



# DEPARTMENT OF CITY PLANNING

## RECOMMENDATION REPORT

### City Planning Commission

**Date:** December 14, 2023  
**Time:** after 8:30 a.m.  
**Place:** Van Nuys City Hall  
Council Chamber, 2<sup>nd</sup> Floor  
14410 Sylvan Street  
Van Nuys, CA 91401

This meeting may be available virtually, in a hybrid format. The meeting's telephone number and access code number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissionsboards-hearings> and/or by contacting [cpc@lacity.org](mailto:cpc@lacity.org)

**Public Hearing:** June 12, 2023  
**Appeal Status:** Off-Menu Density Bonus Housing Incentives are not appealable by any party.  
**Expiration Date:** December 14, 2023  
**Multiple Approval:** No

**PROJECT LOCATION:** 12701 – 12711 West Washington Place

**PROPOSED PROJECT:** The project is the construction of a new 5-story, 56-foot, mixed-use structure consisting of 34 dwelling units (including three (3) Very Low Income Units) and 2,100 square feet of ground floor commercial use. The project will be approximately 28,490 square feet with a Floor Area Ratio ("FAR") of approximately 3:1. The project will provide 31 residential and 7 commercial vehicular parking spaces in a ground floor garage and two subterranean parking levels. The project will also provide 40 long-term bicycle parking spaces and 6 short-term bicycle parking spaces. The site is currently improved with two (2) one-story commercial buildings that will be demolished. No Protected or Significant Trees are located on the property. The project proposes 7,150 cubic yards of grading, including the fill of 180 cubic yards and export of 6,970 cubic yards of soil.

**REQUESTED ACTION:**

1. Pursuant to California Environmental Quality Act ("CEQA") Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to LAMC Section 12.22 A.25, a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 34 units, reserving three (3) units for Very Low Income Household Occupancy for a period of 55 years, with the following Off-Menu Incentives:

**Case No.:** CPC-2022-7482-DB-HCA  
**CEQA No.:** ENV-2022-7483-CE

**Related Cases:** N/A  
**Council No.:** 11 – Traci Park  
**Plan Area:** Palms – Mar Vista – Del Rey  
**Plan Overlay:** Los Angeles Coastal Transportation Corridor  
**Certified NC:** Mar Vista  
**GPLU:** General Commercial  
**Zone:** C2-1

**Applicant:** Bob Halavi, Creative Properties, LLC  
**Representative:** Armin Gharai, GA Engineering, Inc.

- a. An Off-Menu Incentive to permit an FAR of 3:1 in lieu of 1.5:1 as otherwise permitted in the C2-1 zone;
- b. An Off-Menu Incentive to permit a portion (350 square feet) of the required loading space to project into the required driveway access.

**RECOMMENDED ACTIONS:**

1. **Determine**, that based on the whole of the administrative record, the project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. **Approve**, pursuant to LAMC Section 12.22 A.25, a **Density Bonus/Affordable Housing Incentive Program Compliance Review** to permit the construction of a Housing Development Project totaling 34 units, reserving three (3) units for Very Low Income Household Occupancy for a period of 55 years, with the following requested two (2) **Off-Menu Incentives**:
  - a. An Off-Menu Incentive to permit an FAR of 3:1 in lieu of 1.5:1 as otherwise permitted in the C2-1 zone;
  - b. An Off-Menu Incentive to permit a portion (350 square feet) of the required loading space to project into the required driveway access;
3. **Adopt** the attached Conditions of Approval; and
4. **Adopt** the attached Findings.

VINCENT P. BERTONI, AICP  
Director of Planning

*Theodore L. Irving*

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Theodore L. Irving, AICP, Principal City Planner

*Juliet Oh*

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Juliet Oh, Senior City Planner

*Esteban Martorell*

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Esteban Martorell, City Planning Assistant  
Telephone: (213) 978-1303

**ADVICE TO PUBLIC:** \*The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300) or emailed to [cpc@lacity.org](mailto:cpc@lacity.org). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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## PROJECT ANALYSIS

### **PROJECT SUMMARY**

The project is the construction of a new 5-story, 56-foot tall mixed-use building consisting of 34 dwelling units (including three (3) Very Low Income Units) and ground floor commercial (retail) use. It will consist of four (4) studio units and thirty (30) one-bedroom units. The project will be approximately 28,490 square feet, including 2,100 square feet of commercial space, with a Floor Area Ratio ("FAR") of approximately 3:1. The project will provide 31 residential and 7 commercial parking spaces for vehicles in a ground floor garage and two subterranean parking levels with access from a two-way driveway located in the alleyway on the northerly side of the property. The project will also provide 34 long-term and 4 short-term bicycle parking spaces for the residential units and 6 long-term and 2 short-term bicycle parking spaces for the commercial use. According to a Tree Letter prepared by Kay J. Greeley, ISA dated October 14, 2019, there are no protected trees on the subject site or public right-of-way. However, there is one non-protected tree within the public right-of-way that will not be removed but will be trimmed to facilitate construction. According to the Urban Forestry Division of the Department of Public Works Bureau of Street Services, the tree is located within the City of Los Angeles, as such any work will be subject to review and approval by the Urban Forestry Division. The project also proposes 7,150 cubic yards of grading, including the fill of 180 cubic yards and export of 6,970 cubic yards of soil. The site is currently improved with two (2) one-story commercial buildings which will be demolished.

The first floor will feature the building entry area providing pedestrian access from Wade Street into the building's lobby. On West Washington Place, the first floor will feature 2,100 square feet of commercial space with pedestrian access provided by entryways on West Washington Place and Wade Street. On the northerly side of the property, the first floor will feature two separate entryways for vehicular access from the alleyway as well as a loading zone for the commercial space. From the alleyway intersecting Wade Street, vehicles can access either vehicular parking spaces on the first floor reserved for commercial uses, or two levels of subterranean parking reserved primarily for residents. The first floor will also feature long-term bicycle parking spaces for both commercial and residential use, space for trash/recycling, and a utility area. The second to the fifth floor will feature the 34 residential units (eight or nine on each level) and 23 private balconies (four to seven on each level). The private balconies will face West Washington Place, the alleyway on the northerly side, and the easterly side yard. Recreation areas will include a second-floor courtyard, a 600 square foot recreation room on the fourth floor. A 600 square-foot open deck on the fifth floor and three similarly sized decks on the roof. The roof level will also include mechanical/elevator equipment.

### **BACKGROUND**

#### **Subject Property**

The project site consists of two flat rectangular parcels on a corner lot totaling approximately 10,066.7 square feet, with a width of approximately 92.73 feet and a depth of approximately 109.69 feet. Pursuant to LAMC Section 12.22 C.6, the lot area for the purpose of calculating allowable density includes one half the adjoining alleyway ( $10,066.7 + 696 = 10,762.7$  square feet). The subject property is also located within a Very Low VMT Area, an ED 1 Eligible Site, and an Urban Agriculture Incentive Zone. It is also located within the Santa Monica Fault Zone. The project site is currently improved with two (2) one-story commercial buildings that will be demolished. There are no protected trees on the subject site or associated public right-of-way. There is one non-protected tree within the public right-of-way that will be maintained.

### Zoning and Land Use Designation

The project site is located within the Palms – Mar Vista – Del Rey Community Plan Area and the Los Angeles Coastal Transportation Corridor Specific Plan. The subject site is designated for General Commercial land uses, with the corresponding zone of C2. The site is zoned C2-1 and is consistent with the land use designation. The C2 Zone allows for one dwelling unit per 400 square feet of lot area. The project site is also in Height District 1 which permits a floor area of one-and-half times the Buildable Area (FAR 1.5:1) with no maximum building height restrictions.

### Surrounding Uses

The subject site is in an urbanized area between the Santa Monica Airport and Marina Del Rey comprised primarily of residential neighborhoods with several public schools. Neighboring properties along this block of West Washington Place are zoned C2-1 and improved with a two-story multi-family dwelling and a one-story commercial building. The property to the north along Wade Street is improved with a two-story multi-family dwelling. The properties to the south along West Washington Place and Zanja Street are improved with a mix of commercial and residential buildings. The properties to the east, across Wade Street and along West Washington Place are developed with two-story multi-family dwellings. Abutting the subject site to the west is a two-story multi-family dwelling. On the western boundary of the block there is Zanja Street which is improved with multi-family dwellings zoned R3-1 that range from one (1) to two (2) stories in height. The project site is also located approximately 4,549 feet from the Pacific Coast Highway (SR 1), 4,900 feet from the Marina Freeway (SR 90) and 1.35 miles from the San Diego Freeway (I-405).

### Streets and Circulation

West Washington Place, fronting the property to the south, serves as the boundary line between the cities of Los Angeles and Culver City. Further to the east, within the city of Los Angeles, it is identified by Mobility Plan 2035 as a Boulevard II, with a designated right-of-way width of 110 feet and designated roadway width of 80 feet. It is currently dedicated and improved to a 100-foot right-of-way width and 75-foot roadway width, and is improved with a curb, gutter, 13-foot sidewalks, and street trees.

Wade Street, fronting the property to the east, is identified by Mobility Plan 2035 as a Collector Street, with a designated right-of-way width of 66 feet and designated roadway width of 40 feet. It is currently dedicated and improved to a 60-foot right-of-way width and 40-foot roadway width, and is improved with a curb, gutter, 10-foot sidewalks, and street trees.

### Public Transit

The subject site is served by the Santa Monica Big Blue Bus 16 line as well as Culver City Bus 1 and 2 lines.

### Relevant Cases and Building Permits

Subject Site:

Certificate of Occupancy 1962WL41861: On January 23, 1963, a Certificate of Occupancy was issued for a one-story laundromat.

Building Permit 1962WL41861: On July 17, 1962, a Building Permit was issued for a new one-story commercial building with manufacturing (new laundromat) as the primary use.

### Surrounding Sites:

Case No. CPC-2021-10393-CU-DB-HCA-PHP: On October 27, 2022, the City Planning Commission approved an On-Menu Incentive for a Floor Area Ratio of 3.99:1 in lieu of 3:1 as otherwise permitted in the R3-1 Zone and Off-Menu Incentives for a reduction in parking and to allow tandem parking spaces for a new 6-story, 15-unit multi-family dwelling with 14 vehicular parking spaces, located at 12735-12737 West Mitchell Avenue.

Case No. ZA-2021-9385-ZV-DB-VHCA: On April 7, 2023, the Zoning Administrator approved an On-Menu Incentive to permit a height increase of 11 feet to allow a building height of 56 feet in lieu of the otherwise permitted height of 45 feet, and an On-Menu Incentive to include the pre-dedicated lot area and the alley when calculating the allowable density for a new 5-story, 40-unit multi-family dwelling with 53 vehicular parking spaces, located at 3984-3988 South Meier Street and 12740-12750 West Zanja Street.

Case No. DIR-2014-4676-DB: On June 16, 2015, the Director of Planning approved an incentive for a Floor Area Ratio of 4.05:1 in lieu of 3:1 as otherwise permitted, and an incentive to permit a height increase of 11 feet to allow a building height of 56 feet in lieu of the otherwise permitted height of 45 feet for a new 4-story, 29-unit multi-family dwelling with 46 vehicular parking spaces, located at 12630-12636 Matteson Avenue.

Case No. DIR-2013-2447-DB: On November 12, 2013, the Director of Planning approved an incentive for a reduced side yard of 5 feet 8 inches in lieu of 7 feet as otherwise required, and an incentive to permit a 20 percent decrease in usable open space to allow 2,900 square feet of usable open space in lieu of the otherwise required 3,625 square feet for a new 4-story, 11-unit multi-family dwelling with 14 vehicular parking spaces, located at 12770 West Caswell Avenue.

## **HOUSING REPLACEMENT**

On October 9, 2019, the Governor signed into law the Housing Crisis Act of 2019 (SB 330). SB 330 creates new state laws regarding the production, preservation and planning for housing, and establishes a statewide housing emergency until January 1, 2025. During the duration of the statewide housing emergency, SB 330, among other things, creates new housing replacement requirements for Housing Development Projects by prohibiting the approval of any proposed housing development project on a site that will require the demolition of existing residential dwelling units or occupied or vacant "Protected Units" unless the proposed housing development project replaces those units. An SB8 No Net Loss Declaration signed by the Applicant on March 7, 2023 states that no residential housing units exist on the subject property that may be subject to demolition for the proposed project. Building Permit 1962WL41861 was issued on July 17, 1962 for the construction of a new one-story commercial building on the subject property and Certificate of Occupancy 1962WL41861 was issued on January 23, 1963 for a one-story laundromat on the subject property. Subsequent building permit history for the site indicates that the commercial developments on the subject property have not been demolished or replaced by residential housing units at any time until the present.

## **REQUESTED ENTITLEMENTS**

### Density Bonus / Affordable Housing Incentives Program

Pursuant to the State Density Bonus Law, the City must grant up to three (3) incentives for a project that includes 15 percent of the total (base density) units for Very Low Income Households. The State Density Bonus Law further stipulates that in no case may a city apply any development

standard that will have the effect of physically precluding the construction of a development and allows applicants to submit to a city a proposal for the waiver or reduction of development standards that will have the effect of physically precluding the construction of a development. The City implements the State Density Bonus Law through the Density Bonus Ordinance (No. 179,681), which allows up to three (3) On or Off-Menu Incentives and Waivers of Development Standards.

The applicant proposes to utilize LAMC Section 12.25 A.25 (Affordable Housing Incentives – Density Bonus) to construct a total of 34 dwelling units, of which three (3) dwelling units will be set aside for Very Low Income Household Occupancy for a period of 55 years. The project site's base density would allow a total of 27 dwelling units. The project qualifies for a 35% increase in density or 10 additional units, the project includes 7 Density Bonus units. Because the applicant is providing 11 percent of base dwelling units to be affordable for Very Low Income Household Occupancy, the project is eligible for two (2) Density Bonus Incentives. The applicant is requesting two (2) Density Bonus Incentives as follows:

- a. An Off-Menu Incentive to permit an FAR of 3:1 in lieu of 1.5:1 as otherwise permitted in the C2-1 zone.
- b. An Off-Menu Incentive to permit a portion (350 square feet) of the required loading space to project into the required driveway access.

## **PUBLIC HEARING**

A public hearing was held by a Hearing Officer. The meeting was held virtually on June 12, 2023. Comments from the public hearing are documented in Public Hearing and Communications, Page P-1.

## **PROFESSIONAL VOLUNTEER PROGRAM**

The Project was reviewed by the Department of City Planning's Urban Design Studio ("UDS") and the Professional Volunteer Program ("PVP"). The PVP panel reviewed the Project on April 4, 2023. The following comments were provided by the PVP:

### *Pedestrian-First Design:*

- Well designed, thoughtful site plan with parking access and loading from the alley and transformer at the alley side and underground in a vault.
- The corner planter is hiding the retail/storefront. Consider removing the planter and adding a corner entrance instead to create a focal point for the retail.

### *360° Design:*

- The ground floor driveway width could be reduced down to 12' since there are only five car spaces.
- Remove the rated walls and doors by the open courtyard space and corridors since they are not needed.
- Reconsider the location and design of the residential trash and recycling chutes and ground floor space. Currently it is not resolved.

### *Climate-Adapted Design:*

- Ensure that Landscape Plans and site/floor plans match.
- Include additional daylight and glazing in the hallways, such as with operable transoms or fire rated clerestories to allow for additional light to enter the units.

- Increase the width of the planter at the podium level to reach the balconies and consider adding a balcony to each of the corner units facing the planter.
- Preserve existing street trees and make sure to have a root zone protection plan in place during construction.
- Indicate space for solar panels on the roof plan.
- Provide additional street trees, in addition to the three proposed, along the Wade Street frontage by relocating the short-term bike parking spaces.
- Indicate LID compliance.

### **CONCLUSION**

Based on the information submitted to the record, and the surrounding uses and zones, staff recommends that the City Planning Commission approve the requested actions and adopt the attached Conditions of Approval and Findings. The project will redevelop the site with a new residential building resulting in the creation of 34 dwelling units, including three (3) Very Low Income Units, in the Mar Vista community.



## CONDITIONS OF APPROVAL

### Density Bonus Conditions

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, West/South/Coastal Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. **Residential Density.** The project shall be limited to a maximum density of 34 dwelling units including Density Bonus Units.
3. **On-Site Restricted Affordable Units.** A minimum of three (3) units shall be reserved as affordable units for Very Low Income Household Occupancy as defined by California Government Code Section 65915 and by the Los Angeles Housing Department (LAHD). In the event the SB 8 Replacement Unit condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
4. **Changes in Restricted Units.** Deviations that change the composition of units shall be consistent with LAMC Section 12.22 A.25 (9a-d) and State Density Bonus Law (Government Code Section 65915).
5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of LAHD to make three (3) units available to Very Low Income Households, or equal to 11 percent of the project's proposed residential density allowed, for sale or rental, as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required reserved on-site Restricted Units may be adjusted, consistent with LAMC Section 12.22 - A.25, to the satisfaction of LAHD. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant shall submit 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 LAHD.

Unless otherwise required by state or federal law, the project shall provide an onsite building manager's unit, which the owner shall designate in the covenant. The Owner may not use an affordable restricted unit for the manager's unit.

6. **Incentives.**
  - a. **Floor Area Ration (FAR) (Off-Menu).** The project shall be limited to a maximum FAR of 3:1 in lieu of 1.5:1 as otherwise permitted in the C2-1 zone.
  - b. **Loading Space (Off-Menu).** The loading space shall project into the required driveway access no more than 350 square feet.
7. **Automobile Parking for Residential Use.** Based upon the number and type of dwelling units proposed a minimum 31 parking spaces shall be provided for the project, which includes the 10% bicycle parking reduction. Vehicle parking shall be provided consistent with LAMC

Section 12.22 A.25, Parking Option 1. The project proposes to provide 31 total parking spaces for the residential use.

8. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth above.
9. **Automobile Parking for Commercial Use.** Parking for the proposed commercial use shall be provided per LAMC Section 12.21 A.4. Seven (7) spaces are provided for the proposed retail use.
10. **Bicycle Parking.** Residential and commercial bicycle parking shall be provided consistent with LAMC 12.21 A.16.
11. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.
12. Any parking spaces provided above LAMC requirements shall be provided with EV chargers to immediately accommodate electric vehicles within the parking areas.
13. **Unbundled Parking.** Residential parking shall be unbundled from the cost of the rental units, with the exception of parking for Restricted Affordable Units.
14. **Parking Design.** Portion of a building or structure that is used for parking at grade or above grade shall be designed to minimize vehicle headlight and parking structure interior lighting impacts ("spillover") on adjacent streets and properties.
15. **Lighting.** All outdoor and parking lighting shall be shielded and down-cast within the site in a manner that prevents the illumination of adjacent public rights-of-way, adjacent properties, and the night sky (unless otherwise required by the Federal Aviation Administration (FAA) or for other public safety purposes).
16. **Lighting Design.** Areas where nighttime uses are located shall be maintained to provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible for the safety of the public and emergency response personnel. All pedestrian walkways, storefront entrances, and vehicular access ways shall be illuminated with lighting fixtures. Lighting fixtures shall be harmonious with the building design. Wall mounted lighting fixtures to accent and complement architectural details at night shall be installed on the building to provide illumination to pedestrians and motorists.
17. **Landscape Plan.** Revised landscape plans shall be submitted to show the size and location of all plants. The landscape plan shall indicate landscape points for the Project as required by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be landscaped, including an automatic irrigation system, and maintained in accordance with a final landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The final landscape plan shall be in substantial conformance with the submitted Landscape Plan, Exhibit "A," and shall incorporate any modifications required as a result of this grant.

18. **Street Trees.** Street trees shall be provided to the satisfaction of the Urban Forestry Division.
19. **Solar and Electric Generator.** Generators used during the construction process shall be electric or solar powered. Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible. Where power poles are available, electricity from power poles and/or solar-powered generators rather than temporary diesel or gasoline generators shall be used during construction.
20. **Solar-ready Buildings.** The Project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.

### **Administrative Conditions**

21. **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.
22. **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.
23. **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.
24. **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.
25. **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.
26. **Condition Compliance.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
27. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.

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

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out 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.

## FINDINGS

### DENSITY BONUS/AFFORDABLE HOUSING INCENTIVES

1. **Government Code Section 65915 and LAMC Section 12.22 A.25 state that the Commission shall approve a density bonus and requested incentive(s)/waiver(s) unless the Commission finds that:**
  - a. **The incentives do not result in identifiable and actual cost reductions 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 City Planning Commission to make a finding that the requested incentives do not result in identifiable and actual cost reductions 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 applicant proposes to construct a total of 34 dwelling units, of which three (3) units will be set aside for Very Low Income Household Occupancy for a period of 55 years. The project site's base density would allow a total of 27 dwelling units. Based on the set-aside of 11 percent of base units for Very Low Income, the applicant is eligible for two (2) Incentives under both Government Code Section 65915 and the LAMC. The request for an increase in allowable floor area ratio (FAR) and the request to permit a portion (350 square feet) of the required loading space to project into the required driveway access qualify as requested Incentives.

**FAR:** The subject site is zoned C2-1, with a Height District No. 1 that permits a maximum Floor Area Ratio ("FAR") of 1.5:1. LAMC Section 12.22 A.25 allows an FAR increase through an Off-Menu Incentive which would allow a 3:1 FAR. The applicant has requested an Off-Menu Incentive to allow a 3:1 FAR in lieu of the otherwise permitted 1.5:1 FAR. The proposed FAR allows an additional 15,100.05 square feet than would normally be permitted for a total of 30,200.1 square feet. The applicant is proposing 28,490 square feet. As proposed, the additional FAR will allow for the construction of the affordable dwelling units. The requested incentive will allow the developer to expand the building envelope so the additional units can be constructed and increase the overall space dedicated to residential uses.

<b>FAR by-right</b>	<b>Buildable Lot Area (sf)</b>	<b>Permitted Floor Area (sf)</b>
1.5:1	10,066.7	$10,066.7 \times 1.5 =$ <b>15,100.05</b>

<b>FAR Requested</b>	<b>Buildable Lot Area (sf)</b>	<b>Proposed Floor Area (sf)</b>	<b>Additional Floor Area (sf)</b>
3:1	10,066.7	28,490	28,490 – 15,100.05 = <b>13,389.95</b>

**Loading Space:** LAMC Section 12.21 C.6 requires all buildings erected on lots abutting alleyways within Commercial Zones to provide a loading space with a minimum area of 400 square feet. The applicant has requested an Off-Menu Incentive to permit a portion (350 square feet) of the required loading space to project into the required driveway access. Compliance with the standard loading space requirements in LAMC section 12.21.C.6 would require the reduction of portions of the residential level above in order to provide the required building clearance for the 400 square-foot area. As proposed, the projection of the loading space into the required driveway access will allow for the construction of the affordable dwelling units. The requested incentive will allow the developer to limit the space dedicated to the provision of the loading space and driveway and increase the overall space dedicated to residential uses so the additional units can be constructed.

- b. The Incentive(s) will have 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 is no feasible method to satisfactorily mitigate or avoid the specific adverse Impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.**

There is no evidence in the record that the proposed density bonus incentive(s) or waiver(s) will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources. A “specific adverse impact” is defined as, “a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete” (LAMC Section 12.22 - A.25(b)).

The project 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. The project is located within the Santa Monica Fault Zone. However, there is no substantial evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. Based on the above, there is no substantial evidence in the record that the project’s proposed incentives or waivers will have a specific adverse impact on the physical environment, on public health and safety, or on property listed in the California Register of Historic Resources.

- c. The incentive(s) are contrary to state or federal laws.**

There is no evidence in the record that the proposed incentives are contrary to state or federal law.

## **CEQA FINDINGS**

- The Department of City Planning determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The Notice of Exemption and Justification for Project Exemption for Environmental Case No. ENV-2022-7483-CE is provided in the case file and attached as Exhibit D.

The project is the construction of a new 5-story, 56-foot-tall, mixed-use building consisting of 34 dwelling units (including three (3) Very Low Income Units) and ground floor commercial area. The project will be approximately 28,490 square feet, including 2,100 square feet of commercial space, with an FAR of approximately 3:1. The project will provide 31 residential and 7 commercial parking spaces for vehicles in a ground floor garage and two subterranean parking levels with access from a two-way driveway located in the alleyway on the northerly side of the property. The project will also provide 40 long-term bicycle parking spaces and 6 short-term bicycle parking spaces. The site is currently improved with two (2) one-story commercial buildings that will be demolished for the project. According to a Tree Letter prepared by Kay J. Greeley, ISA dated October 14, 2019, there are no protected trees on the subject site or public right-of-way. However, there is one non-protected tree on the public right-of-way within the City of Los Angeles that will not be removed but will be trimmed to facilitate construction. The project also proposes 7,150 cubic yards of grading, including the fill of 180 cubic yards and export of 6970 cubic yards of soil. The project is an in-fill development and qualifies for the Class 32 Categorical Exemption.

#### CEQA Determination – Class 32 Categorical Exemption Applies

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

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

The project site is located in the Palms – Mar Vista – Del Rey Community Plan and the Los Angeles Coastal Transportation Corridor Specific Plan. It is designated for General Commercial land uses, with the corresponding zone of C2. The site is zoned C2-1, consistent with the land use designation. The C2 Zone allows a density of one dwelling unit per 400 square feet of lot area. The project site is also in Height District No. 1 which permits a floor area of 1.5 times the buildable area (FAR 1.5:1) in the C2 Zone with no maximum height limit.

The project site, located at 12701 – 12711 West Washington Place, has a frontage of 92.70 feet and a depth of approximately 109.69 feet resulting in a total area of 10,066.7 square feet. As such, the project site is consistent with the lot width and area requirement for the C2 Zone. Pursuant to State Density Bonus Law and LAMC Section 12.22 – A.25, the applicant is requesting Off-Menu Incentives in exchange for providing three (3) Very Low Income Units for 55 years.

The proposed project is consistent with many General Plan goals, policies, and objectives. The Housing Element of the General Plan provides the following:

*Goal 1: A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.*

*Objective 1.2: Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.*

*Objective 1.3: Promote a more equitable distribution of affordable housing opportunities throughout the city, with a focus on increasing Affordable Housing in Higher Opportunity Areas and in ways that further Citywide Housing Priorities.*



*Policy 1.3.2: Prioritize the development of new Affordable Housing in all communities, particularly those that currently have fewer Affordable units.*

*Goal 3: A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.*

*Objective 3.2: Promote environmentally sustainable buildings and land use patterns that support a mix of uses, housing for various income levels and provide access to jobs, amenities, services, and transportation options.*

*Policy 3.2.2: Promote new multi-family housing, particularly Affordable and mixed income housing, in areas near transit, jobs, and Higher Opportunity Areas, in order to facilitate a better jobs-housing balance, help shorten commutes, and reduce greenhouse gas emissions.*

The proposed project will result in the addition of 34 new dwelling units to the City's housing stock and conforms with the applicable provisions of the Housing Element. The project will provide three (3) affordable units for Very Low Income. Additionally, this mixed-income development will be located near public transit options and a variety of retail, commercial, entertainment, recreational, educational, and employment opportunities. The development is also in a community that currently has fewer affordable units. According to the Department of City Planning's Housing Progress Dashboard, 564 affordable units were approved in the Palms – Mar Vista – Del Rey Community Plan Area between 2015 – 2022. The citywide average over the same period was 669 affordable units per Plan Area.

Additionally, the Palms – Mar Vista – Del Rey Community Plan, one of the Land use Elements of the General Plan, provides the following:

***Goal 1: A SAFE, SECURE AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL COMMUNITY RESIDENTS.***

*Objective 1-1: To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.*

*Policy 1-1.1: Provide for adequate multi-family residential development.*

*Policy 1-1.2: Protect the quality of residential environment and the appearance of communities with attention to site and building design.*

*Objective 1-2: To reduce vehicular trips and congestion by developing new housing in proximity to services and facilities.*

*Policy 1-2.1: Locate higher residential densities near commercial centers and major bus routes where public service facilities and infrastructure will support this development.*

*Objective 1-4: To promote the adequacy and affordability of multiple-family housing and increase its accessibility to more segments of the population.*

*Policy 1-4.1: Promote greater individual choice in type, quality, price and location of housing.*

*Policy 1.4-2: Ensure that new housing opportunities minimize displacement of residents.*

The proposed project meets the above goals, policies, and objectives by providing multi-family dwelling units in a new, safe, and secure building. The proposed project is located within a neighborhood designated for General Commercial Land Uses, which includes multiple-family residential uses, and is well served by facilities and necessary infrastructure. The site is served by multiple local bus lines that encourage alternative modes of transportation and is proximate to the vibrant commercial districts located in Culver City's downtown area.

As such, the project is consistent with the applicable Palms – Mar Vista – Del Rey Community Plan designation and policies and all applicable zoning designations and regulations as permitted by State Density Bonus Law.

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

The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.231 acres (10,066.7 square feet) and substantially surrounded by urban uses. The subject site is in an urbanized area between the Santa Monica Airport and Marina Del Rey. Neighboring properties along this block of West Washington Place are zoned C2-1 and improved with a two-story multi-family dwelling and a one-story commercial building. The property to the north along Wade Street is improved with a two-story multi-family dwelling. The properties to the south along West Washington Place and Zanja Street are improved with a mix of commercial and residential buildings. The properties to the east, across Wade Street and along West Washington Place are developed with two-story multi-family dwellings. Abutting the subject site to the west is a two-story multi-family dwelling. On the western boundary of the block there is Zanja Street which is improved with multi-family dwellings zoned R3-1 that range from one (1) to two (2) stories in height. The project site is also located approximately 4,549 feet from the Pacific Coast Highway (SR 1), 4,900 feet from the Marina Freeway (SR 90) and 1.35 miles from the San Diego Freeway (I-405).

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

The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. The site is currently developed with two (2) one-story commercial buildings. According to a Tree Letter prepared by Kay J. Greeley, ISA dated October 14, 2019, there are no protected trees on the subject site or public right-of-way. However, there is one non-protected tree on the public right-of-way within the City of Los Angeles that will not be removed but will be trimmed to facilitate construction. Furthermore, the project site does not adjoin any open space or wetlands that could support habitat for endangered, rare or threatened species. Therefore, the site does not contain or have value as habitat for endangered, rare or threatened species and is not located adjacent to any habitat for endangered, rare or threatened species. As such, the proposed project meets this criterion.

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

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge,

dewatering, storm water mitigations; and Best Management Practices for storm water runoff. RCMs include but are not limited to:

- **Regulatory Compliance Measure RC-AQ-1 (Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:
  - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
  - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
  - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
  - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
  - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
  - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
  - Trucks having no current hauling activity shall not idle but be turned off.
- **Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities):** The project shall comply with the City of Los Angeles Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

These RCMs will ensure the project will not have significant impacts on noise, air quality, and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study as shown on the LADOT Transportation Assessment Referral Form dated February 2, 2023. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

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

The project site will be adequately served by all public utilities and services given that the construction of a multi-family residential building will be on a site which has been previously developed and is consistent with the General Plan. The project site is served by the Los Angeles Police Department and Los Angeles Fire Department, Los Angeles Unified School District, and other public services. Additionally, the site is currently served by the Los Angeles Department of Water and Power, the Southern California Gas Company, and the Bureau of Sanitation. As such, the site can be adequately served by all require utilities and public services.

Therefore, the project meets all of the Criteria for the Class 32 Categorical Exemption.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

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

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

Properties in the vicinity are developed with multi-family dwellings and the subject site is of a similar size and slope to nearby properties. According to ZIMAS, there are two (2) recently approved development of a similar size and scope to the proposed project within 1,000 feet of the subject site. On October 27, 2022, the City Planning Commission approved a Density Bonus Affordable Housing Incentive Program for the construction of a 6-story, 15-unit multi-family dwelling located at 12735-12737 West Mitchell Avenue. On April 7, 2023, the Zoning Administrator approved a Density Bonus Affordable Housing Incentive Program for a new 5-story, 40-unit multi-family dwelling with 53 vehicular parking spaces, located at 3984-3988 South Meier Street and 12740-12750 West Zanja Street. Although there are two other developments of similar size and scope within this neighborhood, there is no evidence in the file (including in any technical studies) that there is a foreseeable cumulative significant impact from these projects in an any impact category; including in transportation due to LADOT and LADBS permitting and monitoring practices.

The project also proposes 7,150 cubic yards of grading, including the fill of 180 cubic yards and export of 6,970 cubic yards of soil. The proposed grading does not meet the threshold to require a haul route application. Nonetheless, the project will be subject to specific Regulatory Compliance Measures (RCMs) which will reduce any potential impacts to less than significant. Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

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

The project proposes a mixed-use multi-family residential building with commercial space in an area zoned and designated for such development. The adjacent lot is developed with a multi-family residential building, and the subject site is of a similar size and slope as nearby properties developed for residential uses. The applicant proposes to utilize LAMC Section 12.25 A.25 (Affordable Housing Incentives – Density Bonus) to construct a 5-story, 56-foot tall, mixed-use structure with 34 units and ground floor commercial use. The project will be approximately 28,490 square feet with a FAR of approximately 3:1. The project size and height are not unusual for the vicinity of the subject site and is similar in scope to other existing multi-family dwellings which range from one (1) to three (3) stories in height. Furthermore, there is no substantial evidence in the administrative record that this project will cause a significant impact. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

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

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. State Route 27 is located approximately nine (9) miles west of the subject site. Therefore, the subject site will not create any impacts within a designated state scenic highway, and this exception does not apply.

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

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. Therefore, the project is not identified as a hazardous waste site, or in the vicinity of a hazardous waste site, and this exception does not apply.

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

The project site is currently developed with two one-story commercial structures and not listed in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register, and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. As such, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

### **ADDITIONAL MANDATORY FINDINGS**

3. The National Flood Insurance Program Rate Maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081 have been reviewed and it has been determined that this project is located outside of a flood zone.

## PUBLIC HEARING AND COMMUNICATIONS

### PUBLIC HEARING

A virtual public hearing was held on Monday, June 12, 2023, at approximately 10:00 a.m. The hearing was conducted by the Hearing Officer, Esteban Martorell, on behalf of the City Planning Commission in taking testimony for Case No. CPC-2022-7482-DB-HCA and ENV-2022-7483-CE. All interested parties were invited to attend the public hearing at which they could listen, ask questions, or present testimony regarding the project. The purpose of the hearing was to obtain testimony from affected and/or interested parties regarding this application. Interested parties are also invited to submit written comments regarding the request prior to the hearing. The environmental impact analysis was among the matters to be considered at the hearing. The hearing notice was mailed and published in the newspaper and posted on site in accordance with LAMC noticing requirements.

The public hearing was attended by the applicant's representative (Jonathan Yang), two of their outreach and public relations consultants (Aaron Green and Mike Ai) and two members of the public. One member of the public (Michael Miller) spoke at the hearing.

Applicant Presentation. The applicant's representative (Jonathan Yang) described the site location, project description, and requested entitlements. He also gave an overview of the floor plans and elevations.

#### Comments in Opposition of the Project:

- None

#### Comments in Support of the Project:

- Drew Ruesch, Chair of the Mar Vista Community Council PLUM Committee commented that the Mar Vista Community Council had submitted a letter to the Department of City Planning in support of this the project. Mr. Ruesch restated the main points of the support letter which has been included in the case file and cited below in the WRITTEN CORRESPONDENCE section.

#### Questions from the Public:

- One member of the public asked what number and type of units the proposed project would be offering.

#### Applicant's Response to Questions:

- Jonathan Yang responded that the project consisted of 5 studio units and 29 1-bedroom units for a total of 34 residential units.

Following the public hearing, the Applicant withdrew their request for a Waiver of Required Dedications and Improvements on Wade Street. In doing so, the Applicant made minor changes to the proposed project to reconfigure the units' sizes and internal layout to comply with the required three-foot street dedication along Wade Street. Revised plans were submitted on October 17, 2023 and showed no substantial change to the project and proposed density.

**WRITTEN CORRESPONDENCE**

On March 20, 2023, Planning Staff received a letter from the Mar Vista Community Council expressing the support of the Council for the project. The letter cited “the diligent efforts of the project team in designing a beautiful building, activating the street with retail space, the four (4) VLI units, the ingress/egress on an alleyway, while also demonstrating restraint in not reaching the maximum unit count.” In addition, the Council voiced the communities concern over the closure of the laundromat in the existing commercial building on the property and the hopes that the Applicant would make every effort to bring a laundromat to the commercial space in the proposed project.

On May 31, 2023, Planning Staff received one (1) email from a resident on Wade Street expressing their opposition to the proposed project because of the amount of parking planned for the building. They cited the scarcity of parking available in their community and their concern that providing fewer parking spaces than the number of dwelling units proposed would exacerbate the parking problems they already face.

**EXHIBIT A**  
**PROJECT PLANS**  
**CPC-2022-7482-DB-HCA**



# 12701 W WASHINGTON PL, , CA 90066



PROJECT ADDRESS	12701 -12711 W WASHINGTON PL., LOS ANGELES, CA 90066
PROJECT OWNER	CREATIVE PROPERTIES, LLC HDR WASHINGTON LLC. 10850 WILSHIRE BLVD., LOS ANGELES, CA 90029
DESIGN BY	G.A. ENGINEERING 6747 ODESSA AVE. SUTIE 204 VAN NUYS, CA. 91406 PHONE: (818)758-0018
STRUCTURAL ENGINEER	G.A. ENGINEERING 6747 ODESSA AVE. SUTIE 204 VAN NUYS, CA. 91406 PHONE: (818)758-0018
SURVEY	M&G CIVIL ENGINEERING & LAND SURVEYING 347 S ROBERTSON BLVD., BEVERLY HILLS, CA 90211 TEL: (310) 659-0871 INFO@MGLANDSUR.COM
GEOTECHNICAL ENGINEER	BYER GEOTECHNICAL, INC 1481 EAST CHEVY CHASE DRIVE, SUITE 200 GLENDALE, CA 91206 TEL: (818) 549-9959
LANDSCAPING	S SARMEN INC 10847 WESCOTT AVE SUNLAND, CA 91040 TEL: (818) 482-3737 SARMENABEDI@GMAIL.COM
Only Bubbled Changes Reviewed - 10/04/2023	
LANDSCAPE	
STRUCTURAL	
CIVIL	
ELECTRICAL	
MECHANICAL	

INDEX	
ARCHITECTURAL	
SHEET	TITLE
T.0	COVER SHEET
A1.0	SITE PLAN
A1.1	FLOOR AREA DIAGRAM
A1.2	OPEN SPACE DIAGRAM
A1.00	SURVEY
A2.0	BASEMENT PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	THIRD FLOOR PLAN
A2.4	FOURTH FLOOR PLAN
A2.5	FIFTH FLOOR PLAN
A2.6	SIXTH FLOOR PLAN
A2.7	ROOF PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A3.2	COLOR ELEVATIONS
A3.3	COLOR ELEVATIONS
A3.4	COLOR ELEVATIONS
A4.0	SECTIONS
A5.0	DOORS & WINDOWS SCHEDULE
N-1.0	GREEN BUILDING NOTES
N-2	GENERAL NOTES
N-3	FIRE DEPARTMENT NOTES
N-4	BICYCLE PARKING ORDINANCE
N-5	HOUSING

PROJECT DATA									
PROPOSED:	NEW MIX-USE RESIDENTIAL+ RETAIL BUILDING. (34) UNITS 5 STORY BUILDING (4 STORIES RESIDENTIAL ABOVE GROUND FLOOR GARAGE) OVER 2-LEVEL BASEMENT PARKING.								
LEGAL DESCRIPTION:	TRACT DEL MAR MAP REFERENCE M B 10-76 BLOCK NONE LOT 223,224 ARB 2								
APN:	4236-020-021								
ZONE:	C2-1								
AREA AND BUILDING CALCULATIONS									
TYPE OF CONSTRUCTION:	FIRST FLOOR TYPE I-A GARAGE FULLY SPRINKLERED (NFPA-13). SECOND FLOOR TO FIFTH FLOOR TYPE V-A FULLY SPRINKLERED THROUGHOUT (NFPA-13).								
OCCUPANCY GROUP:	R-2 / S-2 PARKING								
LOT AREA:	10,066.70 SQ.FT. PER SURVEY								
STORIES:	5 STORIES								
BUILDING SETBACKS REQUIRED :	INTERIOR SIDE YARDS: 0'-0" AT FIRST FLOOR, 8 FEET .2ND- 5TH FLOOR STREET SIDE YARDS: 0'-0" FRONT YARD : 0' REAR YARD : 0'								
BUILDING SETBACKS PROVIDED :	INTERIOR SIDE YARDS: 8'-0" STREET SIDE YARDS: 0'-0" FRONT YARD : 0'-0" REAR YARD : 5'-0"								
ALLOWABLE BUILDING HEIGHT:	UNLIMITED/ PROJECT COMPLIES WITH MIXEED- USE AS DEFINED IN 13.09.B.3 AND EXEMPT FROM COMMERCIAL CORNER REGULATIONS								
PROPOSED BUILDING HEIGHT:	56' NOTE: TRANSITIONAL HEIGHT NOT REQUIRED								
AREA SUMMARY (LABC)									
STORY	OCC.	USE	TYPE	AREA				BUILDING AREA (SQ.FT.)	ZONING AREA (SQ.FT.)
				A	B	C	D		
BASEMENT-2	S-2	PARKING	I-A	8,515					
BASEMENT-1	S-2	PARKING	I-A	8,515				200	200
FIRST	S-2	PARKING	I-A	5,835				200	200
	B	RETAIL	V-A	2,100				2,100	2,100
	R-2	LOBBY&TRASH	V-A	330				330	330
SECOND	R-2	RESIDENTIAL	V-A	7,050	200	50	460	6,850	6,340
THIRD	R-2	RESIDENTIAL	V-A	7,350	200	50	460	7,150	6,640
FOURTH	R-2	RESIDENTIAL	V-A	7,350	200	50	460	7,150	6,640
FIFTH	R-2	RESIDENTIAL	V-A	6,750	200	50	460	6,550	6,040
TOTAL								22,865	
ALLOWABLE								30,830	28,490
ALLOWABLE FLOOR AREA CALCULATION (LAMC)									
REQUESTED ENTITLEMENTS:									

PARKING CALCULATION			
PARKING REQUIRED PER OPTION1			
	# OF UNITS	AUTO PARKING REQUIRED	TOTAL REQUIRED
STUDIO	4	1	4
1- BDRM	30	1	30
SUBTOTALREQUIRED	34		34
10%BIKE SWAP REDUCTION (31X0.10)			-3
TOTAL REQUIRED			31
RESIDENTIAL AUTO PARKING PROVIDED			
	# OF SPACES		
STANDARD	30		
COMPACT	0		
DISABLED PARKING	1		
TOTAL PROVIDED	31		
COMMERCIAL AUTO PARKING REQUIRED			
FLOOR AREA	USE	RATE	TOTAL
2,100 SQ.FT.	COMMERCIAL (RETAIL)	2,100/250 SQ.FT.	8
BIKE REDUCTION UP TO 20%			-1
TOTAL REQUIRED			7
COMMERCIAL AUTO PARKING PROVIDED			
	# OF SPACES		
STANDARD	7		
TOTAL PROVIDED	7		
BIKE PARKING PROVIDED			
	# OF SPACES		
RESIDENTIAL LONG- TERM	34		
RESIDENTIAL SHORT-TERM	4		
RESIDENTIAL TOTAL	38		
COMMERCIAL LONG-TERM	6		
COMMERCIAL SHORT-TERM	2		
COMMERCIAL TOTAL	8		
OPEN SPACE CALCULATION			
REQUIRED			
NO. OF BEDROOMS	HABITABLE ROOMS	QUANTITY OF UNITS	OPEN SPACE
STUDIO	2	4	4 X 100 =400
1	2	30	30 X 100 = 3,000
TOTAL REQUIRED			3,400 SQ.FT
PROVIDED			
AREA DESCRIPTION	OPEN SPACE		
COURT YARD	650 SQ.FT.		
RECREATION RM@ 4TH	600 SQ.FT.		
BALCONY (3X50)	150 SQ.FT.		
DECK @ 5TH FLOOR	600 SQ.FT.		
ROOF DECK	2,050 SQ.FT.		
TOTAL PROVIDED	4,050 SQ.FT.		
DENSITY CALCULATION			

### NOTES

- OBTAIN SEPARATE PERMIT FOR THE FOLLOWING ITEMS:  
RETAINING WALLS, GRADING WORK, BLOCK FENCE, FIRE SPRINKLER SYSTEM, ELECTRICAL, MECHANICAL, PLUMBING, EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH NFPA 72, SHORING AND DEMOLITION, FIRE ALARM SYSTEM WITH LAF 1 CBC 915.4.2/4, SOLAR VOLTAIC
- THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72, (907.2.9, 907.5.2.3.3, 907.5.2.3.4)
- THIS PROJECT IS 100% PRIVATELY FUNDED.  
THIS IS NOT HOUSING FACILITIES OWNED AND/OR OPERATED BY, FOR, OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX RECEIT RECEIVED FROM STATE OR FEDERAL.
- FIRE ALARM TO BE PROVIDED PER CFC 907.2.1 THROUGH 907.2.23
- EMERGENCY RESPONDER RADIO COVERAGE PER CFC 510.
- STAND BY POWER REQUIRED FOR ELEVATOR 1009.2.1 CBC.
- FIRE SPRINKLER NOTE:  
THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.

APPLICABLE CODES:

2016 CALIFORNIA BUILDING CODE (CBC) WITH CITY OF L.A. AMENDMENTS  
2016 CALIFORNIA RESIDENTIAL CODE (CRC) WITH CITY OF L.A. AMENDMENTS  
2016 CALIFORNIA FIRE CODE (CFC) WITH CITY OF L.A. AMENDMENTS  
2016 CALIFORNIA GREEN BUILDING CODE (CGBC) WITH CITY OF L.A. AMENDMENTS  
2016 CALIFORNIA HISTORICAL BUILDING CODE (CHBS) WITH CITY OF L.A. AMENDMENTS  
2016 CALIFORNIA ENERGY CODE (CEESC) WITH CITY OF L.A. AMENDMENTS  
2016 CALIFORNIA ELEVATOR SAFETY CODE WITH CITY OF L.A. AMENDMENTS  
2016 CALIFORNIA REFERENCE STANDARDS CODE WITH CITY OF L.A. AMENDMENTS  
28 CFR PART 36 (ADA)  
TITLE 24  
TITLE 8 CALIFORNIA STATE CODE FOR ELEVATORS

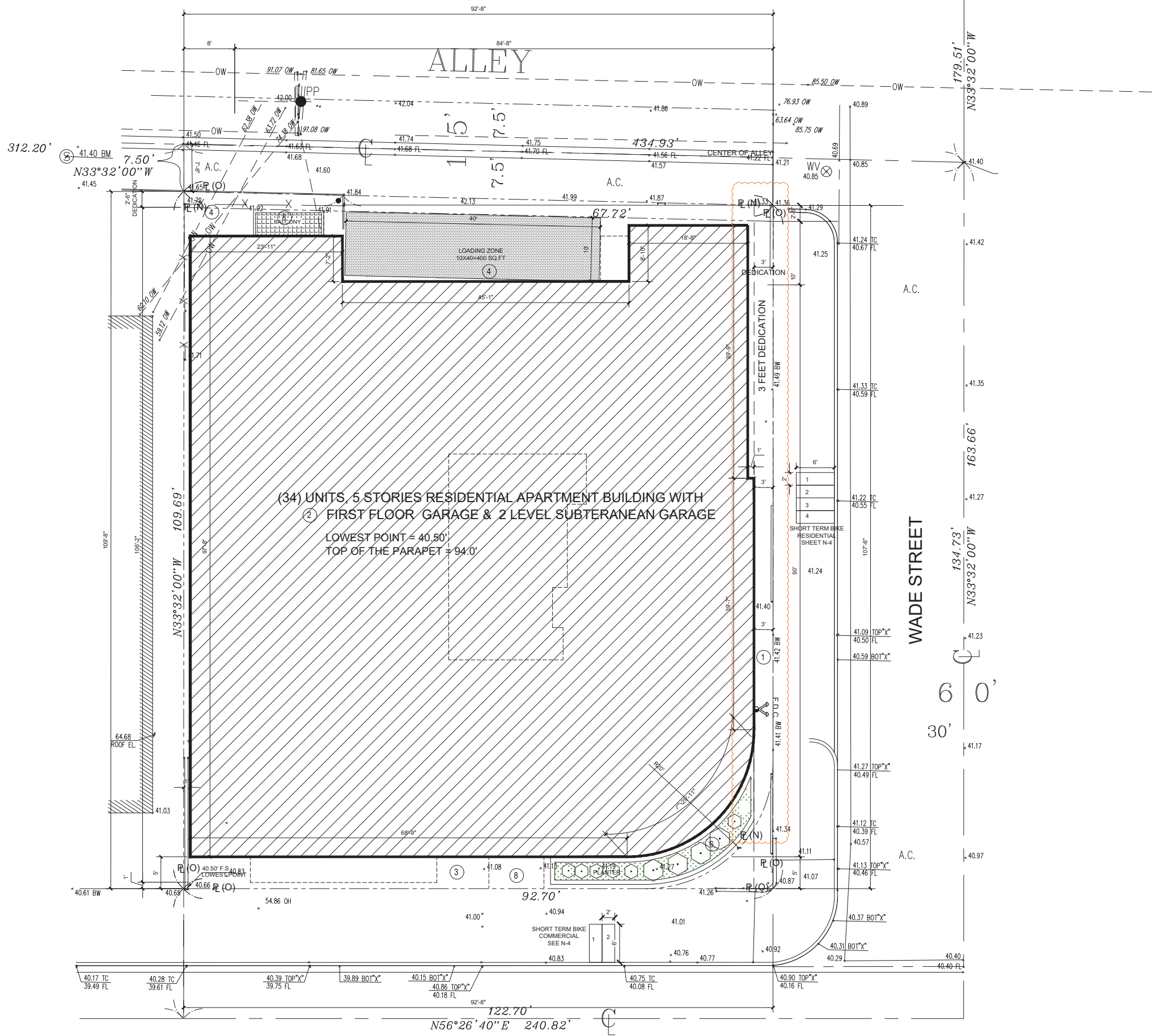
### RENTABLE AREA PER UNIT

UNIT No	DESCRIPTION	AREA (SQ. FT.)
201	1-BED/1-BATH	560
202	STUDIO	400
203	1-BED/1-BATH	570
204	1-BED/1-BATH	580
205	1-BED/1-BATH	675
206	1-BED/1-BATH	705
207	1-BED/1-BATH	750
208	1-BED/1-BATH	600
209	1-BED/1-BATH	740
SECOND FLOOR = 9 UNITS		
301	1-BED/1-BATH	560
302	STUDIO	400
303	1-BED/1-BATH	780
304	1-BED/1-BATH	615
305	1-BED/1-BATH	675
306	1-BED/1-BATH	705
307	1-BED/1-BATH	750
308	1-BED/1-BATH	600
309	1-BED/1-BATH	740
THIRD FLOOR = 9 UNITS		
401	1-BED/1-BATH	560
402	STUDIO	400
403	1-BED/1-BATH	780
404	1-BED/1-BATH	615
405	1-BED/1-BATH	675
406	1-BED/1-BATH	705
407	1-BED/1-BATH	750
408	RECREATION RM	600
409	1-BED/1-BATH	740
FOURTH FLOOR = 8 UNITS		
501	1-BED/1-BATH	560
502	STUDIO	400
503	1-BED/1-BATH	780
504	1-BED/1-BATH	615
505	1-BED/1-BATH	675
506	1-BED/1-BATH	705
507	1-BED/1-BATH	750
508	1-BED/1-BATH	740
FIFTH FLOOR = 8 UNITS		

### VICINITY MAP

<p>OWNER</p> <p>CREATIVE PROPERTIES, LLC HDR WASHINGTON LLC. 10850 WILSHIRE BLVD., LOS ANGELES, CA 90029</p>	<p>PROJECT</p> <p>12701 WASHINGTON PL., LOS ANGELES, CA 90066</p>
<p>DRAWING TITLE</p> <p>COVER SHEET</p>	<p>DATE: OCT. 2023</p> <p>SCALE: N.T.S</p> <p>DRAWN:</p> <p>APPROVED: AG</p> <p>JOB : 19-862</p> <p>SHEET:</p> <p style="font-size: 2em; font-weight: bold;">T.0</p> <p>OF SHEETS</p>





**LEGEND**

- ① BUILDING ENTRANCE
- ② 5 STORIES RESIDENTIAL APARTMENT BUILDING WITH FIRST FLOOR GARAGE & 2 LEVEL SUBTERANEAN GARAGE
- ③ WALKWAY
- ④ NEW DRIVEWAY
- ⑤ LANDSCAPING
- ⑥ STORMWATER PLANTER
- ⑦ FOR IRRIGATION CONTROLLER (4.304.1) REFER TO N-1 GB SHEET
- ⑧ BALCONY
- ⑨ PERMEABLE PAVERS PER CIVIL PLANS

**GA ENGINEERING INC.**  
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REVISION	BY

**OWNER**  
 HDR WASHINGTON LLC,  
 1085 WILSHIRE BLVD  
 CA 90029

**PROJECT**  
 12701 WASHINGTON PL.,  
 LOS ANGELES, CA 90066

**DRAWING TITLE**  
 SITE PLAN

DATE:	OCT. 2023
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	AG
JOB :	19-869
SHEET:	A1.0
OF	SHEETS

City of Los Angeles  
 Department of Building & Safety  
 PLAN CHECK APPROVED FOR ZONING  
 By: Rodolfo Arias  
 Date: 10/17/2023  
 Application No. 21010-10001-05587

**SITE PLAN**  
 SCALE: 1/8"=1'-0"

**WASHINGTON PLACE**



**WORK DESCRIPTION:**  
5 STORY BUILDING

**OCCUPANCY AND CONSTRUCTION:**  
ZONE = C2-1

**ALLOWABLE HEIGHT AND AREA:**

CONSTRUCTION TYPE: THREE STORIES OF TYPE V-A RESIDENTIAL  
TYPE I GARAGE  
NUMBER OF STORIES  
4 STORY RESIDENTIAL OVER BASEMENT GARAGE  
PER SECTION 510.4 FIRST FLOOR NOT COUNTED TOWARD NUMBER OF STORIES REQUIRED 3HR SEPARATION GARAGE AND V-A  
4 STORIES  
4 STORY & 50 FEET ALLOWED PER TABLE 503  
1 STORY AND 20 FEET INCREASE DUE TO FIRE SPRINKLERS SECTION 506.3

**REQUIRED FIRE RESISTANCE:** (CBC 2016, TABLE 601)

**TYPE I-A:** HOURS: 3  
PRIMARY STRUCTURE FRAME  
BEARING WALLS:  
EXTERIOR: 3  
INTERIOR: 3  
NON BEARING:  
EXTERIOR: (CBC TABLE 602-LISTED BELOW)  
INTERIOR: 0  
FLOOR CONSTRUCTION (NOT APPLICABLE)  
ROOF CONSTRUCTION: PODIUM FIRE RESISTANCE OF 3 HR REQUIRED.

**TYPE V-A:** HOURS: 1  
PRIMARY STRUCTURE FRAME  
BEARING WALLS:  
EXTERIOR: 1  
INTERIOR: 1  
NON BEARING: WALLS AND PARTITIONS EXTERIOR (SEE TABLE BELOW)  
FLOOR CONSTRUCTION: 1  
ROOF CONSTRUCTION: 1  
NON BEARING: WALLS AND PARTITIONS INTERIOR 1HR  
FLOOR CONSTRUCTION: 1  
ROOF CONSTRUCTION: 1

**FIRE RESISTANCE REQUIREMENTS FOR EXTERIOR WALLS:** (CBC 2016; TABLE 602)  
THE FIRE RESISTANCE RATING OF EXTERIOR WALLS SHALL COMPLY WITH THE PROVISIONS OF CBC 705.5.

REQUIRED:	DISTANCE	RATING
	X<5	1
	5 <X<10	1
	10<X<30	1
	X>30	0

PROVIDED: (REFER TO DIAGRAMS ON T1.01)  
**SHAFTS ENCLOSURES:** (CBC 713.4)  
SHAFT WALL SHALL BE CONSTRUCTED AS FIRE BARRIERS.  
2 HRS WHEN CONNECTING 4 OR MORE STORIES. (STAIRS, TRASH CHUTE, AND ELEVATOR)  
1 HR WHEN CONNECTING LESS THAN 4 STORIES. (OTHER SHAFTS)  
**TRASH CHUTES:** (CBC 713.13.3)  
1 HOUR FIRE BARRIER CONSTRUCTION AT ACCESS ROOM AND PROTECTED BY 3/4 HOUR SELF CLOSING DOOR. SHAFT SHALL BE SPRINKLERED PER (CBC 903.2.11.2)

**DWELLING UNIT SEPARATION**  
CBC 419  
1 HR FIRE PARTITIONS ARE REQUIRED BETWEEN DWELLING UNITS (R-2) W/ STC 50  
1 HR FIRE PARTITIONS TO SEPERATE DWELLING UNIT AND CORRIDOR W/ STC 50  
**ELECTRICAL ROOM**  
REQUIRED: 1 HR FIRE BARRIER WITH 45 MIN. DOOR  
PROVIDE: 1 HR FIRE BARRIER WITH 45 MIN. DOOR

**COMMON PATH OF EGRESS TRAVEL**  
CBC TABLE 1014.3 = 125 FT MAX IN SPRINKLERED BUILDING  
LENGTH OF TRAVEL DISTANCE ACTUAL = 67'-0" < 125 FT (LONGEST DISTANCE NOTED)

**MINIMUM CORRIDOR WIDTH**  
CBC TABLE 1020.2 = 44 INCHES AND 36 INCHES WITHIN DWELLING UNITS  
ACTUAL = 60 INCHES AND 36 INCHES MIN. WITHIN DWELLING UNITS

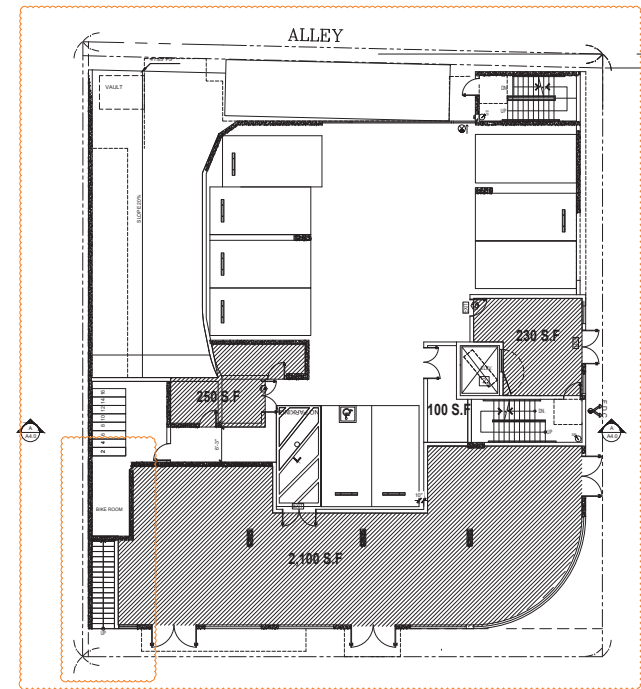
**DEAD END CORRIDOR**  
CBC 1020.4 EXCEPTION 2 = 50 FT MAX IN SPRINKLERED BUILDING  
LENGTH OF DEAD END CORRIDOR ACTUAL = 10' < 50 FT

**EGRESS WINDOWS (RESIDENTIAL):** CBC 1029.2.1  
MINIMUM HEIGHT: 24 INCHES  
MINIMUM WIDTH: 20 INCHES.  
MINIMUM SIZE: 5.7 SQ.FT.  
MAXIMUM SILL HT. 44 INCHES ABOVE THE FLOOR.  
REFER TO WINDOW SCHEDULE, SHEET A5.0. FOR PROPOSED EGRESS WINDOW SIZES.

**NATURAL VENTILATION:**  
HABITABLE SPACES AND BATHROOMS  
REQUIRED: 4% OF FLOOR AREA

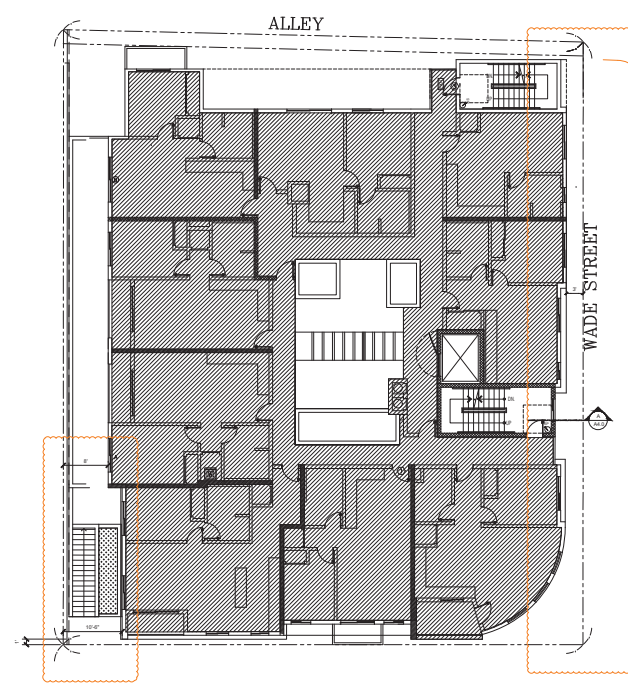
BATHROOMS VENTILATION PROVIDED BY MECHANICAL VENTILATION WITH A MINIMUM CAPACITY OF 50 CFM.

**NATURAL LIGHT:**  
HABITABLE SPACES AND BATHROOMS  
REQUIRED: 8% OF FLOOR AREA  
PROVIDED: (REFER TO ENLARGED UNIT PLANS)



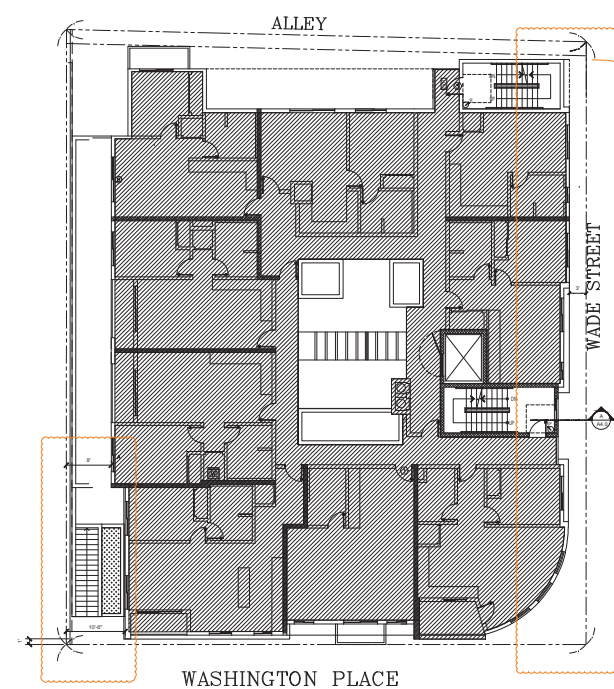
① LEVEL 1ST F.A.R. DIAGRAM

FLR. AREA :  
LOBBY : 330 SQ.FT  
COMMERCIAL : 2,100 SQ.FT  
RECYCLE&TRASH= 250 S.F



② LEVEL 2 F.A.R. DIAGRAM

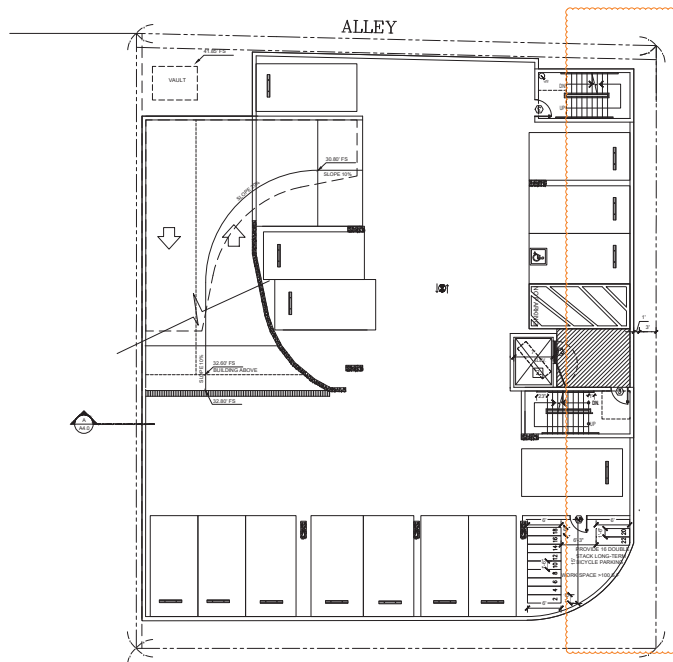
FLR. AREA : 6,340 SQ.FT



WASHINGTON PLACE

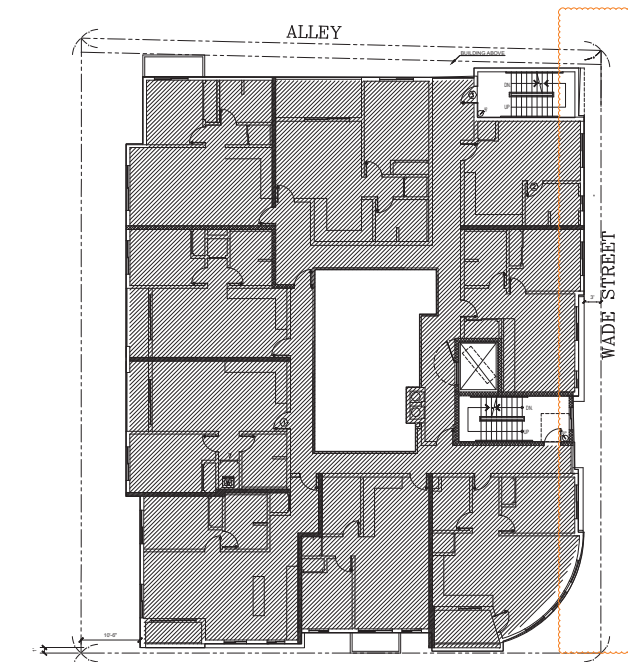
④ LEVEL 4 F.A.R. DIAGRAM

FLR. AREA : 6,640 SQ.FT



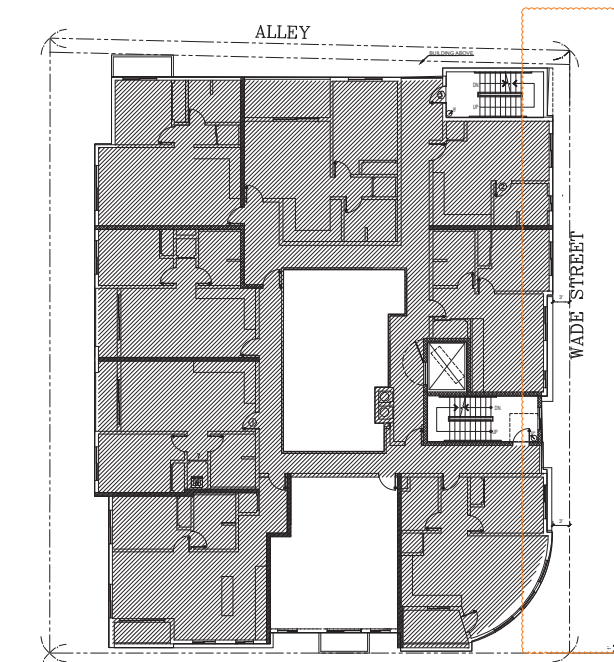
③ LEVEL BASEMENT -1,-2 F.A.R. DIAGRAM

FLR. AREA : 200 SQ.FT @ EACH STORY



③ LEVEL 3 F.A.R. DIAGRAM

FLR. AREA : 6,640 SQ.FT



⑤ LEVEL 5 F.A.R. DIAGRAM

FLR. AREA : 6,040 SQ.FT



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GALILEO ENGINEERING INC. SHALL BE  
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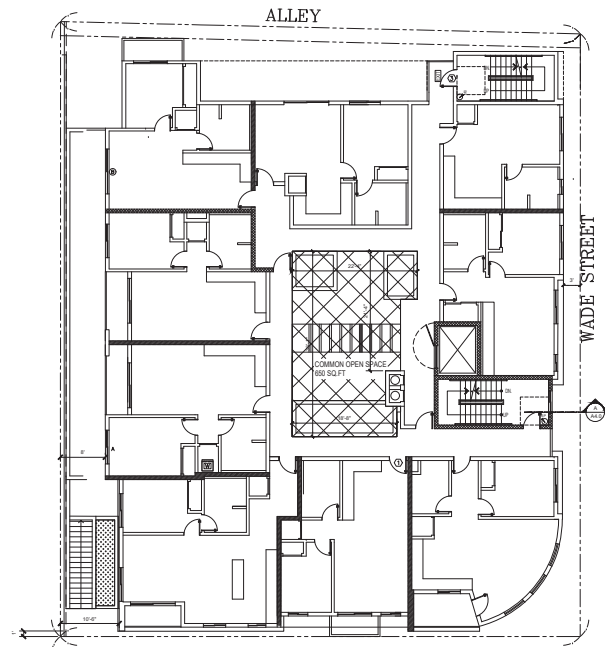
OWNER  
HDR WASHINGTON LLC,  
1085 WILSHIRE BLVD  
CA 90029

PROJECT  
12701 WASHINGTON PL.,  
LOS ANGELES, CA 90066

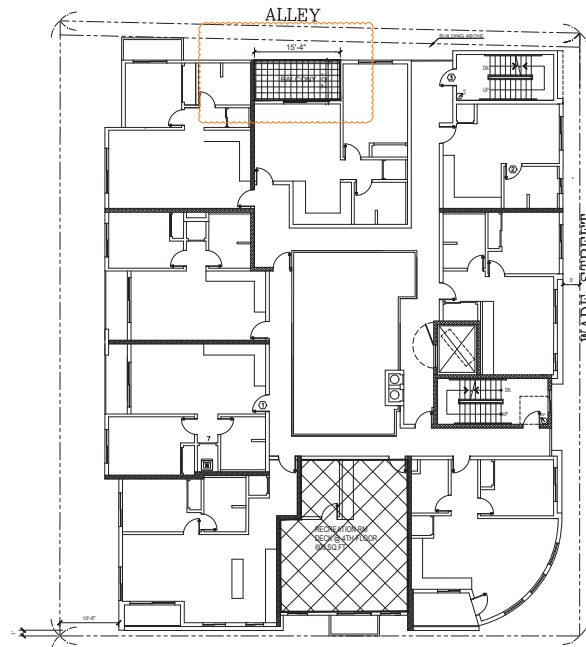
DRAWING TITLE  
FLOOR AREA DIAGRAM

DATE:	OCT. 2023
SCALE:	N.T.S
DRAWN:	
APPROVED:	AG
JOB :	19-869
SHEET:	

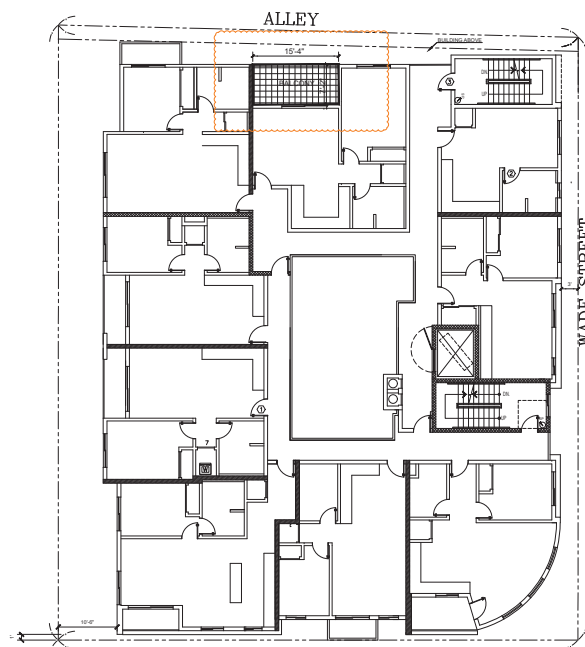
A1.1  
OF SHEETS



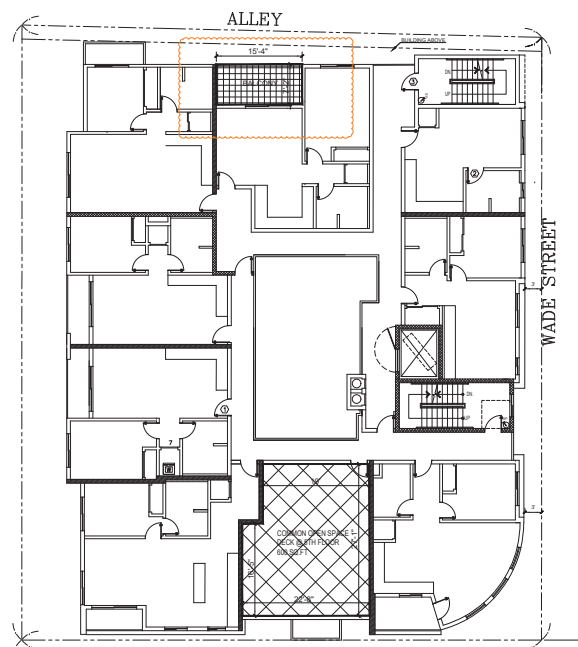
**2ND FLOOR OPEN SPACE DIAGRAM**  
COURT YARD 650 SQ.FT.



**4TH FLOOR OPEN SPACE DIAGRAM**  
BALCONY=MIN 50 SQ.FT  
REC.RM=600 S.F

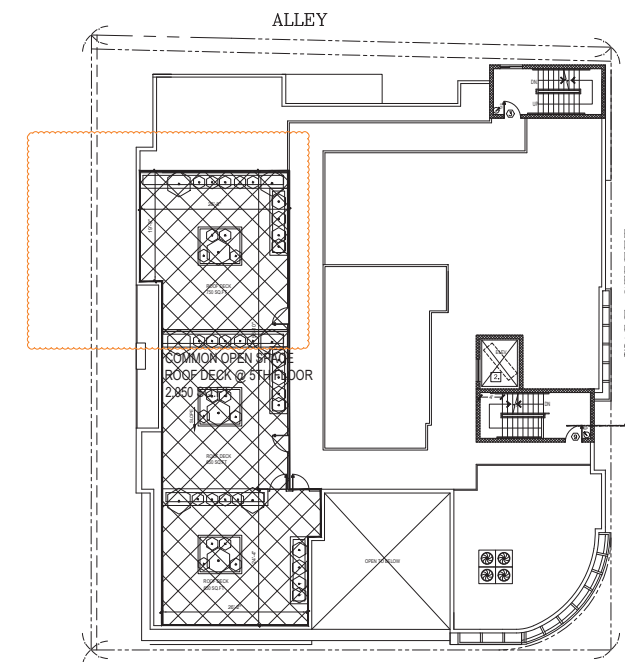


**3RD FLOOR OPEN SPACE DIAGRAM**  
BALCONY=MIN 50 SQ.FT



**5TH FLOOR OPEN SPACE DIAGRAM**  
BALCONY=MIN 50 SQ.FT  
DECK@ 5TH =600 S.F

PROVIDED	
AREA DESCRIPTION	OPEN SPACE
COURT YARD	650 SQ.FT.
RECREATION RM@ 4TH	600 SQ.FT.
BALCONY (3X50)	150 SQ.FT.
DECK @ 5TH FLOOR	600 SQ.FT.
ROOF DECK	2,050 SQ.FT.
TOTAL PROVIDED	4,050 SQ.FT.



**ROOF LEVEL OPEN SPACE DIAGRAM**  
ROOF DECK= 2,050 SQ.FT



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PROJECT

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DRAWING TITLE

OPEN SPACE DIAGRAM

DATE: OCT. 2023

SCALE: N.T.S

DRAWN:

APPROVED: AG

JOB : 19-869

SHEET:

**A1.2**

OF SHEETS



City of Los Angeles  
Department of Building & Safety  
PLAN CHECK APPROVED FOR ZONING  
By: Rodolfo Arias  
Date: 10/17/2023  
Application No. 21010-1001-05587



ENGINEERING INC.

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CA 90029

PROJECT  
12701 WASHINGTON PL.,  
LOS ANGELES, CA 90066

DRAWING TITLE  
-2 BASEMENT PLAN

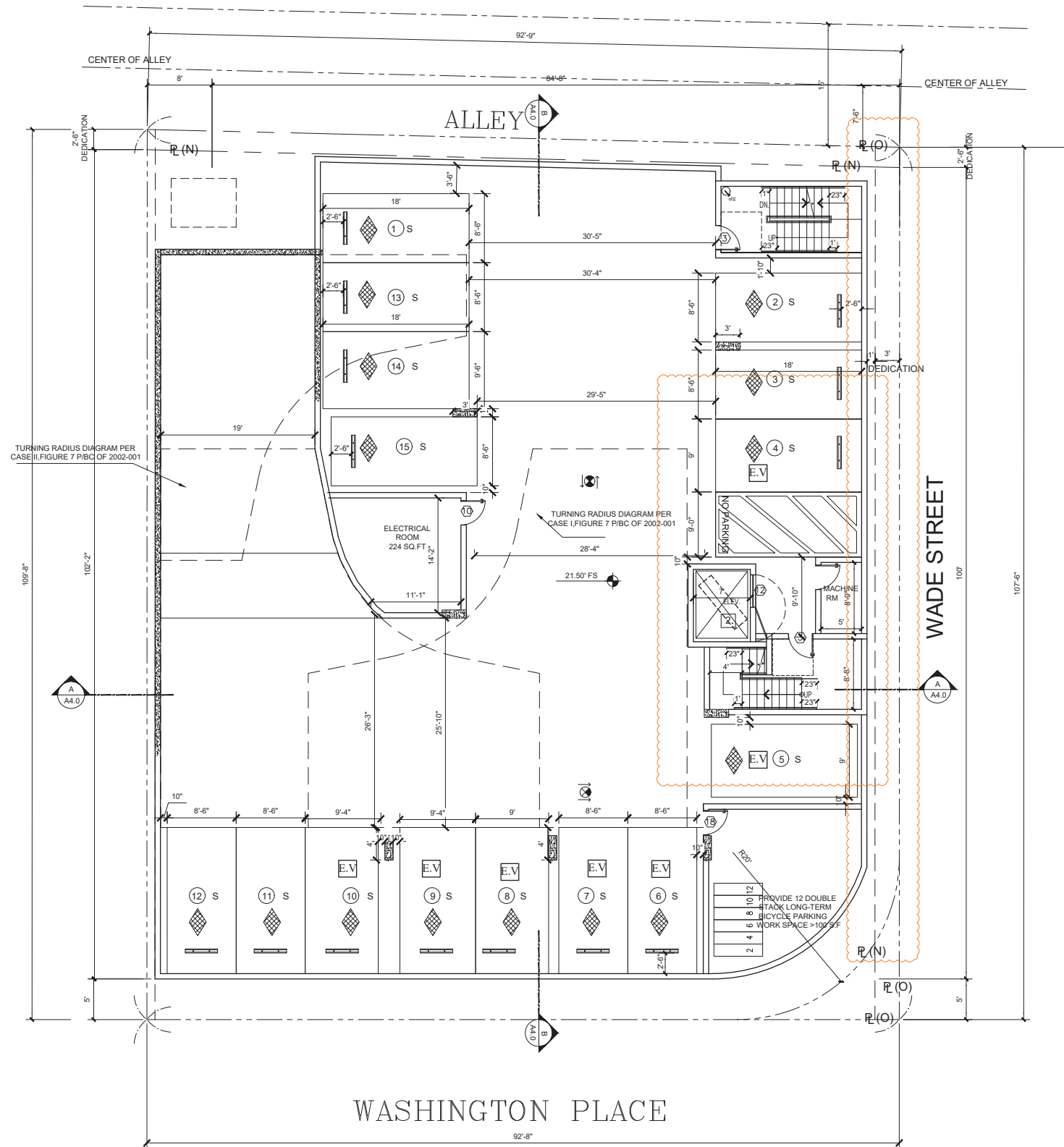
DATE:	OCT. 2023
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	AG
JOB :	19-869
SHEET:	
<b>A2.0</b>	
OF SHEETS	

### LEGEND

- C1 3 HR. REQ. PER CBC 721.(2) ITEM 4-1.1  
CONCRETE WALL SEE SPEC.
- C2 3 HR. REQ. PER CBC 721.(2) ITEM 3  
MASONRY WALL SEE SPEC.
- W1 1 HR. EXTERIOR WALL
- W2 CORRIDOR WALL
- W5 INTERIOR WALL
- W6 PLUMBING WALL
- W9 1 HR. SEPRATION WALL
- W15 2HR.SHAFT (INTERIOR)
- W16 2HR.SHAFT (EXTERIOR)
- PATH OF EGRESS
- DISABLE PATH OF TRAVEL
- EXIT SIGN
- S STANDARD PARKING
- C COMPACT PARKING
- DA DISABLE PARKING
- 1. BALCONY W/ CROSSFIELD PRODUCTS CORP.  
DEX-O-TEX COATING (1CBO#2360) OR  
EQUAL, ICC-ESR-1757 TYPE
- F 2A10BC FIRE EXTINGUISHER  
W/ SEMI- RECESSED CABINET.  
INSTALL MAX. 48" AFF. TO THE TOP
- SD HARD WIRED SMOKE DETECTOR W/  
BATTERY BACK-UP
- CM CARBON MONOXIDE & HARD WIRED SMOKE  
DETECTOR W/ BATTERY BACK-UP
- MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR,  
DIRECTLY TO THE OUTSIDE 'ENERGY STAR' W/  
HUMIDISTAT
- GROUND- FAULT CIRCUIT-INTERUPTER
- 4" MIN. METAL DRYER VENT, DIRECTLY TO  
OUTSIDE MAXIMUM 14' LENGTH W/TWO  
ELBOWS FROM DRYER
- WATER CURTAIN
- WATER HEATER
- SP STAND PIPE CLASS A
- F.D.C.
- E.V ELECTRICAL VEHICLE SUPPLY WIRING FOR  
FUTURE, REFER TO SHEET N-1(GB)  
\* THE PANEL OR SUBPANEL SHALL HAVE SUFFICIENT  
CAPACITY TO SUPPORT AT LEAST LEVE2 EVSE.\*
- \* THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
- \* A LABEL 'EV CAPABLE' SHALL BE POSTED IN A CONSPICUOUS PLACE AT HTE SERVICE PANEL OR SUBPANEL AND EV CHARGING SPACE (4.106.4.2)
- 2. ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER  
PER SECTION 3002.4, 24" X 84" WITH NOT LESS THAN 5-INCH  
RADIUS CORNER. HAVE MIN CAB DIM OF 80'X54"WITH 42" DOOR  
3002.4.3a

### NOTE

- 1.ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 HOUR RATE:STC50
  - 2.WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS ELEVATOR, STAIRS, ETC. 2 HR RATED(713.4).
  - 3.FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED
  - 4.ALL BEARING WALLS SHALL BE 1 HOUR RATED
  - 5.THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50.
- \*WATER CURTAIN INSTALLATION SHALL BE AS PER BUILDING & SAFETY MECH. PLAN 18" NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.



**-2 BASEMENT PLAN**  
15 S,  
SCALE: 1/8"=1'-0"



# LEGEND

C1	3 HR. REQ. PER CBC 721.(2) ITEM 4-1.1 CONCRETE WALL SEE SPEC.
C2	3 HR. REQ. PER CBC 721.(2) ITEM 3 MASONRY WALL SEE SPEC.
W1	1 HR. EXTERIOR WALL
W2	CORRIDOR WALL
W5	INTERIOR WALL
W6	PLUMBING WALL
W9	1 HR. SEPRATION WALL
W15	2HR.SHAFT (INTERIOR)
W16	2HR.SHAFT (EXTERIOR)

→	PATH OF EGRESS
↔	DISABLE PATH OF TRAVEL
⊗	EXIT SIGN
S	STANDARD PARKING
C	COMPACT PARKING
DA	DISABLE PARKING
1	BALCONY W/ CROSS PRODUCT PRODUCTS CORP. DEX-O-TEX COATING (1CBO#2360) OR EQUAL, ICC-ESR-1757 TYPE
F	2A10BC FIRE EXTINGUISHER W/ SEMI- RECESSED CABINET. INSTALL MAX. 48" AFF. TO THE TOP
SD	HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP
CM	CARBON MONOXIDE & HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP
⊗	MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR, DIRECTLY TO THE OUTSIDE "ENERGY STAR" W/ HUMIDISTAT
⊗	GROUND- FAULT CIRCUIT-INTERUPTER
⊗	4" MIN. METAL DRYER VENT, DIRECTLY TO OUTSIDE MAXIMUM 14' LENGTH W/TWO ELBOWS FROM DRYER
⊗	WATER CURTAIN
⊗	WATER HEATER
SP	STAND PIPE CLASS A
⊗	F.D.C.

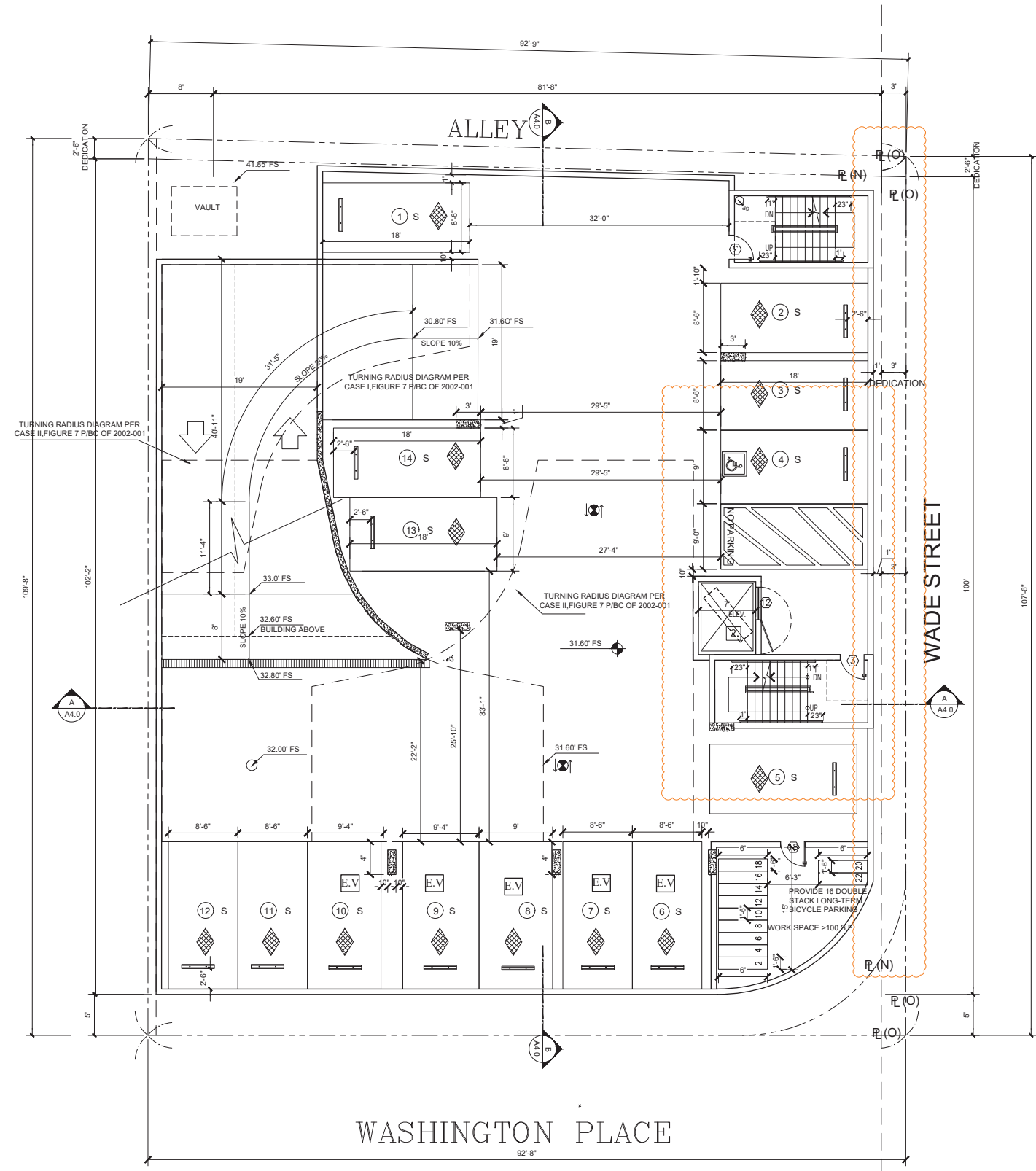
14 STANDARD STALL RESIDENTIAL

ELECTRICAL VEHICLE SUPPLY WIRING FOR FUTURE, REFER TO SHEET N-1(GB)  
\* THE PANEL OR SUBPANEL SHALL HAVE SUFFICIENT CAPACITY TO SUPPORT AT LEAST LEVE2 EVSE.  
\* THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.  
\* A LABEL "EV CAPABLE" SHALL BE POSTED IN A CONSPICUOUS PLACE AT HTE SERVICE PANEL OR SUBPANEL AND EV CHARGING SPACE (4.106.4.2)

2. ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER PER SECTION 3002.4, 24" X 84" WITH NOT LESS THAN 5-INCH RADIUS CORNER. HAVE MIN CAB DIM OF 80"X54"WITH 42" DOOR 3002.4.3a


# NOTE

- ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 HOUR RATE STC50
  - WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS ELEVATOR, STAIRS, ETC. 2 HR RATED(713.4).
  - FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED
  - ALL BEARING WALLS SHALL BE 1 HOUR RATED
  - THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50.
- \*WATER CURTAIN INSTALLATION SHALL BE AS PER BUILDING & SAFETY MECH. PLAN 18"  
NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.



**-1 BASEMENT PLAN**  
14 S,  
SCALE: 1/8"=1'-0"



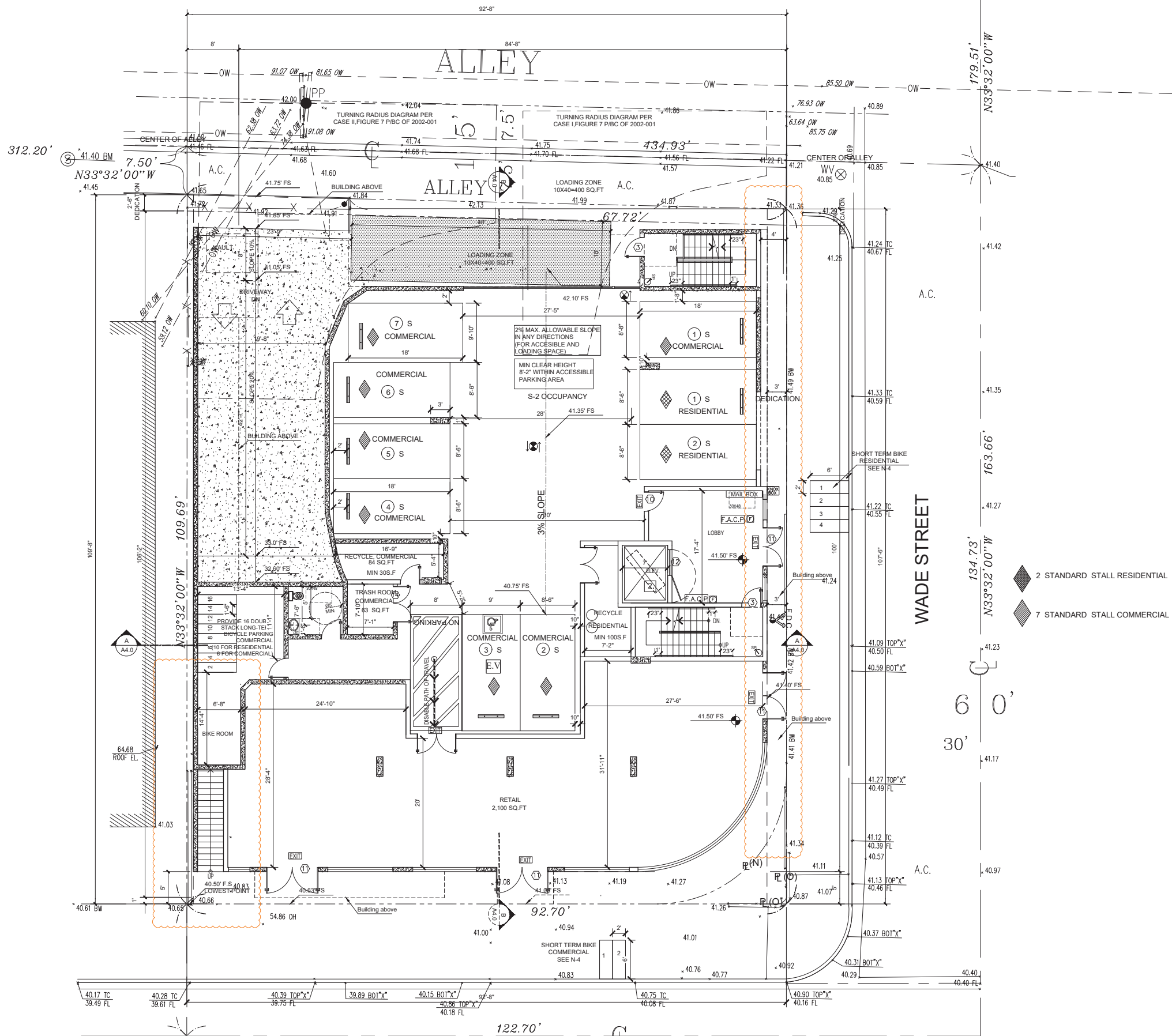


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6747 Odessa Ave Suite 204  
Van Nuys, CA 91406  
PHONE: (818) 758-0018  
FAX: (818) 357-6558  
gaengineeringinc@gmail.com

REVISION	BY

OWNER	HDR WASHINGTON LLC, 1085 WILSHIRE BLVD CA 90029
PROJECT	12701 WASHINGTON PL, LOS ANGELES, CA 90066
DRAWING TITLE	-1 BASEMENT PLAN

DATE:	OCT. 2023
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	AG
JOB :	19-869
SHEET:	<b>A2.1</b>
OF	SHEETS



**1 ST FLOOR PLAN**  
 9 S,  
**WASHINGTON PLACE**  
 SCALE: 1/8"=1'-0"

### LEGEND

- |   |   |
|---|---|
| C1  | 3 HR. REQ. PER CBC 721.(2) ITEM 4-1.1<br>CONCRETE WALL SEE SPEC.  |
| C2  | 3 HR. REQ. PER CBC 721.(2) ITEM 3<br>MASONRY WALL SEE SPEC.   |
| W1  | 1 HR. EXTERIOR WALL   |
| W2  | CORRIDOR WALL   |
| W5  | INTERIOR WALL   |
| W6  | PLUMBING WALL   |
| W9  | 1 HR. SEPRATION WALL  |
| W15   | 2HR.SHAFT (INTERIOR)  |
| W16   | 2HR.SHAFT (EXTERIOR)  |
| → PATH OF EGRESS<br>↘ ↙ DISABLE PATH OF TRAVEL<br>⊗ EXIT SIGN   |   |
| [B] BALCONY W/ CROSSFIELD PRODUCTS CORP.<br>DEX-O-TEX COATING (1CBO#2360) OR<br>EQUAL, ICC-ESR-1757 TYPE  |   |
| F   | 2A10BC FIRE EXTINGUISHER<br>W/ SEMI- RECESSED CABINET.<br>INSTALL MAX. 48" AFF. TO THE TOP  |
| SD  | HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP  |
| CM  | CARBON MONOXIDE & HARD WIRED SMOKE<br>DETECTOR W/ BATTERY BACK-UP   |
| M   | MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR,<br>DIRECTLY TO THE OUTSIDE "ENERGY STAR" W/<br>HUMIDISTAT   |
| GFI   | GROUND- FAULT CIRCUIT-INTERUPTER  |
| D   | 4" MIN. METAL DRYER VENT, DIRECTLY TO<br>OUTSIDE MAXIMUM 14' LENGTH W/TWO ELBOWS FROM DRYER   |
| WC  | WATER CURTAIN   |
| WH  | WATER HEATER  |
| SP  | STAND PIPE CLASS A  |
| F.D.C.  | F.D.C.  |
| ◆ 2 STANDARD STALL RESIDENTIAL<br>◆ 7 STANDARD STALL COMMERCIAL   |   |
| [E.V.] ELECTRICAL VEHICLE SUPPLY WIRING FOR<br>FUTURE, REFER TO SHEET N-1(GB)<br>* THE PANEL OR SUBPANEL SHALL HAVE SUFFICIENT<br>CAPACITY TO SUPPORT AT LEAST LEVEL 2 EVSE.<br><br>* THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT<br>CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNED<br>EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL<br>2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.<br><br>* A LABEL "EV CAPABLE" SHALL BE POSTED IN A<br>CONSPICUOUS PLACE AT HTE SERVICE PANEL OR<br>SUBPANEL AND EV CHARGING SPACE (4.106.4.2) |   |
| [2]   | ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER<br>PER SECTION 3002.4, 24" X 64" WITH NOT LESS THAN 5-INCH<br>RADIUS CORNER. HAVE MIN CAB DIM OF 80"X54" WITH 42" DOOR<br>3002.4.3a |

### NOTE

1. ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 HOUR RATE/STC50
  2. WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS ELEVATOR, STAIRS, ETC. 2 HR RATED(713.4).
  3. FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED
  4. ALL BEARING WALLS SHALL BE 1 HOUR RATED
  5. THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50.
- \* WATER CURTAIN INSTALLATION SHALL BE AS PER BUILDING & SAFETY MECH. PLAN 18"
- NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.

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REVISION	BY

OWNER

HDR WASHINGTON LLC,  
1085 WILSHIRE BLVD  
CA 90029

PROJECT

12701 WASHINGTON PL.,  
LOS ANGELES, CA 90066

DRAWING TITLE

FIRST FLOOR PLAN

DATE:

OCT. 2023

SCALE:

1/8"=1'-0"

DRAWN:

AG

APPROVED:

AG

JOB:

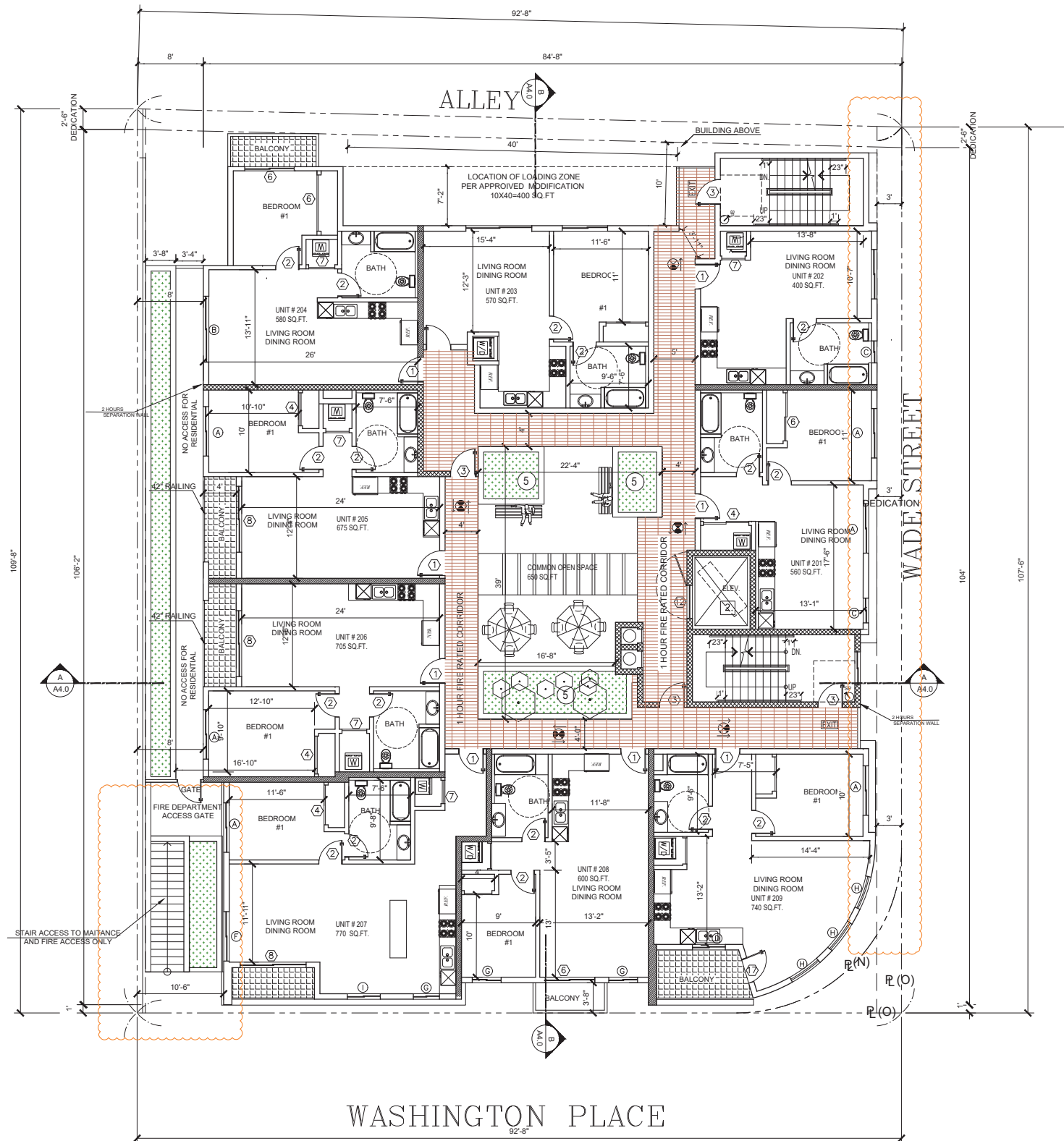
19-869

SHEET:

A2.2

OF SHEETS





**2ND FLOOR PLAN**

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

**LEGEND**

- C1 3 HR. REQ. PER CBC 721.(2) ITEM 4-1.1  
CONCRETE WALL SEE SPEC.
- C2 3 HR. REQ. PER CBC 721.(2) ITEM 3  
MASONRY WALL SEE SPEC.
- W1 1 HR. EXTERIOR WALL
- W2 CORRIDOR WALL
- W5 INTERIOR WALL
- W6 PLUMBING WALL
- W9 1 HR. SEPRATION WALL
- W15 2HR.SHAFT (INTERIOR)
- W16 2HR.SHAFT (EXTERIOR)

- PATH OF EGRESS
- DISABLE PATH OF TRAVEL
- EXIT SIGN
- BALCONY W/ CROSSFIELD PRODUCTS CORP.  
DEX-O-TEX COATING (1CBO#2360) OR  
EQUAL, ICC-ESR-1757 TYPE
- 2A10BC FIRE EXTINGUISHER  
W/ SEMI- RECESSED CABINET.  
INSTALL MAX. 48" AFF. TO THE TOP
- HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP
- CARBON MONOXIDE & HARD WIRED SMOKE  
DETECTOR W/ BATTERY BACK-UP
- MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR,  
DIRECTLY TO THE OUTSIDE "ENERGY STAR" W/  
HUMIDISTAT
- GROUND- FAULT CIRCUIT-INTERUPTER
- 4" MIN. METAL DRYER VENT, DIRECTLY TO  
OUTSIDE MAXIMUM 14' LENGTH W/TWO ELBOWS FROM DRYER
- WATER CURTAIN
- WATER HEATER
- STAND PIPE CLASS A

- ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER  
PER SECTION 3002.4, 24" X 84" WITH NOT LESS THAN 5-INCH  
RADIUS CORNER. HAVE MIN CAB DIM OF 80"X54"WITH 42" DOOR  
3002.4.3a

**NOTE**

- 1.ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 HOUR RATE/STC50
  - 2.WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS ELEVATOR, STAIRS, ETC. 2 HR RATED(713.4).
  - 3.FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED
  - 4.ALL BEARING WALLS SHALL BE 1 HOUR RATED
  - 5.THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50.
- \*WATER CURTAIN INSTALLATION SHALL BE AS PER BUILDING & SAFETY MECH. PLAN 18"  
NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.

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REVISION	BY

**OWNER**  
HDR WASHINGTON LLC,  
1085 WILSHIRE BLVD  
CA 90029

**PROJECT**  
12701 WASHINGTON PL,  
LOS ANGELES, CA 90066

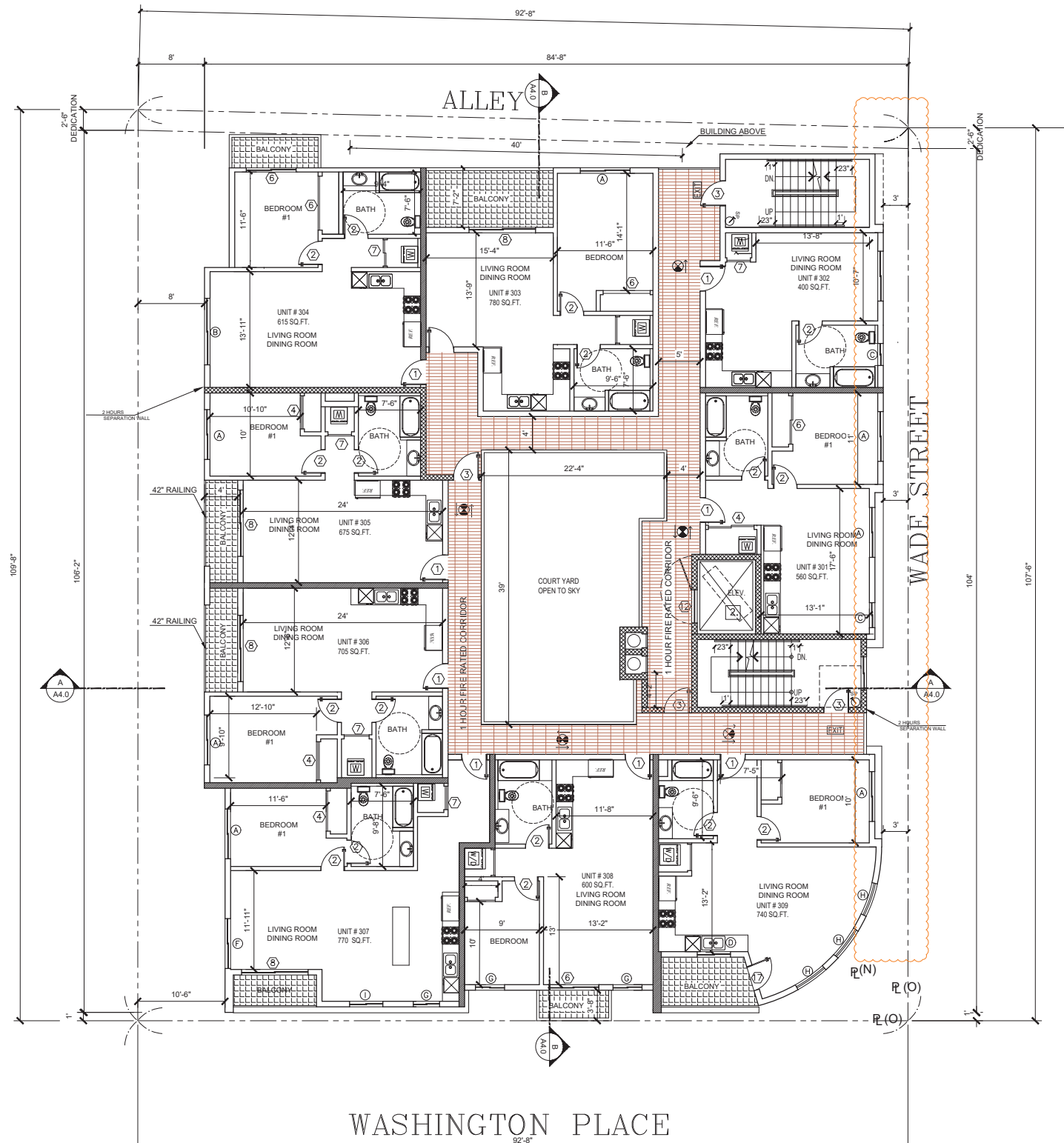
**DRAWING TITLE**  
2ND FLOOR PLAN

DATE:	OCT. 2023
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	AG
JOB :	19-869
SHEET:	<b>A2.3</b>
OF	SHEETS

City of Los Angeles  
Department of Building & Safety  
PLAN CHECK APPROVED FOR ZONING  
By: Rodolfo Arias  
Date: 10/17/2023  
Application No. 21010-1001-05587







WASHINGTON PLACE

**3RD FLOOR PLAN**

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

**LEGEND**

- C1 3 HR. REQ. PER CBC 721.(2) ITEM 4-1.1  
CONCRETE WALL SEE SPEC.
- C2 3 HR. REQ. PER CBC 721.(2) ITEM 3  
MASONRY WALL SEE SPEC.
- W1 1 HR. EXTERIOR WALL
- W2 CORRIDOR WALL
- W5 INTERIOR WALL
- W6 PLUMBING WALL
- W9 1 HR. SEPRATION WALL
- W15 2HR.SHAFT (INTERIOR)
- W16 2HR.SHAFT (EXTERIOR)

- PATH OF EGRESS
- DISABLE PATH OF TRAVEL
- EXIT SIGN
- BALCONY W/ CROSSFIELD PRODUCTS CORP.  
DEX-O-TEX COATING (1CBO#2360) OR  
EQUAL, ICC-ESR-1757 TYPE
- 2A10BC FIRE EXTINGUISHER  
W/ SEMI- RECESSED CABINET.  
INSTALL MAX. 48" AFF. TO THE TOP
- HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP
- CARBON MONOXIDE & HARD WIRED SMOKE  
DETECTOR W/ BATTERY BACK-UP
- MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR,  
DIRECTLY TO THE OUTSIDE "ENERGY STAR" W/  
HUMIDISTAT
- GROUND- FAULT CIRCUIT-INTERUPTER
- 4" MIN. METAL DRYER VENT, DIRECTLY TO  
OUTSIDE MAXIMUM 14' LENGTH W/TWO  
ELBOWS FROM DRYER
- WATER CURTAIN
- WATER HEATER
- STAND PIPE CLASS A

**2.** ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER PER SECTION 3002.4, 24" X 64" WITH NOT LESS THAN 5-INCH RADIUS CORNER. HAVE MIN CAB DIM OF 60"X54" WITH 42" DOOR 3002.4.3a

**NOTE**

- 1.ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 HOUR RATE STC50
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NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.

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REVISION	BY

**OWNER**  
HDR WASHINGTON LLC,  
1085 WILSHIRE BLVD  
CA 90029

**PROJECT**  
12701 WASHINGTON PL.,  
LOS ANGELES, CA 90066

**DRAWING TITLE**  
3RD FLOOR PLAN

DATE:	OCT. 2023
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	AG
JOB :	19-869
SHEET:	
<b>A2.4</b>	
OF	SHEETS

City of Los Angeles  
Department of Building & Safety  
PLAN CHECK APPROVED FOR ZONING  
By: Rodolfo Arias  
Date: 10/17/2023  
Application No. 21010-10001-05587





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REVISION	BY

OWNER

HDR WASHINGTON LLC,  
1085 WILSHIRE BLVD  
CA 90029

PROJECT

12701 WASHINGTON PL.,  
LOS ANGELES, CA 90066

DRAWING TITLE

4TH FLOOR PLAN

DATE:	OCT. 2023
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	AG
JOB :	19-869
SHEET:	
<b>A2.5</b>	
OF	SHEETS

### LEGEND

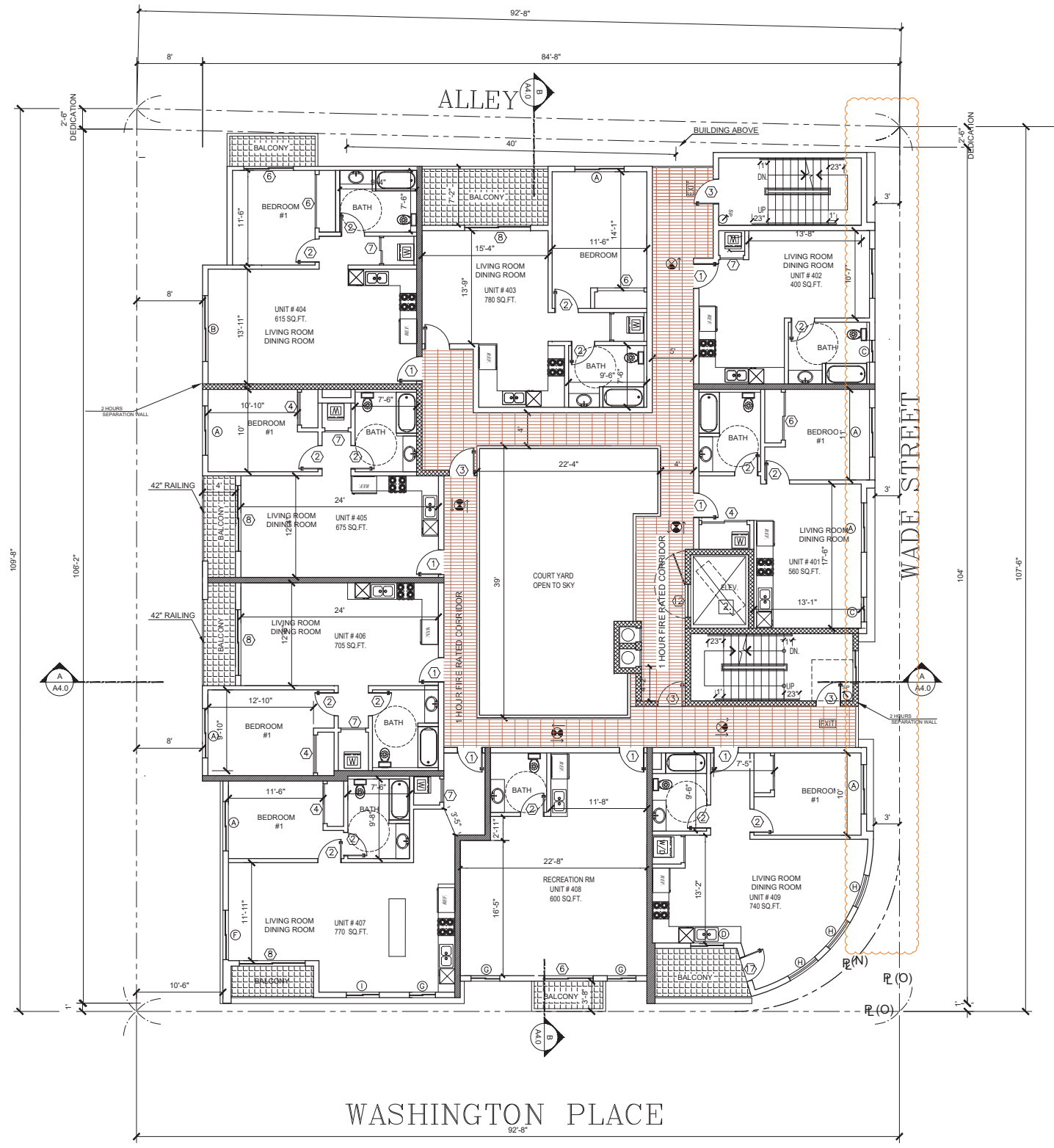
- C1 3 HR. REQ. PER CBC 721.(2) ITEM 4-1.1  
CONCRETE WALL SEE SPEC.
- C2 3 HR. REQ. PER CBC 721.(2) ITEM 3  
MASONRY WALL SEE SPEC.
- W1 1 HR. EXTERIOR WALL
- W2 CORRIDOR WALL
- W5 INTERIOR WALL
- W6 PLUMBING WALL
- W9 1 HR. SEPRATION WALL
- W15 2HR.SHAFT (INTERIOR)
- W16 2HR.SHAFT (EXTERIOR)

- PATH OF EGRESS
- DISABLE PATH OF TRAVEL
- ⊗ EXIT SIGN
- 1 BALCONY W/ CROSSFIELD PRODUCTS CORP.  
DEX-O-TEX COATING (1CBO#2360) OR  
EQUAL, ICC-ESR-1757 TYPE
- F 2A10BC FIRE EXTINGUISHER  
W/ SEMI- RECESSED CABINET.  
INSTALL MAX. 48" AFF. TO THE TOP
- SD HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP
- CM CARBON MONOXIDE & HARD WIRED SMOKE  
DETECTOR W/ BATTERY BACK-UP
- M MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR,  
DIRECTLY TO THE OUTSIDE "ENERGY STAR" W/  
HUMIDISTAT
- GFI GROUND- FAULT CIRCUIT-INTERUPTER
- 4" MIN. METAL DRYER VENT, DIRECTLY TO  
OUTSIDE MAXIMUM 14' LENGTH W/TWO ELBOWS FROM DRYER
- WC WATER CURTAIN
- WH WATER HEATER
- SP O STAND PIPE CLASS A

- 2. ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER  
PER SECTION 3002.4, 24" X 64" WITH NOT LESS THAN 5-INCH  
RADIUS CORNER. HAVE MIN CAB DIM OF 60"X54" WITH 42" DOOR  
3002.4.3a

### NOTE

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  - 3.FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED
  - 4.ALL BEARING WALLS SHALL BE 1 HOUR RATED
  - 5.THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50.
- \*WATER CURTAIN INSTALLATION SHALL BE AS PER BUILDING & SAFETY MECH. PLAN 18"
- NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.



### 4TH FLOOR PLAN

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





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**OWNER**

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1085 WILSHIRE BLVD  
CA 90029

**PROJECT**

12701 WASHINGTON PL.,  
LOS ANGELES, CA 90066

**DRAWING TITLE**

5TH FLOOR PLAN

DATE: OCT. 2023  
SCALE: 1/8"=1'-0"  
DRAWN:  
APPROVED: AG  
JOB: 19-869  
SHEET:  
**A2.6**  
OF SHEETS

### LEGEND

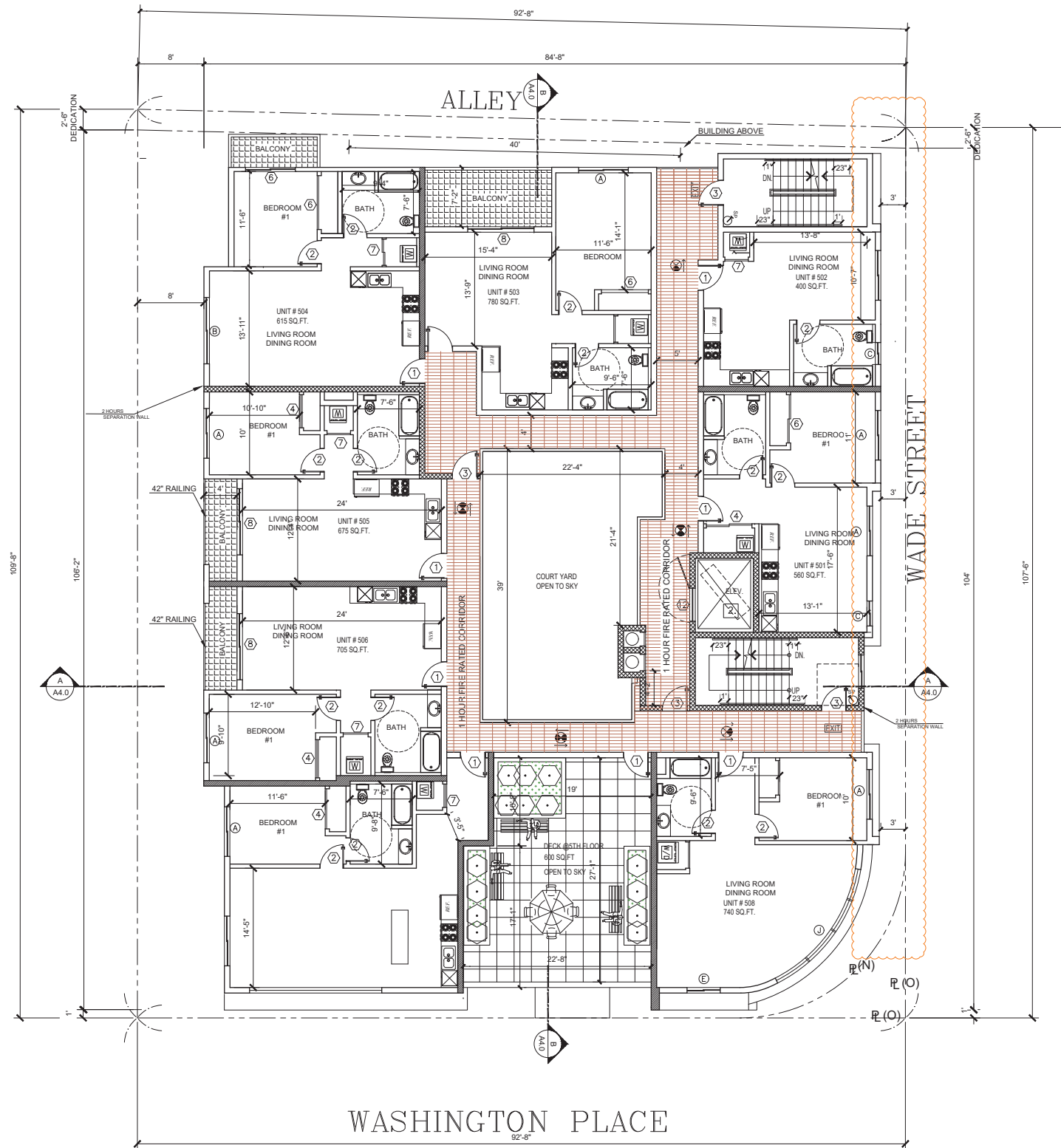
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CONCRETE WALL SEE SPEC.
- C2 3 HR. REQ. PER CBC 721.(2) ITEM 3  
MASONRY WALL SEE SPEC.
- W1 1 HR. EXTERIOR WALL
- W2 CORRIDOR WALL
- W5 INTERIOR WALL
- W6 PLUMBING WALL
- W9 1 HR. SEPRATION WALL
- W15 2HR.SHAFT (INTERIOR)
- W16 2HR.SHAFT (EXTERIOR)

- PATH OF EGRESS
- DISABLE PATH OF TRAVEL
- ⊗ EXIT SIGN
- 1 BALCONY W/ CROSSFIELD PRODUCTS CORP.  
DEX-O-TEX COATING (1CBO#2360) OR  
EQUAL, ICC-ESR-1757 TYPE
- F 2A10BC FIRE EXTINGUISHER  
W/ SEMI- RECESSED CABINET.  
INSTALL MAX. 48" AFF. TO THE TOP
- SD HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP
- CM CARBON MONOXIDE & HARD WIRED SMOKE  
DETECTOR W/ BATTERY BACK-UP
- MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR,  
DIRECTLY TO THE OUTSIDE "ENERGY STAR" W/  
HUMIDISTAT
- GROUND- FAULT CIRCUIT-INTERUPTER
- 4" MIN. METAL DRYER VENT, DIRECTLY TO  
OUTSIDE MAXIMUM 14' LENGTH W/TWO ELBOWS FROM DRYER
- WATER CURTAIN
- WATER HEATER
- SP O STAND PIPE CLASS A

2. ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER  
PER SECTION 3002.4, 24" X 84" WITH NOT LESS THAN 5-INCH  
RADIUS CORNER. HAVE MIN CAB DIM OF 80"X54" WITH 42" DOOR  
3002.4.3a

### NOTE

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  - 5.THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50.
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NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.



### 5TH FLOOR PLAN

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





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HDR WASHINGTON LLC,  
1085 WILSHIRE BLVD  
CA 90029

PROJECT  
12701 WASHINGTON PL.,  
LOS ANGELES, CA 90066

DRAWING TITLE  
ROOF PLAN

DATE: OCT. 2023  
SCALE: 1/8"=1'-0"  
DRAWN:  
APPROVED: AG  
JOB : 19-869  
SHEET:  
A2.7  
OF SHEETS

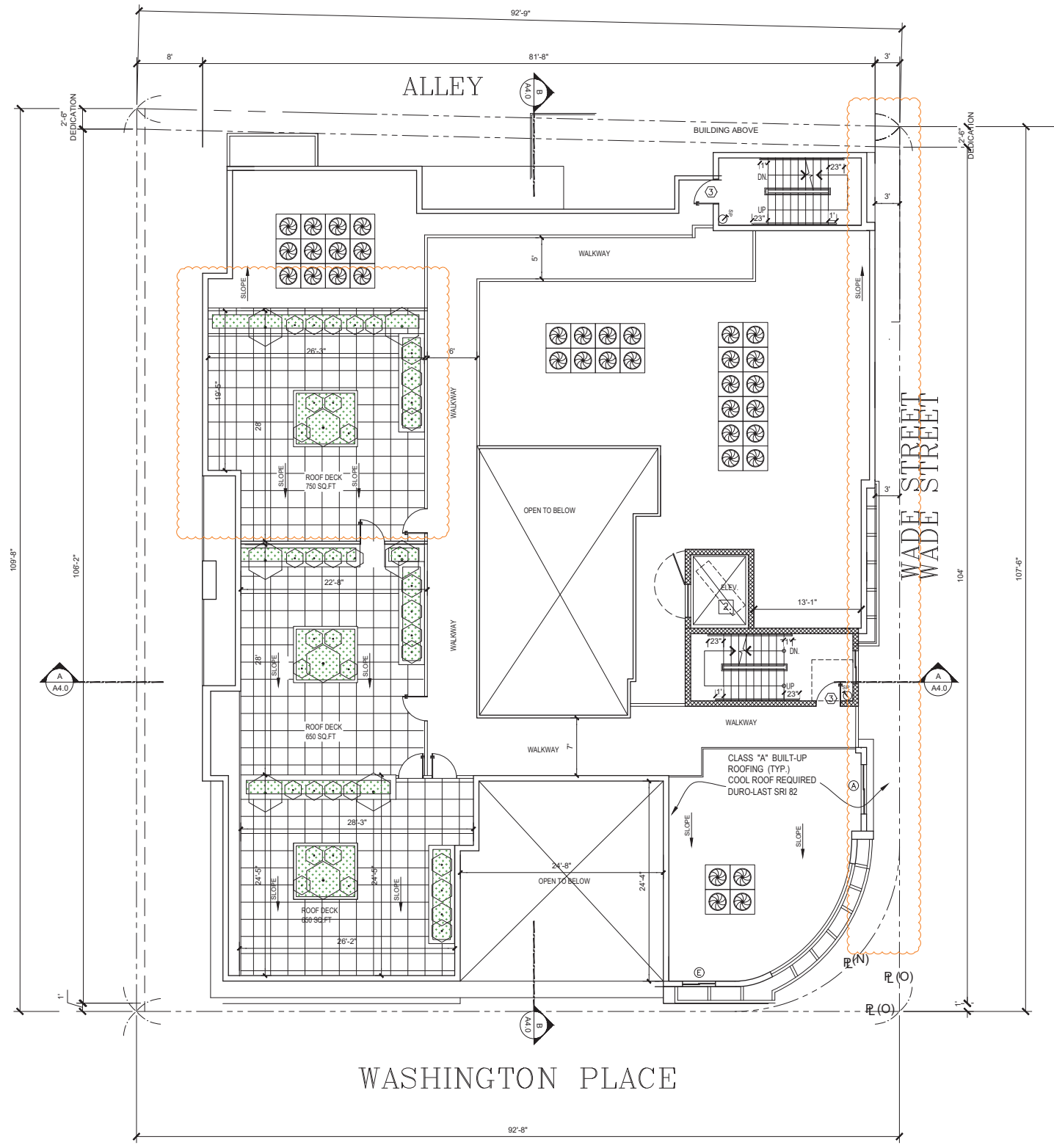
# LEGEND

- AC UNIT
- S.P. STANDPIPE
- SOLAR ZONE:  
ROOF AREA= 7,800 SQ.FT.  
7,800 X 15% =1,170 SQ.FT.  
TO PROVIDE 1 SOLAR ZONES  
WITH 1000 SQ.FT.  
TO BE MAINTAINED BY SEPRATE PERMIT
- NUMBER OF SOLAR ZONE

REPRESENT AREA NEXT TO SOLAR PANEL SHALL BE FREE OF OBSTRUCTION AND TO BE SETBACK AT LEAST TWO TIMES THE HEIGHT OF ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO VENTS, CHIMNEYS, AND EQUIPMENT.

MAIN SERVICE ELECTRICAL PANEL SHALL HAVE A MIN. BUSBAR RATING OF 200 AMPS THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC"

- 1. ALL DECK SURFACING MATERIALS FOR EXTERIOR WALKING DECKS AND FOR CLASS "A" ROOFING SYSTEM. RR 25261 (CSI 07180)



ROOF PLAN  
SCALE: 1/8"=1'-0"

## DURO-LAST® 50-MIL MEMBRANE

Advantages:  
Duro-Last® 50-Mil (DL50) membrane is an excellent choice for projects requiring a long lasting, energy efficient roofing membrane. The membrane is available in prefabricated sections or as roll goods. A complete line of custom prefabricated accessories is available for the DL50 membrane.

Description:  
DL50 membrane is composed of PVC film laminated to both sides of a reinforcement fabric ( scrim). Duro-Last membranes must not be used with Duro-Last EV membranes.

PVC Film - Proprietary thermoplastic PVC formulation of resins, plasticizers, stabilizers, fillers, flame retardants, and UV absorbers. The same PVC film is used on both sides of the scrim.  
• PVC film above scrim - 28 mil  
Scrim - An 18 x 4 polyester fabric construction composed of 840 x 1000 denier threads provides superior tear and puncture resistance. The polyester thread is treated to prevent wicking.  
Total Thickness - 50 mil, nominal.  
Weight - 0.29 lb. per square foot.  
Colors - White, tan, gray, dark gray and terra cotta.  
R-Value - 0.1 ft<sup>2</sup>·h/Btu.

Available Configurations:  
Prefabricated Sections - DL50 is available in prefabricated sections up to 2,000 sq. ft. with a maximum 80 ft. in either dimension.

Width	Length	Rear Area	Approx. Weight	Approx. Coverage*
64 inches	100 ft.	63 sq. ft.	183 lb.	83 sq. ft.
48 inches	100 ft.	48 sq. ft.	139 lb.	62 sq. ft.
32 inches	100 ft.	32 sq. ft.	93 lb.	42 sq. ft.
16 inches	100 ft.	16 sq. ft.	47 lb.	21 sq. ft.

Energy Efficiency:  
While DL50 membrane is an excellent product for complying with California Title 24, LEED® and other energy efficiency programs requiring the use of a highly reflective roof membrane. It is an ENERGY STAR® qualified product.

www.duro-last.com 1 of 2 800-248-0280

## DURO-LAST 50-MIL MEMBRANE

Codes and Standards:  
Underwriters Laboratories (US & Canada), FRI Approvals, ICC-ES (ESR-1660), Canadian Constructor Materials Centre (CCMC 13299-L), State of Florida, Miami-Dade County, Texas Department of Insurance.

Storage:  
Store rolls lengthwise on pallets. Use tarps to keep rolls dry.

Membrane Attachment:  
Mechanically Fastened - DL50 membrane may be mechanically attached to a variety of roof deck and wall materials. An appropriate slip sheet or cover board may be required. Refer to the Duro-Last Mechanically Fastened Systems Specification for system requirements.

Duro-Bond® System - The Duro-Bond system (inductive weld) may be used to attach DL50 membrane. Refer to the Duro-Last Duro-Bond System Specification for system requirements.

Adhered - DL50 membrane may be adhered to a variety of properly prepared roof decks, walls, cover boards and insulations including Duro-Guard® ISO products, Duro-Deck® Prime Roof Board and SECURROCK® Gypsum-Fiber Roof Board. Refer to the Duro-Last Adhered Systems Specification for system requirements.

Physical Properties:  
DL50 membrane has been subjected to the tests required by ASTM 4434 "Standard Specification for Poly (Vinyl Chloride) Sheet Roofing" and has been classified as a Type II, internally reinforced sheet. The results of each test as well as typical values are listed below

Physical Property	Test Method	ASTM 4434 Requirement	Result	Typical Value
Overall Thickness	ASTM D753	± 0.04 in.	PASS	0.030 in. (0.76 mm)
Thickness Over Scrim	ASTM D7635	± 0.016 in.	PASS	0.028 in. (0.71 mm)
Breaking Strength	ASTM D751 Grab Method	≥ 290 lb. ft.	PASS	390 x 410 lb. ft.
Elongation	ASTM D751 Grab Method	≥ 15%	PASS	21% x 23%
Seam Strength	ASTM D 751 Grab Method	≥ 328 lb. ft.	PASS	417 lb. ft.
Tear Strength	ASTM D751 Procedure B	≥ 45 lb. ft.	PASS	132 x 103 lb. ft.
Low Temp. Bend	ASTM D2136	Must pass at -40° F.	PASS	PASS
Heat Aging	ASTM D3045	Conditioned for 96 days in level maintained at 170° F.	PASS	PASS
Accelerated Aging	ASTM D154 (Dumeyr G53)	5,000 hours cond. test time. Irradiance level of 0.85 W/m <sup>2</sup> -nm. Cond. 8 hours at 145° F. 4 hours condensation at 122° F.	PASS	PASS
Dimensional Stability	ASTM D1504	Conditioned for 6 hours in oven maintained at 170° F. Allowable change: 0.5%.	PASS	-0.30% x -0.40%
Water Absorption	ASTM D570	for 168 hours. Allowable weight change: ≤ 3%.	PASS	1.7%
Dynamic Puncture	ASTM D3059	≥ 23 lb. ft.	PASS	28 lb. ft.

Additional Tests:  
Fungal Resistance - ASTM G-21 No sustained growth or discoloration  
Moisture Vapor Transmission - ASTM E96, Proc. B, Method A < 0.35 U.S. perms

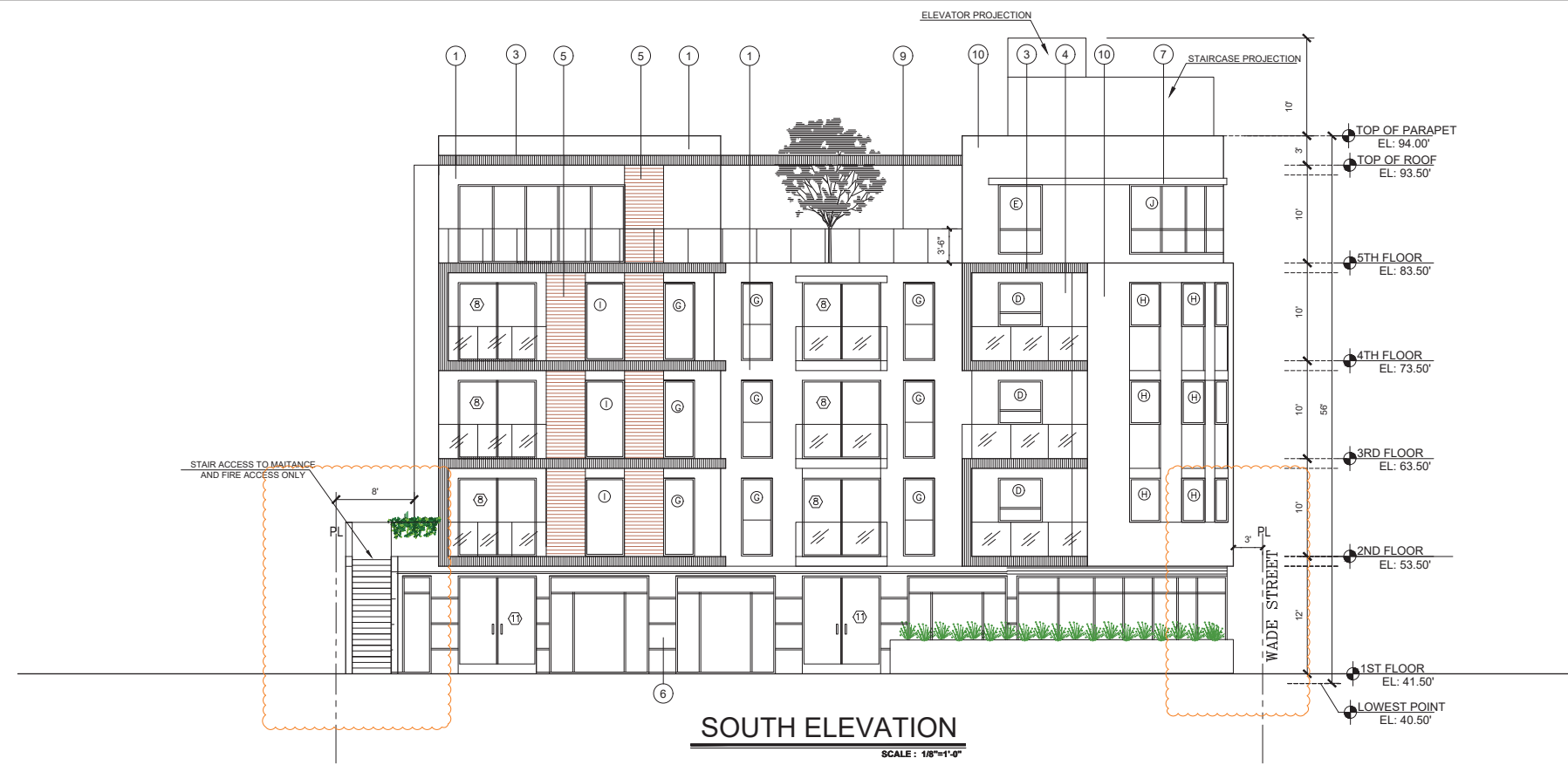


www.duro-last.com 2 of 2 800-248-0280



City of Los Angeles  
Department of Building & Safety  
PLAN CHECK APPROVED FOR ZONING  
By: Rodolfo Arias  
Date: 10/17/2023  
Application No. 21010-1001-05587





**LEGEND**

- ① 7/8" STUCCO OVER PAPER BACK WIRE MESH PROVIDE 2-LAYERS OF GRADE " D " PAPER OVER PLYWD. COLOR # EXCLUSIVE IVORY HDC-MD-11(BEHR PLUS), WHITE SMOOTH FINISH
  - ② STUCCO 1" REVEAL
  - ③ STUCCO DARK GRAY
  - ④ STUCCO YELLOW COLOR
  - ⑤ WOOD SIDING MANUFACTURE CHEMCO (ESR-1159)
  - ⑥ CORRUGATED METAL ( CSI # 074213)
  - ⑦ METAL AWNING
  - ⑧ SPLIT FACE
  - ⑨ GLASS RAILING
  - ⑩ STUCCO LIGHT GRAY COLOR
- PROPERTY LINE (P.L.)

**NOTES:**

- 7/8" STUCCO OVER PAPER BACK WIRE MESH PROVIDE 2-LAYERS OF GRADE " D " PAPER OVER PLYWD.
- RECESSED ALL DOORS AND WINDOWS NO LESS THAN 3".
- EXTERIOR LIGHTING TO BE SHIELDED.
- WINDOWS AND BALCONY DOORS TO BE VINYL MATERIAL GRAY COLOR.

PROVIDE GRAFFITTI -MELT ANTI-GRAFFITTI COATING BY GENESIS AT THE FIRST 9FT, MEASURED FROM GRADE AT EXTERIOR WALLS AND DOORS. LARR # RR25042-T

- ALL PLASTER FINISH SHALL BE 7/8" THK. SMOOTH TROWELL UNLESS NOTED OTHERWISE.
- 30" PARAPETS SHALL BE PROVIDED ON EXTERIOR WALLS.(CBC 705.11)
- NEW BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBER OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, CONTRASTING WITH THE BACKGROUND. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE OF .5 INCHES. WHERE ACCESS IS BY MEANS OF PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. (CFC 505.1)

\* ALL DOWNSPOUTS MUST DIRECT TO STORMWATER PLANTERS PER CIVIL PLANS.

**ENGINEERING INC.**  
 6747 Odessa Ave Suite 204  
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REVISION	BY

**OWNER**  
 HDR WASHINGTON LLC,  
 1085 WILSHIRE BLVD  
 CA 90029

**PROJECT**  
 12701 WASHINGTON PL.,  
 LOS ANGELES, CA 90066

**DRAWING TITLE**  
 ELEVATIONS

DATE:	OCT. 2023
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	AG
JOB :	19-869
SHEET:	
<b>A3.0</b>	
OF SHEETS	

City of Los Angeles  
 Department of Building & Safety  
 PLAN CHECK APPROVED FOR ZONING  
 By: Rodolfo Arias  
 Date: 10/17/2023  
 Application No. 21010-1001-05587

# LEGEND

- 1 7/8" STUCCO OVER PAPER BACK WIRE MESH PROVIDE 2-LAYERS OF GRADE " D " PAPER OVER PLYW'D. COLOR # EXCLUSIVE IVORY HDC-MD-11(BEHR PLUS), WHITE SMOOTH FINISH
- 2 STUCCO 1" REVEAL
- 3 STUCCO DARK GRAY
- 4 STUCCO YELLOW COLOR
- 5 WOOD SIDING MANUFACTURE CHEMCO (ESR-1159)
- 6 CORRUGATED METAL ( CSI # 074213)
- 7 METAL AWNING
- 8 SPLIT FACE
- 9 GLASS RAILING

----- PROPERTY LINE (P.L.)

NOTES:

- 7/8" STUCCO OVER PAPER BACK WIRE MESH PROVIDE 2-LAYERS OF GRADE " D " PAPER OVER PLYW'D.
- RECESSED ALL DOORS AND WINDOWS NO LESS THAN 3".
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- WINDOWS AND BALCONY DOORS TO BE VINYL MATERIAL GRAY COLOR.

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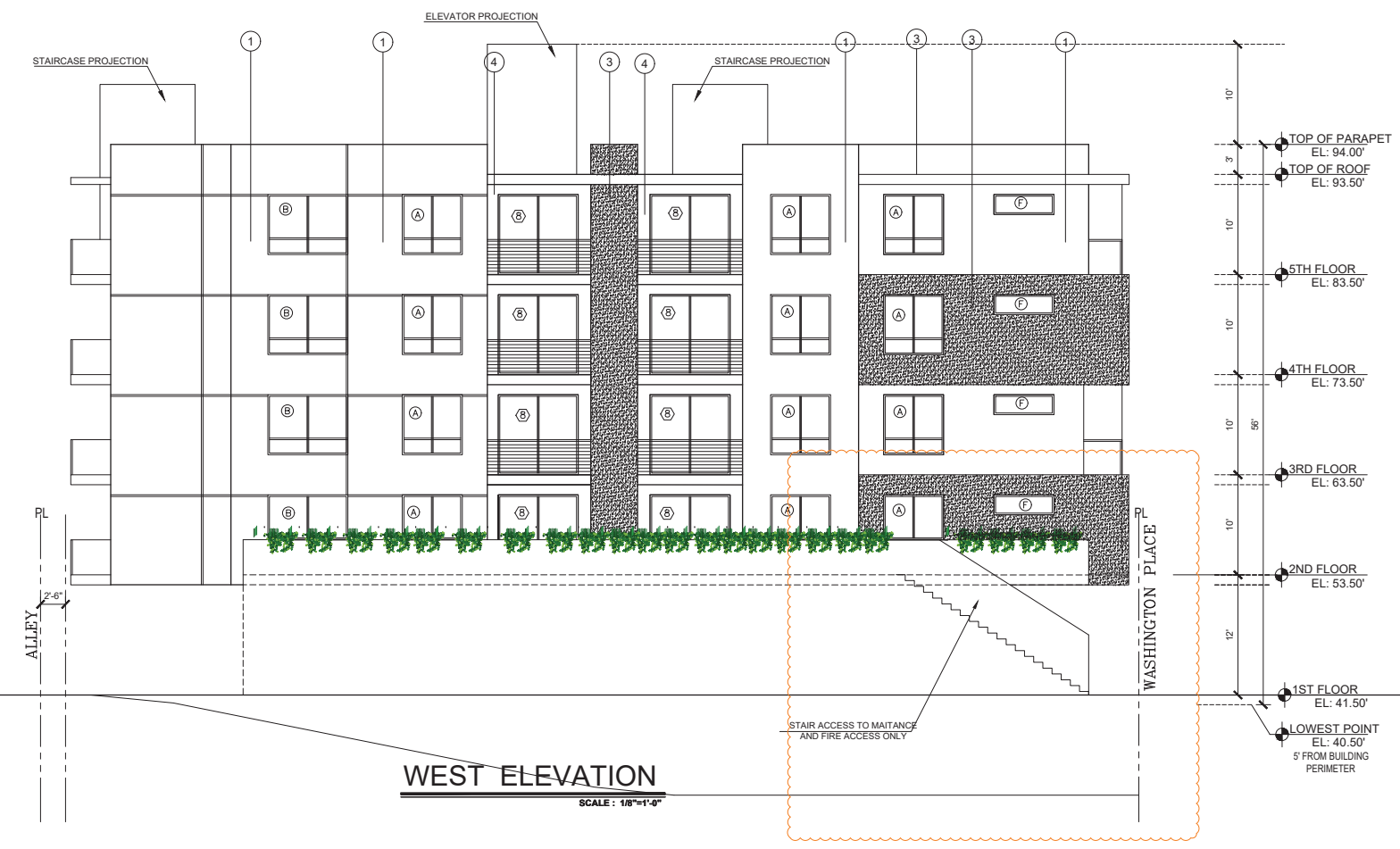
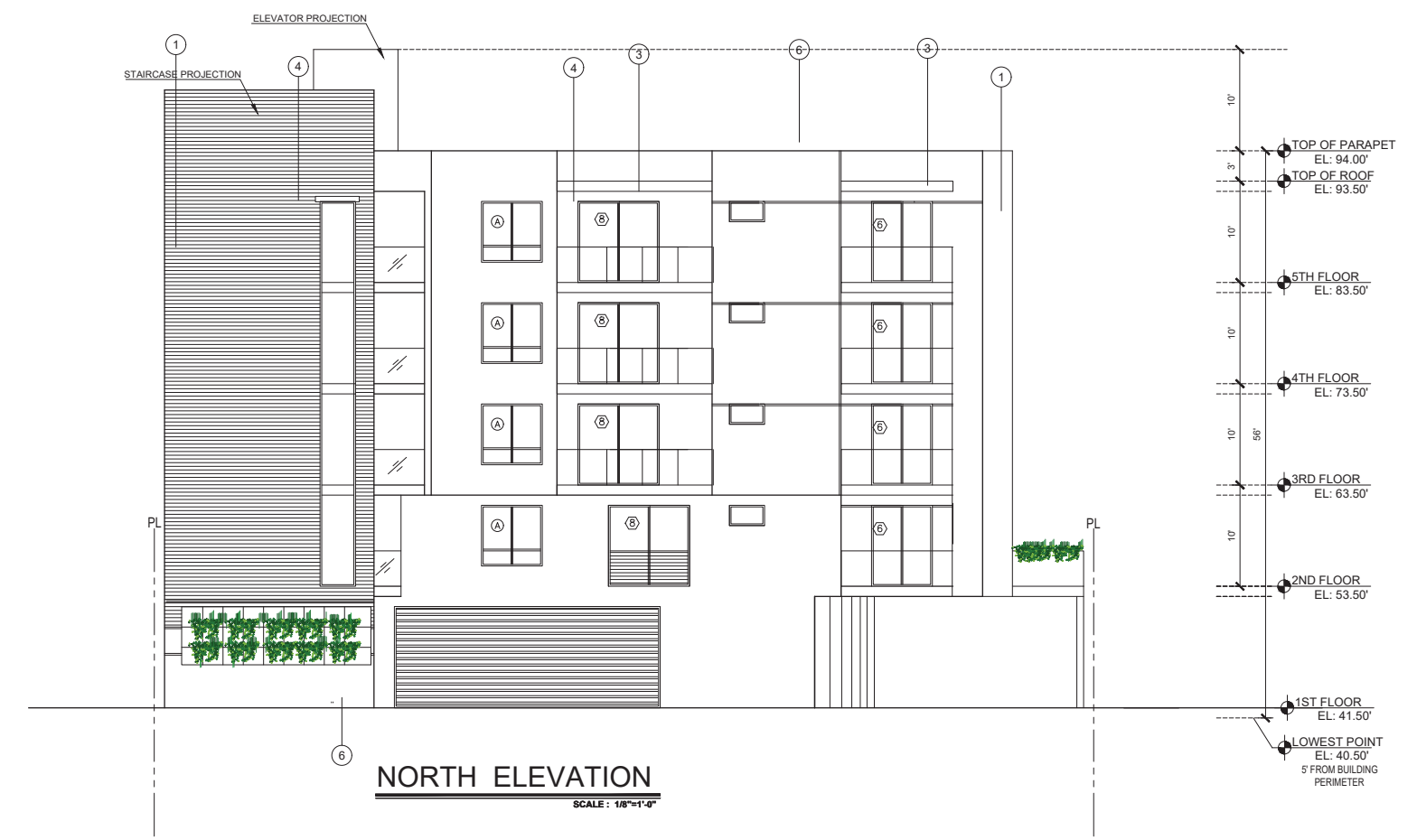
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 1085 WILSHIRE BLVD  
 CA 90029

PROJECT  
 12701 WASHINGTON PL.,  
 LOS ANGELES, CA 90066

DRAWING TITLE  
 ELEVATIONS

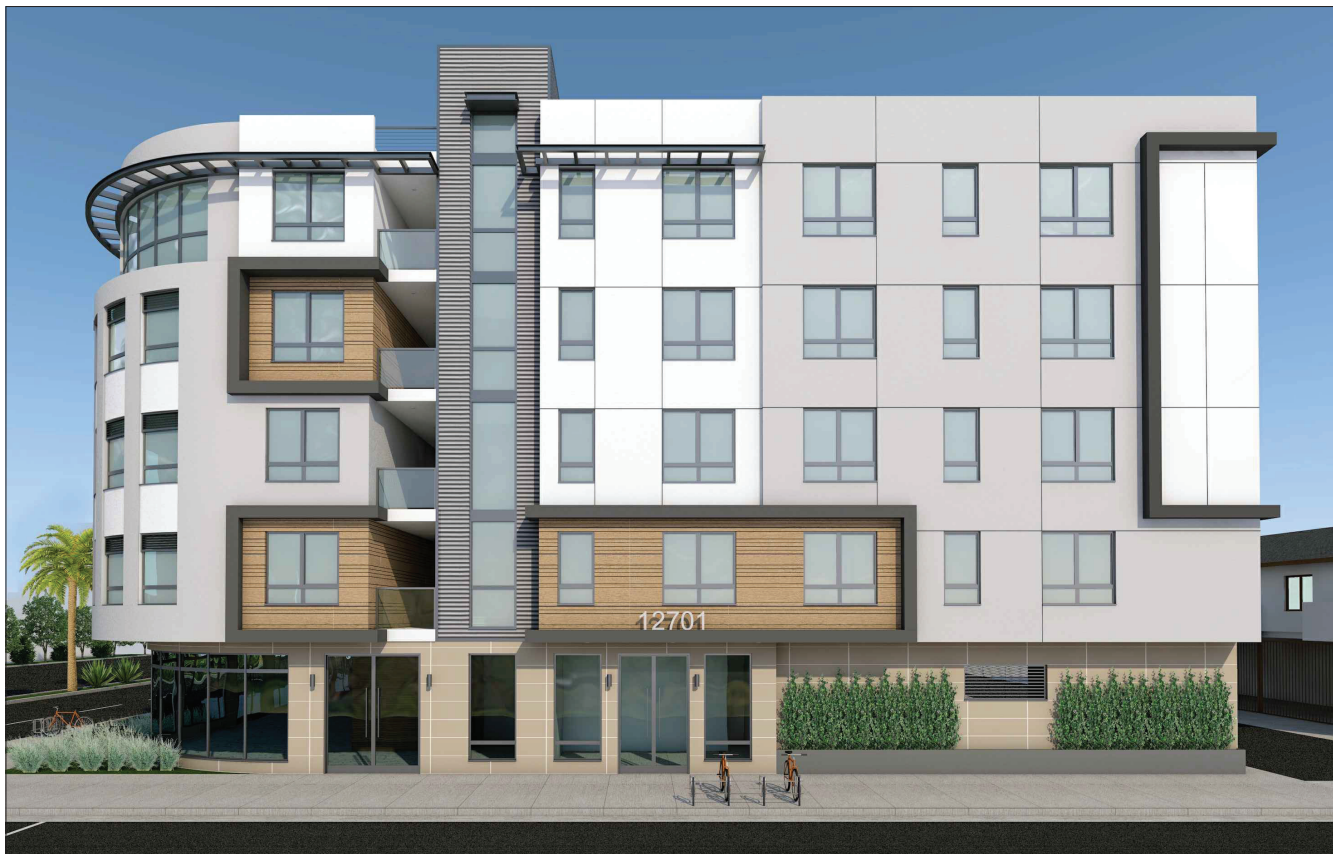
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SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	AG
JOB :	19-869
SHEET:	A3.1
OF	SHEETS




City of Los Angeles  
 Department of Building & Safety  
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SOUTH ELEVATION



EASTELEVATION



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REVISION	BY

OWNER	HDR WASHINGTON LLC, 1085 WILSHIRE BLVD CA 90029
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PROJECT	12701 WASHINGTON PL, CA 90066
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DRAWING TITLE	COLORED ELEVATIONS
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DATE:	OCT. 2023
SCALE:	N.T.S
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APPROVED:	AG
JOB :	19-869
SHEET:	

<b>A3.2</b>
OF SHEETS





NORTH ELEVATION



WEST ELEVATION



City of Los Angeles  
 Department of Building & Safety  
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 By: Rodolfo Arias  
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 CA 90029

PROJECT  
 12701 WASHINGTON PL,  
 CA 90066

DRAWING TITLE  
 COLORED ELEVATIONS

DATE: OCT. 2023

SCALE: N.T.S.

DRAWN:

APPROVED: AG

JOB : 19-869

SHEET:

**A3.3**  
 OF SHEETS





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COLORED ELEVATIONS

DATE: OCT. 2023

SCALE: N.T.S

DRAWN:

APPROVED: AG

JOB : 19-869

SHEET:

**A3.4**  
OF SHEETS



City of Los Angeles  
Department of Building & Safety  
PLAN CHECK APPROVED FOR ZONING  
By: Rodolfo Arias  
Date: 10/17/2023  
Application No. 21010-10001-05587

LEGEND



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REVISION	BY

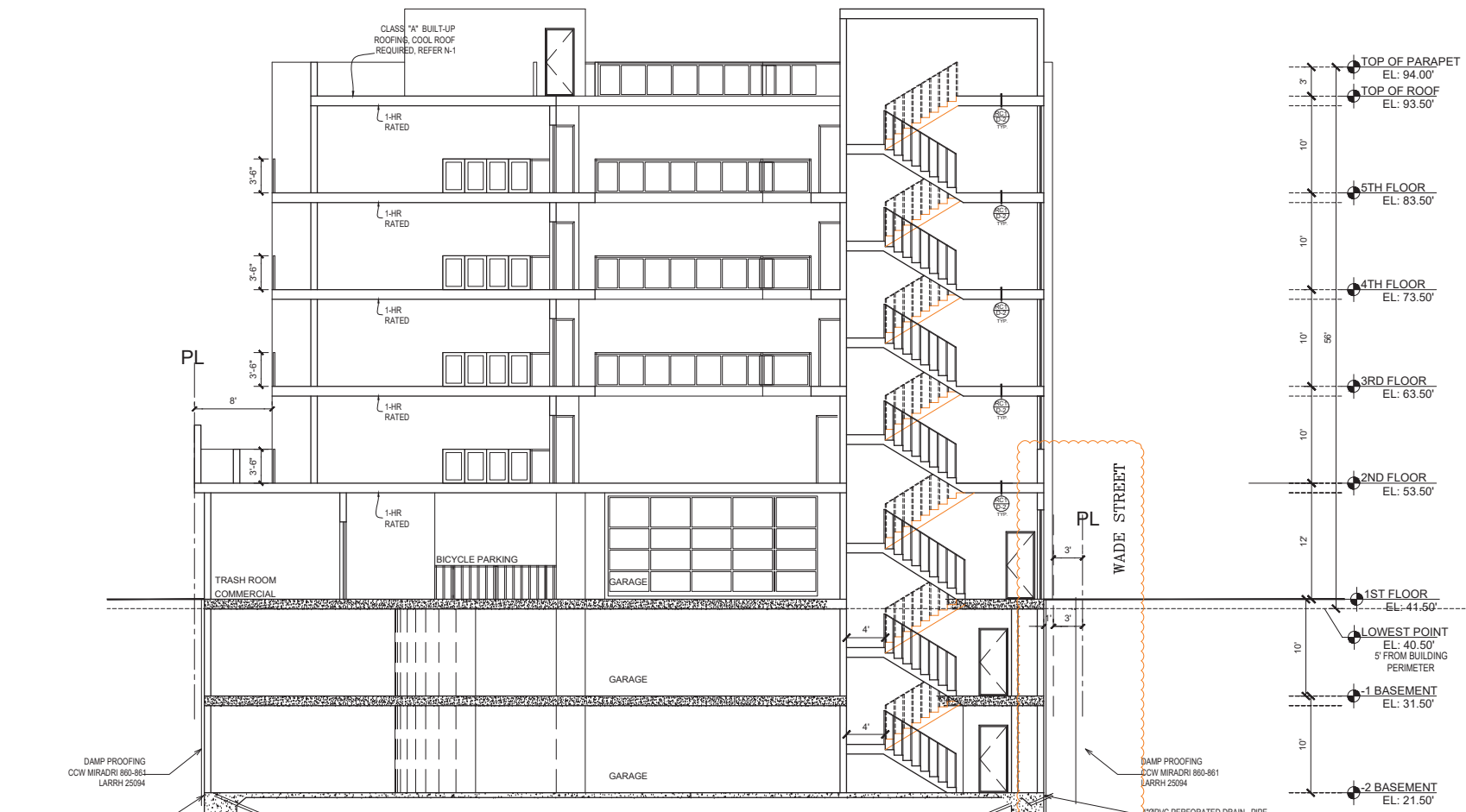
OWNER  
HDR WASHINGTON LLC,  
1085 WILSHIRE BLVD  
CA 90029

PROJECT  
12701 WASHINGTON PL,  
LOS ANGELES, CA 90066

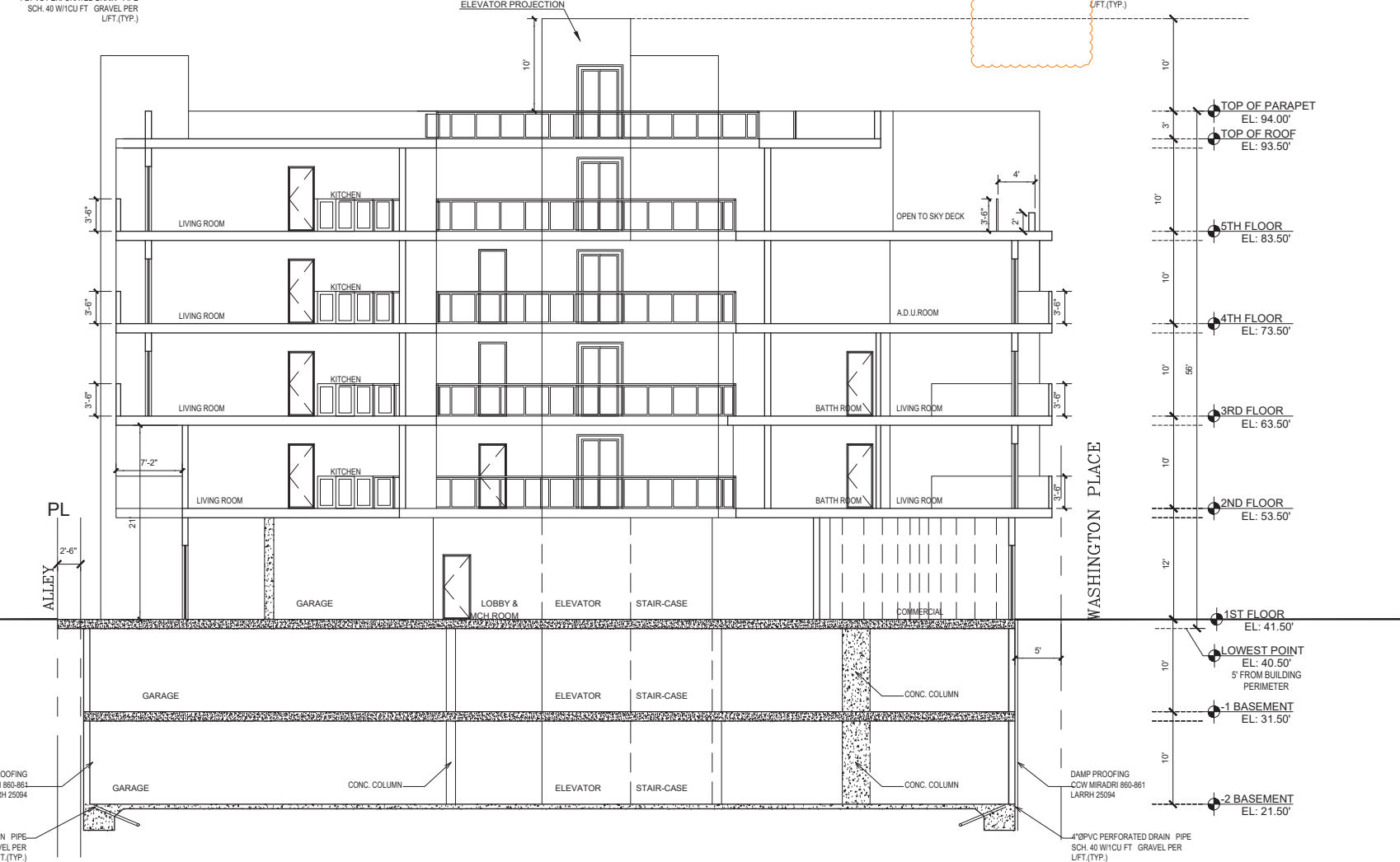
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SECTIONS

DATE: OCT. 2023  
SCALE: 1/8"=1'-0"  
DRAWN:  
APPROVED: AG  
JOB : 19-869  
SHEET:

A4.0  
OF SHEETS



**SECTION A-A**  
SCALE: 1/8"=1'-0"



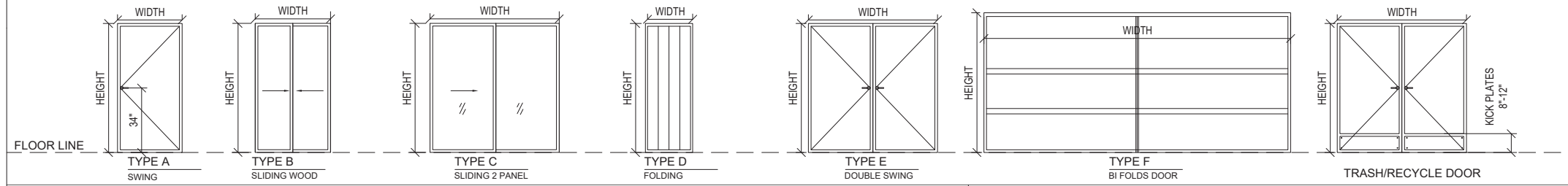
**SECTION B-B**  
SCALE: 1/8"=1'-0"



City of Los Angeles  
Department of Building & Safety  
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By: Rodolfo Arias  
Date: 10/17/2023  
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# DOOR SCHEDULE

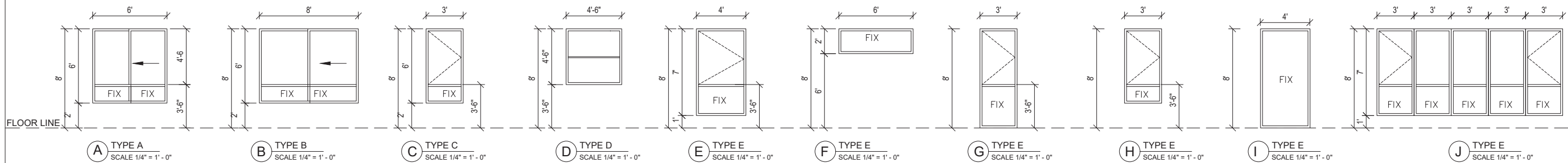
MARK	DOOR DATA						FRAME		DESCRIPTION	REMARKS	FIRE RATED	DOOR NOTE	
	TYPE	CORE	WIDTH	HEIGHT	THICK	MAT.	FIN.	MAT.					FIN.
①			3'-0"	8'-0"		WOOD	PAINT	WOOD	PAINT		APARTMENT, ENTRY DOOR SELF CLOSING . STC 26	20 MIN.	EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED.
②			2'-10"	7'-0"		WOOD	PAINT	WOOD	PAINT		INTERIOR DOOR		
③			3'-0"	8'-0"		METAL	PAINT	METAL	PAINT		STAIRS DOOR	90 MIN.	EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH A LIGHT BULB ( 60 WATT MIN.) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR.
④			4'-0"	7'-0"		WOOD	PAINT	WOOD	PAINT		SLIDING CLOSET DOOR		
⑤			5'-0"	7'-0"		WOOD	PAINT	WOOD	PAINT		SLIDING CLOSET DOOR		EXIT WAY DOOR WIDTH SHALL NOT BE LESS THAN 32 INCHES AND SHALL BE CAPABLE OF OPENING 90°.
⑥			6'-0"	8'-0"		VINYL	PAINT	VINYL	PAINT		SLIDING DOOR		
⑦			3'-0"	8'-0"		GLASS	PAINT	VINYL	PAINT		FOLDING DOOR		ALL REQUIRED EXIT DOORS SHALL BE NOT LESS THAN 3 FT. WIDE 6'-8 HIGH, SHALL HAVE A CLEAR EXIT WAY WIDTH OF NOT LESS THAN 32" AND SHALL BE CAPABLE OF OPENING 90 DEGREES. THE MAXIMUM DOOR LEAF WIDTH IS 4 FEET WHEN SERVING AN OCCUPANT LOAD OF 10 OR MORE. (1003.3.1 .3a) & (1003.3.1.4)
⑧			8'-0"	8'-0"		VINYL	PAINT	VINYL	PAINT		SLIDING DOOR		
⑨			3'-0"	7'-0"		METAL	PAINT	METAL	PAINT		EXTERIOR STAIR DOOR	90 MIN.	ELEVATOR LOBBY DOOR PROVIDED PER SECTION 708.14.1-EXCEPTION 3.
⑩			3'-0"	7'-0"		METAL	PAINT	METAL	PAINT		MECH. RM - ELECTRICAL RM	90 MIN.	
⑪			8'-0"	8'-0"		GLASS	PAINT	METAL	PAINT		DOUBLE DOOR		90MIN. DOOR WITH MAGNET HELD OPEN DEVICE TO MEET 713.14.3 CBC MINIMUM REQUIREMENTS COMPLYING WITH THE SMOKE AND DRAFT CONTROL DOOR ASSEMBLY REQUIREMENTS IN SECTION 716.5.3.1
⑫			4'-0"	8'-0"		METAL	PAINT	METAL	PAINT		ELEVATOR DOOR	90 MIN.	
⑬			2'-0"	2'-0"		METAL	PAINT	METAL	PAINT		TRASH CHUTE	90 MIN.	PROTECTION SHALL BE PROVIDED BY THE FOLLOWING: * ADDITIONAL DOORS SHALL BE PROVIDED AT EACH ELEVATOR HOISTWAY DOOR OPENING IN ACCORDANCE WITH SECTION 3006.2. SUCH DOOR SHALL COMPLY WITH THE SMOKE AND DRAFT CONTROL DOOR ASSEMBLY REQUIREMENTS IN SECTION 716.5.3.1 WHEN TESTED IN ACCORDANCE WITH UL 1784 .SMOKE CASKETED WITHOUT AN ARTIFICIAL BOTTOM SEAL. .
⑭			6'-0"	7'-0"		METAL	PAINT	METAL	PAINT		TRASH/RECYCLE	90 MIN.	
⑮			20'-0"	10'-0"		METAL	PAINT	METAL	PAINT		GARAGE DOUBLE DOOR		
⑯			3'-0"	7'-0"		WOOD	PAINT	WOOD	PAINT		STORAGE DOOR		
⑰			3'-0"	8'-0"		GLASS	PAINT	METAL	PAINT		BALCONY DOOR		
⑱			3'-0"	6'-0"		METAL	PAINT	METAL	PAINT		BICYCLE GATE	45 MIN.	



## WINDOW SCHEDULE

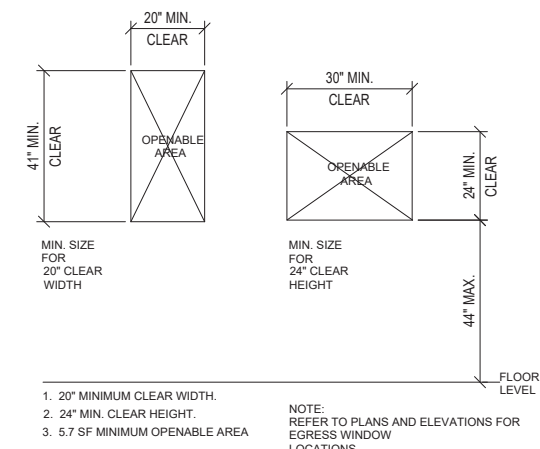
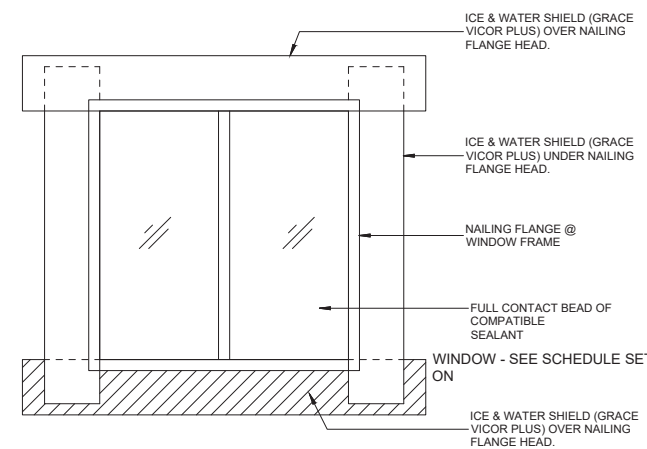
MARK	TYPE	WIDTH	HEIGHT	GLASS	FRAME	WALL OPENING WIDTH	DESCRIPTION	REMARKS
(A)		6'-0"	6'-0"		VINYL		SLIDING/FIXED	DUAL GLAZED
(B)		8'-0"	6'-0"		VINYL		SLIDING/FIXED	DUAL GLAZED
(C)		3'-0"	6'-0"		VINYL		CASMENT	DUAL GLAZED
(D)		4'-6"	4'-6"		VINYL		CASMENT	DUAL GLAZED
(E)		4'-6"	7'-0"		VINYL		HUNG	DUAL GLAZED
(F)		2'-0"	6'-0"		VINYL		FIXED	DUAL GLAZED
(G)		3'-0"	8'-0"		VINYL		CASMENT	DUAL GLAZED
(H)		3'-0"	4'-6"		VINYL		FIXED	DUAL GLAZED
(I)		4'-0"	8'-0"		VINYL		FIXED	DUAL GLAZED
(J)		15'-0"	7'-0"		VINYL		FIXED	DUAL GLAZED

- \* ALL NEW WINDOWS SHALL BE DUAL GLAZED ALUM. FRAME WINDOWS SHGC=0.25 MIN. U FACTOR 0.30, SELECTED BY OWNER, CONTRACTOR INSTALLED. WINDOWS SHALL MEET EGRESS REQUIREMENTS SECTION (CBC 310.4).
- . ALL SLIDING DOORS AND WINDOWS SHALL BE VINYL OR EQUAL. PROVIDE THERMALLY BROKEN AS REQUIRED TO MEET ENERGY STANDARD PER TITLE 24 REQUIRED . CONTRACTOR TO FIELD VERIFY ALL WINDOW OPENINGS PRIOR TO ORDERING.
- 1. WINDOWS SAHLL COMPLY WITH 1126A.8 WHERE GLAZED OPENINGS ARE PROVIDED IN ACCESSIBLE ROOMS OR SPACES FOR OPERATION BY OCCUPANTS, AT LEAST ONE OPENING SHALL COMPLY WITH SECTION 1138A.4. EACH GLAZED OPENING REQUIRED BY THE ENFORCING AGENCY TO BE OPERABLE SHALL COMPLY WITH SECTION 1138A.4.
- 2. WINDOWS SHALL BE THERMALLY BROKEN IF REQUIRED IN ORDER TO MEET SHADING COEFFICIENT AND U VALUE PRESCRIBED IN THE TITLE 24 SHEETS
- 3. ALL WINDOWS AND DOORS SHALL BE WATER TESTED. TEST PRODUCT AND INSTALLATION BASED ON ASTM E-1105.
- 4. AT GROUND FLOOR UNITS WATER CURTAIN PROVIDE 3/8" OR 1/2" LEXAN PANEL WITH S.S CLIP TO CEILING & WALL FOR 18" DRAFTSTOP OVER WINDOW HEAD.



### NOTES:

1. INTERIOR FINISH OF ELEVATOR CABS SHALL BE SPECIFIED BY THE OWNER, COORDINATE AND CONFIRM AS REQUIRED
2. HEIGHT OF TILE AT BATHTUBS AND SHOWERS SHALL BE CONFIRMED WITH THE INTERIOR ARCHITECTS AND OWNER
3. FLOOR FINISHES OF OUTDOOR AREAS SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT AND OWNER
4. ALL TILE SIZES AND BASEBOARD PROFILE SHALL BE CONFIRMED WITH THE INTERIOR ARCHITECT AND OWNER.
5. ALL INTERIOR FLOOR AND WALL FINISHES SHALL BE TESTED AS SPECIFIED IN SECTION 802. APPLICATION SHALL BE IN ACCORDANCE WITH SECTION 803, 804, AND TABLE 803.9 ( MIN CLASS C)
6. INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAT SPECIFIED IN T803.11.SPECIFY INTERIOR WALL AND CEILING FINISH ON PLANS.(L AFC 803.3)
7. MATERIAL OTHER THAN FOAM PLASTICS,USED AS INTERIOR TRIM SHALL HAVE A MIN CLASS C FLAME SPREAD AND SMOKE-DEVELOPED INDEX AND SHALL NOT EXCEED 10% OF THE WALL OR CEILING AREA IN WHICH IT IS ATTACHED.(L AFC 804.1)
8. CURTAIN,DRAPERIES,FABRIC HANGINGS,AND SIMILAR COMBUSTIBLE DECORATIVE MATERIAL SUSPENDED FROM WALLS OR CEILINGS SHALL NOT EXCEED 10% OF THE WALL OR CEILING AREA TO WHICH SUCH MATERIALS ARE ATTACHED.(L AFC 807.3)\*\*
9. IN EVERY GROUP A,E,R-1,R-2, AND R-2.1 ALL DRAPES , HANGINGS,CURTAINS,DROPS,AND ALL OTHER DECORATIVE MATERIAL SHALL BE MADE FROM A NONFLAMMABLE MATERIAL OR TREATED AND MAINTAINED IN A FLAME-RETARDANT CONDITION BY MEANS OF FLAME-RETARDANT SOLUTION OR PROCESS APPROVED BY THE OSFM.(TITLE 19.DIVE1. 0 3.08)\*\*
10. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803. IN ADDITION, PROVIDE DETAILS SHOWING APPLICATION IN ACCORDANCE WITH SECTION 803, 804, AND TABLE 803.9.
11. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. (T-803.11)



1. 20" MINIMUM CLEAR WIDTH.
2. 24" MIN. CLEAR HEIGHT
3. 5.7 SF MINIMUM OPENABLE AREA

NOTE: REFER TO PLANS AND ELEVATIONS FOR EGRESS WINDOW LOCATIONS



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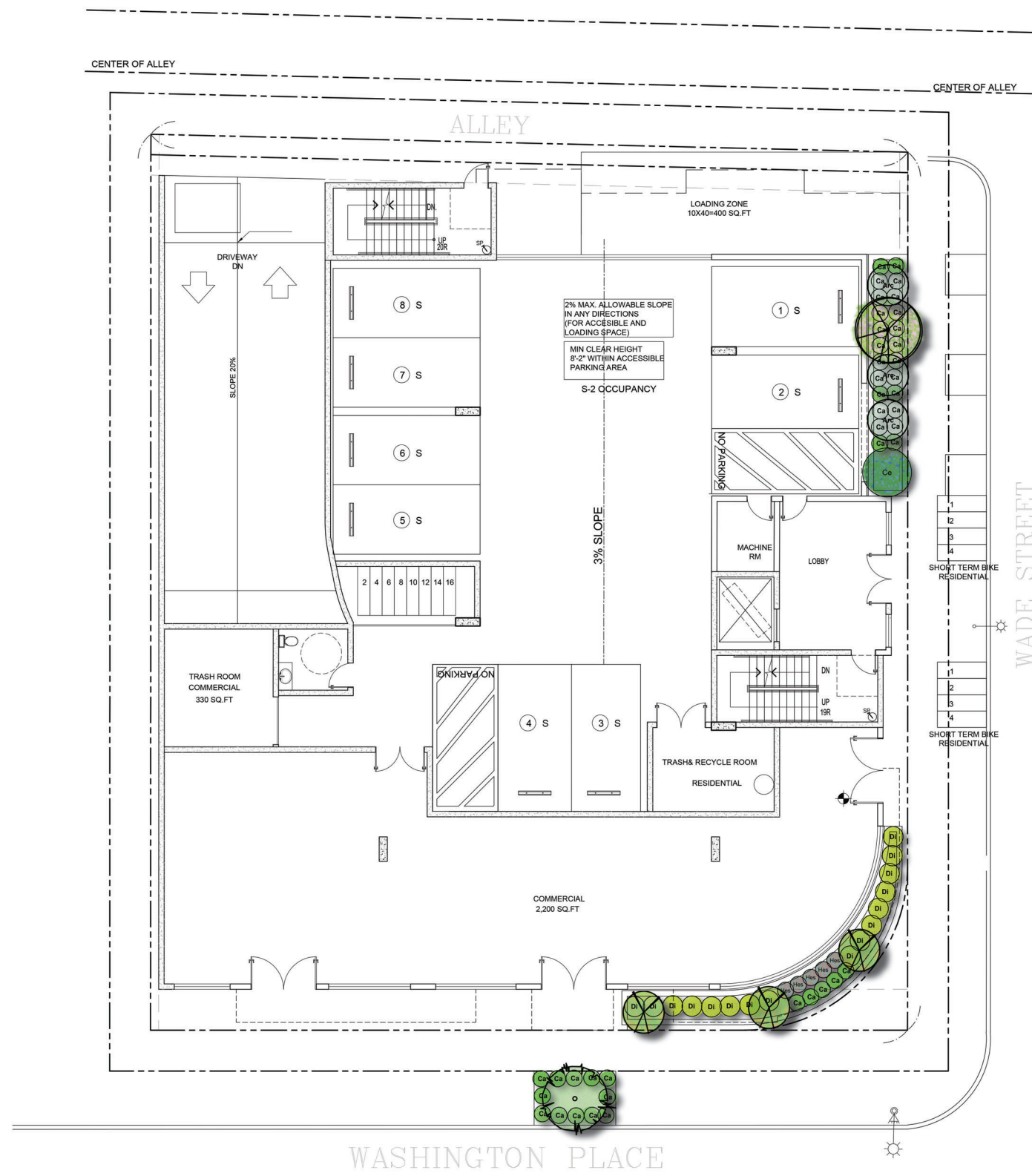
**OWNER**  
HDR WASHINGTON LLC  
1085 WILSHIRE BLVD  
CA 90029

**PROJECT**  
12701 WASHINGTON PL,  
LOS ANGELES, CA 90066

**DRAWING TITLE**  
DOOR & WINDOW SCHEDULE

DATE: OCT. 2023  
SCALE:  
DRAWN:  
APPROVED: VA  
JOB:  
SHEET:

A5.0



**PLANTING PLAN - 1ST FLOOR PLAN**  
SCALE: 1/8"=1'-0"



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**OWNER**  
HDR WASHINGTON LLC  
1085 WILSHIRE BLVD  
CA 90029

**PROJECT**  
12701 WASHINGTON PL,  
LOS ANGELES, CA 90066

**DRAWING TITLE**  
PLANTING PLAN - 1ST FLOOR PLAN

DATE:	AUG. 2023
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	AG
JOB :	19-869
SHEET:	
OF	L-1 SHEETS





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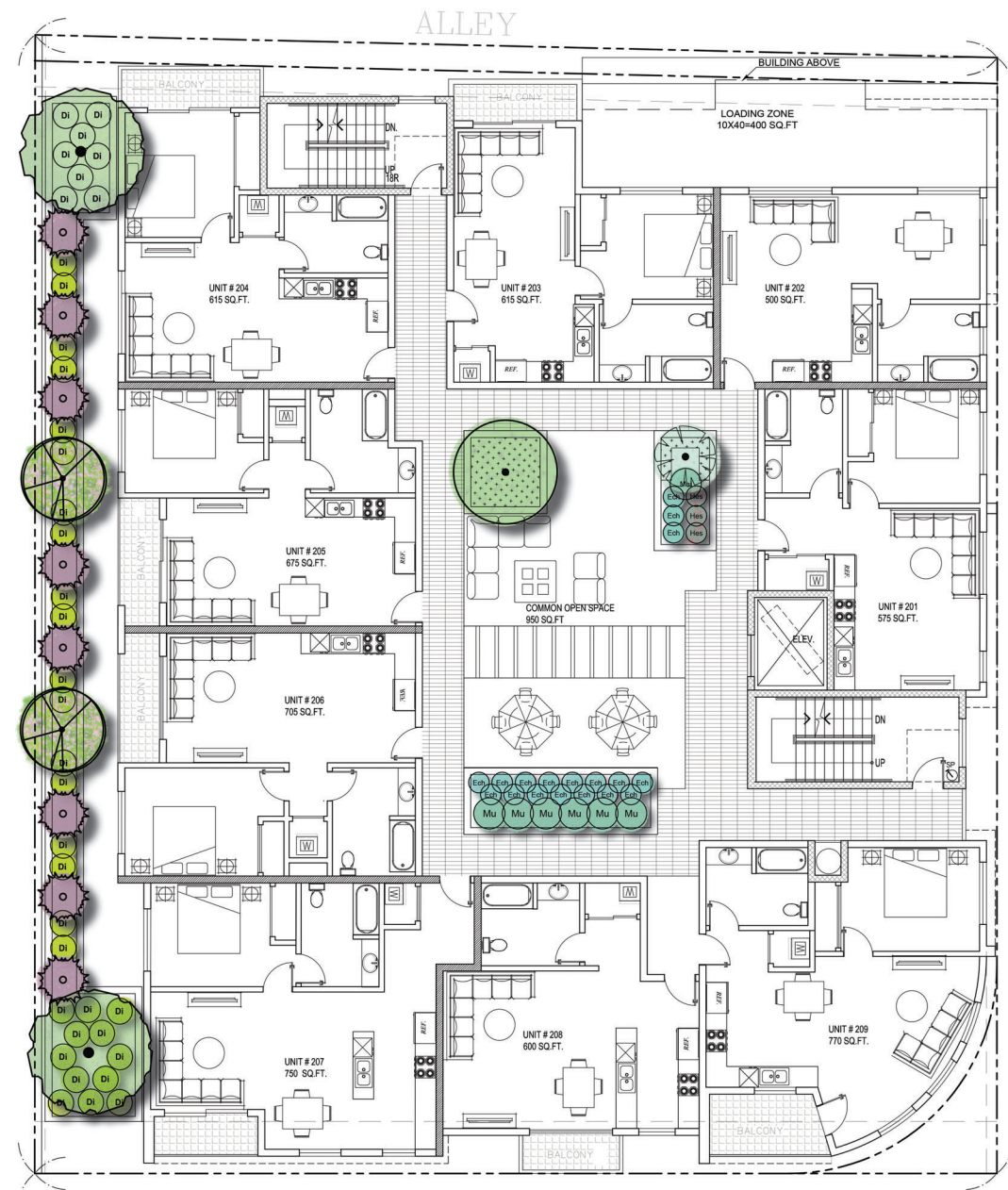
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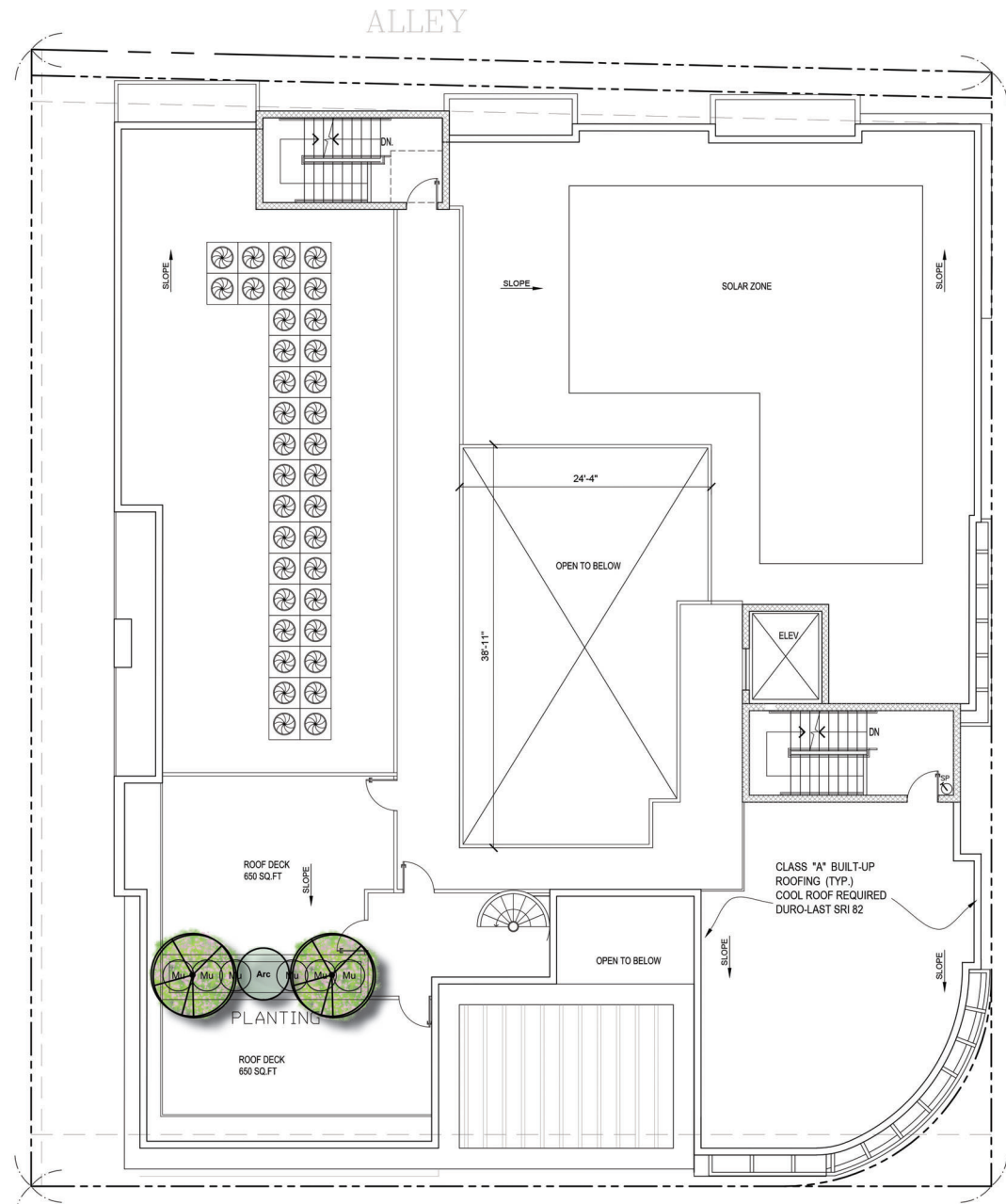
DRAWING TITLE  
PLANTING PLAN  
2ND FLOOR PLAN & ROOF LEVEL

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PLANTING PLAN - 2ND FLOOR PLAN

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

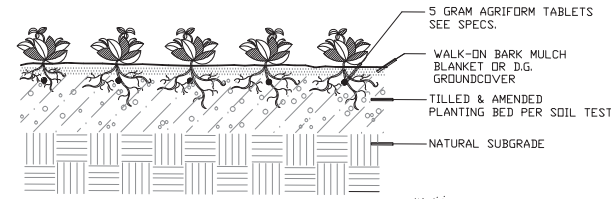


PLANTING PLAN - ROOF LEVEL

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

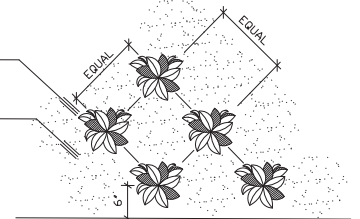


SECTION



GROUND COVER PLANTS SEE PLANTING PLANS FOR SPACING

WALK-ON BARK MULCH BLANKET OR D.G. GROUND COVER (SEE PLAN)



PLAN VIEW

1 GROUND COVER PLANTING

PLANTING INSTALLATION NOTE

ADJUSTMENTS TO PLANT LAYOUT MAY BE REQUIRED IN THE FIELD DURING INSTALLATION BY THE LANDSCAPE ARCHITECT OR CITY REPRESENTATIVE TO ADDRESS SITE SPECIFIC SOLAR ORIENTATIONS OR MICROCLIMATIC CONDITIONS NOT REFLECTED IN THESE TYPICAL PLANS.

PLANTING NOTES

**WEED CONTROL**  
WHERE PERENNIAL WEEDS EXIST ON SITE AT THE BEGINNING OF WORK, CLEAN AND REMOVE THESE EXISTING WEEDS BY MOWING OR GRUBBING OFF ALL PLANT MATERIAL. UPON COMPLETION OF SOIL PREPARATION AND PLANTING OF ALL SPECIMEN TREES, BEGIN WEED ABATEMENT PROGRAM BY APPLYING 100 POUNDS OF A COMMERCIAL FERTILIZER, 40-0-0 PER ACRE AND PER MANUFACTURER'S SPECIFICATIONS. WATER ALL AREAS FOUR (4) TIMES DAILY FOR FOURTEEN (14) CONSECUTIVE DAYS UNTIL WEED SEEDS HAVE GERMINATED. CEASE WATERING FOR THREE (3) DAYS. SPRAY A NON-SELECTIVE, NON-RESIDUAL, SYSTEMIC HERBICIDE TO ERADICATE GERMINATED WEEDS. LET THE WEEDS DIE WITHOUT IRRIGATION FOR A MINIMUM DEPTH OF 1 1/4 INCH BELOW THE SURFACE OF THE SOIL. IF STUBBORN AND RESIDUAL WEEDS (I.E. BERBERIS) SHOULD PERSIST ERADICATION PROCEDURE SHOULD BE REPEATED. THE TYPE OF WEEDS THAT EXIST SHOULD BE IDENTIFIED AND COORDINATED WITH AN APPROVED LICENSED PEST CONTROL ADVISOR TO ENSURE COMPATIBILITY WITH CHEMICAL AND SEASON OF APPLICATION. DO NOT USE MATERIAL OR METHOD THAT WOULD ADVERSELY AFFECT NEW PLANTINGS, SLOPE STABILIZATION OR HYDROSEEDING.

**SOIL TEST**  
AFTER ALL SOIL HAS BEEN IMPORTED TO THE SITE AND ROUGH GRADING COMPLETED BUT PRIOR TO SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH A COPY OF THE SOIL TEST FOR AGRICULTURAL SUITABILITY AND FERTILITY (PREPARED BY A CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES MEMBER) TO THE CONTRACTING OFFICER. UPON REVIEWING THE SOILS REPORT THE CONTRACTING OFFICER MAY MAKE SPECIES SUBSTITUTIONS TO THE PLANT LIST.

**SOIL PREPARATION**  
MACHINE ROTOTILL THE FOLLOWING AMENDMENTS INTO THE SOIL AT RATES INDICATED PER 1000 SF: (THESE RATES ARE FOR BID PURPOSES ONLY, ACTUAL RATES TO CORRESPOND TO CONTRACTOR'S SOILS REPORT)  
4 CU YDS NITROGEN STABILIZED SAWDUST  
150 LBS GYPSUM  
125 LBS STANDARD FERTILIZER

**DEEP ROOT BARRIERS**  
ALL TREES WITHIN 6 FEET OF ANY PERMANENT HARDSCAPE ELEMENT SUCH AS CONCRETE WALKS, WALLS OR BUILDINGS SHALL BE PLANTED WITH AN APPROPRIATE SIZED LINEAR ROOT BARRIER (SEE DETAIL ON THIS SHEET).

**SHRUB PLACEMENT NOTES:**  
\*HOLD ALL SHRUBS A MIN. OF 30" AWAY FROM FACE OF STUCCO WALLS AS MEASURED FROM THE CENTER OF THE ROOTBALL TO FACE-OF-WALL.  
\*HOLD ALL GROUND COVER 18" AWAY FROM FACE-OF-WALL.

NOTES:

1. A minimum of 3-inch layer of cedar bark mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
2. All Trees to be planted with commercial root barriers.
3. Use class I or class II Compost as a soil amendment in all landscaped areas.
4. For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.
5. Recirculating water shall be used for water features.

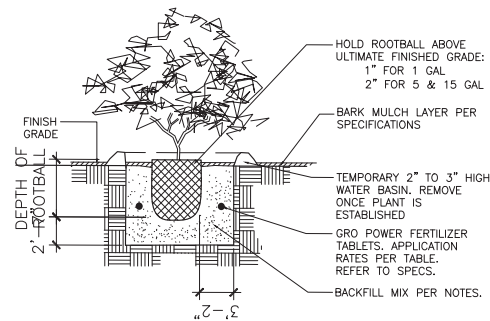
43 X 1/4=11 TREES TO BE PROVIDED ON SITE

PLANT LEGEND

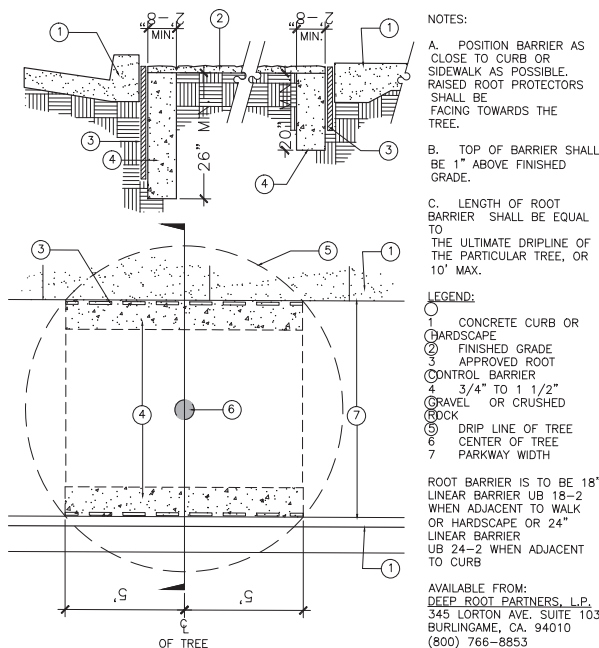
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WUCOLS PF.	SIZE AT MATURITY	YEARS	REMARKS
<b>TREES</b>								
(Symbol)	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	3	24" Box	L	8'x6'	10	
(Symbol)	Arctostaphylos 'Howard McMinn'	Howard McMinn Manzanita	3	24" Box	L	8'x8'	8	
(Symbol)	Chamaerops humilis var. Argentea	Atlas Mountain Palm	1	24" Box	L	8'x10'	15	
(Symbol)	Laurus nobilis 'MonRik'	Little Ragu Sweet Bay	1	24" Box	L	8'x8'	15	
(Symbol)	Cercis occidentalis	Western Redbud	5	24" Box	L	18'x15'	10	Trim as needed
(Symbol)	Chilopsis linearis	Desert Willow	2	36" Box	L	18'x15'	10	Trim as needed
(Symbol)	Calocedrus decurrens	Incense Cedar	1	24" Box	M	15'x8'	6	Trim as needed

PLANT LEGEND

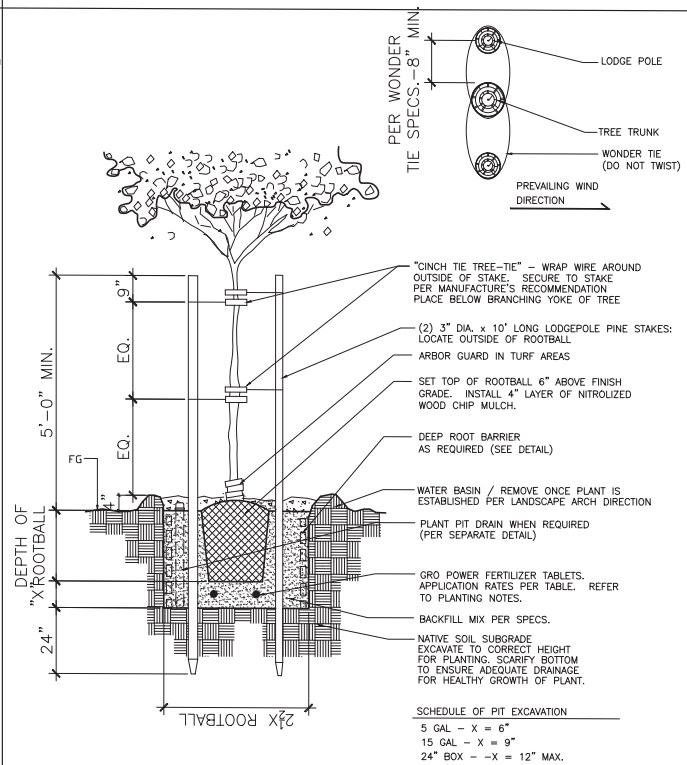
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WUCOLS PF.	SIZE AT MATURITY	YEARS	REMARKS
<b>SHRUBS</b>								
(Ca)	Carex pansa	California Meadow Sedge	41	1gal	M	6"x2'	3	
(Di)	Dianella tasmanica 'Silver Streak'	Variegated Flax Lily	54	5gal	M	3'x2'	3	
(Do)	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	8	15gal	M	10'x5'	4	
(Ech)	Echeveria cante 'White Cloud'	White Cloud Echeveria	18	5gal	L	1'x2'	1	
(Hes)	Hesperaloe parviflora 'Perpa'	Brakelights Red Yucca	8	5gal	L	2'x2'	3	
(Mu)	Muhlenbergia rigens	Deer Grass	12	5gal	L	3'x3'	1	
(Ce)	Ceanothus thyrsiflorus 'Victoria'	Victoria California Lilac	1	15gal	L	8'x8'	1	Trim as needed
(Ma)	Maireana sedifolia	Pearl Bluebush	6	5gal	L	3'x3'	3	
(Tr)	Tradescantia pallida	Purple heart	14	1gal pot @ 24" o.c.	L	1'x2'	1	



2 SHRUB PLANTING DETAIL



3 ROOT BARRIER



4 DOUBLE STAKED TREE

LANDSCAPE CALCULATION

REQUIRED	PROVIDED
PROJECT SITE: 10,017.8 SQ.FT	24" Box trees: 13x1=13 36" Box trees: 2x3=6 Use of Class I or Class II compost as a soil amendment in all landscaped areas: 3
POINTS REQUIRED: 15	TOTAL POINTS: 20

NOTE: ALL PLANTERS NOT OVER NATURAL GRADE REQUIRE SPECIAL STRUCTURAL CALCULATIONS BY OTHERS.

NOTE: ALL DRAINS, AIR GAPS, WATER PROOFING AND PLANTER SPECIFICATIONS BY OTHERS. THESE PLANS ARE FOR PLANTING AND IRRIGATION ONLY. DO NOT ALTER OR PUNCTURE ANY WATER PROOFING.

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**IRRIGATION NOTES**

- DO NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED, WHEN IT IS OBVIOUS THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING DESIGNING, SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. OTHERWISE THE IRRIGATION CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- THIS DESIGN IS DIAGRAMMATIC, EQUIPMENT SHOWN IN PAVED AREAS IS FOR CLARIFICATION ONLY, AND IS TO BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE.
- UNLESS OTHERWISE NOTED, 120 VOLT ELECTRICAL POWER FOR CONTROLLER(S) TO BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR WILL MAKE FINAL ELECTRICAL CONNECTION TO AUTOMATIC CONTROLLER(S) FROM OUTLET PROVIDED BY OTHERS.
- ALL WIRES FROM CONTROLLER TO AUTOMATIC VALVES TO BE COPPER, DIRECT BURIAL, MIN. #14 GAUGE. INSTALL IN SAME TRENCH AS MAINLINE PIPING WHERE POSSIBLE. MIN. COVERAGE OVER WIRE TO BE 18". COMMON WIRE TO BE WHITE IN COLOR. CONTROL WIRES TO BE A DIFFERENT COLOR FOR EACH CONTROLLER USED. BUNDLE AND TAPE WIRE TOGETHER MIN. 20" ON CENTER.
- FINAL LOCATIONS FOR BACKFLOW PREVENTER(S) AND CONTROLLER(S) TO BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE, IN THE FIELD.
- INSTALL ALL EQUIPMENT (VALVES, GATE VALVES, BOXES ETC.) IN PLANTING AREAS ONLY, NOT IN LAWN AREAS.
- PROVIDE MIN. 18" COVERAGE OVER ALL PRESSURE LINES, AND MIN. OF 12" COVERAGE OVER ALL NON-PRESSURE LINES, ALL PIPING UNDER PAVING TO BE MIN. SCHEDULE 40 P.V.C. AND TO HAVE MIN. 24" COVER OVER PIPING.
- IRRIGATION CONTRACTOR TO FLUSH ALL LINES AND ADJUST ALL SPRINKLERS FOR MAXIMUM PERFORMANCE, AND TO PREVENT OVERSPRAY ONTO WALKS, DRIVES, BUILDING, ETC.. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT ACTUAL SITE CONDITIONS.
- ALL SHRUBBERY SPRINKLERS ADJACENT TO PARKING LOT OR ALONG WALKS OR ROADS SHALL BE INSTALLED WITH HIGH POP-UP BODIES.
- DRIPPERLINE WILL BE INSTALLED MAXIMUM 6" FROM HARDSURFACE AND WILL BE SPACED AT MAXIMUM 12" ON CENTER FOR ENTIRE PLANTED AREA WHERE SHOWN. ALL TUBING WILL BE CONNECTED TO EITHER P.V.C. HEADER OR TO OTHER TUBING. THERE WILL BE NO "DEAD ENDS." TOP OF DRIPPERLINE WILL BE AT SAME LEVEL AS FINISH GRADE.

- IRRIGATION CONTRACTOR WILL INSTALL SWING CHECK VALVES OR SPRING LOADED CHECK VALVES AS REQUIRED TO ELIMINATE EXCESSIVE DRAINAGE FROM LOW SPRINKLERS. THIS WILL BE IN ADDITION TO ANY CHECK VALVES SHOWN ON PLAN.
- ALL P.V.C. MAINLINE FITTING TO BE "LONG SOCKET" TYPE AS MANUFACTURED BY DURA COMPANY.
- UPON COMPLETION, IRRIGATION CONTRACTOR TO SUPPLY TO OWNER, A COMPLETE SET OF REPRODUCIBLE "AS-BUILT" DRAWINGS. DRAWING WILL SHOW LOCATION OF ALL VALVES, CROSSINGS, QUICK COUPLING VALVES, ETC. EACH CONTROLLER TO HAVE ITS OWN CONTROLLER CHART. CHART WILL CLEARLY SHOW EACH AREA SPRINKLED IN A DIFFERENT COLOR, AND WILL BE LAMINATED BETWEEN 2 LAYERS OF 10MIL. CLEAR PLASTIC.
- THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY IRRIGATION CONTRACTOR AT NO COST TO OWNER.
- AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
- UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
- IDENTIFICATION OF A POTABLE AND NONPOTABLE WATER SYSTEM, IN BUILDINGS WHERE POTABLE WATER AND NONPOTABLE WATER SYSTEMS ARE INSTALLED, EACH SYSTEM SHALL BE CLEARLY IDENTIFIED IN ACCORDANCE WITH SECTION 601.2.1 THROUGH SECTION 602.2.4

601.2.1 POTABLE WATER, GREEN BACKGROUND WITH WHITE LETTERING  
 601.2.2 COLOR AND INFORMATION, EACH SYSTEM SHALL BE IDENTIFIED WITH A COLORED PIPE OR BAND AND CODED WITH PAINTS, WRAPS, AND MATERIALS COMPATIBLE WITH THE PIPING.

- 601.2.2.1 ALTERNATE WATER SOURCES. ALTERNATE WATER SOURCE SYSTEMS SHALL HAVE A PURPLE (PANTONE COLOR NO. 512, 522C, OR EQUIVALENT) BACKGROUND WITH UPPERCASE LETTERING AND SHALL BE FIELD OR FACTORY MARKED AS FOLLOWS:
  - GRAY WATER SYSTEMS SHALL BE MARKED IN ACCORDANCE WITH THIS SECTION WITH THE WORDS "CAUTION: NONPOTABLE GRAY WATER, DO NOT DRINK" IN YELLOW LETTERS (PANTONE 108 OR QUIVALENT).
  - RECLAIMED (RECYCLED) WATER SYSTEMS SHALL BE MARKED IN ACCORDANCE WITH THIS SECTION WITH THE WORDS: "CAUTION: NONPOTABLE RECLAIMED (RECYCLED) WATER, DO NOT DRINK" IN BLACK LETTERS.
  - ON SITE TREATED WATER SYSTEMS SHALL BE MARKED IN ACCORDANCE WITH THIS SECTION WITH THE WORDS: "CAUTION: ON-SITE TREATED NONPOTABLE WATER, DO NOT DRINK" IN YELLOW LETTERS (PANTONE 108 OR EQUIVALENT).
  - RAINWATER CATCHMENT SYSTEMS SHALL BE MARKED IN ACCORDANCE WITH THIS SECTION WITH THE WORDS: "CAUTION: NONPOTABLE RAINWATER, DO NOT DRINK" IN YELLOW LETTERS (PANTONE 108 OR QUIVALENT).
- ALL SPRINKLER HEADS OF THE SAME TYPE SHALL BE OF THE SAME MANUFACTURER.
- OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24-INCHES OF ANY NON-PERMEABLE SURFACE.
- RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES
- FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO DEPTH OF SIX INCHES INTO THE SOIL.
- PRESSURE REGULATION DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
- I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.



- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

28. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICATION MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

**RAIN / ET SENSOR PLACEMENT NOTE:**

THE RAIN SENSOR SHALL BE INSTALLED ON THE SOUTH OR SOUTHWESTERN FACING AREA OF THE ROOF. THE AREA SELECTED SHALL BE IN A CLEAR OPEN AREA OF THE ROOF NOT EFFECTED BY SHADE FROM ANOTHER BUILDING OR TREE. THE CONTRACTOR SHALL INSTALL THE SENSOR ON AN EAVE OR FASCIA BOARD PER THE DIRECTION OF THE LANDSCAPE ARCHITECT. ALL WIRING SHALL BE CONCEALED PER THE DIRECTION OF THE LANDSCAPE ARCHITECT EITHER WITHIN PVC CONDUIT OR OTHER MEANS AS DIRECTED BY THE LANDSCAPE ARCHITECT.

**DRIPLINE SUPPLY/EXHAUST LATERAL PIPE SIZING:**

ZONE FLOW	PIPE SIZE
0 - 5 GPM	DRIPLINE TUBING or 1/2" PVC
5 - 8 GPM	3/4" PVC
8.1 - 13 GPM	1" PVC
13.1 - 22 GPM	1 1/4" PVC
22.1 - 30 GPM	1 1/2" PVC

**IRRIGATION LEGEND**

SYM.	DESCRIPTION
	RAINBIRD XCZ-075-PRF CONTROL ZONE KIT - REMOTE CONTROL VALVE
	HUNTER WIRELESS SOLAR SYNC SENSOR, MOUNT UP TO 800' FROM RECEIVER
	HUNTER 1" MASTER VALVE - IBV SERIES VALVE - NORMALLY CLOSED
	HUNTER FCT-100 - 1" FLOW-CLIK FLOW SENSOR
	FEBCO 825 Y - 1" BACKFLOW PREVENTION UNIT - TO BE INSTALLED IN STAINLESS STEEL ENCLOSURE POWDER COATED COLOR BLACK. INSTALL A 825YA 3/4" ON ABOVE GRADE INSTALLATIONS.
	NIBCO BRASS BALL VALVE - LINE SIZE
FDC	FIRE DEPARTMENT CONNECTION - FOR REFERENCE ONLY
P.O.C.	VERIFY LOCATION ON SITE POINT OF CONNECTION
---	1.5" PRESSURE MAINLINE LINE CLASS 315 PVC - INSTALL DEPTHS PER DETAIL
---	NON-PRESSURE LATERAL LINE SCH. 40 P.V.C. - INSTALL DEPTHS PER DETAIL
	DRIP LINE FLUSH CAP
	HUNTER ICORE IC-600-PL OUTDOOR WALL MOUNT CONTROLLER WITH SOLAR SYNC, (ONE ON EACH FLOOR)
	POTABLE WATER METER - LOCATE IN FIELD
	HUNTER PLD-BV MANUAL FLUSH VALVE. - PROVIDE 3' OF TUBING AFTER THE BALL VALVE. INSTALL VALVE INSIDE 6" ROUND VALVE BOX. ONE AT THE FAR END OF DRIPLINE LATERAL. INSTALL MINIMUM OF ONE FLUSH VALVE PER MAXIMUM OF 800' OF TUBING. MULTIPLE FLUSH VALVES MAY BE REQUIRED WITHIN DRIPLINE LAYOUT. ALWAYS INSTALL VALVES IN OPPOSITE DIRECTIONS OF THE PVC/DRIP CONNECTION MANFOLD. -INSTALL ONE FOR EACH PLANTER AT THE LOW POINT OF THE SYSTEM.
	INSTALL 1 AIR RELIEF VALVE PER SYSTEM AT THE HIGHEST ELEVATION POINT. SEE DETAIL
	HUNTER PLD-10-18 SUB-SURFACE DRIPLINE TUBING 1.0 GPH EMITTERS AT 18" ON CENTER SPACING- ALL TUBING SHALL BE INSTALLED 1" MINIMUM BELOW FINISHED SOIL GRADE W/ 9" WIRE STAKES FIVE (4) FEET ON CENTER; VERIFY THE LAYOUT AND 18" ON CENTER ROW SPACING IN THE FIELD PRIOR TO STARTING WORK. INSTALL SUB-SURFACE DRIP IRRIGATION SYSTEM PER MANUFACTURER'S SPECIFICATIONS.
	BUBBLER HUNTER PCB-50 HEAD ON SCH. 80 NIPPLE EACH SYMBOL REPRESENTS TWO BUBBLERS PER TREE. PLACE BUBBLERS AT EDGE OF ROOTBALL ON OPPOSITE SIDES OF TREE TYPICAL. INSTALL BUBBLERS 1" BELOW FINISH GRADE WITHIN PERFORATED PVC DRAIN PIPE.
	RAINBIRD QUICK COUPLER 33DLRC
	RAINBIRD XACZ-075-PRF CONTROL ZONE KIT - REMOTE CONTROL ATMOSPHERIC VALVE
	NIBCO BRASS LOCKING KEY HOSE BIB - ATTACH TO BUILDING BY PLUMBER. INSTALL PER LOCAL BUILDING CODE.

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**Water Budget Calculation:**  
 MAXIMUM APPLIED WATER ALLOWANCE (MAWA):  
 $(ET_o)(0.62)(ETAF)(AREA)$   
 $(50.1)(0.62)(0.55)(859) = 14,675.2$  GALLONS

Estimated Total Water Use (ETWU):  
 $(ET_o)(0.62)((PFxHA)/E)$   
 $(50.1)(0.62)(0.4)(343.6/0.81) = 13,176.4$  Gallons

The ETWU (13,176.4 Gallons per year) is less than MAWA (14,675.2 Gallons per year), the water budget complies with the MAWA.

CITY OF LOS ANGELES LANDSCAPE ORDINANCE IRRIGATION POINTS				
REQUIRED FOR 10,017.8 SQ.FT. PROJECT: 200				
TECHNIQUE	TABLE II ITEM	# OF ITEM	POINTS PER ITEM	TOTAL POINTS
Drip/low precipitation circuits	1	5	5	25
Automatic irrigation controller w/ cycling capacity	3	2	5	10
Plants on site to remain more than 3 years	6	80	2	160
Lawn area 0%-15% of landscape area	2	1	10	10
Rain sensor	4	2	2	4
<b>TOTAL POINTS</b>				<b>209</b>

Hydrozone	Plant water use type	Plant factor (PF)	Hydrozone Area (HA) square feet	PFxHA (square feet)
1	Moderate	0.4	523	209.2
2	Moderate	0.4	155	62
3	Moderate	0.4	181	72.4
		SUM	859	343.6



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DRAWING TITLE  
 IRRIGATION NOTES, LEGEND, AND CALCULATIONS

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HDR WASHINGTON LLC,  
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CA 90029

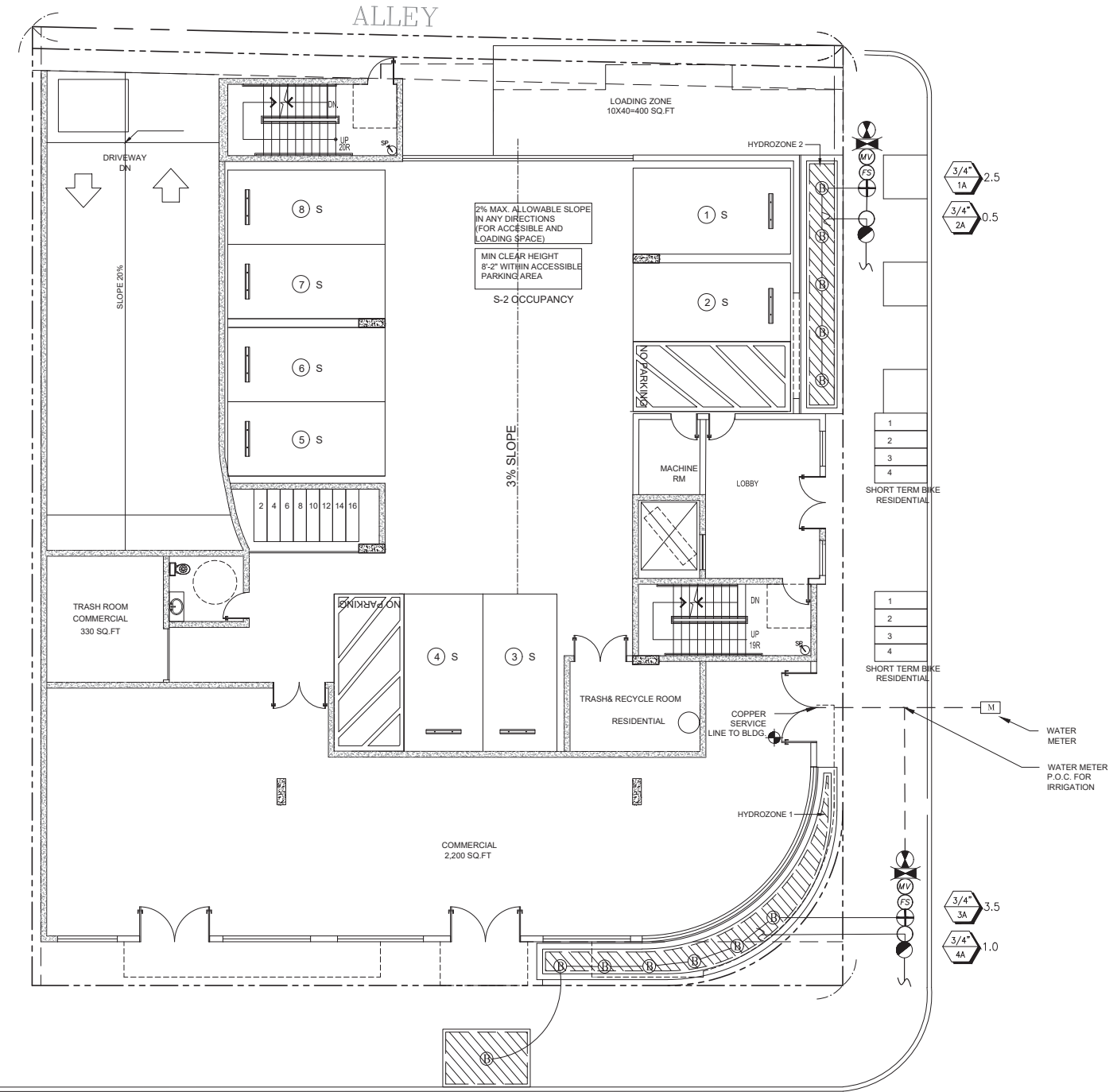
PROJECT  
12701 WASHINGTON PL,  
LOS ANGELES, CA 90066

DRAWING TITLE  
IRRIGATION PLAN - 1ST FLOOR PLAN

DATE: AUG. 2023  
SCALE: 1/8"=1'-0"  
DRAWN:  
APPROVED: AG  
JOB: 19-869  
SHEET:

L-5  
OF SHEETS

CENTER OF ALLEY  
CENTER OF ALLEY



IRRIGATION PLAN - 1ST FLOOR PLAN







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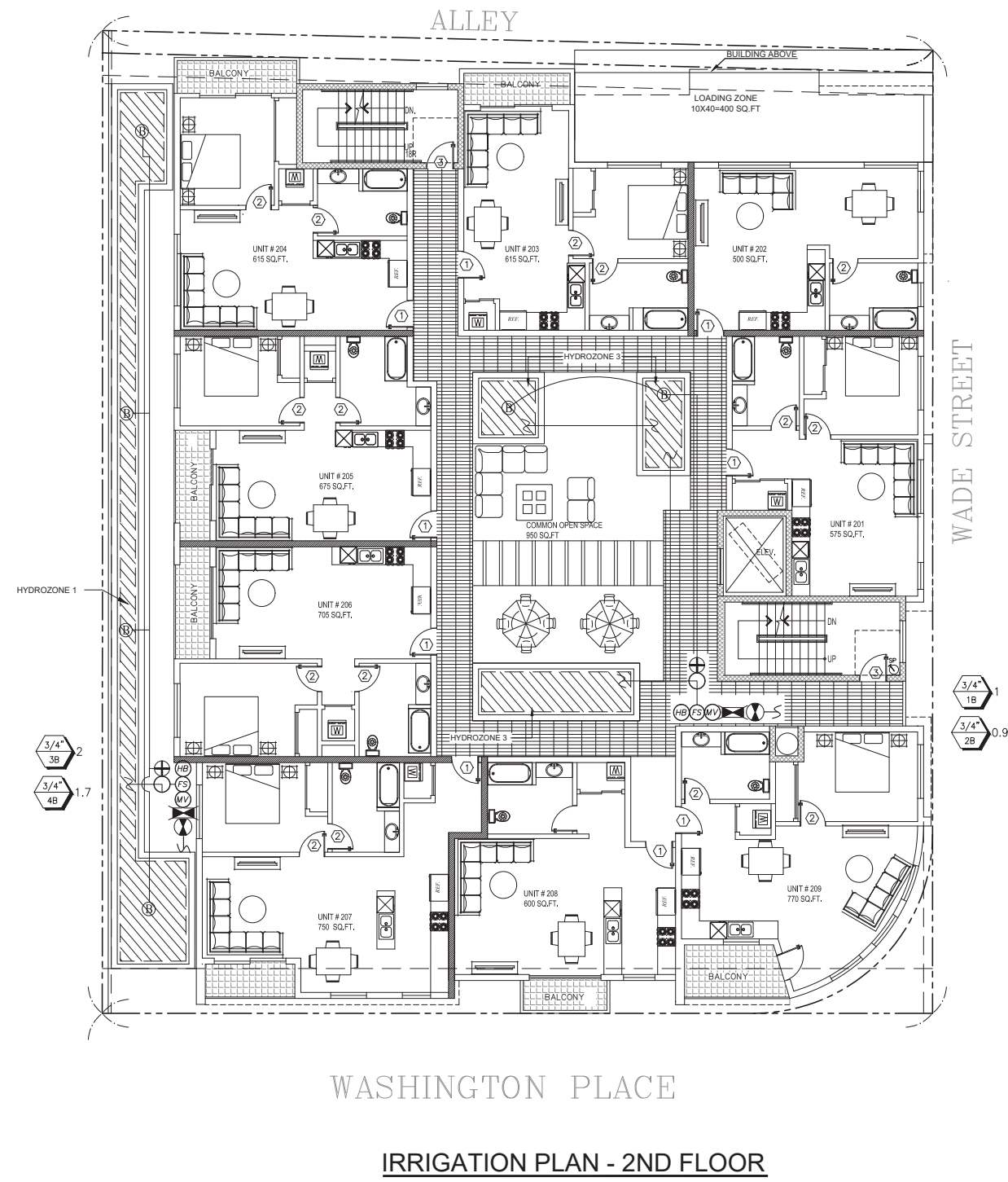
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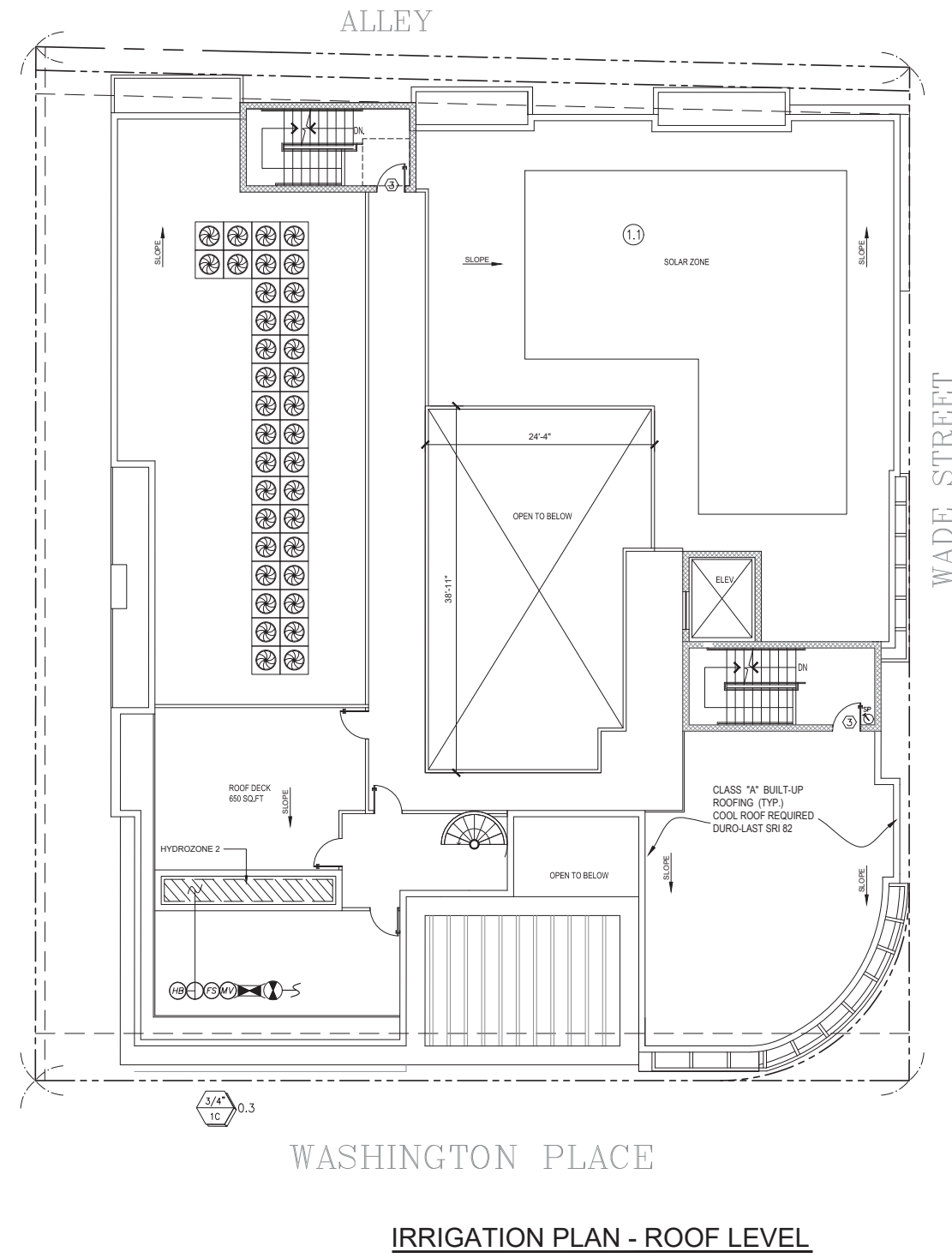
PROJECT  
12701 WASHINGTON PL,  
LOS ANGELES, CA 90066

DRAWING TITLE  
PLANTING PLAN - 2ND FLOOR PLAN

DATE: AUG. 2023  
SCALE: 1/8"=1'-0"  
DRAWN:  
APPROVED: AG  
JOB: 19-869  
SHEET:  
**L-6**  
OF SHEETS



WASHINGTON PLACE  
**IRRIGATION PLAN - 2ND FLOOR**



WASHINGTON PLACE  
**IRRIGATION PLAN - ROOF LEVEL**



**IRRIGATION SYSTEM**

**I. SCOPE**

Provide all labor, materials, transportation, and services necessary to furnish and install irrigation system as shown on the drawings and described herein.

**II. QUALITY ASSURANCE AND REQUIREMENTS**

- A. Permits and Fees:
The contractor shall obtain and pay for any and all permits and all inspections as required.
B. Manufacturers Directions:
Manufacturers directions and detailed drawings shall be followed in all cases where the manufacturers of articles used in this contract furnish directions covering points not shown in the drawings and specifications.
C. Ordinances and Regulations:
All local, municipal and state laws, and rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications, and their provisions shall be carried out by the contractor.
D. Explanation of Drawings:
1. Due to the scale of drawings, it is not possible to indicate all offsets, fittings, sleeves, etc. which may be required.
2. The word Architect as used herein shall refer to the Owners authorized representative.
3. All work called for on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications.
4. The contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or discrepancies in area dimensions exist that might not have been considered.

**III. SUBMITTALS**

- A. Material List:
1. The contractor shall furnish the articles, equipment, materials or processes specified by name in the drawings and specifications.
2. Complete material list shall be submitted prior to performing any work.
3. Equipment or materials installed or furnished without prior approval of the Architect may be rejected and the contractor required to remove such materials from the site at his own expense.
4. Approval of any item, alternate or substitute indicates only that the product or products apparently meet the requirements of the drawings and specifications on the basis of the information or samples submitted.
5. Manufacturers warranties shall not relieve the contractor of his liability under the guarantee.
B. Record and As-Built Drawings:
1. The contractor shall provide and keep up to date a complete as-built record set of blue line ozalid prints which shall be corrected daily and show every change from the original drawings and specifications and the exact as-built locations, sizes, and kinds of equipment.
2. These drawings shall also serve as work progress sheets, and the contractor shall make neat and legible annotations thereon daily as the work proceeds, showing the work as actually installed.
3. Before the date of the final inspection, the contractor shall transfer all information from the as-built prints to an ozalid sepia, procured from the Architect.
4. The contractor shall dimension from two (2) permanent points of reference, building corners, sidewalks, or road intersections, etc., the location of the following items:
a. Connection to existing water lines.
b. Connection to existing electrical power.
c. Gate valves.
d. Routing of sprinkler pressure lines (dimension maximum 100 feet along routing).
e. Sprinkler control valves.
f. Routing of control wiring.
g. Quick coupling valves.
h. Other related equipment as directed by the Architect.
C. Controller Charts:
1. As-built drawings shall be approved by the Architect before controller charts are prepared.
2. Provide one controller chart for each controller supplied.
3. The chart shall show the area controlled by the automatic controller and shall be the maximum size which the controller door will allow.
4. The chart is to be a reduced drawing of the actual as-built system.
5. The chart shall be a black line or blue line ozalid print and a different color shall be used to indicate the area of coverage for each station.
6. When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 10 mils.
7. These charts shall be completed and approved prior to final inspection of the irrigation system.
D. Operation and Maintenance Manuals:
1. Prepare and deliver to the Architect within ten calendar days prior to completion of the construction, two hard cover binders with three rings containing the following information:
a. Index sheet stating contractors address and telephone number, list of equipment with name and addresses of local manufacturers representatives.
b. Catalog and parts sheets on every material and equipment installed under this contract.
c. Guarantee statement.
d. Complete operating and maintenance instruction on all major equipment.
2. In addition to the above mentioned maintenance manuals, provide the Owners maintenance personnel with instructions for major equipment and show evidence in writing to the Architect at the conclusion of the project that this service has been rendered.
E. Equipment to be Furnished:
1. Supply as a part of this contract the following tools:
a. Two (2) sets of special tools required for removing, disassembling and adjusting each type of sprinkler and valve supplied on this project.
b. Two (2) five foot valve keys for operation of gate valves.
c. Two (2) keys for each automatic controller.
d. Two (2) quick coupler keys and matching hose swivels for each type of quick coupling valve installed.
2. The above mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final inspection can occur, evidence that the Owner has received material must be shown to the Architect.

**IV. PRODUCT DELIVERY, STORAGE AND HANDLING**

- A. Handling of PVC Pipe and Fittings:
The contractor is cautioned to exercise care in handling, loading, unloading and storing of PVC pipe and fittings. All PVC pipe shall be transported in a vehicle which allows the length of pipe to lie flat so as not to subject it to undue bending or concentrated external load at any point. Any section of pipe that has been dented or damaged will be discarded and, if installed, shall be replaced with new piping.

**V. GUARANTEE**

- A. The guarantee for the sprinkler irrigation system shall be made in accordance with the attached form.
B. A copy of the guarantee form shall be included in the operations and maintenance manual.
C. The guarantee form shall be re-typed onto the contractors letterhead and contain the following information:

GUARANTEE FOR SPRICKLER IRRIGATION SYSTEM
We hereby guarantee that the sprinkler irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse or neglect excepted. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner.

PROJECT: \_\_\_\_\_
LOCATION: \_\_\_\_\_
COMPANY: \_\_\_\_\_
SIGNED: \_\_\_\_\_
ADDRESS: \_\_\_\_\_
PHONE: \_\_\_\_\_
DATE OF ACCEPTANCE: \_\_\_\_\_

**VI. MATERIALS**

- A. General: Use only new materials of brands and types noted on drawings, specified herein, or approved equals.
B. PVC Pressure Main Line Pipe and Fittings:
1. Pressure main line piping for sizes 2 inches and larger, shall be PVC Class 315.
2. Pipe shall be made from an NSF approved Type I, Grade I, PVC compound conforming to ASTM resin specification D1784.
3. Pressure main line piping for sizes 1-1/2 inches and smaller shall be PVC Schedule 40 with solvent welded joints.
4. Pipe shall be made from NSF approved Type I, Grade I PVC compound conforming to ASTM resin specification 1785.
5. PVC solvent-weld fittings shall be Schedule 40, 1-2, II-NSF approved conforming to ASTM test procedure D2466.
6. Solvent cement and primer for PVC solvent-weld pipe and fittings shall be of type and installation methods prescribed by the manufacturer.
7. All PVC pipe must bear the following markings:
a. Manufacturers name
b. Nominal pipe size
c. Schedule or class
d. Pressure rating in P.S.I.
e. NSF (National Sanitation Foundation) approval
f. Date of extrusion
8. All fittings shall bear the manufacturers name or trademark, material designation, size applicable I.P.S. schedule and NSF seal of approval.
C. PVC Non-Pressure Lateral Line Piping:
1. Non-pressure buried lateral line piping shall be PVC class 200 with solvent-weld joints.
2. Pipe shall be made from NSF approved, Type I, Grade II PVC compound conforming to ASTM resin specification D1784.
3. Except as noted in paragraph 1 and 2 of section 2.01C, all requirements for non-pressure lateral line pipe and fittings shall be the same as for solvent-weld pressure main line pipe and fittings as set forth in section 12.018 of these specifications.
D. Brass Pipe and Fittings:
1. Where indicated on the drawings, use red brass screwed pipe conforming to Federal Specification number WW-P-351.
2. Fittings shall be red brass conforming to Federal Specification number WW-P-460.
E. Galvanized Pipe Fittings:
1. Where indicated on the drawings, use galvanized steel pipe ASA Schedule 40 mild steel screwed pipe.
2. Fittings shall be medium galvanized screwed beeded malleable iron.
3. All galvanized pipe and fittings installed below grade shall be painted with two (2) coats of Kippers number 50 Bitumastic.

- F. Gate Valves:
1. Gate Valves 3 inch and smaller shall be 125 lb. SWP bronze gate valve with screw-in bonnet, nonrising stem and solid wedge disc.
2. Gate valves 3 inch and smaller shall have threaded ends and shall be equipped with a bronze handwheel.
3. Gate valves 3 inch and smaller shall be similar to those manufactured by Nibco or approved equal.
4. All gate valves shall be installed per installation detail.
G. Quick Coupling Valves:
1. Quick coupling valves shall have a brass two-piece body designed for working pressure of 150 P.S.I. operable with quick coupler.
H. Backflow Prevention Units:
1. Backflow preventers and/or vacuum breakers shall be of size and type as indicated on the drawings.
2. Sprinkler irrigation systems which use water from the reclaimed water system will not require backflow prevention.
3. Sprinkler irrigation systems which use water from the reclaimed water system will not require backflow prevention.
I. Anti-Drain Valves:
1. Anti-drain valves shall be of heavy duty virgin PVC construction with F.I.P. thread inlet and outlet.
J. Control Wiring:
1. Connections between the automatic controllers and the electric control valves shall be made with direct burial copper wire AWG-U.F. 600 volt.
2. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible.
3. Where more than one (1) wire is placed in a trench, the wiring shall be taped together at intervals of ten (10) feet.
4. An expansion curl should be provided within three (3) feet of each wire connection and at least every one hundred (100) feet of wire length on runs more than one hundred (100) feet in length.
5. All splices shall be made with Scotch-Lok #3576 Connector Sealing Packs, Pen-Tite wire connector, or approved equal.
6. Field splices between the automatic controller and electrical control valves will not be allowed without prior approval of the Architect.

- K. Automatic Controllers:
1. Automatic controllers shall be of size and type shown on the plans.
2. Final location of automatic controllers shall be approved by the Owners authorized representative.
3. Unless otherwise noted on the plans, the 120v volt electrical power to the automatic controller. Location to be furnished by others. The final electrical hook-up shall be the responsibility of the irrigation contractor.

**L. Electric Control Valves:**

- 1. All electric control valves shall be the same manufacturer as the automatic controllers, or per plan.
2. All electric control valves shall have a manual flow adjustment.
3. Provide and install one control valve box for each electric control valve.
M. Control Valve Boxes:
1. Use 9 inch x 24 inch round box for all gate valves, Brooks number 9 or approved equal.
2. Use 9-1/2 inch x 16 inch x 11 inch rectangular box for all electrical control valves, Carson Industries 1419-12B or approved equal.
N. Sprinkler Heads:
1. All sprinkler heads shall be of the same size, type and deliver the same rate of precipitation with diameter (or radius) of throw, pressure, and discharge as shown on the plants and or specified in these special provisions.
2. Spray heads shall have a screw adjustment.
3. Riser units shall be fabricated in accordance with the details shown on the plans.
4. Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler body.
5. All sprinkler heads of the same type shall be of the same manufacturer.
6. Overhead irrigation shall not be permitted within 24-inches of any non-permeable surface.

**VII. INSPECTION**

- A. Site Conditions:
1. All scaled dimensions are approximate. The contractor shall check and verify all size dimensions and receive Architects approval prior to proceeding with work under this section.
2. Exercise extreme care in excavating and working near existing utilities. Contractor shall be responsible for damages to utilities which are caused by his operations or neglect.
3. Coordinate installation of sprinkler irrigation materials, including pipe, so there shall be NO interference with utilities or other construction or difficulty in planting trees, shrubs, and groundcovers.
4. The contractor shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the sprinkler irrigation system.

**VIII. PREPARATION**

- A. Physical Layout:
1. Prior to installation, the contractor shall stake out all pressure supply lines, routing and location of sprinkler heads.
2. All layout shall be approved by Architect prior to installation.
B. Water Supply:
1. Sprinkler irrigation system shall be connected to water supply point of connection as indicated on the drawings.
2. Connections shall be made at approximate locations as shown on drawings.
C. Electrical Supply:
1. Electrical connections for automatic controller shall be made to electrical points of connection as indicated on the drawings.
2. Connections shall be made at approximate locations as shown on drawings.

**IX. INSTALLATION**

- A. Trenching:
1. Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to an even grade.
2. Provide for a minimum of eighteen (18) inches cover for all pressure supply lines.
3. Provide for a minimum cover of twelve (12) inches for all non-pressure lines.
4. Provide for a minimum cover of eighteen (18) inches for all control wiring.
B. Backfilling:
1. The trenches shall not be backfilled until all required tests are performed.
2. A fine granular material backfill will be initially placed on all lines.
3. Flooding of trenches will be permitted only with approval of the Architect.
4. If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn or planting, or other construction area is necessary, the contractor shall make all required adjustments without cost to the Owner.
C. Trenching and Backfill Under Paving:
1. Trenches located under areas where paving, asphaltic concrete or concrete will be installed shall be backfilled with sand (a layer six (6) inches below the pipe and three (3) inches above the pipe) and compacted in layers to 95 percent compaction, using manual or mechanical tamping devices.
2. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil.
3. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil.
4. All trenches shall be left flush with the adjoining grade.
5. Generally, piping under existing walks is done by jacking, boring or hydraulic driving, but where any cutting or breaking of sidewalks and/or concrete is necessary, it shall be done and replaced by the contractor as part of the contract cost.

- D. Assemblies:
1. Routing of sprinkler irrigation lines as indicated on the drawings is diagrammatic.
2. Install NO multiple assemblies on plastic lines.
3. Install all assemblies specified herein in accordance with respective detail.
4. PVC pipe and fittings shall be thoroughly cleaned of dirt, dust and moisture before installation.
5. On PVC to metal connections, the contractor shall work the metal connections first.
E. Line Clearance:
All lines shall have a minimum clearance of six (6) inches from each other and from lines of other trades.
F. Automatic Controller:
Install as per manufacturers instructions.
G. High Voltage Wiring for Automatic Controller:
1. 120 volt power connection to the automatic controller shall be provided by the irrigation contractor.
2. All electrical work shall conform to local codes, ordinances, and union authorities having jurisdiction.

- H. Remote Control Valves:
Install where shown on drawings and details.
I. Flushing of System:
1. After all new sprinkler pipe lines and risers are in place and connected.
2. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Architect.
J. Sprinkler Heads:
1. Install the sprinkler heads as designated on the drawings.
2. Spacing of heads shall not exceed the maximum indicated on the drawings.

**X. TEMPORARY REPAIRS**

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

**XI. EXISTING TREES**

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

**XII. FIELD QUALITY CONTROL**

- A. Adjustment of the System:
1. The contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible.
2. It is determined that adjustments in the irrigation equipment will provide proper and more adequate cover, the contractor shall make such adjustments prior to planting.
3. Lowering raised sprinkler heads by the contractor shall be accomplished within ten (10) days after notification by Owner.
4. All sprinkler heads shall be set perpendicular to finished grades unless otherwise designated on the plans.
B. Testing of Irrigation system:
1. The contractor shall request the presence of the Architect in writing at least 72 hours in advance of testing.
2. Test all pressure lines under hydrostatic pressure of 150 lbs. per square inch, and prove watertight.
3. All piping under paved areas shall be tested under hydrostatic pressure of 150 lbs. per square inch, and proved watertight, prior to paving.
4. Sustain pressure in lines for not less than two (2) hours.
5. All hydrostatic tests shall be made only in the presence of the Architect, or other duly authorized representative of the Owner.
6. Furnish necessary force pump and all other test equipment.
7. When the sprinkler irrigation system is completed, perform a coverage test in the presence of the Architect to determine if the water coverage for planting areas is complete and adequate.
8. Upon completion of each phase of work, entire system shall be tested and adjusted to meet site requirements.

**XIII. MAINTENANCE**

- A. The entire sprinkler irrigation system shall be under full automatic operation for a period of seven (7) days prior to any planting.
B. The Architect reserves the right to waive or shorten the operation period.

**XIV. CLEAN-UP**

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

**XV. FINAL INSPECTION PRIOR TO ACCEPTANCE**

- A. The contractor shall operate each system in its entirety for the Architect at time of final inspection.
B. The contractor shall show evidence to the Architect that the Owner has received all accessories, charts, record drawings, and equipment as required before final inspection can occur.

**XVI. FINAL INSPECTION SCHEDULE**

- A. Contractor shall be responsible for notifying the Architect in advance for the following inspections, according to the time indicated:
1. Pre-job Conference - 7 days
2. Pressure supply line installation and testing - 72 hours
3. Automatic controller installation - 72 hours
4. Control wire installation - 72 hours
5. Lateral line and sprinkler installation - 72 hours
6. Coverage test - 72 hours
7. Final inspection - 7 days
B. When inspections have been conducted by other than the Architect show evidence of when and by whom these inspections were made.
C. No inspection will commence without as-built drawings. In the event the contractor calls for an inspection without as-built drawings, without completing previously noted corrections, or without preparing the system for inspection, he shall be responsible for reimbursing the Architect at the rate of \$75.00 per hour portal to portal (plus transportation costs) for the inconvenience. No further inspections will be scheduled until this charge has been paid.



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Table with 2 columns: REVISION, BY. Multiple empty rows for revisions.

OWNER
HDR WASHINGTON LLC
1085 WILSHIRE BLVD
CA 90029

PROJECT
12701 WASHINGTON PL
LOS ANGELES, CA 90066

DRAWING TITLE
IRRIGATION SPECIFICATIONS

Table with 2 columns: DATE, SCALE, DRAWN, APPROVED, JOB, SHEET. Values include AUG. 2023, 1/8"=1'-0", AG, 19-869, L-7 OF SHEETS.

**PLANTING SPECIFICATIONS**

**I. SCOPE**

- Furnish all material, labor, transportation, equipment, and property to complete the landscaping of the planting areas shown on the drawings, or reasonably implied to complete the construction. Included as a part of the work of this Section, but not necessarily limited by it, are the following items:
  - A. Pre-planting weed control of all planting areas.
  - B. Soil preparation and fine grading of all planting areas, including the addition of soil amendments.
  - C. Preparation of all planting and specimen tree holes.
  - D. Furnishing and installation of all plant materials, lawns, ground covers, mulches, etc.
  - E. Furnishing and installation of all required planting backfill materials, tree stakes, guy wires, and miscellaneous material.
  - F. Providing maintenance for ninety (90) continuous calendar days after acceptance of construction.
  - G. Guarantee and replacement.

**II. MATERIALS**

All materials shall be of standard, approved and first grade quality and shall be in prime conditions when installed and accepted. Any commercially processed or packaged material shall be delivered to the site in the original unopened container bearing the manufacturers guaranteed analysis. Contractor shall supply Owner with a sample of all supplied materials accompanied by analytical data from an approved laboratory source illustrating compliance or bearing the manufacturers guaranteed analysis.

- A. Topsoil:
    - Topsoil, as required, shall be obtained from on site excavations.
  - B. Soil Conditioners and Fertilizers:
    - Soil conditioners may include any or all of the specific conditioners herein specified.
    - 1. Nitrogen stabilized organic amendment.
      - Amendment shall be fir or cedar sawdust. Source shall be derived from wood of fir or wood of cedar containing the following physical properties:
 

Percent Passing	Sieve Size
95-100	6.33 mm (1/4 inch)
80-100	2.38 (No. 8, 8 mesh)
0-30	500 Micron (No. 35, 32 mesh)
    - Chemistry shall be:
      - Nitrogen Content (dry weight) - 0.65% - 0.84%
      - Iron Content - Minimum 0.08 % dilute acid soluble Fe. on dry weight basis.
      - Soluble Salts - Maximum 3.5 Millimohos centimeter at 25 degrees centigrade as determined by saturation extract method.
      - Ash - (dry weight) 0 - 6.0%
  - 2. Other Materials:
    - Fertilizer shall be delivered to the site in the original unopened containers and of commercial grade, uniform in composition, dry and free flowing, of the following analysis
      - a. Gro-Power Plus
      - b. Gro-Power planting tablets
      - c. As Specified
- C. Tree Support:
  - Materials for staking and guying shall be as follows:
    - 1. Support stakes shall be lodge pole pine stakes. Length as determined to facilitate upright stand as described.
    - 2. Ties: Elastic webbing, polyethylene tape, or Owner approved tie.
    - 3. Guy wire, steel guy anchor and plastic hose tie of adequate size and length to safely support tree.
- D. Miscellaneous Materials:
  - Sand: Washed river sand or equal.
  - Post Emergent Weed Killer: Paraquat, Roundup, or Owner approved herbicide.
  - Tree Wound Paint: As approved.
  - Fiber: Wood cellulose mulching fiber Conweb or equal.
  - Chemical Additive: Seed germinating additive CPA 4000 or equal.
    - 1. Nomenclature:
      - The scientific and common names of plants herein specified conform with the approved names given in A Checklist of Woody Ornamental Plants in California, Manual 32, published by the University of California School of Agriculture (1963).
      - 2. Plant List for Bid:
        - The contractor is herein referred to the landscape plans for the plant material selection and the requirements of this section of the specifications. Container sizes, unless otherwise stated, have been used to indicate the size of the plant material required.
        - 3. Labeling/Delivery:
          - Each group of plant materials delivered to the site shall be clearly labeled as to species, variety and nursery source; however, determination of plant species or variety will be made by the Landscape Architect, and his decision will be final.
          - The contractor shall notify the Landscape Architect 72 hours in advance of delivery of all plant materials and shall submit an itemized list of the plants in each delivery.
          - As a convenience to the contractor, the Landscape Architect upon request, will inspect box size material at the source nursery prior to delivery at the cost of the contractor. Said source nurseries shall be reasonably close to the project site as determined by the Landscape Architect. Plant material so inspected shall arrive at the project site in an undamaged condition.
          - 4. Quality and Size:
            - Plants shall be in accordance with the California State Department of Agriculture's regulation for nursery inspections, rules and grading. All plants shall have a normal habit of growth and shall be sound, healthy, vigorous, and free of insect infestations, plant diseases, sun scalds, fresh abrasions of the bark, excessive abrasions, or other objectionable disfigurements. Tree trunks shall be sturdy and well (hardened off). All plants shall have normally well - developed branch systems and vigorous and fibrous root systems which are not root or pot bound. In the event of disagreement as to condition of root system, the root condition of the plants furnished by the contractor in containers will be determined by removal of earth from the roots of not less than two plants or more than two percent of the total number of plants of each species or variety. Where container grown plants are from several sources, the roots of not less than two plants of each species or variety from each source will be inspected. In case the sample plants inspected are found to be defective, the Landscape Architect reserves the right to reject the entire lot or lots of plants represented by the defective samples. The Landscape Architect is the sole judge as to acceptability. Any plants rendered unsuitable for planting because of this inspection will be considered as samples and will be provided at the expense of the contractor.
            - The size of the plants will correspond with that normally expected for species and variety of commercially available nursery stock, or as specified in the Special Conditions or drawings. The minimum acceptable size of all plants, measured before pruning with the branches in normal position, shall conform with the measurements, if any specified on the drawings in the list of plants to be furnished. Plants larger in size than specified may be used with the approval of the Landscape Architect, but the use of larger plants will make no change in contract price. If the use of larger plants is approved, the ball of earth or spread of roots for each plant will be increased proportionately.
            - 5. Rejection or Substitutions:
              - All plants not conforming to the requirements herein specified, shall be considered defective, and such plants, whether in place or not, shall be marked as rejected and immediately removed from the site of the work and replaced with new plants at the contractors expense. The plants shall be of the species, variety, size and condition specified herein or as shown on the drawings. Under no condition will there be any substitution of plants or sizes of those listed on the accompanying plans, except with the expressed consent of the Landscape Architect.
              - 6. Pruning:
                - At no time shall trees or plant material be pruned, trimmed or topped prior to delivery and any alteration of their shape shall be conducted only with the approval and when in the presence of the Landscape Architect and as noted in the Planting Specifications.
                - 7. Protection:
                  - All plants at all times shall be handled and stored so that they are adequately protected from drying out, from wind burn, or from any other injury.
                  - 8. Right of Inspection:
                    - The Landscape Architect reserves the right to approve or reject at any time upon delivery or during the work any or all plant material regarding size, variety or condition.

- E. Seed:
  - All seed used shall be labeled and shall be furnished in sealed standard containers with signed copies of a statement from the vendor, certifying that each container of seed delivered is fully labeled in accordance with the California State Agricultural Code and is equal to or better than the requirements of these specifications.
- F. Hydro-Mulching Materials:
  - The hydro-mulch mix shall consist of wood cellulose mulching fiber, Conweb mulching fiber or equal.
- G. Hydro-Mulching Application:
  - Equipment: Hydraulic equipment used for the application of the fertilizer, seed and slurry of prepared wood pulp shall be of the Super Hydroseeder type as approved by the Landscape Architect. This equipment shall have a built-in agitation system and operating capacity sufficient to agitate, suspend and homogeneously mix a slurry containing not less than 40 lbs. of fiber mulch plus a combined total of 7 lbs. fertilizer solids for each 100 gallons of water. The slurry distribution lines shall be large enough to prevent stoppage and shall be equipped with a set of hydraulic spray nozzles which will provide a continuous non-fluctuating discharge. The slurry tank shall have a minimum capacity of 1,500 gallons and shall be mounted on a traveling unit, either self-propelled or drawn by a separate unit, which will place the slurry tank and spray nozzles within sufficient proximity to the areas to be seeded.

**III. GRADING AND SOIL PREPARATION**

The general subsoil grading, deep ripping, tilling, and establishment of the rough grade will be done by others, under a separate contract. Other work such as fine grading, cultivation (and in some cases, addition of topsoil) and/or soil conditioners are required to prepare the finish grade. After approximate finished grades have been established, soil shall be conditioned and fertilized in the following manner. Materials shall, at the following rates, be uniformly spread and cultivated thoroughly by means of mechanical tiller into the top 6 inch of soil per 1000 square feet:

**Application Rates**

- See Soil Notes
- 4 cu. Yards of Nitrogen Stabilized Organic Amendment

- All soil areas shall be compacted and settled by application of heavy irrigation to a minimum depth of twelve (12) inches.
- A. Final Grades:
  - After the foregoing specified deep watering, minor modifications to grade may be required to establish the final grade. These areas shall not be worked until the moisture content has been reduced to a point where working it will not destroy soil structure.
  - 1. Finish grading shall insure proper drainage of the site.
  - 2. All areas shall be graded so that the final grades will be one inch below adjacent paved areas, sidewalks, valve boxes, headers, clean-outs, drains, manholes, etc.
  - 3. Surface drainage shall be away from all building foundations.
  - 4. Eliminate all erosion scars.
  - 5. \*For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.

**IV. PLANTING INSTALLATION**

Actual planting shall be performed during those periods when weather and soil conditions are suitable and in accordance with locally accepted practices, as approved by the Landscape Architect.

- A. Weed Control:
  - After soil preparation and establishment of final grades prior to any planting, the contractor shall irrigate thoroughly for a period of time, two (2) to three (3) weeks or until weed seeds have germinated. When there is sufficient weed seed germination, the contractor shall apply a post-emergent weed killer, according to the directions of the manufacturer. The contractor shall then wait an additional one (1) week to allow the weed killer to dissipate, then plant as indicated in the plans and specifications.
- B. Layout of Major Plantings:
  - Locations for plants and outlines of areas to be planted shall be marked on the ground by the contractor before any pits are dug. All such locations shall be approved by the Landscape Architect. If an underground construction or utility line is encountered in the excavation of planting areas, other locations for planting may be selected by the Landscape Architect.
- C. Planting of Trees, Shrubs and Vines:
  - 1. Excavation for planting: Excavation for planting shall include the stripping and stacking of all acceptable topsoil encountered within the areas to be excavated for trenches, tree holes, plant pits and planting beds.
    - a. Protect all areas from excessive compaction when trucking plants or other material to the planting site.
    - b. All excavated holes shall have vertical sides with roughened surfaces and shall be of a size that is twice the diameter and 6 inch minimum deeper than the root ball.
    - c. Excess soil generated from the planting holes and not used as backfill or in establishing the final grades shall be removed from the site.
  - 2. Planting:
    - No planting shall be done in any area until the area concerned has been satisfactorily prepared in accordance with these specifications.
    - Only as many plants as can be planted and watered on that same day shall be distributed in planting area.
    - Containers shall be opened and plants shall be removed in such a manner that the ball of earth surrounding the roots is not broken, and they shall be planted and watered as herein specified immediately after removal from the containers. Containers shall not be opened prior to placing the plants in the planting area.
    - Container plants shall be backfilled with:
      - See Soil Notes
      - Palm Backfill**
      - 8 parts by volume washed river sand
      - 2 parts by volume nitrogen stabilized organic amendment
      - 10 lbs. Gro-Power palm fertilizer per cubic yard of mix
      - 2 lbs. Agricultural gypsum per cubic yard of mix
    - All plants which settle deeper than specified above shall be raised to the correct level. After the plant has been placed, additional backfill shall be added to the hole to cover approximately one-half of the height of the root ball. At this stage water shall be added to the top of the partly filled hole to thoroughly saturate the root ball and adjacent soil.
    - After the water has completely drained, planting tablets shall be placed as indicated below:
      - 3 tablets per one gallon container
      - 8 tablets per five gallon container
      - 15 tablets per fifteen gallon container
      - 16 tablets per 20 inch and 24 inch box
      - 18 tablets per 30 inch box
      - 20 tablets per 36 inch box
      - 22 tablets per 42 inch box
      - 24 tablets per 48 inch box
    - Larger sizes: For each half inch caliper measured 14 inches above soil level use 3 additional tablets. The remainder of the hole shall then be backfilled.
    - Planting tablets shall be set with each plant on the top of the root ball while the plants are still in their containers so the required number of tablets to be used in each hole can be easily verified.
    - After backfilling, an earthen basin shall be constructed around each plant. Each basin shall be of a depth sufficient to hold at least two inches of water. Basins shall be of a size suitable for the individual plant. In no case shall a basin for a fifteen gallon plant be less than four feet in diameter; a five gallon plant, less than three feet in diameter; and a one gallon plant, less than two feet in diameter. The basins shall be constructed of amended backfill materials.



**ENGINEERING INC.**  
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 Van Nuys, CA 91406  
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**OWNER**

**HDR WASHINGTON LLC ,  
1085 WILSHIRE BLVD  
CA 90029**

**PROJECT**

**12701 WASHINGTON PL ,  
LOS ANGELES, CA 90066**

**DRAWING TITLE**

**IRRIGATION SPECIFICATIONS**

|           |            |
|-----------|------------|
| DATE:     | AUG. 2023  |
| SCALE:    | 1/8"=1'-0" |
| DRAWN:    |            |
| APPROVED: | AG         |
| JOB :     | 19-869     |
| SHEET:    |            |



ENGINEERING INC.

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OWNER

HDR WASHINGTON LLC,  
1085 WILSHIRE BLVD  
CA 90029

PROJECT

12701 WASHINGTON PL,  
LOS ANGELES, CA 90066

DRAWING TITLE

PLANTING SPECIFICATIONS

|           |            |
|-----------|------------|
| DATE:     | AUG. 2023  |
| SCALE:    | 1/8"=1'-0" |
| DRAWN:    |            |
| APPROVED: | AG         |
| JOB :     | 19-869     |
| SHEET:    |            |

L-9  
OF SHEETS

3. Pruning:  
Pruning shall be limited to the minimum necessary to remove injured twigs and branches, and to compensate for loss of roots during transplanting, but never to exceed one-third of the branching structure. Upon approval of the Landscape Architect, pruning may be done before delivery of plants, but not before plants have been inspected and approved. Cuts over three-quarters of an inch in diameter shall be painted with tree wound paint.
4. Staking and Guying:  
Staking of all trees shall conform to tree staking and tree guying details and as herein specified. Protective stakes may be planted with the tree, driving them into undisturbed soil at the bottom of the planting hole until 18 inches remains above ground level. Support stakes tall enough to support the particular tree shall be driven 18 inches into the soil. A line drawn between the two support stakes shall be at right angles to the most troublesome wind direction. Attach crossties to the supportive stakes on the leeward side of the prevailing wind. Ties shall be placed as low on the trunk as possible but high enough so the tree will return to upright after deflection.  
To find the proper height for tie locations, hold the trunk in one hand, pull the top to one side and release. The height at which the trunk will just return to the upright when the top is released is the height at which to attach the ties. Ties are to form a loose loop around the tree trunk and auxiliary stake so that the trunk cannot work towards the support stakes. Support stakes are not to exceed 6 inches above the tie locations. The auxiliary stake shall be attached to those trees needing extra trunk support as determined by the Landscape Architect. Wind and wrap the top of the wire with friction tape. One tree of each size shall be staked and approved by the Landscape Architect prior to continued staking.
- D. Ground Covers:  
Ground covers will be planted in the areas indicated on the plans. Ground cover plants shall be grown in flats, peat pots, or taken as cuttings, as indicated on the plans. Flat grown plants (rooted cuttings) shall remain in those flats until transplanting. The flats soil shall contain sufficient moisture so that it will not fall apart when lifting the plants. If plants from peat pits are used, the pots shall be protected at all times prior to planting to prevent unnecessary drying of the root ball. Unrooted cuttings shall be 10 inches or more in length. They shall be insect and disease free tip cuttings from healthy, vigorous and strong growing plants. Mature or brown-colored stem growths or cuttings which have been trimmed or rooted before planting will not be accepted. Cuttings shall be planted not more than 2 days after cutting and shall not be allowed to dry or wither.
- Ground cover shall be planted in straight rows and evenly spaced, unless otherwise noted, and at intervals called out in the drawings. Triangular spacing shall be used unless otherwise noted on the plans.
  - Each rooted plant shall be planted with its appropriate amount of flat soil or in a peat pot, in a manner that will insure minimum disturbance of the root system, but in no case shall this depth be less than two nodes. To avoid drying out, plantings shall be immediately sprinkled after planting until the entire area is soaked to the full depth of each hole, unless otherwise noted on the drawings.
- E. Lawn:  
Lawn shall be planted by hydroseeding and sodded as indicated on the plans. All areas shall be free from weeds and weed residue.
- F. Hydroseeding:  
Hydroseeding shall include application of mulch, fertilizer and seed planting bed preparation, pre and post-planting irrigation.
- After soil preparation, establishment of final grades and weed control, the surface two (2) inches of soil shall be loosened by harrow rototiller and floated level and irrigated just prior to planting.
  - Preparation: The slurry preparation shall take place at the site of work and shall begin by adding water to the tank when the engine is at half throttle. When the water level has reached the height of the agitator shaft, good recirculation shall be established and at this time the seed and chemical additive shall be added. Fertilizer shall then be added followed by wood pulp mulch. The wood pulp mulch shall only be added to the mixture after the tank is at least one-third filled with water. The engine throttle shall be opened to full speed when the tank is half filled with water. All the wood pulp mulch shall be added by the time the tank is two-thirds to three-fourths full. Spraying shall commence five minutes after addition of the chemical additive when the tank is full.
- Application rates:  
Fiber 1,500 lbs. per acre.  
Seed See plans  
Gro-Power Plus 1,200 lbs. per acre (if area has been soil prepped, only use 400 lbs. per acre)  
Chemical Additives 3 gallons per acre  
Urea Formaldehyde 300 lbs. per acre
- Application: The operator shall spray the area with a uniform visible coat by using the green color of the wood pulp as a guide. The slurry shall be applied in a sweeping motion, in an arched stream so as to fall like rain allowing the wood fibers material to spread at the required rate per acre.
  - Time Limit: All slurry mixture which has not been applied within two hours after mixing will be rejected and removed from the project at the contractor's expense.
  - Irrigation: Immediately after completion of hydroseeding, each area shall be irrigated. Irrigation during the germination period of the seeds shall keep the hydro-mulch moist at all times without creating run-off, erosion or over-saturation. The irrigation system is to be in operating condition and have been tested before planting is started.

**V. ESTABLISHMENT AND MAINTENANCE PERIOD**

The contractor shall continuously maintain all areas involved in this contract during the progress of the work and during the establishment period until final acceptance of the work by the Owner. The contractor shall request an inspection to begin the plant establishment period after all planting and related work has been completed in accordance with the Contract Documents. A prime requirement is that all lawn areas shall show an even, healthy stand of grass seedlings which shall have been mowed twice. If such criteria is met to the satisfaction of the Landscape Architect, a field notification will be issued to the contractor to establish the effective beginning date of the plant establishment and maintenance period. Any day when the contractor fails to adequately maintain plantings, replace unsuitable plants or do weed control or other work, as determined necessary by the Landscape Architect, will not be credited as one of the plant establishment working days. Improper maintenance or possible poor condition of any planting at the termination of the scheduled establishment period may cause postponement of the final completion date of the contract. Maintenance shall be continued by the contractor until all work is acceptable. In order to carry out the plant establishment work, the contractor shall furnish sufficient men and adequate equipment to perform the work during the plant establishment period. Maintenance shall be according to the following standards:

- All areas shall be kept free of debris and all planted areas shall be weeded and cultivated at intervals of not more than ten (10) days. Watering, mowing, rolling, edging, trimming, fertilization, spraying and pest control, as may be required, shall be included in the establishment period.
- The contractor shall be responsible for maintaining adequate protection of the area. Damaged areas shall be repaired at the contractor's expense.
- Between the 15th day and the 20th day of the establishment period, the contractor shall reseed all spots or areas within the lawn where normal turf growth is not evident.
- Fertilize all planting areas with the following - See soil notes
- Mowing of turf will commence when the grass has reached a height of two inches. The height of cut will be 1 to 1-1/2 inches. Mowing will be at least weekly after the first cut. Turf must be well established and free of bare spots and weeds to the satisfaction of the Landscape Architect prior to final acceptance.
- The contractor's maintenance period will be extended if these provisions are not filled.
- Clean-up:  
The contractor shall keep the premises free from accumulation of waste materials and debris. After all planting operations have been completed, the contractor shall remove all trash, excess soil, empty plant containers, tools, and equipment used in this work and/or any other debris resulting from his work on the site. Any scars, ruts, or mars in the area caused by the landscape work shall be repaired at the contractor's expense. The contractor shall leave the site area broom clean and shall wash down all paved areas within the contract area leaving the premises in a clean condition.

**GUARANTEE AND REPLACEMENT**

- All plant material installed under the contract shall be guaranteed against any and all poor, inadequate or inferior materials and/or workmanship for a period of one year. Any plant found to be dead or in poor condition due to faulty materials or workmanship, as determined by the Landscape Architect, shall be replaced by the contractor at his expense.
- Any materials found to be dead, or in poor condition during the establishment period shall be replaced immediately. The Landscape Architect shall be the sole judge as to the condition of material. Material to be replaced within the guarantee period shall be replaced by the contractor within 15 days of written notification by the Owner.
- Replacement shall be made in the same manner as required for original plantings. Materials and labor involved in the replacing of material shall be supplied by the contractor at no additional cost to the Owner.

**VI. INSPECTIONS**

Normal progress inspection shall be requested from the Landscape Architect at least 72 hours in advance of an anticipated inspection. An inspection will be made by the Landscape Architect on each of the steps listed below. The contractor will not be permitted to initiate the succeeding steps of work until he has received written approval to proceed by the Owner.

- Immediately prior to the commencement of the work on this section
- Completion of fine grading.
- Completion of soil conditioning
- Prior to application of post-emergent weed killers.
- Pre or post-delivery of all plant material.
- Completion of major plant layout.
- Prior to hydroseeding or installation of sod.
- Commencement of maintenance.
- Completion of first 30 day maintenance period.

Final Acceptance of the Project: Prior to the date of the final inspection, the contractor shall acquire from the Owner approved mylar prints, and finally record from the job record set all changes made during construction, label said prints As-Builts, and deliver to the Landscape Architect. Prior to the date of final inspection, the contractor shall deliver to the Landscape Architect the Landscape and Irrigation Guarantee as required.

**SOIL NOTES**

- Soil Preparation - add 50 lbs. of Agricultural Gypsum 1,000 sq. ft.
- Backfill shall consist of the following:  
7 parts native on site soil, by volume  
3 parts nitrilized shavings, by volume  
16 lbs. Gro-power Plus per cubic yard of mix
- Hydro-seeding - For already soil prepared areas, apply 280 lbs. Gro-power HI-Nitrogen per acre.  
For non-prepped soil areas, apply 1,000 lbs. Gro-power Plus and 300 lbs. Gro-power Controlled release per acre.
- Maintenance - Feed with 20 lbs. Gro-power Plus 1,000 sq. ft. on days 45 and 85 of maintenance.

**NOTES**

The above materials are for bid purposes only. The exact materials will be determined after the grading is completed, along with a soils test by the Landscape Contractor

**AGRONOMIC SOIL REPORT**

Contractor shall obtain an agronomic soil report prior to start of construction. This report is required for pre-installation meeting along with all it's recommended material being on-site for inspection prior to beginning work.

**EXHIBIT B**

**SITE PHOTOS, ZIMAS PROFILE REPORT,  
AND MAPS**

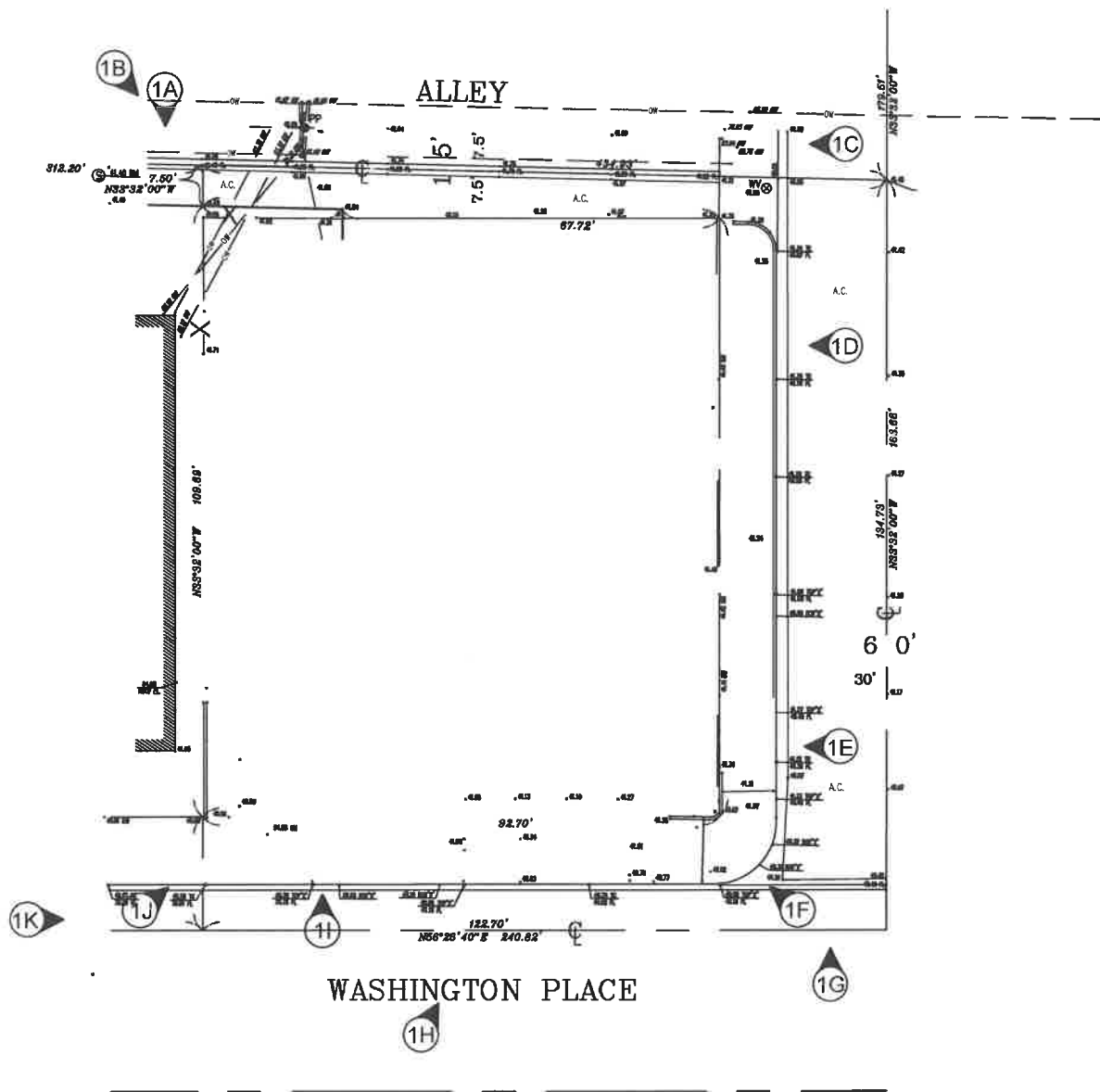
# PHOTOS INDEX

- P-0            COVER SHEET
  
- P-1            INDEX MAP OF EXISTING SITE
  
- P-2            INDEX MAP OF ABUTTING  
PROPERTY NEIGHBORS
  
- P-3 TO        PHOTOS OF EXISTING SUBJECT PROPERTY  
P-8
  
- P-9 TO        ABUTTING NEIGHBORS PICTURES  
P-14



DIR-2022-7482

CASE NO \_\_\_\_\_

| DRAWING TITLE | PROJECT                                       | OWNER   | SHEET | ENGINEERING INC.   |
|---------------|---|---|-------|--|
| COVER SHEET   | 12701 WASHINGTON PL.<br>LOS ANGELES, CA 90066 | HDR WASHINGTON, LLC.<br>1085 WILSHIRE BLVD.<br>CA 90029 | P-0   | <br><small>6747 ODESSA AVE SUITE #204<br/>Van Nuys, CA 91408<br/>PHONE: (818) 758-0018<br/>CELL: (818) 203-3358<br/>FAX: (818) 708-2847</small> |



**LEGEND**

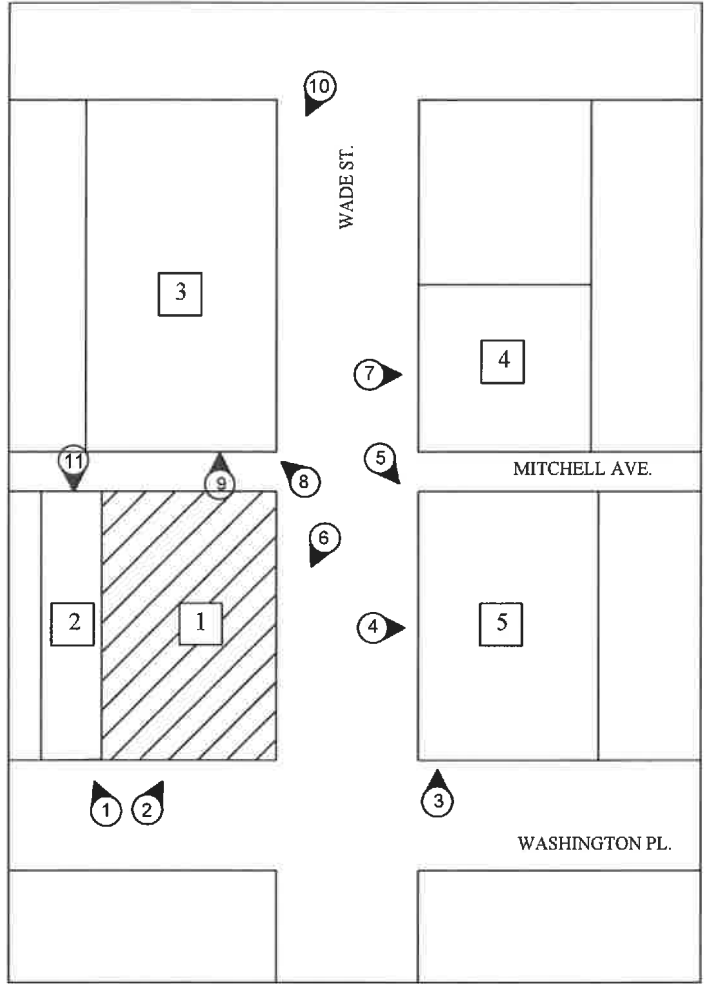
-  INDICATES FACADES OF ABUTTING PROPERTY OWNERS AND SURROUNDING AREAS
-  INDICATES VIEW DIRECTIONS

**EXISTING PROPERTY INDEX MAP**





SCALE: NTS

| DRAWING TITLE                  | PROJECT                                       | OWNER   | SHEET | ENGINEERING INC.   |
|--------------------------------|---|---|-------|--|
| INDEX MAP OF EXISTING PROPERTY | 12701 WASHINGTON PL.<br>LOS ANGELES, CA 90066 | HDR WASHINGTON, LLC.<br>1085 WILSHIRE BLVD.<br>CA 90029 | P-1   |  6747 ODESSA AVE SUITE #204<br>Van Nuys, CA 91405<br>PHONE: (818) 755-0018<br>CELL: (818) 203-3336<br>FAX: (818) 708-2847 |



LEGEND

-  INDICATES FACADES OF ABUTTING PROPERTY OWNERS AND SURROUNDING AREAS
-  INDICATES VIEW DIRECTIONS



INDEX MAP OF ABUTTING PROPERTY NEIGHBORS

SCALE : NTS

1 12701 W. WASHINGTON PL.  
12707 W. WASHINGTON PL.

4 3990 S. WADE ST.

2 12711 W. WASHINGTON PL.

5 3996 1-10 S. WADE ST.  
12637 W. WASHINGTON PL.

3 12706 W. MITCHELL AVE.  
3981 S. WADE ST.  
3989 S. WADE ST.  
3991 S. WADE ST.

| DRAWING TITLE                            | PROJECT                                       | OWNER   | SHEET | ENGINEERING INC.   |
|--|---|---|-------|--|
| INDEX MAP OF ABUTTING PROPERTY NEIGHBORS | 12701 WASHINGTON PL.<br>LOS ANGELES, CA 90066 | HDR WASHINGTON, LLC.<br>1085 WILSHIRE BLVD.<br>CA 90029 | P-2   |  6747 OOESEA AVE SUITE #204<br>Van Nuys, CA 91408<br>PHONE: (818) 758-0018<br>CELL: (818) 203-3336<br>FAX: (818) 706-2847 |





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| DRAWING TITLE                       | PROJECT                                       | OWNER   | SHEET | ENGINEERING INC.   |
|-------------------------------------|---|---|-------|--|
| PHOTOS OF EXISTING SUBJECT PROPERTY | 12701 WASHINGTON PL.<br>LOS ANGELES, CA 90066 | HDR WASHINGTON, LLC.<br>1085 WILSHIRE BLVD.<br>CA 90029 | P-3   |  6747 ODESSA AVE SUITE #204<br>Van Nuys, CA 91408<br>PHONE: (818) 758-0018<br>CELL: (818) 203-3336<br>FAX: (818) 708-2847 |



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| DRAWING TITLE                       | PROJECT                                       | OWNER   | SHEET | ENGINEERING INC.  |
|-------------------------------------|---|---|-------|---|
| PHOTOS OF EXISTING SUBJECT PROPERTY | 12701 WASHINGTON PL.<br>LOS ANGELES, CA 90066 | HDR WASHINGTON, LLC.<br>1085 WILSHIRE BLVD.<br>CA 90029 | P-4   |  <p>6747 ODESSA AVE SUITE #204<br/>Van Nuys, CA 91408<br/>PHONE: (818) 758-9018<br/>CELL: (818) 203-3336<br/>FAX: (818) 708-2847</p> |



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| DRAWING TITLE                       | PROJECT                                       | OWNER   | SHEET | ENGINEERING INC.   |
|-------------------------------------|---|---|-------|--|
| PHOTOS OF EXISTING SUBJECT PROPERTY | 12701 WASHINGTON PL.<br>LOS ANGELES, CA 90066 | HDR WASHINGTON, LLC.<br>1085 WILSHIRE BLVD.<br>CA 90029 | P-5   |  6747 ODESSA AVE SUITE #204<br>Van Nuys, CA 91406<br>PHONE: (818) 758-0018<br>CELL: (818) 203-3358<br>FAX: (818) 708-2847 |



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| DRAWING TITLE                       | PROJECT                                       | OWNER   | SHEET | ENGINEERING INC.   |
|-------------------------------------|---|---|-------|--|
| PHOTOS OF EXISTING SUBJECT PROPERTY | 12701 WASHINGTON PL.<br>LOS ANGELES, CA 90066 | HDR WASHINGTON, LLC.<br>1085 WILSHIRE BLVD.<br>CA 90029 | P-6   |  6747 ODESSA AVE SUITE #204<br>Van Nuys, CA 91406<br>PHONE: (818) 758-0018<br>CELL: (618) 203-3338<br>FAX: (818) 708-2847 |



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1J

| DRAWING TITLE                       | PROJECT                                       | OWNER   | SHEET | ENGINEERING INC.  |
|-------------------------------------|---|---|-------|---|
| PHOTOS OF EXISTING SUBJECT PROPERTY | 12701 WASHINGTON PL.<br>LOS ANGELES, CA 90066 | HDR WASHINGTON, LLC.<br>1085 WILSHIRE BLVD.<br>CA 90029 | P-7   |  <p>6747 ODESSA AVE SUITE #204<br/>Van Nuys, CA 91408<br/>PHONE: (818) 758-0018<br/>CELL: (818) 203-3338<br/>FAX: (818) 708-2847</p> |



1K

| DRAWING TITLE                       | PROJECT                                       | OWNER   | SHEET | ENGINEERING INC.   |
|-------------------------------------|---|---|-------|--|
| PHOTOS OF EXISTING SUBJECT PROPERTY | 12701 WASHINGTON PL.<br>LOS ANGELES, CA 90066 | HDR WASHINGTON, LLC.<br>1085 WILSHIRE BLVD.<br>CA 90029 | P-8   |  6747 ODESSA AVE SUITE #204<br>Van Nuys, CA 91406<br>PHONE: (818) 758-0018<br>CELL: (818) 203-3336<br>FAX: (818) 706-2847 |



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| DRAWING TITLE               | PROJECT                                       | OWNER   | SHEET | ENGINEERING INC.   |
|-----------------------------|---|---|-------|--|
| ABUTTING NEIGHBORS PICTURES | 12701 WASHINGTON PL.<br>LOS ANGELES, CA 90066 | HDR WASHINGTON, LLC.<br>1085 WILSHIRE BLVD.<br>CA 90029 | P-9   |  6747 ODESSA AVE SUITE #204<br>Van Nuys, CA 91406<br>PHONE: (818) 758-0018<br>CELL: (818) 203-3338<br>FAX: (818) 708-2847 |



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| DRAWING TITLE                     | PROJECT                                       | OWNER   | SHEET | ENGINEERING INC.   |
|-----------------------------------|---|---|-------|--|
| ABUTTING<br>NEIGHBORS<br>PICTURES | 12701 WASHINGTON PL.<br>LOS ANGELES, CA 90066 | HDR WASHINGTON, LLC.<br>1085 WILSHIRE BLVD.<br>CA 90029 | P-10  |  6747 ODESSA AVE SUITE #204<br>Van Nuys, CA 91408<br>PHONE: (818) 758-0018<br>CELL: (818) 203-3336<br>FAX: (818) 708-2847 |





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| DRAWING TITLE               | PROJECT                                       | OWNER   | SHEET | ENGINEERING INC.  |
|-----------------------------|---|---|-------|---|
| ABUTTING NEIGHBORS PICTURES | 12701 WASHINGTON PL.<br>LOS ANGELES, CA 90066 | HDR WASHINGTON, LLC.<br>1085 WILSHIRE BLVD.<br>CA 90029 | P-11  |  <p>6747 ODESSA AVE SUITE #204<br/>Van Nuys, CA 91406<br/>PHONE: (818) 758-0018<br/>CELL: (818) 203-3336<br/>FAX: (818) 708-2847</p> |



7



8

| DRAWING TITLE               | PROJECT                                       | OWNER   | SHEET | ENGINEERING INC.  |
|-----------------------------|---|---|-------|---|
| ABUTTING NEIGHBORS PICTURES | 12701 WASHINGTON PL.<br>LOS ANGELES, CA 90066 | HDR WASHINGTON, LLC.<br>1085 WILSHIRE BLVD.<br>CA 90029 | P-12  |  6747 OESSA AVE SUITE #204<br>Van Nuys, CA 91406<br>PHONE: (818) 758-0018<br>CELL: (818) 203-3336<br>FAX: (818) 708-2847 |



9



10

| DRAWING TITLE               | PROJECT                                       | OWNER   | SHEET | ENGINEERING INC.   |
|-----------------------------|---|---|-------|--|
| ABUTTING NEIGHBORS PICTURES | 12701 WASHINGTON PL.<br>LOS ANGELES, CA 90066 | HDR WASHINGTON, LLC.<br>1085 WILSHIRE BLVD.<br>CA 90029 | P-13  |  6747 ODESSA AVE SUITE #204<br>Van Nuys, CA 91408<br>PHONE: (818) 758-0018<br>CELL: (818) 203-3338<br>FAX: (818) 708-2847 |



11

| DRAWING TITLE                     | PROJECT                                       | OWNER   | SHEET | ENGINEERING INC.  |
|-----------------------------------|---|---|-------|---|
| ABUTTING<br>NEIGHBORS<br>PICTURES | 12701 WASHINGTON PL.<br>LOS ANGELES, CA 90066 | HDR WASHINGTON, LLC.<br>1085 WILSHIRE BLVD.<br>CA 90029 | P-14  |  <p>6747 ODESSA AVE SUITE #204<br/>Van Nuys, CA 91408<br/>PHONE: (818) 758-0018<br/>CELL: (818) 203-3336<br/>FAX: (818) 708-2847</p> |



# City of Los Angeles Department of City Planning

## 11/15/2023 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

12701 W WASHINGTON PL  
12707 W WASHINGTON PL

### ZIP CODES

90066

### RECENT ACTIVITY

PAR-2022-2034-AHRF  
PAR-2021-6180-AHRF

### CASE NUMBERS

CPC-2022-7482-DB-HCA  
CPC-2018-7547-CPU  
CPC-2014-1456-SP  
CPC-2005-8252-CA  
CPC-1984-226  
ORD-186104  
ORD-183497  
ORD-168999  
ZA-1987-84-CUB  
ENV-2022-7483-CE  
ENV-2014-1458-EIR-SE-CE  
ENV-2005-8253-ND  
ENV-2005-3590-CE  
ND-87-88-CUB

### Address/Legal Information

|                              |                    |
|------------------------------|--------------------|
| PIN Number                   | 111B153 1159       |
| Lot/Parcel Area (Calculated) | 7,296.5 (sq ft)    |
| Thomas Brothers Grid         | PAGE 672 - GRID C5 |
| Assessor Parcel No. (APN)    | 4236020021         |
| Tract                        | DEL MAR            |
| Map Reference                | M B 10-76          |
| Block                        | None               |
| Lot                          | 224                |
| Arb (Lot Cut Reference)      | None               |
| Map Sheet                    | 111B153            |

### Jurisdictional Information

|                          |                             |
|--------------------------|-----------------------------|
| Community Plan Area      | Palms - Mar Vista - Del Rey |
| Area Planning Commission | West Los Angeles            |
| Neighborhood Council     | Mar Vista                   |
| Council District         | CD 11 - Traci Park          |
| Census Tract #           | 2722.02                     |
| LADBS District Office    | West Los Angeles            |

### Permitting and Zoning Compliance Information

|                       |      |
|-----------------------|------|
| Administrative Review | None |
|-----------------------|------|

### Planning and Zoning Information

|  |   |
|--|---|
| Special Notes                                  | None  |
| Zoning   | C2-1  |
| Zoning Information (ZI)                        | ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor<br>ZI-2512 Housing Element Inventory of Sites<br>ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 |
| General Plan Land Use                          | General Commercial  |
| General Plan Note(s)                           | Yes   |
| Hillside Area (Zoning Code)                    | No  |
| Specific Plan Area                             | LOS ANGELES COASTAL TRANSPORTATION CORRIDOR   |
| Subarea  | None  |
| Special Land Use / Zoning                      | None  |
| Historic Preservation Review                   | No  |
| Historic Preservation Overlay Zone             | None  |
| Other Historic Designations                    | None  |
| Other Historic Survey Information              | None  |
| Mills Act Contract                             | None  |
| CDO: Community Design Overlay                  | None  |
| CPIO: Community Plan Imp. Overlay              | None  |
| Subarea  | None  |
| CUGU: Clean Up-Green Up                        | None  |
| HCR: Hillside Construction Regulation          | No  |
| NSO: Neighborhood Stabilization Overlay        | No  |
| POD: Pedestrian Oriented Districts             | None  |
| RBP: Restaurant Beverage Program Eligible Area | General (RBPA)  |
| RFA: Residential Floor Area District           | None  |

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

|                                    |               |
|------------------------------------|---------------|
| RIO: River Implementation Overlay  | No            |
| SN: Sign District                  | No            |
| AB 2334: Very Low VMT              | Yes           |
| AB 2097: Reduced Parking Areas     | No            |
| Streetscape                        | No            |
| Adaptive Reuse Incentive Area      | None          |
| Affordable Housing Linkage Fee     |               |
| Residential Market Area            | High          |
| Non-Residential Market Area        | High          |
| Transit Oriented Communities (TOC) | Not Eligible  |
| ED 1 Eligibility                   | Eligible Site |
| RPA: Redevelopment Project Area    | None          |
| Central City Parking               | No            |
| Downtown Parking                   | No            |
| Building Line                      | None          |
| 500 Ft School Zone                 | No            |
| 500 Ft Park Zone                   | No            |

### Assessor Information

|   |  |
|---|--|
| Assessor Parcel No. (APN)                       | 4236020021                                     |
| Ownership (Assessor)                            |  |
| Owner1  | CREATIVE PROPERTIES LLC AND                    |
| Owner2  | HDR WASHINGTON LLC                             |
| Address   | 1158 26TH ST UNIT 210<br>SANTA MONICA CA 90403 |
| Ownership (Bureau of Engineering, Land Records) |  |
| Owner   | CURTIS, EVA D.                                 |
| Address   | 6133 YEADON WAY<br>SAN JOSE CA 95119           |
| Owner   | CURTIS,EVA D TR CURTIS FAMILY TRUST            |
| Address   | 6133 YEADON WAY<br>SAN JOSE CA 95119           |
| APN Area (Co. Public Works)*                    | 0.422 (ac)                                     |
| Use Code  | 1100 - Commercial - Store - One Story          |
| Assessed Land Val.                              | \$2,550,000                                    |
| Assessed Improvement Val.                       | \$107,219                                      |
| Last Owner Change                               | 04/08/2019                                     |
| Last Sale Amount                                | \$9  |
| Tax Rate Area                                   | 67   |
| Deed Ref No. (City Clerk)                       | 7-507  |
|   | 3-406  |
|   | 2434136  |
|   | 2114520  |
|   | 2-366-7  |
|   | 1896172  |
| Building 1                                      |  |
| Year Built                                      | 1962   |
| Building Class                                  | C5B  |
| Number of Units                                 | 0  |
| Number of Bedrooms                              | 0  |
| Number of Bathrooms                             | 0  |
| Building Square Footage                         | 4,180.0 (sq ft)                                |
| Building 2                                      | No data for building 2                         |
| Building 3                                      | No data for building 3                         |
| Building 4                                      | No data for building 4                         |
| Building 5                                      | No data for building 5                         |

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Rent Stabilization Ordinance (RSO) No [APN: 4236020021]

**Additional Information**

|   |                    |
|---|--------------------|
| Airport Hazard                                    | None               |
| Coastal Zone                                      | None               |
| Santa Monica Mountains Zone                       | No                 |
| Farmland  | Area Not Mapped    |
| Urban Agriculture Incentive Zone                  | YES                |
| Very High Fire Hazard Severity Zone               | No                 |
| Fire District No. 1                               | No                 |
| Flood Zone  | Outside Flood Zone |
| Watercourse                                       | No                 |
| Hazardous Waste / Border Zone Properties          | No                 |
| Methane Hazard Site                               | None               |
| High Wind Velocity Areas                          | No                 |
| Special Grading Area (BOE Basic Grid Map A-13372) | No                 |
| Wells   | None               |

**Seismic Hazards**

|                                      |   |
|--------------------------------------|---|
| Active Fault Near-Source Zone        |   |
| Nearest Fault (Distance in km)       | 5.5208424                               |
| Nearest Fault (Name)                 | Santa Monica Fault                      |
| Region                               | Transverse Ranges and Los Angeles Basin |
| Fault Type                           | B                                       |
| Slip Rate (mm/year)                  | 1.00000000                              |
| Slip Geometry                        | Left Lateral - Reverse - Oblique        |
| Slip Type                            | Moderately / Poorly Constrained         |
| Down Dip Width (km)                  | 13.00000000                             |
| Rupture Top                          | 0.00000000                              |
| Rupture Bottom                       | 13.00000000                             |
| Dip Angle (degrees)                  | -75.00000000                            |
| Maximum Magnitude                    | 6.60000000                              |
| Alquist-Priolo Fault Zone            | No                                      |
| Landslide                            | No                                      |
| Liquefaction                         | No                                      |
| Preliminary Fault Rupture Study Area | No                                      |
| Tsunami Inundation Zone              | No                                      |

**Economic Development Areas**

|   |               |
|---|---------------|
| Business Improvement District                       | None          |
| Hubzone   | Not Qualified |
| Jobs and Economic Development Incentive Zone (JEDI) | None          |
| Opportunity Zone                                    | No            |
| Promise Zone  | None          |
| State Enterprise Zone                               | None          |

**Housing**

|                                       |   |
|---------------------------------------|---|
| Direct all Inquiries to               | Los Angeles Housing Department                                      |
| Telephone                             | (866) 557-7368  |
| Website                               | <a href="https://housing.lacity.org">https://housing.lacity.org</a> |
| Rent Stabilization Ordinance (RSO)    | No [APN: 4236020021]  |
| Ellis Act Property                    | No  |
| AB 1482: Tenant Protection Act        | No  |
| Housing Crisis Act Replacement Review | Yes   |
| Housing Element Sites                 |   |
| HE Replacement Required               | Yes   |
| SB 166 Units                          | 0.32 Units, Lower   |

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Housing Use within Prior 5 Years No

**Public Safety**

Police Information

|                    |         |
|--------------------|---------|
| Bureau             | West    |
| Division / Station | Pacific |
| Reporting District | 1445    |

Fire Information

|                             |      |
|-----------------------------|------|
| Bureau                      | West |
| Battalion                   | 4    |
| District / Fire Station     | 62   |
| Red Flag Restricted Parking | No   |



## CASE SUMMARIES

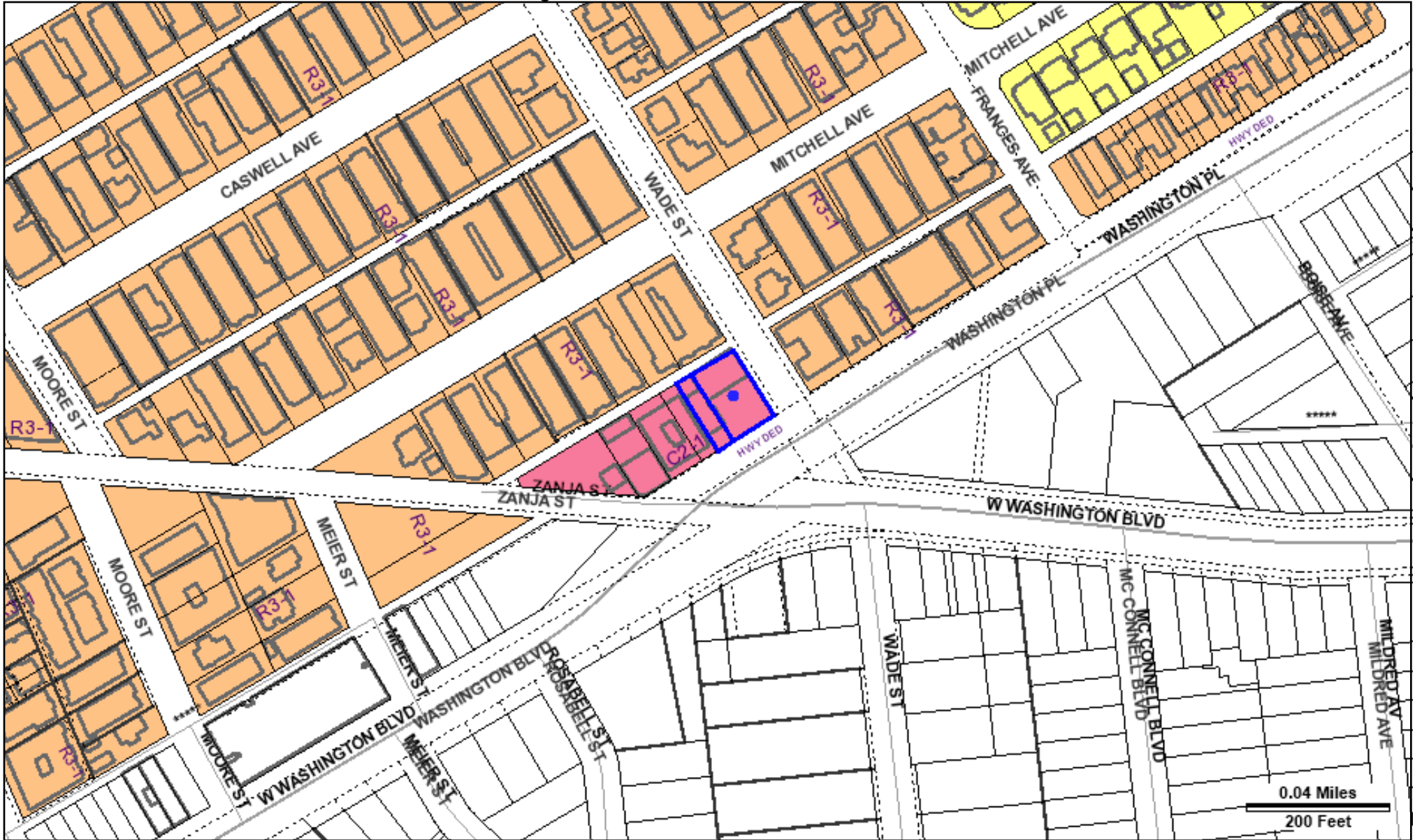
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

|                          |  |
|--------------------------|--|
| Case Number:             | CPC-2022-7482-DB-HCA   |
| Required Action(s):      | DB-DENSITY BONUS<br>HCA-HOUSING CRISIS ACT   |
| Project Descriptions(s): | DB, PURSUANT TO THE PROVISIONS OF SECTION 12.22 A.25 OF THE LAMC, FOR THE DEMO OF EXISTING COMMERCIAL BUILDING AND THE CONSTRUCTION AND MAINTENANCE OF A 5-STORY, MIXED USE BUILDING WITH 34 UNITS (3 VLI) REQUESTING AN INCREASE IN HEIGHT FROM 45 TO 56 AND FAR FROM 1.5:1 TO 3:1<br><br>WDI, PURSUANT TO THE PROVISIONS OF SECTION 12.37 OF THE LAMC, TO ALLOW THE WAIVER OF 3' AND 20' CURB RADIUS DEDICATION. |
| Case Number:             | CPC-2018-7547-CPU  |
| Required Action(s):      | CPU-COMMUNITY PLAN UPDATE  |
| Project Descriptions(s): | ADOPT COMMUNITY PLAN POLICY DOCUMENT, GENERAL PLAN AMENDMENTS, AND ZONE CHANGES TO APPLY RE-CODE LA ZONING.  |
| Case Number:             | CPC-2014-1456-SP   |
| Required Action(s):      | SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)  |
| Project Descriptions(s): | SPECIFIC PLAN AMENDMENT  |
| Case Number:             | CPC-2005-8252-CA   |
| Required Action(s):      | CA-CODE AMENDMENT  |
| Project Descriptions(s): | AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.  |
| Case Number:             | CPC-1984-226   |
| Required Action(s):      | Data Not Available   |
| Project Descriptions(s): | AMENDMENT TO THE COASTAL TRANSPORTATION CORRIDOR SPECIFIC PLAN THE PROPERTY LOCATION IS GENERALLY BOUNDED ON THE EAST BY THE SAN DIEGO FWY; ON THE SOUTH BY THE CITY BOUNDARY OF THE CITY OF EL SEGUNDO; THE NORTH BY THE CITY BOUNDARY OF THE CITY OF SANTA MONICA AND ON THE WEST BY THE PACIFIC OCEAN PROPOSED PROJECT BROAD AMENDMENTS TO THE COASTAL TRANSPORTATION CORRIDOR SPECIFIC PLAN                    |
| Case Number:             | ZA-1987-84-CUB   |
| Required Action(s):      | CUB-CONDITIONAL USE BEVERAGE-ALCOHOL   |
| Project Descriptions(s): | CONDITIONAL USE - TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION AS AN ACCESSORY USE TO A NEIGHBORHOOD MARKET.  |
| Case Number:             | ENV-2022-7483-CE   |
| Required Action(s):      | CE-CATEGORICAL EXEMPTION   |
| Project Descriptions(s): | DB, PURSUANT TO THE PROVISIONS OF SECTION 12.22 A.25 OF THE LAMC, FOR THE DEMO OF EXISTING COMMERCIAL BUILDING AND THE CONSTRUCTION AND MAINTENANCE OF A 5-STORY, MIXED USE BUILDING WITH 34 UNITS (3 VLI) REQUESTING AN INCREASE IN HEIGHT FROM 45 TO 56 AND FAR FROM 1.5:1 TO 3:1<br><br>WDI, PURSUANT TO THE PROVISIONS OF SECTION 12.37 OF THE LAMC, TO ALLOW THE WAIVER OF 3' AND 20' CURB RADIUS DEDICATION. |
| Case Number:             | ENV-2014-1458-EIR-SE-CE  |
| Required Action(s):      | EIR-ENVIRONMENTAL IMPACT REPORT<br>SE-STATUTORY EXEMPTIONS<br>CE-CATEGORICAL EXEMPTION   |
| Project Descriptions(s): | ENVIRONMENTAL IMPACT REPORT  |
| Case Number:             | ENV-2005-8253-ND   |
| Required Action(s):      | ND-NEGATIVE DECLARATION  |
| Project Descriptions(s): | AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.  |
| Case Number:             | ENV-2005-3590-CE   |
| Required Action(s):      | CE-CATEGORICAL EXEMPTION   |
| Project Descriptions(s): | A CATEGORICAL EXEMPTION FOR A PLAN APPROVAL TO UPGRADE BEER AND WINE LICENSE TO A FULL LINE OF ALCOHOLIC BEVERAGES.  |
| Case Number:             | ND-87-88-CUB   |
| Required Action(s):      | CUB-CONDITIONAL USE BEVERAGE-ALCOHOL   |
| Project Descriptions(s): | Data Not Available   |

## DATA NOT AVAILABLE

ORD-186104  
ORD-183497  
ORD-168999

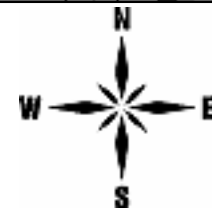
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(\* ) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.



Address: 12701 W WASHINGTON PL  
 APN: 4236020021  
 PIN #: 111B153 1159









Tract: DEL MAR  
 Block: None  
 Lot: 224  
 Arb: None

Zoning: C2-1  
 General Plan: General Commercial



# LEGEND

## GENERALIZED ZONING

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

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL





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

#### COMMERCIAL






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

### FRAMEWORK

#### COMMERCIAL

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






#### INDUSTRIAL

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




#### PARKING

-  Parking Buffer



#### PORT OF LOS ANGELES

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



#### LOS ANGELES INTERNATIONAL AIRPORT

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

#### OPEN SPACE / PUBLIC FACILITIES
















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

















#### INDUSTRIAL

-  Limited Industrial
-  Light Industrial






# CIRCULATION

## STREET





































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

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

## FREEWAYS

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


























## MISC. LINES

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





## POINTS OF INTEREST

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

## SCHOOLS/PARKS WITH 500 FT. BUFFER

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

## COASTAL ZONE



|  |
|--|
|  Coastal Commission Permit Area  |
|  Dual Permit Jurisdiction Area   |
|  Single Permit Jurisdiction Area |
|  Not in Coastal Zone           |

## TRANSIT ORIENTED COMMUNITIES (TOC)






























|  |  |
|--|--|
|  Tier 1 |  Tier 3 |
|  Tier 2 |  Tier 4 |

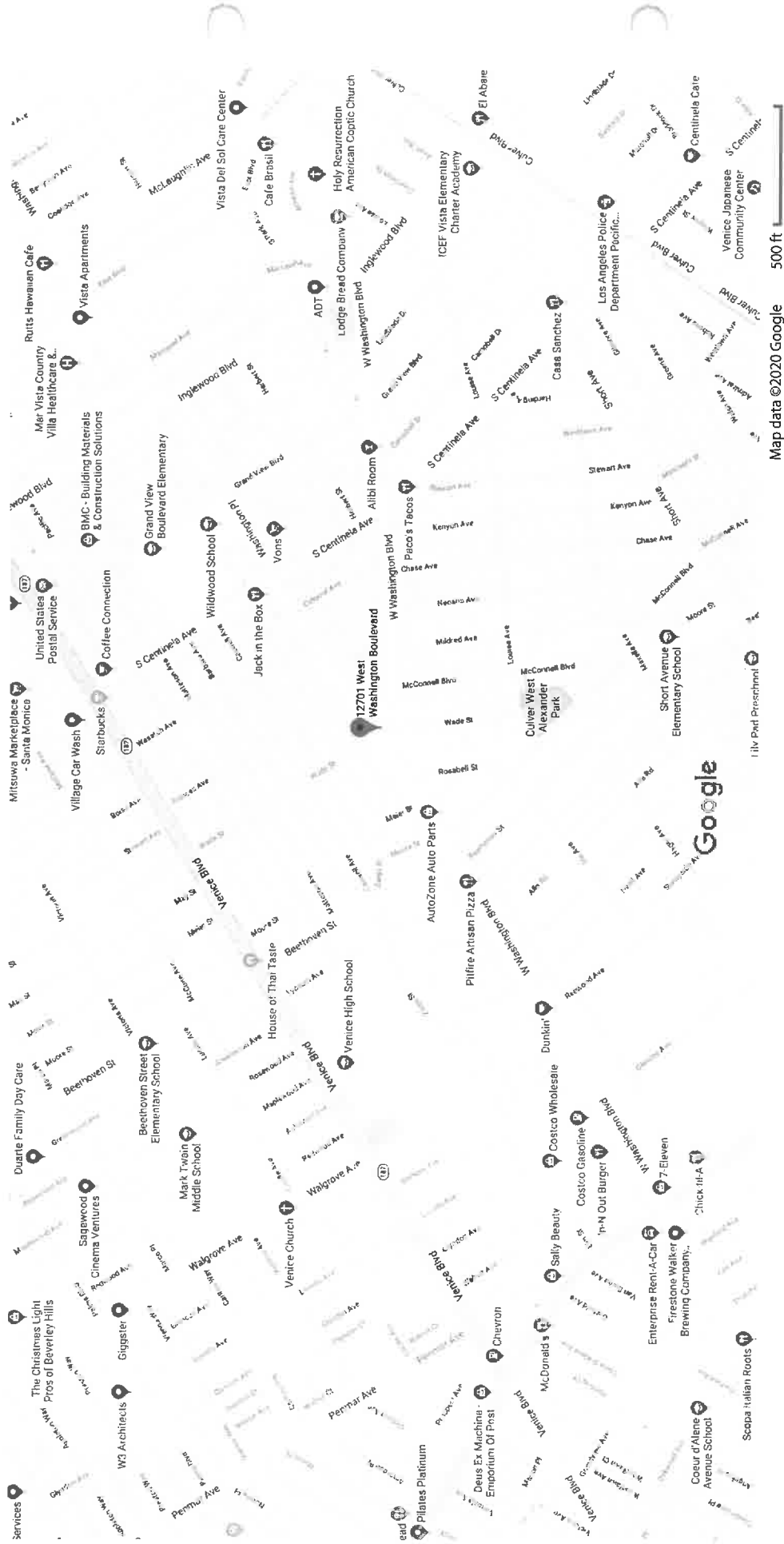
**Note:** TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

## WAIVER OF DEDICATION OR IMPROVEMENT

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

## OTHER SYMBOLS

|   |   |  |
|---|---|--|
|  Lot Line               |  Airport Hazard Zone   |  Flood Zone                          |
|  Tract Line             |  Census Tract          |  Hazardous Waste                     |
|  Lot Cut                |  Coastal Zone          |  High Wind Zone                      |
|  Easement               |  Council District      |  Hillside Grading                    |
|  Zone Boundary          |  LADBS District Office |  Historic Preservation Overlay Zone  |
|  Building Line          |  Downtown Parking      |  Specific Plan Area                  |
|  Lot Split              |  Fault Zone            |  Very High Fire Hazard Severity Zone |
|  Community Driveway     |  Fire District No. 1   |  Wells - Active                      |
|  Building Outlines 2020 |  Tract Map             |  Wells - Inactive                    |
|  Building Outlines 2017 |  Parcel Map            |  |



Map data ©2020 Google

500 ft



Zoning: C2-1  
General Plan: General Commercial

Tract: DEL MAR  
Block: None  
Lot: 224  
Arb: None

Address: 12701 W WASHINGTON PL  
APN: 4236020021  
PIN #: 111B153 1159

**DIR-2022-7482**



# **EXHIBIT C**

## **AGENCY CORRESPONDENCE**

C1 – DCP Housing Services Unit –  
Affordable Housing Referral Form

C2 – Department of Building and Safety –  
Preliminary Zoning Assessment

REFERRAL FORM



AFFORDABLE HOUSING REFERRAL FORM

This form is to serve as a referral to the Los Angeles City Planning's (LACP) Development Services Center (DSC) for Affordable Housing case filing purposes (in addition to the required Department of City Planning Application and any other necessary documentation); and to the City of Los Angeles Housing Department (LAHD), Department of Building and Safety (LADBS), or other City agency for project status and entitlement need purposes. All Applicants are required to provide a complete set of architectural plans at the time that this form is submitted for review. Any application submitted that is missing any required materials will be considered incomplete and will not be reviewed until all materials are submitted.

This form shall be completed by the Applicant and reviewed and signed by LACP DSC Housing Services Unit (HSU) Staff prior to filing an application for an entitlement, administrative review, or building permit. Any modifications to the content(s) of this form after its authorization by HSU Staff is prohibited. LACP reserves the right to require an updated Referral Form for the project if more than 180 days have transpired since the referral date, or as necessary, to reflect project modifications, policy changes, bus route changes, bus schedule changes, and/or amendments to the Los Angeles Municipal Code (LAMC), local laws, and State laws.

THIS SECTION TO BE COMPLETED BY HSU STAFF ONLY

Planning Staff Name & Title: Maidel Luevano, City Planning Associate

Planning Staff Signature:  Digitally signed by Maidel Luevano  
Date: 2022.04.28 18:29:20 -07'00'

Referral Date: 4/28/2022 Expiration Date: 10/25/2022

TRANSPORTATION QUALIFIERS (if applicable)

Major Transit Stop       Paratransit / Fixed Bus Route

Other: \_\_\_\_\_

Location of Transit: \_\_\_\_\_

Qualifier #1: \_\_\_\_\_

Service Interval #1: \_\_\_\_\_ Service Interval #2: \_\_\_\_\_

Qualifier #2: \_\_\_\_\_

Service Interval #1: \_\_\_\_\_ Service Interval #2: \_\_\_\_\_

*Service Intervals are calculated by dividing 420 (the total number of minutes during the peak hours of 6 am to 9 am and 3 pm to 7 pm by the number of eligible trips.*

DIR-2022-7482

Referral To:

Planning DSC - Filing

100% Affordable per AB 2345<sup>1</sup>

SB 35

AB 2162

Measure JJJ

Other: \_\_\_\_\_

Notes:

PAR-2022-2034-AHRF

**THIS SECTION TO BE COMPLETED BY THE APPLICANT**

**APPLICANT INFORMATION**

Applicant Name: GA ENGINEERING INC./ TANIA ESCOBAR

Phone Number: (818) 568-8132

Email: gaplanningcase@gmail.com

**I. PROPOSED PROJECT**

**1. PROJECT LOCATION/ZONING**

Project Address(es): 12701-12707 W WASHINGTON PL

Assessor Parcel Number(s): 4236-020-021

Community Plan: PALMS-MAR VISTA- DEL REY

Existing Zone: C2-1

Land Use Designation: GENERAL COMMERCIAL

Number of Parcels: 2

Site Size (sf): 10,066.7 SQ.FT. PER SURVEY

Specific Plan       DRB/CDO       HPOZ       Redevelopment Project Area

Enterprise Zone       Q Condition/D Limitation (Ordinance No.): \_\_\_\_\_

Other Pertinent Zoning Information (specify): \_\_\_\_\_

<sup>1</sup> AB 1763 incentives were amended by AB 2345.

2. DETAILED DESCRIPTION OF PROPOSED PROJECT

NEW MIXED-USE RESIDENTIAL COMMERCIAL BUILDING. 34-UNITS, 5-STORIES residential above ground floor garage, over 2-level basement parking. Project utilizing density bonus 35%. Parking reduction per affordable housing and bicycle reduction. Additional incentives requested: increase in height, 11 feet from 45 to 56 feet and FAR INCREASE.

3. DETAILED DESCRIPTION OF EXISTING SITE AND DEVELOPMENT

ONE STORY COMMERCIAL BUILDING.

| Existing Uses Dwelling Unit (DU) Square Footage (SF) | Existing No. of DUs or Non-Residential SF | Existing No. of DUs or Non-Residential SF to be Demolished | Proposed <sup>2</sup> No. of DUs or Non-Residential SF |
|--|---|--|--|
| Guest Rooms  |   |  |  |
| Studios  |   |  | 2  |
| One Bedrooms   |   |  | 32   |
| Two Bedrooms   |   |  |  |
| Three Bedrooms                                       |   |  |  |
| _____ Bedrooms                                       |   |  |  |
| Non-Residential SF                                   | 4,180                                     | 4,180  | 2,200  |
| Other  |   |  |  |

<sup>2</sup> Per AB 2556, replacement units shall be equivalent to the number of units and number of bedrooms of the existing development.

4 APPLICATION TYPE

Density Bonus (per LAMC Section 12.22 A.25 or Government Code Section 65915) with only **Base Incentives** filed in conjunction with another discretionary approval.

Density Bonus with **On-Menu Incentives** (specify):

- 1) ~~INCREASE IN HEIGHT~~ *The proposed project is located in a*
- 2) *C2-1 zone with no restrictions in height or stories.*
- 3) *EA 11/7/23*
- 4) *Esteban Martorell*

Density Bonus with **Off-Menu Incentives** (specify):

- 1) **INCREASE FAR, FROM 1.5: 1 TO 3 : 1**
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_

Density Bonus with **Waivers of Development Standards** (specify):

- 1) ~~WAIVER OF 3 FEET AND 20 FEET CORNER RADIUS DEDICATION ON WADE STREET~~
- 2) *Waiver of dedication not permitted per LAMC 12.22-A, 25,*
- 3) *per conversation w/ R. Dragland on 11/4/22*
- 4) *- Esther Serrato 11.4.22*

Greater Downtown Housing Incentive Area per LAMC Section 12.22 A.29

Affordable Housing per LAMC Section 11.5.11 (Measure JJJ) *A waiver to allow a portion*

Public Benefit Project per LAMC Section 14.00 A.2 *(350 square feet) of the required loading*

General Plan Amendment per LAMC Section 11.5.6 *space to project into the required*

*driveaway access. Per R. Dragland 3/13/22*

*Esteban Martorell 3/16/23*

Request: \_\_\_\_\_

Zone/Height District Change per LAMC Section 12.32

Request: \_\_\_\_\_

Conditional Use per LAMC Section 12.24 U.26

Site Plan Review per LAMC Section 16.05

Specific Plan Project Permit Compliance per LAMC Section 11.5.7 C

Community Design Overlay per LAMC Section 13.08

Coastal Development Permit per LAMC Section 12.20.2 or 12.20.2.1

Tract or Parcel Map per LAMC Section 17.00 or 17.50

Other (specify): \_\_\_\_\_

## 5. ENVIRONMENTAL REVIEW

Project is Exempt<sup>3</sup>

Not Yet Filed

Filed (Case No.): \_\_\_\_\_

## 6. HOUSING DEVELOPMENT PROJECT TYPE

### CHECK ALL THAT APPLY:

For Rent

For Sale

Mixed-Use Project

Residential Hotel

Extremely Low Income

Very Low Income

Low Income

Moderate Income

Market Rate

Supportive Housing

Senior

Special Needs (describe): \_\_\_\_\_

Other Category (describe): \_\_\_\_\_

## 7. DENSITY CALCULATION

### A. Base Density: Maximum density allowable per zoning

Lot size (including any 1/2 of alleys)<sup>4</sup> 10762.7 SF (a)

Density allowed by Zone 400 SF of lot area per DU (b)

No. of DUs allowed by right (per LAMC) 26 DUs (c) [c = a/b, round down to whole number]

Base Density 27 DUs (d) [d = a/b, round up to whole number]

**B. Maximum Allowable Density Bonus<sup>5</sup> 37 DUs (e) [e = dx1.35, round up to whole number]**

<sup>3</sup> Project may be exempt from CEQA review if it qualifies for a CEQA Exemption or is a Ministerial Project (aka, "By Right").

<sup>4</sup> If there is a related subdivision case, the lot area shall be calculated based on the site area after a dedication of land has been provided.

<sup>5</sup> Per AB 2345, 100% affordable housing developments may request an 80% density increase or unlimited density if the project site is within 0.5 miles of a Major Transit Stop.

**C. Proposed Project:** Please indicate total number of DUs requested and break down by levels of affordability set by each category (California Department of Housing and Community Development [HCD] or United States Department of Housing and Urban Development [HUD]). For information on HCD and HUD levels of affordability please contact LAHD at [hcidla.landuse@lacity.org](mailto:hcidla.landuse@lacity.org).

|  | <b>Total</b> | <b>HCD (State)</b> | <b>HUD (TCAC)</b>                           |
|--|--------------|--------------------|---|
| Market Rate                                | 30           | N/A                | N/A   |
| Managers Unit(s) - Market Rate             | 1            | N/A                | N/A   |
| Extremely Low Income (ELI)                 |              |                    |   |
| Very Low Income (VLI)                      | 3            | 3                  |   |
| Low Income (LI)                            |              |                    |   |
| Moderate Income                            |              |                    |   |
| Permanent Supportive Housing — ELI         |              |                    |   |
| Permanent Supportive Housing — VLI         |              |                    |   |
| Permanent Supportive Housing — LI          |              |                    |   |
| Seniors — Market Rate                      |              | N/A                | N/A   |
| Other                                      |              |                    |   |
| Other                                      |              |                    |   |
| Other                                      |              |                    |   |
| Other                                      |              |                    |   |
| <b>TOTAL No. of DUs Proposed</b>           | <b>34</b>    |                    | (f)   |
| <b>TOTAL No. of Affordable Housing DUs</b> | <b>3</b>     |                    | (g)   |
| <b>No. of Density Bonus DUs</b>            | <b>10</b>    |                    | (h) [If f>c, then h=f-c; if f<c, then h= 0] |
| <b>Percent of Density Bonus Requested</b>  | <b>26</b>    |                    | (i) {i = 100 x [(f/d) – 1]} (round down)    |
| <b>Percent of Affordable Set Aside</b>     | <b>11</b>    |                    | (j) [g/d, round down to a whole number]     |

## 8. SITE PLAN REVIEW CALCULATION

An application for Site Plan Review (SPR) may be required for projects that meet any of the SPR thresholds as outlined in LAMC Section 16.05 C, unless otherwise exempted per LAMC Section 16.05 D. For Density Bonus projects involving bonus units, please use the formula provided below to determine if the project meets the SPR threshold for unit count. If the project meets the threshold(s) but qualifies under the exemption criteria per Section 16.05 D, please confirm the exemption with LACP's DSC HSU.

26 units allowed by right (permitted by LAMC) – 0 existing units = 26 units

**YES, SPR is required.**

Proposed by-right units minus existing units is equal to or greater than 50<sup>6</sup>

**NO, SPR is not required.**

Base Density units minus existing units is less than 50

**Exempt.**

Specify reason: \_\_\_\_\_

## II. DENSITY BONUS (LAMC SECTION 12.22 A.25, ORDINANCE NO. 179,681)

### 9. PARKING OPTIONS

**CHECK ALL THAT APPLY:**

**Automobile Parking Reductions via Bicycle Parking for Residential Uses<sup>7</sup>. Choose only one of the options, if applicable:**

10%

15% (*Only for residential projects or buildings located within 1,500 feet of a Major Transit Stop*)

30% (*If selecting the 30% parking reduction, the project will be ineligible for any of the Parking Options listed below*)

If selecting the 30% parking reduction, provide the following information:

Required Parking per LAMC: \_\_\_\_\_

Required Parking after the 30% reduction: \_\_\_\_\_

<sup>6</sup> Site Plan Review may also be required if other characteristics of the project exceeds the thresholds listed in LAMC Section 16.05.

<sup>7</sup> Any project utilizing Parking Option 3 may not further reduce automobile parking via bicycle parking.



**Automobile Parking for Residential Uses (choose only one of the following options):**

*Note: Any fractional numbers are rounded up.*

**Parking Option 1. Based on # of bedrooms, inclusive of Handicapped and Guest parking.**

|                                 | # of DUs  | Spaces/DU | Parking Required | Parking Provided |
|---------------------------------|-----------|-----------|------------------|------------------|
| 0-1 Bedroom                     | 34        | 1         | 34               |                  |
| 2-3 Bedrooms                    |           | 1.5       |                  |                  |
| 4 or more Bedrooms              |           | 2.5       |                  |                  |
| Stalls Reduced via Bike Parking |           |           |                  | Subtract:        |
| <b>TOTALS</b>                   | <b>34</b> |           |                  | <b>31</b>        |

**Parking Option 2. Reduced only for Restricted Affordable Units and up to 40% of required parking for Restricted Affordable Units may be compact stalls.**

|   | # of DUs | Spaces/DU | Parking Required | Parking Provided |
|---|----------|-----------|------------------|------------------|
| Market Rate<br>(Including Senior Market Rate) |          | Per Code  |                  |                  |
| Restricted Affordable                         |          | 1         |                  |                  |
| VLI/LI Senior or Disabled                     |          | 0.5       |                  |                  |
| Restricted Affordable<br>in Residential Hotel |          | 2.5       |                  |                  |
| Stalls Reduced via Bike Parking               |          |           |                  | Subtract:        |
| <b>TOTALS</b>                                 |          |           |                  |                  |

**Parking Option 3 [AB 2345 (2020)]. Applies to two types of projects:**

- 100% affordable housing developments consisting solely of affordable units, exclusive of a manager's unit(s), with an affordable housing cost to lower income families; or
- Mixed-income developments consisting of 11% VLI or 20% LI units.

**100% Affordable Housing Developments. There is no minimum parking requirement for any of the following 100% affordable housing developments described below. Check all that apply:**

- A housing development located within 0.5 miles of a Major Transit Stop.
- A housing development for individuals who are 62 years of age or older with either paratransit service or unobstructed access, within 0.5 miles to a fixed bus route that operates at least eight times per day.

- Special Needs Housing Development**, as defined in Section 51312 of the Health and Safety Code (H&SC), with either paratransit service or unobstructed access, within 0.5 miles to a fixed bus route that operates at least eight times per day.
- Supportive Housing Development**, as defined in Section 50675.14 of the H&SC.
- Mixed-Income Developments** consisting of 11% VLI or 20% LI units.

|  | Spaces/Unit | Parking Required | Parking Provided |
|--|-------------|------------------|------------------|
| Located within 0.5 miles of Major Transit Stop with unobstructed access to project | 0.5         |                  |                  |

**Major Transit Stop** is defined as a site containing an existing rail or bus rapid transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. It also includes major transit stops that are included in the applicable regional transportation plan.

**Bus Rapid Transit** is defined as public mass transit service provided by a public agency or by a public-private partnership that includes all of the following features:

- 1) Full-time dedicated bus lanes or operation in a separate right-of-way dedicated for public transportation with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.
- 2) Transit signal priority.
- 3) All-door boarding.
- 4) Fare collection system that promotes efficiency.
- 5) Defined stations.

## 10. INCENTIVES

### A. Qualification for Incentives

Below is the minimum Required Restricted Affordable Housing Units, calculated as a percentage of the base density allowed on the date of the application. Check only one:

| Incentives   | % Very Low Income                               | % Low Income                            | % Moderate Income                       |
|--------------|---|---|---|
| <b>One</b>   | <input type="checkbox"/> 5% to <10%             | <input type="checkbox"/> 10% to <20%    | <input type="checkbox"/> 10% to <20%    |
| <b>Two</b>   | <input checked="" type="checkbox"/> 10% to <15% | <input type="checkbox"/> 20% to <30%    | <input type="checkbox"/> 20% to <30%    |
| <b>Three</b> | <input type="checkbox"/> 15% or greater         | <input type="checkbox"/> 30% or greater | <input type="checkbox"/> 30% or greater |

- 100% Affordable Housing Developments may request up to four (4) incentives and one (1) Waiver of Development Standard.** Check this box if this applies to the project.

**B. Project Zoning Compliance & Incentives** (Only for projects requesting a Density Bonus with Incentives/Waivers)

|   | Permitted w/o Incentives | Proposed per Incentives | On-Menu                             | Off-Menu                            |
|---|--------------------------|-------------------------|-------------------------------------|-------------------------------------|
| <input type="checkbox"/> Yard/Setback (each yard counts as one incentive)                   |                          |                         |                                     |                                     |
| <input type="checkbox"/> Front (1)  | _____                    | _____                   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <input type="checkbox"/> Front (2)  | _____                    | _____                   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <input type="checkbox"/> Side (1)   | _____                    | _____                   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <input type="checkbox"/> Side (2)   | _____                    | _____                   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <input type="checkbox"/> Rear   | _____                    | _____                   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <input type="checkbox"/> Lot Coverage   | _____                    | _____                   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <input type="checkbox"/> Lot Width  | _____                    | _____                   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <input checked="" type="checkbox"/> Floor Area Ratio <sup>8</sup>                           | 1.5 : 1                  | 3 : 1                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> Height/Stories <sup>9</sup>                             | 45 / 4                   | 56 / 5 STORIES          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <input type="checkbox"/> Overall Height   | _____                    | _____                   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <input type="checkbox"/> Transitional Height(s)   | _____                    | _____                   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <input type="checkbox"/> Open Space   | _____                    | _____                   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <input type="checkbox"/> Density Calculation  | _____                    | _____                   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <input type="checkbox"/> Averaging (all count as one incentive — check all that are needed) |                          |                         |                                     |                                     |
| <input type="checkbox"/> FAR  |                          |                         |                                     |                                     |
| <input type="checkbox"/> Density  |                          |                         |                                     |                                     |
| <input type="checkbox"/> Parking  |                          |                         |                                     |                                     |
| <input type="checkbox"/> Open Space   |                          |                         |                                     |                                     |
| <input type="checkbox"/> Vehicular Access   |                          |                         |                                     |                                     |
| <input type="checkbox"/> Other Off-Menu Incentives (specify): _____                         |                          |                         |                                     |                                     |

Waiver of Development Standards (specify): WAIVER 3 FEET AND 20 FEET CORNER  
WAIVER 3 FEET AND 20 FEET CORNER RADIUS DEDICATION

100% Affordable Housing Development shall receive a height increase of three additional stories up to 33 additional feet. Check the box if this applies to your project.

**TOTAL No. of Incentives Requested:** On-Menu 1 Off-Menu 1

**TOTAL No. of Waivers Requested:** 1

<sup>8</sup> See LAMC Section 12.22 A.25(f)(4) for additional requirements.

<sup>9</sup> See LAMC Section 12.22 A.25(f)(5) for additional requirements.

## 11 COVENANT

All Density Bonus projects are required to prepare and record an Affordability Covenant to the satisfaction of the LAHD's Occupancy Monitoring Unit **before** a building permit can be issued. For more information, please contact the LAHD at [hcidla.landuse@lacity.org](mailto:hcidla.landuse@lacity.org).

## III. GREATER DOWNTOWN HOUSING INCENTIVE AREA (LAMC SEC. 12.22 A.29, ORDINANCE NO. 179,076)

### 12. GREATER DOWNTOWN HOUSING INCENTIVE AREA (GDHIA)

#### A. Eligibility for Floor Area Bonus

NOTE: The affordability levels required are set by the HUD/TCAC. For information on HCD and HUD levels of affordability please contact the LAHD at [hcidla.landuse@lacity.org](mailto:hcidla.landuse@lacity.org).

- 5% of the total number of DUs provided for VLI households; and
- One of the following shall be provided:
  - 10% of the total number of DUs for LI households; or
  - 15% of the total number of DUs for Moderate Income households; or
  - 20% of the total number of DUs for Workforce Income households, and
- Any DU or Guest Room occupied by a household earning less than 50% of the Area Median Income (AMI) that is demolished or otherwise eliminated shall be replaced on a one-for-one basis within the Community Plan area in which it is located

#### B. Incentives

NOTE: Must meet all three (3) eligibility requirements from 12.A above and provide a Covenant & Agreement (See #11).

#### CHECK ALL THAT APPLY:

- A 35% increase in total floor area
- Open Space requirement pursuant to LAMC Section 12.21 G reduced by one-half, provided that a fee equivalent to amount of the relevant park fee, pursuant to LAMC Section 19.17, shall be paid for all dwelling units. See LAMC Section 12.29 A.29(c) for exceptions
- No parking required for units for households earning less than 50% AMI
- No more than one parking space required for each dwelling unit

#### C. Additional Incentives to Produce Housing in the GDHIA

- No yard requirements except as required by the Urban Design Standards and Guidelines
- Buildable area shall be the same as the lot area (for the purpose of calculating buildable area for residential and mixed-use)

- Maximum number of dwelling units or guest rooms permitted shall not be limited by the lot area provisions, as long as the total floor area utilized by guest rooms does not exceed the total floor area utilized by dwelling units
- No prescribed percentage of the required open space that must be provided as either common open space or private open space

**IV. MEASURE JJJ<sup>10</sup> (LAMC Sec. 11.5.11, Ordinance No. 184, 745)**

**13. AFFORDABLE REQUIREMENTS**

A certain percentage of affordable units is required based on the total number of units in the project. Fill out either A or B below:

**A. Rental Projects**

- No less than the affordability percentage corresponding to the level of density increase requested or allowed:
  - \_\_\_\_\_ % VLI    **OR**     \_\_\_\_\_ % LI
- For projects requesting a General Plan Amendment, Zone Change, and/or Height District Change that results in an increased allowable density greater than 35%:
  - 5% ELI    **AND**     6% VLI    **OR**     15% LI
- For projects requesting a General Plan Amendment, Zone Change, and/or Height District Change that results in an increased allowable density greater than 35%:
  - 5% ELI    **AND**     11% VLI    **OR**     20% LI

**Required Number of Affordable Units**

ELI <sup>3</sup> \_\_\_\_\_ VLI \_\_\_\_\_ LI \_\_\_\_\_

**B. For Sale Projects**

- No less than the affordability percentage corresponding to the level of density increase requested or allowed:
  - \_\_\_\_\_ % VLI    **OR**     \_\_\_\_\_ % LI    **OR**     \_\_\_\_\_ % Moderate Income
- For projects requesting a General Plan Amendment, Zone Change, and/or Height District Change that results in an increased allowable density greater than 35% or allows a residential use where not previously allowed:
  - 11% VLI    **OR**     20% LI    **OR**     40% Moderate Income

**Required Number of Affordable Units**

VLI \_\_\_\_\_ LI \_\_\_\_\_ Moderate Income \_\_\_\_\_

<sup>10</sup> All fractional amounts in Sections 13 and 14 shall be rounded up to the next whole number.

## 14. ALTERNATIVE COMPLIANCE OPTIONS

In lieu of providing the affordable units on site, there are three (3) other options available to comply with Measure JJJ Affordable Requirements. Select one, if applicable; otherwise leave this section blank.

**A. Off-Site Construction – Construction of affordable units at the following rate:**

- Within 0.5 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.0
- Within 2 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.25
- Within 3 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.5

**Updated Required Number of Affordable Units**

ELI \_\_\_\_\_ VLI \_\_\_\_\_ LI \_\_\_\_\_ Moderate Income \_\_\_\_\_

**B. Off-Site Acquisition – Acquisition of property that will provide affordable units at the following rate:**

- Within 0.5 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.0
- Within 1 mile of the outer edge of the Project, Affordable Units in Section 13 x 1.25
- Within 2 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.5

**Updated Required Number of Affordable Units**

ELI \_\_\_\_\_ VLI \_\_\_\_\_ LI \_\_\_\_\_ Moderate Income \_\_\_\_\_

**C. In-Lieu Fee – From the Affordability Gaps Study published by the Los Angeles City Planning**

**Total In-Lieu Fee** \_\_\_\_\_ (Note: Final fee TBD if/when the project is approved)

## 15. DEVELOPER INCENTIVES

Please describe up to a maximum of three (3) incentives:

- 1) \_\_\_\_\_  
\_\_\_\_\_
- 2) \_\_\_\_\_  
\_\_\_\_\_
- 3) \_\_\_\_\_  
\_\_\_\_\_

*Disclaimer: This review is based on the information and plans provided by the applicant at the time of submittal of this form. Applicants are advised to verify any zoning issues such as height, parking, setback, and any other applicable zoning requirements with LADBS.*



**REFERRAL FORMS:**

**Preliminary Zoning Assessment Referral**

Department of City Planning (DCP) and Department of Building & Safety (DBS)

This form is to serve as an inter-agency referral for City Planning applications associated with a Housing Development Project. As a part of a City Planning application, this completed form shall be accompanied by architectural plans stamped and signed by DBS Plan Check staff following the completion of a zoning Plan Check. Review of the referral form by City staff is intended to identify and determine compliance with City zoning and land use requirements necessary to achieve the proposed project and to ascertain if any zoning issues or necessary approvals are associated with the project and site that need to be resolved through a discretionary City Planning action.

**INSTRUCTIONS: Preliminary Zoning Assessment Referral**

**1. Complete the Preliminary Zoning Assessment:**

- a. **Section I: Project Information:** This section is to be completed by a member of the project team and verified by City staff.
- b. **Section II: Housing Development Project Determination:** Projects proposing the development of two or more units are screened to determine whether a project is a Housing Development Project and therefore qualifies for completion of Section III of this form and verified plans through a zoning Plan Check with DBS. The determination on Section II will be made by City Planning staff in the PARP unit prior to completion of a zoning Plan Check with DBS. A set of architectural plans, including a site plan and floor plans, are required to complete the determination.
- c. **Section III: Zoning Plan Check:** Applicants will submit for a zoning Plan Check with DBS to ascertain if any zoning issues or necessary approvals associated with the project and site need to be resolved through a discretionary City Planning action. This completed form shall be accompanied by architectural plans stamped and signed by a DBS Plan Check staff following the completion of a zoning Plan Check. DBS Plan Check staff will sign Section III of the Preliminary Zoning Assessment Form once the zoning plan check verifications are complete.

2. **File application with City Planning:** Following the completion of the Preliminary Zoning Assessment Referral Form and receipt of architectural plans stamped and signed by DBS Plan Check staff, a City Planning application may be filed. Filing appointments may be made online: <https://planning.lacity.org/development-services/appointment/form>.

**3. Contact Information:**

|                                 |  |  |
|---------------------------------|--|--|
| <b><u>DOWNTOWN OFFICES:</u></b> | <b>Department of Building and Safety, Affordable Housing Section</b><br>201 N. Figueroa St., Ste 830<br>Los Angeles, CA 90012<br>Phone: (213) 482-0455<br>Web:<br><a href="https://ladbs.org/services/special-assistance/affordable-housing">https://ladbs.org/services/special-assistance/affordable-housing</a><br>Email: <a href="mailto:LADBS.AHS@lacity.org">LADBS.AHS@lacity.org</a> | <b>Department of City Planning, Preliminary Application Review Program</b><br>201 N. Figueroa St., 5 <sup>th</sup> Floor<br>Los Angeles, CA 90012<br>Web: <a href="https://planning.lacity.org/development-services/preliminary-application-review-program">https://planning.lacity.org/development-services/preliminary-application-review-program</a><br>Email: <a href="mailto:Planning.PARP@lacity.org">Planning.PARP@lacity.org</a> |
|---------------------------------|--|--|



**Section I. Project Information - To be completed by applicant<sup>1</sup>**

**1. PROJECT LOCATION, ZONING & LAND USE JURISDICTION**

Project Address: 12701 W WASHINGTON PL, LOS ANGELES, CA 90066  
 Project Name (if applicable): \_\_\_\_\_  
 Assessor Parcel Number(s): 4236-020-021  
 Legal Description (Lot, Block, Tract): LOT 223 & 224. BLOCK none, TRACT DEL MAR  
 Community Plan: PALMS-MAR VISTA-DEL REY Number of Parcels: 2.00 Site Area: 10,762.70 s.f.  
 Current Zone(s) & Height District(s): C2-1 Land Use Designation: GENERAL COMMERCIAL  
 Alley in rear.....  Yes  No  
 Coastal Zone.....  Yes  No  
 Downtown Design Guide Area.....  Yes  No  
 Enterprise Zone.....  Yes  No  
 Greater Downtown Housing Incentive Area.....  Yes  No  
 Hillside Area (Zoning).....  Yes  No  
 Site contains Historical features.....  Yes  No  
 Special Grading Area (BOE) Area.....  Yes  No  
 Very High Fire Hazard Severity Zone .....  Yes  No  
 Specific Plan: LOS ANGELES COASTAL TRANSPORTATION CORRIDOR  
 Historic Preservation Overlay Zone (HPOZ): \_\_\_\_\_  
 Design Review Board (DRB): \_\_\_\_\_  
 Redevelopment Project Area: \_\_\_\_\_  
 Overlay Zone (CPIO/CDO/POD/NSO/RIO/CUGU/etc.): \_\_\_\_\_  
 Q-condition/ D-limitation/ T-classification (*ordinance + subarea*): \_\_\_\_\_  
 Legal (Lot Cut Date) \_\_\_\_\_  
 Related City Planning Cases \_\_\_\_\_  
 ZIs ZI-2498, ZI-2452, ZI-1874  
 Affidavits \_\_\_\_\_  
 Easements \_\_\_\_\_  
 TOC Tier<sup>2</sup> (if applicable to project) \_\_\_\_\_

**2. PROJECT DESCRIPTION**

Project Description/Proposed Use DEMOLITION OF EXISTING ON STORY COMMERCIAL BUILDING  
NEW MIXES-USE RESIDENTIAL COMMERCIAL BUILDING  
34-UNITS 5 STORY BUILDING 9 4 STORIES RESIDENTIAL ABOVE GROUND FLOOR COMMERCIAL -PARKING  
OVER 2-LEVEL BASEMENT PARKING  
 No. of Stories: 5 No. of Dwelling Units: 34 Floor Area (Zoning): 29,198  
 Existing Use/No. of Units: \_\_\_\_\_

**3. APPLICANT INFORMATION<sup>3</sup>**

Name: HDR WASHINGTON LLC  
 Phone: \_\_\_\_\_  
 Email: GAPLANNINGCASE@GMAIL.COM

**4. REPRESENTATIVE INFORMATION**

Name: GA ENGINEERING INC / ARMIN GHARAI  
 Phone: (818) 758-0018  
 Email: GAPLANNINGCASE@GMAIL.COM



<sup>1</sup> All fields in this form must be completed. If an item is not applicable, write N/A.  
<sup>2</sup> Must be verified by City Planning, Housing Services Unit  
<sup>3</sup> An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing a case on behalf of a client (i.e. usually not the agent/representative)



**Section II. Housing Development Project determination - To be completed by DCP staff**

If a project meets any one (1) of the following categories, then the project is a Housing Development Project. Therefore, completion of Section III of this form and receipt of architectural plans stamped and signed by DBS Plan Check staff would be required for filing a City Planning application. If none of the criteria below applies, then the project is not a Housing Development Project and is not required to continue beyond this section in the Preliminary Zoning Assessment process prior to filing a City Planning application.

| Housing Development Project categories (to be determined by DCP staff)  | Determination: Yes or No |
|---|--------------------------|
| (a) A residential-only housing development project that creates two units or more   | No                       |
| (b) A mixed-use development consisting of residential and nonresidential uses with at least two-thirds of the Building Area designated for residential use <sup>1</sup> | Yes                      |
| (c) Transitional Housing <sup>2</sup>   | No                       |
| (d) Supportive Housing <sup>3</sup>   | No                       |

NOTES: 12701 W. Washington Pl.  
Plans reviewed sent via email on

|  |  |                  |
|--|--|------------------|
| DCP Staff Name and Title<br>Justin Bilow, City Planner | DCP Staff Signature<br><i>Justin Bilow</i> | Date<br>10/15/21 |
|--|--|------------------|

<sup>1</sup> "Building Area" as defined in California Building Code. Mixed-use projects may be subject to an analysis to determine whether two-thirds of the Building Area is residential.

<sup>2</sup> "Transitional Housing" as defined in California Government Code Section 65582(j)

<sup>3</sup> "Supportive Housing" as defined in California Government Code Section 65582(g)



**Section II. Housing Development Project determination - To be completed by DCP staff**

If a project meets any one (1) of the following categories, then the project is a Housing Development Project. Therefore, completion of Section III of this form and receipt of architectural plans stamped and signed by DBS Plan Check staff would be required for filing a City Planning application. If none of the criteria below applies, then the project is not a Housing Development Project and is not required to continue beyond this section in the Preliminary Zoning Assessment process prior to filing a City Planning application.

| Housing Development Project categories (to be determined by DCP staff)  | Determination: Yes or No |
|---|--------------------------|
| (a) A residential-only housing development project that creates two units or more   |                          |
| (b) A mixed-use development consisting of residential and nonresidential uses with at least two-thirds of the Building Area designated for residential use <sup>1</sup> |                          |
| (c) Transitional Housing <sup>2</sup>   |                          |
| (d) Supportive Housing <sup>3</sup>   |                          |

**NOTES:**

| DCP Staff Name and Title | DCP Staff Signature | Date |
|--------------------------|---------------------|------|
|                          |                     |      |

<sup>1</sup> "Building Area" as defined in California Building Code. Mixed-use projects may be subject to an analysis to determine whether two-thirds of the Building Area is residential.

<sup>2</sup> "Transitional Housing" as defined in California Government Code Section 65582(j)

<sup>3</sup> "Supportive Housing" as defined in California Government Code Section 65582(g)

Changes - 03/23/2023

Changes - 10/17/2023



| Section III. Preliminary Zoning Assessment - To be completed by DBS Plan Check Staff <sup>4</sup> |  |   |  |  |   |  |
|---|--|---|--|--|---|--|
| Item No.  | Zoning Standard                        | Proposed  | Required/Allowed                       | Standard Met   | Applicable Section No. <sup>5</sup>               | Comments and Additional Information  |
| 1   | Use                                    | Apartment Retail  | Apartment Retail                       | <input checked="" type="checkbox"/> YES<br><input type="checkbox"/> NO                                 | 12.14.A   | <input type="checkbox"/> Conditional Use (LAMC Sec. 12.24) for _____<br><br>Commercial Corner Exemption must be met: 12.22.A.23 (d)(1)   |
| 2   | Height                                 | 45' + 11' = 56'<br><br>+10' Projection  | 45' + 11' = 56'<br><br>+10' Projection | <input checked="" type="checkbox"/> YES<br><input type="checkbox"/> NO<br><input type="checkbox"/> N/A | 12.21.1   | <input type="checkbox"/> Transitional Height applies (12.21.1-A.10)<br><br><input type="checkbox"/> Commercial Corner Development/Mini-Shopping Center height applies (12.22-A.23(a)(1)) |
| 3   | No. of Stories                         | 5 Stories   | No limit.                              | <input checked="" type="checkbox"/> YES<br><input type="checkbox"/> NO<br><input type="checkbox"/> N/A | 12.21.1<br>(if code prevails)                     |  |
| 4   | FAR<br>(Floor Area Ratio)              | <div style="border: 2px dashed red; border-radius: 15px; padding: 5px; display: inline-block;">FAR = 28,490 /<br/>10,066 = 2.83</div> | FAR = 1.5                              | <input type="checkbox"/> YES<br><input checked="" type="checkbox"/> NO<br><input type="checkbox"/> N/A | 12.21.1<br><br>12.22.A.25<br>(g)(3)<br>(off-menu) | Buildable Area = 10,066 SF   |
| 5   | RFAR<br>(Residential Floor Area Ratio) | N/A   | N/A                                    | <input type="checkbox"/> YES<br><input type="checkbox"/> NO<br><input checked="" type="checkbox"/> N/A | N/A   | N/A  |

4 DBS Plan Check staff will sign Section III of the Preliminary Zoning Assessment form and provide stamped and signed architectural plans once the zoning Plan Check verifications are complete.

5 Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.



| Item No. | Zoning Standard | Proposed   | Required/Allowed  | Standard Met   | Applicable Section No. <sup>6</sup>             | Comments and Additional Information   |
|----------|-----------------|--|---|--|---|---|
| 6        | Density         | 34 Units   | 10712 / 400 = 26.8<br>27 Base<br>27 X 1.35 = 36.5<br>37 Units Allowed | <input checked="" type="checkbox"/> YES<br><input type="checkbox"/> NO<br><input type="checkbox"/> N/A | 12.14.C<br>12.22.A.25<br>(c)(1)                 | Density Ratio: $\frac{1}{400}$<br>Area = 10,017 + 695 (alley) = 10,712 SF<br><input type="checkbox"/> Site Plan Review (16.05) / Major Project CUP (12.24-U.14) |
| 7        | Setback (Front) | 0'   | 0'  | <input checked="" type="checkbox"/> YES<br><input type="checkbox"/> NO                                 | 12.14.C   | Lot Line Location (Street): Washington PL<br>Lot Line Location (Street):  |
| 8        | Setback (Side)  | East: 0'<br>West Res. Upper Flr: 8'<br>West Grnd Flr: 0' | East: 0'<br>West Res. Upper Flr: 8'<br>West Grnd Flr: 0'              | <input checked="" type="checkbox"/> YES<br><input type="checkbox"/> NO<br><input type="checkbox"/> N/A | 12.22.A.18.<br>ZA 2004-7115<br>(ZAI)<br>12.14.C | <input type="checkbox"/> Offset/plane break met (if applicable)   |
| 9        | Setback (Rear)  | 0'   | 0'  | <input checked="" type="checkbox"/> YES<br><input type="checkbox"/> NO<br><input type="checkbox"/> N/A | 12.22.A.18<br>ZA 2004-7115<br>(ZAI)             |   |
| 10       | Building Line   | N/A  | N/A   | <input type="checkbox"/> YES<br><input type="checkbox"/> NO<br><input checked="" type="checkbox"/> N/A | Ordinance No.:<br>N/A                           | N/A   |

<sup>6</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.



| Item No. | Zoning Standard                          | Proposed   | Required/Allowed   | Standard Met   | Applicable Section No. <sup>7</sup>        | Comments and Additional Information   |
|----------|--|--|--|--|--|---|
| 11       | Parking (automobile)                     | Residential:<br>31 (Std.)<br><br>Non-Residential:<br>7 (Std.)                      | Residential:<br>31 (all Std.)<br><br>Non-Residential:<br>7 (Std.)        | <input checked="" type="checkbox"/> YES<br><input type="checkbox"/> NO<br><input type="checkbox"/> N/A | 12.22.A.25 (d)(1)<br><br>12.21.A.4         | Design standards met:<br><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO<br>34 Stalls Required X 0.1 = 3 Stall Reduction Allowed<br>34 - 3 = 31 Residential Stalls<br>3 X 4 = 12 Min. Residential Bikes Required<br><br>Commercial stall (bike swapping) reduction is not allowed to exceed 20%.<br><br>8 X 0.2 = 1.6 = 1 Stall Max. Reduction<br>1/8 = 12.5% (7 Stalls Min. Required)<br>1 X 4 = 4 Min. Bike parking For commercial Required |
| 12       | Parking (bicycle)                        | Long-term:<br>Res: 34<br>Com: 6<br><br>Short-term:<br>Res: 4<br>Com: 2             | Long-term:<br>Res: 31<br>Com: 6<br><br>Short-term:<br>Res: 3<br>Com: 2   | <input checked="" type="checkbox"/> YES<br><input type="checkbox"/> NO<br><input type="checkbox"/> N/A | 12.21.A.16<br><br>12.21.A.4                | Facility standards met:<br><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO<br>Location standards met:<br><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO  |
| 13       | Open Space                               | Total (s.f.):<br>4050 SF<br>Common (s.f.):<br>3900 SF<br>Private (s.f.):<br>150 SF | Total:<br>3400 SF<br>Common:<br>1700 SF Min.<br>Private:<br>1700 SF Max. | <input checked="" type="checkbox"/> YES<br><input type="checkbox"/> NO<br><input type="checkbox"/> N/A | 12.21-G<br>(if code prevails)              | Units/Habitable Room<br><3: 34 X 100 SF = 3400 SF<br>=3:<br>>3:<br><br>Dimensions met:<br><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO<br><br>3400 X 0.25 = 850 SF at any Rec. Rm.   |
| 14       | Retaining Walls in Special Grading Areas | Max Height:<br>N/A<br><br>Max Quantity:<br>N/A                                     | Max Height:<br>N/A<br><br>Max Quantity:<br>N/A                           | <input type="checkbox"/> YES<br><input type="checkbox"/> NO<br><input checked="" type="checkbox"/> N/A | 12.21-C.8<br>(if code prevails)<br><br>N/A | N/A   |


<sup>7</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.



| Item No. | Zoning Standard                            | Proposed | Required/Allowed | Standard Met   | Applicable Section No. <sup>8</sup>       | Comments and Additional Information   |
|----------|--|----------|------------------|--|---|---|
| 15       | Grading<br>(Zoning & Planning limitations) | N/A      | N/A              | <input type="checkbox"/> YES<br><input type="checkbox"/> NO<br><input checked="" type="checkbox"/> N/A | N/A                                       | N/A   |
| 16       | Lot Coverage                               | N/A      | N/A              | <input type="checkbox"/> YES<br><input type="checkbox"/> NO<br><input checked="" type="checkbox"/> N/A | N/A                                       | N/A   |
| 17       | Lot Width                                  | N/A      | N/A              | <input type="checkbox"/> YES<br><input type="checkbox"/> NO<br><input checked="" type="checkbox"/> N/A | N/A                                       | N/A   |
| 18       | Space between Buildings                    | N/A      | N/A              | <input type="checkbox"/> YES<br><input type="checkbox"/> NO<br><input checked="" type="checkbox"/> N/A | 12.21-C.2(a)<br>(if code prevails)<br>N/A | N/A   |
| 19       | Passageway                                 | N/A      | N/A              | <input type="checkbox"/> YES<br><input type="checkbox"/> NO<br><input checked="" type="checkbox"/> N/A | 12.21-C.2(b)<br>(if code prevails)        | "...unless there is an entrance to the dwelling unit or guest room opening directly onto a public street or into a hallway opening into a public street or onto a 10-foot passageway extending to a public street." |
| 20       | Location of Accessory Buildings            | N/A      | N/A              | <input type="checkbox"/> YES<br><input type="checkbox"/> NO<br><input checked="" type="checkbox"/> N/A | 12.21-C.5<br>(if code prevails)<br>N/A    | N/A   |

<sup>8</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.



| Item No.   | Zoning Standard   | Proposed  | Required/Allowed   | Standard Met   | Applicable Section No. <sup>9</sup> | Comments and Additional Information  |
|--|---|---|--|--|-------------------------------------|--|
| 21   | Loading Area  | 400 SF Partially On Driveway<br>14' Clear<br>20' Min Along Alley<br>10' Wide  | 400 SF Clear<br>14' Clear<br>20' Min Along Alley<br>10' Wide   | <input type="checkbox"/> YES<br><input checked="" type="checkbox"/> NO<br><input type="checkbox"/> N/A | 12.21.C.6                           |  |
| 22   | Trash & Recycling   | Res: 100 SF<br>Com: 30 SF   | Res: 100 SF<br>Com: 30 SF  | <input checked="" type="checkbox"/> YES<br><input type="checkbox"/> NO<br><input type="checkbox"/> N/A | 12.21.A.19                          |  |
| 23   | Landscape   | Conformance determined by Los Angeles City Planning   |  |  |                                     |  |
| 24   | Private Street  | <input type="checkbox"/> YES<br><input type="checkbox"/> NO<br><input checked="" type="checkbox"/> N/A                                | <input type="checkbox"/> YES<br><input type="checkbox"/> NO<br><input checked="" type="checkbox"/> N/A | <input type="checkbox"/> YES<br><input type="checkbox"/> NO<br><input checked="" type="checkbox"/> N/A |                                     |  |
|  | Other (e.g. ground floor transparency, lighting, utilities, signage, walls, lot area, minimum frontage, etc.) | See additional sheets, if applicable  |  |  |                                     | Additional Sheet(s) attached:<br><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| Plan Check Application No. <sup>10</sup><br>B21LA20101 / 21010-10001-05587 |   |   |  | Notes  |                                     |  |
| DBS Plan Check Staff Name and Title<br>Rodolfo Arias, BCE I                |   | DBS Plan Check Staff Signature <sup>11</sup><br> |  | Date<br>03/23/2023   |                                     |  |

<sup>9</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

<sup>10</sup> This completed form shall be accompanied by plans stamped and signed by a DBS Plan Check staff following the completion of a zoning Plan Check.

<sup>11</sup> LADBS Plan Check staff will sign Section III of the Preliminary Zoning Assessment Form once the zoning plan check verifications are complete.



**ADDITIONAL ZONING AND LAND USE STANDARDS REVIEWED - to be completed by DBS Plan Check Staff**

| Item No. | Zoning Standard                 | Proposed                            | Required/Allowed                                    | Standard Met   | Applicable Section No. | Comments and Additional Information   |
|----------|---------------------------------|-------------------------------------|---|--|------------------------|---|
| 25       | Parking Entrance Turning Radius | Case II                             | Case II   | <input checked="" type="checkbox"/> YES<br><input type="checkbox"/> NO | P/ZC 2002-001          | Since entrance to basement serves over 25 automobiles, Case II is required. Revised per latest. Now project complies. |
| 26       | Loading Space                   | Driveway obstructing loading space. | Loading space must be provided with no obstruction. | <input type="checkbox"/> YES<br><input checked="" type="checkbox"/> NO | 12.21.C.6              |   |
|          |                                 |                                     |   | <input type="checkbox"/> YES<br><input type="checkbox"/> NO            |                        |   |
|          |                                 |                                     |   | <input type="checkbox"/> YES<br><input type="checkbox"/> NO            |                        |   |
|          |                                 |                                     |   | <input type="checkbox"/> YES<br><input type="checkbox"/> NO            |                        |   |
|          |                                 |                                     |   | <input type="checkbox"/> YES<br><input type="checkbox"/> NO            |                        |   |





**EXHIBIT D**  
**ENVIRONMENTAL DOCUMENTS**  
**ENV-2022-7483-CE**

- D1 – Notice of Exemption and Justification for  
Categorical Exemption
- D2 – Tree Report
- D3 – Transportation Assessment Form

COUNTY CLERK'S USE

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

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**  
**NOTICE OF EXEMPTION**

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

CPC-2022-7482-DB-HCA / Density Bonus

LEAD CITY AGENCY

**City of Los Angeles (Department of City Planning)**

CASE NUMBER

**ENV-2022-7483-CE**

PROJECT TITLE

12701 West Washington Place

COUNCIL DISTRICT

11 – Traci Park

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

**12701 West Washington Place, 90066**

Map attached.

PROJECT DESCRIPTION:

Additional page(s) attached.

The project is the construction of a new 5-story, 56-foot, mixed-use structure consisting of 34 dwelling units (including three (3) Very Low Income Units) and 2,100 square feet of ground floor commercial use. The project will be approximately 28,490 square feet with a Floor Area Ratio ("FAR") of approximately 3:1. The project will provide 31 residential and 7 commercial vehicular parking spaces in a ground floor garage and two subterranean parking levels. The project will also provide 40 long-term bicycle parking spaces and 6 short-term bicycle parking spaces. The site is currently improved with two (2) one-story commercial buildings that will be demolished. No Protected or Significant Trees are located on the property. The project proposes 7,150 cubic yards of grading, including the fill of 180 cubic yards and export of 6,970 cubic yards of soil.

NAME OF APPLICANT / OWNER:

**Bob Halavi, Creative Properties, LLC**

CONTACT PERSON (If different from Applicant/Owner above)

**Armin Gharai, GA Engineering, Inc.**

(AREA CODE) TELEPHONE NUMBER

**(818) 758-0018**

EXT.

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

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)

Public Resources Code Section(s) \_\_\_\_\_

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) **Section 15332 (Class 32)**

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

The Project qualifies for a Class 32 Categorical Exemption as it is developed on an infill site and meets the conditions as follows: (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.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

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

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

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE

Esteban Martorell



STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

Density Bonus

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

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PRESIDENT

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CALIFORNIA**



KAREN BASS  
MAYOR

**EXECUTIVE OFFICES**

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DIRECTOR

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DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

**JUSTIFICATION FOR PROJECT EXEMPTION  
CASE NO. ENV-2022-7483-CE**

The Department of City Planning determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The Notice of Exemption and Justification for Project Exemption for Environmental Case No. ENV-2022-7483-CE is provided in the case file and attached as Exhibit D.

Project Description

The project is the construction of a new 5-story, 56-foot-tall, mixed-use building consisting of 34 dwelling units (including three (3) Very Low Income Units) and ground floor commercial area. The project will be approximately 28,490 square feet, including 2,100 square feet of commercial space, with an FAR of approximately 3:1. The project will provide 31 residential and 7 commercial parking spaces for vehicles in a ground floor garage and two subterranean parking levels with access from a two-way driveway located in the alleyway on the northerly side of the property. The project will also provide 40 long-term bicycle parking spaces and 6 short-term bicycle parking spaces. The site is currently improved with two (2) one-story commercial buildings that will be demolished for the project. According to a Tree Letter prepared by Kay J. Greeley, ISA dated October 14, 2019, there are no protected trees on the subject site or public right-of-way. However, there is one non-protected tree on the public right-of-way within the City of Los Angeles that will not be removed but will be trimmed to facilitate construction. The project also proposes 7,150 cubic yards of grading, including the fill of 180 cubic yards and export of 6970 cubic yards of soil. The project is an in-fill development and qualifies for the Class 32 Categorical Exemption.

CEQA Determination – Class 32 Categorical Exemption Applies

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

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

The project site is located in the Palms – Mar Vista – Del Rey Community Plan and the Los Angeles Coastal Transportation Corridor Specific Plan. It is designated for General

Commercial land uses, with the corresponding zone of C2. The site is zoned C2-1, consistent with the land use designation. The C2 Zone allows a density of one dwelling unit per 400 square feet of lot area. The project site is also in Height District No. 1 which permits a floor area of 1.5 times the buildable area (FAR 1.5:1) in the C2 Zone with no maximum height limit.

The project site, located at 12701 – 12711 West Washington Place, has a frontage of 92.70 feet and a depth of approximately 109.69 feet resulting in a total area of 10,066.7 square feet. As such, the project site is consistent with the lot width and area requirement for the C2 Zone. Pursuant to State Density Bonus Law and LAMC Section 12.22 – A.25, the applicant is requesting Off-Menu Incentives in exchange for providing three (3) Very Low Income Units for 55 years.

The proposed project is consistent with many General Plan goals, policies, and objectives. The Housing Element of the General Plan provides the following:

*Goal 1: A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.*

*Objective 1.2: Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.*

*Objective 1.3: Promote a more equitable distribution of affordable housing opportunities throughout the city, with a focus on increasing Affordable Housing in Higher Opportunity Areas and in ways that further Citywide Housing Priorities.*

*Policy 1.3.2: Prioritize the development of new Affordable Housing in all communities, particularly those that currently have fewer Affordable units.*

*Goal 3: A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.*

*Objective 3.2: Promote environmentally sustainable buildings and land use patterns that support a mix of uses, housing for various income levels and provide access to jobs, amenities, services, and transportation options.*

*Policy 3.2.2: Promote new multi-family housing, particularly Affordable and mixed income housing, in areas near transit, jobs, and Higher Opportunity Areas, in order to facilitate a better jobs-housing balance, help shorten commutes, and reduce greenhouse gas emissions.*

The proposed project will result in the addition of 34 new dwelling units to the City's housing stock and conforms with the applicable provisions of the Housing Element. The project will provide three (3) affordable units for Very Low Income. Additionally, this mixed-income development will be located near public transit options and a variety of retail, commercial, entertainment, recreational, educational, and employment opportunities. The development is also in a community that currently has fewer affordable units. According to the Department of City Planning's Housing Progress Dashboard, 564 affordable units were approved in the Palms – Mar Vista – Del Rey Community Plan Area between 2015 – 2022. The citywide average over the same period was 669 affordable units per Plan Area.

Additionally, the Palms – Mar Vista – Del Rey Community Plan, one of the Land use Elements of the General Plan, provides the following:

**Goal 1: A SAFE, SECURE AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL COMMUNITY RESIDENTS.**

*Objective 1-1: To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.*

*Policy 1-1.1: Provide for adequate multi-family residential development.*

*Policy 1-1.2: Protect the quality of residential environment and the appearance of communities with attention to site and building design.*

*Objective 1-2: To reduce vehicular trips and congestion by developing new housing in proximity to services and facilities.*

*Policy 1-2.1: Locate higher residential densities near commercial centers and major bus routes where public service facilities and infrastructure will support this development.*

*Objective 1-4: To promote the adequacy and affordability of multiple-family housing and increase its accessibility to more segments of the population.*

*Policy 1-4.1: Promote greater individual choice in type, quality, price and location of housing.*

*Policy 1.4-2: Ensure that new housing opportunities minimize displacement of residents.*

The proposed project meets the above goals, policies, and objectives by providing multi-family dwelling units in a new, safe, and secure building. The proposed project is located within a neighborhood designated for General Commercial Land Uses, which includes multiple-family residential uses, and is well served by facilities and necessary infrastructure. The site is served by multiple local bus lines that encourage alternative modes of transportation and is proximate to the vibrant commercial districts located in Culver City's downtown area.

As such, the project is consistent with the applicable Palms – Mar Vista – Del Rey Community Plan designation and policies and all applicable zoning designations and regulations as permitted by State Density Bonus Law.

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

The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.231 acres (10,066.7 square feet) and substantially surrounded by urban uses. The subject site is in an urbanized area between the Santa Monica Airport and Marina Del Rey. Neighboring properties along this block of West Washington Place are zoned C2-1 and improved with a two-story multi-family dwelling and a one-story commercial building. The property to the north along Wade Street is improved with a two-story multi-family dwelling. The properties to the south along West Washington Place and Zanja Street are improved with a mix of commercial and residential buildings. The properties to the east, across Wade Street and along West Washington Place are developed with two-story multi-family dwellings. Abutting the subject site to the west is a two-story multi-family dwelling. On the western boundary of the block there is Zanja Street which is improved with multi-family dwellings zoned R3-1 that

range from one (1) to two (2) stories in height. The project site is also located approximately 4,549 feet from the Pacific Coast Highway (SR 1), 4,900 feet from the Marina Freeway (SR 90) and 1.35 miles from the San Diego Freeway (I-405).

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

The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. The site is currently developed with two (2) one-story commercial buildings. According to a Tree Letter prepared by Kay J. Greeley, ISA dated October 14, 2019, there are no protected trees on the subject site or public right-of-way. However, there is one non-protected tree on the public right-of-way within the City of Los Angeles that will not be removed but will be trimmed to facilitate construction. Furthermore, the project site does not adjoin any open space or wetlands that could support habitat for endangered, rare or threatened species. Therefore, the site does not contain or have value as habitat for endangered, rare or threatened species and is not located adjacent to any habitat for endangered, rare or threatened species. As such, the proposed project meets this criterion.

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

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

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

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

These RCMs will ensure the project will not have significant impacts on noise, air quality, and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study as shown on the LADOT Transportation Assessment Referral Form dated February 2, 2023. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

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

The project site will be adequately served by all public utilities and services given that the construction of a multi-family residential building will be on a site which has been previously developed and is consistent with the General Plan. The project site is served by the Los Angeles Police Department and Los Angeles Fire Department, Los Angeles Unified School District, and other public services. Additionally, the site is currently served by the Los Angeles Department of Water and Power, the Southern California Gas Company, and the Bureau of Sanitation. As such, the site can be adequately served by all require utilities and public services.

Therefore, the project meets all of the Criteria for the Class 32 Categorical Exemption.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

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

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

Properties in the vicinity are developed with multi-family dwellings and the subject site is of a similar size and slope to nearby properties. According to ZIMAS, there are two (2) recently approved development of a similar size and scope to the proposed project within 1,000 feet of the subject site. On October 27, 2022, the City Planning Commission approved a Density Bonus Affordable Housing Incentive Program for the construction of a 6-story, 15-unit multi-family dwelling located at 12735-12737 West Mitchell Avenue. On April 7, 2023, the Zoning Administrator approved a Density Bonus Affordable Housing Incentive Program for a new 5-story, 40-unit multi-family dwelling with 53 vehicular parking spaces, located at 3984-3988 South Meier Street and 12740-12750 West Zanja Street. Although there are two other developments of similar size and scope within this neighborhood, there is no evidence in the file (including in any technical studies) that there is a foreseeable cumulative significant impact from these projects in an any impact category; including in transportation due to LADOT and LADBS permitting and monitoring practices.

The project also proposes 7,150 cubic yards of grading, including the fill of 180 cubic yards and export of 6,970 cubic yards of soil. The proposed grading does not meet the threshold to require a haul route application. Nonetheless, the project will be subject to specific Regulatory Compliance Measures (RCMs) which will reduce any potential impacts to less than significant. Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

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

The project proposes a mixed-use multi-family residential building with commercial space in an area zoned and designated for such development. The adjacent lot is developed with a multi-family residential building, and the subject site is of a similar size and slope as nearby properties developed for residential uses. The applicant proposes to utilize LAMC Section 12.25 A.25 (Affordable Housing Incentives – Density Bonus) to construct a 5-story, 56-foot tall, mixed-use structure with 34 units and ground floor commercial use. The project will be approximately 28,490 square feet with a FAR of approximately 3:1. The project size and height are not unusual for the vicinity of the subject site and is similar in scope to other existing multi-family dwellings which range from one (1) to three (3) stories in height. Furthermore, there is no substantial evidence in the administrative record that this project will cause a significant impact. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

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

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. State Route 27 is located approximately nine (9) miles west of the subject site. Therefore, the subject site will not create any impacts within a designated state scenic highway, and this exception does not apply.

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

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. Therefore, the project is not identified as a hazardous waste site, or in the vicinity of a hazardous waste site, and this exception does not apply.

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

The project site is currently developed with two one-story commercial structures and not listed in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register, and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. As such, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.



## *Seven Elk Ranch Design Inc.*

5328 Allhama Drive • Woodland Hills, California 91364  
100 Brady Lane • Hamilton, Montana 59840 (mailing address)

Phone (805) 577-8432  
kaygreeley@earthlink.net

October 14, 2019

Mr. Bob Halavi  
PPI Capital Inc.  
10850 Wilshire Boulevard, Suite 720  
Los Angeles, California 90024

**Subject: Site Inspection of Indian Laurel Fig Tree at 12701 Washington Place, Los Angeles California 90066**

Dear Mr. Halavi:

You contacted us regarding an Indian laurel fig tree (*Ficus microcarpa*) located at 12701 Washington Place, Culver City, California. The subject street tree is growing on the front side of the property. PPI Capital is developing a mixed-use residential and commercial project at the corner of Washington Place and Wade Street. You stated that the tree would require severe pruning to accommodate the proposed development of the property. You noted that the City of Culver City requested that PPI Capital have an arborist evaluate the tree and provide an opinion with respect to removal of the tree.

On October 1, 2019 associate Certified Arborist Ann Burroughs visited the above site and conducted a basic visual inspection of the tree. The tree is located within the parkway along Washington Place, immediately adjacent to the curb within an approximately 10-foot wide sidewalk. No irrigation system was apparent.

The subject Indian laurel fig is a mature specimen with a trunk diameter of 35 inches at breast height. It is approximately 60 feet tall with an average canopy spread of approximately 61 feet. Foliage color and leaf size are normal. The tree exhibits average vigor. Canopy density is also normal although there is a large void in the southerly portion of the canopy and a smaller void in the northerly portion of the canopy. The canopy was raised, and the tree was 'lion-tailed'. Lion-tailing occurs when inner and lower branches and foliage are removed from a tree's canopy. This typically results in poor branch taper and increased risk of branch failure. This practice is not an acceptable industry practice.

At approximately 15 feet above grade the trunk divides into multiple co-dominant scaffold limbs with minor to moderate amounts of included bark. Co-dominant limbs are defined as limbs of approximately the same diameter that arise from the same point. These limbs lack a normal branch union and therefore form a weak attachment. A bark inclusion occurs between co-dominant trunks with narrow angles of attachment. As the tree expands radially, ingrown layers of bark form between the limbs. The embedded bark creates a weak structure and is a potential point of failure.

In the northerly portion of the canopy, there is a large crack in an approximately 8-inch diameter scaffold at approximately 25 feet above grade. It appears that a co-dominant limb failed immediately above the crack. The remaining co-dominant limb should be removed as soon as possible since limb failure appears to be occurring gradually over the sidewalk and street.

On the southwest side of the trunk at approximately 6 feet above grade there is evidence of a severe scaffold failure. We observed the remains of embedded bark on the upper portion of the failure site. The large void in the southerly side of the canopy is likely due to this old failure. On

**MR. BOB HALAVI**

**10/14/19**

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the northerly side of the tree at the same height we observed another severe, old failure exhibiting the remains of embedded bark on the upper portion of the failure site. The smaller void in the northerly side of the canopy is likely due to this old failure. Woundwood at both of these old failure sites is poor.

The tree's root crown, the point where the tree transitions from trunk to root and the trunk widens as it enters the soil to become roots, exhibits a relatively flat side on the northerly side of the trunk. This may be indicative of dead or decayed buttress roots below grade.

The sidewalk exhibits minor cracking on the westerly side of the tree. The curb and edge of the concrete driveway apron immediately adjacent to the southwesterly corner of the planter are lifted approximately 1 inch above the adjacent curb.

Construction of the mixed-use project and/or replacement of the sidewalk and curb along Washington Place would require either root pruning or removal of the subject tree. The most recent edition of the International Society of Arboriculture (ISA) Best Management Practices (BMP) for Managing Trees during Construction includes guidelines for determining a Tree Protection Zone (TPZ). The TPZ is based on a tree species' tolerance for construction damage and the relative age of the tree. Taking these two factors into consideration, a TPZ can be established using multiples of a tree's trunk diameter measurement. Fig species are reported to have good tolerance to construction impacts.

The most recent edition of the ISA BMP for Root Management states that "Cutting roots at a distance greater than six times the trunk diameter (dbh) minimizes the likelihood of affecting both health and stability. Cutting roots any closer to the tree is more likely to compromise stability."

Using the ISA BMP, the recommended TPZ for a mature fig tree with a dbh of 35 inches is 23 feet. In addition, stability of a large tree is likely to be compromised at six times trunk diameter. This distance for a mature tree with a dbh of 35 inches is 17.5 feet.

Excavation for the mixed-use building, assuming over-excavation and re-compaction 5 feet beyond the footprint of the structure, would occur within 7.25 feet of the trunk. This would require root pruning within two and one half times trunk diameter on the northwesterly side of the tree. Given the age and size of the tree and distance of the work from the trunk, it is highly probable the tree will be destabilized and become subject to failure. Even if the tree were to survive the initial root pruning, structural roots would have a large probability of decaying, endangering the survival of the tree. Severe canopy pruning would be required on this same side of the tree.

If repair or replacement of the sidewalk and curb are required, root pruning within less than one time the trunk diameter would be required on the southeasterly and northwesterly sides of the tree. Root pruning within less than one time trunk diameter would also be required on the southwesterly side of the tree to remove the existing Washington Place driveway and construct new sidewalk. Given the age and size of the tree and distance of the work from the trunk, it is almost certain the tree will be destabilized and become subject to falling. Even if the tree were to survive the initial root pruning, structural roots would have a large probability of decaying, endangering the survival of the tree.

We cannot recommend root pruning the subject tree given the extreme level of risk that would be created. In this instance removal and replacement of the tree would be the prudent option. The City of Culver City Municipal Code Section 9.08.210 provides criteria for the justification of the removal of trees in parkways. It is our opinion that removal of the subject tree meets the City's criteria for removal. A copy of this report should be provided to the City to support PPI Capital's request to remove the tree.

**MR. BOB HALAVI**

**10/14/19**


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We also reviewed the Culver City Urban Forest Master Plan. The tree recommended for this block is incense cedar (*Calocedrus decurrens*). If a street tree is replanted along the site frontage, an incense cedar would be compatible with the location of the building.

Photographs taken during the inspection are attached for record purposes. Please do not hesitate to contact us should you have any questions or require additional service.

Sincerely,

A handwritten signature in black ink that reads "Kay J. Greeley". The signature is written in a cursive, flowing style.

**KAY J. GREELEY**

President

Civil Engineer 37396

Landscape Architect 4035

ISA Board Certified Master Arborist WE-1140B

ISA Tree Risk Assessment Qualified

Member, American Society of Consulting Arborists



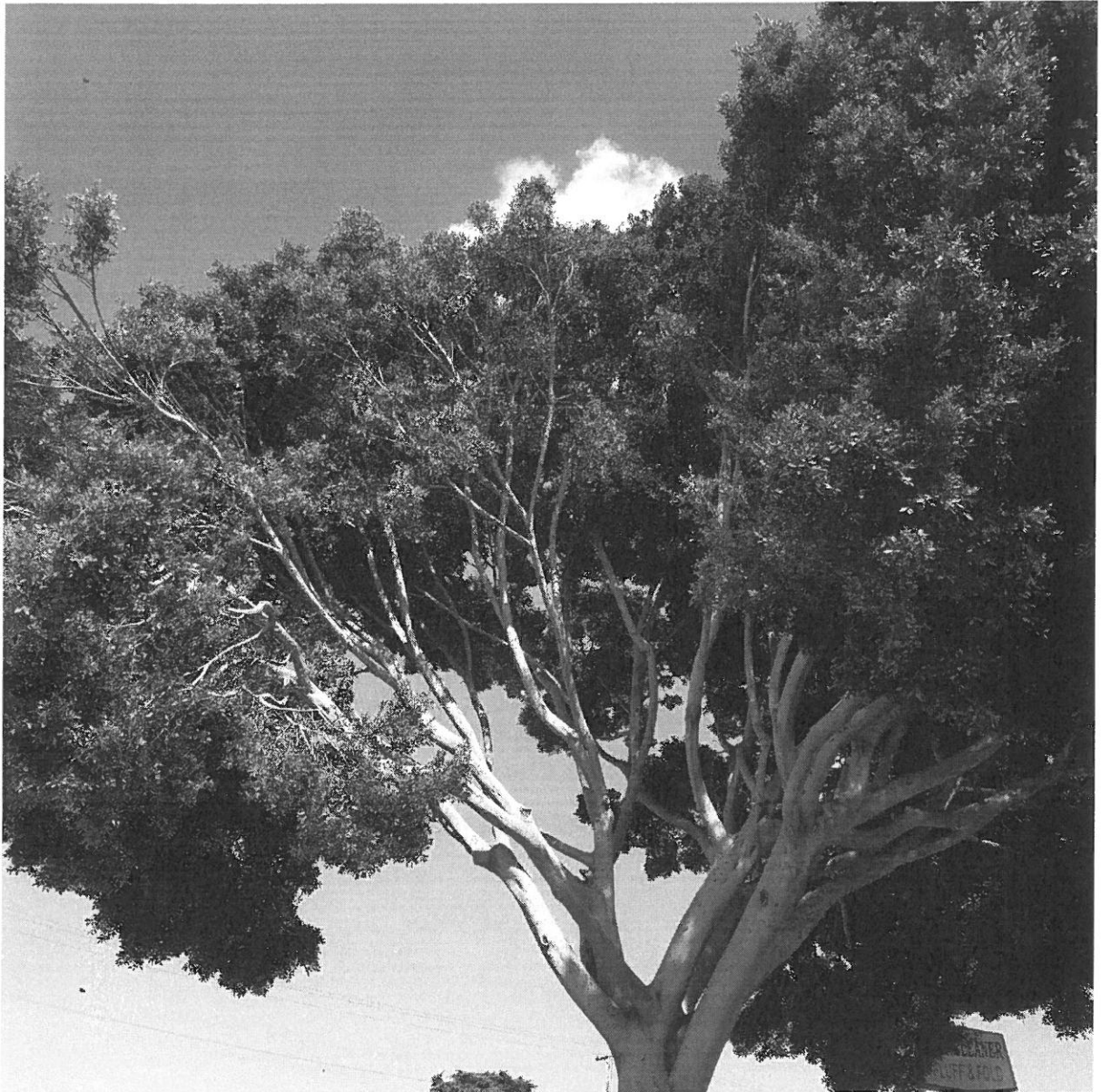
**Tree Location Map**



Indian laurel fig tree – looking northeast



**Indian laurel fig – looking south**



**Looking north – void in canopy**



**Looking southwest – red arrow indicates cracking scaffold**





Looking northeast – red arrow indicates old scaffold failure



**Looking south-southwest – red arrow indicates old scaffold failure**



Looking southeast – red arrows at two old scaffold failures shown above



**Looking southwest – red arrow indicates flat side of root crown**



## REFERRAL FORMS:

# TRANSPORTATION STUDY ASSESSMENT

## DEPARTMENT OF TRANSPORTATION - REFERRAL FORM

**RELATED CODE SECTION:** Los Angeles Municipal Code Section 16.05 and various code sections.

**PURPOSE:** The Department of Transportation (LADOT) Referral Form serves as an initial assessment to determine whether a project requires a Transportation Assessment.

### GENERAL INFORMATION

- Administrative: Prior to the submittal of a referral form with LADOT, a Planning case must have been filed with Los Angeles City Planning.
- All new school projects, including by-right projects, must contact LADOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls, school warning and speed limit signs, school crosswalk and pavement markings, passenger loading zones and school bus loading zones are needed.
- Unless exempted, projects located within a transportation specific plan area may be required to pay a traffic impact assessment fee regardless of the need to prepare a transportation assessment.
- Pursuant to LAMC Section 19.15, a review fee payable to LADOT may be required to process this form. The applicant should contact the appropriate LADOT Development Services Office to arrange payment.
- LADOT's Transportation Assessment Guidelines, VMT Calculator, and VMT Calculator User Guide can be found at <http://ladot.lacity.org>.
- A transportation study is not needed for the following project applications:
  - Ministerial / by-right projects
  - Discretionary projects limited to a request for change in hours of operation
  - Tenant improvement within an existing shopping center for change of tenants
  - Any project only installing a parking lot or parking structure
  - Time extension
  - Single family home (unless part of a subdivision)
- This Referral Form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, and other issues. These items require separate review and approval by LADOT.

### SPECIAL REQUIREMENTS

When submitting this referral form to LADOT, include the completed documents listed below.

- Copy of Department of City Planning Application ([CP-7771.1](#)).
- Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation.
- If filing for purposes of Site Plan Review, a copy of the Site Plan Review Supplemental Application.
- Copy of project-specific VMT Calculator analysis results.

**TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW**

**LADOT DEVELOPMENT SERVICES DIVISION OFFICES:** Please route this form for processing to the appropriate LADOT Development Review Office as follows (see [this map](#) for geographical reference):

**Metro**  
213-972-8482  
100 S. Main St, 9<sup>th</sup> Floor  
Los Angeles, CA 90012

**West LA**  
213-485-1062  
7166 W. Manchester Blvd  
Los Angeles, CA 90045

**Valley**  
818-374-4699  
6262 Van Nuys Blvd, 3<sup>rd</sup> Floor  
Van Nuys, CA 91401

**1. PROJECT INFORMATION**

Case Number: \_\_\_\_\_

Address: \_\_\_\_\_

Project Description: \_\_\_\_\_

Seeking Existing Use Credit (will be calculated by LADOT): Yes \_\_\_\_\_ No \_\_\_\_\_ Not sure \_\_\_\_\_

Applicant Name: \_\_\_\_\_

Applicant E-mail: \_\_\_\_\_ Applicant Phone: \_\_\_\_\_

Planning Staff Initials: \_\_\_\_\_ Date: \_\_\_\_\_

**2. PROJECT REFERRAL TABLE**

|  | Land Use (list all)             | Size / Unit | Daily Trips <sup>1</sup> |
|--|---------------------------------|-------------|--------------------------|
| Proposed <sup>1</sup>  |                                 |             |                          |
|  |                                 |             |                          |
|  |                                 |             |                          |
|  | <i>Total trips<sup>1</sup>:</i> |             | 240                      |
| <p><b>a.</b> Does the proposed project involve a discretionary action? <span style="float: right;">Yes <input type="checkbox"/> No <input type="checkbox"/></span></p> <p><b>b.</b> Would the proposed project generate 250 or more daily vehicle trips<sup>2</sup>? <span style="float: right;">Yes <input type="checkbox"/> No <input type="checkbox"/></span></p> <p><b>c.</b> If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station<sup>3</sup>? <span style="float: right;">Yes <input type="checkbox"/> No <input type="checkbox"/></span></p> <p>If <b>YES</b> to <b>a.</b> and <b>b.</b> or <b>c.</b>, or to <b>all</b> of the above, the Project <u>must</u> be referred to LADOT for further assessment.</p> <p>Verified by: Planning Staff Name: _____ Phone: _____</p> <p style="text-align: center;">Signature: <u>Esteban Martorell</u> Date: _____</p> |                                 |             |                          |

<sup>1</sup> Qualifying Existing Use to be determined by LADOT staff on following page, per LADOT's Transportation Assessment Guidelines.

<sup>2</sup> To calculate the project's total daily trips, use the VMT Calculator. Under 'Project Information', enter the project address, land use type, and intensity of all proposed land uses. Select the '+' icon to enter each land use. After you enter the information, copy the 'Daily Vehicle Trips' number into the total trips in this table. Do not consider any existing use information for screening purposes. For additional questions, consult LADOT's [VMT Calculator User Guide](#) and the LADOT Transportation Assessment Guidelines (available on the LADOT website).

<sup>3</sup> Relevant transit lines include: Metro Red, Purple, Blue, Green, Gold, Expo, Orange, and Silver line stations; and Metrolink stations.

**TO BE COMPLETED BY LADOT**

**3. PROJECT INFORMATION**

|   | Land Use (list all)          | Size / Unit | Daily Trips |
|---|------------------------------|-------------|-------------|
| Proposed                                |                              |             |             |
|   |                              |             |             |
|   |                              |             |             |
|   | <i>Total new trips:</i>      |             |             |
| Existing                                |                              |             |             |
|   |                              |             |             |
|   |                              |             |             |
|   | <i>Total existing trips:</i> |             |             |
| <i>Net Increase / Decrease (+ or -)</i> |                              |             |             |

- a. Is the project a single retail use that is less than 50,000 square feet? Yes  No
- b. Would the project generate a net increase of 250 or more daily vehicle trips? Yes  No
- c. Would the project generate a net increase of 500 or more daily vehicle trips? Yes  No
- d. Would the project result in a net increase in daily VMT? Yes  No
- e. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station? Yes  No
- f. Does the project trigger Site Plan Review (LAMC 16.05)? Yes  No
- g. Project size:
  - i. Would the project generate a net increase of 1,000 or more daily vehicle trips? Yes  No
  - ii. Is the project's frontage 250 linear feet or more along a street classified as an Avenue or Boulevard per the City's General Plan? Yes  No
  - iii. Is the project's building frontage encompassing an entire block along a street classified as an Avenue or Boulevard per the City's General Plan? Yes  No

**VMT Analysis (CEQA Review)**

If **YES** to **a.** and **NO** to **e.** a VMT analysis is **NOT** required.  
 If **YES** to both **b.** and **d.**; or to **e.** a VMT analysis **is** required.

**Access, Safety, and Circulation Assessment (Corrective Conditions)**

If **YES** to **c.**, a project access, safety, and circulation evaluation may be required.  
 If **YES** to **f.** and either **g.i.**, **g.ii.**, or **g.iii.**, an access assessment may be required.

LADOT Comments:

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*Please note that this form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, and other issues. These items require separate review and approval by LADOT. Qualifying Existing Use to be determined per LADOT's Transportation Assessment Guidelines.*

4. Specific Plan with Trip Fee or TDM Requirements: **Yes**  **No**

Fee Calculation Estimate: \_\_\_\_\_

VMT Analysis Required (Question b. satisfied): **Yes**  **No**

Access, Safety, and Circulation Evaluation Required (Question b. satisfied): **Yes**  **No**

Access Assessment Required (Question b., f., and either g.i., g.ii. or g.iii satisfied): **Yes**  **No**

Prepared by DOT Staff Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**EXHIBIT E**  
**PUBLIC CORRESPONDENCE**



## MarVista.org

P.O. Box 66871  
Mar Vista, CA 90066  
424-256-3633  
info@marvista.org

### Officers 2022-2023

#### Chair

Tyler Laferriere-Holloway  
tyler.laferriere@MarVista.org

#### 1st Vice Chair

Andrew Marton  
Andrew.Marton@MarVista.org

#### 2nd Vice Chair

Carolyn K. Honda  
Carolyn.Honda@MarVista.org

#### Secretary

Jennifer Rafeedie  
Jennifer.Rafeedie@MarVista.org

#### Treasurer

Drew Ruesch  
Drew.Ruesch@MarVista.org

### Board of Directors 2021-2023

#### Zone 1

Tyler Laferriere

#### Zone 2

Martin Rubin

#### Zone 3

Andrew Marton

#### Zone 4

Jennifer Rafeedie

#### Zone 5

Drew Ruesch

#### Zone 6

Holly Tilson

#### Zone 7

Faith Myhra

### At-Large Directors

Carolyn K. Honda  
Charlene Samiley  
Stacey Greenwald  
Jordan Paul  
Kathy Rodriguez  
Bitta Jansma Sharma  
MB Blakey

### Community Director

Kathryn Wheeler



Certified Neighborhood Council  
August 13, 2002

March 20, 2023

### Transmitted via email

City of Los Angeles Department of City Planning  
Attn: Esteban Martorell  
Project Planning, Assistant Planner  
esteban.martorell@lacity.org  
213-978-1303

Office of City of Los Angeles Councilmember Traci Park  
Attn: Jeff Khau  
Planning Deputy  
Jeff.Khau@lacity.org

The Afriat Consulting Group, Inc.  
President  
Attn: Aaron Green  
4107 Magnolia Boulevard  
Burbank, CA 91505  
Aaron@afriat.com

The Afriat Consulting Group, Inc.  
Attn: Mike Ai  
Senior Director of Public Affairs  
4107 Magnolia Boulevard  
Burbank, CA 91505  
818.450.2774 direct  
818.422.0828 mobile  
Mike@Afriat.com

RE: 12701 W. Washington Pl. 90066 Planning Case No. DIR-2022-7482-DB-WDI-HCA

Dear Mr. Martorell

At our meeting on March 7, 2023, the Mar Vista Community Council (MVCC) Planning and Land Use Management (PLUM) Committee voted to support the above-referenced Project subject to the developer giving best efforts to lease retail space to a laundry mat operator. The community expresses deep concern regarding the discontinuation of the laundry mat that currently occupies a unit on the subject property, and strongly urges the developer to do everything in their power to bring a desperately needed laundry mat operator to the community. The vote to support, subject to the motion above, was approved with ten (10) "Yes" votes, three (3) "No" votes and zero (0) Abstentions.

The motion was brought to the full board of directors on March 15, 2023, and was also approved with eleven (11) "Yes" votes, one (1) "No" vote and zero (0) Abstentions.

We acknowledge and appreciate the diligent efforts of the project team in designing a beautiful building, activating the street with retail space, the four (4) VLI units, the ingress/egress on an alleyway, while also demonstrating restraint in not reaching the maximum unit count.

Very Truly Yours,

Drew Ruesch, Chair MVCC PLUM  
Committee

Tyler Laferriere-Holloway MVCC Board  
Chair



Esteban Martorell <esteban.martorell@lacity.org>

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## To whom can we send our comments on a proposed project located near us?

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rena panush <rapan18@gmail.com>

Wed, May 31, 2023 at 10:01 AM

To: esteban.martorell@lacity.org

[12701-12711 West Washington PL, 90066](#), Case # CPC-2022-7482-DB-WDI-HCA

If there are 34 dwelling units proposed, why are there only 31 parking spaces planned? There is already a parking problem on our street, Wade and other streets nearby. there is already too much traffic in our neighborhood. We are against this project.

thanks,

Rena and richard Panush

[4021 Wade St, Los Angeles, CA 90066](#)

--

Rena Panush

[rapan18@gmail.com](mailto:rapan18@gmail.com)

cell: 973-951-5679


# INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3a. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

## ENABLE BOOKMARKS ONLINE:

\*\*If you are using Explorer, you will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.



December 6, 2023

Esteban Martorell, Planning Assistant  
[esteban.martorell@lacity.org](mailto:esteban.martorell@lacity.org)  
(213) 978-1303

Dear City Planning Commission,

We are writing to you in support of the proposed 34-unit mixed use development, including 3 affordable units, at 12701 – 12711 West Washington Place, case numbers CPC-2022-7482-DB-HCA/ ENV-2022-7483-CE. We urge the city to approve the project with the Density Bonus and incentives and find it Categorically Exempt from the provisions of CEQA.

This project is in a great location for housing. It is close to bus stops, schools, restaurants and shopping, as well as Culver West Alexander Park. Replacing a laundromat and liquor store, the new housing will not result in any residential displacement.

The greater Los Angeles region is facing a severe housing shortage, particularly affordable housing. Creating new housing in this neighborhood will help to reduce issues of gentrification and displacement. Abundant Housing LA believes that these housing challenges can only be addressed if everyone in the region does their part. This project is a good project for Los Angeles and for the region and we urge the city to approve the project with the Density Bonus and incentives and find it Categorically Exempt from the provisions of CEQA.

Best Regards,

*Jaime Del Rio*

Jaime Del Rio  
AHLA Director of Organizing

*Tami Kagan-Abrams*

Tami Kagan-Abrams  
AHLA Project Director