMERCIAL BICYCLE PARKING		
LONG TERM BIKE PARKING REQUIRED *Per C2 Parking Requirements (Same as RD 1.0) 1 PER 2,000 SF = 3.14 1 PER 2,000 SF = 3.14	1 PER 2,000 SF = 3.14 1 PER 2,000 SF = 3.14	3 3
SHORT TERM BIKE PARKING REQUIRED		
TOTAL COM. BICYCLE SPACES REQUIRED AND PROVIDED	3 + 3 =	6
PARKING CALCS	SCALE NTS	06

SETBACKS - RESIDENTIAL		
REQUIRED FRONT SETBACK *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		
REQUIRED SIDE SETBACK *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		
REQUIRED REAR SETBACK *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		
TOTAL SETBACKS PROVIDED		
OPEN SPACE		
REQUIRED OPEN SPACE *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		
TOTAL OPEN SPACE PROVIDED		
FLOOR AREA RATIO		
BUILDABLE AREA *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		
ALLOWABLE FAR *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		
ALLOWABLE BUILDING AREA *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		
PROPOSED TOTAL BUILDING AREA *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		
PROPOSED TOTAL FAR *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		
ZONING CODE HEIGHT		
ALLOWABLE BUILDING HEIGHT *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		
ALLOWABLE BUILDING HEIGHT *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		
PROPOSED MAX BUILDING HEIGHT (ABOVE 382.53') *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		
PROPOSED # OF STORIES		
PROJECT DATA	SCALE NTS	05

ALLOWABLE DENSITY		
TOTAL LOT AREA *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		
1 DU PER 1,500 SF OF LOT AREA *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)	47,211 SF / 1,500 SF = 31.47	32 DU
T.O.C. INCENTIVE: 32 X 70% = 22.4 + 32 = 54.4		56 DU
PROPOSED TOTAL DWELLING UNITS		56 DU
UNIT TYPE		
2 BEDROOM UNITS *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		52 DU
3 BEDROOM UNITS *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		3 DU
PROPOSED TOTAL DWELLING UNITS		56 DU
FLOOR AREA RATIO		
BUILDABLE AREA *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		47,211 SF
ALLOWABLE FAR *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		1.5:1
ALLOWABLE BUILDING AREA *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)	47,211 SF X 1.5 =	70,816 SF
PROPOSED TOTAL BUILDING AREA *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		69,997 SF
PROPOSED TOTAL FAR *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		1.49:1
ZONING CODE HEIGHT		
ALLOWABLE BUILDING HEIGHT *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		45'
ALLOWABLE BUILDING HEIGHT *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		3'
ALLOWABLE BUILDING HEIGHT *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		67'
ALLOWABLE BUILDING HEIGHT *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		5'
PROPOSED MAX BUILDING HEIGHT (ABOVE 382.53') *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		64'-3"
PROPOSED # OF STORIES		5
PROJECT DATA	SCALE NTS	04

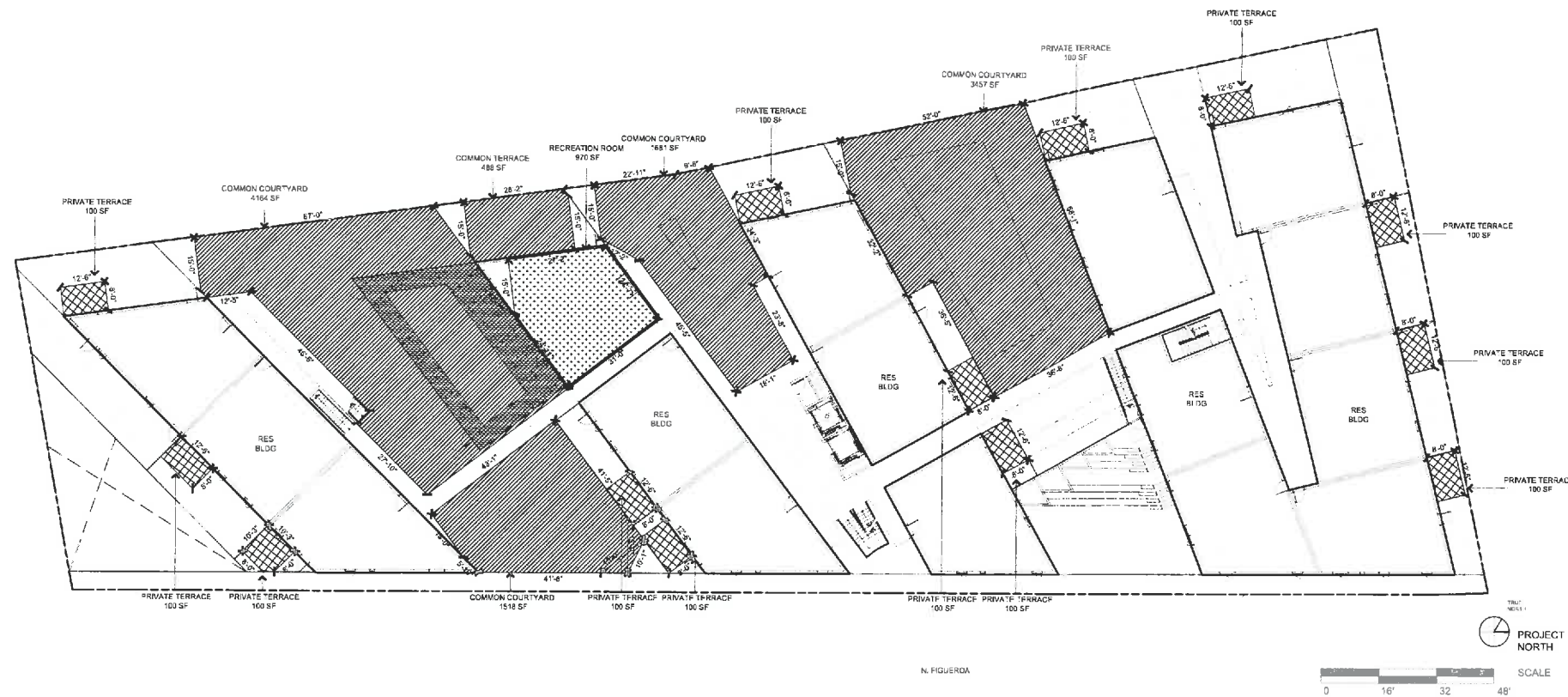
PROJECT SUMMARY		
PROJECT ADDRESS *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		3547, 3551, 3555, 3561, 3565, 3569, 3573, 3577, 3585 N FIGUEROA ST LOS ANGELES, CA 90005
LEGAL DESCRIPTION *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		PARCEL 1 PARCEL 2 PARCEL 3 PARCEL 4
TRACT *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		TRACT *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)
LOT *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		LOT *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)
MAP REF *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		MAP REF *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)
ARB *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		ARB *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)
ZONING CLASSIFICATION *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		Q - C2 - 1VL - CDO GENERAL COMMERCIAL NORTHEAST LOS ANGELES CYPRESS PARK AND GLASSSELL PARK
GENERAL PLAN *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		GENERAL PLAN *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)
COMMUNITY PLAN *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		COMMUNITY PLAN *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)
CDO *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		CDO *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)
EXISTING USE *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		EXISTING USE *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)
PROPOSED USE *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		PROPOSED USE *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)
TOC *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		TOC *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)
PROJECT SUMMARY	SCALE NTS	03

EXHIBIT "A"  
Page No. 2 of 32  
Case No. DIR-2014-1321-TOC-CDO

GENERAL		
COVER *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		A4.01 SECTION 01
PLOT PLAN - PROJECT INFO *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		A4.02 SECTION 02
OPEN SPACE PLANS *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		A6.01 UNIT PLANS 01
TRANSITIONAL ZONING HEIGHT *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		A6.02 UNIT PLANS 02
RENDERINGS *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		A10.0 PROJECT VIGNETTES
SURVEY *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		LANDSCAPE L1.10 EXISTING TREE PLAN L1.20 GROUND LEVEL PLAN L1.40 LEVEL 2 PLAN L1.50 LEVEL 3 PLAN
EXISTING PHOTOS *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		EXISTING TREE PLAN GROUND LEVEL PLAN LEVEL 2 PLAN LEVEL 3 PLAN
DEMO PLAN *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		
ARCHITECTURAL		
GROUND FLOOR PLAN *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		A2.01 GROUND FLOOR PLAN
SECOND FLOOR PLAN *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		A2.02 SECOND FLOOR PLAN
THIRD FLOOR PLAN *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		A2.03 THIRD FLOOR PLAN
FOURTH FLOOR PLAN *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		A2.04 FOURTH FLOOR PLAN
FIFTH FLOOR PLAN *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		A2.05 FIFTH FLOOR PLAN
ROOF PLAN *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		A2.06 ROOF PLAN
ELEVATIONS *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		A3.01 ELEVATIONS
ELEVATIONS *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		A3.02 ELEVATIONS
ELEVATIONS *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		A3.03 ELEVATIONS
ELEVATIONS *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		A3.04 ELEVATIONS
ELEVATIONS *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		A3.05 ELEVATIONS
ELEVATIONS *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0) *Per C2 Parking Requirements (Same as RD 1.0)		A3.06 ELEVATIONS
PROJECT SUMMARY	SCALE NTS	01

A0.10





OPEN SPACE		
REQUIRED OPEN SPACE		
100 SF / UNIT < 3 HABITABLE ROOMS (0)	100 SF x 0 =	0 SF
125 SF / UNIT = 3 HABITABLE ROOMS (51)	125 SF x 51 =	6,375 SF
175 SF / UNIT > 3 HABITABLE ROOMS (4)	175 SF x 4 =	700 SF
TOTAL OPEN SPACE REQUIRED		7,075 SF
*Per Sec. 12.21 (2) Open Space Requirements		
PRIVATE OPEN SPACE AT 1ST HABITABLE ROOM LVL	13 X 100 SF EACH MAX	1300 SF
COMMON OPEN SPACE AT 1ST HABITABLE ROOM LVL		11,308 SF
COMMON OPEN SPACE REC ROOM AT 1ST HABITABLE ROOM LVL		970 SF
COMMON REC ROOM MAX 25% REQ'D	970 SF / 7,075 SF =	13%
TOTAL OPEN SPACE PROVIDED		13,578 SF
CDO OUTDOOR PUBLIC OPEN SPACE REQUIRED		
*Per CDO Sec 4, P 2, Guideline 4	69,997 SF x 2% =	1,400 SF
COMMON CDO PUBLIC OPEN SPACE AT GROUND LVL		2,568 SF
TOTAL CDO OUTDOOR PUBLIC OPEN SPACE PROVIDED		2,568 SF
ADDITIONAL OPEN SPACE ABOVE 1ST HABITABLE ROOM LVL PROVIDED		2,128 SF

OPEN SPACE CALC: TOTAL SCALE N/A 04

NOTE 1:  
COMMON OPEN SPACE MUST BE 15'-0" MIN IN ANY DIRECTION; MIN. 400SF. CLEAR TO SKY; MIN. 25% TO BE LANDSCAPED.

NOTE 2:  
PRIVATE OPEN SPACE ABOVE GROUND FLOOR MUST BE 6'-0" IN ANY DIRECTION. CONTAIN A MIN. 100 SF OF WHICH NO MORE THAN 100 SF PER DWELLING UNIT SHALL BE ATTRIBUTED TO THE TOTAL REQUIRED USABLE OPEN SPACE.

OWNER  
FIG DIGS DEVELOPMENT  
12A SCOLLARD ST., 2ND FLOOR  
TORONTO, M5R 1G2

LOH A

LORCAN  
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13124274980  
www.lorcanarchitects.com

3555  
N. Figueroa

ARCHITECT'S SEAL

CONSULTANT'S SEAL

LANDSCAPE ARCHITECT'S SEAL

ENGINEER'S SEAL

REVISIONS

No. Description Date

1. Initial Design 10/1/2018

2. Final Design 10/1/2018

3. Construction Documents 10/1/2018

4. Final Construction Documents 10/1/2018

5. Final Construction Documents 10/1/2018

6. Final Construction Documents 10/1/2018

7. Final Construction Documents 10/1/2018

8. Final Construction Documents 10/1/2018

9. Final Construction Documents 10/1/2018

10. Final Construction Documents 10/1/2018

11. Final Construction Documents 10/1/2018

12. Final Construction Documents 10/1/2018

13. Final Construction Documents 10/1/2018

14. Final Construction Documents 10/1/2018

15. Final Construction Documents 10/1/2018

16. Final Construction Documents 10/1/2018

17. Final Construction Documents 10/1/2018

18. Final Construction Documents 10/1/2018

19. Final Construction Documents 10/1/2018

20. Final Construction Documents 10/1/2018

21. Final Construction Documents 10/1/2018

22. Final Construction Documents 10/1/2018

23. Final Construction Documents 10/1/2018

24. Final Construction Documents 10/1/2018

25. Final Construction Documents 10/1/2018

26. Final Construction Documents 10/1/2018

27. Final Construction Documents 10/1/2018

28. Final Construction Documents 10/1/2018

29. Final Construction Documents 10/1/2018

30. Final Construction Documents 10/1/2018

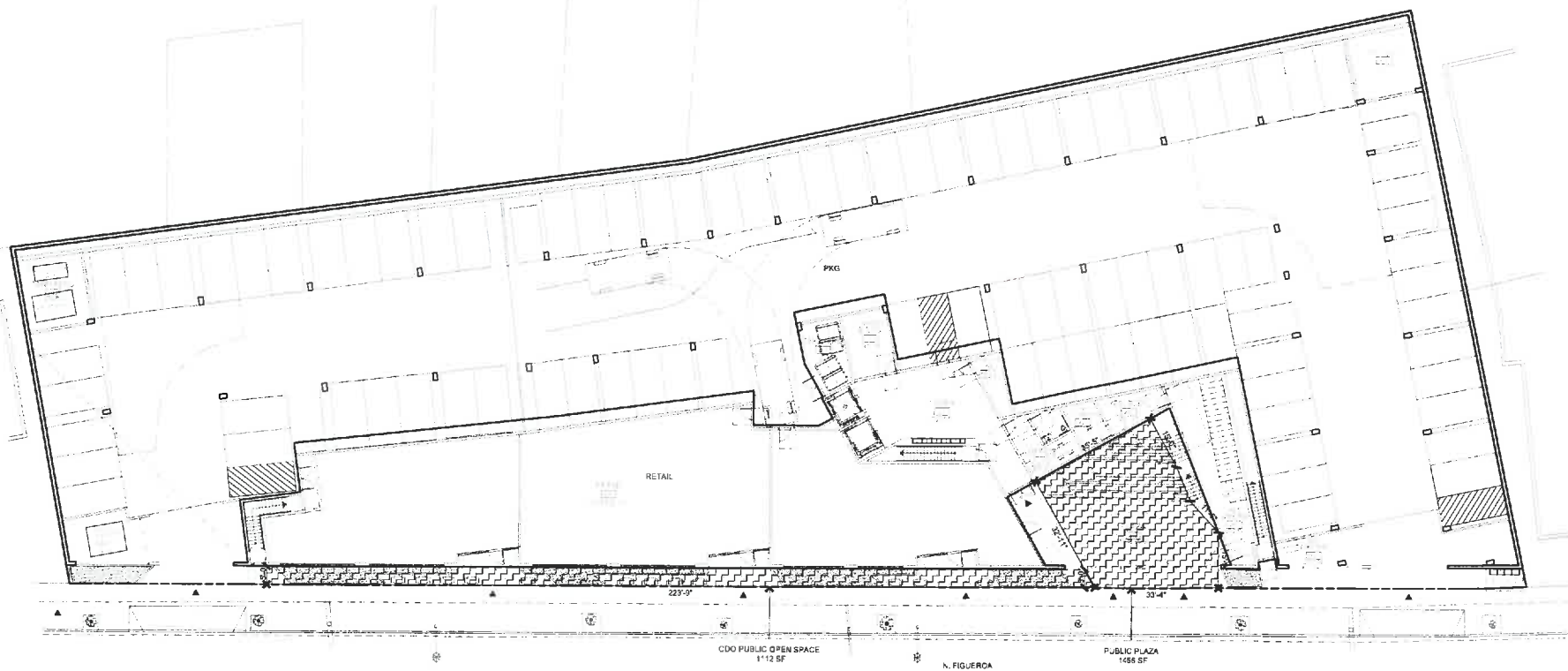
31. Final Construction Documents 10/1/2018

32. Final Construction Documents 10/1/2018

33. Final Construction Documents 10/1/2018

34. Final Construction Documents 10/1/2018

35. Final Construction Documents 10/1/2018



NOT USED SCALE N/A 02

	USEABLE OUTDOOR PUBLIC SPACE (CDO)
	COMMON OPEN SPACE
	COMMON OPEN SPACE: REC ROOM
	PRIVATE OPEN SPACE

SYMBOL LEGEND SCALE N/A 01

OPEN SPACE PLAN - GROUND LEVEL AND LEVEL 1

A0.11.1



OWNER  
FIG DIGS DEVELOPMENT  
12A SCOLLARD ST., 2ND FLOOR  
TORONTO, M5R 1G2

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LORCAN  
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1313.157.4980  
www.lorcanhills.com

3555  
N. Figueroa

3555 N. FIGUEROA STREET  
LOS ANGELES, CA 90035

Architect Stamp

CONTRACT

CASE NO.

3555 N. FIGUEROA STREET

LOS ANGELES, CA 90035

DATE: 01/11/2019

BY: LORCAN D'HERLBY

PROJECT NO. 19-001

PROJECT NAME: 3555 N. FIGUEROA STREET

PROJECT ADDRESS: 3555 N. FIGUEROA STREET, LOS ANGELES, CA 90035

PROJECT CITY: LOS ANGELES, CA

PROJECT STATE: CA

PROJECT ZIP: 90035

PROJECT PHONE: 1310.557.4343

PROJECT FAX: 1313.157.4980

PROJECT EMAIL: lorcan@lorcanhills.com

PROJECT WEBSITE: www.lorcanhills.com

PROJECT NOTES: SEE EXHIBIT A FOR ADDITIONAL INFORMATION

PROJECT COMMENTS: SEE EXHIBIT A FOR ADDITIONAL INFORMATION

PROJECT REVISIONS: SEE EXHIBIT A FOR ADDITIONAL INFORMATION

PROJECT APPROVALS: SEE EXHIBIT A FOR ADDITIONAL INFORMATION

PROJECT SIGNATURE: SEE EXHIBIT A FOR ADDITIONAL INFORMATION

PROJECT DATE: 01/11/2019

PROJECT SCALE: 1/8" = 1'

PROJECT SHEET: 01 OF 02

PROJECT DRAWN BY: LORCAN D'HERLBY

PROJECT CHECKED BY: LORCAN D'HERLBY

PROJECT APPROVED BY: LORCAN D'HERLBY

PROJECT SEAL: SEE EXHIBIT A FOR ADDITIONAL INFORMATION

PROJECT EXPIRATION: SEE EXHIBIT A FOR ADDITIONAL INFORMATION

PROJECT CANCELLATION: SEE EXHIBIT A FOR ADDITIONAL INFORMATION

PROJECT REVISIONS: SEE EXHIBIT A FOR ADDITIONAL INFORMATION

PROJECT COMMENTS: SEE EXHIBIT A FOR ADDITIONAL INFORMATION

PROJECT REVISIONS: SEE EXHIBIT A FOR ADDITIONAL INFORMATION

PROJECT COMMENTS: SEE EXHIBIT A FOR ADDITIONAL INFORMATION

PROJECT REVISIONS: SEE EXHIBIT A FOR ADDITIONAL INFORMATION

PROJECT COMMENTS: SEE EXHIBIT A FOR ADDITIONAL INFORMATION

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PROJECT REVISIONS: SEE EXHIBIT A FOR ADDITIONAL INFORMATION

PROJECT COMMENTS: SEE EXHIBIT A FOR ADDITIONAL INFORMATION





PERSPECTIVE \_ REAR PROPERTY



PERSPECTIVE \_ SOUTH BOUND



PERSPECTIVE \_ STREET PLAZA VIEW



PERSPECTIVE \_ NORTH BOUND

OWNER:  
FIG DIES DEVELOPMENT  
12A COLLARD ST., 2ND FLOOR  
TORONTO, M5R 1G1

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LORCAN  
O'HERLIHY  
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3555  
N. Figueroa

3555 N. FIGUEROA STREET  
LOS ANGELES, CA 90016

100 North Main

CONTRACTS

CONTRACT  
100%  
100%  
100%

1. PRELIMINARY DESIGN  
2. Schematic Design  
3. Design Development  
4. Construction Documents  
5. Construction Administration

100%  
100%  
100%

**EXHIBIT "A"**  
Page No. 6 of 32  
Case No. DIR-2019-1321-TCC-CDO

No.	Description	Date
1	PRELIMINARY DESIGN	10/1/19
2	SCHEMATIC DESIGN	10/1/19
3	DESIGN DEVELOPMENT	10/1/19
4	CONSTRUCTION DOCUMENTS	10/1/19
5	CONSTRUCTION ADMINISTRATION	10/1/19

10/1/19



10/1/19

RENDERINGS

A0.13





EXTERIOR FACADE - TRANSPARENCY THRU PERFORATION OF METAL CLADDING



EXTERIOR FACADE MATERIAL - VARIATION IN CORRUGATED METAL CLADDING



EXTERIOR RETAIL FACADE - PRONOUNCED AND RECESSED RETAIL ENTRIES



EXTERIOR COMMON AREAS AND PLANTED AREAS - WOOD, SITE LIGHTING, AND VEGETATION

**EXHIBIT "A"**  
 Page No. 7 of 32  
 Case No. DIR-2019-1301-TG-CDO

OWNER  
 FIGURES DEVELOPMENT  
 1700 SCOLLARD ST., 2ND FLOOR  
 TORONTO, ONTARIO M5T 1G2

L  
 OH  
 A

LOREAN  
 O'NEIL  
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 www.loreanarchitects.com

3555  
 N. Figueroa

JOHN HUBBARD STRIKE  
 CONSULTING ARCHITECTS  
 10000 16th Ave.

DATE: 01/11/2020  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]  
 PROJECT: 3555 N. FIGUEROA  
 SHEET: 01-01  
 SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
1	01/11/2020	ISSUED FOR PERMIT
2	01/11/2020	ISSUED FOR PERMIT
3	01/11/2020	ISSUED FOR PERMIT
4	01/11/2020	ISSUED FOR PERMIT
5	01/11/2020	ISSUED FOR PERMIT
6	01/11/2020	ISSUED FOR PERMIT
7	01/11/2020	ISSUED FOR PERMIT
8	01/11/2020	ISSUED FOR PERMIT
9	01/11/2020	ISSUED FOR PERMIT
10	01/11/2020	ISSUED FOR PERMIT

DATE: 01/11/2020



MATERIAL  
 CONCEPTS



DATE	DESCRIPTION	BY



EXHIBIT "A"  
Page No. 10 of 32  
Case No. DIR-2019-1321-TOL-  
CDO



SOUTH END OF SITE



NORTH END OF SITE

PROGRESSION OF IMAGES LOOKING AT SITE FROM ACROSS FIGUEROA ST.



SOUTH END OF SITE - VIEWING NORTH DOWN FIGUEROA



SIDEWALK ABUTTING SITE - NORTH EDGE OF SITE VIEWING SOUTH



NORTH END OF SITE - VIEWING SOUTH DOWN FIGUEROA

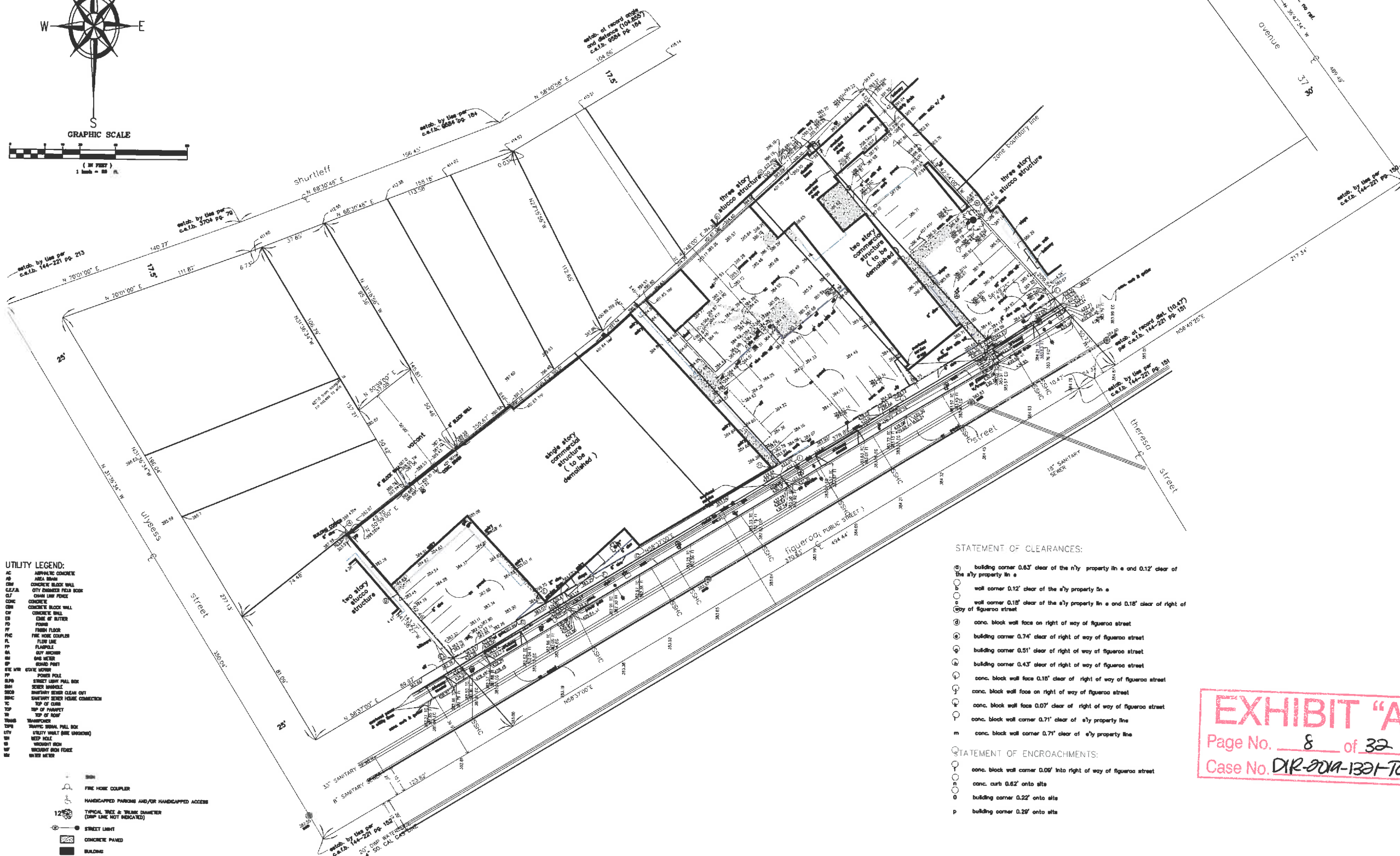
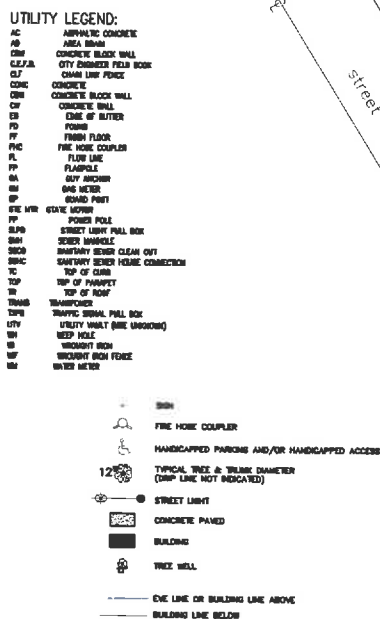


VIEW FROM RESIDENCE AT REAR OF PROPERTY



PROJECT VICINITY MAP





- a) building corner 0.83' clear of the n/y property line e and 0.12' clear of the s/y property line e
- b) wall corner 0.12' clear of the s/y property line e
- c) wall corner 0.18' clear of the s/y property line e and 0.18' clear of right of way of Figueroa street
- d) conc. block wall face on right of way of Figueroa street
- e) building corner 0.74' clear of right of way of Figueroa street
- f) building corner 0.51' clear of right of way of Figueroa street
- g) building corner 0.43' clear of right of way of Figueroa street
- h) conc. block wall face 0.18' clear of right of way of Figueroa street
- i) conc. block wall face on right of way of Figueroa street
- j) conc. block wall face 0.07' clear of right of way of Figueroa street
- k) conc. block wall corner 0.71' clear of s/y property line
- m) conc. block wall corner 0.71' clear of s/y property line

Y conc. block wall corner 0.09' into right of way of figueras street  
n conc. curb 0.62' onto site  
0 building corner 0.22' onto site  
p building corner 0.29' onto site

DATE	REVISION	ALTA / NSPS LAND TITLE SURVEY	DATE
06-30-91	add description to sly boundary line	3555-3577 no. figuereroa street	04-10-91
09-23-91	area excluding page 4		PROJECT NO. 18-114 to 565
06-27-91	add elevations at corner of site		DRAFTED BY: _____
		JACOBELLIS & ASSOCIATES, INC.	CHECKED BY: _____
		PROFESSIONAL LAND SURVEYORS	DATE: _____
		SURVEYS • SUBDIVISIONS • PHOTOGRAMMETRY	SHEET NO. _____
		1145 Tampa Avenue, Ste 105, Northridge, Ca 91326 Ph 818-366-9222 Fax 818-366-9222	pgs. of 2

OWNER  
FIG DIGS DEVELOPMENT  
92A SCOLLARD ST., 2ND FLOOR  
TORONTO, M5R 1G2

L  
OH  
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LORCAN  
O'HERLIHY  
ARCHITECTS

1. The first step is to identify the problem.  
 2. The second step is to analyze the problem.  
 3. The third step is to develop a solution.  
 4. The fourth step is to implement the solution.  
 5. The fifth step is to evaluate the solution.

3555  
N. Figueroa

2801 N. RIVER ST. STE. 100  
LOS ANGELES, CA 90045

1. 1990年1月1日以前  
 2. 1990年1月1日以后  
 3. 1990年1月1日以前  
 4. 1990年1月1日以后  
 5. 1990年1月1日以前  
 6. 1990年1月1日以后  
 7. 1990年1月1日以前  
 8. 1990年1月1日以后  
 9. 1990年1月1日以前  
 10. 1990年1月1日以后

[illegible]

**EXHIBIT "A"**

Page No. 8 of 32

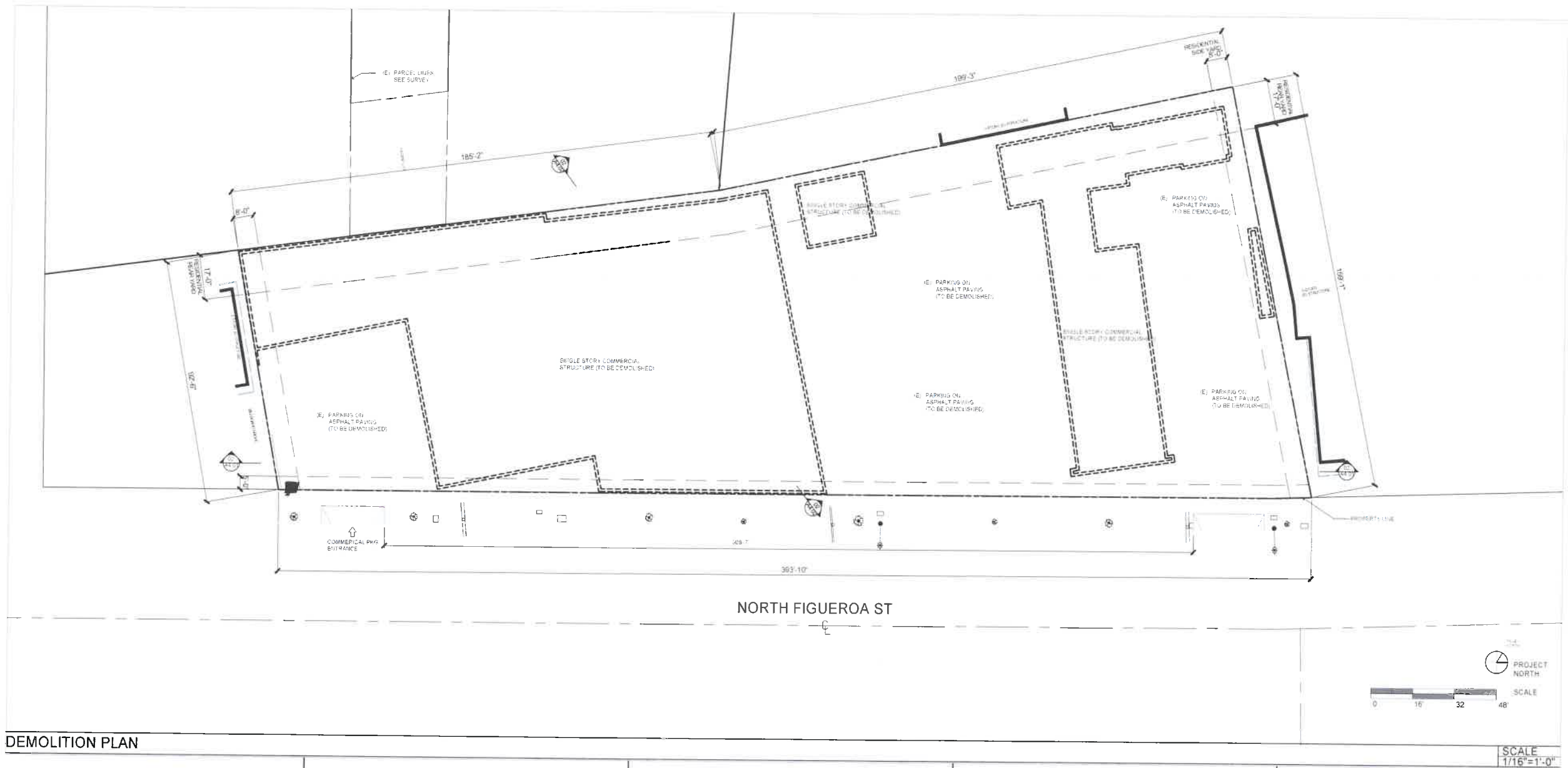
Case No. DIR-2019-1321-TOC-EDD

**SURVEY**  
For Reference Only

### A0.15.1



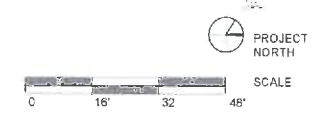
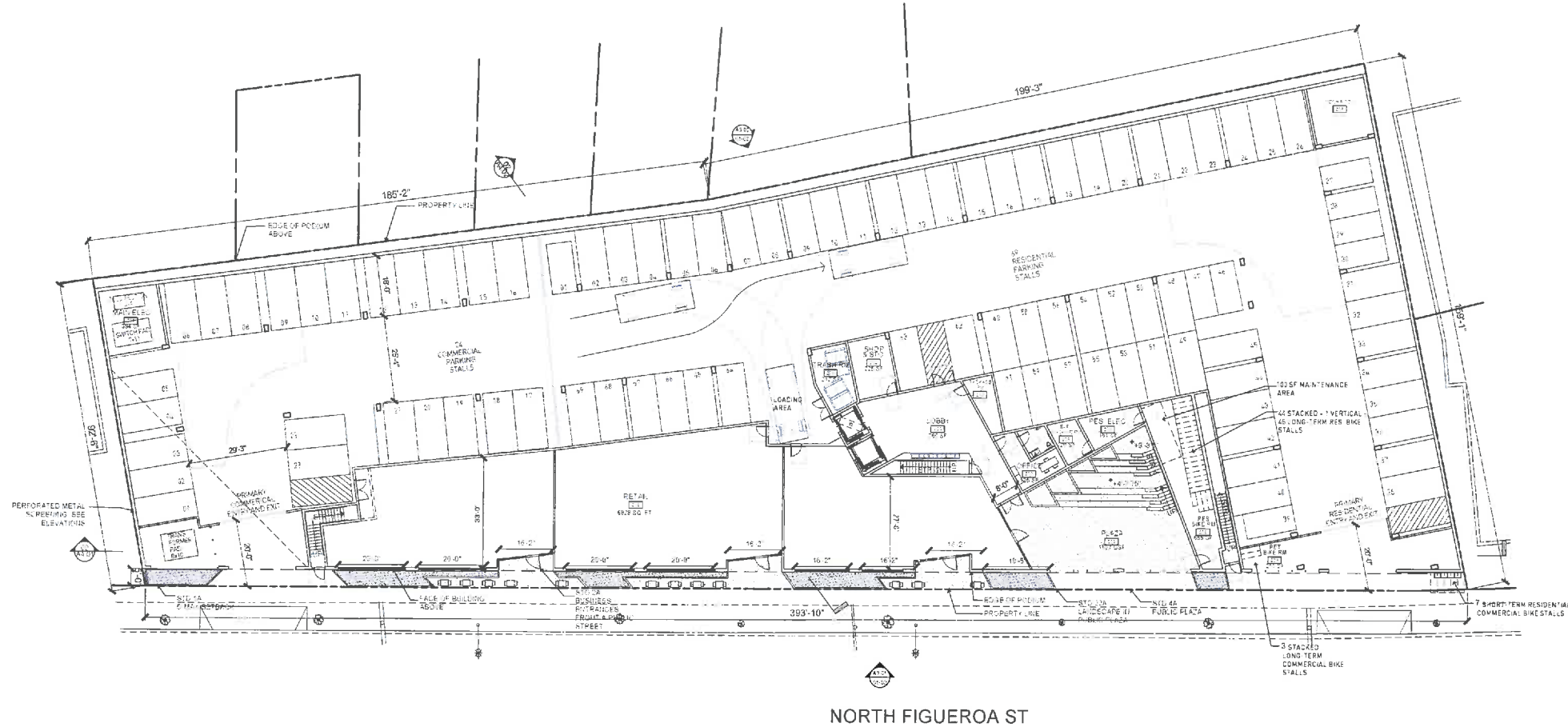
NO.	DATE	DESCRIPTION



**EXHIBIT "A"**  
Page No. 11 of 32  
Case No. DIR-2019-1321-TA-CDO



NO.	DESCRIPTION	DATE



GROUND FLOOR PLAN

SCALE  
1/16"=1'-0" 02

- NOTES:
1. PROJECT WILL CONFORM TO CALIFORNIA BUILDING CODE AND LOS ANGELES BUILDING CODE REQUIREMENTS FOR FIRE RATED SEPARATIONS AND ENCLOSURES
  2. ALL EXTERIOR LIGHTING AND SIGNAGE TO CONFORM WITH RELEVANT L.A.M.C. AND LOCAL BUILDING ORDINANCES

**EXHIBIT "A"**  
Page No. 12 of 32  
Case No. DIR-2019-1321-TRC-CDO

GROUND  
FLOOR PLAN

A2.01

NOT USED

SCALE  
NTS 13

NOT USED

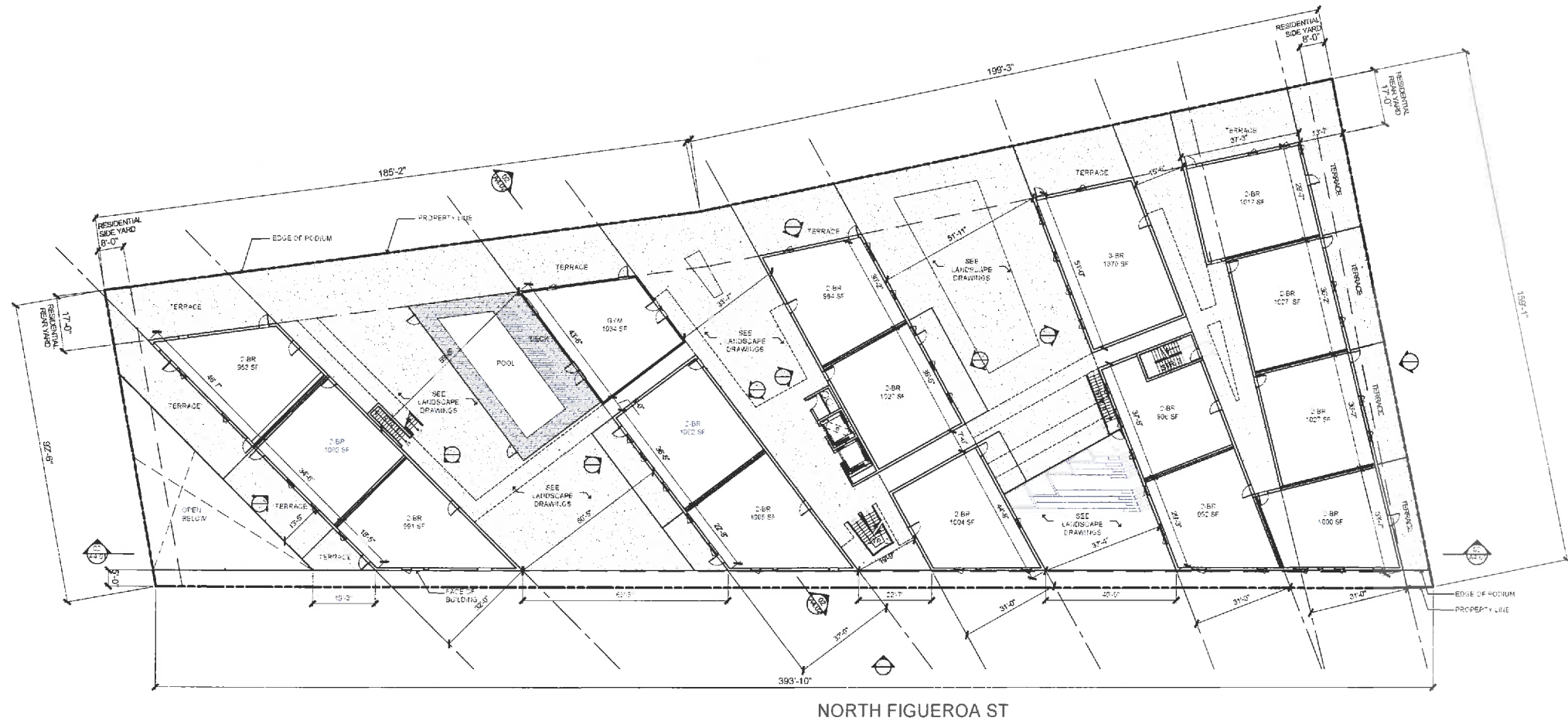
SCALE  
NTS 09

NOT USED

SCALE  
NTS 05

GENERAL NOTES

NO.	DATE	DESCRIPTION
1	01/16/19	ISSUED FOR PERMIT
2	02/14/19	REVISION: SEE LORCAN ARCHITECTS DRAWINGS
3	03/14/19	REVISION: SEE LORCAN ARCHITECTS DRAWINGS
4	04/14/19	REVISION: SEE LORCAN ARCHITECTS DRAWINGS
5	05/14/19	REVISION: SEE LORCAN ARCHITECTS DRAWINGS
6	06/14/19	REVISION: SEE LORCAN ARCHITECTS DRAWINGS
7	07/14/19	REVISION: SEE LORCAN ARCHITECTS DRAWINGS
8	08/14/19	REVISION: SEE LORCAN ARCHITECTS DRAWINGS
9	09/14/19	REVISION: SEE LORCAN ARCHITECTS DRAWINGS
10	10/14/19	REVISION: SEE LORCAN ARCHITECTS DRAWINGS
11	11/14/19	REVISION: SEE LORCAN ARCHITECTS DRAWINGS
12	12/14/19	REVISION: SEE LORCAN ARCHITECTS DRAWINGS



SECOND FLOOR PLAN

SCALE  
1/16"=1'-0" 02

NOT USED

SCALE  
NTS 13

TYP. DOOR JAMB @ EXT.

SCALE  
NTS 05

TYP. WINDOW JAMB @ EXT.

SCALE  
NTS 01

GENERAL NOTES

NOTES:

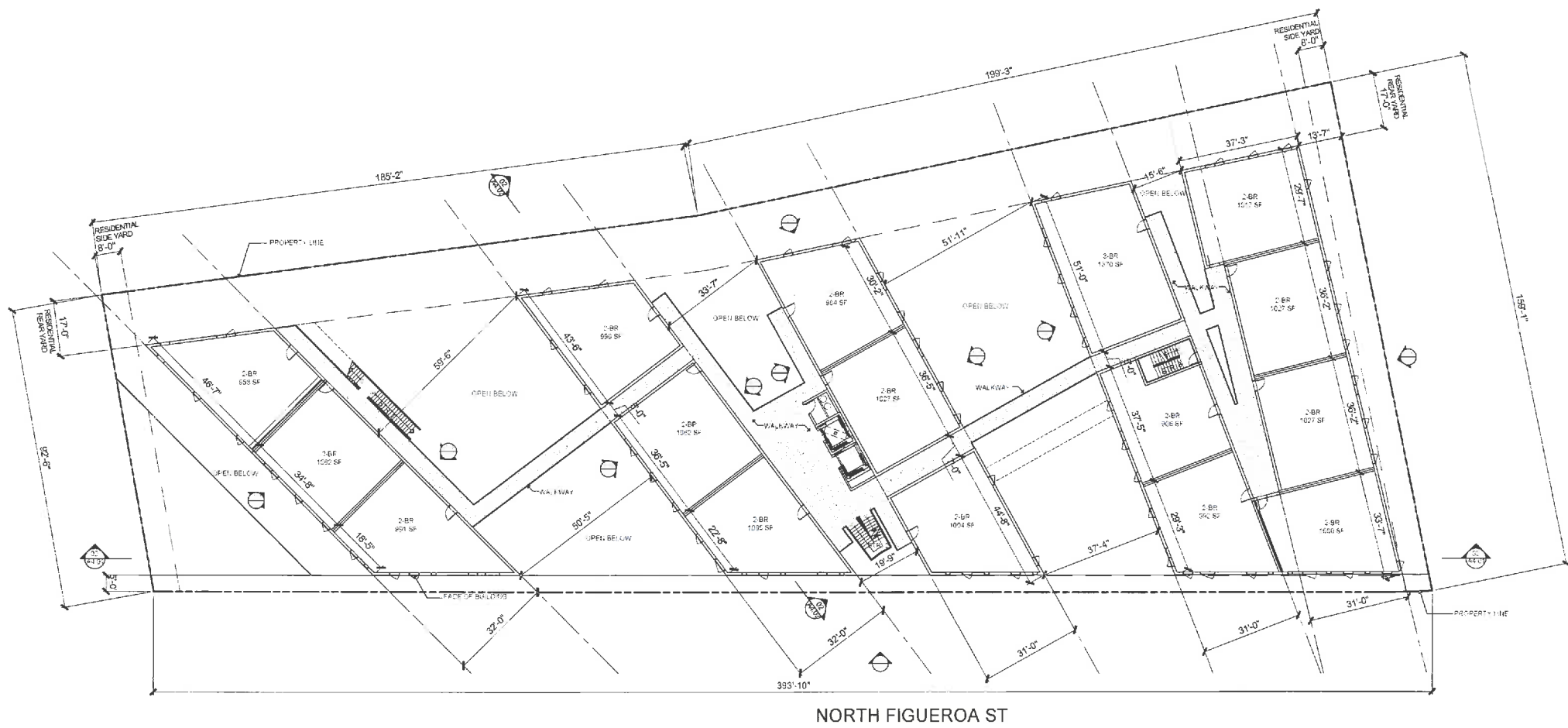
1. PROJECT WILL CONFORM TO CALIFORNIA BUILDING CODE AND LOS ANGELES BUILDING CODE REQUIREMENTS FOR FIRE RATED SEPARATIONS AND ENCLOSURES
2. ALL EXTERIOR LIGHTING AND SIGNAGE TO CONFORM WITH RELEVANT L.A.M.C. AND LOCAL BUILDING ORDINANCES

**EXHIBIT "A"**  
Page No. 13 of 32  
Case No. DIR-2019-1321-TOL-ODO

SECOND  
FLOOR PLAN

A2.02

Rev	Description	Date



THIRD FLOOR PLAN

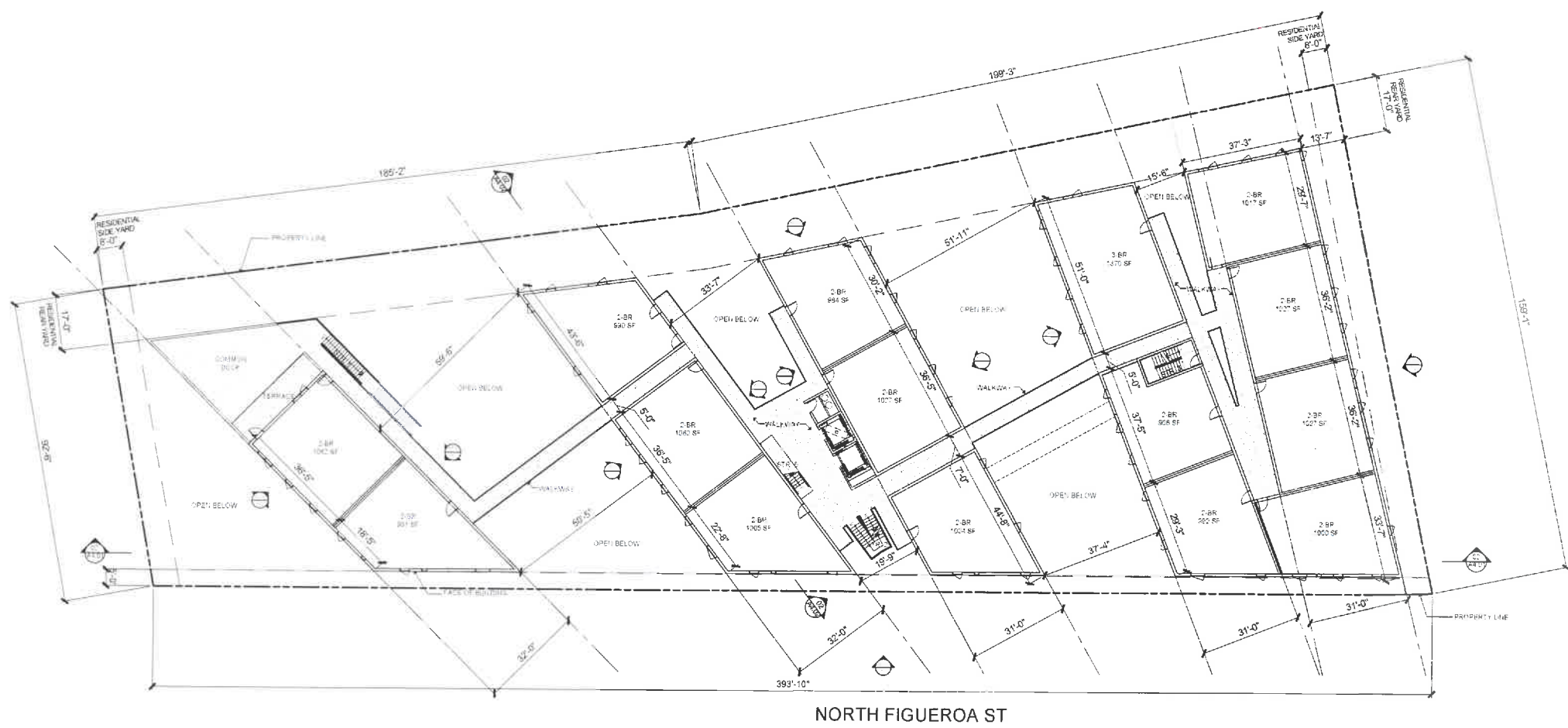
SCALE  
1/16"=1'-0" 02

- NOTES:
- PROJECT WILL CONFORM TO CALIFORNIA BUILDING CODE AND LOS ANGELES BUILDING CODE REQUIREMENTS FOR FIRE RATED SEPARATIONS AND ENCLOSURES
  - ALL EXTERIOR LIGHTING AND SIGNAGE TO CONFORM WITH RELEVANT L.A.M.C. AND LOCAL BUILDING ORDINANCES

**EXHIBIT "A"**  
Page No. 14 of 32  
Case No. DIR-2019-1321-TG-CLO

THIRD FLOOR  
PLAN

NO.	DESCRIPTION	DATE
1	1001 N. Figueroa	10/1/19
2	1001 N. Figueroa	10/1/19
3	1001 N. Figueroa	10/1/19
4	1001 N. Figueroa	10/1/19
5	1001 N. Figueroa	10/1/19
6	1001 N. Figueroa	10/1/19
7	1001 N. Figueroa	10/1/19
8	1001 N. Figueroa	10/1/19
9	1001 N. Figueroa	10/1/19
10	1001 N. Figueroa	10/1/19



FOURTH FLOOR PLAN

SCALE  
1/16"=1'-0" 02

- NOTES:
1. PROJECT WILL CONFORM TO CALIFORNIA BUILDING CODE AND LOS ANGELES BUILDING CODE REQUIREMENTS FOR FIRE RATED SEPARATIONS AND ENCLOSURES
  2. ALL EXTERIOR LIGHTING AND SIGNAGE TO CONFORM WITH RELEVANT L.A.M.C. AND LOCAL BUILDING ORDINANCES

**EXHIBIT "A"**  
Page No. 15 of 32  
Case No. DIR-2019-1301-TOC-CDO

FOURTH FLOOR  
PLAN

NOT USED

SCALE  
NTS 13

NOT USED

SCALE  
NTS 09

NOT USED

SCALE  
NTS 05

GENERAL NOTES



GENERAL NOTES



OWNER  
FIG BBS DEVELOPMENT  
122 SCOLLARD ST., 2ND FLOOR  
TORONTO, M5R 1G2

L  
O  
H  
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LORCAN  
O'DIERLINY  
ARCHITECTS

1100 West 4th Street, Suite 200  
Los Angeles, CA 90010  
310.457.4360  
310.457.4360  
WWW.LORCANDIERLY.COM

3555  
N. Figueroa

JOHN N. FIGUEROA, ESQ.  
LIFE ADVICE, EST. 1985  
Los Angeles, CA

10/11/2019  
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10/11/2019  
10/11/2019  
10/11/2019

EXHIBIT "A"  
Page No. 27 of 32  
Case No. DIR-2019-1321-TDC-CDD

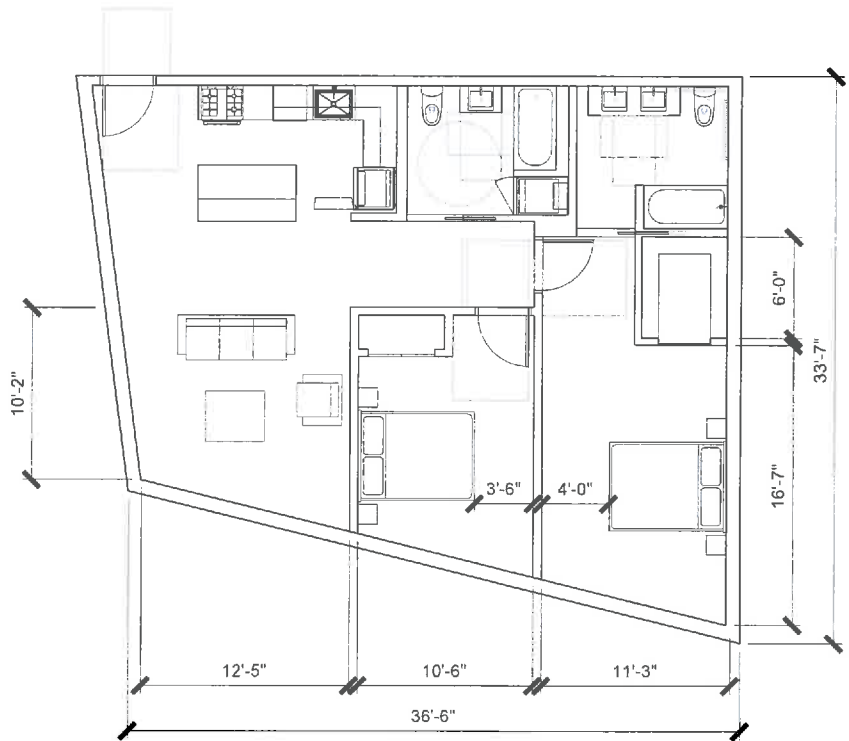
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6	10/11/2019	10/11/2019
7	10/11/2019	10/11/2019
8	10/11/2019	10/11/2019
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10	10/11/2019	10/11/2019

10/11/2019



ENLARGED  
UNIT PLANS

A6.02



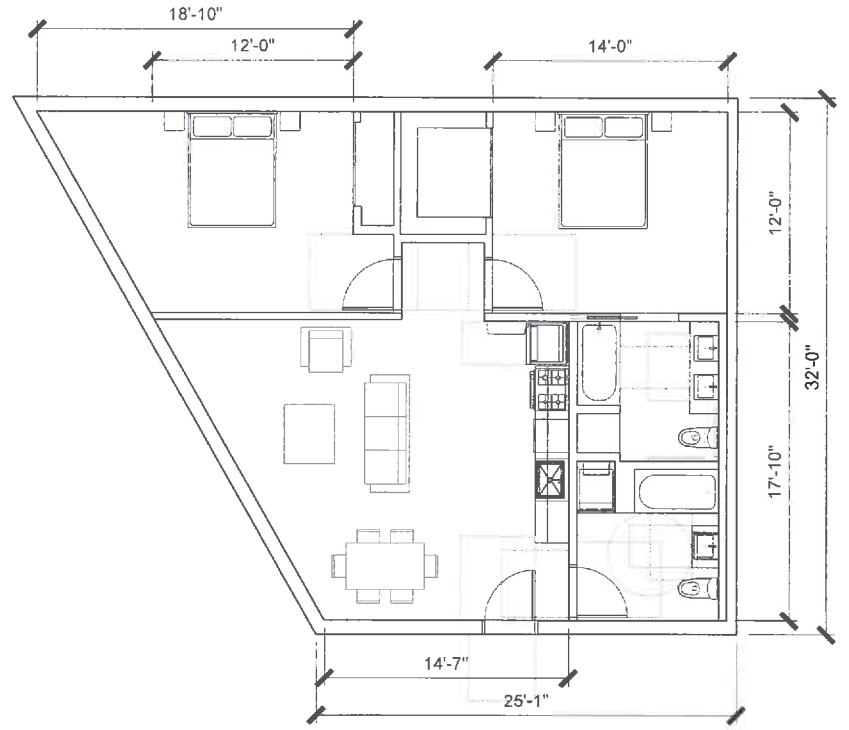
SCALE  
1/4" = 1'

04

UNIT PLAN - TYPE B

SCALE  
1/4" = 1'

02



SCALE  
1/4" = 1'

03

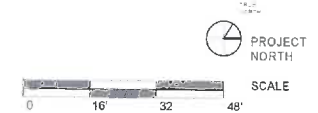
UNIT PLAN - TYPE A

SCALE  
1/4" = 1'

01

NOT USED

NOT USED

[illegible]

SCALE	02
1/16"=1'-0"	

EXHIBIT "A"

Page No. 17 of 32

Case No. DIR-2019-1331-TO-CDO

## A2.06



OWNER  
FIG DICKS DEVELOPMENT  
92A SCOLLARD ST., 2ND FLOOR  
TORONTO, M5R 1G2

L  
O  
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LORCAN  
O'HERLIHY  
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4105 West Jefferson Blvd  
Los Angeles, CA 90016  
310.457.4343  
310.457.4980  
www.loharchitects.com

3555  
N. Figueroa

3555 N. FIGUEROA STREET  
LOS ANGELES, CA 90008  
Architect: Perry

CONSULTANTS  
ENGINEER  
PERRY ARCHITECTS  
11111 Wilshire Blvd., Suite 1000  
Los Angeles, CA 90025  
310.206.1111  
www.perryarchitects.com  
ARCHITECT  
LORCAN O'HERLIHY ARCHITECTS  
4105 West Jefferson Blvd.  
Los Angeles, CA 90016  
310.457.4343  
www.loharchitects.com

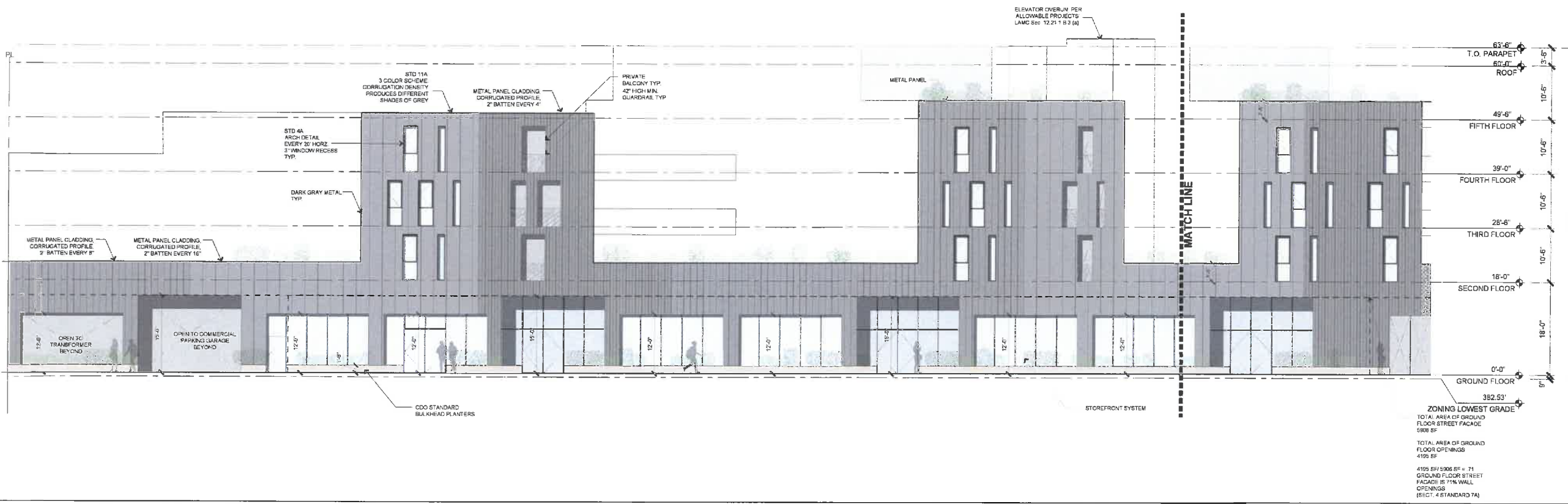
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7	100% PERMIT SETS	10/1/2019
8	100% PERMIT SETS	10/1/2019
9	100% PERMIT SETS	10/1/2019
10	100% PERMIT SETS	10/1/2019

**EXHIBIT "A"**  
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Case No. DIR-2019-1381-TOC-CDO



Elevation 01

A3.01



SOUTH ELEVATION - WESTERN PORTION

SCALE  
1/8" = 1'

02



SOUTH ELEVATION - EASTERN PORTION

SCALE  
1/8" = 1'

01

OWNER  
FIG DIO'S DEVELOPMENT  
424 SCOLLARD ST., 2ND FLOOR  
TORONTO, M5R 1G2

L  
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LORCAN  
O'HERLIHY  
ARCHITECTS  
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Los Angeles, CA 90014  
310.457.4363  
310.457.4960  
www.loharchitects.com

3555  
N. Figueroa

3555 N. FIGUEROA ST. (P1)  
LOS ANGELES, CA 90061  
ARCHITECT'S DRAWING

PROJECT DATA  
PROJECT NO. 19-001  
SHEET NO. 02  
DATE 01/11/2019  
DRAWN BY J. O'HERLIHY  
CHECKED BY L. O'HERLIHY  
SUBMITTER  
FIG DIO'S DEVELOPMENT  
424 SCOLLARD ST., 2ND FLOOR  
TORONTO, M5R 1G2

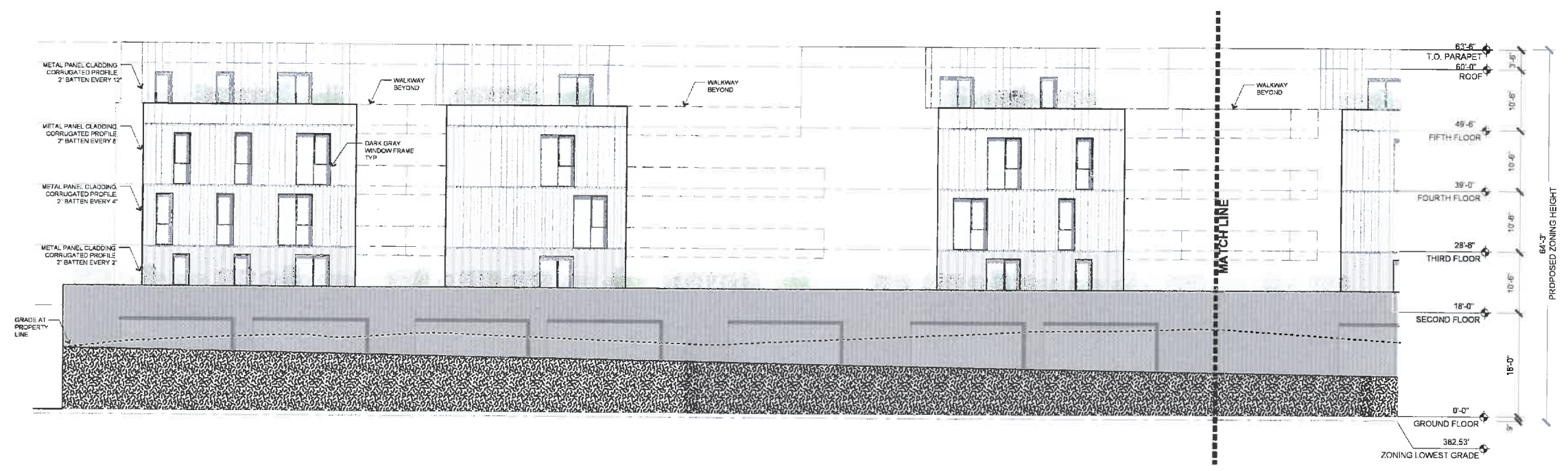
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5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

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Page No. 19 of 32  
Case No. DIR-2019-1321-TOL-CDO



Elevation 02

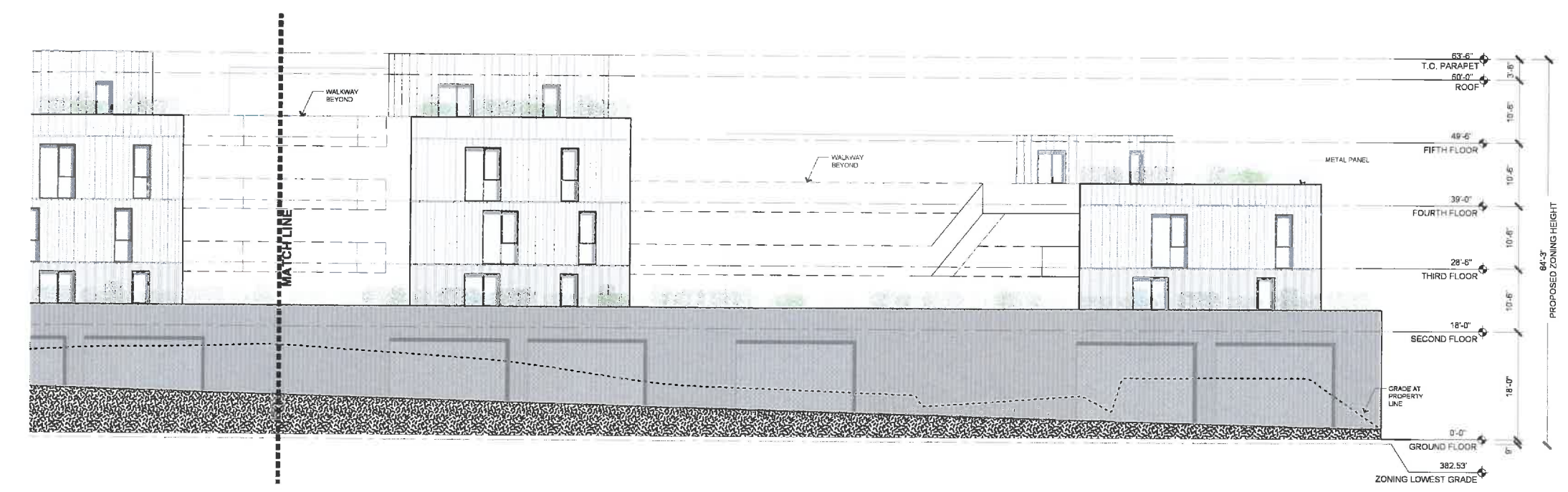
**A3.02**



NORTH ELEVATION - EASTERN PORTION

SCALE  
1/8" = 1'

02

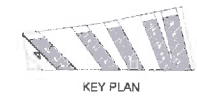
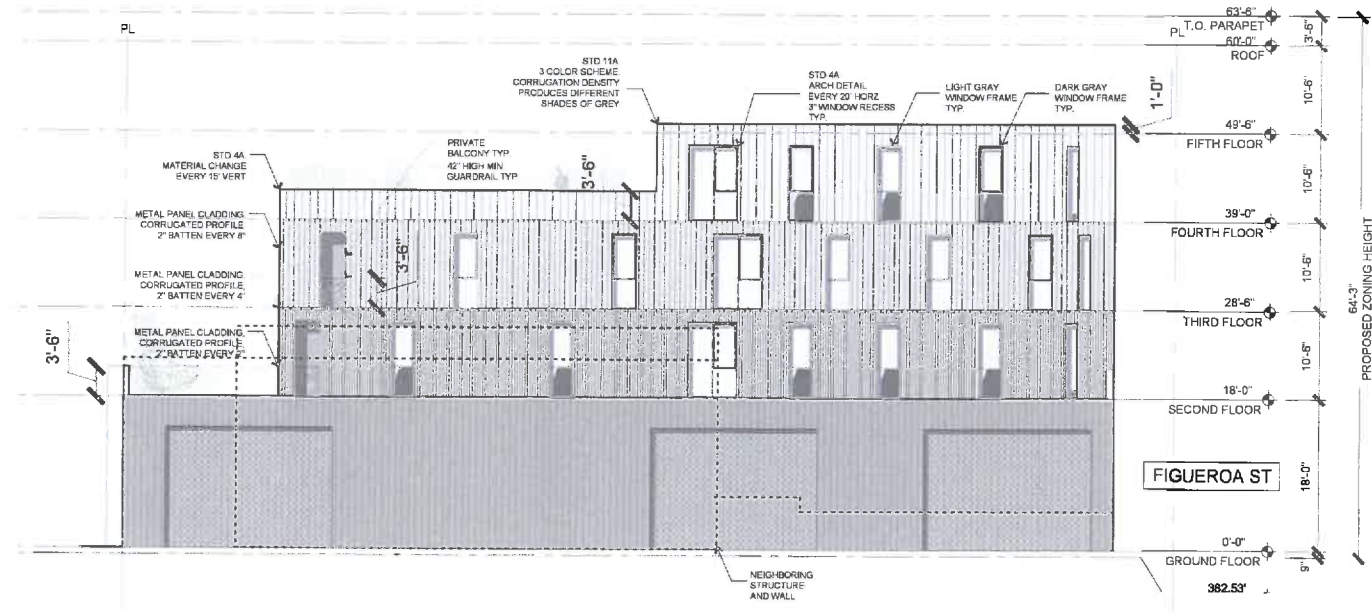


NORTH ELEVATION - WESTERN PORTION

SCALE  
1/8" = 1'

01

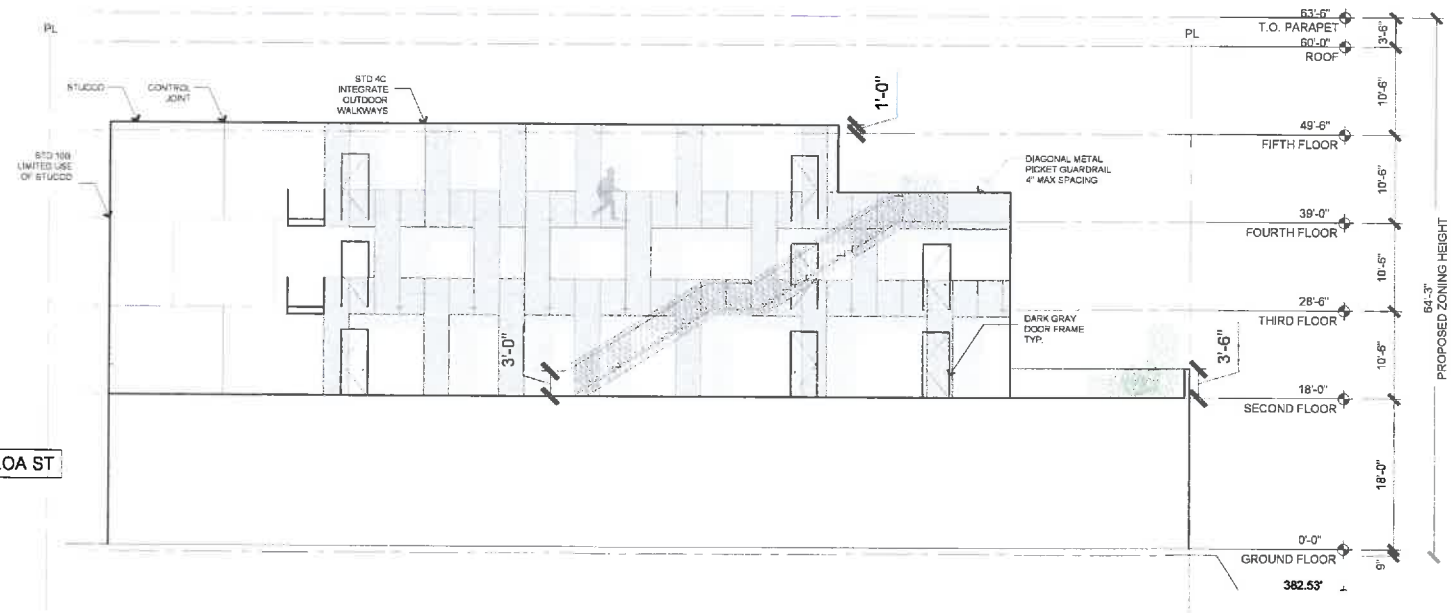




WESTERN BUILDING ELEVATION 03 - BAR 1

SCALE  
1/8" = 1'

02



ELEVATION 03 - BAR 1

SCALE  
1/8" = 1'

01

**EXHIBIT "A"**  
Page No. 20 of 32  
Case No. DIR-2014-1331-TDC-CPD

OWNER  
FIG 005 DEVELOPMENT  
20A SCOLLARD ST., 2ND FLOOR  
TORONTO, M5R 1G2

L  
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LORCAN  
O'HEIL  
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105 West Jefferson Blvd  
Los Angeles, CA 90016  
1 310 657 4363  
1 310 657 4980  
www.loharchitects.com

3555  
N. Figueroa

2255 N. FIGUEROA ST. 1/4 FT  
LOS ANGELES, CA 90063  
Architect's Stamp

CONSULTANTS

CONSULT

100 West Jefferson Blvd  
Los Angeles, CA 90016  
1 310 657 4363  
1 310 657 4980  
www.loharchitects.com

CONSULTANTS

CONSULT

100 West Jefferson Blvd  
Los Angeles, CA 90016  
1 310 657 4363  
1 310 657 4980  
www.loharchitects.com

No.	Description	Date
1	100 West Jefferson Blvd	10/1/14
2	100 West Jefferson Blvd	10/1/14
3	100 West Jefferson Blvd	10/1/14
4	100 West Jefferson Blvd	10/1/14
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8	100 West Jefferson Blvd	10/1/14
9	100 West Jefferson Blvd	10/1/14
10	100 West Jefferson Blvd	10/1/14

Key Plan

Elevation 03

A3.03

SCALE	01
1/8" = 1'	



L  
OH  
A

4106 West Jefferson Blvd  
Los Angeles, CA 90016  
t 310.657.4363  
f 310.657.4980  
[www.iaharchitects.com](http://www.iaharchitects.com)

3355 N. FIGUEROA STREET  
LOS ANGELES, CA 90065

**CONSULTANTS**

**CIVIL/ENR**  
4016  
2121 South Main Street  
St. Louis, MO 63104  
314/437-0000

**LANDSCAPE ARCHITECTURE**  
2016  
2016 South Main Street  
St. Louis, MO 63104  
314/437-0000

**STRUCTURAL**  
2016  
2016 South Main Street  
St. Louis, MO 63104  
314/437-0000

[illegible]

EXHIBIT "A"  
Page No. 26 of 32  
Case No. DIR-2019-1321-TAC-CDO

Sheet Name

Elevation 05

### A3.05




**KEY PLAN**

ELEVATION 05 - BAR 3

SCALE
1/8" = 1'

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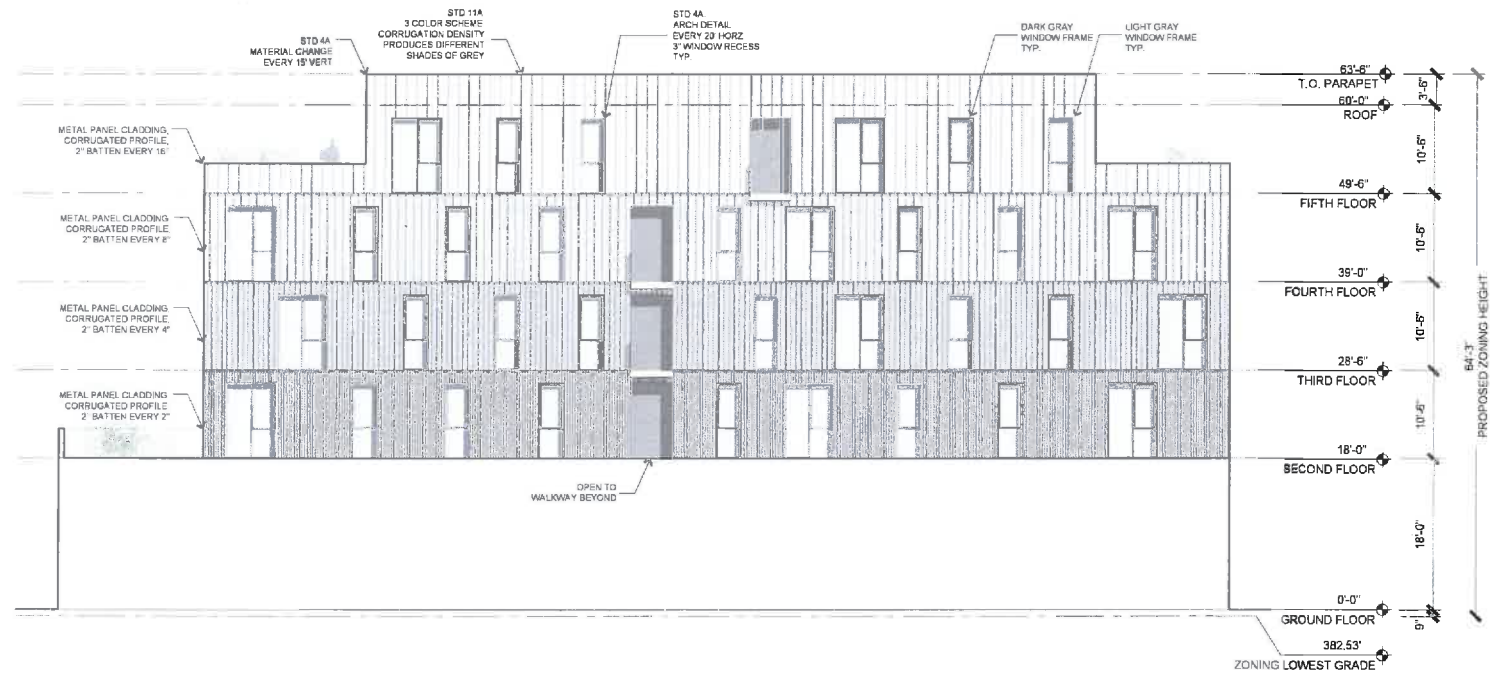


**KEY PLAN**

ELEVATION 05 - BAR 3

SCALE
1/8" = 1'

	8
--	---

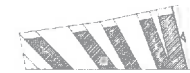


KEY PLAN

ELEVATION 06 - BAR 4

SCALE  
1/8" = 1'

02



KEY PLAN

EASTERN BUILDING ELEVATION 06 - BAR 4

SCALE  
1/8" = 1'

01

OWNER  
FIG DIS DEVELOPMENT  
928 COLLARD ST., 2ND FLOOR  
TORONTO, ONTARIO M5R 1G9

LOH  
A

LOH  
O'NEILL  
ARCHITECTS

4104 West Jefferson Blvd  
Los Angeles, CA 90014  
310.437.4363  
310.437.4363  
www.loharchitects.com

3555  
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3555 N. FIGUEROA STREET  
LOS ANGELES, CA 90014  
Architect's Stamp

CONTRACT  
STRUCTURE

CONTRACT

INVESTIGATION  
10.11.11, 10.11.11, 10.11.11  
10.11.11, 10.11.11, 10.11.11  
10.11.11, 10.11.11, 10.11.11  
10.11.11, 10.11.11, 10.11.11

INVESTIGATION

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EXHIBIT "A"

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Case No. DIR-2019-1321-TOC-CDO

Elevation 06

A3.06

OWNER  
FIG DIGS DEVELOPMENT  
72A SCOLLARD ST., 2ND FLOOR  
TORONTO, ON M5T 1B2

L  
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LORCAN  
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1106 West Jefferson Blvd.  
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1 310 457 4363  
1 310 457 4980  
www.lorcanarchitects.com

3555  
N. Figueroa

3555 N. FIGUEROA STREET  
LOS ANGELES, CA 90016  
Architect's Name

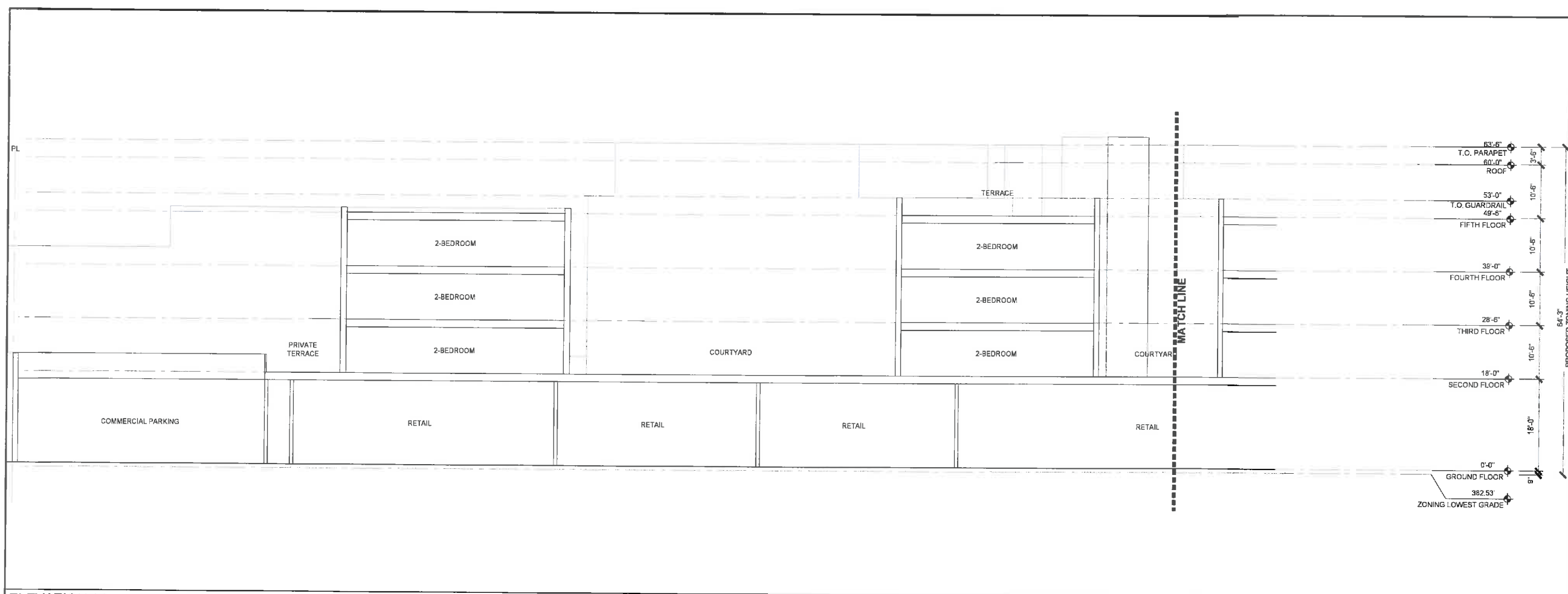
CONSULTANTS  
CIVIL/MEP  
1234 Main Street, Suite 100  
Los Angeles, CA 90012  
1 310 555 1234  
LANDSCAPE ARCHITECT  
5678 Sunset Blvd., Suite 200  
Los Angeles, CA 90028  
1 310 555 5678  
SURVEYOR  
9876 Hollywood Blvd., Suite 100  
Los Angeles, CA 90068  
1 310 555 9876

Revised For		
No.	Description	Date
1	Initial Design	10/1/19
2	Final Design	10/1/19



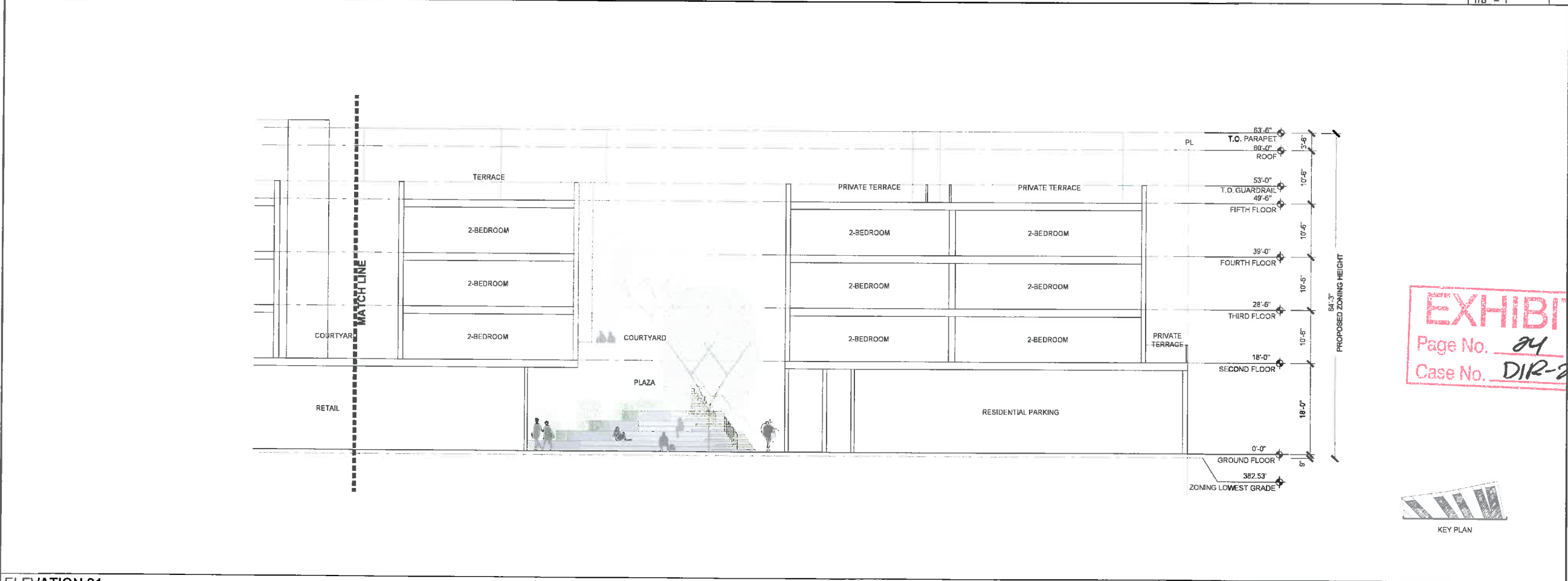
Sheet Name  
Section 01

A4.01



SCALE  
1/8" = 1'

02



SCALE  
1/8" = 1'

01

OWNER  
FIG DIOGS DEVELOPMENT  
72A SCOLLARD ST., 2ND FLOOR  
TORONTO, M5R 1G2

L  
OH  
A

LORCAN  
O'NEILL  
ARCHITECTS  
1125 West Jefferson Blvd  
Los Angeles, CA 90024  
Tel: 213.451.4363  
Fax: 213.451.4360  
www.lorcanarchitects.com

3555  
N. Figueroa

3555 N. FIGUEROA STREET  
LOS ANGELES, CA 90004  
DATE: 01/15/2019

PROJECT:  
FIG DIOGS DEVELOPMENT  
72A SCOLLARD ST., 2ND FLOOR  
TORONTO, M5R 1G2  
DATE: 01/15/2019

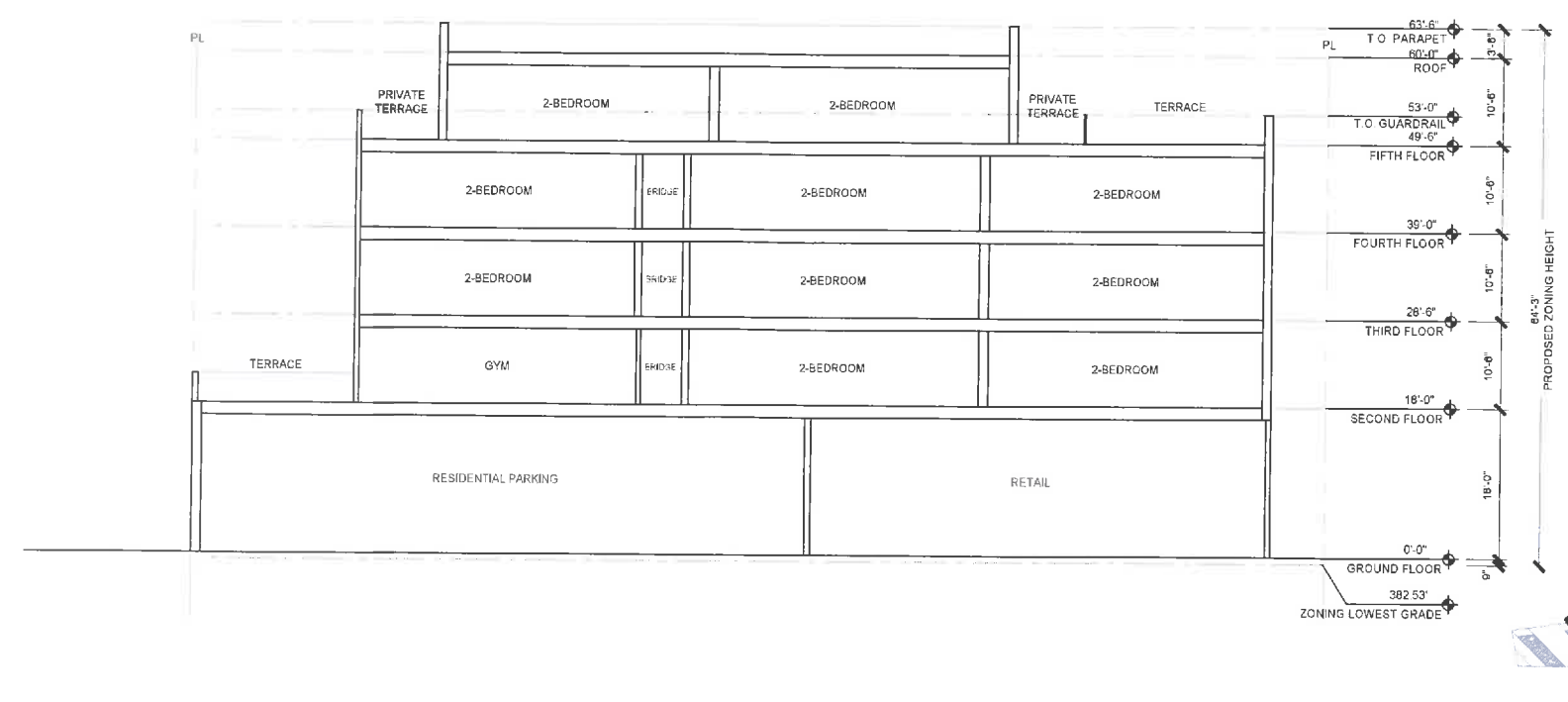
NO.	DATE	BY

FIG. #1



Section 02

A4.02



SECTION - BAR 2

SCALE  
1/8" = 1'  
02

EXHIBIT "A"  
Page No. 25 of 32  
Case No. DIR-2019-1321-TAC-CDO

SCALE  
1/8" = 1'  
01



3555 N. FIGUEROA STREET  
LOS ANGELES, CA 90065



387 電磁波の伝播

CV-MEP

[illegible]






800.

S. P. Z. 98  
Horta, S. A.; et al. N.C.  
145 Temple Ave. St.  
Rt. 710 CA 950  
c/o 223-8207  
GEORGE D. W. CA. 240-4446

[illegible]

# LEGEND

---

		EXISTING TREES TO BE REMOVED
		EXISTING TREE TO BE PROTECTED PROVIDE PROTECTION FENCE 8' FROM THE TREE CANOPY
		STRUCTURES AND PAVING TO BE DEMOLISHED

PROJECT NORTH	TRUE NORTH
1	1
2	2
3	3
4	4
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8	8
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11	11
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100	100

**L0.10**

EXHIBIT "A"  
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Case No. DIR-2014-1321-TX  
CDO





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[www.lohrarchitects.com](http://www.lohrarchitects.com)

ARB #: 2,3,4,  
FR6,FR5,FR4,FR3,FR2,FR1

### Can a Single Supplement's Efficacy



### STRUCTURE

**LANDSCAPE IRRIGATION:**  
THE DIER Landscaping Studio  
1400 South Street, Ste. Studio 7/2  
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e [info@thedierr.com](mailto:info@thedierr.com)  
(530)891.8843

3827VJ/V208  
Lansdale & Associates, INC.  
57645 Ferrel Ave. Ste. 108  
Northridge, CA 91325  
818-733-6022  
GEOTECHNICAL ENGINEERS

Worksheet: Fair		
1/5	Characteristics	Cost
04	SETTLEMENT SUBORDINATED	www...

### PLANTING LEGEND

PLANTING LEGEND																							
IMAGE REFERENCE	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	IMAGE REFERENCE	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	IMAGE REFERENCE	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	IMAGE REFERENCE	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
GRASSES						PERENNIALS/SHRUBS						HEDGE											
	(FM)	FESTUCA MAIREI	ATLAS FESCUE GREENLEE'S FORM	96	1G		(EN)	ERIOPHYLLUM NEWBYI	WOOLLY SUNFLOWER	13	3G		(RC)	RHAMNUS CALIFORNICA	COFFEE BERRY HEDGE	125	15G			EXISTING STREET TREE: MAGNOLIA GRANDIFLORA	MAGNOLIA TREE		
	(MD)	MUHLENBERGIA DUBIA	PINE MUHLY	429	5G		(EF)	ERIOGONUM FASCICULATUM	CA BLACKHEART	6	3G		(CR)	OEANTHUS RAY-HARTMANII	RAY HARTMAN WILD LILAC	45	15G						
	(ML)	MUHLENBERGIA LINDHEIMERI	PINE MUHLY	171	5G		(AM)	ACHILLEA MILLEFOLIUM	CA YARROW	37	1G		(PT)	PITTOSPORUM TENUIFOLIUM SILVER SHEEN	SILVER SHEEN YOKING	16	15G			EXISTING STREET TREE: PODOCARPUS GRACILIOR	FERM PINE TREE		
	(BG)	BOUTELLOUA DRACOPIS	GAMMA GRASS BLONDE AMBITION	63	1G		(PP)	PENSTEMON PALMERI	PALMER'S PENSTEMON	32	1G												
	(PSM)	PENNISETUM SPATHULATUM	SLENDER VELDIT GRASS	71	1G		(PS)	PENSTEMON SPECTABILIS	SHOWY PENSTEMON	32	1G												
	(WCW)	MUHLENBERGIA CAPILLARIS	WHITE CLOUD MUHLY	11	1G		(AP)	ASYSTROLIA PALMIER	NOYAN MALLOW	6	5G			TREE									
	(LL)	LOMANDRA LONGIFOLIA	MATT RUSH	112	1G			SUCCULENTS						PROSOPIS	MESQUITE TREE	13	36" BOX						
		UC VERDE BUCHLOE DACTYLOIDES	UC VERDE BUFFALO GRASS	1,428 SF	FLUGS		(AA)	AGAVE AMEZOSTIFOLIA MARGARITA	CARIBBEAN AGAVE	10	5G			CERCIDIUM PARKINSONIA	DESERT MUSTELM PALO VERDE TREE	6	36" BOX						
								SETUM PULPESTRE ANGELINA	STONE DROP ANGELINA	115 SF	FLAT												

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Case No. DIR-2019-1321-TDC

Key Point



**Group Name**

## L1.20

3555  
N.Figueroa

648,957

**LAMOSC/PE IRRIGATION**  
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200

JEFFREY VOGEL  
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 11843 Tampa Ave. Ste. 100  
 Houston, TX 77036  
 818-233-6926  
 CHEMITECHEMICAL, ENDOCRINE

Student Form		
Pat.	Description	Ex.
401	EMERGENCY SURVIVAL	CRS

### PLANTING LEGEND

PLANTING LEGEND																							
IMAGE REFERENCE	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	IMAGE REFERENCE	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	IMAGE REFERENCE	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	IMAGE REFERENCE	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
GRASSES						PERENNIALS/S-RUBS						HEDGE											
	(FM)	FESTUCA ARUNDINACEA	ATLAS FESCUE GREENLEE S FORM	96	1G		(EN)	ERIOPHYLLUM LAEVE	MOOLLY SUNFLOWER	13	3G		(RC)	RHAMNUS CALIFORNICA	COFFEE BERRY FLOR.	125	15G			EXISTING STREET TREE: MAGNOLIA GRANDIFLORA	MAGNOLIA TREE		
	(MD)	MUHLENBERGIA DUBIA	PINE MAHLY	429	5G		(EF)	PROCIERIUM FASCICULATUM	CA GRICKWEAT	6	3G		(CR)	CEDONANTHUS RAY HARTMAN	RAY HARTMAN WILD LILAC	48	15G						
	(ML)	MUHLENBERGIA LINDEHMERI	PINE MAHLY	171	5G		(AM)	ACHILLEA MILLEFOLIUM	CA YARROW	57	1G		(PT)	PITTOSPORUM TENUIFOLIUM SILVER SHEDD	SILVER SHEDD KODJUL	18	15G			EXISTING STREET TREE: PODOCARPUS GRACILIOR	FERM PINE TREE		
	(BG)	BOUTELOUA GRACILIS	GAMA GRASS BLONDE AMBITION	63	1G		(PP)	PENSTEMON PALMERI	PALMER'S PENSTEMON	32	1G												
	(PSM)	PENNISETUM SPATHULATUM	SLENDER P VELDIT GRASS	7+	1G		(PS)	PENSTEMON SPECTABILIS	SNOWY PENSTEMON	32	1G												
	(MCW)	MUHLENBERGIA CAPILLARIS	WHITE CLOUD MURLY	11	1G		(AP)	ABUTILON PALMERI	INDIAN MALLOW	6	5G			TREE									
	(LL)	LEMNANDRA LONGIFOLIA	MATTY PUSH	112	1G			SUCCULENTS						PROSOPIS	MESQUITE TREE	13	36" BOX						
		UC VERDE BUCHOIDE DACTILOIDES	UC VEROF BUFFALO GRASS	1,428 SF	FLUGS		(AA)	AGAVE AMOTIFOLIA MARGHATA	CARIBBEAN AGAVE	10	5G			CERCIDIUM PARKINSONIA	DESERT MUSEUM PAJO VERDE TREE	6	36" BOX						
								SEDUM RUPESTRE ANGELINA	STONE CRIP	115 SF	FLAT												

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Key: 



Sheet Name

**LANDSCAPE  
LEVEL 4 PLAN**

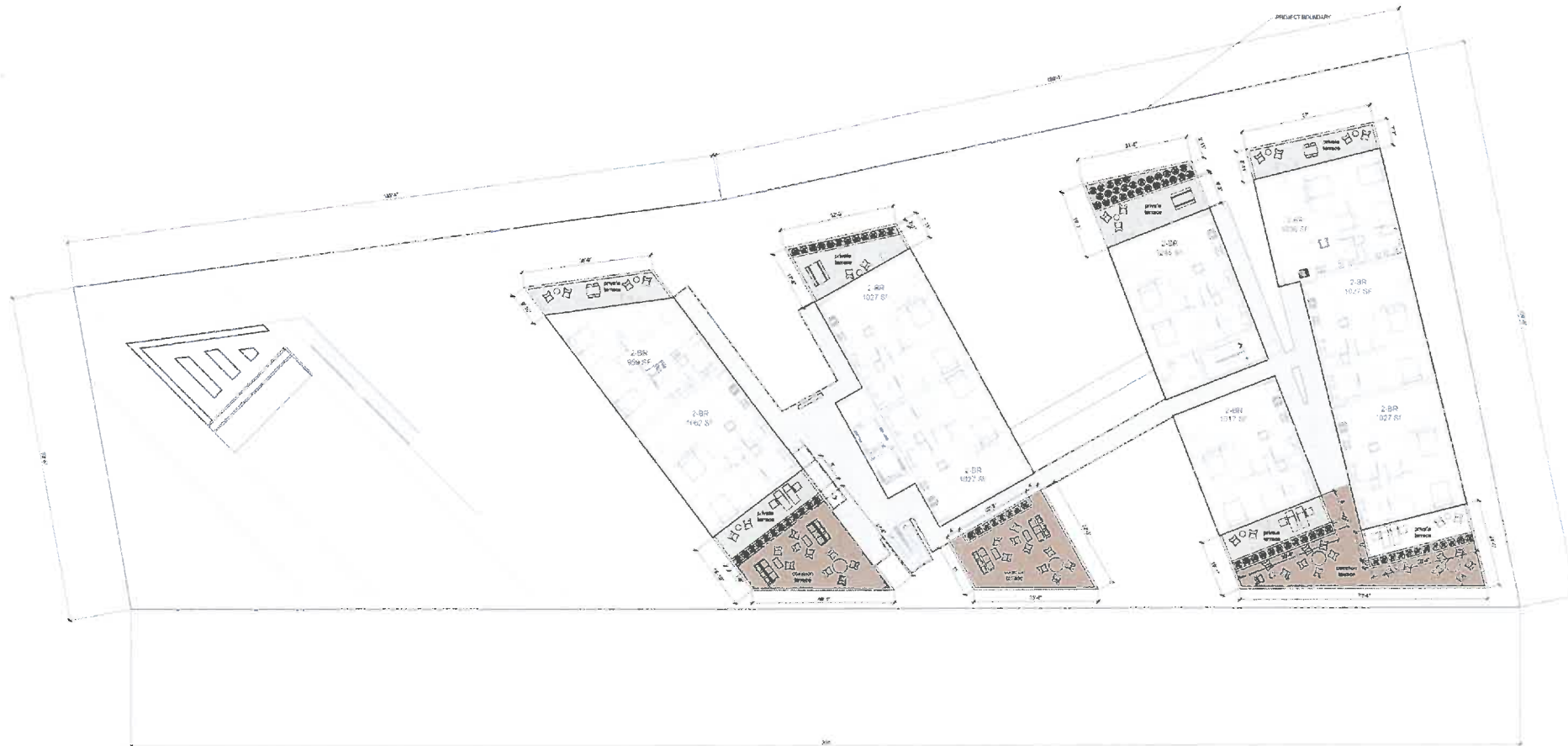
**L1.40**

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Revised To:	Revised By:	Date:



LEVEL 5 PLAN

PLANTING LEGEND

IMAGE REFERENCE	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	IMAGE REFERENCE	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	IMAGE REFERENCE	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	IMAGE REFERENCE	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
GRASSES						PERENNIALS/SHRUBS						HEDGE						TREE					
	FM	FESTUCA MAIREI	ATLAS FESCUE GREEN-LEAF FORM	95	1'G		EN	ERIOPHYLLUM NEVANI	WOOLLY SUNFLOWER	13	3'G		RC	RAMNUS CALIFORNICA	COFFEE BERRY HEDGE	125	15'G			EXISTING STREET TREE: MAGNOLIA GRANDIFLORA	MAGNOLIA TREE		
	MD	MUHLENBERGIA DUBIA	PINE MUHLY	429	5'G		EF	ERIOGONUM FASCICULATUM	CA BUCKWHEAT	6	3'G		CR	CEDEMPINUS PAYSONIANA	RAY HARTMAN WIG LILAC	48	15'G			EXISTING STREET TREE: PINUS PONDEROSA	FERN PINE TREE		
	ML	MUHLENBERGIA LUNCHEONII	PINE MUHLY	171	5'G		AM	ACHILLEA MILLEFOLIUM	CA YARROW	37	1'G		PT	PITTOSPORUM TENUIFOLIUM	SILVER SHEEN KOHORU	16	15'G						
	BG	BOUTELOUA GRACILIS	CHAMA GRASS SLIMME AMSTON	63	1'G		PP	PENSTEMON PALMERI	PALMER'S PENSTEMON	32	1'G												
	PSM	PENNISETUM SPATHULATUM	S. EIDER VELDT GRASS	71	1'G		PS	PENSTEMON SPECTABILIS	SHOWY PENSTEMON	32	1'G												
	MCH	MUHLENBERGIA CAPURII	WHITE CLOUD MUHLY	11	1'G		AP	ABUTILON PALMERI	INDIAN MALLOW	6	5'G			PROSOPIS	MESQUITE TREE	13	36" BOX						
	LL	LOMANDRA LONGIFOLIA	MATT RUSH	112	1'G	SUCCULENTS							AA	AGAVE ANGUSTIFOLIA MARGINATA	CARIBBEAN AGAVE	10	5'G			CERCOSEUM PARKINSONIA	DESERT MUSEUM PALO VERDE TREE	6	36" BOX
		UTRICULARIA BUXIFOLIA	UC VERDE BUFFALO GRASS	428	PLUGS			SEDUM RUPESTRE ANGELICUM	STONE CROP ANGELINA	115	5'G												

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