



DEPARTMENT OF CITY PLANNING

APPEAL RECOMMENDATION REPORT

South Los Angeles Area Planning Commission

Date: December 4, 2018
Time: After 4:30 P.M.
Place: Los Angeles Department of Water and Power
Crenshaw Customer Service Center
4030 Crenshaw Boulevard
Los Angeles, CA 90008

Public Hearing: June 28, 2018
Appeal Status: Not further appealable
Expiration Date: December 4, 2018

Case No.: AA-2017-4287-PMLA-SL-1A
CEQA No.: ENV-2017-1841-CE
Council No.: 10 - Herb J. Wesson, Jr.
Plan Area: West Adams - Baldwin Hills
- Leimert
Certified NC: West Adams
GPLU: Medium Residential
Zone: R3-1

Applicant: Charles Yzaguirre
Buckingham Crossing, LLC.
Representative: Kamran Kazemi
Tala Associaes

Appellant: Roy Amemiya/Mika Matsui

PROJECT LOCATION: 4011 West Exposition Boulevard

PROPOSED PROJECT: To subdivide an existing 5,384 square-foot lot into four (4) new lots for the construction, use, and maintenance of four (4) single-family dwellings (small lot homes) pursuant to Small Lot Subdivision Ordinance No. 176,354. All units will be four stories in height with a rooftop deck and a maximum height of 45 feet with two covered parking spaces per lot. The site is currently developed with one single-family dwelling which is proposed to be demolished.


REQUESTED ACTION: Appeal of the entire Advisory Agency's Determination of the following:

1. The proposed project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15332 (Infill Development) and City CEQA Guidelines, Section 1, Class 15 (Minor Land Divisions), 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 Preliminary Parcel Map No. AA-2017-4287-PMLA-SL for the subdivision of one (1) lot into a maximum of four (4) lots, as shown on map stamp-dated February 12, 2018.

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 (Infill Development) and City CEQA Guidelines, Section 1, Class 15 (Minor Land Divisions), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. **DENY** the appeal.
3. **SUSTAIN** the Deputy Advisory Agency's determination to approve Parcel Map No. AA-2017-4287-PMLA-SL.
4. **ADPOT** the Advisory Agency's Conditions of Approval and Findings.

VINCENT P. BERTONI, AICP
Director of Planning


Faisal Roble, Principal City Planner


Michelle Singh, Senior City Planner


Alan Como, AICP, Deputy Advisory Agency


Steve M. Garcia, Planning Assistant
Telephone: (213) 978-1388

TABLE OF CONTENTS

Project Analysis A-1

Background
Project Summary
Public Hearing and Letters
Appeal Points and Responses
Staff's Recommendation

Exhibits:

A – Appeal Application
B – Master Land Use
C – Radius and ZIMAS Map
D – Advisory Agency Letter of Determination
E – Parcel Map No. AA-2017-4287-PMLA-SL
F – Plot and Architectural Plans
G – Small Lot Ordinance 176,354
H – Advisory Agency Reports

PROJECT ANALYSIS

Background

The subject site located at 4011 West Exposition Boulevard and is an approximately 5,384 square foot interior lot in the R3-1 Zone and is designated by the West Adams-Baldwin Hills-Leimert Community Plan with Medium Residential land uses. The project site is a rectangular-shaped interior lot with approximately 42 feet of frontage along the north side of Exposition Boulevard between Buckingham Road and Virginia Road.

Properties immediately adjacent to the east and west have land uses of Medium Residential and are zoned R3-1. Properties immediately adjacent to the north have land uses of Low Medium II Residential and are zoned RD1.5-1. Properties to the south are zoned PF-1 and are developed with the Los Angeles Metropolitan Transit Authority's Expo Light-Rail Line. The property is located in a Transit Priority Area in the City of Los Angeles and an MTA Project area. A Transit Priority Area limits the extent to which aesthetics and parking are defined as impacts under CEQA. The MTA Project area requires clearance from the Los Angeles County Metropolitan Transportation Authority (Metro) for projects and development activities prior to the issuance of any building permit within 100 feet of a Metro right-of-way.

Exposition Boulevard, adjoining the subject property to the south is designated as a Modified Collector by the Mobility Plan 2035 with a required designated right-of-way width of 60-feet. In a letter dated April 16, 2018 the Bureau of Engineering conditioned the property to dedicate a variable width strip of land along Exposition Boulevard adjoining the subdivision to complete a 10-foot border in accordance with Modified Collector Street, based on the Mobility Plan 2035 Designation.

Project Summary

The proposed Preliminary Parcel Map will subdivide an existing 5,384 square-foot lot into four new parcels totaling approximately 1,160 square-feet for Parcel A, approximately 1,594 square-feet for Parcel B, approximately 1,165 square-feet for Parcel C, and approximately 1,096 square-feet for Parcel D. All units will be four stories in height with a rooftop deck and a maximum height of 45 feet. The lot is currently developed with an existing 1,400 square-foot single-family home that is proposed to be demolished.

Public Hearing and Communications

On June 24, 2018 written communication (via email) was submitted by Roy S. Amemiya in opposition to the project asking the project not be exempted from the CEQA Guidelines, concerns of loss of privacy and sunlight. He also expressed concerns about construction as his property is adjacent to the project site.

On June 25, 2018 written communication (via email) was submitted by Theresa Drew in opposition to the project citing concerns of traffic at the intersection of Buckingham Road and Jefferson Boulevard, including congestion, accidents and dangerous driving conditions.

On June 27, 2018 written communication (via email) was submitted by Young Y. Summers in opposition to the project citing concerns of height and density, loss of privacy, soft soil and earthquakes, traffic and parking, and unaffordability of the units.

On June 27, 2018 written communication (via email) was submitted by Patrick McCullough from the Expo Neighbors Association in opposition to the project citing concerns of mansionization,

loss of privacy, and environmental concerns including the project's location in a methane zone and in a soil liquefaction area.

On June 27, 2018 written communication (via email) was submitted by Elaine Young in opposition to the project citing concerns about traffic and height of the proposed buildings.

On June 27, 2018 written communication (via email) was submitted by Chitose Freeman in opposition to project citing concerns about the project's height, debris and dust, and parking.

A public hearing was held by the Advisory Agency on June 28, 2018 at 9:30 a.m. in Room 1070, 200 North Spring Street, Los Angeles, CA 90012.

On August 29, 2018 written communication (via email) was submitted by the Office of Councilmember Herb Wesson, Tenth District in opposition to the project citing strong opposition from community members and requesting a denial of the project.

On October 8, 2018 written communication (via email) was submitted by Anthony Newman in opposition of the project citing the project will disrupt the single-family character of the neighborhood and citing traffic concerns at the intersection of Buckingham Road and Exposition Boulevard.

On October 8, 2018 written communication (via email) was submitted by Mika Matsui informing the Office of Councilmember Herb Wesson, WANC Board Members, and the WANC Land Use Committee Members of the filing of the appeal.

Issues

Appeal Point No. 1

The applicant simply was not properly vested the project should confirm to the Small Lot Subdivision Guidelines that were revised January 2018. The applicant should adhere to the 15' Step Back requirement above the 2nd floor when facing properties of lower density as outlined in the Transit Oriented Communities Guidelines.

Staff Response No. 1

The Los Angeles Municipal Code (LAMC) Section 12.22.C.27(C)(1) states that provision of the updated Small Lot Ordinance 185,462 do not apply to projects, which comply with the regulations in effect prior to the effective date of the ordinance, including:

- (1) Any small lot subdivision entitlement application filed and accepted and deemed complete prior to the effective date of this ordinance as determined by the Department of City Planning.

The case was filed on October 24, 2017, submitted to the Department of City Planning Development Services Center, and forwarded to the West/South/Coastal Project Planning Division for review. The Department received additional application materials submitted on February 8, 2018. The case was deemed complete on February 16, 2018. The amended Small Lot Ordinance was effective April 18, 2018, therefore Case No. AA-2017-4287-PMLA-SL is compliant with the regulations in effect prior to the effective date of the amended ordinance.

The applicant has not requested incentives under the Transit Oriented Communities Guidelines and is not subject to the requirements or provisions of the Guidelines.

Appeal Point No. 2

All properties between Crenshaw Boulevard to the east and La Brea Avenue to the west are zoned R3, therefore the Exemption for Cumulative Impact should be inapplicable as similar successive projects in the same place will follow and have a significant effect over time.

Staff Response No. 2

A project may be determined to be exempt from CEQA if it qualifies for one or more of the categories listed in the CEQA Guidelines, and that no exception to the exemption apply. The exceptions are listed in § 15300.2 of the CEQA Guidelines and define "Cumulative Impact" as:

- This exception applies when, although a particular project may not have a significant impact, the impact of successive projects, of the same type, in the same place, over time is significant

Within 500 feet of the subject site there have been no other Parcel Maps approved. Based on this pattern of development it cannot be determined that the proposed parcel map represents a cumulative impact.

Appeal Point No. 3

The Metro Expo Light rail corridor has no physical barriers and acts as a "wind tunnel" spreading toxins via typical West winds from the beach as well as the Santa Ana winds from the east. This unusual circumstance can potentially carry toxins long distances along the rail line to all of the open air train stops and even spread significant distances

Staff Response No. 3

The project's impacts were assessed and the project was determined to qualify for a CEQA Exemption pursuant to State CEQA Guidelines, Article 19, Section 15332 (Infill Development) and City CEQA Guidelines, Section 1, Class 15 (Minor Land Divisions), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Additionally, prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider including the installation of air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.

Appeal Point No. 4

Applicant to determine and test if the project is within a Methane Gas Zone by Submitting the Department of Building and Safety's Certificate Of Compliance For Methane Test Data.

Staff Response No. 4

According the Department of Building and Safety's Information Bulletin No. P/BC 2014-101, site testing shall be conducted using a three-step testing protocol to determine the concentration and pressure of the subsurface methane gas for the design of methane hazard mitigation systems. Site Testing should be scheduled before any site grading. If Site Testing after site grading is unavoidable, then Site Testing shall be conducted at least 30 days after any site grading. Methane gas concentration measurements for the Shallow Soil Gas Test shall be taken. The Certificate of Compliance for Methane Test Data shall be completed, stamped and signed by an engineer, geologist or architect. This form shall be attached to the methane mitigation construction plans.

Additionally, the applicant shall also adhere to any applicable Regulatory Compliance Measures required by law, including:

- **Regulatory Compliance Measure RC-HAZ-2: Explosion/Release (Methane Zone):** As the Project Site is within a methane zone, prior to the issuance of a building permit, the Site shall be independently analyzed by a qualified engineer, as defined in Ordinance No. 175,790 and Section 91.7102 of the LAMC, hired by the Project Applicant. The engineer shall investigate and design a methane mitigation system in compliance with the LADBS Methane Mitigation Standards for the appropriate Site Design Level which will prevent or retard potential methane gas seepage into the building. The Applicant shall implement the engineer's design recommendations subject to DOGGR, LADBS and LAFD plan review and approval.
- **Regulatory Compliance Measure RC-HAZ-3: Explosion/Release (Soil Gases):** During subsurface excavation activities, including borings, trenching and grading, OSHA worker safety measures shall be implemented as required to preclude any exposure of workers to unsafe levels of soil-gases, including, but not limited to, methane.

Appeal Point No. 5

The applicant must be granted Metro approval.

Staff Response No. 5

Consultation with the Los Angeles County Metropolitan Transportation Authority (Metro) is required prior to the issuance of any building permit for projects within 100 feet of Metro-owned Rail or Bus Rapid Transit (BRT) right-of-way (ROW). Metro must review applicable projects to ensure safe access to, and operations of, transportation services and facilities.

The applicant will coordinate with Metro to ensure compatibility between proposed projects and Metro facilities. Depending on the nature of the project's adjacency to Metro ROW, Metro may request additional information for review, or schedule coordination meetings as part of due diligence prior to clearance. Once a project has been cleared, Metro staff will update the City Plan Check and Information System (PCIS) to reflect Metro's clearance.

Appeal Point No. 6

The applicant must be granted DWP approval.

Staff Response No. 6

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code.

Appeal Point No. 7

The project is in an area of potential flooding combined with the Fault Liquefaction zoning, a thin building of this height may be subject to fail under extreme conditions.

Staff Response No. 7

According to a memo by the Grading Division of the Department of Building and Safety, a Laboratory Test Report was prepared on October 19, 2017 by Soil Labworks and a Soils Report was prepared on August 7, 2017 by Irvine Geotechnical. The findings of both studies were included in a memo by the Grading Division of the Department of Building and Safety dated October 25, 2017 and found the studies to be acceptable.

The site is located in a designated liquefaction hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. The Liquefaction study included as a part of the report demonstrates that the site soils are subject to liquefaction. The earthquake induced total

and differential settlements are calculated to be 0.53 and 0.35 inches, respectively (based on 2/3rds PGAM). However, these settlement magnitudes are considered by the Department to be within acceptable levels. The requirements of the 2017 City of Los Angeles Building Code have been satisfied.

Appeal Point No. 8

An additional minimum of 8 cars on the subject property and possibly more will result in traffic impacts as a result of the additional 4 units that are being introduced into the community.

Staff Response No. 8

The project proposes 4 units and is below the City's CEQA threshold of 75 dwelling units and 1,000 average daily vehicle trips for traffic analysis. Additionally the Bureau of Engineering is conditioning that a variable width strip of land be dedicated along Exposition Boulevard adjoining the subdivision to complete a 10-foot border in accordance with Modified Collector Street, based on the Mobility Plan 2035 Designation.

Appeal Point No. 9

Even though the existing Zone will allow for the density and height proposed, the reality is that no existing single family homes are built out to the maximum 45 feet allowed, and further, the proposed structures do no complement or pay respect to the existing fabric of the neighborhood.

Staff Response No. 9

The project is located in the West Adams-Baldwin Hills-Leimert Community Plan, which was updated by the City Planning Commission on May 24, 2016 through Case No. CPC-2006-5567-CPU. The plan was revised and updated to reflect changes in existing conditions since the last plan update in 1998, such as the opening of five Metro Expo Line stations and the planning of the Metro Crenshaw/LAX Transit Corridor. The Community Plan includes new goals, policies, and implementation programs; revisions to the Citywide General Plan Framework Element, General Plan Land Use Designations; creation of a Community Plan Implementation Overlay District as well as Specific Plan Amendments, Zone and Height District changes; and Street Reclassifications .

The Plan was adopted with the vision and framework by which the City's physical and economic resources are to be managed and utilized over time. The Community Plan further refines the General Plan and is intended to promote an arrangement of land uses, streets and services which will encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the people who live and work in the community. As conditioned, the 4-unit Small Lot Subdivision with 4 lots is consistent with the purpose, intent, and applicable regulations of the General Plan and the West Adams-Baldwin Hills-Leimert Community Plan.

Appeal Point No. 10

West Boulevard south of the Expo Line just had a similar experience with the sink hole incident on February 27, 2018. We are in danger even with this subject property remaining as a SFR, so definitely 4 units of a 45 ft. tall project is NOT Physically Suitable for the Proposed Density of the Development.

Staff Response No. 10

The subject site located at 4011 West Exposition Boulevard is an approximate 5,384 square foot interior lot in the R3-1 Zone and is designated by the West Adams-Baldwin Hills-Leimert Community Plan with Medium Residential land uses. The project site is a rectangular-shaped interior lot with approximately 42 feet of frontage along the north side of Exposition Boulevard between Buckingham Road and Virginia Road. Based on the square footage of the subject parcel, the maximum density allowed by right is 6 dwelling units per the underlying zone and Ordinance

176,354, with a minimum 800 square feet of lot area for each subdivided lot for proposed Small Lot Subdivision.

According to a memo by the Grading Division of the Department of Building and Safety, a Laboratory Test Report was prepared on October 19, 2017 by Soil Labworks and a Soils Report was prepared on August 7, 2017 by Irvine Geotechnical. The findings of both studies were included in a memo by the Grading Division of the Department of Building and Safety dated October 25, 2017 and found the studies to be acceptable.

The memo found the site to be located in a designated liquefaction hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. The Liquefaction study included as a part of the report demonstrates that the site soils are subject to liquefaction. The earthquake induced total and differential settlements are calculated to be 0.53 and 0.35 inches, respectively (based on 2/3rds PGAM). However, these settlement magnitudes are considered by the Department to be within acceptable levels. The requirements of the 2017 City of Los Angeles Building Code have been satisfied.

Additionally, the applicant shall also adhere to any applicable Regulatory Compliance Measures required by law, including:

- **Regulatory Compliance Measure RC-GEO-4 (Liquefaction Area):** The project shall comply with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to:
 - ground stabilization
 - selection of appropriate foundation type and depths
 - selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

- **Regulatory Compliance Measure RC-GEO-5 (Subsidence Area):** Prior to the issuance of building or grading permits, the applicant shall submit a geotechnical report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety. The geotechnical report shall assess potential consequences of any subsidence and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

Appeal Point No. 11

4011 West Exposition Blvd. is approved with the designs and plans that is NOT compliant to the new Small Lot Design Standards. This project was not vested.

Staff Response No. 11

The Los Angeles Municipal Code (LAMC) Section 12.22.C.27(C)(1) states that provision of the updated Small Lot Ordinance 185,462 do not apply to projects, which comply with the regulations in effect prior to the effective date of the ordinance, including:

- (1) Any small lot subdivision entitlement application filed and accepted and deemed complete prior to the effective date of this ordinance as determined by the Department of City Planning.

The case filed on October 24, 2017, submitted to the Department of City Planning Development Services Center, and forwarded to the West/South/Coastal Project Planning Division for review. The Department received additional application materials submitted on February 8, 2018. The case was deemed complete on February 16, 2018. The amended Small Lot Ordinance was effective April 18, 2018, therefore Case No. AA-2017-4287-PMLA-SL is compliant with Small Lot Ordinance (Ord. No. 176,354).

Conclusion

Staff recommends the South Los Angeles Area Commission deny the appeal and sustain the Determination by the Advisory Agency in approving Parcel Map AA-2017-4287-PMLA-SL, and determine that project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15332 (Infill Development) and City CEQA Guidelines, Section 1, Class 15 (Minor Land Divisions), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The proposed map is consistent with all applicable provisions of the Small Lot Ordinance, Subdivision Map Act, General Plan, and Los Angeles Municipal Code. The appellant did not provide evidence or findings to show that the Advisory Agency erred or abused in approving Preliminary Parcel Map No. AA-2017-4287-PMLA-SL.

MASTER LAND USE APPLICATION

**APPLICATIONS:****DEPARTMENT OF CITY PLANNING APPLICATION**

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

AA-2017-4287-PMLA-SL

Env. Case Number

ENV-2017-4288-CE

Application Type

Parcel Map for a Small Lot Subdivision

Case Filed With (Print Name)

Justin Bilow

Date Filed

10/24/2017

Application includes letter requesting:

☐ Waived hearing☐ Concurrent hearing☐ Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number _____

*Provide all information requested. Missing, incomplete or inconsistent information will cause delays.**All terms in this document are applicable to the singular as well as the plural forms of such terms.***1. PROJECT LOCATION**Street Address¹ **4011 EXPOSITION BLVD.** Unit/Space Number _____Legal Description² (Lot, Block, Tract) **LOT 138, TRACT 7823 PER MAP BOOK 84 PAGES 79 TO 81**Assessor Parcel Number **5046005030** Total Lot Area _____**2. PROJECT DESCRIPTION**Present Use **1 SFR**Proposed Use **NEW -4 SMALL LOT SUBDIVISION**

Project Name (if applicable) _____

Describe in detail the characteristics, scope and/or operation of the proposed project _____

PRELIMINARY PARCEL MAP FOR -4 SMALL LOTAdditional information attached ☒ YES ☐ NO

Complete and check all that apply:

Existing Site Conditions☐ Site is undeveloped or unimproved (i.e. vacant)☐ Site is located within 500 feet of a freeway or railroad☒ Site has existing buildings (provide copies of building permits)☐ Site is located within 500 feet of a sensitive use (e.g. school, park)☐ Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)☐ Site has special designation (e.g. National Historic Register, Survey LA)¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

- ☒ Demolition of existing buildings/structures
☐ Relocation of existing buildings/structures
☐ Interior tenant improvement
☐ Additions to existing buildings
☐ Grading
☐ Removal of any on-site tree
☐ Removal of any street tree

- ☒ New construction: 5,395.61 square feet
☐ Accessory use (fence, sign, wireless, carport, etc.)
☐ Exterior renovation or alteration
☐ Change of use and/or hours of operation
☐ Haul Route
☐ Uses or structures in public right-of-way
☐ Phased project

Housing Component Information

Number of Residential Units: Existing 1 - Demolish(ed)³ 1 + Adding 4 = Total 4
Number of Affordable Units⁴ Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0
Number of Market Rate Units Existing 1 - Demolish(ed) 1 + Adding 4 = Total 4
Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ YES ☒ NO

Authorizing section 17.50 Section from which relief is requested (if any): _____

Request: PRELIMINARY PLACER MAP FOR SMALL LOT SUBDIVISION.

Authorizing section _____ Section from which relief is requested (if any): _____

Request: _____

Authorizing section _____ Section from which relief is requested (if any): _____

Request: _____

Additional Requests Attached ☐ YES ☒ NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☐ YES ☒ NO

If YES, list all case number(s) _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____

Ordinance No.: _____

☐ Condition compliance review

☐ Clarification of Q (Qualified) classification

☐ Modification of conditions

☐ Clarification of D (Development Limitations) classification

☐ Revision of approved plans

☐ Amendment to T (Tentative) classification

☐ Renewal of entitlement

☐ Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☒ NO

Have you filed, or is there intent to file, a Subdivision with this project? ☒ YES ☐ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. OTHER AGENCY REFERRALS/REFERENCE

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property? ☐ YES (provide copy) ☒ NO

Are there any recorded Covenants, affidavits or easements on this property? ☐ YES (provide copy) ☒ NO

☐ Development Services Case Management Number _____

☐ Building and Safety Plan Check Number _____

☐ Bureau of Engineering Planning Referral (PCRF) _____

☐ Bureau of Engineering Hillside Referral _____

☐ Housing and Community Investment Department Application Number _____

☐ Bureau of Engineering Revocable Permit Number _____

☐ Other—specify _____

6. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name CHARLES YZAGUIRRE

Company/Firm BUCKINGHAM CROSSING, LLC

Address: 1976 S. LA Cienega Blvd. Unit/Space Number 195

City LOS ANGELES State CA Zip Code: 90034

Telephone (619) 997-2304 E-mail: CYZAG12@YAHOO.COM

Are you in escrow to purchase the subject property? ☐ YES ☐ NO

Property Owner of Record Same as applicant ☒ Different from applicant

Name (if different from applicant) TIMOTHY M'CORMICK

Address 4011 EXPOSITION BLVD. Unit/Space Number _____

City LOS ANGELES State CA Zip Code: 90016

Telephone 401-368-1296 E-mail: TMCCORMICK777@GMAIL.COM

Agent/Representative name KAMRAN KAZEMI

Company/Firm TALA ASSOCIATES

Address: 1916 COLBY AVENUE Unit/Space Number _____

City LOS ANGELES State CA Zip: 90025

Telephone 424-832-3455 E-mail: KAMRAN@TALAASSOCIATES.COM

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information
(select only one)

☐ Owner

☐ Applicant

☒ Agent/Representative

☐ Other _____

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ 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 the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

9. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
 - **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
 - **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
 - **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
- A. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- B. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- C. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- D. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature 

Date 5-17-2017

Print Name Timothy T. McCormick

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

LOS ANGELES

On MAY- 17- 2017

before me, ARMINEH ISENSEE

(Insert Name of Notary Public and Title)

personally appeared

TIMOTHY T. MCCORMICK

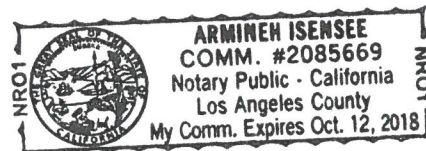
, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature

(Seal)



APPLICANT

10. APPLICANT DECLARATION. A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- A. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- B. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- C. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- D. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- E. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- F. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- G. I understand that if this application is denied, there is no refund of fees paid.
- H. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
- I. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: 

Date: 5/17/17

Print Name: CHARLES R. YEAGUER

OPTIONAL
NEIGHBORHOOD CONTACT SHEET

SIGNATURES of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

--

MASTER APPEAL FORM

WITH ATTACHMENTS



APPLICATIONS:

APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

☒ Area Planning Commission ☐ City Planning Commission ☐ City Council ☐ Director of Planning

Regarding Case Number: AA-2017-4287-PMLA-SL

Project Address: 4011 Exposition Blvd, Los Angeles, CA 90016

Final Date to Appeal: 10/09/2018

Type of Appeal: ☐ Appeal by Applicant/Owner
 ☒ Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved
 ☐ Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATION

Appellant's name (print): Roy Amemiya/Mika Matsui

Company: _____

Mailing Address: 4015 Exposition Blvd

City: Los Angeles

State: CA

Zip: 90016

Telephone: (310) 766-5545

E-mail: roy@rscommercial.com

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

☒ Self

☐ Other: _____

- Is the appeal being filed to support the original applicant's position?

☐ Yes

☒ No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Telephone: _____

E-mail: _____

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed?

☒ Entire

☐ Part

Are specific conditions of approval being appealed?

☐ Yes

☒ No

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

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

5. APPLICANT'S AFFIDAVIT

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

Appellant Signature: _____

Date: 10/05/2018

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
 - Appeal Application (form CP-7769)
 - Justification/Reason for Appeal
 - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
 - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

This Section for City Planning Staff Use Only		
Base Fee: \$ 89.00	Reviewed & Accepted by (DSC Planner): <i>Teresa Martin</i>	Date: 10/5/18
Receipt No: 0302137980	Deemed Complete by (Project Planner):	Date:
<input checked="" type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

From: Roy Amemiya

roy@rscommercial.com

Owner of adjacent property at 4015 Exposition Blvd, LA 90016

310.766.5545

RE: Appeal 4011 Exposition Blvd

Case No: AA-2017-4287-PMLA-SL

CEQA No: ENV-2017-4288-CE

Applicant: Buckingham Crossing, LLC - Charles Yzaguirre,

I am the aggrieved neighbor directly west of this preposterous proposed project and only one of many aggrieved neighbors to building 4 – 4 STORY - Single Family Dwellings on 1,600sf lots which is contrary to reason, common sense, utterly absurd and ridiculous but most importantly, *opposed* approved by staff which has erred and abused its discretion by the following:

Staff erred by not designating the building be built to fault/liquefaction standards.

According to Zimas and the California Department of Conservation, the Project is located on a fault and liquefaction zone.

These buildings are thin and tall and in a major earthquake have a potential to fall/crush my property as demonstrated by Hurricane Florence or the Japan Quake.

The Neighborhood Council and the Council District 10 are both opposed to the construction;

On Monday, August 20, 2018 WANC board voted to against the project at 4011 Exposition Blvd.

Council President Herb Wesson of CD Office 10 wrote a letter in opposition on 8/29/18

1. Small Lot Sub-Division Building Guidelines

I am aggrieved by the decision and I believe the decision-maker erred and abused their discretion that the applicant simply applied but NOT properly VESTED the project to grandfather this project under the Small Lot Subdivision Guidelines that were revised January 2018. Therefore the Area Planning Commission should make a thorough investigation if this project should follow the January 2018 Small Lot Subdivision Guidelines and/or Transit Oriented Community Building Guidelines. Particularly aggrieves me when it comes to the 15' Step Back requirement above the 2nd floor when facing properties of lower density.

2. NO CEQA EXEMPTIONS PER FOLLOWING:

- a. Per Case AA-4287-CE, CEQA No.: ENV-2017-4288-CE on June 28, 2018 the Deputy Advisory Board (Steve Garcia steve.m.garcia@lacity.org 213-978-1388) took this case under advisement not allowing an exemption from the CEQA Guidelines Section 1, Class 15 stating that Section 15300.2 applies pending the applicant presenting to WANC. Liz Carlin from CD 10 was in attendance.
- b. **15300.2. Exceptions**
 - i. (a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
 - ii. (b) Cumulative Impact. 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.
- c. **REASON FOR DENIAL OF EXEMPTION**
 - i. *All properties from Crenshaw Blvd to the east to La Brea in to the west are R3 lots therefore the exemption for this application should be inapplicable as similar successive projects in the same place will follow and have a significant effect over time.*
 - ii. (c) Significant Effect. 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.
- d. **REASON FOR DENIAL OF EXEMPTION**
 - i. *The Metro Expo Light rail corridor has no physical barriers and acts as a "wind tunnel" spreading toxins via typical West winds from the beach as well as the Santa Ana winds from the east. This unusual circumstance can potentially carry toxins long distances along the rail line to all of the open air train stops and even spread significant distances. Once the contamination settles, the passing train can stir it up again and carry it further in both directions.*

I am aggrieved by the decision and I believe the decision-maker erred and abused their discretion for the aforementioned reasons.

3. METHANE GAS BUFFER ZONE STUDY –

- a. Applicant to determine and test if the project is within a Methane Gas Zone by Submitting FORM 1 - CERTIFICATE OF COMPLIANCE FOR METHANE TEST DATA found on page 4 of SITE TESTING STANDARDS FOR METHANE:

- i. <https://www.ladbs.org/docs/default-source/publications/information-bulletins/building-code/site-testing-standards-for-methane-ib-p-bc2014-101.pdf?sfvrsn=14>
- b. If necessary submit plans to impliment and complete all the necessary METHANE MITIGATIONS STANDARDS
 - i. <https://www.ladbs.org/services/core-services/plan-check-permit/methane-mitigation-standards>

I am aggrieved by the decision and I believe the decision-maker erred and abused their discretion for not requiring the applicant to provide methane gas studies and building Methane Mitigations Standards.

4. Metro Project Approval

- a. To ensure that private development projects near (within 100 feet) transit maximize the benefits of their adjacency without compromising the continued safe operation of the transit facility, Metro offers development review services that support a project from design and entitlements through construction and operation. To facilitate early and continuous coordination with development teams and municipalities, and to maximize opportunities for project-transit synergy, Metro employs a four-phase development review process for development projects within 100 feet of its railroad right-of-way and properties.
- b. To initiate Metro's development review process, please complete an In-Take Form and submit to: devreview@metro.net .

5. DWP Project Approval

- a. Trenching plans concerning Underground Bunker directly in front of the project.

6. Flood Zone Map –

- a. The project is in an area of potential flooding combined with the Fault Liquefaction zoning, a thin building of this height may be subject to fail under extreme conditions.



ROY AMEMIYA

Case No. AA-2017-4287-PMLA-SL
Address: 4011 West Exposition Blvd.
Plannin AREA: West Adams – Baldwin Hills – Leimert
Zone: RD2-1-CPIO
D.M.: 123B169 1048
C.D. : Herb Wesson Jr.
CEQA: ENV-2017-1841-CE
Legal Description: Tract TR5500, Lot 203

Justification/Reason for Appeal for Findings of Facts pg. 9 – 14

Pg. 9 Findings of Fact (CEQA) :

Bullet point “d.” states that the project would not result in any significant effects related to traffic, as it involves the addition of 4 single-family dwelling units. The existing mobility and circulation available in proximity to the proposed project will result in no traffic impacts as a result of the additional 4 units that area being introduced into the community. The development of the project would not result in any significant effects relating to noise, since the project must comply with the City of Los Angeles Noise Ordinance No. 161,574 and any subsequent ordinances, which prohibit t the emission or creation of noise beyond certain levels. Furthermore, the project is below 74 dwelling units and 1,000 average daily trips CEQA threshold Operational emissions for project-related traffic will be less than significant. In addition to mobile sources from vehicles, general development causes smaller amount of “area source” air pollution to be generated from on-site energy consumption (natural gas combustion) and from off0site electrical generation.....(to the end of this paragraph on pg. 10)

See attached picture (not provided for Laura at this time) was taken between 6:45am – 7am on a typical work day and please pay attention to the traffic on Exposition in front of the subject property and on Buckingham south of the railroad tracks (picture taken back in June 2018). How can you say that with an additional minimum of 8 cars on the subject property and possibly more will not result in no traffic impacts as a result of the additional 4 units that are being introduced into the community. The honking of cars in the morning and evening commute is significant effects relating to noise. Due to the traffic and congestion at this intersection, people are upset with the traffic and start driving crazy which result in many accidents at this intersection. This creates noise and pollution. For these reasons, **I am aggrieved by the decision and I believe the decision-maker erred and abused their discretion for the reasons and documentation of attached pictures submitted for bullet point “d.” on pg. 9 Findings of Fact (CEQA).**

Justification/Reason for Appeal

Pg.11 Findings of Fact (Subdivision Map Act) :

Bullet Point (a) PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS and the 3 paragraph explanation on page 11

See attached letter from Councilman Herb J. Wesson Jr. submitted to Mr. Vince Bertoni (Director of Planning) and Mr. Alan Como (Deputy Advisory Agent) on 8/29/18 highlighted portion (4th paragraph sentence 2) states and requests “Even though the existing Zone will allow for the density and height proposed, the reality is that no existing single family homes are built out to the maximum 45 feet allowed, and further, the proposed structures do no complement or pay respect to the existing fabric of the neighborhood. For the exact reasons stated in Herb Wesson’s letter **I am aggrieved by the decision and I believe the decision-maker erred and abused their discretion for the reasons and documentation of attached letter from Councilman Herb J. Wesson Jr. for bullet point (a).**

Pg.12 Findings of Fact (Subdivision Map Act) cont. :

Bullet Point (c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT and the 2 paragraph on pg. 12 & 1 paragraph on pg. 13 states the subject site is level and NOT LOCATED in a flood zone, **LIQUEFACTION**, or landslide area. In a memo dated October 27, 2017.....

I looked up ZIMAS on 10/4/18 see attached copy about liquefaction and it states YES. For this reason, **I am aggrieved by the decision and I believe the decision-maker erred and abused their discretion for the reason and documentation of attached ZIMAS map with liquefaction “YES” highlighted, submitted for bullet point (c).**

Pg.13 Findings of Fact (Subdivision Map Act) :

Bullet Point (d) – THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT and the 3 paragraphs on pg. 13

This area is a liquefaction area. It is an old river bottom and river bed. What “Yes to Liquefaction” on ZIMAS indicates is that the underlying soil under the subject property, the properties next to it, the Expo Line rail directly in front of the subject property will become like water and eats up the subject property, the properties right next to it, the Expo Line rail and the train if the timing is when the train is passing and homes on my street West Blvd. and homes of

Justification/Reason for Appeal

Pg.13 Findings of Fact (Subdivision Map Act) Bullet Point (d) continued :

Bullet Point (d) – THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT and the 3 paragraphs on pg. 13

the stake holders 500 ft. radius from the subject property if an earthquake or other natural disaster were to occur. I would like to add that my street West Boulevard south of the Expo Line just had a similar experience with the sink hole incident on February 27, 2018. We are in danger even with this subject property remaining as a SFR, so definitely 4 units of a 45 ft. tall **project is NOT Physically Suitable for the Proposed Density of the Development.** Due to these reasons and being a victim of the sink hole experience **I am aggrieved by the decision and I believe the decision-maker erred and abused their discretion for the reasons mentioned above and the attached ZIMAS map with liquefaction “YES” highlighted, bullet point (d).**

4011 Exposition Project NOT compliant to the new Small Lot Design Standards:

The approval of: Case No. AA-2017-4287-PMLA-SL

Address: 4011 West Exposition Blvd. is approved with the designs and plans that is NOT compliant to the new Small Lot Design Standards. When this question was raised at the public hearing on June 28, 2018 the hearing advisory panel answered that the new SL Design Standards do not apply to this case because this case was submitted before the new ordinance was put into action. This project is has **NO VESTING**. Nowhere on the Case Number has a TT or VTT to show this. The subject property appears to not have a applied for a building permit or an in plan check for a building permit (see attachment for permits). Due to these facts and attachments **I am aggrieved by the decision and I believe the decision-maker erred and abused their discretion.**

Other documentations:

1. There are approximately 144 homes in the 500 mile radius of the subject property. See attachment of the radius map sent for the public hearing on June 28, 2018.
2. The map I used for clarity of bullet point 1.
3. Of the 144, the opposition petition signatures collected
4. 6 email statements from the opposers

Case No. AA-2017-4287-PMLA-SL

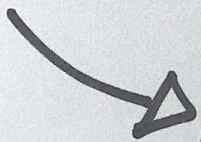
Address: 4011 West Exposition Blvd.

Justification/Reason for Appeal

List of attachments stated in the Justification / Reason for Appeal:

1. Picture of the current traffic on Exposition Blvd. right in front of the subject property
2. Picture of the current traffic on Buckingham Road, south of the Expo. Line
3. Letter from Councilman Herb Wesson Jr. supporting the opposition of the project
4. ZIMAS map to show "Yes" for liquefaction
5. Permit page to show NO building permit is requested
6. Six opposition emails from stakeholders who have signed the opposition petition
7. The opposition petition signatures x 6
8. The radius map of the stakeholders

28x8
4011





Exposition Bl



Buckeye Farm





HERB J. WESSON, JR.
COUNCILMEMBER, 10TH DISTRICT
PRESIDENT, LOS ANGELES CITY COUNCIL

August 29, 2018

Mr. Vince Bertoni, Director of Planning
Department of City Planning
200 N. Spring Street, 5th Floor
Los Angeles, CA 90012

Mr. Alan Como, Deputy Advisory Agent
Department of City Planning
200 N. Spring Street, 7th Floor
Los Angeles, CA 90012

Dear Mr. Bertoni and Mr. Como:

RE: AA-2017-4287-PMLA-SL – 4011 W. Exposition Boulevard

I write in opposition of the proposed Small Lot project and the request to subdivide an existing 5,384 square-foot lot into four (4) new lots for the construction, use and maintenance of four (4) single-family dwelling (small lot homes) pursuant to Small Lot Subdivision Ordinance No. 176,354, located at 4011 W. Exposition Boulevard in Council District 10.

I understand the importance of development and can appreciate the goals of the Small Lot Subdivision Ordinance to create more homeownership within the City. Lately, most of our Small Lot projects in the District have been received relatively well once privacy and trash collection concerns have been addressed. However, this project is attracting significant opposition and it is my duty as Council President and Councilman of the 10th District to stand with my community.

At the Deputy Advisory hearing held on June 28, 2018, my office requested that the record be held open pending further applicant outreach to the local Neighborhood Council – The West Adams Neighborhood Council. Subsequent to the Deputy Advisory hearing, the applicant made a couple of visits to the West Adams Planning and Land Use Committee as well as their Full Board meeting.

These meetings have been one of the better attended meetings since my time in office, having twenty to thirty community members and neighbors in attendance to voice strong opposition to the project. **Even though the existing Zone will allow for the density and height proposed, the reality is that no existing single family homes are built out to the maximum 45-feet allowed, and further, the proposed structures do not complement or pay respect to the existing fabric of the neighborhood.**

For the reasons stated above, this project is not one that my office can support. I respectfully request that you please deny the project as currently proposed. Should the applicant decide to scale back the project, I may in turn revisit my position on the matter. Should you have additional questions or concerns, please do not hesitate to contact my Planning Deputy, Jordan Beroukhim at (213) 473-7010.

Sincerely,

HERB J. WESSON, JR.
President, Los Angeles City Council
Councilmember, 10th District

HJW:JB:kb:slw



4011 W EXPOSITION BLVD

Font A A

A

Address Legal

4011 W EXPOSITION BLVD

Site Address

90016

ZIP Code

1208181 1015

PIN Number

53842 (sq ft)

Thomas Brothers Grid

PAGE 613 - GRID E1

Assessor Parcel No. (APN)

5046050332

Tract

75 7233

Map Reference

M/B 84-961

Block

None

Lot

138

Adm Lot (Lot Reference)

None

Map Sheet

1208181

Jurisdictional

Planning and Zoning

Assessor

Case Numbers

Citywide/Code Amendment Cases

Additional

Seismic Hazards

Active Fault Near Source

Nearest Fault (Distance in km)

2.427248

Nearest Fault (Name)

Newport - Inglewood Fault

Zone (Onshore)

Transverse Ranges and Los Angeles Basin

Region

Fault Type

B

Slip Rate (mm/year)

1.00000000

Slip Geometry

Right Lateral - Strike Slip

Slip Type

Poorly Constrained

Down Dip Width (km)

13.00000000

Rupture Top

0.00000000

Rupture Bottom

13.00000000

Dip Angle (degrees)

90.00000000

Maximum Magnitude

7.10000000

Absolut Photo Fault Zone

No

Landslide

No

Liquefaction

Yes

Preliminary Fault Rupture

No

Study Area

No

Tsunami Inundation Zone

No

Economic Development Areas

Housing

4011 W EXPOSITION BLVD

Font A A

A

Address Legal

4011 W EXPOSITION BLVD

Site Address

90016

ZIP Code

1208181 1015

PIN Number

53842 (sq ft)

Thomas Brothers Grid

PAGE 613 - GRID E1

Assessor Parcel No. (APN)

5046050332

Tract

75 7233

Map Reference

M/B 84-961

Block

None

Lot

138

Adm Lot (Lot Reference)

None

Map Sheet

1208181

Jurisdictional

Planning and Zoning

Assessor

Case Numbers

Citywide/Code Amendment Cases

Additional

Seismic Hazards

Active Fault Near Source

Nearest Fault (Distance in km)

2.427248

Nearest Fault (Name)

Newport - Inglewood Fault

Zone (Onshore)

Transverse Ranges and Los Angeles Basin

Region

Fault Type

B

Slip Rate (mm/year)

1.00000000

Slip Geometry

Right Lateral - Strike Slip

Slip Type

Poorly Constrained

Down Dip Width (km)

13.00000000

Rupture Top

0.00000000

Rupture Bottom

13.00000000

Dip Angle (degrees)

90.00000000

Maximum Magnitude

7.10000000

Absolut Photo Fault Zone

No

Landslide

No

Liquefaction

Yes

Preliminary Fault Rupture

No

Study Area

No

Tsunami Inundation Zone

No

Economic Development Areas

Housing

The following information was found based the given Parcel Identification Number (PIN). Expand the sections and select the specific information for further detail.

120B181-1015

+

Parcel Profile Report

1

-

Permit Information found:

1

☒ Expand/Closed

4011 W EXPOSITION BLVD 90016

Application/Permit #	PC/Job #	Type	Status	Work Description
06044-90000-10683	--	HVAC	Permit Expired 1/26/2009	INSTALL FURNACE

+

Code Enforcement Information:

1

+

Soft-story Retrofit Program Information:

1

Back



Mika Matsui <mika8184@gmail.com>

Fwd: 4011 Exposition Blvd. Proposed Building of 4 unit Condo Structure

3 messages

Tosey <hey.tosey@gmail.com>
To: mika8184@gmail.com

Thu, Oct 4, 2018 at 2:06 PM

Hi Mika,

Here is the letter I sent to Steve Garcia.

Chitose

----- Forwarded message -----

From: **Tosey** <hey.tosey@gmail.com>
Date: Wed, Jun 27, 2018, 6:32 PM
Subject: 4011 Exposition Blvd. Proposed Building of 4 unit Condo Structure
To: <steve.m.garcia@lacity.org>
Cc: Jerome Jay Carr <jaydcarr@gmail.com>

Good morning Mr. Garcia,

I am not able to attend the hearing this morning because I have to work. I live at 4019 Exposition, 2 houses down from the proposed build out. I am against such a tall structure being built on our block or in the vicinity period. This structure will not blend with the aesthetics of the other existing buildings in the neighborhood. Also, such a tall structure will block the morning sunlight until sun is positioned over the proposed structure. I was under the impression that this build out was going to be a conversion of the single family 1 story house to a duplex. I don't have a problem with a 2 story unit or adding another unit in the back of the existing structure. However, to demolish the entire existing building and build a brand new modern contemporary building with 4 story condo units is over and beyond what is appropriate for the block or the street in general.

If you have any questions, please give me a call. What is the proposed schedule for this work and what has been taken into consideration for us as neighbors for the noise, debris/dust and parking situation for this construction?

Chitose Freeman
resident at 4019 Exposition Blvd.
(213)925-0290

Tosey <hey.tosey@gmail.com>
To: mika8184@gmail.com

Thu, Oct 4, 2018 at 2:07 PM

Here is the response letter.

Chitose

----- Forwarded message -----

From: **Steve Garcia** <steve.m.garcia@lacity.org>
Date: Wed, Jun 27, 2018, 11:39 PM

Subject: Re: 4011 Exposition Blvd. Proposed Building of 4 unit Condo Structure
To: Tosey <hey.tosey@gmail.com>
Cc: Jerome Jay Carr <jaydcarr@gmail.com>

Hello Chitose,

Thank you for your email. Your correspondence has been entered into the case file and the public record.



Steve M. Garcia, Planning Assistant
West/South/Coastal Project Planning
Department of City Planning
T: (213) 978-1388
200 N. Spring St., Room 721
Los Angeles, CA 90012



***** CONFIDENTIALITY NOTICE *****

This e-mail is intended only for the party to whom it is addressed as it may contain privileged or confidential information. If you are not the intended recipient, you are hereby notified that any use, dissemination or copying of this transmission is prohibited. If you have received this transmission in error, please notify the sender immediately and delete this e-mail and any copies.

On Wed, Jun 27, 2018 at 9:32 AM, Tosey <hey.tosey@gmail.com> wrote:
Good morning Mr. Garcia,

I am not able to attend the hearing this morning because I have to work. I live at 4019 Exposition, 2 houses down from the proposed build out. I am against such a tall structure being built on our block or in the vicinity period. This structure will not blend with the aesthetics of the other existing buildings in the neighborhood. Also, such a tall structure will block the morning sunlight until sun is positioned over the proposed structure. I was under the impression that this build out was going to be a conversion of the single family 1 story house to a duplex. I don't have a problem with a 2 story unit or adding another unit in the back of the existing structure. However, to demolish the entire existing building and build a brand new modern contemporary building with 4 story condo units is over and beyond what is appropriate for the block or the street in general.

If you have any questions, please give me a call. What is the proposed schedule for this work and what has been taken into consideration for us as neighbors for the noise, debris/dust and parking situation for this construction?

Chitose Freeman
resident at 4019 Exposition Blvd.
(213)925-0290

[Quoted text hidden]

David Eisenberg <davidaeisenberg@gmail.com>
To: mika8184 <mika8184@gmail.com>

Thu, Oct 4, 2018 at 5:32 PM

Hi Mika,

Thank you for organizing all of this for everyone. This would be such a tragic project for the neighborhood and I know from everyone I've talked to, we all oppose it 100%. Below please find my opposition statement. Let me know if you need anything else.

Best,
David

To whom it may concern,

My name is David Eisenberg and behalf of myself and my wife Meghan Eisenberg we would like to formally state our OPPOSITION to the proposed project at 4011 Exposition. We reside at 3455 Virginia Rd which is just around the corner from the proposed project. We have lived in the neighborhood for over two years now and very much enjoy the place we call home. The diversity and familial quality is what drew us in and would lead us to stay for years to come. However as the neighborhood begins to change I feel it is important to protect the traditions and values both myself and my community support. These values are not present in the proposed project at 4011 Exposition. This project is nothing more than a cash grab for what seem to be greedy owners. Every single person I know on our block opposes this project and everyone at the neighborhood council meeting was also vehemently opposed to the project. At the neighborhood council meeting a representative for the owners tried to argue this project would add affordable housing but in no way is that accurate. These units will command a steep price that only a select few wealthy people can afford. In addition the project has no regard for the existing structures around and within close proximity. Where every other structure is no more than two stories this project will be four and that doesn't even include the ridiculous rooftop decks they are adding. My house is close enough that the the units will be able to peer into my backyard with ease, destroying our privacy, and that is not acceptable for me, my wife, and my eight month old daughter who loves to play in the backyard. These owners are pushing the boundaries to the absolute limit the law allows and that is disrespectful to my family and many of the families I know in our neighborhood that have been here for generations. If they had presented a project that was more modest in it's approach, I like many others would have had an open mind. But that is not the case here. It was almost laughable when they showed the drawings of the structure as it towered over everything in sight, staring our community in the face with it's unsightly facade and uncharacteristic design. But sadly, it is not a joke and the future of our neighborhood is at stake.

Furthermore, if you look around our neighborhood there are many changes happening and most of the ones I've seen are an added benefit. Whether it's a new coffee shop on Jefferson or a restaurant on Adams or many revamped houses, they all act within the realm of what is respectful to the community. The bottom line is it's possible to bring something new that adds value to the neighborhood without destroying it's core existence. The project at 4011 Exposition would do NOTHING for our neighborhood except stick out like a sore thumb and anger all of us residents who call this beloved community home.

Thank you in advance for taking the time to hear my family's plea to stop this project from ever happening.

Please don't hesitate to contact me for any other information. I can be reached by email at davidaeisenberg@gmail.com.

Sincerely,
David Eisenberg



Mika Matsui <mika8184@gmail.com>

(no subject)

1 message

Tim Herzog <
To: Mika Matsui <mika8184@gmail.com>

Thu, Oct 4, 2018 at 12:45 PM

Tim Herzog
3620 Virginia Road
Los Angeles CA 90016

To whom it may concern,

I oppose the approval of the project at 4011 Exposition due to the following conditions. Please honor the safety and neighborhood restrictions of the community.

Regards, Tim Herzog, Resident

It is within 100 feet of a Metro Right of Way (ROW) and REQUIRES Metro approval.

Particularly interested if the tier 3, 4 Step Back above 25' as noted on page 13, 14 of the attachment applies.

METHANE GAS BUFFER ZONE STUDY –

- a. Applicant to determine and test if the project is within a Methane Gas Zone by Submitting FORM 1 - CERTIFICATE OF COMPLIANCE FOR METHANE TEST DATA found on page 4 of SITE TESTING STANDARDS FOR METHANE:
 - i. <https://www.ladbs.org/docs/default-source/publications/information-bulletins/building-code/site-testing-standards-for-methane-ib-p-bc2014-101.pdf?sfvrsn=14>
 - b. If necessary submit plans to implement and complete all the necessary METHANE MITIGATIONS STANDARDS
 - i. <https://www.ladbs.org/services/core-services/plan-check-permit/methane-mitigation-standards>
5. DWP Project Approval
 - a. Sewer/Gas and other underground Trenching plans affected by the Underground Bunker directly in front of property
 6. Confirm boundary of Flood Zone Map and Liquefaction Impact
 7. Submit Project Schedule/Timeline
 8. Present Construction Traffic Impact Mitigation Plan for deliveries/haul away using Trucks & Heavy equipment
 9. Strategy for Contractor Parking
 10. Construction Budget
 - a. Proof or Applications LOI for Financing
 11. Applicant Development Experience
 12. Applicant Architect's Development Experience



Mika Matsui <mika8184@gmail.com>

Fw: immediate action by 3am, 10/5/18 Friday !!! - 4011 Expo. project !!!

8 messages

pete cochino

Thu, Oct 4, 2018 at 11:35 AM

Reply-To:

To: Mika Matsui <mika8184@gmail.com>

Dear Mika,

Here is the email you requested. You have my permission to use it and edit it as necessary. Please do not use my E-mail address.

I oppose the 4011 Exposition Project for numerous reasons (as follows);

- 1) The buildings will be an eyesore, making the railroad crossing intersection at Buckingham/Exposition even worse visually from where my house sits.
- 2) The height of said buildings will allow the invasion of neighbors privacy including my own privacy. I am a nudist and often walk privately about my backyard. I have get-togethers with fellow nudists. The height of the proposed buildings will visually allow access to my property (and myself, guests, etc.), which could cause me unwanted and unwarranted legal ramifications once discovered by the residents of 4011 Exposition.
- 3) In regards to the nudity, there will be the constant eeriness and stress of unwanted eyes peering upon myself and my guests every time I'm in my backyard, whether clothed or not.
- 4) Also, there's the constant fear of "low life's" and vermin that multiple rental tenants tend to bring in with them.
- 5) It took us years to get rid of drug dealers hovering around the area. We don't want them to return as such a project WILL bring in the low life's and undesirables that either deal or partake in the open usage of illegal drugs AND various crimes.
- 6) Thefts, burglaries, shootings and other various crimes will arise.
- 7) Renters often have loud parties. Our neighborhood residents are very quiet and respect each other's privacy.
- 8) Neighboring residents are becoming elderly, retired, and disabled (if not already) and do not wish to live in a neighborhood with such rowdiness nor do we wish to be victimized by such aforementioned activities.
- 9) Parking. We realize the project has off-street parking. Many renters have more vehicles than there are spaces. Parking is a bit of a commodity in this neighborhood. And YES, rental residents on the north side of the Expo line will (and often do) park on the south side. Its become a hindrance. It will only worsen.
- 10) Property values will diminish, especially single family dwellings.
- 11) It will increase my property and auto insurance premiums.

Thank you for taking the time and consideration to read these concerns.

Sincerely,

Pete Williamson

Sent from Yahoo Mail on Android

----- Forwarded Message -----

From: "Mika Matsui" <mika8184@gmail.com>

To:

Cc: "mika8184" <mika8184@gmail.com>

[Quoted text hidden]

Cheryl Johnson

To: mika8184 <mika8184@gmail.com>

Thu, Oct 4, 2018 at 11:20 PM

To whom it may concern:

My name is Cheryl Johnson, and I reside at 3444 Buckingham Rd.

I am writing to share my opposition to the case of the proposed small lot division that is being scheduled at 4011 Exposition Blvd.

I am in complete opposition because of the proposed multi family structures that will bring additional problems within the area.

Exposition and Buckingham has daily problems with heavy traffic, and non-existent parking(due to bike lanes). Add that to the close proximity to properties on either side, and it will be a problem for everyone.

I would ask that this prior decision be set aside, and a no decision is the replacement.

Thank you,

Cheryl Johnson

Cheryl Johnson

SURVIVAL IS A MATTER OF HOW YOU
RESPOND TO CHANGE.

Reply-To: "Young Y. Summers"
To: mika8184 <mika8184@gmail.com>
Cc: Young Summers

Hi Mika

Sorry I am late. Had a class last night, came home and fell asleep.

I will just state a few points why I am appealing, and you can use it any way in your letter.

Young Summers (3436 West Blvd., resident for 34 years at this address.)

I am very disappointed by the decision by the Dept. of City Planning because

1. I feel as a long time resident and a concerned citizen, the decision by the Dept. of City Planning in approving this project completely dismissed our collective voices and City Councilman Herb Wesson's supporting opinion.

It feels like all the decisions from the neighborhood meetings and the hearings that had agreed with us made no impact. Many of us had attended 3-5 meetings/hearing before this decision by the Planning Dept. was delivered.

I feel our various concerns were totally ignored by the Planning Dept.

2. While insisting that the project was within the guidelines, the Planning Dept. ignored the human factors involved. It did not consider how this project would disrupt and affect the neighborhood characters and residents as human beings living nearby. The project's extreme height and density is totally out of character for our mainly single-story single-family neighborhood. If built, these four 4 1/2-story tall buildings would invade our privacy completely, as there are no fence tall enough to block out the unwanted gaze from their windows and telescopes from their rooftops.

3. The decision also left out the safety issue regarding the soft soil, which we brought up during the hearings and meetings.

My house and neighbors' have serious cracks from the rumbling streets because the soil underneath the street is soft.

Even with the recent street repair, my house still jingle when cars drive by. My new drywalls have cracks again.

These four 4 1/2-story skinny buildings would be too heavy for the soil, and unsafe in the midst of single story single-family residential neighborhood, particularly in this earthquake prone area.

[Quoted text hidden]

mika8184 <mika8184@gmail.com>
To: "Young Y. Summers"

Fri, Oct 5, 2018 at 4:36 AM

Received.

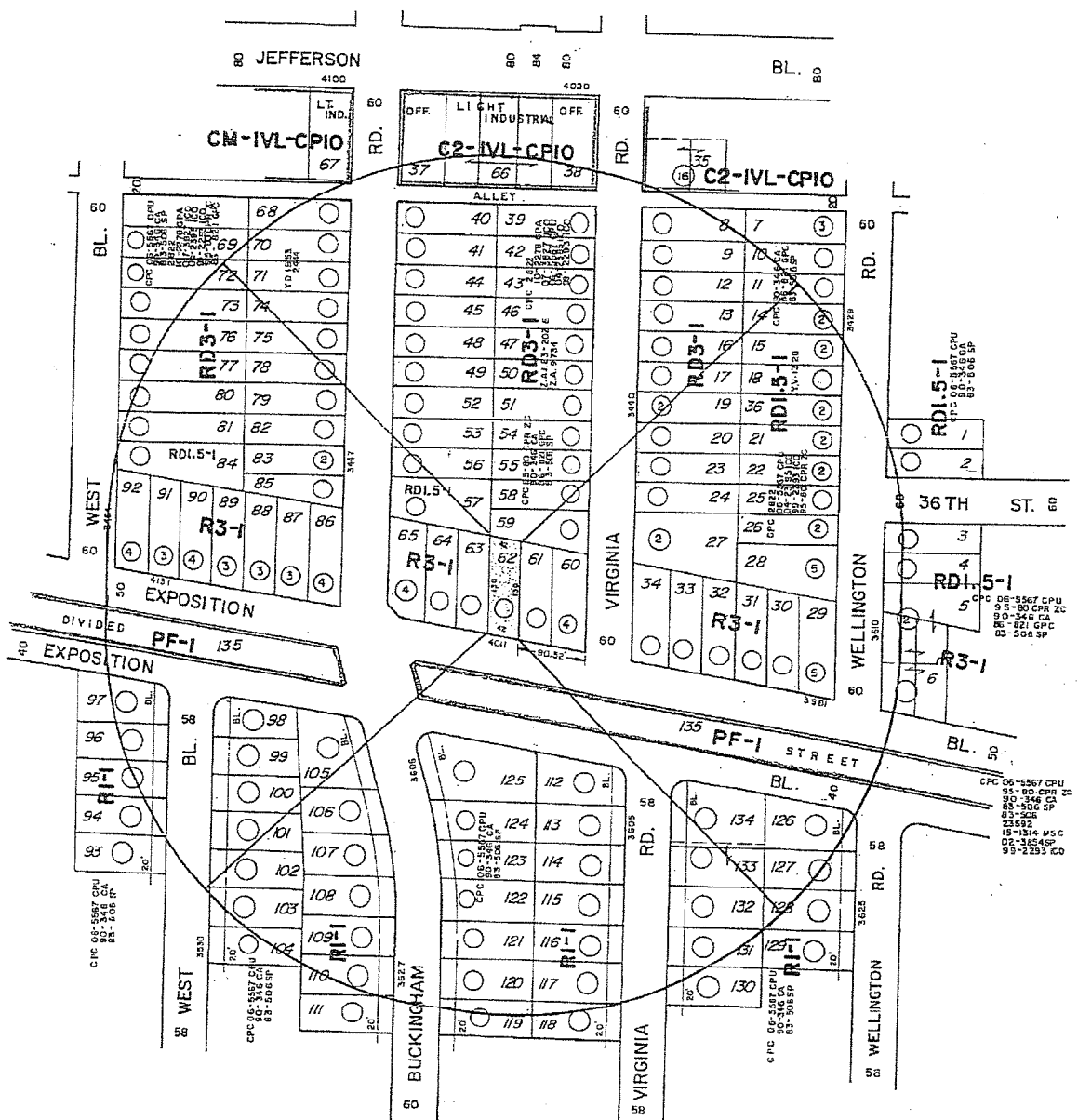
Thank you!

Will print it out now for our documentation.

Mika

Sent from my T-Mobile 4G LTE Device

[Quoted text hidden]




CONTACT PERSON: KAMRAN KAZEMI
(424) 832-3455

LEGAL: TRACT 7823, LOT 138
SEE APPLICATION

PRELIMINARY PARCEL MAP

NET AC. = 0.13

THOMAS BROS.
PAGE: 673 , GRID: 1/E
C.D. 10 C.T. 2200 P.A. 040

 **CONTINENTAL MAPPING SERVICE**
6315 Van Nuys Boulevard, Van Nuys, CA 91401
(818) 787-1663

CASE NO.:
DATE: 9-28-17 S-3-18
SCALE: 1" = 100'
USES: FIELD
D.M.: 1208181

Oppose the 4011 Exposition Project
4 units that is 4 story high project on 5384 sq.ft lot with parking space

<u>Address</u>	<u>Printed Full Name</u>	<u>Signature</u>
1.) <u>3615 Buckingham</u>	<u>Sarona Hayes</u>	
2.) <u>3627 Buckingham</u>	<u>Staci Thorne</u>	
3.) <u>3637 Buckingham</u>	<u>Carol Bogan</u>	
4.) <u>3530 WEST BLVD</u>	<u>SMADDOX</u>	
5.) <u>3501 WEST BLVD</u>	<u>VAUGHN DESPENZA</u>	
6.) <u>3500 WEST BLVD</u>	<u>WILMSTON MORAN</u>	
7.) <u>JAMES HAYES</u>	<u>3527 West Bl</u>	
8.) <u>3553 West Blvd</u>	<u>ELAINE PASTOR</u>	
9.) <u>3517 West Blvd. L.A.</u>	<u>JOSE A. VILASQUEZ</u>	
10.) <u>3510 West BL. LA.</u>	<u>JOSE MAJANO</u>	
11.) <u>3623 Buckingham Rd</u>	<u>Eric T. Taylor</u>	
12.) <u>3631 BUCKINGHAM RD.</u>	<u>TERISO AVAROS</u>	
13.) <u>3641 Buckingham Road</u>	<u>Raul Duran</u>	
14.) <u>3630 Buckingham</u>	<u>OSCAR D. FLOYD</u>	
15.) <u>3618 Buckingham Rd.</u>	<u>Nicole Elms</u>	
16.) <u>3601 Virginia Road</u>	<u>ERMA Banuelos</u>	
17.) <u>3611 Virginia Rd</u>	<u>Charnell ^{Chargrbee@icloud.com} Freed</u>	
18.) <u>3624 Virginia Rd</u>	<u>Trish Volcanos</u>	
19.) <u>3630 Virginia Rd</u>	<u>Anthony Newman</u>	
20.) <u>3522 WEST BLVD</u>	<u>EXCEL SPECIALTY</u>	
21.) <u>3444 Buckingham Rd</u>	<u>Cheryl Johnson</u>	
22.) <u>3516 WEST BLVD.</u>	<u>Matsui Trust</u>	
23.) <u>3605 Buckingham Rd</u>	<u>CAROL Hampton</u>	
24.) <u>3604 Buckingham Rd</u>	<u>Leahene All Fox</u>	
25.) <u>3622 Buckingham Rd</u>	<u>Gwendolyn Duncan</u>	
26.) <u>3608 Buckingham Rd</u>	<u>Stephanie J. Smith</u>	
27.) <u>3600 Virginia Rd</u>	<u>Lazaro G. Eugenio</u>	
28.) <u>3621 Wellington Rd</u>	<u>Alfonza Widhe</u>	
29.) <u>3614 Virginia Rd</u>	<u>Myra C. Thiered</u>	

Oppose the 4011 Exposition Project
4 units that is 4 story high project on 5384 sq.ft lot with parking space

<u>Address</u>	<u>Printed Full Name</u>	<u>Signature</u>
1.) 3454 BUCKINGHAM	CLOTILDE BLAKE	Clotilde Blake
2.) 3436 Buckingham Rd	Arelia Brown	Arelia Brown
3.) 3429 Buckingham Rd	Mulu Gebremichael	Mulu Gebremichael
4.) 3444 West Blvd	Martina Rodriguez	Martina Rodriguez
5.) 3420 WEST BLVD-	MARIA T RODRIGUEZ	Maria T Rodriguez
6.) 3425 VIRGINIA Rd	KAKU JUSTIN	Kaku Justin
7.) 3445 Virginia Rd.	Yadira Rodriguez	Yadira Rodriguez
8.) 3451 Virginia Rd	(Hura Flores)	Hura Flores
9.) 3444 Virginia Rd	April White	April White
10.) 3435 Virginia Rd	Nanette Leali	Nanette Leali
11.) 3416 VIRGINIA	JUAN BARNOS	Juan Barnos
12.) 3503 Wellington Blvd	Dante Brown	Dante Brown
13.) 3519 Wellington Rd	Imelda Montes	Imelda Montes
14.) 3604 Wellington Rd	Coctea Colombel	Coctea Colombel
15.) 3478 VIRGINIA Rd.	JUKO SARRUKA	Juko Sarruka
16.) 3421 Buckham Rd	WANDA DAVIS	Wanda Davis
17.) 3437 Buckingham Rd	LATIF VAN LOUW	Latif Van Louw
18.) 3424 BUCKINGHAM Rd	Antonio Perea	Antonio Perea
9.) 3511 WEST BLVD	PHILIP D. CARLIG	Philip D. Carligh
10.) 3455 Virginia Rd	David Eisenberg	David Eisenberg
1.) 3441 Virginia Rd	Theoda Sing	Theoda Sing
2.) 3620 Virginia Rd	Tim Hertzog	Tim Hertzog
3.) 3507 WEST BL	Robert Telasun	Robert Telasun
4.)		
5.)		
6.)		
7.)		
8.)		
9.)		

Oppose the 4011 Exposition Project

1 units that is 4 story high project on 5384 sq.ft lot with parking space

<u>Address</u>	<u>Printed Full Name</u>	<u>Signature</u>
1.) <u>3452 Virginia Road</u>	<u>Beatrice Wallace</u>	<u>Beatrice Wallace</u>
2.) <u>3459 Virginia Rd</u>	<u>Alva Savery</u>	<u>Alva Savery</u>
3.) <u>Qwa 3459 Virginia Rd.</u>	<u>Alva Savery</u>	<u>Alva W. Savery</u>
4.) <u>3461 Virginia Rd.</u>	<u>Latoria Griffin</u>	<u>Latoria Griffin</u>
5.) <u>3461 Virginia Road</u>	<u>ELEANOR GRIFFIN</u>	<u>Eleanor Griffin</u>
6.) <u>3461 Virginia Road</u>		
7.) <u>3465 Virginia Road 1/2</u>	<u>Louie Chang</u>	<u>to Louie</u>
8.) <u>3907 Exposition</u>	<u>Emily Benefield</u>	<u>Emily Benefield</u>
9.) <u>3901 Exposition</u>	<u>Eric Roberson</u>	<u>Eric Roberson</u>
10.) <u>3445 Virginia Road</u>	<u>Melinda Baber</u>	<u>Melinda Baber</u>
11.) <u>3907 Exposition Blvd</u>	<u>Dylan Benefield</u>	<u>Dylan Benefield</u>
12.) <u>2455 VIRGINIA RD.</u>	<u>Meghan Eisenberg</u>	<u>Meghan Eisenberg</u>
13.) <u>3460 Virginia Rd</u>	<u>Joe Adams</u>	<u>Joe Adams</u>
14.) <u>3458 VIRGINIA RD</u>	<u>MIGUEL AGUILAR</u>	<u>Miguel Aguilar</u>
15.) <u>3458 VIRGINIA RD</u>	<u>AIDA AGUILAR</u>	<u>Aida Aguilar</u>
16.) <u>3451 Virginia R</u>	<u>Laura Flores</u>	<u>Laura Flores</u>
17.) <u>3433 VIRGINIA RD</u>	<u>JUDITH SMITH</u>	<u>Judith Smith</u>
18.) <u>3436 Virginia Rd</u>	<u>Molly Fry</u>	<u>M.A. Fry</u>
19.) <u>3436 Virginia Rd</u>	<u>LUIS MICHEL</u>	<u>Luis Michel</u>
20.)		
21.)		
22.)		
23.)		
24.)		
25.)		
26.)		

Printed Full Name**Address**


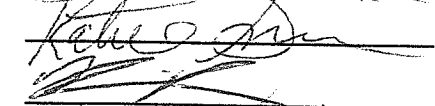
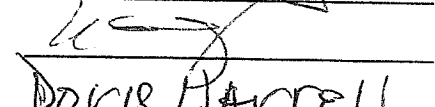
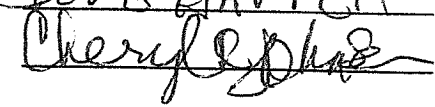
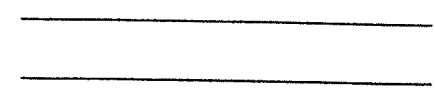
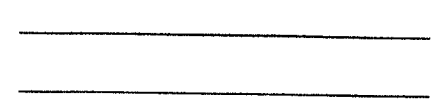
E-mail Address

Phone # mark Cell or LL[illegible]

Oppose the 4011 Exposition Project
4 units that is 4 story high project on 5384 sq.ft lot with parking space

<u>Address</u>	<u>Printed Full Name</u>	<u>Signature</u>
1.) 3436 West Blvd LA.	Young Y. Summers	YYS
2.) 3448 West Blvd LA	Edgar Toco	Edgar Toco
3.) 3448 West Blvd LA	Miriam Ayala	Miriam Ayala
4.) 3437 West Blvd	FRED HIRANO	Fred Hirano
5.) 3433 West Blvd.	Ethel Corey	Ethel Corey
6.) 3421 West Blvd.	Natalia Ku	Natalia Ku
7.) 3421 West Blvd.	Magaly Ku	Magaly Ku
8.) 3417 West Blvd	Enrique Redrup	Enrique Redrup
9.) 3417 West Blvd	Jennifer Redrup	Jennifer Redrup
10.) 3424 WEST BLVD	DONNA LINARES	Donna Linares
11.) 3424 WEST BLVD	Dora Bercian	Dora Bercian
12.) 3440 West Blvd.	Santos LLAS	Santos LLAS
13.) 3428 West Blvd	Jorge Sanchez	Jorge Sanchez
14.) 3429 West Blvd	Hidalia I. Restroza	Hidalia I. Restroza
15.) 3425 WEST BLVD	FRED OUTLAW	Fred Outlaw
16.) 3447 West Blvd	Israel Dasen	Israel Dasen
17.) 3447 West Blvd	Bertha Basua	Bertha Basua
18.) 3441 West BL	Marta Garcia	Marta Garcia
19.) 3417 West Blvd.	Kris Polym	Kris Polym
20.)		
21.)		
22.)		
23.)		
24.)		
25.)		
26.)		
27.)		
28.)		
29.)		

Oppose the 4011 Exposition Project
4 units that is 4 story high project on 5384 sq.ft lot with parking space

<u>Address</u>	<u>Printed Full Name</u>	<u>Signature</u>
1.) 3440 Buckingham Rd	LEE Bertha Pickett-Allen	
2.) 3428 Buckingham Rd	Madeline Kate Grinnan	
3.) 3424 Buckingham Rd	Kevin Perea	
4.) 3453 Buckingham Rd	Elizabeth Barclay	
5.) 3432 Buckingham Rd	Doris Harrell	
6.) 3444 Buckingham Rd	Cheryl Johnson	
7.)		
8.)		
9.)		
10.)		
11.)		
12.)		
13.)		
14.)		
15.)		
16.)		
17.)		
18.)		
19.)		
20.)		
21.)		
22.)		
23.)		
24.)		
25.)		
26.)		
27.)		
28.)		
29.)		

Oppose the 4011 Exposition Project

4 units that is 4 story high project on 5384 sq.ft lot with parking space

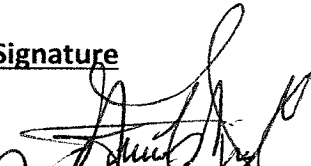
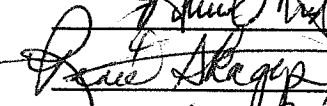
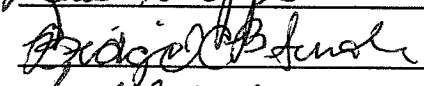
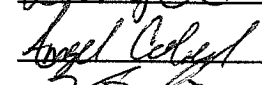

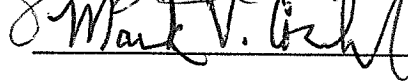
Address

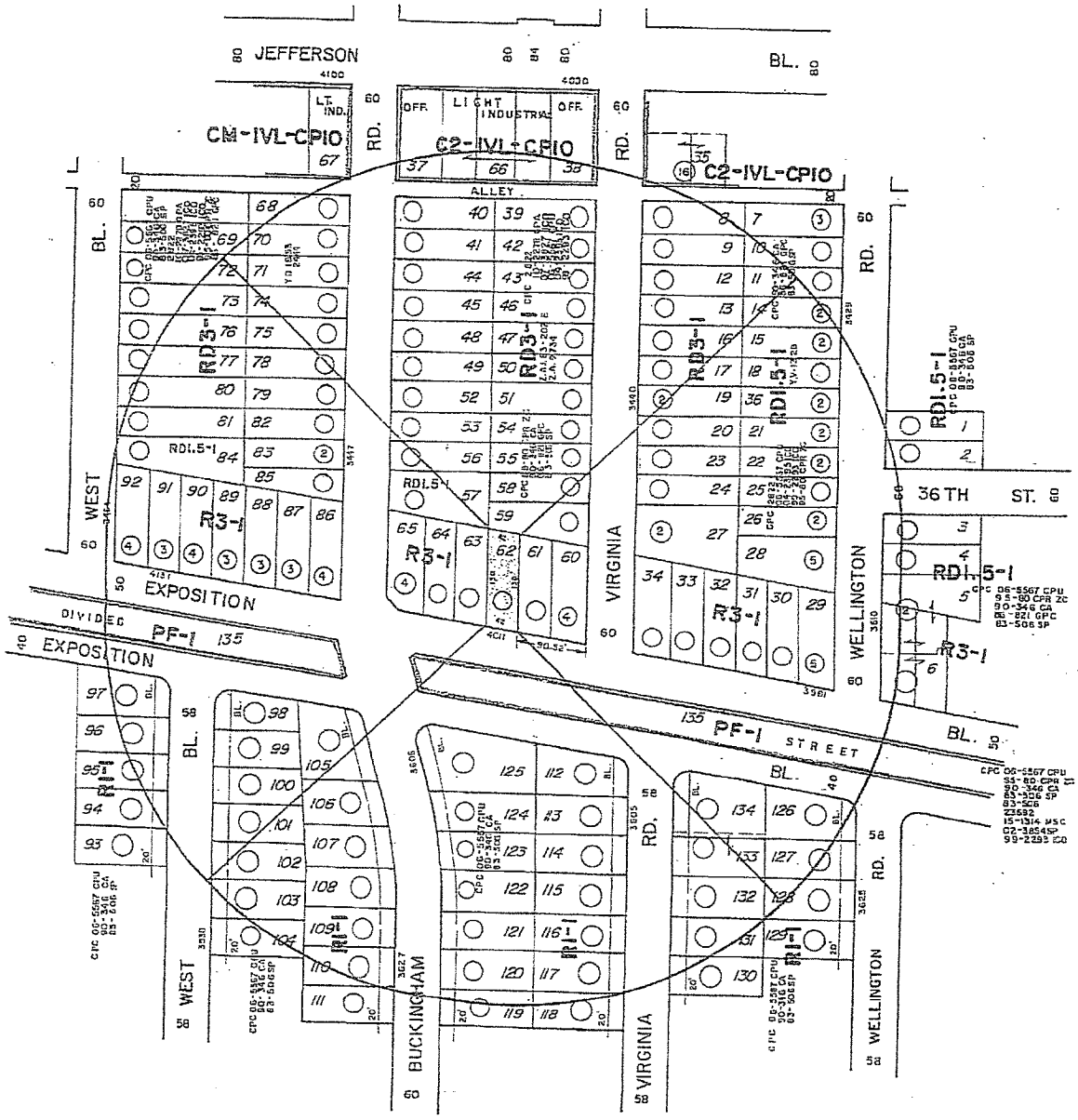
Printed Full Name

Signature

- 1.) 3050 Wellington Rd
L.A. 90016
- 2.) 3422 Wellington Rd
Los Angeles CA 90016
- 3.) 3426 Wellington Rd
Los Angeles CA 90016
- 4.) 3604 Wellington Rd.
Los Angeles, Ca 90016
- 5.) 3848 W 57th St
Windsor Hills, CA 90043
- 6.) 3604 Wellington Rd
Los Angeles, CA 90016
- 7.)
- 8.)
- 9.)
- 10.)
- 11.)
- 12.)
- 13.)
- 14.)
- 15.)
- 16.)
- 17.)
- 18.)
- 19.)
- 20.)
- 21.)
- 22.)
- 23.)
- 24.)
- 25.)
- 26.)
- 27.)
- 28.)
- 29.)

Arnaldo Chinchilla
Renee Skaggs
Bridgid Sumich
Angel Colombel
Yersif Blake
Mark Colombel



CONTACT PERSON: KAMRAN KAZEMI
(424) 832-3455

LEGAL: TRACT 7823, LOT 138
SEE APPLICATION

PRELIMINARY PARCEL MAP

NET AC. = 0.13

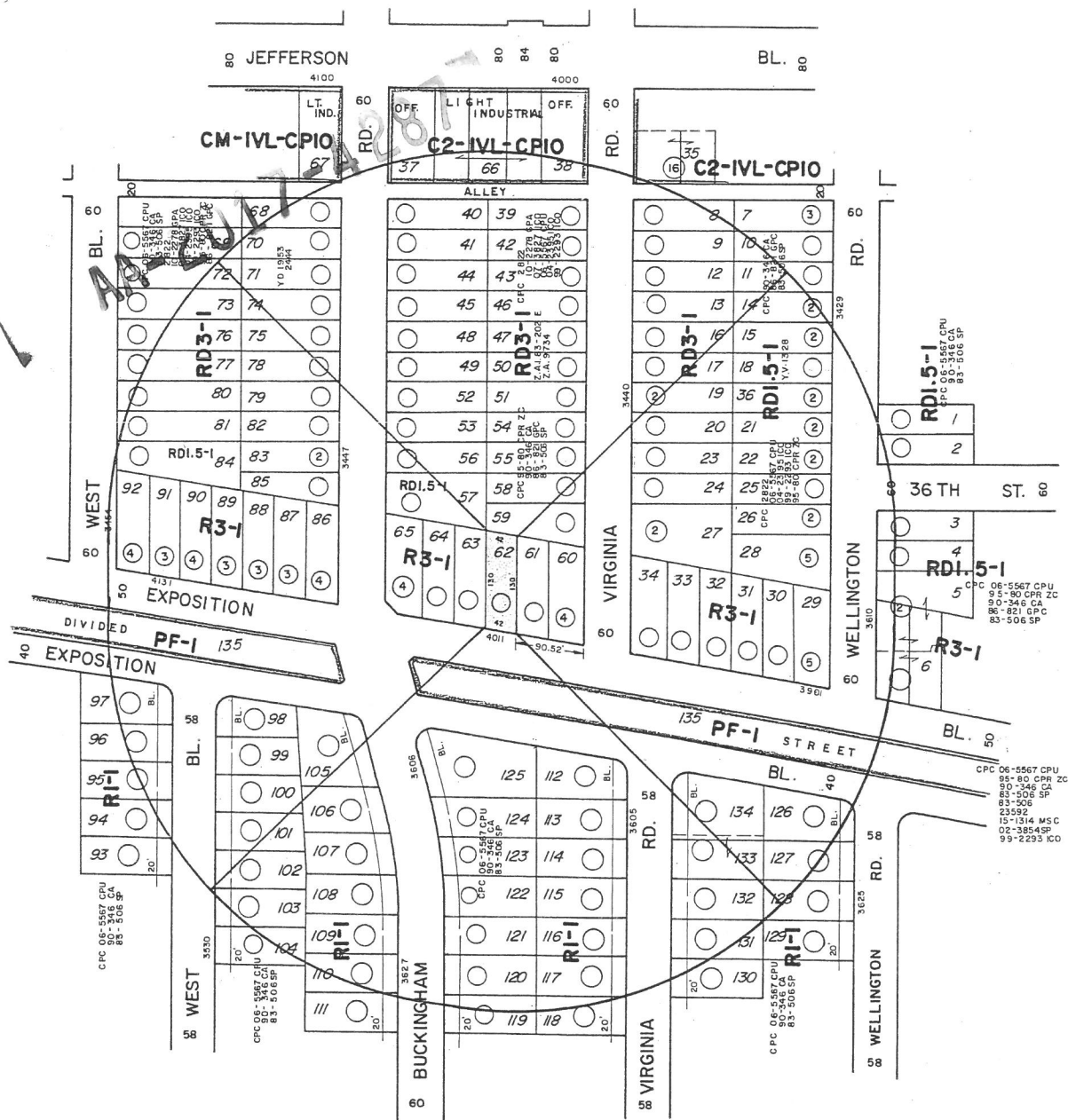
THOMAS BROS.
PAGE: 673 , GRID: 1/ E
C.D. 10 C.T. 2200 P.A. 040



CONTINENTAL MAPPING SERVICE
6315 Van Nuys Boulevard, Van Nuys, CA 91401
(818) 787-1663

CASE NO.:
DATE: 9-28-17 S-3-18
SCALE: 1" = 100'
USES: FIELD
D.M.: 1208181

RADIUS MAP



CONTACT PERSON: KAMRAN KAZEMI
(424) 832 - 3455

LEGAL: TRACT 7823, LOT 138
SEE APPLICATION

PRELIMINARY PARCEL MAP

NET AC. = 0.13

THOMAS BROS.

PAGE: 673 , GRID: I / E

C.D. 10 C.T. 2200 P.A. 040



CONTINENTAL MAPPING SERVICE
6315 Van Nuys Boulevard, Van Nuys, CA 91401
(818) 787-1663

CASE NO.:

DATE: 9-28-17

SCALE: 1" = 100'

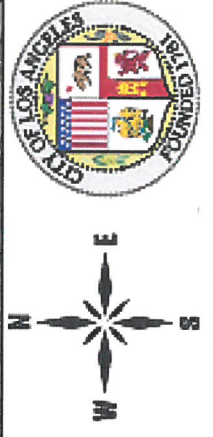
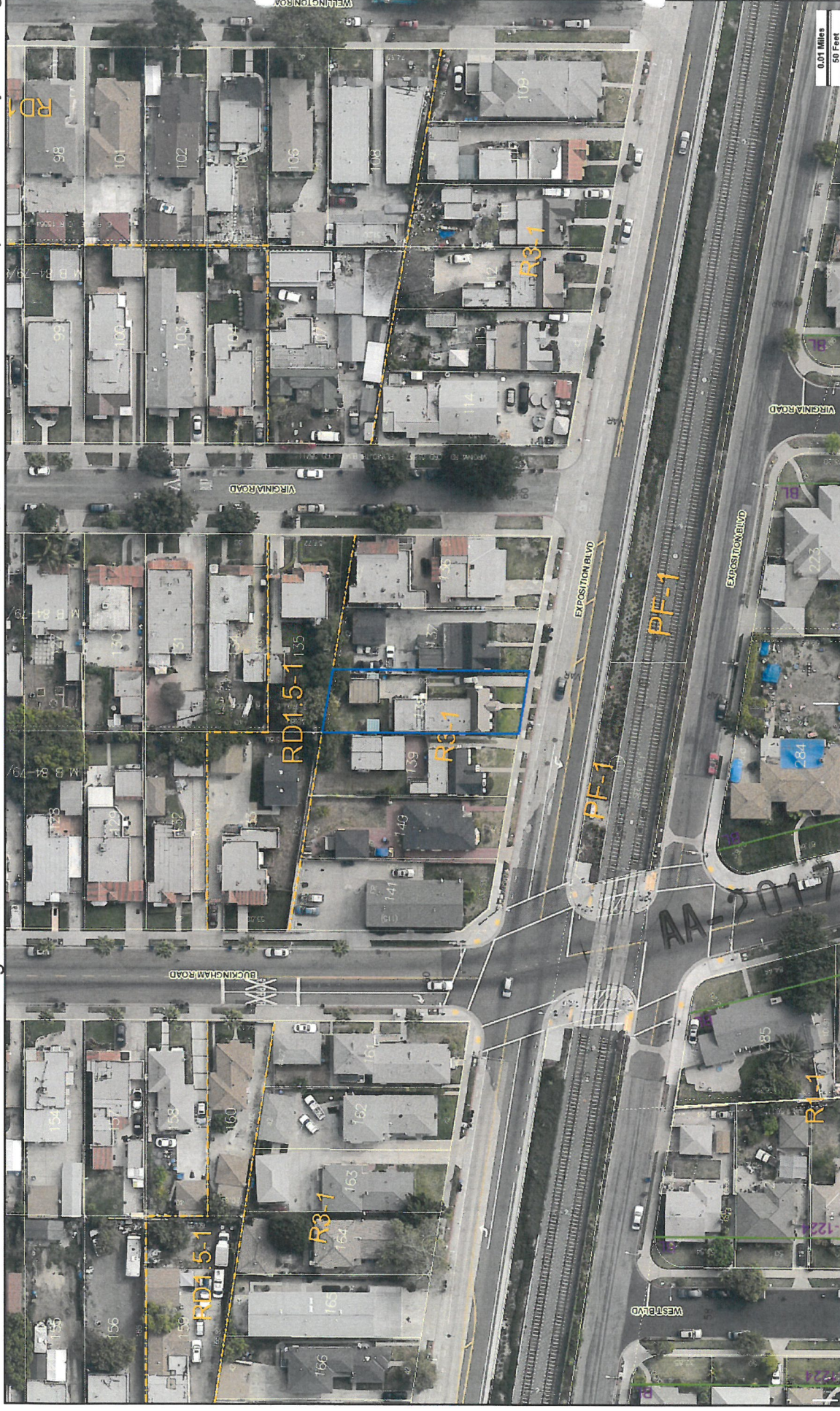
USES: FIELD

D.M.: 120 B181

10/24/2017

2014 Digital Color-Ortho

ZIMAS INTRANET



Zoning: R3-1
General Plan: Medium Residential

Tract: TR 7823
Block: None
Lot: 138
Arb: None

Address: 4011 W EXPOSITION BLVD
APN: 5046005030
PIN #: 120B181 1015

AA-2017-4287

LETTER OF DETERMINATION

**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ
CAROLINE CHOE

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

ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

<http://planning.lacity.org>

Decision Date: September 24, 2018

Appeal End Date: October 09, 2018

Charles Yzaguirre
Buckingham Crossing, LLC.
1976 South La Cienega Boulevard
Los Angeles, CA 90034

Kamran Kazemi
Tala Associaes
1916 Colby Avenue
Los Angeles, CA 90016

Case No. AA-2017-4287-PMLA-SL
Address: 4011 West Exposition Boulevard
Planning Area: West Adams - Baldwin Hills -
Leimert
Zone : RD2-1-CPIO
D.M. : 123B169 1048
C.D. : 10 - Herb J. Wesson, Jr.
CEQA : ENV-2017-1841-CE
Legal Description: Tract TR5500, Lot 203

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency 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 (Infill Development) and City CEQA Guidelines, Section 1, Class 15 (Minor Land Divisions), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies, and approved Parcel Map No. 4287-PMLA-SL, located at 4011 West Exposition Boulevard for a maximum **four (4) Small Lots**, pursuant to the Small Lot Subdivision Ordinance No. 176,354, as shown on map stamp-dated February 12, 2018 in the West Adams-Leimert-Baldwin Hills Community Plan. This unit density is based on the R3-1 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more agencies must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a variable width public sidewalk easement be provided if necessary along Exposition Boulevard adjoining the subdivision to complete a 10-foot sidewalk easement area measured from existing curb face.
2. That if necessary and for street address purposes, if this parcel map is approved as "Small Lot Subdivision", then all the common access area to this subdivision be named on the final map.
3. That if this parcel map is approved as small lot subdivision, then the final map be labeled as "Small Lot Subdivision" per Ordinance No. 176354".
4. That any necessary public sanitary sewer easements be dedicated within the common access area on the final map based on an alignment approved by the Central Engineering District Office.
5. That if necessary and for street address purposes, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
6. That the existing Public Utilities Easement within the subdivision be shown on the final map.
7. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Exposition Boulevard including easement area if being provided adjoining the subdivision by reconstruction of the concrete sidewalk at same location and landscaping rest of the sidewalk area; repair and replace any broken or off grade curb and gutter; close any unused driveway with standard street improvements; plant trees and landscape the parkway area, all acceptable to the City Engineer.
 - b. Construct the necessary sewer mainline and house connections to serve each parcel; evaluate the efficiency of the existing house connection; and/or any sewer connection arrangement that is acceptable to the Central Engineering District office.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

8. Prior to the issuance of any permit, secure approval from the Division of Land Unit of the Department of City Planning for the proposed lot split and residential development. The Division of Land Unit of the Planning Department is located in City Hall, 200 N. Spring Street, Room# 750 - Phone (213) 978-1362.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

7. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:

- a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work
- b. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.
- c. Resubmit the map to provide and maintain a minimum 20 ft. common access strip open to the sky for the lots all the way to the public street for access purpose per Section 12.03 under the definition of "Lot". No projections are allowed into the 20 ft. minimum common access strip. Provide the 20 ft. wide common access open to the sky or obtain approval from the City Planning Advisory Agency to allow for a reduced and/or projection into the common access strip all the way to the public street
- d. Dimension the reciprocal private easement for pedestrian and driveway egress and ingress, back up space, drainage, and utilities on the final map

Notes:

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfaction of LADBS at the time of plan check.

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

9. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line or to the satisfaction of the Department of Transportation or to the satisfaction of Los Angeles Department of Transportation (LADOT).
10. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.

11. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 550, Station 3.
12. That a fee in the amount of \$205 be paid for the Department of Transportation as required per Ordinance No. 180542 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

13. Submit plot plans for Fire Department review and approval prior to recordation of this Parcel Map Action. Access for Fire Department apparatus and personnel to and into all structures shall be required. In addition, the following items shall be satisfied:
 - a. One or more Knox Boxes will be required to be installed for LAFD access to project location and number to be determined by LAFD Field inspector. (Refer to FPB Req # 75).
 - b. 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - c. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - d. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features:
 - (i) fire lanes, where required, shall be a minimum of 20 feet in width;
 - (ii) all structures must be within 300 feet of an approved fire hydrant,
 - (iii) entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
 - e. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
 - f. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.

BUREAU OF SANITATION

14. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated February 27, 2018. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

DEPARTMENT OF RECREATION AND PARKS

15. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

BUREAU OF STREET LIGHTING-SPECIFIC CONDITIONS

16. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street light; one (1) on Exposition Bl.

Department of City Planning-Site Specific Conditions

17. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. **Use.** Limit the proposed development to a maximum of 4 parcels.
 - c. **Parking.** That a minimum of two (2) parking spaces per dwelling unit shall be provided. All exterior parking area lighting shall be shielded and directed onto the site.
 - d. No trash enclosures or structures shall be allowed in the front yard setback.
 - c. **Landscape Plans.** That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. **Failure to comply with this condition as written shall require the filing of a modification to this parcel map in order to clear the condition.**

In the event the subdivider decides not to request a permit before the recordation of the final map, the following statement shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- i. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of each housing unit.
- ii. The developer/builder shall maintain the landscaping and irrigation

for 60 days after completion of the landscape and irrigation installation.

- iii. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.
- d. **Fence.** That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard. The wall shall be covered with clinging vines or screened by vegetation capable of spreading over the entire wall.
- e. **Energy Conservation.** That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- f. **Air Filtration.** The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.
- g. **Height.** The height of structures shall not exceed 45 feet
- h. **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. Action 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.

- 18. That the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6974) that a Certificate of Occupancy (temporary or final) for the building(s) shall not be issued until the final map has been recorded.
- 19. Small Lot Subdivision - Note to City Zoning Engineer and Plan Check. Pursuant to Ordinance Number 176,354 (Small Lot Subdivisions) of the Los Angeles Municipal Code, the Advisory Agency has approved the following setbacks as it applies to this subdivision and the proposed development on the site.

a. **Setback Matrix**

Parcel	Front yard (S)	Rear yard (N)	Side yard (E)	Side yard (W)
A	15'	5'	0'-2"	5'
B	15'	5'	10'	0'-2"
C	5'	5'	0'-2"	5'
D	5'	5'	5'	0'-2"

- b. **Driveway Width.** The width of the common access easement shall be no less than 10 feet and open to the sky, as required by LAMC Section 12.03. Driveway entry width dimensions shall be shown on the Final Map.
- c. **Lot Coverage.** All structures on any one parcel shall occupy no more than 80% of the lot area for that parcel.
20. A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.

FINDINGS OF FACT**FINDINGS OF FACT (CEQA):**

Determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15332, Class 32 (Infill Development) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The proposed project qualifies for a Categorical Exemption because it conforms to the definition of "In-fill Projects" as follows:

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

The General Plan land use map for the West Adams-Baldwin Hills-Leimert Community Plan designates the subject property for Medium Residential land uses with the corresponding zone of R3. The project meets parking, open space, and landscaping requirements.

- 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 comprised of one existing lot, totaling 5,384 square feet, which is well below 5-acre threshold, and is surrounded by other single and multi-family residential development. Properties immediately adjacent to the north have land uses of Low Medium II Residential and are zoned RD1.5-1. Properties to the south are zoned PF-1 and are developed with the Los Angeles Metropolitan Transit Authority's Expo Light-Rail Line. Immediately adjacent properties to the east and west are zoned R3-1 and are developed with single-family homes.

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

The immediate vicinity is highly urbanized and is comprised of dense residential development with nearby commercial corridors. NavigateLA and the Los Angeles City Planning Department's Environmental and Public Facilities map for Significant Ecological Areas show that the subject site is not located in any of these areas.

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

The project would not result in any significant effects related to traffic, as it involves the addition of 4 single-family dwelling units. The existing mobility and circulation available in proximity to the proposed project will result in no traffic impacts as a result of the additional 4 units that are being introduced into the community. The development of the project would not result in any significant effects relating to noise, since the project must comply with the City of Los Angeles Noise Ordinance No. 161,574 and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels. Furthermore, the project is below 75 dwelling units and 1,000 average daily vehicle trips CEQA threshold. Operational emissions for project-related traffic will be less than significant. In addition to mobile sources from vehicles, general development causes smaller amounts of "area source" air pollution to be generated from on-site energy consumption (natural gas combustion) and from off-site electrical generation. These sources represent a small

percentage of the total pollutants. The inclusion of such emissions adds negligibly to the total significant project-related emissions burden generated by the proposed project. The proposed project will not cause the SCAQMD's recommended threshold levels to be exceeded. Operational emission impacts will be at a less-than-significant level. The development of the project would not result in any significant effects relating to water quality. The project is not adjacent to any water sources and does not involve extensive excavation that might have an impact on the water table. Therefore, construction of the project will not create any impact on water quality. Furthermore, the project will comply with the City's stormwater management provisions per LAMC 64.70.

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

The subject site is located in the West Adams-Baldwin Hills-Leimert Community Plan area, a well-established medium and high density residential area with public infrastructure that is fully improved. The site is currently being served adequately by the City's Department of Water and Power, the City's Bureau of Sanitation, the SoCal Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, and many others public services. The utilities and public services have been servicing the neighborhood continuously for over 50 years.

EXCEPTIONS

There are five (5) exceptions to the Categorical Exemptions identified in the State CEQA Guidelines Section 15300.2.

- (a) **Cumulative Impact.** 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.

Within 500 feet of the subject site there have been no other Parcel Maps approved. Based on this pattern of development it is not anticipated that the immediate surrounding properties will experience multiple successive projects of similar scale and type as the proposed project. The project is located in the West Adams-Baldwin Hills-Leimert Community Plan, which was adopted with the vision and framework by which the City's physical and economic resources are to be managed and utilized over time. The Community Plan further refines the General Plan and is intended to promote an arrangement of land uses, streets and services which will encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the people who live and work in the community. Thus, the project is not anticipated to result in a significant cumulative impact for successive projects of the same type in the same place over time.

- (b) **Significant Effect.** 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 proposed project is a parcel map for a four-lot subdivision under the provisions of the Small Lot Ordinance. Four new single-family dwellings will be constructed. The project is consistent with the General Plan and the zone. There are no unusual circumstances anticipated to have any impacts on the project. Thus, this exception does not apply to the project.

- (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. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

The project site is located on Exposition Boulevard, and is designated as a Modified Collector by the Mobility Plan 2035 of the City's General Plan. The project is not located within, nor within the vicinity, of a state scenic highway. Thus, this exception does not apply to the project.

- (d) **Hazardous Waste Site.** 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.

The project is not located on a site identified by the State as a hazardous waste property.

- (f) **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 not located within a Historic Preservation Overlay Zone, Historic District, or identified as having any historic significance on SurveyLA or HistoricPlacesLA. Thus the exception does not apply.

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Parcel Map No. AA-2017-1840-PMLA-SL, pursuant to Section 66474 of the State of California Government Code (the Subdivision Map Act), the Advisory Agency of the City of Los Angeles makes the prescribed findings as follows:

- (a) **PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The adopted West Adams-Baldwin Hills-Leimert Community Plan designates the subject property for Medium Residential land uses with the corresponding zone of R3. The project site is comprised of one existing lot, totaling 5,384 square-feet and is zoned R3-1. The property is located in a Transit Priority Area in the City of Los Angeles and an MTA Project area. A Transit Priority Area limits the extent to which aesthetics and parking are defined as impacts under CEQA. The MTA Project area requires clearance from the Los Angeles County Metropolitan Transportation Authority (Metro) for projects and development activities prior to the issuance of any building permit within 100 feet of a Metro right-of-way.

The applicant is proposing to subdivide one lot into four small lots, per the Small Lot Ordinance and Subdivision Map Act. The proposed project consists of the construction, use, and maintenance of four (4) new three-story single-family dwellings in accordance to the Small Lot Ordinance 176,354. The proposed parcels total approximately 1,324 square-feet (Parcel A), and 1,808 square-feet (Parcel B), 1,164 square-feet (Parcel C), and 1,098 square-feet (Parcel D). The building's will have a maximum height of 45 feet, consistent with the 45 foot height limit of the R3-1 Zone.

The proposed map is consistent with the Small Lot Ordinance (Ord. No. 176,354) as the lots are more than the minimum 800 square feet in area and 16 feet in width, as required by the Ordinance. As conditioned, the 4-unit Small Lot Subdivision with 4 lots is consistent with the purpose, intent, and applicable regulations of the General Plan and the West Adams-Baldwin Hills-Leimert Community Plan.

- (b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

For the purposes of approving the parcel map, pursuant to Section 66418 of the Subdivision Map Act, “design” of a map refers to street alignments, grade, and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of the General Plan or any applicable Specific Plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the “design and location of buildings are not part of the map review process for condominium, community apartments or stock cooperative projects.” Improvements, as defined by the Map Act and Section 17.02 refers to the infrastructure facilities serving the subdivision.

The Bureau of Engineering has reviewed the proposed subdivision and found the subdivision layout generally satisfactory. According to the Bureau of Engineering letter dated April 16, 2018 there is an existing sanitary sewer in Exposition Boulevard adjoining the subdivision. The construction of house connection and mainline sewers within suitable easement will be required to serve the proposed parcels. The Bureau of Engineering requires a variable width strip of land be dedicated along Exposition Boulevard adjoining the subdivision to complete a 10-foot border in accordance with Modified Collector Street, based on the Mobility Plan 2035 Designation.

Existing topography for the site is relatively flat. The subject parcel is not located in a hillside area, a flood zone, or a landslide area. In a memo dated October 25, 2017, the Department of Building and Safety, Grading Division, indicated that no geology or soils reports are required prior to planning approval of the Parcel Map. Therefore, as conditioned, the design and improvement of the proposed subdivision are consistent with the applicable General and Community Plans.

- (c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

The subject site located at 4011 West Exposition Boulevard is an approximate 5,384 square foot interior lot in the R3-1 Zone and is designated by the West Adams-Baldwin Hills-Leimert Community Plan with Medium Residential land uses. The project site is a rectangular-shaped interior lot with approximately 42 feet of frontage along the north side of Exposition Boulevard between Buckingham Road and Virginia Road. Currently, the subject property is currently improved with a one-story single-family home. The proposed project involves a Small Lot Subdivision to authorize the subdivision of the existing lot into four small lots in conjunction with the construction of four single-family dwellings with two parking spaces each.

The subject site is level and not located in a flood zone, liquefaction, or landslide area. In a memo dated October 27, 2017, the Department of Building and Safety, Grading Division, indicated that no geology or soils reports are required prior to planning approval of the Parcel Map. The project has been conditioned so that prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division.

The Preliminary Parcel Map was circulated to various City departments and agencies for their review and recommendations. Their comments are incorporated into the project's conditions of approval. Therefore as conditioned, the site is physically suitable for a Small Lot Subdivision for the proposed four (4) lots.

(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT

The subject site located at 4011 West Exposition Boulevard is an approximate 5,384 square foot interior lot in the R3-1 Zone and is designated by the West Adams-Baldwin Hills-Leimert Community Plan with Medium Residential land uses. The project site has approximately 42 feet of frontage along the north side of Exposition Boulevard between Buckingham Road and Virginia Road. Based on the square footage of the subject parcel, the maximum density allowed by right is 6 dwelling units per the underlying zone and Ordinance 176,354, with a minimum 800 square feet of lot area for each subdivided lot for proposed Small Lot Subdivision.

The proposed Preliminary Parcel Map will subdivide the existing 5,384 square-foot lot into four new parcels totaling approximately 1,160 square-feet for Parcel A; approximately 1,594 square-feet for Parcel B; approximately 1,165 for Parcel C and approximately 1,096 square-feet for Parcel D. All of the proposed parcels meet the minimum 800 square-foot lot size of the Small Lot Ordinance. All lots meet the minimum lot width of 16 feet, as required by Ordinance 176,354.

Properties on the north side of Exposition Boulevard between Buckingham Road and Virginia Road have the same zone and have the same land use designation as the subject site, and are developed with one-story and two-story single and multi-family residential buildings. Adjacent and surrounding properties contain similar densities than the subject site. Therefore, as conditioned the site is physically suitable for the proposed density of the development and is sufficient in size to allow for a density of 4 dwelling units.

(e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The project site, as well as the surrounding properties are presently developed with residential structures, and does not provide a natural habitat for either fish or wildlife. The Advisory Agency 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 Section 15332 Class 32 (Infill Development) and City CEQA Guidelines, Section 1, Class 15 (Minor Land Divisions), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.

(f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

The Categorical Exemption prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, risk of upset are concerned.

Furthermore, the project site, as well as the surrounding area is presently developed with residential structures and does not provide a natural habitat for either fish or wildlife.

The proposed subdivision and subsequent improvements are subject to the provisions of the Los Angeles Municipal Code (e.g. the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements as mandated by law would apply where applicable to ensure the public health and welfare (e.g. asbestos abatement, seismic safety, flood hazard management). The project is not located over a hazardous materials site, flood hazard area, and is not located on unsuitable soil conditions. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the Los Angeles Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION

No such easements are known to exist.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements. Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS PARCEL MAP:

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code.

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau, located at 200 N. Main Street Room 1255, regarding the cable television franchise holder for this area, or by calling (213) 978-0856.

The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the South Area Planning Commission within 15 calendar days of the decision date. If you wish to appeal, a Master Appeal Form No. CP-7769,

must be submitted, accepted as complete, and appeal fees paid by date ____* at one of the City Planning Department Public Counters, located at:

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

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

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

*Please note the cashiers at the public counters close at 3:30 PM.

Appeal forms are available on-line at www.lacity.org/pln.

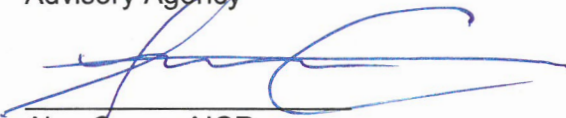
There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

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

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time has been requested in person before 5:00 p.m.

No requests for time extensions or appeals received by mail shall be accepted. If you have any questions, please call Steve M. Garcia at (213) 978-1388.

VINCENT P. BERTONI, AICP
Advisory Agency



Alan Como, AICP
Deputy Advisory Agency

VPB:AC:SMG

cc: Bureau of Engineering
Dept. of Building & Safety, Zoning
Department of Building & Safety, Grading
Department of Fire
Department of Recreation & Parks
Bureau of Street Lighting
Department of Transportation
Street Tree Division

PARCEL MAP
AA-2017-4287-PMLA-SL

SCALE: 1"=10'

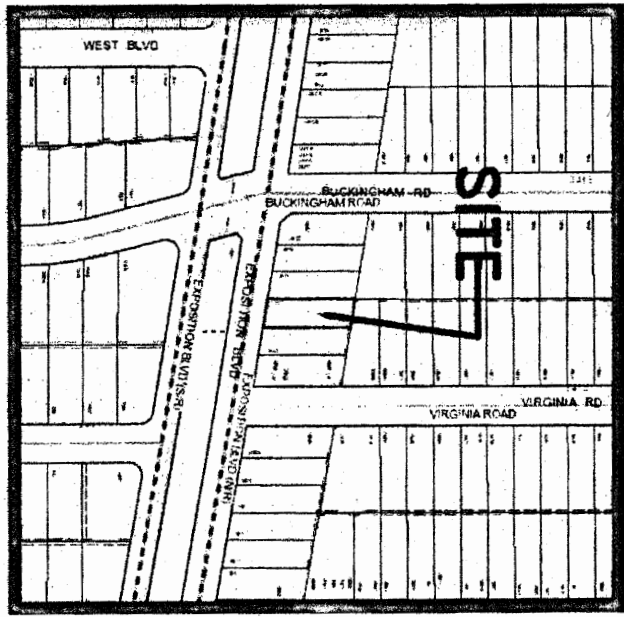


PRELIMINARY PARCEL MAP

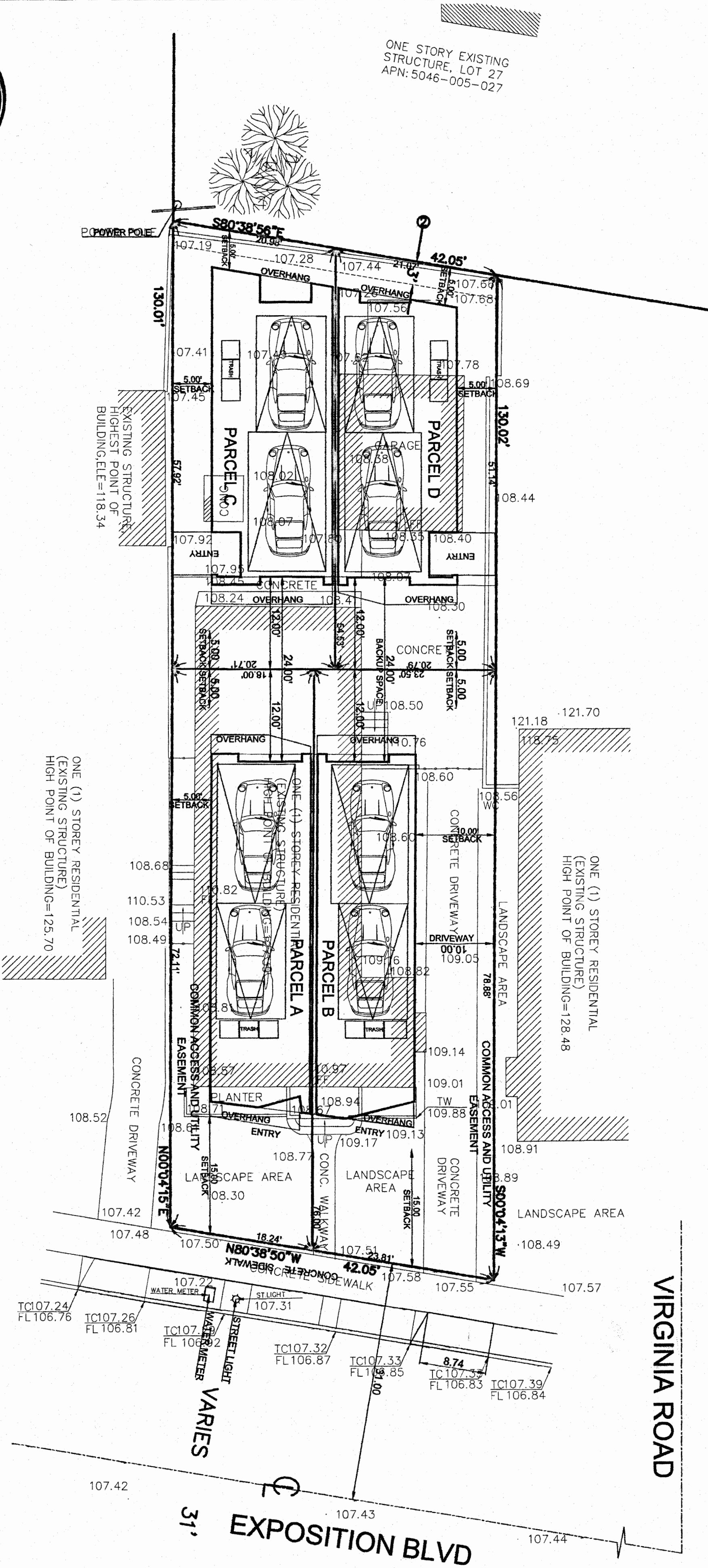
FOR 4 UNIT SMALL LOT SUBDIVISION

LOT 138 OF TRACT NO. 7823, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 84, PAGE 79 TO 81 OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

APN: 5046-005-030

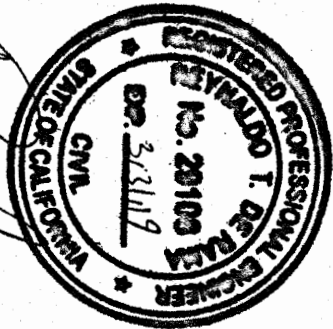


VICINITY MAP
N.T.S.



TRACT MAP NOTES

PLANS PREPARED BY:
TALA ASSOCIATES
REYNALDO T DE RAMA
R.C.E. 29108
1916 COLBY AVENUE
LOS ANGELES, CA 90025
PHONE (424) 832-3455
FAX (310) 473-5968



OWNER & SUBDIVIDER:
BUCKINGHAM CROSSING, LLC
1978 S. LA CIENEGA BLVD
LOS ANGELES, CA 90010
(619) 997-2304
ATTN: CHARLIE YAGUIRRE

SITE ADDRESS:
4011 EXPOSITION BOULEVARD
LOS ANGELES, CA 90016
GROSS AREA: 6,696.88 SQ. FT. = 0.153 ACRES
PID: HALF OF EXPOSITION BLVD

NET AREA:
JN3464 DATE: FEBRUARY 06, 2018 5,395.61 SQ. FT. = 0.123 ACRES

NOTES:

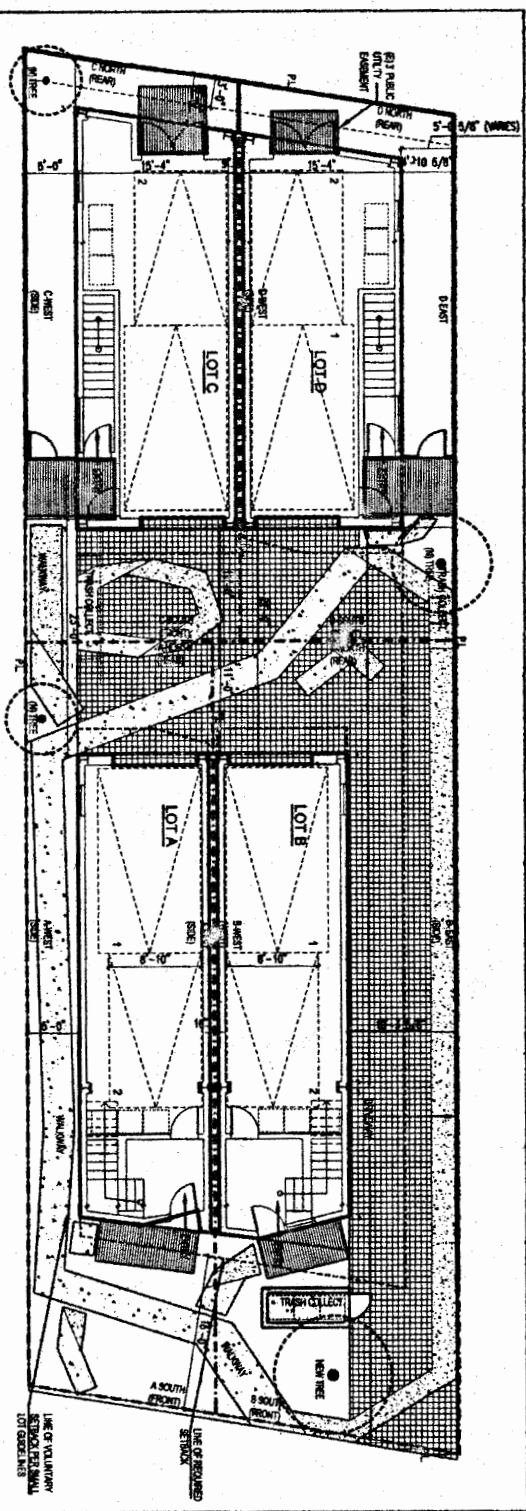
1. NO PROTECTED SPECIES ON THE SITE.
2. EASEMENT(S) SHOWN BELOW AND RIGHTS IN CIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

PURPOSE: POLE LINES, POWER POLES AND CONDUITS
RECORDING NO. BOOK 8418, PAGE 192, OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

3. ALL UTILITIES ARE AVAILABLE TO THE SITE.
4. PROPOSED PROJECT: A SMALL LOT SUBDIVISION
5. EXISTING ZONE: R3-1 PROPOSED ZONE: SAME
6. PROPOSED PARKING SPACES: 8 PARKING SPACES
2 PARKING FOR EACH PARCEL
7. NO GEOLOGICAL HAZARDOUS AREA.
8. SEWER IS AVAILABLE TO THE SITE
9. ALL EXISTING STRUCTURES TO BE DEMOLISHED.
10. ALL EXISTING STRUCTURES TO BE DEMOLISHED.
11. SITE IS IN LIQUEFACTION.
12. PROPOSED TRASH: CITY TRASH CONTAINER WILL BE INSIDE
EACH PROPOSED UNIT FOR EACH PROPOSED LOT
13. SMALL LOT SINGLE FAMILY SUBDIVISION IN THE
R3-1 ZONE, PURSUANT TO ORDINANCE NO. 176,354

PROPERTY DESCRIPTION

PARCEL #	LOT AREA	NORTH	EAST	SOUTH	WEST	LOT COVERAGE
A	1,324.23 SF	5'-00"	00'-2"	15'-00"	5'-00"	%49
B	1,808.38 SF	5'-00"	10'-00"	15'-00"	00'-2"	%36
C	1,164.32 SF	5'-00"	00'-2"	5'-00"	5'-00"	%57
D	1,098.37 SF	5'-00"	5'-00"	00'-2"	00'-2"	%56



DETAIL - A - COMMON AREA AND UTILITY EASEMENT
N.T.S.

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
PARCEL MAP
FEB 12 2018
☒ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ MODIFIED
DEPUTY ADVISORY AGENCY

**PLOT
AND
ARCHITECTURAL
PLANS**

PROPERTY DESCRIPTION					
PARCEL #	LOT AREA	SETBACK NORTH	SETBACK EAST	SETBACK SOUTH	SETBACK WEST
A	1150.00 sf	05'-00"	00'-02"	15'-00"	05'-00"
B	1554.00 sf	05'-00"	05'-00"	15'-00"	00'-02"
C	1155.40 sf	05'-00"	00'-02"	05'-00"	05'-00"
D	1096.20 sf	05'-00"	05'-00"	05'-00"	00'-02"

ZONING ANALYSIS

ZONE R3-1			
REQUIRED	PROPOSED	HEIGHT	AREA
45'	45'	45'	1160.00 sf
MIN AREA	800 sf	FRONT SET	15 ft
BACK	15 ft	2 SPACES/UNIT	2 SPACES/UNIT
PARKING	2 SPACES/UNIT	PATIOS/BALCONIES/ROOF DECKS	
PRIVATE OPEN SPACE	NA		

PROJECT INFORMATION

LEGAL DESCRIPTION
LOT 138
LOT AREA - 5,384.2 sf
BLOCK - NONE
TRACT - TR 7823

PROJECT DESCRIPTION

(4) UNIT SMALL LOT SINGLE-FAMILY
SUBDIVISION IN THE R3-1 ZONE

SHEET INDEX

- PPM 01 SITE PLAN
- PPM 02 FLOOR PLANS
- PPM 03 FLOOR PLANS
- PPM 04 ELEVATIONS + SECTION
- PPM 05 RENDERINGS
- PPM 06 RENDERINGS + LANDSCAPE PLAN

formation
association

722 PARKMAN AVE
LOS ANGELES, CA 90028
TEL 213 413 5755
FAX 213 413 5755

OWNER
Buckingham Crossing LLC
4011 Exposition Blvd
Los Angeles, CA 90015
TEL 818 613 9901
FAX 213 413 5755

ARCHITECT
722 PARKMAN AVE
LOS ANGELES, CA 90028
TEL 818 613 9901
FAX 213 413 5755
PPM@BUCKINGHAMCROSSING.COM

CIVIL ENGINEER
Buckingham Crossing LLC
4011 Exposition Blvd
Los Angeles, CA 90015
TEL 818 613 9901
FAX 213 413 5755
PPM@BUCKINGHAMCROSSING.COM

DRAWING PREPARED BY:

JAMES CHEN, AIA, LEED AP
Foundation Architectural Associates, Inc.
10505 JEFFERSON BLVD
LOS ANGELES, CA 90024

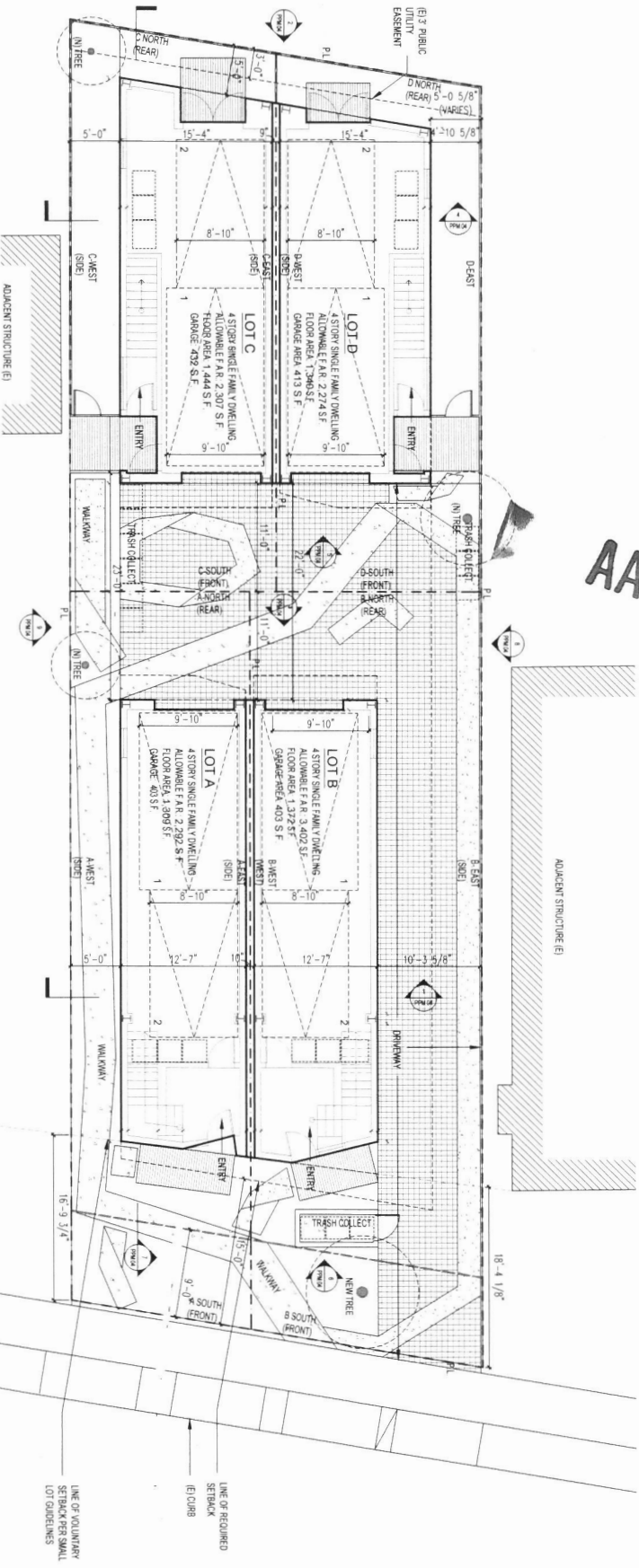
PROJECT NAME
Buckingham Crossing
Small Lot Dev.
4011 W. EXPOSITION BLVD
LOS ANGELES, CA 90015
SHEET TITLE
SITE PLAN

PPM.01

AA-2017-4287

1 SITE PLAN
3/16/17

N



DATE: 10/07/16
DRAWN BY: J.C.
SCALE: 3/16/17
PROJECT # 1607010100
SHEET TITLE
PPM.01
Buckingham Crossing
Small Lot Dev.
4011 W. EXPOSITION BLVD
LOS ANGELES, CA 90015
SHEET TITLE
SITE PLAN

722 PARKMAN AVE
LOS ANGELES, CA 90026
TEL 818.613.9501
FAX 213.413.5755

OWNER: Formation Crossing LLC
4011 Exposition Blvd
Los Angeles, CA 90015
ARCHITECT:
John K. Chen, AIA, LEED AP
722 Parkman Ave
Los Angeles, CA 90026
TEL 818.613.9501
FAX 213.413.5755
PMM@formationcrossing.com

CIVIL ENGINEER:
R. C. 20108
10000 Wilshire Blvd
Los Angeles, CA 90025
FAX 310.413.5986

DRAWING PREPARED BY:

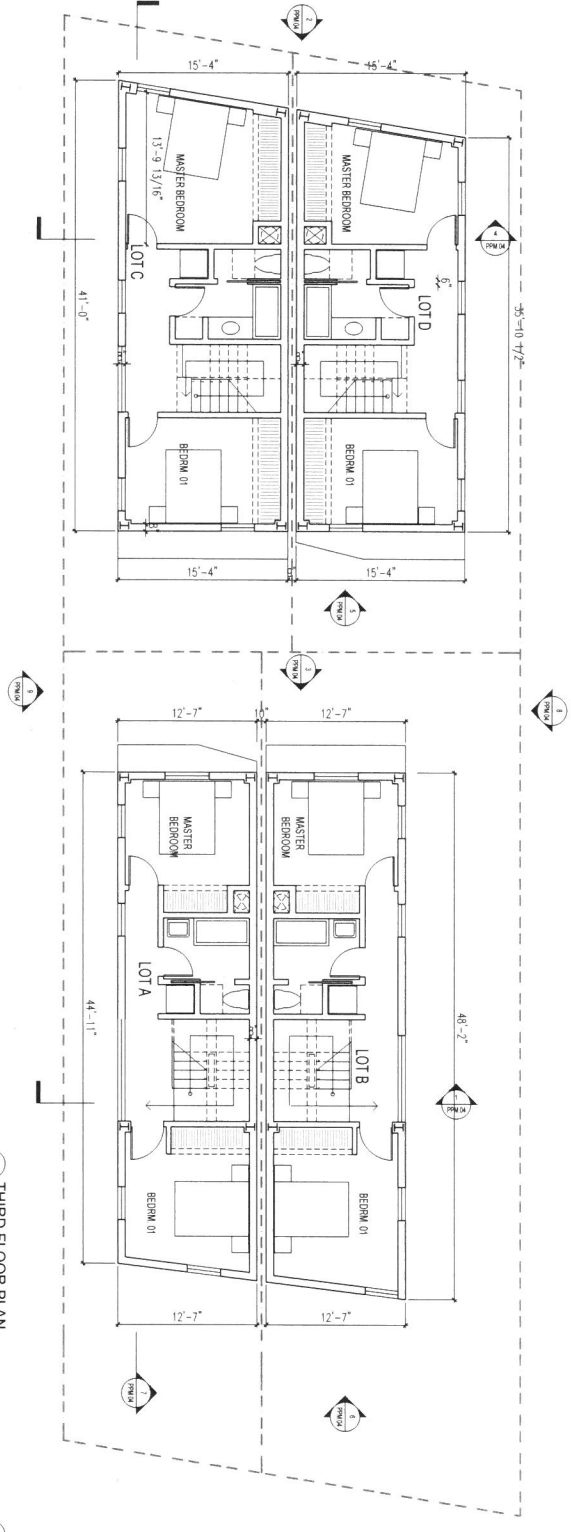
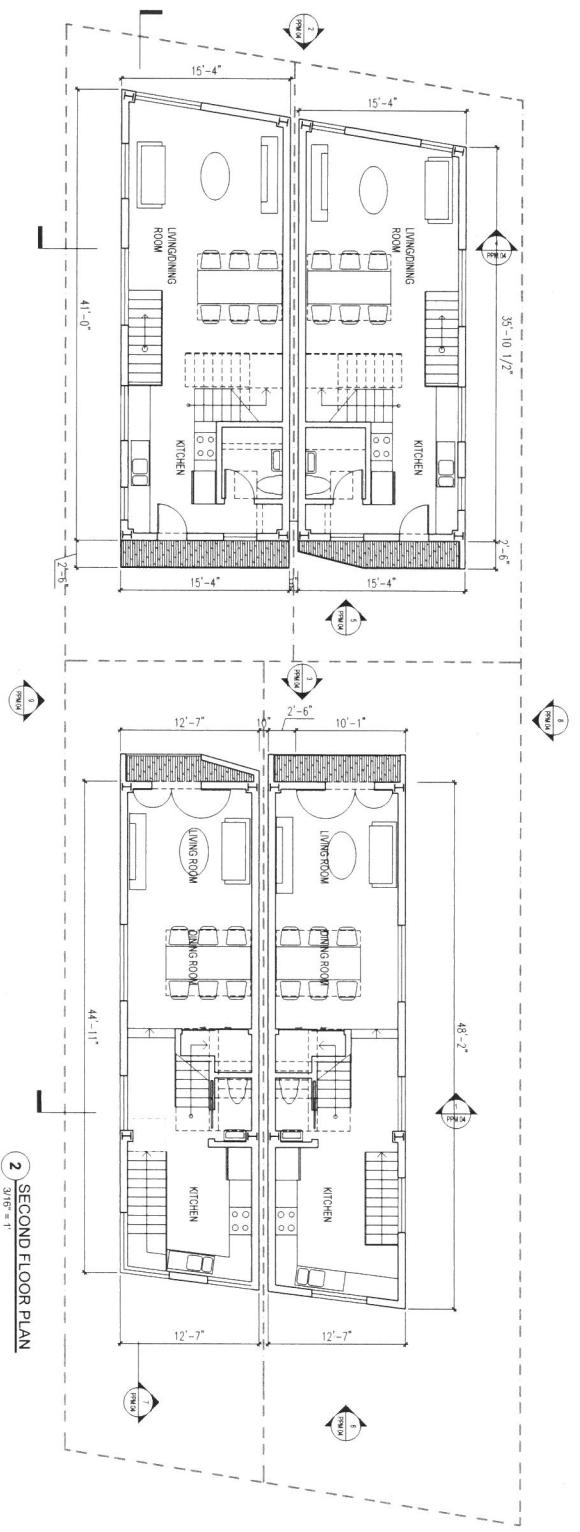
John K. Chen, AIA, LEED AP
Formation Association Architects, Inc.
ISSUE DATES
1. 10/30/17 PMM SUBMITTAL

Project Title
Buckingham Crossing
Small Lot Dev.
4011 Exposition Blvd
Los Angeles, CA 90015
FLOOR PLANS

DATE 10/30/17 **PROJECT #** 161019-001-BD
DRAWN BY J.A. **SCALE** 3/16" = 1'

SHEET NO. PPM.02

These drawings are prepared for the project described above and are not to be used for any other project without the written consent of Formation Association Architects, Inc. The drawings are the property of Formation Association Architects, Inc. and shall remain confidential. No part of these drawings may be reproduced or transmitted in any form or by any means electronic, mechanical, photocopying, recording, or by any information storage and retrieval system without the prior written permission of Formation Association Architects, Inc.



formation association

729 PARKMAN AVE
LOS ANGELES, CA 90026

TEL 818.613.9501
FAX 213.413.9755

OWNER
Buckingham Crossing LLC

ARCHITECT
JOHN K. CHAN, AIA, LEED AP

CIVIL ENGINEER
RITA ASSOCIATES

722 PARKMAN AVE
LOS ANGELES, CA 90026

TEL 818.613.9501
FAX 213.413.9755

PROJECT # 161070-02-110

DATE 10/20/17

DRAWN BY J.A. SCALE 3/16" = 1'

SHEET NO. 5

PPM.03

BUCKINGHAM CROSSING
SMALL LOT DEV.

401 W. PERSIMMON BLVD
LOS ANGELES, CA 90015

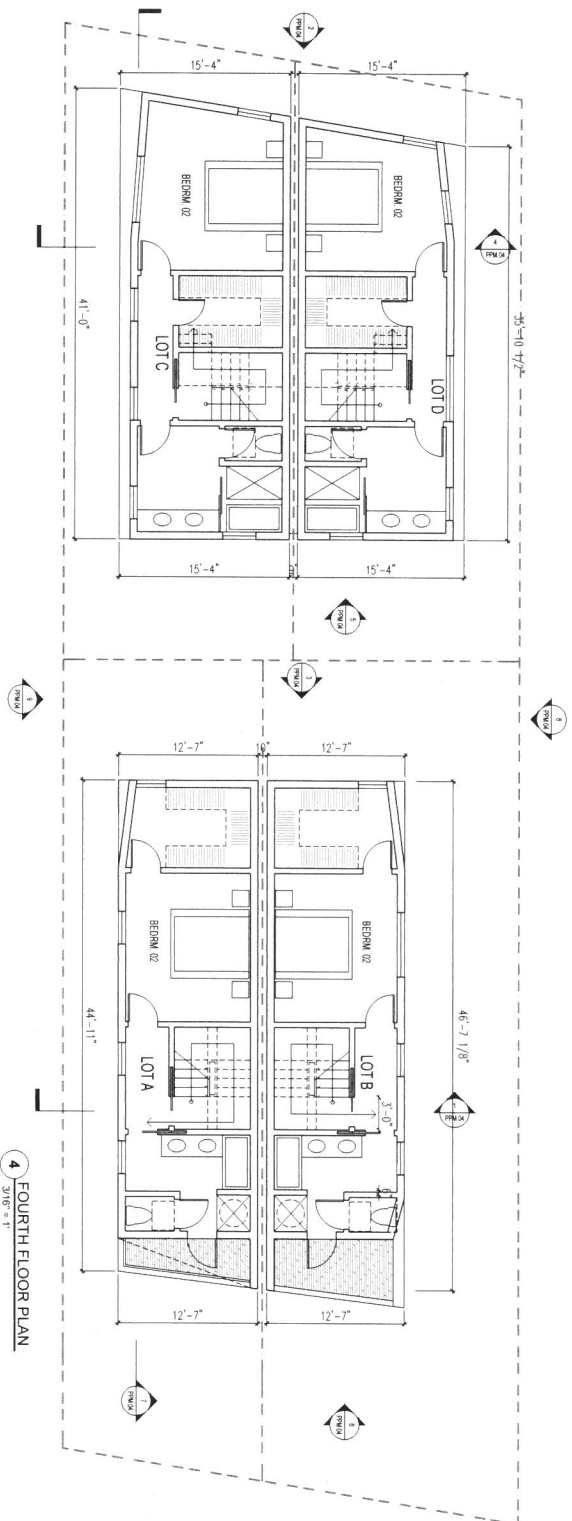
FLOOR PLANS

ISSUE DATES

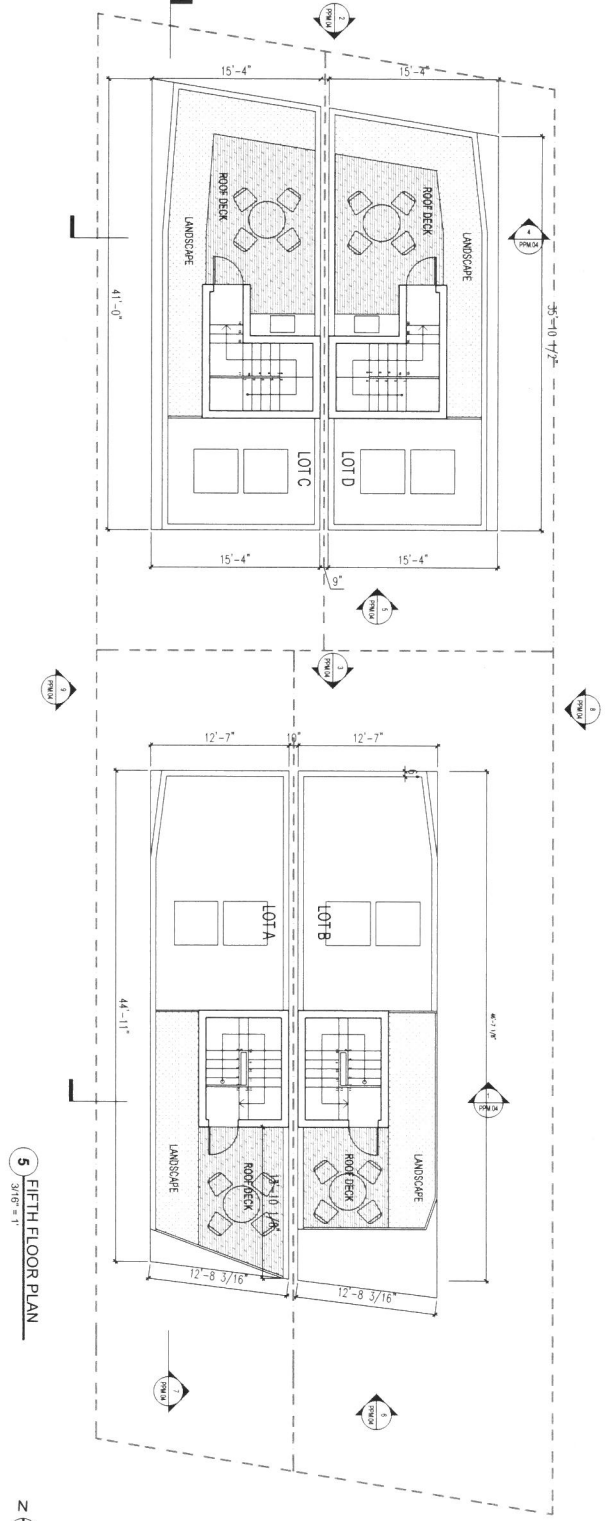
1. LAYOUT: FINAL SUBMITTAL

DRAWING PREPARED BY:

4 FOURTH FLOOR PLAN
3/16" = 1'



5 FIFTH FLOOR PLAN
3/16" = 1'



formation
association

729 PARKMAN AVE
LOS ANGELES, CA 90006

TEL 818.613.9901

FAX 213.413.9755

OWNER

Buckingham Crossing LLC

ARCHITECT

JOHN F. CHAN, AIA, LEED AP

722 PARKMAN AVE

LOS ANGELES, CA 90006

FAX 213.413.9755

PROJECT MANAGER

JOHN F. CHAN, AIA, LEED AP

CIVIL ENGINEER

JOHN F. CHAN, AIA, LEED AP

722 PARKMAN AVE

LOS ANGELES, CA 90006

FAX 213.413.9755

PROJECT MANAGER

JOHN F. CHAN, AIA, LEED AP

722 PARKMAN AVE

LOS ANGELES, CA 90006

FAX 213.413.9755

PROJECT MANAGER

JOHN F. CHAN, AIA, LEED AP

722 PARKMAN AVE

LOS ANGELES, CA 90006

FAX 213.413.9755

PROJECT MANAGER

JOHN F. CHAN, AIA, LEED AP

722 PARKMAN AVE

LOS ANGELES, CA 90006

FAX 213.413.9755

PROJECT MANAGER

JOHN F. CHAN, AIA, LEED AP

722 PARKMAN AVE

LOS ANGELES, CA 90006

FAX 213.413.9755

PROJECT MANAGER

JOHN F. CHAN, AIA, LEED AP

722 PARKMAN AVE

LOS ANGELES, CA 90006

FAX 213.413.9755

PROJECT MANAGER

JOHN F. CHAN, AIA, LEED AP

722 PARKMAN AVE

LOS ANGELES, CA 90006

FAX 213.413.9755

PROJECT MANAGER

JOHN F. CHAN, AIA, LEED AP

722 PARKMAN AVE

LOS ANGELES, CA 90006

FAX 213.413.9755

PROJECT MANAGER

JOHN F. CHAN, AIA, LEED AP

722 PARKMAN AVE

LOS ANGELES, CA 90006

FAX 213.413.9755

PROJECT MANAGER

JOHN F. CHAN, AIA, LEED AP

722 PARKMAN AVE

LOS ANGELES, CA 90006

FAX 213.413.9755

PROJECT MANAGER

JOHN F. CHAN, AIA, LEED AP

722 PARKMAN AVE

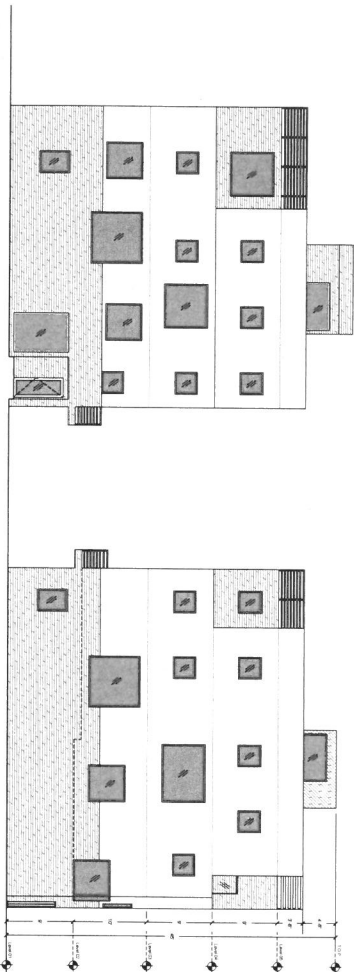
LOS ANGELES, CA 90006

FAX 213.413.9755

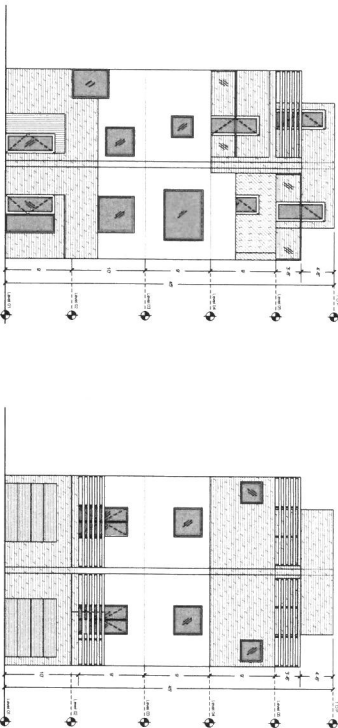
PROJECT MANAGER

JOHN F. CHAN, AIA, LEED AP

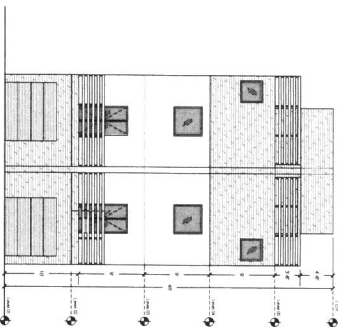
722 PARKMAN AVE



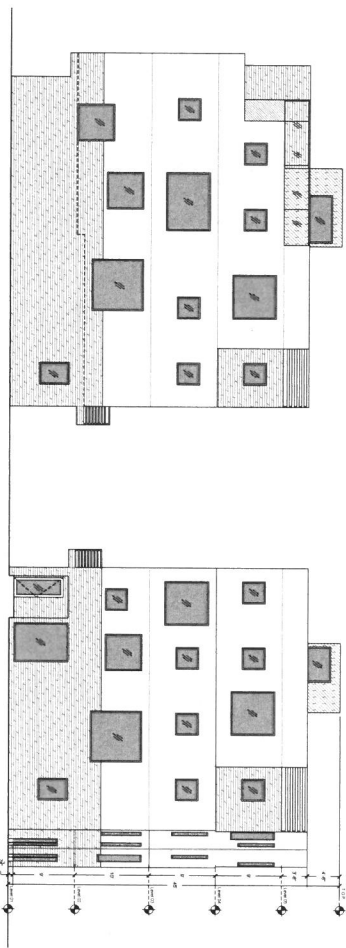
9 WEST ELEVATION
1/8" = 1'



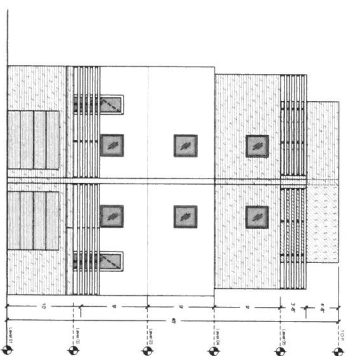
6 SOUTH ELEVATION
1/8" = 1'



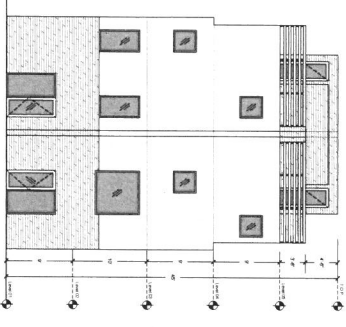
3 NORTH ELEVATION
1/8" = 1'



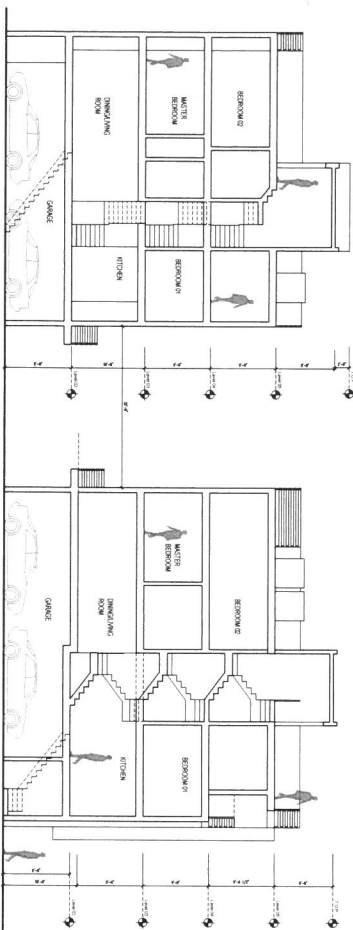
8 EAST ELEVATION
1/8" = 1'



5 SOUTH ELEVATION UNITS C&D
1/8" = 1'



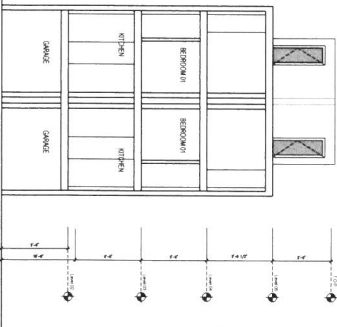
2 NORTH ELEVATION UNITS C&D
1/8" = 1'



7 EAST SECTION
1/8" = 1'



4 SOUTH SECTION
1/8" = 1'



1 NORTH SECTION
1/8" = 1'

PROJECT TITLE
Buckingham Crossing
Small Lot Dev.
4611 W. PAVAN BLVD
LOS ANGELES, CA 90015
SHEET TITLE
ELEVATIONS
AND SECTION

DRAWN BY: J.A. SCHAFFNER
DATE: 10/03/17
PROJECT # 161715181100

PPM.04

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

formation
association

722 PARKMAN AVE
LOS ANGELES, CA 90006
TEL 818 613 9501
FAX 213 413 5755

OWNER

Buckingham Crossing LLC
4011 W Exposition Blvd
Los Angeles, CA 90015

ARCHITECT

John K. Chan, AIA, LEED AP
722 Parkman Ave
Los Angeles, CA 90006
TEL 818 613 9501
FAX 213 413 5755
JChan@formationassociation.com

CIVIL ENGINEER

Raymond T. De Rosa
P.E., C.E., S.F.P.E.
722 Parkman Ave
Los Angeles, CA 90006
TEL 818 613 9501
FAX 213 413 5755

DRAWING PREPARED BY

John K. Chan, AIA, LEED AP
Formation Association Architects, Inc.
INSURANCE
J. HOOKER JPM SUBMITTAL

PROJECT NAME
Buckingham Crossing
Small Lot Dev.
4011 W EXPOSITION BLVD
LOS ANGELES, CA 90015
STREET NAME
ELEVATIONS

DATE: 10/20/17 PROJECT #: 161009103.110
DRAWN BY: J.A. SCALE: NTS

PPM.05

Sheet No. 05 of 05
This drawing is the property of Formation Association Architects, Inc. and is not to be reproduced, copied, or used in any way without the written consent of Formation Association Architects, Inc. The user of this drawing assumes all liability for any errors or omissions. The user of this drawing also assumes all liability for any damages, including consequential damages, arising from the use of this drawing. The user of this drawing also assumes all liability for any costs, including attorney's fees, incurred by the user of this drawing. The user of this drawing also assumes all liability for any damages, including consequential damages, arising from the use of this drawing. The user of this drawing also assumes all liability for any costs, including attorney's fees, incurred by the user of this drawing. The user of this drawing also assumes all liability for any damages, including consequential damages, arising from the use of this drawing. The user of this drawing also assumes all liability for any costs, including attorney's fees, incurred by the user of this drawing.



2 RENDERING, VIEW FROM EXPOSITION BLVD



1 RENDERING, VIEW FROM EXPOSITION BLVD

Small Lot Ordinance
176,354

ORDINANCE NO. 176354

An ordinance amending Sections 12.03, 12.09, 12.12.1, 12.21 and 12.22 of the Los Angeles Municipal Code to permit detached for-sale small lot subdivisions in commercial and multifamily residential zones.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Section 12.03 of the Los Angeles Municipal Code is amended by revising the definition of "lot" to read:

LOT. A parcel of land occupied or to be occupied by a use, building or unit group of buildings and accessory buildings and uses, together with the yards, open spaces, lot width and lot area as are required by this chapter and fronting for a distance of at least 20 feet upon a street as defined here, or upon a private street as defined in Article 8 of this chapter. The width of an access-strip portion of a lot shall not be less than 20 feet at any point. In a residential planned development or an approved small lot subdivision a lot need have only the street frontage or access as is provided on the recorded subdivision tract or parcel map for the development.

Sec. 2. Subdivision 3 of Subsection A of Section 12.09 of the Los Angeles Municipal Code is amended to read:

3. Apartment houses, boarding or rooming houses, dwelling units in a small lot subdivision, or multiple dwellings on lots having a side lot line adjoining a lot in a commercial or industrial zone, provided that:

(a) The use, including the accessory buildings and uses and required yards, does not extend more than 65 feet from the boundary of the less restrictive zone which it adjoins; and

(b) The lot area per dwelling unit or guest room regulations of the RD1.5 zone shall apply to these uses.

Sec. 3. Subsection A of Section 12.12.1 is amended by adding a new subdivision 8 to read.

8. Dwelling unit or units constructed on a lot in a small lot subdivision and approved by the Advisory Agency, pursuant to Article 7 of this Chapter in conformity with the provision of 12.22 C 27 of this Code.

Sec. 4. The first paragraph of Paragraph (a) of Subdivision 4 of Subsection A of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(a) For Dwelling Units. In all zones, there shall be at least two automobile parking spaces on the same lot with each one-family dwelling thereon, and in any RW Zone there shall be at least two automobile parking spaces per dwelling unit which shall be upon the same lot with the dwelling unit. However, for small lot subdivisions approved pursuant to Article 7 of this Chapter in conformity with the provisions of Section 12.22 C 27 of this Code, the required parking spaces shall not be required to be located on the same lot with each dwelling unit, but shall be provided within the boundaries of the parcel or tract map. The ratio of parking spaces required for all other dwelling units shall be at least one parking space for each dwelling unit of less than three habitable rooms, one and one-half parking spaces for each dwelling unit of three habitable rooms, and two parking spaces for each dwelling unit of more than three habitable rooms. Where the lot is located in an RA, RE, RS, R1, RU, RZ, RMP, or RW Zone, the required parking spaces shall be provided within a private garage. Where the lot is located in an R2 Zone, at least one of the required parking spaces per dwelling unit shall be provided within a private garage. Any door or doors installed at the automobile entry to a garage serving a one or two-family dwelling where one or more required parking spaces is located shall be of conventional design constructed so as to permit the simultaneous entry of automobiles into each required parking space without damaging the door or door frame and constructed so as to permit the flow of air through the automobile entry when the door is in the fully closed position.

Sec. 5. Paragraph (h) of Subdivision 5 of Subsection A of Section 12.21 of the Los Angeles Municipal Code is amended by adding a new subparagraph numbered (4) to read:

(4) In a private garage or parking area serving an approved small lot subdivision, where the tandem parking is not more than two cars in depth, and provided that at least one parking stall per dwelling unit and all of the parking stalls required for any guest rooms are individually and easily accessible..

Sec. 6. Subsection C of Section 12.22 of the Los Angeles Municipal Code is amended by adding a new subdivision 27 to read:

27. Small Lot Subdivision in the R2, RD, R3, R4, R5, RAS and the P and C zones pursuant to an approved subdivision tract or parcel map.

Notwithstanding any provisions of this Code relating to minimum lot area to the contrary, in the R2, RD, R3, R4, R5, RAS and the P and C zones, parcels of land may be subdivided into lots which may contain one, two or three dwelling units, provided that the density of the subdivision complies with the minimum lot area per dwelling unit requirement established for each zone, or in the case of a P zone, the density of the subdivision shall comply with the minimum lot area per dwelling unit of the least restrictive abutting commercial or multi-family residential zone(s).

(a) A parcel map or tract map, pursuant to Section 17.00 *et seq.* of this Code shall be required for the creation of a small lot subdivision.

(b) The minimum lot width shall be 16 feet and the minimum lot area shall be 600 square feet. The Advisory Agency shall designate the location of front yards in the subdivision tract or parcel map approval.

(c) Vehicular access may be provided to either a lot containing a dwelling unit or to its required parking spaces by way of street or alley frontage, driveway access or similar access to a street.

(d) All structures on a lot which includes one or more dwelling units, may, taken together, occupy no more than 80% of the lot area, unless the tract or parcel map provides common open space equivalent to 20% of the lot area of each lot not meeting this provision.

(e) No front, side, or rear yard shall be required between lots within an approved small lot subdivision. However, a five-foot setback shall be provided where a lot abuts a lot that is not created pursuant to this subdivision.

(f) No passageway pursuant to Section 12.21 C 2 of this Code shall be required.

(g) In a P zone, lots may be developed as a small lot subdivision, provided that the General Plan land use designation of the lot is "commercial" or "multiple family residential."

(h) In an R2 zone, a lot may be developed as a small lot subdivision provided that the lot meets the requirements of Section 12.09 A 3 of the Code.

(i) A dwelling unit in a small lot subdivision shall not be required to comply with Paragraphs (a), (b), (f) and (g) of Section 12.21 A 17 of this Code.

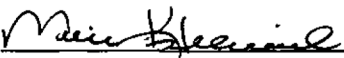
(j) Fences and walls within five feet of the front lot line shall be no more than three and one-half feet in height. Fences and walls within five feet of the side and rear lot lines shall be no more than six feet in height.

(105208)

Sec. 7. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located in the Main Street lobby to the City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

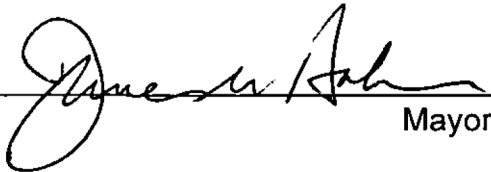
I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of DEC 14 2004.

FRANK T. MARTINEZ, City Clerk

By 
Deputy

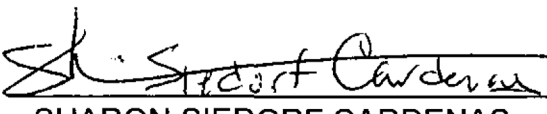
DEC 16 2004

Approved _____


Mayor

Approved as to Form and Legality

Rockard J. Delgadillo, City Attorney

By 
SHARON SIEDORF CARDENAS
Assistant City Attorney

Pursuant to Charter Section 559, I approve
this ordinance on behalf of the City
Planning Commission and recommend
it be adopted

December 3, 2004

see attached report.


CON HOWE
Director of Planning

Date DEC 03 2004

File No. CF 04-1546; CPC 2004-3334-CA

DECLARATION OF POSTING ORDINANCE

I, JULIA AMANTI, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 176354 - Amending Sections 12.03, 12.09, 12.12.1, 12.21 and 12.22 of the L.A.M.C. re: To Permit Detached For-Sale Lot Subdivisions in Commercial & Multifamily Residential Zones - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on Dec. 14, 2004, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on Dec. 22, 2004, I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) One copy on the bulletin board at the Main Street entrance to Los Angeles City Hall; 2) one copy on the bulletin board at the ground level Los Angeles Street entrance to the Los Angeles Police Department; and 3) one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on Dec. 22, 2004 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 22nd day of Dec. 2004 at Los Angeles, California.



Julia Amanti, Deputy City Clerk

Ordinance Effective Date: Jan. 31, 2005

Council File No. 04-1546

Advisory Agency Reports

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ



ERIC GARCETTI
MAYOR

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

SOILS REPORT APPROVAL LETTER

October 25, 2017

LOG # 100217
SOILS/GEOLOGY FILE - 2
LIQ

Buckingham Crossing, LLC
1976 S. La Cienega Blvd.
Los Angeles, CA 90010

TRACT: 7823
LOT: 138
LOCATION: 4011 W. Exposition Blvd.

<u>CURRENT REFERENCE REPORT/LETTER(S)</u>	<u>REPORT No.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Soils Report	IC 17070-I	08/07/2017	Irvine Geotechnical
Laboratory Test Report	SL17.2471	06/19/2017	Soil Labworks

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides recommendations for the proposed small-lot subdivision to create 4 lots with single-family residences, each 4-story with the lower level consisting of on-grade garages. The site is relatively level. It appears that a preliminary parcel map has been filed for a 4 unit small lot subdivision.

Two borings were drilled to depths of 20 and 50 feet. The earth materials at the subsurface exploration locations consist of up to 1.5 feet of uncertified fill underlain by alluvium. Groundwater was encountered at a depth of 47 feet and historically highest groundwater is at about 10 feet below the surface. The on-site soils are expansive per the consultants.

The consultants recommend to support the proposed structure(s) on conventional foundations bearing on a blanket of properly placed fill.

Engineering analyses provided by Irvine Geotechnical is based on laboratory testing performed by Soil Labworks. Irvine Geotechnical is accepting responsibility for use of the data in accordance to Code section 91.7008.5 of LABC.

The site is located in a designated liquefaction hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. The Liquefaction study included as a part of the report demonstrates that the site soils are subject to liquefaction. The earthquake induced total and differential settlements are calculated to be 0.53 and 0.35 inches, respectively (based on 2/3rds PGAM). However, these settlement magnitudes are considered by the Department to be within acceptable levels. The requirements of the 2017 City of Los Angeles Building Code have been satisfied.

The referenced report is acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis () refer to applicable sections of the 2017 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. Prior to the issuance of any permit, secure approval from the Division of Land Unit of the Department of City Planning for the proposed lot split and residential development. The Division of Land Unit of the Planning Department is located in City Hall, 200 N. Spring Street, Room # 750 - Phone (213) 978-1362.
 2. The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans that clearly indicates the soils engineer has reviewed the plans prepared by the design engineer and that the plans included the recommendations contained in the soils report. (7006.1)
 3. All recommendations of the report by Irvine Geotechnical, dated 08/07/2017, signed by Jon Alan Irvine, GE 2891, that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
 4. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)
 5. A grading permit shall be obtained for all structural fill. (106.1.2)
 6. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density (D1556). Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.7011.3 of the Code. (7011.3)
 7. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department, and obtained approval. (7008.2)
 8. Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of three feet whichever is greater. (7011.3)
 9. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill. (1809.2, 7011.3)
 10. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction. (7013.12)
 11. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cu yd. (7007.1)
- 201 N. Figueroa Street 3rd Floor, LA (213) 482-7045
12. All loose foundation excavation material shall be removed prior to commencement of framing. (7005.3)

13. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety. (3301.1)
14. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be constructed using ABC slot cuts, as recommended. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
15. Prior to the issuance of any permit which authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation. (3307.1)
16. Unsurcharged temporary excavation may be cut vertical up to 5 feet. For excavations over 5 feet, the lower 5 feet may be cut vertically and the portion of the excavation above 5 feet shall be trimmed back at a gradient not exceeding 1:1 (horizontal to vertical), as recommended.
17. Surcharged A-B-C slot-cut method may be used for temporary excavations with each slot cut not exceeding 6 feet in height and not exceeding 8 feet in width, as recommended. The surcharge load shall not exceed the value given in the report. The soils engineer shall determine the clearance between the excavation and the existing foundation. The soils engineer shall verify in the field if the existing earth materials are stable in the slot cut excavation. Each slot shall be inspected by the soils engineer and approved in writing prior to any worker access.
18. All foundations shall derive entire support from a blanket of properly placed fill, as recommended and approved by the soils engineer by inspection.
19. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4) ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top.
20. The foundation/slab design shall satisfy all requirements of the Information Bulletin P/BC 2014-116 "Foundation Design for Expansive Soils" (1803.5.3).
21. The building design shall incorporate provisions for total anticipated differential settlements of 0.6 inches, which include 0.25 and 0.35 inches for static and seismic-induced loads, respectively. (1808.2)
22. Special provisions such as flexible or swing joints shall be made for buried utilities and drain lines to allow for differential vertical displacement.
23. Slabs placed on approved compacted fill shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way.
24. Concrete floor slabs placed on expansive soil shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way.
25. The seismic design shall be based on a Site Class D as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
26. The structure shall be connected to the public sewer system. (P/BC 2014-027)

27. All roof and pad drainage shall be conducted to the street in an acceptable manner. (7013.10)
28. An on-site storm water infiltration system at the subject site shall not be implemented, as recommended.
29. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS. (7013.10)
30. The soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading. (7008 & 1705.6)
31. Prior to the pouring of concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. He/She shall post a notice on the job site for the LADBS Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
32. Prior to excavation, an initial inspection shall be called with LADBS Inspector at which time sequence of construction, ABC slot cuts, protection fences and dust and traffic control will be scheduled. (108.9.1)
33. Installation of shoring, underpinning, slot cutting excavations and/or pile installation shall be performed under the inspection and approval of the soils engineer and deputy grading inspector. (1705.6)
34. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. He/She shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the LADBS Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included. (7011.3)
35. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.



GLEN RAAD
Geotechnical Engineer I

Log No. 100217
213-482-0480

cc: Tala Associates, Applicant
Irvine Geotechnical, Project Consultant
LA District Office

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

March 6, 2018

TO: Vincent Bertoni, AIP, Director of Planning
Department of City Planning
Attention: Steve M. Garcia & Tyna Hall

FROM: Los Angeles Fire Department

SUBJECT: **PARCEL MAP NO. 2017-4287-SL (4011 W. EXPOSITION BLVD.)**

Submit plot plans for Fire Department approval and review prior to recordation of Parcel Map Action.

RECOMMENDATIONS:

Access for Fire Department apparatus and personnel to and into all structures shall be required.

One or more Knox Boxes will be required to be installed for LAFD access to project.
location and number to be determined by LAFD Field inspector. (Refer to FPB Req # 75).

505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.

Steve M. Garcia & Tyna Hall
March 6, 2018
PARCEL MAP NO.: 2017-4287-SL
Page 2

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting please call **(213) 482-6504** . You should advise any consultant representing you of this requirement as well.

RALPH M. TERRAZAS
Fire Chief

Kristin Crowley, Fire Marshal
Bureau of Fire Prevention and Public Safety

KC:RED:yw
c:PM:2017-4287-SL

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: March 9, 2018

TO: Alan Como, Deputy Advisory Agency
200 N. Spring Street, 7th Floor
Department of City Planning

FROM: Laura Duong, Subdivision Review
Peter Kim, Zoning Engineer
201 N. Figueroa Street, Room 1080A
Department of Building and Safety

SUBJECT: **PARCEL MAP NO. 2017-4287-SL**
4011 W. EXPOSITION BLVD.

The Department of Building and Safety Zoning Section has reviewed the above Subdivision Map, date stamped on February 12, 2018 by the Department of City Planning. The site is designated as being in a **R3-1** Zone. A clearance letter will be issued stating that no Building or Zoning Code violations exist relating to the subdivision on the subject site once the following items have been satisfied.

- a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
- b. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.
- c. Resubmit the map to provide and maintain a minimum 20 ft. common access strip open to the sky for the lots all the way to the public street for access purpose per Section 12.03 under the definition of "Lot". No projections are allowed into the 20 ft. minimum common access strip. Provide the 20 ft. wide common access open to the sky or obtain approval from the City Planning Advisory Agency to allow for a reduced and/or projection into the common access strip all the way to the public street.
- d. Dimension the reciprocal private easement for pedestrian and driveway egress and ingress, back up space, drainage, and utilities on the final map.

Notes:

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfactory of LADBS at the time of plan check.

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.


An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

cc: Steve Garcia, Tyna Hall

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: 3/22/2018

To: Mr. Vincent P. Bertoni, Director
Department of City Planning
200 N. Spring St., 5th Flr, MS-395

From:  Jay Wong, Manager
Private Development Division
Bureau of Street Lighting

SUBJECT: STREET LIGHTING REQUIREMENTS FOR DISCRETIONARY ACTIONS

CITY PLANNING CASE No.: PMLA 2017-4287
4011 W. Exposition Bl.

The Bureau of Street Lighting's recommended condition of approval for the subject city planning case is as follows: (Improvement condition added to S-3 (c) where applicable.)

IMPROVEMENT CONDITION: No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street light; one (1) on Exposition Bl.

NOTES:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

BOARD OF COMMISSIONERS

SYLVIA PATSAOURAS
PRESIDENT

LYNN ALVAREZ
VICE PRESIDENT

MELBA CULPEPPER
PILAR DIAZ
JOSEPH HALPER

IRIS L. DAVIS
BOARD SECRETARY (213) 202-2640

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

MICHAEL A. SHULL
GENERAL MANAGER

ANTHONY-PAUL (AP) DIAZ, ESQ.
EXECUTIVE OFFICER &
CHIEF OF STAFF

RAMON BARAJAS
ASSISTANT GENERAL MANAGER

VICKI ISRAEL
ASSISTANT GENERAL MANAGER

SOPHIA PINA-CORTEZ
ASSISTANT GENERAL MANAGER

(213) 202-2633, FAX (213) 202-2614

Letter sent via email to:
steve.m.garcia@lacity.org
Tyna.Hall@lacity.org

March 23, 2018

Alan Como, Deputy Advisory Agency
200 N. Spring Street, 7th Floor
Los Angeles, CA 90012

**DEPARTMENT OF RECREATION AND PARKS REPORT AND RECOMMENDATIONS
RELATIVE TO AA-2017-4287-PMLA**

Dear Mr. Como:

The City of Los Angeles Department of Recreation and Parks (RAP) has prepared the following report and recommendations in response to your request for comments relative to AA-2017-4287-PMLA, a proposed subdivision containing four (4) dwelling units, located at 4011 W. Exposition Boulevard.

RAP's report and recommendation(s) regarding AA-2017-4287-PMLA are as follows:

General Comments:

The applicant is requesting approval of AA-2017-4287-PMLA, a subdivision containing four (4) new dwelling units. Los Angeles Municipal Code (LAMC) 12.33 requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or pay a fee for the purpose of developing park and recreational facilities and LAMC 19.17 specifies how those fees are to be calculated.



March 23, 2018

Page 2

Effective January 11, 2017, RAP is responsible for calculating the required park fees owed by each residential development project, including subdivision projects, pursuant to LAMC 12.33, and issuing the fee calculation letters to applicants.

RAP Recommendation:

The applicant is requesting approval of a subdivision. Therefore, pursuant to Los Angeles Municipal Code sections 12.33.E and 19.17, RAP recommends the following be added as a condition of the approval of AA-2017-4287-PMLA:

That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

Thank you for the opportunity to provide information relative to recreation and park issues related to this proposed project. Please provide the RAP contact listed below with any and all agendas, notices, and staff reports for the Advisory Agency actions and/or hearings related to this application.

If you have any questions or comments regarding this information please feel free to contact Melinda Gejer, of my staff, at (213) 202-2657, at your convenience.

Sincerely,

RAMON BARAJAS
Assistant General Manager



CATHIE SANTO DOMINGO
Superintendent

MAS/RB:ln

cc: Buckingham Crossing, LLC; Attn: Charles Yzaguirre; 1976 S. La Cienega Boulevard; Los Angeles, CA 90034
Reading File

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

4011 W. Exposition Bl

Date: April 3, 2018

To: Deputy Advisory Agency
Department of City Planning

From: Mohammad Hasan, Associate Transportation Engineer II
Department of Transportation

Subject: PARCEL MAP NO. 2017-4287

Reference is made to your request for review of this case regarding potential traffic access problems. Based upon this review, it is recommended that:

1. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line or to the satisfaction of the Department of Transportation or to the satisfaction of Los Angeles Department of Transportation (LADOT).
2. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
3. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and

Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 550, Station 3.

4. That a fee in the amount of \$205 be paid for the Department of Transportation as required per Ordinance No. 180542 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

Please contact this section at (213) 482-7024 for any questions regarding the above.

Council District No. 10

Hollywood-Wilshire District Office

Date: April 16, 2018

To: Mr. Vince P. Bertoni, Director
Department of City Planning
Attention: Deputy Advisory Agency

From: Edmond Yew, Division Manager
Land Development Group & GIS Division
Bureau of Engineering

Subject: Preliminary Parcel Map L.A. No. AA-2017-4287-PMLA

Transmitted is a print of Preliminary Parcel Map L.A. AA-2017-4287-PMLA lying on the northerly side of Exposition Boulevard (Modified Collector Street) and westerly of Virginia Road based on the Mobility Plan 2035 Designation in Council District No.10.

This map has been filed for a 4-parcel single-family residential subdivision based on "Small Lot Subdivision Ordinance" over a parcel of land in the existing R3-1 zone.

The subdivision layout without consideration of the common access area is generally satisfactory as submitted, except for the additional public right-of-way dedication as stated herein.

There is an existing sanitary sewer in Exposition Boulevard adjoining the subdivision. The construction of house connection and mainline sewers within suitable easement will be required to serve the proposed parcels.

In the event Preliminary Parcel Map L.A. No. AA-2017-2017-PMLA is approved, the following conditions should be included as part of your action:

1. That a variable width strip of land be dedicated along Exposition Boulevard adjoining the subdivision to complete a 10-foot border in accordance with Modified Collector Street, based on the Mobility Plan 2035 Designation.
2. That if necessary and for street address purposes, if this parcel map is approved as "Small Lot Subdivision", then all the common access area to this subdivision be named on the final map.
3. That if this parcel map is approved as small lot subdivision, then the final map be labeled as "Small Lot Subdivision" per Ordinance No. 176354".

4. That any necessary public sanitary sewer easements be dedicated within the common access area on the final map based on an alignment approved by the Central Engineering District Office.
5. That if necessary and for street address purposes, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
6. That the existing Public Utilities Easement within the subdivision be shown on the final map.
7. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Exposition Boulevard being dedicated and adjoining the subdivision by reconstruction of the minimum 5-foot concrete sidewalk; repair and replace any broken or offgrade curb and gutter; close any unused driveway with standard street improvements; plant trees and landscape the parkway area, all acceptable to the City Engineer.
 - b. Construct the necessary sewer mainline and house connections to serve each parcel; evaluate the efficiency of the existing house connection; and/or any sewer connection arrangement that is acceptable to the Central Engineering District office.

Any questions regarding this report should be directed to Ray Saidi of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3492.

cc: Central Engineering District Office

GV/dw/rs


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.



Rocky Wiles <rocky.wiles@lacity.org>

1 of 5 - Case No: AA-2017-4287-PMLA-SL electronic documents -reports and guidelines

1 message

Mika Matsui <mika8184@gmail.com>

Mon, Nov 26, 2018 at 1:12 AM

To: apcsouthla@lacity.org

Cc: Rocky Wiles <rocky.wiles@lacity.org>, Etta Armstrong <etta.armstrong@lacity.org>, Jordan Beroukhim <jordan.beroukhim@lacity.org>, Elizabeth Carlin <elizabeth.carlin@lacity.org>, Leslie Graham <lesgra@gmail.com>, E va Aubry <aubryeva@yahoo.com>, mika8184 <mika8184@gmail.com>, "Roy S. Amemiya" <roy@rscommercial.com>, Steve Garcia <steve.m.garcia@lacity.org>

Dear Commission Executive Assistant,

This is the first of the emails I will be sending you which are the reports/guidelines that is referred to in the emails to come.

They are all for the public hearing confirmed for Dec. 04, 2018 Tuesday at 4:30pm at the DWP office on [403 Crenshaw Blvd., Los Angeles, CA 90008](#)

The attachments below are:

- 1.) NHD report from Property ID = 73 pages for [4011 Exposition Blvd.](#)
- 2.) Small Lot Policy - Design Guidelines - for documentation only using the 1st 3 pages plus the pages 1-10 of the guidelines as reference
- 3.) Environmental Impact Report for West Adams - Baldwin Hills - Leimert Park page 1
- 4.) Environmental Impact Report for West Adams - Baldwin Hills - Leimert Park page 2
- 5.) [4011 Exposition](#) City Approval Notice - for reference since presentations pertain to findings in this letter

A total of 5 attachments in the first email was sent in this first email.

I would appreciate it if you can confirm that you have received this email and the attachments.

I will be sending you documents via email as instructed for our public hearing on December 04, 2018.

Thank you,

--

Mika Matsui
mika8184@gmail.com
(323) 892-6662

CONFIDENTIALITY: This e-mail and any attachments are covered by the Electronic Communications Privacy Act, 18 U.S.C. §§ 2510-2521, and are legally privileged and/or confidential. If you are not the intended recipient, any review, distribution or copying of this e-mail is strictly prohibited. If you received this e-mail in error, please notify us immediately by return e-mail and delete this e-mail.

VERIFY: Not responsible for security of the email or content so make sure you verify the content of the email and security.

CIRCULAR 230 DISCLOSURE: This communication is not a tax opinion. Pursuant to Internal Revenue Service regulations, to the extent that this contains tax advice, it is not intended or written to be used by a taxpayer for the purpose of avoiding tax penalties that may be imposed on the taxpayer or for promoting to another party

any tax related matter addressed herein. This information has been secured from sources we believe to be reliable, however we make no representation or warranties, express or implied to the accuracy of this information. References to square footage, age, or pro-forma expectations are approximate. Buyer must verify and bears all risk for any inaccuracies. ©2018

5 attachments



SmallLotPolicy_DesignGuide.pdf

8909K



4011WExpos_NHD report with Environmental-73 pages.pdf

949K



EIR - 1 of 2.pdf

390K



EIR - 2 of 2.pdf

189K



4011 Expo City APPROVAL notice (1).pdf

6904K

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ

CAROLINE CHOE

RENEE DAKE WILSON

KAREN MACK

MARC MITCHELL

VERONICA PADILLA-CAMPOS

DANA M. PERLMAN

ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONE, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

<http://planning.lacity.org>

Decision Date: September 24, 2018

Appeal End Date: October 09, 2018

Charles Yzaguirre
Buckingham Crossing, LLC.
1976 South La Cienega Boulevard
Los Angeles, CA 90034

Kamran Kazemi
Tala Associaes
1916 Colby Avenue
Los Angeles, CA 90016

Case No. AA-2017-4287-PMLA-SL
Address: 4011 West Exposition Boulevard
Planning Area: West Adams - Baldwin Hills -
Leimert
Zone : RD2-1-CPIO
D.M. : 123B169 1048
C.D. : 10 - Herb J. Wesson, Jr.
CEQA : ENV-2017-1841-CE
Legal Description: Tract TR5500, Lot 203

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency 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 (Infill Development) and City CEQA Guidelines, Section 1, Class 15 (Minor Land Divisions), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies, and approved Parcel Map No. 4287-PMLA-SL, located at 4011 West Exposition Boulevard for a maximum **four (4) Small Lots**, pursuant to the Small Lot Subdivision Ordinance No. 176,354, as shown on map stamp-dated February 12, 2018 in the West Adams-Leimert-Baldwin Hills Community Plan. This unit density is based on the R3-1 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more agencies must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a variable width public sidewalk easement be provided if necessary along Exposition Boulevard adjoining the subdivision to complete a 10-foot sidewalk easement area measured from existing curb face.
2. That if necessary and for street address purposes, if this parcel map is approved as "Small Lot Subdivision", then all the common access area to this subdivision be named on the final map.
3. That if this parcel map is approved as small lot subdivision, then the final map be labeled as "Small Lot Subdivision" per Ordinance No. 176354".
4. That any necessary public sanitary sewer easements be dedicated within the common access area on the final map based on an alignment approved by the Central Engineering District Office.
5. That if necessary and for street address purposes, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
6. That the existing Public Utilities Easement within the subdivision be shown on the final map.
7. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Exposition Boulevard including easement area if being provided adjoining the subdivision by reconstruction of the concrete sidewalk at same location and landscaping rest of the sidewalk area; repair and replace any broken or off grade curb and gutter; close any unused driveway with standard street improvements; plant trees and landscape the parkway area, all acceptable to the City Engineer.
 - b. Construct the necessary sewer mainline and house connections to serve each parcel; evaluate the efficiency of the existing house connection; and/or any sewer connection arrangement that is acceptable to the Central Engineering District office.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

8. Prior to the issuance of any permit, secure approval from the Division of Land Unit of the Department of City Planning for the proposed lot split and residential development. The Division of Land Unit of the Planning Department is located in City Hall, 200 N. Spring Street, Room# 750 - Phone (213) 978-1362.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

7. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:

- a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work
- b. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.
- c. Resubmit the map to provide and maintain a minimum 20 ft. common access strip open to the sky for the lots all the way to the public street for access purpose per Section 12.03 under the definition of "Lot". No projections are allowed into the 20 ft. minimum common access strip. Provide the 20 ft. wide common access open to the sky or obtain approval from the City Planning Advisory Agency to allow for a reduced and/or projection into the common access strip all the way to the public street
- d. Dimension the reciprocal private easement for pedestrian and driveway egress and ingress, back up space, drainage, and utilities on the final map

Notes:

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfactory of LADBS at the time of plan check.

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

9. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line or to the satisfaction of the Department of Transportation or to the satisfaction of Los Angeles Department of Transportation (LADOT).
10. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.

11. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 550, Station 3.
12. That a fee in the amount of \$205 be paid for the Department of Transportation as required per Ordinance No. 180542 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

13. Submit plot plans for Fire Department review and approval prior to recordation of this Parcel Map Action. Access for Fire Department apparatus and personnel to and into all structures shall be required. In addition, the following items shall be satisfied:
 - a. One or more Knox Boxes will be required to be installed for LAFD access to project location and number to be determined by LAFD Field inspector. (Refer to FPB Req # 75).
 - b. 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - c. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - d. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features:
 - (i) fire lanes, where required, shall be a minimum of 20 feet in width;
 - (ii) all structures must be within 300 feet of an approved fire hydrant,
 - (iii) entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
 - e. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
 - f. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.

BUREAU OF SANITATION

14. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated February 27, 2018. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

DEPARTMENT OF RECREATION AND PARKS

15. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

BUREAU OF STREET LIGHTING-SPECIFIC CONDITIONS

16. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street light; one (1) on Exposition Bl.

Department of City Planning-Site Specific Conditions

17. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- a. **Use.** Limit the proposed development to a maximum of 4 parcels.
- c. **Parking.** That a minimum of two (2) parking spaces per dwelling unit shall be provided. All exterior parking area lighting shall be shielded and directed onto the site.
- d. No trash enclosures or structures shall be allowed in the front yard setback.
- c. **Landscape Plans.** That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. **Failure to comply with this condition as written shall require the filing of a modification to this parcel map in order to clear the condition.**

In the event the subdivider decides not to request a permit before the recordation of the final map, the following statement shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- i. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of each housing unit.
- ii. The developer/builder shall maintain the landscaping and irrigation

for 60 days after completion of the landscape and irrigation installation.

- iii. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.
- d. **Fence.** That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard. The wall shall be covered with clinging vines or screened by vegetation capable of spreading over the entire wall.
- e. **Energy Conservation.** That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- f. **Air Filtration.** The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.
- g. **Height.** The height of structures shall not exceed 45 feet
- h. **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. Action 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.

- 18. That the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6974) that a Certificate of Occupancy (temporary or final) for the building(s) shall not be issued until the final map has been recorded.
- 19. Small Lot Subdivision - Note to City Zoning Engineer and Plan Check. Pursuant to Ordinance Number 176,354 (Small Lot Subdivisions) of the Los Angeles Municipal Code, the Advisory Agency has approved the following setbacks as it applies to this subdivision and the proposed development on the site.

a. **Setback Matrix**

Parcel	Front yard (S)	Rear yard (N)	Side yard (E)	Side yard (W)
A	15'	5'	0'-2"	5'
B	15'	5'	10'	0'-2"
C	5'	5'	0'-2"	5'
D	5'	5'	5'	0'-2"

- b. **Driveway Width.** The width of the common access easement shall be no less than 10 feet and open to the sky, as required by LAMC Section 12.03. Driveway entry width dimensions shall be shown on the Final Map.
- c. **Lot Coverage.** All structures on any one parcel shall occupy no more than 80% of the lot area for that parcel.

20. A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.

FINDINGS OF FACT**FINDINGS OF FACT (CEQA):**

Determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15332, Class 32 (Infill Development) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The proposed project qualifies for a Categorical Exemption because it conforms to the definition of "In-fill Projects" as follows:

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

The General Plan land use map for the West Adams-Baldwin Hills-Leimert Community Plan designates the subject property for Medium Residential land uses with the corresponding zone of R3. The project meets parking, open space, and landscaping requirements.

- 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 comprised of one existing lot, totaling 5,384 square feet, which is well below 5-acre threshold, and is surrounded by other single and multi-family residential development. Properties immediately adjacent to the north have land uses of Low Medium II Residential and are zoned RD1.5-1. Properties to the south are zoned PF-1 and are developed with the Los Angeles Metropolitan Transit Authority's Expo Light-Rail Line. Immediately adjacent properties to the east and west are zoned R3-1 and are developed with single-family homes.

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

The immediate vicinity is highly urbanized and is comprised of dense residential development with nearby commercial corridors. NavigateLA and the Los Angeles City Planning Department's Environmental and Public Facilities map for Significant Ecological Areas show that the subject site is not located in any of these areas.

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

The project would not result in any significant effects related to traffic, as it involves the addition of 4 single-family dwelling units. The existing mobility and circulation available in proximity to the proposed project will result in no traffic impacts as a result of the additional 4 units that are being introduced into the community. The development of the project would not result in any significant effects relating to noise, since the project must comply with the City of Los Angeles Noise Ordinance No. 161,574 and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels. Furthermore, the project is below 75 dwelling units and 1,000 average daily vehicle trips CEQA threshold. Operational emissions for project-related traffic will be less than significant. In addition to mobile sources from vehicles, general development causes smaller amounts of "area source" air pollution to be generated from on-site energy consumption (natural gas combustion) and from off-site electrical generation. These sources represent a small

percentage of the total pollutants. The inclusion of such emissions adds negligibly to the total significant project-related emissions burden generated by the proposed project. The proposed project will not cause the SCAQMD's recommended threshold levels to be exceeded. Operational emission impacts will be at a less-than-significant level. The development of the project would not result in any significant effects relating to water quality. The project is not adjacent to any water sources and does not involve extensive excavation that might have an impact on the water table. Therefore, construction of the project will not create any impact on water quality. Furthermore, the project will comply with the City's stormwater management provisions per LAMC 64.70.

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

The subject site is located in the West Adams-Baldwin Hills-Leimert Community Plan area, a well-established medium and high density residential area with public infrastructure that is fully improved. The site is currently being served adequately by the City's Department of Water and Power, the City's Bureau of Sanitation, the SoCal Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, and many others public services. The utilities and public services have been servicing the neighborhood continuously for over 50 years.

EXCEPTIONS

There are five (5) exceptions to the Categorical Exemptions identified in the State CEQA Guidelines Section 15300.2.

- (a) **Cumulative Impact.** 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.

Within 500 feet of the subject site there have been no other Parcel Maps approved. Based on this pattern of development it is not anticipated that the immediate surrounding properties will experience multiple successive projects of similar scale and type as the proposed project. The project is located in the West Adams-Baldwin Hills-Leimert Community Plan, which was adopted with the vision and framework by which the City's physical and economic resources are to be managed and utilized over time. The Community Plan further refines the General Plan and is intended to promote an arrangement of land uses, streets and services which will encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the people who live and work in the community. Thus, the project is not anticipated to result in a significant cumulative impact for successive projects of the same type in the same place over time.

- (b) **Significant Effect.** 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 proposed project is a parcel map for a four-lot subdivision under the provisions of the Small Lot Ordinance. Four new single-family dwellings will be constructed. The project is consistent with the General Plan and the zone. There are no unusual circumstances anticipated to have any impacts on the project. Thus, this exception does not apply to the project.

- (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. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

The project site is located on Exposition Boulevard, and is designated as a Modified Collector by the Mobility Plan 2035 of the City's General Plan. The project is not located within, nor within the vicinity, of a state scenic highway. Thus, this exception does not apply to the project.

- (d) **Hazardous Waste Site.** 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.

The project is not located on a site identified by the State as a hazardous waste property.

- (f) **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 not located within a Historic Preservation Overlay Zone, Historic District, or identified as having any historic significance on SurveyLA or HistoricPlacesLA. Thus the exception does not apply.

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Parcel Map No. AA-2017-1840-PMLA-SL, pursuant to Section 66474 of the State of California Government Code (the Subdivision Map Act), the Advisory Agency of the City of Los Angeles makes the prescribed findings as follows:

- (a) **PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The adopted West Adams-Baldwin Hills-Leimert Community Plan designates the subject property for Medium Residential land uses with the corresponding zone of R3. The project site is comprised of one existing lot, totaling 5,384 square-feet and is zoned R3-1. The property is located in a Transit Priority Area in the City of Los Angeles and an MTA Project area. A Transit Priority Area limits the extent to which aesthetics and parking are defined as impacts under CEQA. The MTA Project area requires clearance from the Los Angeles County Metropolitan Transportation Authority (Metro) for projects and development activities prior to the issuance of any building permit within 100 feet of a Metro right-of-way.

The applicant is proposing to subdivide one lot into four small lots, per the Small Lot Ordinance and Subdivision Map Act. The proposed project consists of the construction, use, and maintenance of four (4) new three-story single-family dwellings in accordance to the Small Lot Ordinance 176,354. The proposed parcels total approximately 1,324 square-feet (Parcel A), and 1,808 square-feet (Parcel B), 1,164 square-feet (Parcel C), and 1,098 square-feet (Parcel D). The building's will have a maximum height of 45 feet, consistent with the 45 foot height limit of the R3-1 Zone.

The proposed map is consistent with the Small Lot Ordinance (Ord. No. 176,354) as the lots are more than the minimum 800 square feet in area and 16 feet in width, as required by the Ordinance. As conditioned, the 4-unit Small Lot Subdivision with 4 lots is consistent with the purpose, intent, and applicable regulations of the General Plan and the West Adams-Baldwin Hills-Leimert Community Plan.

- (b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

For the purposes of approving the parcel map, pursuant to Section 66418 of the Subdivision Map Act, "design" of a map refers to street alignments, grade, and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of the General Plan or any applicable Specific Plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the "design and location of buildings are not part of the map review process for condominium, community apartments or stock cooperative projects." Improvements, as defined by the Map Act and Section 17.02 refers to the infrastructure facilities serving the subdivision.

The Bureau of Engineering has reviewed the proposed subdivision and found the subdivision layout generally satisfactory. According to the Bureau of Engineering letter dated April 16, 2018 there is an existing sanitary sewer in Exposition Boulevard adjoining the subdivision. The construction of house connection and mainline sewers within suitable easement will be required to serve the proposed parcels. The Bureau of Engineering requires a variable width strip of land be dedicated along Exposition Boulevard adjoining the subdivision to complete a 10-foot border in accordance with Modified Collector Street, based on the Mobility Plan 2035 Designation.

Existing topography for the site is relatively flat. The subject parcel is not located in a hillside area, a flood zone, or a landslide area. In a memo dated October 25, 2017, the Department of Building and Safety, Grading Division, indicated that no geology or soils reports are required prior to planning approval of the Parcel Map. Therefore, as conditioned, the design and improvement of the proposed subdivision are consistent with the applicable General and Community Plans.

- (c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

The subject site located at 4011 West Exposition Boulevard is an approximate 5,384 square foot interior lot in the R3-1 Zone and is designated by the West Adams-Baldwin Hills-Leimert Community Plan with Medium Residential land uses. The project site is a rectangular-shaped interior lot with approximately 42 feet of frontage along the north side of Exposition Boulevard between Buckingham Road and Virginia Road. Currently, the subject property is currently improved with a one-story single-family home. The proposed project involves a Small Lot Subdivision to authorize the subdivision of the existing lot into four small lots in conjunction with the construction of four single-family dwellings with two parking spaces each.

The subject site is level and not located in a flood zone, liquefaction, or landslide area. In a memo dated October 27, 2017, the Department of Building and Safety, Grading Division, indicated that no geology or soils reports are required prior to planning approval of the Parcel Map. The project has been conditioned so that prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division.

The Preliminary Parcel Map was circulated to various City departments and agencies for their review and recommendations. Their comments are incorporated into the project's conditions of approval. Therefore as conditioned, the site is physically suitable for a Small Lot Subdivision for the proposed four (4) lots.

(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT

The subject site located at 4011 West Exposition Boulevard is an approximate 5,384 square foot interior lot in the R3-1 Zone and is designated by the West Adams-Baldwin Hills-Leimert Community Plan with Medium Residential land uses. The project site has approximately 42 feet of frontage along the north side of Exposition Boulevard between Buckingham Road and Virginia Road. Based on the square footage of the subject parcel, the maximum density allowed by right is 6 dwelling units per the underlying zone and Ordinance 176,354, with a minimum 800 square feet of lot area for each subdivided lot for proposed Small Lot Subdivision.

The proposed Preliminary Parcel Map will subdivide the existing 5,384 square-foot lot into four new parcels totaling approximately 1,160 square-feet for Parcel A; approximately 1,594 square-feet for Parcel B; approximately 1,165 for Parcel C and approximately 1,096 square-feet for Parcel D. All of the proposed parcels meet the minimum 800 square-foot lot size of the Small Lot Ordinance. All lots meet the minimum lot width of 16 feet, as required by Ordinance 176,354.

Properties on the north side of Exposition Boulevard between Buckingham Road and Virginia Road have the same zone and have the same land use designation as the subject site, and are developed with one-story and two-story single and multi-family residential buildings. Adjacent and surrounding properties contain similar densities than the subject site. Therefore, as conditioned the site is physically suitable for the proposed density of the development and is sufficient in size to allow for a density of 4 dwelling units.

(e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The project site, as well as the surrounding properties are presently developed with residential structures, and does not provide a natural habitat for either fish or wildlife. The Advisory Agency 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 Section 15332 Class 32 (Infill Development) and City CEQA Guidelines, Section 1, Class 15 (Minor Land Divisions), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.

(f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

The Categorical Exemption prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, risk of upset are concerned.

Furthermore, the project site, as well as the surrounding area is presently developed with residential structures and does not provide a natural habitat for either fish or wildlife.

The proposed subdivision and subsequent improvements are subject to the provisions of the Los Angeles Municipal Code (e.g. the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements as mandated by law would apply where applicable to ensure the public health and welfare (e.g. asbestos abatement, seismic safety, flood hazard management). The project is not located over a hazardous materials site, flood hazard area, and is not located on unsuitable soil conditions. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the Los Angeles Hyperion Treatment Plant, which has been upgraded to meet statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION

No such easements are known to exist.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements. Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS PARCEL MAP:

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code.

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau, located at 200 N. Main Street Room 1255, regarding the cable television franchise holder for this area, or by calling (213) 978-0856.

The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the South Area Planning Commission within 15 calendar days of the decision date. If you wish to appeal, a Master Appeal Form No. CP-7769,

must be submitted, accepted as complete, and appeal fees paid by date ____* at one of the City Planning Department Public Counters, located at:

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

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

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

*Please note the cashiers at the public counters close at 3:30 PM.
Appeal forms are available on-line at www.lacity.org/pln.


There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

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

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time has been requested in person before 5:00 p.m.

No requests for time extensions or appeals received by mail shall be accepted. If you have any questions, please call Steve M. Garcia at (213) 978-1388.

VINCENT P. BERTONI, AICP
Advisory Agency



Alan Como, AICP
Deputy Advisory Agency

VPB:AC:SMG

cc: Bureau of Engineering
Dept. of Building & Safety, Zoning
Department of Building & Safety, Grading
Department of Fire
Department of Recreation & Parks
Bureau of Street Lighting
Department of Transportation
Street Tree Division



DISCLOSE WITH CONFIDENCE™

Mandatory Residential Disclosure Report Environmental Hazards Report

PROUDLY MADE IN THE USA

SUBJECT PROPERTY:
4011 W EXPOSITION BLVD
LOS ANGELES, CA 90016
APN 5046-005-030
LOS ANGELES COUNTY

PROPERTY I.D. PLAZA, 1001 WILSHIRE BL., LOS ANGELES, CA 90017

P: (800) 626-0106 F: (800) 626-3863 • Platinum Services P: (800) 920-5603 F: (800) 920-5605

WWW.PROPERTYID.COM

IMPORTANT NOTICE *For the convenience of real estate agents, escrow officers, sellers and buyers, a disclosure receipt is provided herein. It is important that the recipient of the report acknowledge acceptance of the report by signing the receipt. Thereafter each party to the transaction may retain a copy of the receipt for their records.*

When Printed by Property I.D. Corporation, three original copies of the report are issued for distribution to the parties involved in the transaction.

COPYRIGHT © 2018 PROPERTY I.D., All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted by any means (electronic, mechanical, photocopying or otherwise) without the prior permission of Property I.D. COPYRIGHT is not claimed as to any part of original paperwork by the federal or state government.

NATURAL HAZARD DISCLOSURE STATEMENT AND DISCLOSURE REPORT RECEIPT

This statement applies to the following property: 4011 W EXPOSITION BLVD LOS ANGELES, CA 90016; LOS ANGELES COUNTY; APN# 5046-005-030 Date: 11/14/2018

The transferor and his or her agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective transferees may rely on this information in deciding whether and on what terms to purchase the Subject Property. Transferor hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. The following are representations made by the transferor and his or her agent(s) based on their knowledge and maps drawn by the state and federal governments. This information is a disclosure and is not intended to be part of any contract between the transferee and transferor. THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

1. **A SPECIAL FLOOD HAZARD AREA** (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency. Refer to Report.
Yes ☐ No ☒ Do not know and information not available from local jurisdiction ☐
2. **AN AREA OF POTENTIAL FLOODING SHOWN ON A DAM FAILURE INUNDATION MAP** pursuant to Section 8589.5 of the Government Code. Refer to Report.
Yes ☒ No ☐ Do not know and information not available from local jurisdiction ☐
3. **A VERY HIGH FIRE HAZARD SEVERITY ZONE** pursuant to Section 51178 or 51179 of the Government Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code. Refer to Report.
Yes ☐ No ☒
4. **A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS** pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code. Refer to Report.
Yes ☐ No ☒
5. **AN EARTHQUAKE FAULT ZONE** pursuant to Section 2622 of the Public Resources Code. Refer to Report.
Yes ☐ No ☒
6. **A SEISMIC HAZARD ZONE** pursuant to Section 2696 of the Public Resources Code. Refer to Report.
Yes (Landslide Zone) ☐ Yes (Liquefaction Zone) ☒ No ☐ Map not yet released by state ☐

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

Signature of Transferor (Seller) _____ Date _____

Signature of Transferor (Seller) _____ Date _____

Agent(s) _____ Date _____

Agent(s) _____ Date _____

Check only one of the following:

- ☐ Transferor(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the transferor(s) and agent(s).
- ☒ Transferor(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Civil Code Section 1103.7, and that the representations

made in this Natural Hazard Disclosure Statement are based upon information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Civil Code Section 1103.4. Neither transferor(s) nor their agent(s) (1) has independently verified the information contained in this statement and report or (2) is personally aware of any errors or inaccuracies in the information contained on the statement. This statement was prepared by the provider below:

Third-Party Disclosure Provider(s) _____ Property I.D. _____ Date _____ 11/14/2018

Transferee represents that he or she has read and understands this document. Pursuant to Civil Code Section 1103.8, the representations made in this Natural Hazard Disclosure Statement do not constitute all of the transferor's or agent's disclosure obligations in this transaction.

The items listed below indicate additional statutory disclosures and legal information that are provided in the report.

7. Additional Reports that are enclosed herein if ordered:
(A) ENVIRONMENTAL RISK REPORT (Enclosed if ordered)
8. Additional Statutory Disclosures:
(A) INDUSTRIAL USE ZONE DETERMINATION (where available) pursuant to Section 1102.17 of the California Civil Code. Refer to Report. (B) MILITARY ORDNANCE FACILITIES pursuant to California Civil Code Sections 1102.15 and 1940.7. Refer to Report. (C) AIRPORT INFLUENCE AREA pursuant to Civil Code Section 1103.4. Refer to Report. (D) NOTICE OF RIGHT TO FARM pursuant to California Civil Code Section 1103.4. Refer to Report. (E) MELLO-ROOS & SPECIAL ASSESSMENTS pursuant to Section 53311-53365.7 / 53754 of the California Government Code; Refer to Report.
9. Additional Local Jurisdiction Hazards - May include the following:
Airports, Avalanche, Coastal Protection, Conservation Areas, Critical Habitats, Dam Failure Inundation, Duct Sealing Requirements, Erosion, Fault Zone, Fire, Groundwater, Landslide, Liquefaction, Methane Gas, Mines, Naturally Occurring Asbestos, Oil and Gas Well Proximity, Petrochemical Contamination, Property Taxes, Radon, Right to Farm, Soil Stability, Tsunami, Williamson Act, Wind Erosion. Refer to Report.
10. General Notices and Additional Forms:
Methamphetamine Contamination, Megan's Law - Sex Offender Database, Abandoned Wells, Carbon Monoxide Devices, Natural Gas and Hazardous Liquid Pipelines, Water Conserving Plumbing Fixtures, Notice of Supplemental Property Tax Bill, California Waterway Setback Requirements, SGMA Groundwater Basin Priority, Historical Significance Notice. Refer to Report.
11. Governmental Guides are delivered with printed reports and linked on electronically delivered reports (also available at <https://propertyid.com/downloads>)
(A) ENVIRONMENTAL HAZARDS: "A Guide for Homeowners, Buyers, Landlords and Tenants" pursuant to California Health and Safety Code Section 25100 et seq., 25417, and 26100, Business and Professions Code Section 10084, and Civil Code Section 2079.7. Refer to Report. ; (B) EARTHQUAKE SAFETY: "The Homeowner's Guide To Earthquake Safety" and "Residential Earthquake Hazards Report" form pursuant to California Business and Professions Code Section 10149, and Government Code Sections 8897.1, 8897.2, and 8897.5. Refer to Report. ; (C) RESIDENTIAL EARTHQUAKE HAZARDS REPORT FORM pursuant to California Business and Professions Code Section 10149, and California Government Code Sections 8897.1, 8897.2, and 8897.5. Refer to enclosed "The Homeowner's Guide to Earthquake Safety". ; (D) LEAD-BASED PAINT: "Protect Your Family From Lead In Your Home" pursuant to HUD Mortgage Letter 92-94, Title X of Housing and Com. D.V. Act of 1992. Refer to Report. ; (E). MOLD: Chapter VI re mold, pursuant to Health and Safety Code Section 25100 et seq., 25417, and 26100, Business and Professions Code Section 10084, and Civil Code Section 2079.7. Refer to Report. ; (F). "What Is Your Home Energy Rating?", pursuant to California Civil Code Section 2079.10. Refer to Report.

This Report contains the Mandatory Natural Hazard Disclosure Report. The Environmental Risk Report is only enclosed if it has been ordered. To order the Environmental Risk Report, please contact Property I.D. Customer Service at 800-626-0106.

Signature of Transferee (Buyer) _____ Date _____

Signature of Transferee (Buyer) _____ Date _____



ORDER ID #: 3425775

ORDER DATE: 11/14/2018

RESEARCH DATE: 11/14/2018

ESCROW/TITLE FILE #: 000007-FC

ESCROW/TITLE AGENT:

FRAN CABRAL

METRO ESCROW

3600 WILSHIRE BLVD #336

LOS ANGELES, CA 90010

SUBJECT PROPERTY:

4011 W EXPOSITION BLVD

LOS ANGELES, CA 90016

LOS ANGELES COUNTY

APN: 5046-005-030

REPORT ORDERED BY:

FRAN CABRAL

METRO ESCROW

3600 WILSHIRE BLVD #336

LOS ANGELES, CA 90010

TABLE OF CONTENTS

NATURAL HAZARD DISCLOSURE STATEMENT AND RECEIPT	ii	OIL AND GAS WELL PROXIMITY	34
SUMMARY OF RESULTS	2	PETROCHEMICAL COMPLEX PROXIMITY	35
FLOOD HAZARD ZONES	5	NOTICE OF RIGHT TO FARM	36
DAM FAILURE INUNDATION	7	PROPERTY TAX RECORDS	37
FIRE HAZARDS	8	SPECIAL ASSESSMENTS & 1915 BOND ACTS	38
EARTHQUAKE FAULT ZONES	11	AD VALOREM TAXES	38
LANDSLIDE SUSCEPTIBILITY	13	NOTICE OF SUPPLEMENTAL PROPERTY TAX BILL	41
LIQUEFACTION SUSCEPTIBILITY	14	PRIVATE TRANSFER FEE DISCLOSURE	42
EARTHQUAKE GROUND SHAKING	15	GENERAL NOTICES OF REQUIRED DISCLOSURES	43
SOIL HAZARDS	16	METHAMPHETAMINE CONTAMINATION	43
TSUNAMI HAZARD	17	MEGAN'S LAW - SEX OFFENDER DATABASE	43
WIND EROSION AND BLOWN SAND	18	ABANDONED WELLS	43
GROUNDWATER	19	WELL STIMULATION TREATMENTS NOTICE: HYDRAULIC FRACTURING	44
NATURALLY OCCURRING ASBESTOS	20	CARBON MONOXIDE DEVICES	44
RADON GAS POTENTIAL	21	NATURAL GAS AND HAZARDOUS LIQUID PIPELINES	45
METHANE GAS ZONE	22	WATER CONSERVING PLUMBING FIXTURES	46
PROTECTED SPECIES / HABITATS	23	CALIFORNIA WATERWAY SETBACK REQUIREMENTS	46
HISTORIC AND ARCHAEOLOGICAL SITES	25	ENVIRONMENTAL HAZARDS REPORT	47
NOTICE OF DUCT SEALING REQUIREMENTS	26	NPL/CERCLIS	48
AIRPORT PROXIMITY	27	RCRA	48
SOCAL METROPLEX AIRSPACE OPTIMIZATION NOTICE	28	ENVIROSTOR	60
MILITARY ORDNANCE AND DEFENSE SITES	29	SWIS	61
AREAS OF INDUSTRIAL / COMMERCIAL USE	31	GEOTRACKER	62
HISTORICAL SIGNIFICANCE NOTICE	32	UNMAPPED SITES	67
NOTICE OF MINING OPERATIONS	33	GOVERNMENT SAFETY GUIDE LINKS	70
		TERMS AND CONDITIONS	71

Safety Guides are included at the end of the Buyer's Copy of reports printed by Property I.D. Links to download the guides are included when reports are delivered electronically. Safety Guides included: "Residential Environmental Hazards", "Homeowner's Guide To Earthquake Safety", including the "Residential Earthquake Hazards Report Form", "Protect Your Family From Lead In Your Home", "Mold in My Home: What Do I Do?", and "What Is Your Home Energy Rating?"

NOTICE TO BUYER:

This report applies to the property described by the street address and/or county assessor's parcel number as shown above. Please verify this information for accuracy. If this report has been issued in connection with an identified escrow and your escrow transaction number fails to match the escrow number enumerated in this report, then this report is invalid and must be reordered.

This report is issued as of the date shown above and is based upon an examination of maps as published by government agencies. This report does not constitute an opinion as to the advisability of completing the transaction.

SUMMARY OF RESULTS

For
4011 W EXPOSITION BLVD, LOS ANGELES, CA 90016
APN 5046-005-030

STATUTORY DISCLOSURES

DISCLOSURE	DETERMINATION	DISCLOSURE DETAIL
FEMA Flood Zone	NOT IN	SPECIAL FLOOD HAZARD AREA.THE PROPERTY IS IN ZONE X (NOT SPECIAL FLOOD HAZARD AREA), BUT IS LOCATED WITHIN 300 FEET OF ZONE AE (A SPECIAL FLOOD HAZARD AREA).Note: FEMA has updated the flood zone map(s) in this area. The effective date of the new maps is DECEMBER 21, 2018. In anticipation of the update, this report has been generated using the newer maps.
OES Dam Inundation	IN	DAM INUNDATION AREA (HANSEN NEW)
Very High Fire Hazard Severity Zone	NOT IN	VERY HIGH FIRE SEVERITY ZONE
Wildland Fire Area	NOT IN	STATE FIRE RESPONSIBILITY AREA
Alquist-Priolo Fault Zone	NOT IN	ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE
CGS Landslide Hazard Zones	NOT IN	EARTHQUAKE-INDUCED LANDSLIDE HAZARD ZONE
CGS Liquefaction Hazard Zone	IN	LIQUEFACTION HAZARD ZONE

STATE-WIDE DISCLOSURES

DISCLOSURE	DETERMINATION	DISCLOSURE DETAIL
Fire Hazard Rating	IN	AREA WITH LOW FIRE HAZARD SEVERITY RATING
CGS Faults	NOT WITHIN ¼ MILE	FAULT
USFS Wildland-Urban Interface	NOT IN	THE WILDLAND-URBAN INTERFACE
CISN Ground Shaking	IN	AREA SUBJECT TO VIOLENT GROUND SHAKING AND HEAVY DAMAGE TO PROPERTY (MM IX) IN POTENTIAL EARTHQUAKE SCENARIOS
USGS Faults	NOT WITHIN ¼ MILE	FAULT
CGS Landslide Inventory	NOT IN	IDENTIFIED EARTH MOVEMENT
USGS Landslide Deposits	NOT IN	LANDSLIDE AREA
Naturally Occuring Asbestos	NOT IN	AREA LIKELY TO CONTAIN NATURALLY OCCURRING ASBESTOS
CA Dept. Water Resources Groundwater Management	IN	CALIFORNIA STATEWIDE GROUNDWATER ELEVATION MONITORING PROGRAM HIGH PRIORITY GROUNDWATER BASIN
Radon Gas	IN	ZONE 2 FOR RADON GAS POTENTIAL
Protected Species / Habitats	NOT IN	AREA WITH PROTECTED SPECIES OR HABITATS
CNDDDB Protected Species / Habitats	IN	AREA WHERE SIGHTINGS OF RARE SPECIES AND/OR NATURAL COMMUNITIES HAVE BEEN RECORDED: · DAVIDSON'S SALTSCALE · GAMBEL'S WATER CRESS (ENDANGERED) · LOS ANGELES SUNFLOWER · LUCKY MORNING-GLORY · MARSH SANDWORT (ENDANGERED) · SAN BERNARDINO ASTER

SUMMARY OF RESULTS

(continued)

STATE-WIDE DISCLOSURES

(continued)

DISCLOSURE	DETERMINATION	DISCLOSURE DETAIL
Duct Sealing Requirement	IN	ZONE SUBJECT TO CALIFORNIA ENERGY COMMISSION DUCT SEALING REQUIREMENTS
Airport Influence Area	NOT IN	AIRPORT INFLUENCE AREA
Airport Vicinity	WITHIN 2 MILES OF	FAA APPROVED LANDING FACILITY:- WILSHIRE AREA HELIPORT (PRIVATE)
Military Facilities	WITHIN 1 MILE	MILITARY SITE:- AAA BATTERY 95 (FUDS NO: J09CA0415), SOUTHWESTERN ENGR. CO. (FUDS NO: J09CA7446)
FUDS Military Facilities	NOT WITHIN 1 MILE	FORMERLY USED DEFENSE SITE
Mining Operations	NOT WITHIN 1 MILE	MINING OPERATIONS
Abandoned Mining Operations	NOT WITHIN 1 MILE	ABANDONED MINING OPERATIONS
USGS Mining Operations	NOT WITHIN ¼ MILE	MINE SITE IDENTIFIED BY THE U.S. GEOLOGICAL SURVEY
Oil and Gas Field Administrative Boundary	NOT WITHIN	THE ADMINISTRATIVE BOUNDARY OF OIL AND GAS FIELD
Oil and Gas Wells	NOT WITHIN 500 FEET OF	OIL OR GAS WELL, ACTIVE OR ABANDONED
Right to Farm	IN	AREA FOR WHICH THE STATE HAS NOT PROVIDED FARMLAND INFORMATION
Ad Valorem Rate Based Taxes	SUBJECT TO	AD VALOREM TAXES
Mello-Roos Taxes	DOES NOT	CURRENTLY HAVE MELLO-ROOS TAXES LEVIED AGAINST IT
Special Tax Assessment District	IN	SPECIAL TAX ASSESSMENT DISTRICT

LOCAL DISCLOSURES

DISCLOSURE	DETERMINATION	DISCLOSURE DETAIL
SCAG Wind Erosion	IN	AREA WITH VERY HIGH SUSCEPTIBILITY FOR WIND EROSION
SCAG Expansive Soils	IN	EXPANSIVE SOILS WITH LOW SHRINK-SWELL POTENTIAL
SCAG Industrial / Commercial Use	WITHIN 1/4 MILE	INDUSTRIAL AND/OR COMMERCIAL LAND USE
Los Angeles County Dam Inundation	IN	DAM OR DEBRIS BASIN INUNDATION AREA (HANSEN, SEPULVEDA)
Los Angeles County Faults	NOT WITHIN ¼ MILE	FAULT
City of LA Methane	IN	METHANE GAS ZONE
Los Angeles County Petrochemical	NOT IN	PETROCHEMICAL COMPLEX AREA
City of LA Very High Fire	NOT IN	VERY HIGH FIRE HAZARD SEVERITY ZONE
City of LA Tsunami	NOT IN	TSUNAMI INUNDATION AREA
City of LA Methane	NOT IN	KNOWN SHALLOW METHANE ACCUMULATION

SUMMARY OF RESULTS

(continued)

LOCAL DISCLOSURES

(continued)

DISCLOSURE	DETERMINATION	DISCLOSURE DETAIL
Los Angeles County Methane	NOT WITHIN 1000 FT OF	METHANE PRODUCING DISPOSAL SITE
City of LA Zoning	WITHIN ¼ MILE	INDUSTRIAL AND/OR COMMERCIAL USE ZONE: · COMMERCIAL MANUFACTURING · COMMERCIAL ZONE · LIMITED COMMERCIAL ZONE · LIMITED INDUSTRIAL ZONE
City of LA Historic Preservation Overlay Zones	NOT IN OR ADJACENT TO	HISTORIC PRESERVATION OVERLAY ZONE
City of LA Historic-Cultural Monuments	NOT IN OR ADJACENT TO	HISTORIC-CULTURAL MONUMENT SITE
City of LA Land Use	WITHIN ¼ MILE	INDUSTRIAL AND/OR COMMERCIAL LAND USE: · COMMERCIAL MANUFACTURING · COMMUNITY COMMERCIAL · LIMITED INDUSTRIAL · NEIGHBORHOOD COMMERCIAL

DISCLOSURE NOTICES

METHAMPHETAMINE CONTAMINATION	see under DISCLOSURE NOTICES
MEGAN'S LAW - SEX OFFENDER DATABASE	see under DISCLOSURE NOTICES
ABANDONED WELLS	see under DISCLOSURE NOTICES
CARBON MONOXIDE DEVICES	see under DISCLOSURE NOTICES
NATURAL GAS AND HAZARDOUS LIQUID PIPELINES	see under DISCLOSURE NOTICES
WATER CONSERVING PLUMBING FIXTURES	see under DISCLOSURE NOTICES

ENVIRONMENTAL HAZARDS

AN ENVIRONMENTAL HAZARDS REPORT IS INCLUDED WITH THIS REPORT	see ENVIRONMENTAL HAZARDS REPORT
---	----------------------------------

THIS "SUMMARY OF RESEARCH RESULTS" MERELY SUMMARIZES THE RESEARCH RESULTS CONTAINED IN THE PROPERTY I.D. MANDATORY DISCLOSURE REPORT AND DOES NOT OBTAIN THE NEED TO READ THE REPORT IN ITS ENTIRETY. THE TRANSFEROR(S) AND TRANSFEREE(S) MUST READ THE REPORT IN ITS ENTIRETY.

FLOOD HAZARD ZONES

For
4011 W EXPOSITION BLVD, LOS ANGELES, CA 90016
APN 5046-005-030

Based on PROPERTY I.D.'s research of the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

THE PROPERTY IS IN ZONE X (NOT A SPECIAL FLOOD HAZARD AREA), BUT IS LOCATED WITHIN 300 FEET OF ZONE AE (A SPECIAL FLOOD HAZARD AREA).

Note: FEMA has updated the flood zone map(s) in this area. The effective date of the new maps is DECEMBER 21, 2018. In anticipation of the update, this report has been generated using the newer maps.

DISCUSSION:

Through its Flood Hazard Mapping Program, FEMA identifies flood hazards, assesses flood risks, and partners with communities to provide flood hazard maps to guide planning and mitigation actions. The National Flood Insurance Program (NFIP) relies on FEMA's Flood Insurance Rate Maps (FIRMs) and documents in determining a property's flood insurance requirements.

FEMA's assessment of flood hazards categorizes geographic zones by their likelihood to flood. Areas with a 1-percent or greater chance of flooding in any given year (i.e. a "100-year floodplain") are considered Special Flood Hazard Areas (SFHA). Properties found to be in an SFHA may be subject to Federal flood insurance requirements. Federally regulated lenders are required by law to determine if the structure is located in a SFHA and must provide the buyer with written notice that flood insurance will be required. For more information on FEMA's flood mapping and National Flood insurance Program (NFIP) go to www.floodsmart.gov.

You can also contact the FEMA Flood Map Service Center at (877) 336-2627, or by email at FEMAMapSpecialist@riskmapcds.com.

FEMA FLOOD ZONE DESIGNATIONS

A, AE, AH, AO, AR, A1-A30, A99	Special Flood Hazard Area (SFHA): Areas of 100-Year flood
V, V1-V30, VE	Coastal SFHA: Areas of 100-Year coastal flood
ACC, ACB, AEC*, AC*	Contained Flooding: Areas where flooding is contained by a flood control measures such as a channel (ACC) or basin(ACB). Not an SFHA. (* represents a wildcard character)
XPL, X500PL	Protected Areas: Areas protected from 100-year flood by levee, dike, or other structure. Not an SFHA.
B, C, X, X500	Non-SFHA: Areas outside of 100-year floodplain or of undetermined flood hazards. Not an SFHA.
D	Not Studied: Areas where no analysis of flood hazards has been conducted, flood hazards are undetermined but possible. Not an SFHA.

Multiple Flood Zones Note: Property I.D.'s research is done for the entire lot. Flood hazard zones do not follow property boundaries, therefore it is possible for your property to be located in more than one zone. In these cases, the report will reflect multiple flood zones. Federally mandated flood insurance is required if any portion of the structure(s) is in a special flood hazard area. To determine your property's flood insurance requirements, please check with your lender or insurance agent.

FLOOD HAZARD ZONES

(continued)

Note: The Biggert-Waters Flood Insurance Reform Act of 2012 (BW-12) as modified by the Homeowner Flood Insurance Affordability Act of 2014 may cause flood insurance premium rates to increase. Homeowners and business owners are encouraged to learn their flood risk and talk to their insurance agent regarding flood insurance. Insurance companies may require an elevation certificate to offer flood insurance for properties located in Special Flood Hazard Areas (SFHA). A property's seller, builder or developer may have a copy of the elevation certificate, or it may be recorded with a property's deed. The Community Floodplain Manager at the local city or county government office may also have a copy of the elevation certificate. If an elevation certificate is not available, one can be completed with an on-site inspection by a land surveyor, engineer, or architect legally authorized to certify elevation information. For further information on BW-12, go to http://www.fema.gov/media-library-data/20130726-1912-25045-9380/bw12_qa_04_2013.pdf. For further information on Elevation Certificates, see https://propertyid.com/content/pdf/FEMA_ElevationCertificateFactSheet_Apr2015.pdf.

DAM FAILURE INUNDATION

For
4011 W EXPOSITION BLVD, LOS ANGELES, CA 90016
APN 5046-005-030

Based on PROPERTY I.D.'s research of specific maps or information from the Office of Emergency Services, the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN A DESIGNATED DAM INUNDATION AREA
(HANSEN NEW)**

Based on PROPERTY I.D.'s research of specific maps or data for Los Angeles County, the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN A DAM OR DEBRIS BASIN INUNDATION AREA
(HANSEN, SEPULVEDA)**

DISCUSSION:

Dam inundation refers to the area(s) downstream of dams that would flood in the event of a dam failure (breach), or an uncontrolled release of water. Dam failures may be structural, mechanical, or hydraulic in nature, and the flooding, damage, and potential for loss of life caused by said failures, can be much greater than that of a traditional flood from a body of water such as a stream, river, or lake. While the inundation maps outline the extent of damage to life and property that would occur in a worst case scenario, like a complete and sudden dam failure at full capacity, the likelihood of such an event is not disclosed in this report.

In response to Dam Failure Hazards in California, SB 92 and Section 8589.5 of the California Government Code, require dam owners to submit inundation maps to the Department of Water Resources for approval, which will then be used in creation and submittal of Emergency Action Plans to the California Office of Emergency Services. Updated plans and inundation maps must be submitted every 10 years, or sooner under certain conditions.

For more information, please visit the California Department of Water Resources Division of Safety of Dams website at <https://www.water.ca.gov/Programs/All-Programs/Division-of-Safety-of-Dams>.

FIRE HAZARDS

For
4011 W EXPOSITION BLVD, LOS ANGELES, CA 90016
APN 5046-005-030

VERY HIGH FIRE HAZARD ZONE

Based on PROPERTY I.D.'s research of the current maps and information issued by the California Department of Forestry and Fire Protection and Los Angeles County, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN A VERY HIGH FIRE SEVERITY ZONE

DISCUSSION:

In an effort to prepare measures to retard the spread of fires, and reduce the potential intensity of uncontrolled fires that could destroy resources, life, or property, the California Department of Forestry and Fire Protection identifies Very High Fire Hazard Severity Zones. These areas are classified as such based upon fuel loading, slope, fire history, weather, and other relevant factors. For an area designated as a very high fire hazard severity zone, vegetation removal or management must be undertaken for fire prevention or suppression purposes. Other measures may be required, such as the maintenance of fire breaks around the property, clearance of brush and other flammable substances, the provision and maintenance of screens on chimneys and stovepipes, and a prescribed fire retardant roof.

WILDLAND FIRE (STATE FIRE RESPONSIBILITY AREA)

Based on PROPERTY I.D.'s research of the current maps issued by the California Department of Forestry and Fire Protection, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN A DESIGNATED STATE FIRE RESPONSIBILITY AREA

DISCUSSION:

A State Fire Responsibility Area (SRA) is the area where the State of California is financially responsible for the prevention and suppression of wildfires. The SRA does not include lands within incorporated city boundaries or federally owned land.

Pursuant to Assembly Bill X1 29 (ABX1 29), an annual SRA Fire Prevention Benefit Fee is applied to all habitable structures within the SRA. Effective July 1, 2013, the fee was levied at the rate of \$152.33 per habitable structure, to be adjusted annually for inflation. This fee funds fire prevention services in the SRA, such as fuel reduction, defensible space inspections, fire prevention engineering, evacuation planning, fire prevention education, fire hazard mapping, implementation of Fire Plans, and fire-related law enforcement activities. Owners of habitable structures that are also within the boundaries of a local fire protection agency may receive a reduction of \$35 per habitable structure.

With the passing of Assembly Bill 398 (AB 398), the Fire Prevention Fee has been suspended for the 2017-2018 fiscal year, and will remain suspended through January 1, 2031. For the exact text of AB 398, please visit https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB398.

FIRE HAZARDS

(continued)

If you have questions regarding the Fire Prevention Fee program, or would like to appeal your SRA determination, please contact the Fire Prevention Fee Service Center at the following address or telephone number:

Fire Prevention Fee Service Center
P.O. Box 2254
Suisun City, CA 94585
1-888-310-6447
<http://www.firepreventionfee.org/>

Note: If the property is located in a State Fire Responsibility area, Seller shall, within the time specified, disclose this fact in writing to Buyer (Public Resources Code Section 4136). Government regulations may impose building restrictions and requirements that may substantially impact and limit construction and any remodeling or improvement.

WILDLAND-URBAN INTERFACE

Based on PROPERTY I.D.'s research of the current maps and information issued by the United States Forest Service, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN THE WILDLAND-URBAN INTERFACE

DISCUSSION:

The wildland-urban interface (WUI) is the area where structures and other human development meet or intermingle with undeveloped wildland, and is an environment in which fire can move readily between vegetation fuels and structures, increasing the threat to property and human life. As more and more Californians make their homes in woodland settings, they face the very real and growing danger of wildfire. Every year across California, homes are affected by wildfires. Those that survive the fire almost always do so because their owners had prepared for the eventuality of fire, which is an inescapable force of nature in fire-prone wildland areas. Living in a Wildland-Urban interface zone comes with some added need for understanding of fire dangers, and preparedness methods to protect your home and family.

For more information on Wildfire protection and preparedness, please visit the following websites from CAL FIRE:

<http://www.readyforwildfire.org/>

http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_codes

FIRE HAZARDS

(continued)

FIRE HAZARD SEVERITY RATING

Based on PROPERTY I.D.'s research of the maps and information from the California Department of Forestry and Fire Protection, the following determination is made:

SUBJECT PROPERTY IS LOCATED IN AN AREA WITH A LOW FIRE HAZARD SEVERITY RATING

DISCUSSION:

Fire ratings can be used to estimate the potential for impacts on areas susceptible to fire. Impacts are more likely to occur and/or be of increased severity for the higher rating classes. These fire ratings are modeled based on vegetation fuels, terrain, weather, and fire history. The ratings break-down into four threat classes as follows: *low*, *moderate*, *high*, and *very high*. The fire hazard severity ratings are provided in this report as supplemental information where Very High Fire Hazard Severity Zone and Wildland Fire Zone information, discussed above, do not provide sufficient detail. Additional information regarding the development of fire ratings is available via the CALFire web site at <http://frap.fire.ca.gov/projects/hazard/fhz.php>.

LOCAL FIRE HAZARD DETERMINATION(S)

Based on PROPERTY I.D.'s research of specific maps or data for the City of Los Angeles, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN A VERY HIGH FIRE HAZARD SEVERITY ZONE

DISCUSSION:

The Director of the California Department of Forestry (CDF) identifies Very High Fire Hazard Severity Zones (VHFHSZ) based on statewide criteria. But at its discretion, a local agency may include or exclude areas from the VHFHSZ following a finding, supported by substantial evidence, that modifications to the fire hazard zones are necessary for effective fire protection.

EARTHQUAKE FAULT ZONES

For
4011 W EXPOSITION BLVD, LOS ANGELES, CA 90016
APN 5046-005-030

Based on PROPERTY I.D.'s research of maps or data obtained from the State of California in accordance with the Alquist-Priolo Earthquake Fault Zone Act, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN AN ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE

DISCUSSION:

If the Subject Property is partially or wholly within an OFFICIAL EARTHQUAKE FAULT ZONE, it may be subject to (city, county, or state) requirements necessitating geologic study prior to any new or additional construction. When a property is located in this zone, it may not mean that a fault line exists on the property. In certain areas, the zones around the faults being studied are more than one-quarter of a mile wide.

Earthquake Fault Zones are delineated and adopted by the State of California as part of the Alquist-Priolo Earthquake Fault Zone Act of 1972 to assure that homes, offices, hospitals, public buildings, and other structures for human occupancy are not built on active faults. Earthquake Fault Zones are areas on both sides of known or suspected active earthquake faults. The State Mining and Geology Board has adopted policies and criteria for implementing the zones..

Based on PROPERTY I.D.'s research of maps or data obtained from the United States Geologic Survey, following determination is made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN ¼ MILE OF A MAPPED FAULT

Based on PROPERTY I.D.'s research of specific maps and/or information from the California Geologic Survey, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN ¼ MILE OF A MAPPED FAULT

Based on PROPERTY I.D.'s research of specific maps or data for Los Angeles County, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN ¼ MILE OF A MAPPED FAULT

DISCUSSION:

As a part of long-term planning, localities are required to include mapping of known seismic or other geologic hazards on a local level. Information may vary between jurisdictions, and may include information about all locally-known seismic hazard zones, including an area's susceptibility to strong ground shaking, liquefaction, landslides or other ground failure.

The absence of earthquake activity at a particular location does not necessarily mean that earthquakes will not occur there in the future. Moderate to large earthquakes have often been preceded by or followed by long periods of quiescence. The apparent correlation between seismic activity and mapped faults should confine the areas of higher probability of earthquake occurrence to somewhat restricted zones.

EARTHQUAKE FAULT ZONES

(continued)

Fault rupture can occur during moderate to large earthquakes and is a function of magnitude and the total length of the fault. Fault rupture accounts for only a small percentage of earthquake damage and may be rapid and sudden, as with a major earthquake, or can occur over an extended period of time.

DEFINITIONS:

For fault disclosures that contain fault activity information, the definitions below describe these activity designations.

Active - "Active" faults are defined as faults that have been active within the last 0 to 11,000 years.

Potentially Active - "Potentially Active" faults are defined as faults that may have been active between 11,000 years and 500,000 years ago.

Conditionally Active - "Conditionally Active" faults are defined as faults that may have had activity 750,000 years ago or uncertain activity.

LANDSLIDE SUSCEPTIBILITY

For
4011 W EXPOSITION BLVD, LOS ANGELES, CA 90016
APN 5046-005-030

Based on PROPERTY I.D.'s research of the current maps and information issued by the California Geological Survey, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN AN OFFICIALLY DESIGNATED EARTHQUAKE-INDUCED LANDSLIDE HAZARD ZONE

Note: Additional / local determination(s) below, when listed, may differ from the seismic hazard determination found in the Natural Hazard Disclosure Statement ("NHDS"). Differentiation can occur because the determination made in the NHDS is based on specific maps prepared by the California Geologic Survey (State Seismic Hazard Mapping Act), while the determination(s) below are based on different official maps and/or information.

Based on PROPERTY I.D.'s research of maps and/or information obtained from the United States Geological Survey (USGS), the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN A LANDSLIDE AREA

Based on PROPERTY I.D.'s research of specific maps or data for California, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN AN AREA OF IDENTIFIED EARTH MOVEMENT

DISCUSSION:

Landslides and other ground failures may occur during earthquakes, triggered by the strain induced in soil and rock by the ground shaking vibrations, and during non-earthquake conditions, most frequently during the rainy season. Both natural and man-made factors contribute to these slope failures.

Although landslides due to slope failure are most frequent in "wet years" with above-average rainfall, they can occur at any time. The presence or absence of deep-rooted vegetation; surface and subsurface drainage conditions; thickness and engineering characteristics of soils and underlying weathered, partially-decomposed rock; orientation of bedding or locally-high rainfall can all affect slope stability.

The influence of bedrock lithology, steepness of slope, and rates of erosion, at the very least, must all be considered to generate an accurate susceptibility map. Any slope can be rendered unstable by construction activities and almost any unstable slope can also be mitigated by accepted geotechnical methods.

LIQUEFACTION SUSCEPTIBILITY

For
4011 W EXPOSITION BLVD, LOS ANGELES, CA 90016
APN 5046-005-030

Based on PROPERTY I.D.'s research of the current maps and information issued by the California Geological Survey, the following determination is made:

SUBJECT PROPERTY IS LOCATED IN AN OFFICIALLY DESIGNATED LIQUEFACTION HAZARD ZONE

Note: Additional / local determination(s) below, when listed, may differ from the seismic hazard determination found in the Natural Hazard Disclosure Statement ("NHDS"). Differentiation can occur because the determination made in the NHDS is based on maps prepared by the California Geologic Survey in accordance with the State Seismic Hazard Mapping Act, while the determinations below are based on official maps prepared for another mapping program.

DISCUSSION:

Liquefaction is the sudden loss of soil strength resulting from shaking during an earthquake. The effect on structures and buildings can be devastating, and is a major contributor to urban seismic risk. Areas most susceptible to liquefaction are underlain by non-cohesive soils, such as sand and silt, that are saturated by groundwater typically between 0 and 30 feet below the surface.

Mapped liquefaction areas are those where historic occurrence of liquefaction, or local geological, geotechnical conditions indicate a potential for permanent ground displacement such that mitigation as defined in Public Resources Code Section 2693(c) would be required. Section 2693(c) defines "mitigation" to mean those measures that are consistent with established practice and that will reduce seismic risk to acceptable levels.

Note: The map upon which this determination is based may not show all areas that have the potential for liquefaction or other earthquake and geologic hazards. Also, a single earthquake capable of causing liquefaction may not uniformly affect the entire area. Liquefaction zones may also contain areas susceptible to the effects of earthquake induced landslides. This situation typically exists at or near the toe of existing landslides, down slope from rock fall or debris flow source areas, or adjacent to steep stream banks.

EARTHQUAKE GROUND SHAKING

For
4011 W EXPOSITION BLVD, LOS ANGELES, CA 90016
APN 5046-005-030

Based on PROPERTY I.D.'s research of maps and data from the California Integrated Seismic Network (CISN), the following determinations are made:

SUBJECT PROPERTY IS LOCATED IN AN AREA SUBJECT TO VIOLENT GROUND SHAKING AND HEAVY DAMAGE TO PROPERTY (MM IX) IN POTENTIAL EARTHQUAKE SCENARIOS

MODIFIED MERCALLI (MM) INTENSITY SCALE - POTENTIAL SHAKING AND DAMAGE LEVELS

IV. Light Shaking, Minimal Damage: Hanging objects swing, vibration like heavy trucks passing, windows and doors rattle

V. Moderate Shaking, Minimal Damage: Pictures move, liquids disturbed, sleepers awakened

VI. Strong Shaking, Nonstructural Damage: Objects fall, felt by all, pictures may fall off walls, shrubbery shakes

VII. Very Strong Shaking, Moderate Damage: Difficult to stand, some cracks in plaster, some damage to unreinforced masonry buildings

VIII. Severe Shaking, Moderate-Heavy Damage: Critical or extensive damage to stone buildings, steering of cars affected, fall of stucco and some masonry walls, fall of chimneys, homes move if on weak foundations

IX. Violent Shaking, Heavy Damage: Potential collapse of masonry buildings, many homes shifted off foundations, frames racked, underground pipes broken

DISCUSSION:

Ground Shaking studies provide a prediction of what may happen in future earthquakes, including what kind of damage can occur and what types of soils will have problems. As a prediction, the information from Ground Shaking studies provide a generalized view of what can occur during a large earthquake, but specific damage to specific buildings cannot be predicted. Loose, soft, recently deposited soils are the most susceptible to ground shaking amplification, and other hazards associated with seismic activity.

Ground shaking hazards exist throughout California. The potential damages in strong earthquake scenarios range from minimal to extreme, with corresponding shaking severity ranging from very weak to very violent. Seismologists modeled various ground shaking scenarios for active faults to highlight the hazards shaking can present in a strong earthquake.

For further information about the CISN: <http://www.cisn.org/> and <http://www.cisn.org/shakemap/sc/shake/about.html>

SOIL HAZARDS
For
4011 W EXPOSITION BLVD, LOS ANGELES, CA 90016
APN 5046-005-030

EXPANSIVE SOILS

Based on PROPERTY I.D.'s research of specific maps or data for Southern California, the following determination is made:

SUBJECT PROPERTY IS LOCATED IN AN AREA OF EXPANSIVE SOILS WITH LOW SHRINK-SWELL POTENTIAL

DISCUSSION:

Shrink/Swell Potential or Soil Expansivity is the relative change in volume to be expected with changes in moisture content, that is, the extent to which the soil shrinks as it dries out or swells when it gets wet. Shrinking and swelling of soils can cause damage to building foundations, roads and other structures. Soil expansivity can cause damage due to differential settlement and could progressively deteriorate structures over time. As such, stricter construction and development requirements may apply that could affect building materials and standards used, including, but not limited to depth of footings, slab thickness and rebar installation. Structures located on expansive soils can experience more hairline cracks in the walls and slabs, however certain precautions can be taken in order to minimize cracking. These precautions include proper drainage after rain, installation of gutters and downspouts to direct water away from the structure, maintaining a uniform moisture condition around foundations, repairing any plumbing leaks, refraining from planting trees within approximately ten feet of the structure because trees tend to extract moisture in soil causing shrinkage, and contacting a soils engineer who specializes in expansive soils matters.

TSUNAMI HAZARD
For
4011 W EXPOSITION BLVD, LOS ANGELES, CA 90016
APN 5046-005-030

Based on PROPERTY I.D.'s research of specific maps or data for Los Angeles County, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN A TSUNAMI INUNDATION AREA

DISCUSSION:

A tsunami is a large sea wave caused by an earthquake. Most major tsunamis are produced during large-scale vertical movements of the sea floor that accompany earthquakes of magnitudes 7 or greater. (Similar to a tsunami, a "seiche" can occur on shore from a harbor or lake.) A Tsunami Inundation Area is designated as a zone of moderate risk for tsunami run-up. The Tsunami zone may be inundated by waves that recur on the average of once every 500 years. As a part of long-term planning, localities are required to include mapping of known seismic or other geologic hazards on a local level. Information may vary between jurisdictions, and may or may not include information about all locally-known seismic hazard zones. There is no probability assigned to the inundation potential of a tsunami inundation area, but because the inundation area projects the most conservative estimate consistent with current research, the inundation area functions as a first-level estimate of the potential hazard.

WIND EROSION AND BLOWN SAND

For
4011 W EXPOSITION BLVD, LOS ANGELES, CA 90016
APN 5046-005-030

Based on PROPERTY I.D.'s research of specific maps or data obtained from the Southern California Association of Governments, the following determination is made:

SUBJECT PROPERTY IS LOCATED IN AN AREA WITH VERY HIGH SUSCEPTIBILITY FOR WIND EROSION

DISCUSSION:

Wind erosion most commonly occurs when barren sand or sandy loam soils are exposed to high wind in the absence of moisture. Human activity can increase wind erosion by disrupting soil formations and compaction, disturbing the stabilizing and wind-breaking effect of dunes, and most significantly, removing surface vegetation and its stabilizing effects. Blown sand, the most severe form of wind erosion, occurs largely due to natural conditions. Blown sand can cause significant damage to property, and also results in the nuisance and expense of removing sand from roadways and other property. Additionally, blown sand introduces a high level of suspended particulates into the air, and can create respiratory problems due to poor air quality.

GROUNDWATER

For
4011 W EXPOSITION BLVD, LOS ANGELES, CA 90016
APN 5046-005-030

Based on PROPERTY I.D.'s research of specific maps or data from the California Department of Water Resources, the following determination is made:

SUBJECT PROPERTY IS LOCATED IN A CALIFORNIA STATEWIDE GROUNDWATER ELEVATION MONITORING PROGRAM HIGH PRIORITY GROUNDWATER BASIN

DISCUSSION:

The Sustainable Groundwater Management Act (SGMA), signed into law on September 16, 2014, is a package of three bills (AB 1739, SB 1168, and SB 1319) that provides local agencies with a framework for managing groundwater basins in a sustainable manner. Recognizing that groundwater is most effectively managed at the local level, the SGMA empowers local agencies to achieve sustainability within 20 years. As part of this process, the Department of Water Resources (DWR), via the California Statewide Groundwater Elevation Monitoring (CASGEM) Program, has identified and prioritized groundwater basins throughout the state. Based on the priority designation, local agencies may form Groundwater Sustainability Agencies (GSAs), tasked with developing Groundwater Sustainability Plans (GSPs) within a certain time frame. The SGMA requires GSAs in high and medium priority basins to develop GSPs, while GSAs in low and very low priority basins are encouraged, but not required, to do so. With the adoption of these plans, potential changes to local groundwater management practices may affect your property. Any concerns should be directed to your local Planning Department, Groundwater Management Agency, and other related agencies.

Further information on the SGMA can be found at the following sites:

http://www.waterboards.ca.gov/water_issues/programs/gmp/docs/sgma/sgma_brochure_jan2015.pdf

<http://www.water.ca.gov/cagroundwater/legislation.cfm>

http://www.waterboards.ca.gov/water_issues/programs/gmp/sgma.shtml

NATURALLY OCCURRING ASBESTOS

For
4011 W EXPOSITION BLVD, LOS ANGELES, CA 90016
APN 5046-005-030

Based on PROPERTY I.D.'s research of current maps and/or information issued by the California Geological Survey, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN AN AREA LIKELY TO CONTAIN NATURALLY OCCURRING ASBESTOS

DISCUSSION:

Natural asbestos commonly occurs in association with altered ultramafic rocks, including serpentinite or serpentine - the California state rock. State and federal officials consider all types of asbestos to be hazardous because asbestos is a known carcinogen. Wind and water can carry asbestos fibers, and certain human activities such as mining, grading, quarrying operations, construction or driving over unpaved roads or driving on a road paved in part with asbestos-bearing rock, can release dust containing asbestos fibers. As with any other potential environmental hazard, it is recommended that Buyers fully investigate and satisfy themselves as to the existence of exposed naturally occurring asbestos / serpentine rock on the Property or within its vicinity or any serpentine-surfaced roads within the vicinity of the Property and the hazards, if any, posed thereby. That investigation should include consulting with appropriate expert(s) who can identify and test any exposed naturally occurring asbestos / serpentine rock on the Property or within its vicinity to determine whether it may present a health risk to Buyers. Buyers are encouraged to review all relevant information resulting from these studies and other information pertaining to the risk of exposure to harmful forms of naturally occurring asbestos fibers prior to removing their inspection contingency. Exposure to asbestos may create a significant health risk, and the presence of asbestos-bearing minerals may result in restrictions on the use or development of the Property. You should consider the potential risks associated with the Property before you complete your purchase and determine whether they are acceptable to you.

RADON GAS POTENTIAL

For
4011 W EXPOSITION BLVD, LOS ANGELES, CA 90016
APN 5046-005-030

Based on PROPERTY I.D.'s research of specific maps or data obtained from the U.S. Environmental Protection Agency, the following determination is made:

THE ENTIRE COUNTY IN WHICH THE SUBJECT PROPERTY IS LOCATED IS DESIGNATED AS A ZONE 2 FOR RADON GAS POTENTIAL

DEFINITION:

Zone 1 - Highest Potential (greater than 4 pCi/L) (picocuries per liter)

Zone 2 - Moderate Potential (from 2 to 4 pCi/L) (picocuries per liter)

Zone 3 - Low Potential (less than 2 pCi/L) (picocuries per liter)

DISCUSSION:

Radon is a naturally occurring colorless, odorless radioactive gas formed by the natural disintegration of uranium in soil, rock and ground water as it radioactively transmutes to form stable lead.

Radon gas forms from the decay of radioactive elements at depth. Air pressure inside a building is usually lower than pressure in the soil around the building's foundation. Because of this difference in pressure, buildings can act like a vacuum, drawing radon in through foundation cracks and other openings. As cracks develop in rocks, radon gas can rise into the local ground water and may also be present in well water and can be released into the air in buildings when water is used for showering and other household uses. In most cases, radon entering a building through water is a small risk compared with radon entering a building from the soil. In a small number of homes, the building materials can give off radon, although building materials alone rarely cause radon problems. The Surgeon General has warned that radon is the second leading cause of lung cancer in the United States. Only smoking causes more lung cancer deaths. Smokers that live in homes with high radon levels, are at an especially high risk for developing lung cancer.

The U.S. Environmental Protection Agency's (EPA) action level for indoor radon levels is 4 pCi/L, at which homes should be fixed. Even at lower levels Radon can still be dangerous, so the EPA recommends homeowners consider fixing their homes when the radon levels are between 2 pCi/L and 4 pCi/L.

The only way to determine radon levels for a specific property is by testing. For further information about radon testing and mitigation, contact the California Department of Health Services at <http://www.cdph.ca.gov/HealthInfo/environhealth/Pages/Radon.aspx>, The National Environmental Health Association (NEHA) at <http://www.neha.org>, and the National Environmental Radon Safety Board (NRSB) at <http://www.nrsb.org>.

METHANE GAS ZONE

For
4011 W EXPOSITION BLVD, LOS ANGELES, CA 90016
APN 5046-005-030

Based on PROPERTY I.D.'s research of specific maps or data for Los Angeles County, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN AN AREA OF KNOWN SHALLOW METHANE ACCUMULATION

SUBJECT PROPERTY IS NOT LOCATED WITHIN 1000 FT OF AN IDENTIFIED METHANE PRODUCING DISPOSAL SITE

Based on PROPERTY I.D.'s research of specific maps or data for the City of Los Angeles, the following determination is made:

SUBJECT PROPERTY IS LOCATED IN A METHANE GAS ZONE

DISCUSSION:

Properly venting or shielding areas and/or buildings from probable methane gas seepage can safely redirect the gas into the atmosphere.

Single Family Dwellings (Existing & New Construction): Except as described below, if the property is in a potential or high potential methane gas zone, all single family dwellings with basements should have a gas-detection system installed which is periodically calibrated and maintained in proper condition in accordance with manufacturer's installation and maintenance specifications.

Exception (Existing Construction): If the property is in a (i) potential methane gas zone, dwellings on raised foundations - having basements open above ground level on at least three sides (where the openings are to a suitably ventilated underfloor area) - are not required to have a gas detection system installed. If the property is in a (ii) high potential methane gas zone, dwellings on raised foundations - having basements open above ground level on at least two sides (where the openings are to a suitably ventilated underfloor area) - are not required to have a gas detection system installed.

Multiple Residential Buildings: If the property is in a potential or high potential methane gas zone, all multiple residential buildings shall have adequate ventilation or a gas-detection system installed in basements or on the lowest level on grade, and within the underfloor space of buildings with raised foundations.

Los Angeles County methane gas policy includes special regulations for properties within 1,000 ft of methane producing disposal sites. According to the county building code, "permits shall not be issued for buildings or structures regulated by this code within 1,000 ft of fills containing rubbish or other decomposable materials unless the fill is isolated by natural or artificial protective systems...." If your property is found to be located in a methane hazard zone, or within 1,000 ft of a methane producing landfill, certain building restrictions may be placed on your property. For further information, please contact the Los Angeles County Dept of Public Works at (626)458-5100.

[Los Angeles County Code-Title 26, Ordinance 110.3 and Ordinance 110.4]

PROTECTED SPECIES / HABITATS

For
4011 W EXPOSITION BLVD, LOS ANGELES, CA 90016
APN 5046-005-030

Based on PROPERTY I.D.'s research of the current maps and/or information obtained from federal, state, county, or local habitat conservation departments, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN AN AREA WITH PROTECTED SPECIES OR HABITATS

Based on PROPERTY I.D.'s research of the California Natural Diversity Database (CNDDDB), the following determination is made:

SUBJECT PROPERTY IS LOCATED IN AN AREA WHERE SIGHTINGS OF RARE SPECIES AND/OR NATURAL COMMUNITIES HAVE BEEN RECORDED, INCLUDING THE FOLLOWING:

- DAVIDSON'S SALTSCALE
- GAMBEL'S WATER CRESS (ENDANGERED)
- LOS ANGELES SUNFLOWER
- LUCKY MORNING-GLORY
- MARSH SANDWORT (ENDANGERED)
- SAN BERNARDINO ASTER

DISCUSSION:

The species and/or habitat(s) listed above, if any, represent rare, sensitive, threatened, endangered, or special status plants, animals, natural communities, or habitats. Some of the species listed may not currently be considered endangered, threatened, sensitive, or protected, at the time of the report, but do have the potential of receiving an upgraded status.

Landowners with property in conservation areas may be subject to development fees at the time a grading permit is obtained, and/or may be required to secure a habitat assessment conducted by a biologist or specialist approved by the United States Fish and Wildlife Service, and/or the California Department of Fish and Wildlife, and/or the local jurisdiction habitat conservation department. Fee revenues are generally expended for land acquisition, biologic research and other conservation and mitigation activities necessary to help implement the applicable species habitat conservation plans. A habitat assessment involves a field survey to ascertain the actual presence of the particular species upon the Subject Property. These habitat preservation measures may also limit the landowner's ability to develop the property. Affected landowners should check the applicable jurisdiction's ordinances, mitigation fees, and local planning jurisdictions.

PROTECTED SPECIES / HABITATS

(continued)

The CNDDDB provides location and natural history information on special status plants, animals, and natural communities to the public, government agencies, and conservation organizations. The data can help drive conservation decisions, aid in environmental review of projects, and provide baseline data helpful in recovering endangered species. Although proximity to a CNDDDB identified historic species and/or habitat sighting does not necessarily impact the landowner(s) directly, homeowners and buyers may wish to check applicable ordinances, mitigation fees, and local planning jurisdictions.

Contact information for your Department of Fish and Wildlife Regional Office can be found at <https://www.wildlife.ca.gov/Regions>.

Note: A lack of listed species and/or habitats in this report does not necessarily mean that there are no rare species or habitats in this area. Areas that have not been surveyed for rare species will not show results in this report. Land that has not been surveyed for rare plants and animals retains the potential to support rare elements.

HISTORIC AND ARCHAEOLOGICAL SITES

For
4011 W EXPOSITION BLVD, LOS ANGELES, CA 90016
APN 5046-005-030

Based on PROPERTY I.D.'s research of specific maps or data for the City of Los Angeles, the following determinations are made:

SUBJECT PROPERTY IS NOT LOCATED IN OR ADJACENT TO A HISTORIC PRESERVATION OVERLAY ZONE

SUBJECT PROPERTY IS NOT LOCATED IN OR ADJACENT TO A HISTORIC-CULTURAL MONUMENT SITE

DISCUSSION:

Recognizing the need to identify and protect neighborhoods with distinct architectural and cultural resources, the City of Los Angeles has developed an expansive program of Historic Preservation Overlay Zones (HPOZs). HPOZs, commonly known as historic districts, provide for review of proposed exterior alterations and additions to historic properties within designated districts.

The City Council adopted the ordinance enabling the creation of HPOZs in 1979; Angelino Heights became Los Angeles' first HPOZ in 1983. Today, the City of Los Angeles has 29 designated HPOZs, with many more under consideration (Proposed HPOZs). HPOZ areas range in size from neighborhoods of approximately 50 parcels to more than 3,000 properties. While most districts are primarily residential, many have a mix of single-family and multi-family housing, and some include commercial and industrial properties. HPOZs are established and administered by the Los Angeles City Planning Department (in concert with the City Council). Individual buildings in an HPOZ need not be of landmark quality on their own: it is the collection of a cohesive, unique, and intact collection of historic resources that qualifies a neighborhood for HPOZ status. Projects within the HPOZ may be subject to an extra level of review per the HPOZ ordinance, number 175891 in Section 12.20.3 of the City of Los Angeles Municipal code.

Likewise, the City of Los Angeles Cultural Heritage Ordinance, enacted in 1962, has made possible the designation of buildings and sites as individual local landmarks, called "Historic-Cultural Monuments". The City currently has over 1,000 Historic-Cultural Monuments, providing official recognition and protection for Los Angeles' most significant and cherished historic resources. Buyers of Historic-Cultural monument sites may be eligible for certain property tax breaks, though several restrictions do apply in regards to alteration or rehabilitation of these properties.

For further information, please contact the City of Los Angeles Office of Historic Resources at (213) 978-1200 or on the web at <http://www.preservation.lacity.org>.

NOTICE OF DUCT SEALING REQUIREMENTS
For
4011 W EXPOSITION BLVD, LOS ANGELES, CA 90016
APN 5046-005-030

Based on PROPERTY I.D.'s research of the official climate zone maps issued by the California Energy Commission, the following determination is made:

SUBJECT PROPERTY IS LOCATED IN A ZONE SUBJECT TO CALIFORNIA ENERGY COMMISSION DUCT SEALING REQUIREMENTS

DISCUSSION:

The California Energy Commission's ("CEC") duct sealing requirements, applicable to all climate zones in California per California Code of Regulations, Title 24, are in effect for all residential and non-residential properties. If a central air conditioner or furnace is installed or replaced, mandatory duct system sealing and leakage testing is required. Alterations and additions to ducted systems in existing buildings in all climate zones are also required to comply with applicable maximum leakage criteria. If significant leakage is found, repairs may be required to seal the ducts, with additional testing required to confirm the work was done properly. It is strongly recommended that all of this work be done by licensed contractors who should obtain all required permits. These current duct sealing requirements may impact a Seller's disclosure obligations and/or any negotiations between principals regarding replacing heating, ventilating and air conditions (HVAC) systems. These requirements may increase the costs associated with replacing or installing an HVAC system. Current information regarding these standards can be found at <http://energy.ca.gov/title24/2016standards/index.html>.

14 SEER - Seasonal Energy Efficiency Ratio is the Federal Government's minimum standard efficiency rating in California for heating, ventilating, air conditioning, and heat pumps. The US Department of Energy requires central air conditioners and heat pumps to meet an efficiency rating of 14 SEER. For further information contact the California Energy Commission at 800-772-3300.

Note: Property I.D. cannot determine the condition, required testing, or sealing needed for the HVAC system of the Subject Property, nor can Property I.D. verify any information provided about the condition of the HVAC system.

AIRPORT PROXIMITY

For
4011 W EXPOSITION BLVD, LOS ANGELES, CA 90016
APN 5046-005-030

Based on PROPERTY I.D.'s research of specific maps or data obtained from local land use commissions, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN AN AIRPORT INFLUENCE AREA

Based on PROPERTY I.D.'s research of specific maps or data for the Federal Aviation Administration (FAA) and the U.S. Department of Transportation, the following determination is made:

SUBJECT PROPERTY IS LOCATED WITHIN 2 MILES OF AN FAA APPROVED LANDING FACILITY:

- **WILSHIRE AREA HELIPORT (PRIVATE)**

DISCUSSION:

NOTICE OF AIRPORT IN VICINITY - Pursuant to Section 1103.4 of the Civil Code: If the above-referenced property is located in the vicinity of an airport, within what is known as an Airport Influence Area, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations, such as noise, vibration, or odors. Per the California Code of Regulations Section 5006, the level of noise acceptable to a reasonable person residing in the vicinity of an airport is established as a community noise equivalent level (CNEL) value of 65 dB. This criterion level has been chosen for reasonable persons residing in urban residential areas where houses are of typical California construction and may have windows partially open. Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

AIRPORT PROXIMITY

(continued)

SoCal METROPLEX AIRSPACE OPTIMIZATION NOTICE

The Next Generation Air Transportation System (NextGen) is the FAA-led modernization of America's air transportation system to make flying even safer, more efficient, and more predictable. As part of NextGen, the SoCal METROPLEX Project means to improve the efficiency of airspace in the Southern California Metroplex by optimizing aircraft arrival and departure procedures, which may involve changes in aircraft flight paths and altitudes in certain areas. While further ground disturbance, or increases in the number of aircraft operations within the Southern California airspace are not projected, some areas may experience changes in overflight frequency.

The following airports are part of the project: Bob Hope (Burbank) Airport (BUR), Camarillo Airport (CMA), McClellan-Palomar Airport (Carlsbad) (CRQ), Fullerton Municipal Airport (FUL), Los Angeles International Airport (LAX), Long Beach Airport (Daugherty Field) (LGB), Camp Pendleton MCAS (Munn Field) Airport (NFG), Point Mugu Naval Air Station (NTD), North Island Naval Air Station (NZY), Ontario International Airport (ONT), Oxnard Airport (OXR), Palm Springs International Airport (PSP), San Diego International Airport (SAN), Santa Barbara Municipal Airport (SBA), Brown Field Municipal Airport (SDM), Santa Monica Municipal Airport (SMO), John Wayne-Orange County Airport (SNA), Jacqueline Cochran Regional Airport (TRM), Bermuda Dunes (UDD), Miramar Marine Corps Air Station (NKX) and Van Nuys Airport (VNY).

For more information, please visit

http://www.metroplexenvironmental.com/socal_metroplex/socal_introduction.html .

Note: In some instances the location of an airport facility's property line was not made available by the FAA. In those cases the FAA-designated central point of the facility was used as the center for the two mile proximity determination.

MILITARY ORDNANCE AND DEFENSE SITES
For
4011 W EXPOSITION BLVD, LOS ANGELES, CA 90016
APN 5046-005-030

FUDS PROGRAM SITES

Based on PROPERTY I.D.'s research of specific maps and information issued by the U.S. Army Corps of Engineers from the Defense Environmental Restoration Program Annual Report to Congress, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED WITHIN 1 MILE OF A FORMERLY USED
DEFENSE SITE**

DISCUSSION:

The Defense Environmental Restoration Program-Formerly Used Defense Site Program (DERP-FUDS) was established in 1984 by the United States Army with the mission to protect human health and safety, the environment, and natural resources by removing hazardous material from the environment. The FUDS Program is responsible for all properties that were formerly owned by, leased to, or otherwise possessed by the United States under the jurisdiction of the Department of Defense prior to October 1986, and is executed by the U.S. Army Corps of Engineers. The type of cleanup required, if any, varies from property to property and could include: removal of hazardous, toxic and radioactive waste, ordnance and explosives waste, building demolition and/or debris removal.

For more information, please see:

<http://www.usace.army.mil/Missions/Environmental/FormerlyUsedDefenseSites.aspx>

MILITARY ORDNANCE AND DEFENSE SITES

(continued)

ADDITIONAL MILITARY SITES

Based on PROPERTY I.D.'s research of specific maps or information issued by the U.S. Army Corps of Engineers in conjunction with the Department of Defense, individual base cleanup organizations, and local sources, the following determination is made:

**SUBJECT PROPERTY IS LOCATED WITHIN 1 MILE OF A MILITARY SITE,
INCLUDING THE FOLLOWING:**

- AAA BATTERY 95 (FUDS NO: J09CA0415)
- SOUTHWESTERN ENGR. CO. (FUDS NO: J09CA7446)

DISCUSSION:

Former and current military sites exist throughout the country in various stages of use, closure, and cleanup. While some of these military sites are included in the FUDS program, those owned by, leased to, or otherwise possessed by the United States and under the jurisdiction of the Department of Defense after October 1986, are not eligible for inclusion in the FUDS program. These sites include but are not limited to sites where environmental cleanup has been completed such as previous FUDS program sites, or those that have been closed or realigned as part of the Base Realignment and Closure (BRAC) process.

For more information, please see:

<http://www.defense.gov/brac/>

<http://www.usace.army.mil/Missions/Environmental/FormerlyUsedDefenseSites.aspx>

Note: The Military sites and their boundaries used in making these determinations are based on data made available at the source's discretion, and may be incomplete from the source. Certain sections of a site may be disclosed with other sections left out by the source. Some active military sites and bases may not be disclosed herein based on the discretion of the source.

AREAS OF INDUSTRIAL / COMMERCIAL USE

For
4011 W EXPOSITION BLVD, LOS ANGELES, CA 90016
APN 5046-005-030

LAND USE AND PLANNING

Based on PROPERTY I.D.'s research of specific maps or data for the City of Los Angeles, the following determination is made:

SUBJECT PROPERTY IS LOCATED WITHIN ¼ MILE OF AN AREA OF INDUSTRIAL AND/OR COMMERCIAL LAND USE:

- **COMMERCIAL MANUFACTURING**
- **COMMUNITY COMMERCIAL**
- **LIMITED INDUSTRIAL**
- **NEIGHBORHOOD COMMERCIAL**

ZONING

Based on PROPERTY I.D.'s research of specific maps or data for the City of Los Angeles, the following determination is made:

SUBJECT PROPERTY IS LOCATED WITHIN ¼ MILE OF AN INDUSTRIAL AND/OR COMMERCIAL USE ZONE:

- **COMMERCIAL MANUFACTURING**
- **COMMERCIAL ZONE**
- **LIMITED COMMERCIAL ZONE**
- **LIMITED INDUSTRIAL ZONE**

PLANNING

Based on PROPERTY I.D.'s research of specific maps or data obtained from the Southern California Association of Governments, the following determination is made:

SUBJECT PROPERTY IS LOCATED WITHIN 1/4 MILE OF AN AREA OF INDUSTRIAL AND/OR COMMERCIAL LAND USE

AREAS OF INDUSTRIAL / COMMERCIAL USE

(continued)

DISCUSSION:

Industrial or commercial use zones or districts may be established by cities and/or counties wherein certain manufacturing, commercial or airport uses are expressly permitted.

Pursuant to Section 1102.17 of the Civil Code, the seller of residential real property subject to this article who has actual knowledge that the property is affected by, or zoned to allow, an industrial use described in Section 731a of the Code of Civil Procedure, which allows manufacturing, commercial or airport uses in zones that have been established under authority of law for those uses, shall give written notice of that knowledge as soon as practicable before transfer of title.

The existence of various conditions such as traffic, noise, odors, pollution, obstructed views, and other such conditions that are reasonable and necessary in Industrial Use Zones, cannot be enjoined or restrained, nor shall such use be deemed a nuisance as outlined in Section 731a of the Code of Civil Procedure.

Note: The composition of Planned Developments may not be finalized and may eventually include areas of commercial or industrial use. For more information about a Planned Development in your area, contact the local planning department.

Note: Where not specifically identified, determinations may be based on maps or data made for Land Use and Planning purposes, and may not reflect all local zoning. Zoning changes occur often. This report should not be relied upon to provide any specific determination of the current zoning or allowed activities on or near the Subject Property.

HISTORICAL SIGNIFICANCE NOTICE

Recognizing the need to identify and protect neighborhoods with distinct architectural and cultural resources, national, state, and local agencies have developed review processes for properties with historical significance. While the review process varies based on jurisdiction, a property deemed to be of historical significance may be subject to special rules, regulations, or building codes that could affect your ability to alter or improve said property.

While Property I.D. has not discovered if the subject property has any historical significance, and has no duty to do so, it is important to be aware that properties that contain older structures may have some historical significance, and you should contact your local Planning and/or Building Department(s) to confirm how your property may be affected, especially if any improvements are to be made.

For more information on historical sites in general, please visit the following:

National Register of Historic Places: <https://www.nps.gov/nr/index.htm>

CA Register of Historical Resources: http://ohp.parks.ca.gov/?page_id=21238

CA Points of Historical Interest: http://ohp.parks.ca.gov/?page_id=21750

NOTICE OF MINING OPERATIONS

For
4011 W EXPOSITION BLVD, LOS ANGELES, CA 90016
APN 5046-005-030

Based on PROPERTY I.D.'s research of specific maps or data from the Division of Mines and Reclamation (DMR) at the Department of Conservation, pursuant to Section 2207 of the Public Resources Code, the following determinations are made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN 1 MILE OF MINING OPERATIONS

Based on PROPERTY I.D.'s research of specific maps or data from the Division of Mines and Reclamation's Abandoned Mine Lands Unit, the following determinations are made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN 1 MILE OF ABANDONED MINING OPERATIONS

Based on PROPERTY I.D.'s research of specific maps or data from the United States Geological Survey (USGS), the following determinations are made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN ¼ MILE OF A MINE SITE IDENTIFIED BY THE U.S. GEOLOGICAL SURVEY

DISCUSSION:

If this property is located within one mile of a mine operation for which the mine owner or operator has reported mine location data to the Department of Conservation pursuant to Section 2207 of the Public Resources Code, then the property may be subject to inconveniences resulting from mining operations. You may wish to consider the impacts of these practices before you complete your transaction.

Mines have been dug and abandoned throughout the State of California. The result is that in the state there are tens of thousands of active and abandoned mines, many unmapped, that can pose inconveniences resulting from mining operations and potential safety, health, and environmental hazards. Sites can possess serious physical safety hazards, such as open shafts or tunnels, and many mines have the potential to contaminate surface water, groundwater.

Further information is available from the following:

Division of Mines and Reclamation: <http://www.conservation.ca.gov/dmr>

Division of Mines and Reclamation, Abandoned Mine Lands Unit: http://www.conservation.ca.gov/dmr/abandoned_mine_lands

U.S. Geological Survey: <http://minerals.usgs.gov>.

OIL AND GAS WELL PROXIMITY

For
4011 W EXPOSITION BLVD, LOS ANGELES, CA 90016
APN 5046-005-030

Based on PROPERTY I.D.'s research of specific maps or data from the California Dept. of Conservation, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED WITHIN THE ADMINISTRATIVE BOUNDARY OF AN OIL AND GAS FIELD

SUBJECT PROPERTY IS NOT LOCATED WITHIN 500 FEET OF AN IDENTIFIED OIL OR GAS WELL, ACTIVE OR ABANDONED

DISCUSSION:

Abandoned oil and gas wells dot the landscape of California. Identified wells have been mapped and are monitored by the California Department of Conservation; and are generally regulated by State and Local agencies. While abandoned wells that are properly capped and monitored present a low hazard risk, improper capping or plugging of abandoned wells can lead to a variety of problems. Improperly capped wells can release noxious chemicals into the air, or allow chemicals to leach into groundwater. Abandoned oil and gas wells are prone to buildup of methane gas which can create an explosion hazard if not properly monitored and cleaned. Improperly capped wells can lead to sinkhole development. Wells can pose a serious threat to the safety of humans, especially children, and to animals. Administrative field boundaries roughly outline the areal extent of an oil or gas field. Questions of jurisdiction and responsibility in regards to capping and maintenance of abandoned wells may exist.

For more information regarding abandoned oil and gas wells in California, contact the following agencies: State of California Dept. of Conservation - Oil, Gas, and Geothermal Division at

<http://www.conservation.ca.gov/dog/Pages/Index.aspx>; California Environmental Protection Agency

<http://www.calepa.ca.gov>

Note: This hazard determination only identifies properties in proximity to abandoned wells that have been mapped by the California Department of Conservation. Unmapped abandoned wells that are not identified in this disclosure could exist on or near the Subject Property. Unmapped and unidentified wells can pose a greater risk to health and safety as they are not monitored and may not have received the appropriate mitigation measures.

PETROCHEMICAL COMPLEX PROXIMITY
For
4011 W EXPOSITION BLVD, LOS ANGELES, CA 90016
APN 5046-005-030

Based on PROPERTY I.D.'s research of specific maps or data for Los Angeles County, the following determination is made:

SUBJECT PROPERTY IS NOT LOCATED IN A PETROCHEMICAL COMPLEX AREA

DISCUSSION:

The hazard associated with petrochemical complex areas is the susceptibility to destructive post-earthquake fires. In areas of poor soil conditions or where pipelines cross active faults and liquefiable sediments, the hazard potential is significant, but can be mitigated with sufficient emergency response after an earthquake.

A petrochemical complex area may include active and abandoned oil fields, offshore oil production sites, tanks farms, and refineries. These facilities can pose a hazard due to the presence of volatile gas and solid waste on site.

NOTICE OF RIGHT TO FARM

For
4011 W EXPOSITION BLVD, LOS ANGELES, CA 90016
APN 5046-005-030

Based on PROPERTY I.D.'s research of the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection, the following determination is made:

SUBJECT PROPERTY IS LOCATED IN AN AREA FOR WHICH THE STATE HAS NOT PROVIDED FARMLAND INFORMATION

The following notice applies to properties located within one mile of agricultural activity.

NOTICE:

This property is located within one mile of farm or ranch land designated on the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection. Accordingly, the property may be subject to inconveniences or discomforts resulting from agricultural operations that are a normal and necessary aspect of living in a community with a strong rural character and a healthy agricultural sector. Customary agricultural practices in farm operations may include, but are not limited to, noise, odors, dust, light, insects, the operation of pumps and machinery, the storage and disposal of manure, bee pollination, and the ground or aerial application of fertilizers, pesticides, and herbicides. These agricultural practices may occur at any time during the 24-hour day. Individual sensitivities to those practices can vary from person to person. You may wish to consider the impacts of such agricultural practices before you complete your purchase. Please be advised that you may be barred from obtaining legal remedies against agricultural practices conducted in a manner consistent with proper and accepted customs and standards pursuant to Section 3482.5 of the Civil Code or any pertinent local ordinance.

PROPERTY TAX RECORDS
For
4011 W EXPOSITION BLVD, LOS ANGELES, CA 90016
APN 5046-005-030

Based on Property I.D.'s research of available tax records from Los Angeles County the following determinations are made:

Tax Totals for the 2018-2019 tax year:

Variable (Ad Valorem) Tax Rate:	1.196046%
Variable (Ad Valorem) Tax Total:	\$5,260.16
Direct Assessment Total:	\$235.85
Annual Tax Total:*	\$5,496.01

*The Annual Tax Total amount represents the total property tax fees on the subject property as billed at the beginning of the listed tax year. The levies and amounts listed in this report are based on the levies and property valuation on record at the beginning of the listed tax year. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report. (Property I.D. reserves the right to update these records during the course of the tax year, at Property I.D.'s discretion.)

NOTE: The taxes listed are for the tax year shown above. The amounts and levies are subject to change pursuant to the purchase price of the property, changes to the assessed value, or changes in the tax rolls. Supplemental tax bills and penalty fees are not included in this report. To see an estimate of the future taxes based on purchase price, please see the Property I.D. Tax Estimator at <https://propertyid.com/tax-estimator?apn=5046-005-030&county=LOS+ANGELES>.

Mello-Roos Community Facilities District Levies - Details

Notice of Special Tax

SUBJECT PROPERTY DOES NOT CURRENTLY HAVE MELLO-ROOS TAXES LEVIED AGAINST IT

The **Mello-Roos** Community Facilities District Act, enacted in 1982, allows local governments to create tax districts to finance infrastructure, services, and public facilities such as sewers, parks, electrical upgrades, etc. Establishing a Mello-Roos tax requires a 2/3 majority vote. The electors in a Mello-Roos vote consist of the registered voters in the new tax district, provided the district contains at least 12 registered voters. Otherwise, the qualified electors are the land owners within the district, with each land owner entitled to one or more voters based on the amount of land owned within the district. In some cases, there may be a single owner or developer voting.

Note: By voter approval new Mello-Roos taxes may be levied against this property in the future. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report.

Special Assessment and 1915 Bond Act Levies - Details

Notice of Special Assessment

SUBJECT PROPERTY IS LOCATED IN A SPECIAL TAX ASSESSMENT DISTRICT

Special Assessments are taxes levied against parcels for public projects in which the amount of the charge is based on the benefit of the project to the parcel. Assessments based on the 1915 Bond Act are among special assessments, and are generally used to fund public improvement projects such as streets and sewer systems.

Note: By voter approval new Special Assessment taxes may be levied against this property in the future. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report.

Code	Description	Contact	Phone	Amount
18852	LA ST LIGHT-LAND	CITY OF LOS ANGELES - BUREAU OF STREET LIGHTING	(213)847-1431	\$78.35
00170	TRAUMA/EMERG SRV	DEPARTMENT OF HEALTH SER., COUNTY OF LA	(866)587-2862	\$59.36
03071	FLOOD CONTROL	DEPT OF PUBLIC WORKS - FCD	(626)458-5165	\$23.70
03694	RPOSD MEASURE A	LA COUNTY REGIONAL PARK & OPEN SPACE DIST	(833)265-2600	\$21.00
18869	LA STORMWATER	CITY OF LOS ANGELES - BUREAU OF SANITATION	(213)485-2422	\$18.89
18850	LACITY PARK DIST	CITY OF LOS ANGELES - CITY HALL	(213)847-4708	\$17.19
06111	LA WEST MOSQ AB	LOS ANGELES COUNTY WEST VECTOR CONTROL DIST	(310)915-7370	\$10.81
03692	COUNTY PARK DIST	LA COUNTY REGIONAL PARK & OPEN SPACE DIST	(833)265-2600	\$6.55

Property Value Adjusted (Ad Valorem) Levies - Details

SUBJECT PROPERTY IS SUBJECT TO AD VALOREM TAXES

Ad Valorem taxes, also known as "Rate-Based Taxes" are charges calculated as a percentage of the total value of real property, including improvement and land values as determined by the county assessor. California's standard 1% property tax is included among these rate based taxes.

Note: By voter approval new Ad Valorem taxes may be levied against this property in the future.

Code	Description	Contact	Phone	Rate	Amount
00100	PROP. 13 STANDARD 1% TAX	LOS ANGELES COUNTY AUDITOR	(213)974-8301	1%	\$4397.98 *

Code	Description	Contact	Phone	Rate	Amount
18801	CITY-LOS ANGELES TD #1	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.023107%	\$101.62 *
88870	LA USD DS 2016 REF BONDS SER A	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.018970%	\$83.43 *
80582	LA CCD DS 2016, SER B	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.014387%	\$63.27 *
88862	LA USD DS 2014 REF BOND, SER C	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.013777%	\$60.59 *
80573	LA CCD DS 2015 REF, SER A	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.011886%	\$52.27 *
88868	LA USD DS 2015 REF BONDS, SER A	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.009866%	\$43.39 *
88876	LA USD DS 2008,SER B-1 (2018)	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.008084%	\$35.55 *
88873	LA USD DS 17 REF SER A (MEAS K)	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.005707%	\$25.10 *
88789	LA USD DS 2005, SER H (QSCBS)	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.005683%	\$24.99 *
88784	LA USD DS 2004 SER I	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.004952%	\$21.78 *
88799	LA USD MEAS Y, 2010 SER RY BABS	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.004908%	\$21.59 *
80567	LA CCD DS 08,2010 TX SR E (BABS)	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.004509%	\$19.83 *
88793	LA USD DS MEAS Y,09 SER KRY BABS	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.004360%	\$19.18 *
88872	LA USD DS 17 REF SER A (PROP BB)	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.004188%	\$18.42 *
80575	LA CCD DS 2015 REF, SER C	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.003989%	\$17.54 *
88869	LA USD DS 2008 SER A (2016)	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.003900%	\$17.15 *
88794	LA USD DS 2009 REF PROP BB BONDS	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.003673%	\$16.15 *
31030	CITY OF LA AREA REMAINDER-1104	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.003500%	\$15.39 *
88861	LA USD DS 2014 REF BOND,SER B	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.003049%	\$13.41 *
88798	LA USD MEAS R, 2010 SER RY BABS	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.003033%	\$13.34 *
88863	LA USD DS 2014 REF BOND, SER D	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.002953%	\$12.99 *
88855	LA USD 2005,2010 SER J-1 (QSCBS)	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.002842%	\$12.50 *
80581	LA CCD DS 2008, SER K	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.002801%	\$12.32 *
88859	LA USD DS 2012 REF BOND, SER A	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.002772%	\$12.19 *

Code	Description	Contact	Phone	Rate	Amount
88860	LA USD DS 2014 REF BOND, SER A	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.002737%	\$12.04 *
88783	LA USD DS 2002 SER D	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.002477%	\$10.89 *
88796	LA USD MEASURE R, 2010 SER KRY	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.002393%	\$10.52 *
88871	LA USD DS 2016 REF BONDS SER B	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.002003%	\$8.81 *
88792	LA USD DS MEAS R,09 SER KRY BABS	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.001961%	\$8.62 *
80571	LA CCD DS 2008, SER G	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.001743%	\$7.67 *
80576	LA CCD DS 2008, SER I	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.001514%	\$6.66 *
88785	LA USD DS 2005 SER F	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.001477%	\$6.50 *
88856	LA USD 2005,2010 SER J-2 (QSCBS)	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.001467%	\$6.45 *
80569	LA CCD DS 2008, SER F	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.001383%	\$6.08 *
88858	LA USD DS 2011 REF BOND, SER A-2	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.001135%	\$4.99 *
88786	LA USD DS MEAS K, 09 SR KRY BABS	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.001079%	\$4.75 *
88795	LA USD MEASURE K, 2010 SER KRY	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.001075%	\$4.73 *
88791	LA USD DS MEASURE R, 09 SER KRY	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.000969%	\$4.26 *
80566	LA CCD DS 2008, 2010 TXBL SER D	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.000960%	\$4.22 *
80578	LA CCD DS 2016 REF BDS	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.000897%	\$3.95 *
88874	LA USD DS 2005,SER M-1 (2018)	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.000876%	\$3.85 *
80565	LA CCD DS 2008, 09 TXBL SER B	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.000650%	\$2.86 *
80570	LA CCD DS 2013 REF BONDS	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.000617%	\$2.71 *
80574	LA CCD DS 2015 REF, SER B	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.000606%	\$2.67 *
88857	LA USD DS 2011 REF BOND, SER A-1	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.000394%	\$1.73 *
88866	LA USD DS 2005, SER K (2014)	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.000390%	\$1.72 *
80555	L.A. CCD DS 2003 SER 2004B	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.000201%	\$0.88 *
88797	LA USD MEASURE Y, 2010 SER KRY	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.000076%	\$0.33 *

Code	Description	Contact	Phone	Rate	Amount
80577	LA CCD DS 2008, SER J	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.000053%	\$0.23 *
80556	L.A. CCD DS 2001 SER 2004A	LOS ANGELES COUNTY AUDITOR	(213)974-8301	0.000017%	\$0.07 *

* This amount represents the fees based on the property valuation as listed in the identified tax records as of the beginning of the identified tax year. This amount is subject to change pursuant to the purchase price of the property and/or changes to the assessed value and does not include supplemental tax bills. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report.

DISCUSSION:

THIS IS A NOTIFICATION TO YOU PRIOR TO YOUR PURCHASING THIS PROPERTY. If this property is within the above-named assessment district(s), the assessment district(s) issued bonds to finance the acquisition or construction of the certain public improvements that are of direct and special benefit to property within the assessment districts. The bonds will be repaid from annual assessment installments on the property within the assessment districts. If this property is subject to annual assessment installments, the assessment districts will appear on the property tax bills, in addition to the regular property taxes and any other charges and levies that will be listed on the property tax bill. Assessment installments will be collected each year until the assessment bonds are repaid. These facilities may not yet have all been constructed or acquired and it is possible that some may never be constructed or acquired. If you fail to pay this tax when due each year, the property may be foreclosed upon and sold. The tax is used to provide public facilities and/or services that are likely to particularly benefit the property. YOU SHOULD TAKE THIS TAX AND THE BENEFITS FROM THE PUBLIC FACILITIES AND SERVICES FOR WHICH IT PAYS INTO ACCOUNT IN DECIDING WHETHER TO BUY THIS PROPERTY. By signing the NHDS and Disclosure Report Receipt, Buyer(s) ACKNOWLEDGE THAT BUYER(S) HAVE RECEIVED A COPY OF THIS NOTICE. BUYER(S) UNDERSTAND THAT BUYER(S) MAY TERMINATE THE CONTRACT TO PURCHASE OR DEPOSIT RECEIPT AFTER RECEIVING THIS NOTICE FROM THE OWNER OR AGENT SELLING THE PROPERTY. THE CONTRACT MAY BE TERMINATED WITHIN THREE DAYS IF THE NOTICE WAS RECEIVED IN PERSON OR WITHIN FIVE DAYS AFTER IT WAS DEPOSITED IN THE MAIL BY GIVING WRITTEN NOTICE OF THAT TERMINATION TO THE OWNER OR AGENT SELLING THE PROPERTY. This disclosure notice is made pursuant to Government Code Sections 53340.2, 53754 and Civil Code Section 1102.6b and satisfies the 1915 Bond and Special Assessment disclosure requirements.

Note: The applicable county tax assessor/collector and Property I.D. update their Tax Assessment information yearly or quarterly. Only Assessments that were levied against properties at the time Property I.D. obtained the tax records are disclosed. This information is subject to change and Property I.D. is not responsible for any changes that may occur. No study of the public records was made by Property I.D. to determine the presence of any other tax or assessment. The above explanation of Special Assessments is intended to be general in nature and is not a substitute for a tax bill, title report or title insurance. Detailed information may be available by contacting the agency that administers the Special Assessment. If detailed information is desired, Property I.D. recommends that an appropriate professional consultant be retained.

In some cases (including some condos, mobile homes, and new subdivisions), the tax roll data disclosed may represent the entire amount for the main parcel when the individual parcels have not been segregated. In other cases, taxes levied on the main parcel may not show up on bills for the individual units, but paid for via HOA dues or other fees.

NOTICE OF YOUR SUPPLEMENTAL PROPERTY TAX BILL

California property tax law requires the Assessor to revalue real property at the time the ownership of the property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes. The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector. If you have any question concerning this matter, please call your local Tax Collector's Office.

To see an estimate of the supplemental tax bill based on purchase price, please see the Property I.D. Tax Estimator at <https://propertyid.com/tax-estimator?apn=5046-005-030&county=LOS+ANGELES>.

Note: This is a notice to you that the County Assessor will revalue the property and you will be responsible for paying the taxes due according to the reassessed value. It is not a disclosure of actual supplemental property taxes.

GENERAL NOTICE OF TRANSFER FEE DISCLOSURE

Some properties may be affected by transfer fees. In the event that the property being transferred is subject to a transfer fee, the transferor is required to make this disclosure. A transferor may request the title company that issued the preliminary title report to provide copies of the documents for review in order for the transferor to determine if the property being transferred is subject to a transfer fee.

A "transfer fee" is any fee payment requirement imposed within a covenant, condition or restriction (CC&R), contained in any deed, contract, security instrument, or other document affecting the transfer or sale of, or any interest in, real property that requires a fee be paid upon transfer of the real property.

If the property being transferred is subject to a transfer fee, the transferor shall provide, at the same time as the transfer disclosure statement is provided, an additional disclosure that includes (1) notice that payment of a transfer fee is required upon transfer of the property; (2) the amount of the fee required for the asking price of the real property and a description of how the fee is calculated; (3) notice that the final amount of the fee may be different if the fee is based upon a percentage of the final sale price; (4) the entity to which funds from the fee will be paid; (5) the purpose for which the funds from the fee will be used; (6) the date or circumstances under which the obligation to pay the transfer fee expires, if any.

You may wish to investigate and determine whether the imposition of a transfer fee, if any, is acceptable to you and your intended use of the property before you complete your transaction.

ACCELERATED FORECLOSURE NOTICE

It is extremely important that the real property tax bill be paid on time to prevent accelerated foreclosure. If this property is part of a Mello-Roos District (Community Facilities District), a 1915 Act Assessment District, or certain other special financing districts, it may be subject to accelerated foreclosure. Even though the County must wait five years to foreclose on a property because of delinquent taxes, unpaid Mello-Roos and Assessment districts can begin foreclosure proceedings 150-180 days after one of their tax charges becomes delinquent. If the real property is subject to such an assessment and the taxes are not paid promptly, the real property may be foreclosed upon and sold at public auction on an expedited basis.

GENERAL NOTICES OF REQUIRED DISCLOSURES

METHAMPHETAMINE CONTAMINATION

Methamphetamine use and production are growing throughout the State of California. Properties may be contaminated by hazardous chemicals used or produced in the manufacture of methamphetamine where those chemicals remain and where the contamination has not been remediated. Once the methamphetamine laboratories have been closed, the public may be harmed by the material and residues that remain.

Because the methamphetamine manufacturing process leads to chemical contamination, the Methamphetamine Contaminated Cleanup Act of 2005 requires a property owner to disclose in writing to a prospective buyer if local health officials have issued an order prohibiting the use or occupancy of a property contaminated by methamphetamine laboratory activity. The owner must also provide the buyer with a copy of the pending order to acknowledge receipt in writing. Property owner(s) must retain a methamphetamine laboratory site remediation firm that is an authorized contractor meeting certain requirements, as defined, to remediate the contamination caused by a methamphetamine laboratory activity. Civil penalties up to \$5,000 can be imposed upon a property owner who does not provide a notice or disclosure required by the act, or upon a person who violates an order issued by the local health officer prohibiting use or occupancy of a property contaminated by a methamphetamine laboratory activity. In addition, local health and law enforcement agencies are required to take specified action, including the filing of a lien against a property for cleanup of the contamination.

Realtors and Property I.D. do not have the requisite expertise to determine the need for testing or cleanup of methamphetamine contamination and cannot verify the information provided about such contamination by others.

MEGAN'S LAW - SEX OFFENDER DATABASE

Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet website maintained by the Department of Justice at www.meganslaw.ca.gov. This site provides access to information on persons required to register in California as sex offenders. Specific home addresses are displayed for many offenders in the California communities; as to these persons, the site displays the last registered address reported by the offender. Additional offenders are included on the site with listing by ZIP Code, city, and county. Information on other offenders is not included on this site, but is known to law enforcement personnel.

The California Legislature has created this statewide website to enable the public to secure information regarding the location of registered sex offenders. Anyone who is interested in this information should go on-line at www.meganslaw.ca.gov prior to removing their inspection contingency. Brokers and Property I.D. cannot and will not verify the information provided by the Government. Neither Brokers nor Property I.D. make any representations or guarantees as to the timeliness or accuracy of the information supplied at this website.

ABANDONED WELLS

The Department of Water Resources estimates that there are approximately 750,000 water wells scattered throughout the State of California - some of these wells are abandoned. Wells that have been abandoned pose a serious threat to the safety of humans, especially children, and to animals. Section 24400 of the California Health and Safety Code requires that abandoned excavations be fenced, covered, or filled. In addition, abandoned wells may act as conduits for the contamination of groundwater since inadequately constructed wells provide a physical connection between sources of pollution and useable water.

GENERAL NOTICES OF REQUIRED DISCLOSURES

(continued)

WELL STIMULATION TREATMENTS NOTICE: HYDRAULIC FRACTURING

Hydraulic fracturing, (also known as hydrofracturing, “fracking”, or “fracing”) is the process of creating small cracks, or fractures, in underground geological formations to allow oil or natural gas to flow into the wellbore and thereby increase production. Prior to initiating hydraulic fracturing, engineers and geologists study and model the physical characteristics of the hydrocarbon bearing rock formations, including the formation permeability, porosity, and thickness. Using this information, the well operator designs the process to keep the resulting fractures within the target formation.

In order to regulate well stimulation treatments such as hydraulic fracturing, California Senate Bill 4 was signed into law on September 20, 2013. On December 30, 2014 the California Office of Administrative Law approved the formal rulemaking process for Well Stimulation Treatment Regulations, which went into effect on July 1, 2015. Senate Bill 4 regulates the entire process from permits to disclosure of chemicals used in fracturing process to closure of the well.

For further information on SB4, Well Stimulation Treatment Locations, and many other issues surrounding well stimulation in California, please see the Division of Oil, Gas & Geothermal Resources Well Stimulation Page at <http://www.conservation.ca.gov/dog/Pages/WST.aspx>.

CARBON MONOXIDE DEVICES

Pursuant to the Carbon Monoxide Poisoning Prevention Act of 2010, carbon monoxide detectors must be installed in every dwelling unit intended for human occupancy. Carbon monoxide is a gas produced when any fuel is burned, such as gas, oil, kerosene, wood, or charcoal. Because it is not possible to see, taste, or smell it, carbon monoxide can kill in minutes at high levels. Carbon monoxide detectors are similar to smoke detectors in that they will signal detection of carbon monoxide in the air. These carbon monoxide detectors should be installed outside of each separate sleeping area in the immediate vicinity of bedrooms, on every level including basements within which fuel fired appliances are installed, and in dwellings that have attached garages.

Links to additional information on carbon monoxide:

U.S. EPA, An Introduction to Indoor Air Quality (IAQ), Basic Information on Pollutants and Sources of Indoor Air Pollution, Carbon Monoxide

<http://www.epa.gov/iaq/co.html>

Center for Disease Control and Prevention (CDC), Carbon Monoxide Poisoning

<http://www.cdc.gov/co>

American Lung Association, Carbon Monoxide Indoors

<http://www.lungusa.org/healthy-air/home/resources/carbon-monoxide-indoors.html>

Consumer Product Safety Commission (CPSC), Carbon Monoxide Questions and Answers

<http://www.cpsc.gov/en/Safety-Education/Safety-Education-Centers/Carbon-Monoxide-Information-Center/Carbon-Monoxide-Questions-and-Answers/>

GENERAL NOTICES OF REQUIRED DISCLOSURES

(continued)

NATURAL GAS AND HAZARDOUS LIQUID PIPELINES

NOTICE REGARDING GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINES

This notice is being provided simply to inform you that information about the general location of gas and hazardous liquid transmission pipelines is available to the public via the National Pipeline Mapping System (NPMS) Internet Web site maintained by the United States Department of Transportation at <http://www.npms.phmsa.dot.gov/>. To seek further information about possible transmission pipelines near the property, you may contact your local gas utility or other pipeline operators in the area, some of which are included below. Contact information for pipeline operators is searchable by ZIP Code and county on the NPMS Internet Web site.

SoCalGas Natural Gas Pipeline Maps:

<https://www.socalgas.com/stay-safe/pipeline-and-storage-safety/natural-gas-pipeline-map>

PG&E Gas Transmission Line Maps:

<http://www.pge.com/en/safety/systemworks/gas/transmissionpipelines/index.page>

SDG&E Natural Gas Pipeline Maps: <http://regarchive.sdge.com/safety/naturalgas/map.shtml>

This notice is made pursuant to Section 2079.10.5 to the California Civil Code which provides that upon delivery of this notice to the transferee of the real property, the seller or broker is not required to provide information in addition to that contained in this notice regarding gas and hazardous liquid transmission pipelines. The information in this notice shall be deemed to be adequate to inform the transferee about the existence of a statewide database of the locations of gas and hazardous liquid transmission pipelines and information from the database regarding those locations. Nothing in this section shall alter any existing duty under any other statute or decisional law imposed upon the seller or broker, including, but not limited to, the duties of a seller or broker under this article, or the duties of a seller or broker under Article 1.5 (commencing with Section 1102) of Chapter 2 of Title 4 of Part 4 of Division 2.

GENERAL NOTICES OF REQUIRED DISCLOSURES

(continued)

WATER CONSERVING PLUMBING FIXTURES

For All Real Estate Sales - Residential and Commercial: On and after January 1, 2017, a seller or transferor of single-family residential real property, multifamily residential real property, or commercial real property shall disclose to a purchaser or transferee, in writing, specified requirements for replacing plumbing fixtures, and whether the real property includes non-compliant plumbing fixtures.

For All Single Family Residences: On or before January 1, 2017, all non-compliant plumbing fixtures in any single-family residential real property shall be replaced by the property owner with water-conserving plumbing fixtures.

For Commercial and Multifamily Residences: On or before January 1, 2019, all non-compliant plumbing fixtures in multifamily residential real property and commercial real property, as defined, be replaced with water-conserving plumbing fixtures.

For Building Alterations - Single Family Residences: On and after January 1, 2014, for all building alterations or improvements to single-family residential real property, water-conserving plumbing fixtures shall replace other noncompliant plumbing fixtures as a condition for issuance of a certificate of final completion and occupancy or final permit approval by the local building department.

For Building Alterations - Commercial and Multifamily Residences: On and after January 1, 2014, for specified building alterations or improvements to multifamily residential real property and commercial real property, water-conserving plumbing fixtures shall replace other non-compliant plumbing fixtures as a condition for issuance of a certificate of final completion and occupancy or final permit approval by the local building department.

California Civil Code Sections 1101.1 et seq.

CALIFORNIA WATERWAY SETBACK REQUIREMENTS

Creeks and streams are valuable resources providing pollutant removal, drainage, flood control, and necessary riparian habitats important to several species of plants and animals. With the numerous benefits provided by healthy waterways, regulating development near streams and other waterways in order to reduce the environmental impact has become an important part of watershed management throughout the state.

While the State of California provides its own set of regulations regarding development near streams and other protected waterways, several cities and counties have added their own stream protection ordinances to the local general plan or municipal code. It is important to check with your local regulatory agency to see what types of rules and regulations your property may be subject to regarding development, expansion, or even land use in relation to streams and other watershed features on or near your property.

ENVIRONMENTAL HAZARDS REPORT

For
4011 W EXPOSITION BLVD, LOS ANGELES, CA 90016
APN 5046-005-030

This Environmental Hazards Report provides information on known, existing and historic hazardous substance contaminated sites that may be on or near the Subject Property, as listed by the Environmental Protection Agency and/or other specified regulatory bodies.

RECORDS SUMMARY

Mapped Sites			
Type	Description	Regulatory Info	# Sites
NPL/CERCLIS	National Priorities List / Comprehensive Environmental Response, Compensation, and Liability Information System	EPA	0
RCRA	Resource Conservation and Recovery Act	EPA	24
ENVIROSTOR	Hazardous Substance Contamination Sites, Site Mitigation & Brownfield Reuse Program Sites	CA Department of Toxic Substances Control	2
SWIS	Solid Waste Information System	CalRecycle	0
GEOTRACKER	Underground Storage Tanks, Department of Defense Site Cleanup Program, Land Disposal Sites	CA Water Resources Control Board	14

Unmapped Sites			
Type	Description	Regulatory Info	# Sites
NPL/CERCLIS - Unmapped	National Priorities List / Comprehensive Environmental Response, Compensation, and Liability Information System	EPA	0
RCRA - Unmapped	Resource Conservation and Recovery Act	EPA	0
ENVIROSTOR - Unmapped	Hazardous Substance Contamination Sites, Site Mitigation & Brownfield Reuse Program Sites	CA Department of Toxic Substances Control	0
SWIS - Unmapped	Solid Waste Information System	CalRecycle	0
GEOTRACKER - Unmapped	Underground Storage Tanks, Department of Defense Site Cleanup Program, Land Disposal Sites	CA Water Resources Control Board	3

NPL/CERCLIS Site Details

The CERCLIS database is the Comprehensive Environmental Response, Compensation and Liability Information System that contains information on hazardous waste sites, potentially hazardous waste sites and remedial activities across the nation. CERCLIS is based on the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as Superfund, enacted by Congress on December 11, 1980. The database includes sites that are on the National Priorities List (NPL) or being considered for the NPL. The NPL is the Environmental Protection Agency's (EPA) database of uncontrolled or abandoned hazardous waste sites identified for remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Department of Health and Human Services and the US EPA in order to become an NPL site. More information can be obtained from <http://www.epa.gov/superfund/policy/index.htm> website.

This report lists CERCLA sites identified as being within 1 mile of Subject Property.

NO MAPPED NPL/CERCLIS SITES WERE FOUND IN PROXIMITY OF THE SUBJECT PROPERTY

RCRA Site Details

RCRA is the Resource Conservation and Recovery Act, which was enacted by Congress in 1976. RCRA's primary goals are to protect human health and the environment from the potential hazards of waste disposal, to conserve energy and natural resources, to reduce the amount of waste generated, and to ensure that wastes are managed in an environmentally sound manner. Specifically, RCRA regulates the management of hazardous wastes from the point of origin to the point of final disposal. Additional information is available on www.epa.gov/epawaste/index.htm website.

This report lists RCRA sites identified as being within 1/2 mile of Subject Property.

RCRA SITE ID: CAD981428774	
International Terra Cotta	Distance: 0.2 mi
3821 W Jefferson Blvd	Direction: NE
Los Angeles, CA, 90016	Lat, Lon: 34.0255, -118.3380
Land Type: Other land type	Owner Type: Private
Owner/Operator: Ogden M Edwards	Operator Type:
Generator Status: Small quantity generator	Environmental Controls: Environmental controls not in place
Institutional Controls: Institutional controls not in place	Human Exposure Controls: Insufficient information to determine if human exposure under control
Ground Water Controls: Insufficient information to determine if groundwater controls in place	
Industrial Activity Classification:	
Hazardous Waste Type:	
Used Oil Type:	
Misc Site Activities:	
Active Site Activities: Handler activities	

RCRA Site Details (continued)

RCRA SITE ID: CAP000213012 Us Dea 4405 W Jefferson Blvd Los Angeles, CA, 90016		Distance: 0.3 mi Direction: NW Lat, Lon: 34.0258, -118.3442
Land Type: Not provided, though not located on indian land	Owner Type:	
Owner/Operator:	Operator Type: Not provided	
Generator Status: Not a generator	Environmental Controls: Environmental controls not in place	
Institutional Controls: Institutional controls not in place	Human Exposure Controls: Insufficient information to determine if human exposure under control	
Ground Water Controls: Insufficient information to determine if groundwater controls in place		
Industrial Activity Classification:		
Hazardous Waste Type:		
Used Oil Type:		
Misc Site Activities:		
Active Site Activities:		

RCRA SITE ID: CAR000073163 Twelve Signs Inc 4301 W Jefferson Blvd Los Angeles, CA, 90016		Distance: 0.2 mi Direction: NW Lat, Lon: 34.0255, -118.3432
Land Type: Private	Owner Type: Private	
Owner/Operator: Richard Housman	Operator Type:	
Generator Status: Small quantity generator	Environmental Controls: Environmental controls not in place	
Institutional Controls: Institutional controls not in place	Human Exposure Controls: Insufficient information to determine if human exposure under control	
Ground Water Controls: Insufficient information to determine if groundwater controls in place		
Industrial Activity Classification:		
Hazardous Waste Type:		
Used Oil Type:		
Misc Site Activities:		
Active Site Activities: Handler activities		

RCRA Site Details (continued)

RCRA SITE ID: CA0000368886 Smith Maintenance Communication 3611 Exposition Blvd Los Angeles, CA, 90016		Distance: 0.2 mi Direction: E Lat, Lon: 34.0227, -118.3356
Land Type: Private	Owner Type: Private	
Owner/Operator: Ralph W Smith Jr	Operator Type:	
Generator Status: Small quantity generator	Environmental Controls: Environmental controls not in place	
Institutional Controls: Institutional controls not in place	Human Exposure Controls: Insufficient information to determine if human exposure under control	
Ground Water Controls: Insufficient information to determine if groundwater controls in place		
Industrial Activity Classification:		
Hazardous Waste Type:		
Used Oil Type:		
Misc Site Activities:		
Active Site Activities: Handler activities		

RCRA SITE ID: CAR000078741 New Creations Silkscreen And Printwear 4000 Jefferson Blvd Los Angeles, CA, 90016		Distance: 0.1 mi Direction: N Lat, Lon: 34.0255, -118.3396
Land Type: Private	Owner Type: Private	
Owner/Operator: Ronald Addison	Operator Type:	
Generator Status: Small quantity generator	Environmental Controls: Environmental controls not in place	
Institutional Controls: Institutional controls not in place	Human Exposure Controls: Insufficient information to determine if human exposure under control	
Ground Water Controls: Insufficient information to determine if groundwater controls in place		
Industrial Activity Classification:		
Hazardous Waste Type:		
Used Oil Type:		
Misc Site Activities:		
Active Site Activities: Handler activities		

RCRA Site Details (continued)

RCRA SITE ID: CAD981659642 Pegasus Design Inc 4005 W Jefferson Blvd Los Angeles, CA, 90016		Distance: 0.1 mi Direction: N Lat, Lon: 34.0255, -118.3396
Land Type: Not provided, though not located on indian land	Owner Type: Private	
Owner/Operator: Saleem Hasan	Operator Type:	
Generator Status: Small quantity generator	Environmental Controls: Environmental controls not in place	
Institutional Controls: Institutional controls not in place	Human Exposure Controls: Insufficient information to determine if human exposure under control	
Ground Water Controls: Insufficient information to determine if groundwater controls in place		
Industrial Activity Classification:		
Hazardous Waste Type:		
Used Oil Type:		
Misc Site Activities:		
Active Site Activities: Handler activities		

RCRA SITE ID: CAD981396286 Gebe Electronic Services 4112 West Jefferson Blvd Los Angeles, CA, 90016		Distance: 0.1 mi Direction: NW Lat, Lon: 34.0255, -118.3410
Land Type: Not provided, though not located on indian land	Owner Type: Private	
Owner/Operator: Richard Fergus	Operator Type:	
Generator Status: Small quantity generator	Environmental Controls: Environmental controls not in place	
Institutional Controls: Institutional controls not in place	Human Exposure Controls: Insufficient information to determine if human exposure under control	
Ground Water Controls: Insufficient information to determine if groundwater controls in place		
Industrial Activity Classification: Metal coating, engraving (except jewelry and silverware), and allied services to manufacturers, all other miscellaneous fabricated metal product manufacturing		
Hazardous Waste Type:		
Used Oil Type:		
Misc Site Activities:		
Active Site Activities: Handler activities		

RCRA Site Details (continued)

RCRA SITE ID: CAD982488157 Bruce Eicher 4014 West Jefferson Blvd Los Angeles, CA, 90016		Distance: 0.1 mi Direction: N Lat, Lon: 34.0255, -118.3400
Land Type: Private	Owner Type: Private	
Owner/Operator: Lynn Harker (Woodland)	Operator Type:	
Generator Status: Large quantity generator	Environmental Controls: Environmental controls not in place	
Institutional Controls: Institutional controls not in place	Human Exposure Controls: Insufficient information to determine if human exposure under control	
Ground Water Controls: Insufficient information to determine if groundwater controls in place		
Industrial Activity Classification: Metal household furniture manufacturing, residential electric lighting fixture manufacturing		
Hazardous Waste Type:		
Used Oil Type:		
Misc Site Activities: Short-term generator		
Active Site Activities: Handler activities		

RCRA SITE ID: CAR000115915 Shell Service Station 3645 S Crenshaw Los Angeles, CA, 90016		Distance: 0.3 mi Direction: SE Lat, Lon: 34.0217, -118.3351
Land Type: Private	Owner Type: Private	
Owner/Operator: Equilon Ent Llc Db a S O P Us	Operator Type:	
Generator Status: Small quantity generator	Environmental Controls: Environmental controls not in place	
Institutional Controls: Institutional controls not in place	Human Exposure Controls: Insufficient information to determine if human exposure under control	
Ground Water Controls: Insufficient information to determine if groundwater controls in place		
Industrial Activity Classification:		
Hazardous Waste Type:		
Used Oil Type:		
Misc Site Activities:		
Active Site Activities: Handler activities		

RCRA Site Details (continued)

RCRA SITE ID: CAD028589240 Ruart Bearing Co 4525 W Jefferson Blvd Los Angeles, CA, 90016		Distance: 0.3 mi Direction: W Lat, Lon: 34.0255, -118.3452
Land Type: Not provided, though not located on indian land	Owner Type:	
Owner/Operator: Not Required	Operator Type: Not provided	
Generator Status: Small quantity generator	Environmental Controls: Environmental controls not in place	
Institutional Controls: Institutional controls not in place	Human Exposure Controls: Insufficient information to determine if human exposure under control	
Ground Water Controls: Insufficient information to determine if groundwater controls in place		
Industrial Activity Classification: Industrial supplies wholesalers		
Hazardous Waste Type:		
Used Oil Type:		
Misc Site Activities:		
Active Site Activities: Handler activities		

RCRA SITE ID: CAR000129908 Cameo Cleaners 3650 Crenshaw Blvd Los Angeles, CA, 90016		Distance: 0.3 mi Direction: SE Lat, Lon: 34.0211, -118.3351
Land Type: Private	Owner Type: Private	
Owner/Operator: District Square Llc	Operator Type:	
Generator Status: Small quantity generator	Environmental Controls: Environmental controls not in place	
Institutional Controls: Institutional controls not in place	Human Exposure Controls: Insufficient information to determine if human exposure under control	
Ground Water Controls: Insufficient information to determine if groundwater controls in place		
Industrial Activity Classification: Drycleaning and laundry services (except coin-operated)		
Hazardous Waste Type:		
Used Oil Type:		
Misc Site Activities: Short-term generator		
Active Site Activities: Handler activities		

RCRA Site Details (continued)

RCRA SITE ID: CAD982025066 Lausd Virginia Elem School 2925 Virginia Rd Los Angeles, CA, 90016		Distance: 0.3 mi Direction: N Lat, Lon: 34.0285, -118.3394
Land Type: Other land type	Owner Type: Municipal	
Owner/Operator: Lausd	Operator Type:	
Generator Status: Small quantity generator	Environmental Controls: Environmental controls not in place	
Institutional Controls: Institutional controls not in place	Human Exposure Controls: Insufficient information to determine if human exposure under control	
Ground Water Controls: Insufficient information to determine if groundwater controls in place		
Industrial Activity Classification:		
Hazardous Waste Type:		
Used Oil Type:		
Misc Site Activities:		
Active Site Activities: Handler activities		

RCRA SITE ID: CAD028616050 20th Century Plastics 3628 Crenshaw Blvd Los Angeles, CA, 90016		Distance: 0.3 mi Direction: E Lat, Lon: 34.0226, -118.3351
Land Type: Not provided, though not located on indian land	Owner Type: Private	
Owner/Operator: Avery International	Operator Type:	
Generator Status: Small quantity generator	Environmental Controls: Environmental controls not in place	
Institutional Controls: Institutional controls not in place	Human Exposure Controls: Insufficient information to determine if human exposure under control	
Ground Water Controls: Insufficient information to determine if groundwater controls in place		
Industrial Activity Classification:		
Hazardous Waste Type:		
Used Oil Type:		
Misc Site Activities:		
Active Site Activities: Handler activities		

RCRA Site Details (continued)

RCRA SITE ID: CAD982000150 System 3 Cleaners 3631 Crenshaw Blvd #101 Los Angeles, CA, 90016		Distance: 0.3 mi Direction: E Lat, Lon: 34.0231, -118.3351
Land Type: Not provided, though not located on indian land	Owner Type: Private	
Owner/Operator: Baharun Aburahman	Operator Type:	
Generator Status: Small quantity generator	Environmental Controls: Environmental controls not in place	
Institutional Controls: Institutional controls not in place	Human Exposure Controls: Insufficient information to determine if human exposure under control	
Ground Water Controls: Insufficient information to determine if groundwater controls in place		
Industrial Activity Classification:		
Hazardous Waste Type:		
Used Oil Type:		
Misc Site Activities:		
Active Site Activities: Handler activities		

RCRA SITE ID: CA0000269605 Apt Medical Transportation 3411 W 36th St Los Angeles, CA, 90018-3613		Distance: 0.4 mi Direction: E Lat, Lon: 34.0236, -118.3330
Land Type: Private	Owner Type: Private	
Owner/Operator: Smith Maintenance Communication	Operator Type:	
Generator Status: Small quantity generator	Environmental Controls: Environmental controls not in place	
Institutional Controls: Institutional controls not in place	Human Exposure Controls: Insufficient information to determine if human exposure under control	
Ground Water Controls: Insufficient information to determine if groundwater controls in place		
Industrial Activity Classification:		
Hazardous Waste Type:		
Used Oil Type:		
Misc Site Activities:		
Active Site Activities: Handler activities		

RCRA Site Details (continued)

RCRA SITE ID: CAD981695570 Mels Auto Body 3423 W Jefferson Blvd Los Angeles, CA, 90018		Distance: 0.4 mi Direction: E Lat, Lon: 34.0255, -118.3336
Land Type: Not provided, though not located on indian land	Owner Type:	
Owner/Operator: Not Required	Operator Type: Not provided	
Generator Status: Small quantity generator	Environmental Controls: Environmental controls not in place	
Institutional Controls: Institutional controls not in place	Human Exposure Controls: Insufficient information to determine if human exposure under control	
Ground Water Controls: Insufficient information to determine if groundwater controls in place		
Industrial Activity Classification:		
Hazardous Waste Type:		
Used Oil Type:		
Misc Site Activities:		
Active Site Activities: Handler activities		

RCRA SITE ID: CAD982369662 C&H Auto Center 4522 Jefferson Blvd Los Angeles, CA, 90016		Distance: 0.4 mi Direction: W Lat, Lon: 34.0255, -118.3458
Land Type: Other land type	Owner Type: Private	
Owner/Operator: Molina Art	Operator Type:	
Generator Status: Small quantity generator	Environmental Controls: Environmental controls not in place	
Institutional Controls: Institutional controls not in place	Human Exposure Controls: Insufficient information to determine if human exposure under control	
Ground Water Controls: Insufficient information to determine if groundwater controls in place		
Industrial Activity Classification: Automotive body, paint, and interior repair and maintenance		
Hazardous Waste Type:		
Used Oil Type:		
Misc Site Activities:		
Active Site Activities: Handler activities		

RCRA Site Details (continued)

RCRA SITE ID: CAR000237396 Cvs Pharmacy #9582 3741 Crenshaw Blvd Los Angeles, CA, 90016		Distance: 0.4 mi Direction: SE Lat, Lon: 34.0185, -118.3357
Land Type: Private	Owner Type: Private	
Owner/Operator: Barchester California Lp	Operator Type:	
Generator Status: Large quantity generator	Environmental Controls: Environmental controls not in place	
Institutional Controls: Institutional controls not in place	Human Exposure Controls: Insufficient information to determine if human exposure under control	
Ground Water Controls: Insufficient information to determine if groundwater controls in place		
Industrial Activity Classification: Pharmacies and drug stores		
Hazardous Waste Type:		
Used Oil Type:		
Misc Site Activities:		
Active Site Activities: Handler activities		

RCRA SITE ID: CAD983608266 Majestic Pontiac And Honda 3740 Crenshaw Blvd Los Angeles, CA, 90016		Distance: 0.4 mi Direction: SE Lat, Lon: 34.0185, -118.3351
Land Type: Private	Owner Type: Private	
Owner/Operator: Stephen R May	Operator Type:	
Generator Status: Small quantity generator	Environmental Controls: Environmental controls not in place	
Institutional Controls: Institutional controls not in place	Human Exposure Controls: Insufficient information to determine if human exposure under control	
Ground Water Controls: Insufficient information to determine if groundwater controls in place		
Industrial Activity Classification: New car dealers		
Hazardous Waste Type:		
Used Oil Type:		
Misc Site Activities:		
Active Site Activities: Handler activities		

RCRA Site Details (continued)

RCRA SITE ID: CAL000323472 Walgreens #7016 3724 Crenshaw Blvd Los Angeles, CA, 90016		Distance: 0.4 mi Direction: SE Lat, Lon: 34.0190, -118.3351
Land Type: Private	Owner Type: Private	
Owner/Operator: The Coliseum Center Llc	Operator Type:	
Generator Status: Conditionally exempt small quantity generator	Environmental Controls: Environmental controls not in place	
Institutional Controls: Institutional controls not in place	Human Exposure Controls: Insufficient information to determine if human exposure under control	
Ground Water Controls: Insufficient information to determine if groundwater controls in place		
Industrial Activity Classification: Pharmacies and drug stores		
Hazardous Waste Type:		
Used Oil Type:		
Misc Site Activities:		
Active Site Activities: Handler activities		

RCRA SITE ID: CAD982037749 Lausd-Dorsey High School 3537 Farmdale Avenue Los Angeles, CA, 90016		Distance: 0.4 mi Direction: W Lat, Lon: 34.0229, -118.3460
Land Type: State	Owner Type: State	
Owner/Operator: Los Angeles Unified School District	Operator Type:	
Generator Status: Large quantity generator	Environmental Controls: Environmental controls not in place	
Institutional Controls: Institutional controls not in place	Human Exposure Controls: Insufficient information to determine if human exposure under control	
Ground Water Controls: Insufficient information to determine if groundwater controls in place		
Industrial Activity Classification: Elementary and secondary schools		
Hazardous Waste Type:		
Used Oil Type:		
Misc Site Activities:		
Active Site Activities: Handler activities		

RCRA Site Details (continued)

RCRA SITE ID: CA0000954073 Montique Corp 3411 Exposition Blvd Los Angeles, CA, 90018		Distance: 0.4 mi Direction: E Lat, Lon: 34.0223, -118.3328
Land Type: Private	Owner Type: Private	
Owner/Operator: Montique Corp	Operator Type:	
Generator Status: Small quantity generator	Environmental Controls: Environmental controls not in place	
Institutional Controls: Institutional controls not in place	Human Exposure Controls: Insufficient information to determine if human exposure under control	
Ground Water Controls: Insufficient information to determine if groundwater controls in place		
Industrial Activity Classification:		
Hazardous Waste Type:		
Used Oil Type:		
Misc Site Activities:		
Active Site Activities: Handler activities		

RCRA SITE ID: CAD028568368 Oconnor Lincoln Mercury 3737 Crenshaw Blvd Los Angeles, CA, 90016		Distance: 0.4 mi Direction: SE Lat, Lon: 34.0193, -118.3351
Land Type: Not provided, though not located on indian land	Owner Type: Private	
Owner/Operator: J F Oconnor	Operator Type:	
Generator Status: Small quantity generator	Environmental Controls: Environmental controls not in place	
Institutional Controls: Institutional controls not in place	Human Exposure Controls: Insufficient information to determine if human exposure under control	
Ground Water Controls: Insufficient information to determine if groundwater controls in place		
Industrial Activity Classification:		
Hazardous Waste Type:		
Used Oil Type:		
Misc Site Activities:		
Active Site Activities: Handler activities		

RCRA Site Details (continued)

RCRA SITE ID: CAD982416174 Imperial Nissan 2929 Crenshaw Blvd Los Angeles, CA, 90016		Distance: 0.4 mi Direction: NE Lat, Lon: 34.0284, -118.3351
Land Type: Not provided, though not located on indian land	Owner Type: Private	
Owner/Operator: Marvin Gart	Operator Type:	
Generator Status: Small quantity generator	Environmental Controls: Environmental controls not in place	
Institutional Controls: Institutional controls not in place	Human Exposure Controls: Insufficient information to determine if human exposure under control	
Ground Water Controls: Insufficient information to determine if groundwater controls in place		
Industrial Activity Classification:		
Hazardous Waste Type:		
Used Oil Type:		
Misc Site Activities:		
Active Site Activities: Handler activities		

EnviroStor Site Details

The California Department of Toxic Substances Control (DTSC) has developed the EnviroStor database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems, including but not limited to, sites or facilities where DTSC is involved with site investigation or cleanup that fit the broad federal definition of brownfields. Brownfields are properties that are contaminated, or thought to be contaminated, and are underutilized due to perceived remediation costs and/or liability concerns. The EnviroStor database is used by the Site Mitigation and Brownfield Reuse Program's staff as a tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

Further information can be found at the following locations:

<http://www.envirostor.dtsc.ca.gov/public/EnviroStor%20FAQ.pdf>

<http://www.dtsc.ca.gov/SiteCleanup/Brownfields/index.cfm>

This report lists EnviroStor sites identified as being within 1/2 mile of Subject Property.

EnviroStor ID: 80001143 Southwestern Engineering Co. Los Angeles, CA		Distance: 0.4 mi Direction: E Lat, Lon: 34.0252, -118.3333
NPL Status: No	Site Type: Military Evaluation	

EnviroStor Site Details

(continued)

Regulatory Agency: Smbrrp	Site Status: Inactive - Needs Evaluation
Lead Agency: Smbrrp	Status Date:
Special Program:	Site Management:
Funding: Dera	Restricted Use: No
Potential Media Affected: None Specified	
Past Uses: None Specified	
Potential Contaminants: None Specified	
Confirmed Contaminants: None Specified	

EnviroStor ID: 60001319	
Dorsey High School	Distance: 0.4 mi
3537 Farmdale Avenue	Direction: W
Los Angeles, CA 90016	Lat, Lon: 34.0230, -118.3461
NPL Status: No	Site Type: School Cleanup
Regulatory Agency: Smbrrp	Site Status: Certified
Lead Agency: Smbrrp	Status Date:
Special Program:	Site Management:
Funding: School District	Restricted Use: No
Potential Media Affected: Soil	
Past Uses: School - High School, Railroad Right Of Way	
Potential Contaminants: Chlordane, Tph-Motor Oil, Tph-Diesel	
Confirmed Contaminants: Chlordane, Tph-Motor Oil, Tph-Diesel	

SWIS Site Details

The Solid Waste Information System (SWIS) database is provided by the California Department of Resources and Recycling and Recovery (CalRecycle). The SWIS database contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information contact CalRecycle at: Tel: (916) 322-4027, email:

Cody.Oquendo@CalRecycle.ca.gov, and URL: <http://www.calrecycle.ca.gov/SWFacilities/Directory>.

This report lists SWIS sites identified as being within 1/2 mile of Subject Property.

NO MAPPED SWIS SITES WERE FOUND IN PROXIMITY OF THE SUBJECT PROPERTY

GeoTracker Site Details

The GeoTracker is the State Water Board's system for managing sites that impact groundwater, especially those that require groundwater cleanup such as Leaking Underground Storage Tanks (LUST), Site Cleanup Program Sites, and Military Cleanup Sites. The GeoTracker system is also used to manage permitted facilities like land disposal sites. The sites monitored by the State Water Board through the GeoTracker system may currently have, or have had in the past, unauthorized releases (leaks) that can pose a danger to public health and the environment. Cleanup of soil and groundwater contamination is overseen by the State Water Board based on application of existing laws, regulations, plans, and policies.. Additional information is available on the State Water Board's GeoTracker website at <http://geotracker.waterboards.ca.gov/>.

This report lists GeoTracker sites identified as being within 1/2 mile of Subject Property.

GLOBAL ID: T10000002997	
City of Los Angeles Community Redevelopment Agency 3900 Jefferson Blvd, West Los Angeles, CA 90016	Distance: 0.1 mi Direction: NE
Case Type: LUST Cleanup Site	Case Open Date: 2011-04-14 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 2017-08-07 00:00:00
Regional Board: LOS ANGELES RWQCB (REGION 4)	Regional Case No.: 900160407
Local Agency: LOS ANGELES, CITY OF	Local Case No.: TT
Lead Agency: LOS ANGELES RWQCB (REGION 4)	
Potential Media Affected:	
Potential Contaminants: Diesel, Gasoline	
Site History:	

GLOBAL ID: T0603764817	
SHELL SERVICE STATION 3645 CRENSHAW BLVD. S. LOS ANGELES, CA 90016	Distance: 0.3 mi Direction: SE
Case Type: LUST Cleanup Site	Case Open Date: 2005-02-28 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 2013-01-04 00:00:00
Regional Board: LOS ANGELES RWQCB (REGION 4)	Regional Case No.: 900160361
Local Agency: LOS ANGELES, CITY OF	Local Case No.:
Lead Agency: LOS ANGELES RWQCB (REGION 4)	
Potential Media Affected: Aquifer used for drinking water supply	
Potential Contaminants: Other Solvent or Non-Petroleum Hydrocarbon	
Site History:	

GeoTracker Site Details (continued)

GLOBAL ID: T0603700574	
20TH CENTURY PLASTICS 3628 CRENSHAW BLVD LOS ANGELES, CA 90016	Distance: 0.3 mi Direction: E
Case Type: LUST Cleanup Site	Case Open Date: 1997-02-18 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 2000-06-30 00:00:00
Regional Board: LOS ANGELES RWQCB (REGION 4)	Regional Case No.: 900160243
Local Agency: LOS ANGELES, CITY OF	Local Case No.:
Lead Agency: LOS ANGELES, CITY OF	
Potential Media Affected: Soil	
Potential Contaminants: Other Solvent or Non-Petroleum Hydrocarbon	
Site History:	

GLOBAL ID: SLT43119117	
20TH CENTURY PLASTICS 3628 CRENSHAW BLVD LOS ANGELES, CA 90018	Distance: 0.3 mi Direction: E
Case Type: Cleanup Program Site	Case Open Date: 1994-06-16 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 1994-06-17 00:00:00
Regional Board:	Regional Case No.: 0199
Local Agency:	Local Case No.:
Lead Agency: LOS ANGELES RWQCB (REGION 4)	
Potential Media Affected:	
Potential Contaminants:	
Site History:	

GLOBAL ID: SLT43352350	
CRENSHAW CAR WASH 3518 CRENSHAW BLVD LOS ANGELES, CA 90018	Distance: 0.3 mi Direction: E
Case Type: Cleanup Program Site	Case Open Date: 1965-06-15 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 1965-06-16 00:00:00
Regional Board:	Regional Case No.: 0546
Local Agency:	Local Case No.:
Lead Agency: LOS ANGELES RWQCB (REGION 4)	
Potential Media Affected:	
Potential Contaminants:	
Site History:	

GeoTracker Site Details (continued)

GLOBAL ID: T0603700567	
ARCO #0027 3412 CRENSHAW BLVD S LOS ANGELES, CA 90016	Distance: 0.3 mi Direction: E
Case Type: LUST Cleanup Site	Case Open Date: 1988-02-19 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 1996-12-03 00:00:00
Regional Board: LOS ANGELES RWQCB (REGION 4)	Regional Case No.: 900160170
Local Agency: LOS ANGELES, CITY OF	Local Case No.:
Lead Agency: LOS ANGELES RWQCB (REGION 4)	
Potential Media Affected: Aquifer used for drinking water supply	
Potential Contaminants: Gasoline	
Site History:	

GLOBAL ID: T0603793056	
WESTSIDE ARCO NO. 1 3412 CRENSHAW BLVD LOS ANGELES, CA 90016	Distance: 0.3 mi Direction: E
Case Type: LUST Cleanup Site	Case Open Date: 1998-12-17 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 2000-08-04 00:00:00
Regional Board: LOS ANGELES RWQCB (REGION 4)	Regional Case No.: 900160170A
Local Agency: LOS ANGELES, CITY OF	Local Case No.:
Lead Agency: LOS ANGELES, CITY OF	
Potential Media Affected: Soil	
Potential Contaminants: Other Solvent or Non-Petroleum Hydrocarbon	
Site History:	

GLOBAL ID: SL204451581	
FILM PROCESSING FACILITY 3602 CRENSHAW BLVD LOS ANGELES, CA	Distance: 0.3 mi Direction: E
Case Type: Cleanup Program Site	Case Open Date: 1995-08-01 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 1996-11-22 00:00:00
Regional Board:	Regional Case No.: 0200
Local Agency:	Local Case No.:
Lead Agency: LOS ANGELES RWQCB (REGION 4)	
Potential Media Affected:	
Potential Contaminants:	
Site History:	

GeoTracker Site Details (continued)

GLOBAL ID: SL2045H1621	
CAMEO CLEANERS 3650 CRENSHAW BLVD LOS ANGELES, CA 90018	Distance: 0.4 mi Direction: SE
Case Type: Cleanup Program Site	Case Open Date: 1994-01-18 00:00:00
Recent Activity: Open - Remediation	Recent Activity Date: 2010-03-01 00:00:00
Regional Board: LOS ANGELES RWQCB (REGION 4)	Regional Case No.: 0545
Local Agency:	Local Case No.:
Lead Agency: LOS ANGELES RWQCB (REGION 4)	
Potential Media Affected: Other Groundwater (uses other than drinking water), Soil, Soil Vapor	
Potential Contaminants:	
<p>Site History: The site was a strip mall and the buildings in which Cameo Cleaners and A & J Laundry operated were constructed between 1952 and 1954. Dry cleaning operations were conducted at the Site from approximately 1954 to 2012. Besides the dry cleaning operation, A & J Laundry conducted a stone-washing and other industrial laundry operations till 2012. Site buildings and structures were demolished in 2013 for the planned redevelopment of the the site. A number of site investigations have been conducted at the site since 1997 and have indicated that the soil, soil vapor and groundwater beneath the site are contaminated with perchloroethylene (PCE), trichloroethene (TCE) and other volatile organic compounds (VOCs) as a result of release of chemicals used in the dry cleaning operations. A Dual Phase Extraction (DPE) system consisting of a water sealed liquid-ring vacuum pump and two vapor-phase granular activated carbon vessels operated from March to September 2004. However, the DPE system had limited success in reducing VOCs in the soil, soil gas, and groundwater at the Site. In August 2009, the site owner submitted an Interim Remedial Action Plan (IRAP) to clean up the soil with a soil vapor extraction (SVE) system. The IRAP identified the shortcomings of the previously attempted DPE sytem and presented appropriate technical approaches. The Regional Board approved the IRAP in January 2010. The SVE system operated from March 2010 to February 2011 during which it removed approximately 152 pounds of PCE mass. In February 2011, the SVE system operation was suspended pending the implementation of a planned groundwater treatment program. From May 8 to 11, 2012, approximately 8,182 gallons of 3% potassium permanganate (KMnO4) was injected into three injection wells located in the source area (the alleyway between the drycleaners and Ralphs). While PCE concentrations decreased between 30% and 90% in wells MW-2, MW-6 and MW-7 in May and June, 2012, concentrations rebounded to 8,600 ug/l (MW-2), 5,000 ug/l (MW-6) and 1,000 ug/l (MW-7) by August 2013 and February 2014. From September 19 to November 20, 2014, remedial excavation activities were conducted to remove VOC-impacted soil from the dry cleaner building area. During this time, approximately 11,100 cubic yards (cy) of soil were removed from the excavated area to a total depth of 22 feet bgs. No VOCs were detected in any of the confirmation soil samples collected along the east, south and west walls, and along the excavation floor. Chemical and physical results of confirmation samples collected from the north wall, however, indicated the presence of residual VOC concentrations. PCE ranged from 4.8 to 330 ug/kg; and TCE from 7 to 15 ug/kg in this area, at approximately 18 feet bgs. Post-remediation assessment of soil and groundwater monitoring are being conducted at the site.</p>	

GLOBAL ID: T10000001120	
Lula Washington Dance Studio 3773 Crenshaw Blvd Los Angeles, CA 90016	Distance: 0.4 mi Direction: SE
Case Type: LUST Cleanup Site	Case Open Date: 1995-04-15 00:00:00

GeoTracker Site Details (continued)

Recent Activity: Completed - Case Closed	Recent Activity Date: 2011-11-21 00:00:00
Regional Board:	Regional Case No.:
Local Agency: LOS ANGELES, CITY OF	Local Case No.: 12625
Lead Agency: LOS ANGELES, CITY OF	
Potential Media Affected:	
Potential Contaminants:	
Site History:	

GLOBAL ID: T0603705560	
MERCURY O'CONNOR 3737 CRENSHAW BLVD LOS ANGELES, CA 90016	Distance: 0.4 mi Direction: SE
Case Type: Cleanup Program Site	Case Open Date: 1988-01-13 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 1996-07-17 00:00:00
Regional Board: LOS ANGELES RWQCB (REGION 4)	Regional Case No.: SLIC435
Local Agency: LOS ANGELES, CITY OF	Local Case No.:
Lead Agency: LOS ANGELES RWQCB (REGION 4)	
Potential Media Affected: Aquifer used for drinking water supply	
Potential Contaminants: Gasoline	
Site History:	

GLOBAL ID: SL204421578	
MERCURY O'CONNOR 3737 CRENSHAW BLVD LOS ANGELES, CA 90008	Distance: 0.4 mi Direction: SE
Case Type: Cleanup Program Site	Case Open Date: 1995-07-26 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 1998-12-01 00:00:00
Regional Board: LOS ANGELES RWQCB (REGION 4)	Regional Case No.: 0435
Local Agency:	Local Case No.:
Lead Agency: LOS ANGELES RWQCB (REGION 4)	
Potential Media Affected:	
Potential Contaminants:	
Site History:	

GLOBAL ID: SLT4L5341833	
SYSTEM CLEANERS 3631 CRENSHAW BLVD LOS ANGELES, CA 90018	Distance: 0.4 mi Direction: SE
Case Type: Cleanup Program Site	Case Open Date: 1996-04-05 00:00:00

GeoTracker Site Details

(continued)

Recent Activity: Open - Inactive	Recent Activity Date: 2015-01-29 00:00:00
Regional Board: LOS ANGELES RWQCB (REGION 4)	Regional Case No.: 0534
Local Agency:	Local Case No.:
Lead Agency: LOS ANGELES RWQCB (REGION 4)	
Potential Media Affected:	
Potential Contaminants:	
Site History:	

GLOBAL ID: T0603700558	
RUART BEARING COMPANY 4525 JEFFERSON BLVD W LOS ANGELES, CA 90016	Distance: 0.4 mi Direction: W
Case Type: LUST Cleanup Site	Case Open Date: 1990-09-17 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 1993-03-26 00:00:00
Regional Board: LOS ANGELES RWQCB (REGION 4)	Regional Case No.: 900160089
Local Agency: LOS ANGELES, CITY OF	Local Case No.:
Lead Agency: LOS ANGELES RWQCB (REGION 4)	
Potential Media Affected: Aquifer used for drinking water supply	
Potential Contaminants: Other Solvent or Non-Petroleum Hydrocarbon	
Site History:	

UNMAPPED SITES

Although the Environmental Site records are official, some of the records may contain missing, non-specific, or incorrect information regarding the names, addresses or other attributes, due to errors and omissions prior to their submission to the governing regulatory body. This factor prevents some sites from being precisely located. It is for this reason that a site may be listed in this "unmapped sites" section of the report.

The information in the environmental report comes directly from the official hazardous substance site lists, which include sites with incomplete information as well. Accordingly, Property I.D. includes those unmapped sites that might be within one half-mile of the Subject Property based upon the available information provided by the EPA and/or other regulatory bodies.

Geotracker - Unmapped Site Details

GLOBAL ID: SLT43260258	
INGLEWOOD OIL FIELD (FORMER)	Distance: (exact location not mapped) Direction: (exact location not mapped)
FAIRFAX AVE	
BALDWIN HILLS, CA 90008	
Case Type: Cleanup Program Site	Case Open Date: 1996-04-02 00:00:00
Recent Activity: Completed - Case Closed	Recent Activity Date: 1996-04-03 00:00:00
Regional Board: LOS ANGELES RWQCB (REGION 4)	Regional Case No.: 0438
Local Agency:	Local Case No.:
Lead Agency: LOS ANGELES RWQCB (REGION 4)	
Potential Media Affected:	
Potential Contaminants:	
Site History:	

GLOBAL ID: SLT43358356		
INGLEWOOD OIL FIELD - LEWIS (FORMER) STOCKER AVE BALDWIN HILLS, CA 90008		Distance: (exact location not mapped) Direction: (exact location not mapped)
Case Type: Cleanup Program Site	Case Open Date: 1996-07-22 00:00:00	
Recent Activity: Completed - Case Closed	Recent Activity Date: 1996-07-23 00:00:00	
Regional Board: LOS ANGELES RWQCB (REGION 4)	Regional Case No.: 0561	
Local Agency:	Local Case No.:	
Lead Agency: LOS ANGELES RWQCB (REGION 4)		
Potential Media Affected:		
Potential Contaminants:		
Site History:		

Geotracker - Unmapped Site Details

(continued)

GLOBAL ID: SLT4305048 DALTON CONSTRUCTION SLAUSON AVE BALDWIN HILLS, CA 90008		Distance: (exact location not mapped) Direction: (exact location not mapped)
Case Type: Cleanup Program Site	Case Open Date: 1965-06-15 00:00:00	
Recent Activity: Completed - Case Closed	Recent Activity Date: 1965-06-16 00:00:00	
Regional Board:	Regional Case No.: 0087	
Local Agency:	Local Case No.:	
Lead Agency: LOS ANGELES RWQCB (REGION 4)		
Potential Media Affected:		
Potential Contaminants:		
Site History:		

RESIDENTIAL GOVERNMENT BOOKLETS, HANDOUTS, AND SAFETY GUIDES FOR RESIDENTIAL PROPERTIES IN CALIFORNIA

The booklets listed below are prepared by governmental entities and are provided as links in the body of the original email sent by Property I.D. when delivering the report electronically, and as a printed booklet when a hardcopy report delivery is requested with the your NHD order. The booklets contain important information about various topics including radon, mold, lead hazards, environmental hazards, earthquake safety, and energy conservation. You can obtain another copy of these important booklets for free by clicking on the links below, or by going to <https://propertyid.com/downloads>.

Home Energy Rating Guide

http://propertyid.com/platinum/Downloadables/Guides/energyrating_cec_bw.pdf

California Homeowner's Guide to Earthquake Safety

<http://www.propertyid.com/govbooklets/govbookletsearthquake.pdf>

Department of Health Services Residential Environmental Hazards

<http://www.propertyid.com/govbooklets/govenviro.pdf>

EPA Lead in Your Home

<http://www.propertyid.com/govbooklets/govbookletsleadinsert.pdf>

Department of Health Services Mold FAQ

<http://www.propertyid.com/govbooklets/govbookletsmoldfaq.pdf>

Note: Your signature on the NHDS Report Receipt page is sufficient to acknowledge delivery/receipt of the safety guides mentioned above. However, if you require a separate signature page, acknowledging receipt of these guides, one is available from the Property I.D. website: <http://www.propertyid.com/govbooklets/ResSafetyGuidesAcknowledgmentPage.pdf>

TERMS AND CONDITIONS

The Report is subject to each of the following Terms and Conditions. Each Recipient (as that term is defined below) of the Report hereby acknowledges and agrees that the Report is subject to the following Terms and Conditions, and each Recipient agrees to be bound by such Terms and Conditions. Use of this Report by any Recipient constitutes acceptance of the Terms and Conditions to the Report. The Terms and Conditions below are hereby incorporated by this reference into the Report. This Report is not an insurance policy.

The following persons or entities are deemed "Recipients" of this Report: (1) the seller of the real property that is the subject of the specific transaction for which this Report was issued; (2) that seller's agent and broker; (3) the buyer of the real property that is the subject of the specific transaction for which this Report was issued; (4) that buyer's agent and broker; and (5) the escrow officer and escrow company handling the specific transaction for which this Report was issued. This Report is for the exclusive use of the Recipients. No person or entity, other than the Recipients, shall be entitled to use or rely on the Report. This Report may not be used, referred to, or relied upon by any person or entity other than the Recipients. No person or entity, other than the Recipients, shall be deemed, treated, or considered to be a beneficiary (intended or otherwise) of this Report. Recipients are obligated to make disclosures that are within their actual knowledge. This Report has been issued in connection with a particular transaction for the sale of the real property described in the Report. The Report may only be used in connection with that particular transaction. If an escrow number has been provided to Property I.D., then this Report may only be used in connection with that particular escrow. The Report may not be used for any other transaction or escrow.

The Report may not be used, for any purpose, if the Recipients have not paid for the Report.

This Report is made for the real property specifically described in the Report (the "Subject Property"). The Subject Property shall not include any property beyond the boundaries of the real property described in the Report. The Subject Property shall not include any structures (whether located on the Subject Property, or not), easements, or any right, title, interest, estate, or easement in any abutting streets, roads, alleys, lanes, ways, or waterways.

No determination is made and no opinion is expressed, or intended, by this Report concerning the right, entitlement, or ability to develop or improve the Subject Property. Property I.D. has no information concerning whether the Subject Property can be developed or improved. Property I.D. expresses no opinion or view, and assumes no responsibility, with respect to the development or improvement of the Subject Property.

No determination is made and no opinion is expressed, or intended, by this Report as to title to the Subject Property. No determination is made and no opinion is expressed, or intended, by this Report concerning whether the Subject Property is comprised of legal lots in conformance with the California Subdivision Map Act or local ordinances.

No determination is made and no opinion is expressed, or intended, by this Report concerning architectural, structural, mechanical, engineering, or legal matters. No determination is made and no opinion is expressed, or intended, by this Report concerning structures or soils on or outside of the Subject Property, including, without limitation, habitability of structures or the Subject Property, suitability of the Subject Property for construction or improvement, potential for soil settlement, drainage, soil subsidence, or other soil or site conditions. No determination is made and no opinion is expressed, or intended, by this Report concerning the marketability or value of the Subject Property. Property I.D. has not conducted any testing of the Subject Property. Property I.D. has not conducted any physical or visual examination or inspection of the Subject Property. This Report is not a substitute for a physical or visual examination or inspection of the Subject Property. If detailed on-site information regarding geologic, environmental, engineering, planning, or other professional studies is desired, Property I.D. recommends that an appropriate qualified professional consultant be retained.

No determination is made and no opinion is expressed, or intended, by this Report concerning the existence of hazardous or toxic materials or substances, or any other defects, on or under the Subject Property, unless specifically described in the Report.

No determination is made and no opinion is expressed, or intended, by this Report concerning any condition of the Subject Property, unless that condition is specifically described in the Report. The Report is intended to address only those matters expressly described in the text of the Report. The Report is not intended to address any matter (either expressly or impliedly) not specifically described in the text of the Report.

This Report is issued as of the date identified in the Report. Property I.D. shall have no obligation to advise any Recipient of any information learned or obtained after the date of the Report even if such information would modify or otherwise affect the Report. Subsequent to Property I.D.'s acquisition of Government Records, changes may be made to said Government Records and Property I.D. is not responsible for advising the Recipients of any changes. Property I.D. will update this Report upon request and at no charge during the transaction process for which this Report was issued, but not to exceed one year from the date of the Report. Likewise, Property I.D. is not liable for any impact on the Subject Property that any change to the Government Records may have.

No determination is made and no opinion is expressed, or intended, by this Report concerning the need to purchase earthquake or flood insurance for the Subject Property. In preparing the Report, Property I.D. has accurately reported on information contained in Government Records. Property I.D. has reviewed and relied upon those Government Records specifically identified and described in the Report. Property I.D. has not reviewed or relied upon any Government Records that are not specifically identified in the Report. Property I.D. also has not reviewed any parcel maps, plat maps, survey maps, surveyor maps, assessor maps, assessor parcel maps, developer maps, or engineering maps, whether or not such maps have been recorded. No determination is made and no opinion is expressed, or intended, by the Report concerning any matters identified in Government Records that were not reviewed by Property I.D. If any Recipient has a question concerning the specific Government Records reviewed (or not reviewed) by Property I.D., then the Recipients should contact Property I.D.'s Customer Service Department at (800) 920-5603.

Mapped hazard zones may represent generalized hazard information. If the questionable edge of a hazard zone impacts any portion of the Property, the report will reflect that the Property is "IN" the zone. If the Subject Property shares a common area with other properties (examples include condominiums, planned developments, town homes, and mobile homes) and any portion of the common area of the complex in which the Subject Property is located is situated in the specified hazard zone, due to the quality and availability of the parcel boundary information supplied by the county, "IN" may be reported even if the property/unit/lot that is the subject of this report is itself not in the specified hazard zone. If the county's parcel boundaries include only the individual unit's boundaries and do not include common areas for which property owners may also be responsible, hazards that exist only in the common areas may not be reported as "IN". When found in the hazard determination the terms "zone", "area", or "mapped" are words strictly defined as geographic locations delineated by specific boundaries identified in the maps and/or data prepared by the applicable governmental agency.

Property I.D. has relied upon the Government Records specifically identified in the Report without conducting an independent investigation of their accuracy. Property I.D. assumes no responsibility for the accuracy of the Government Records identified in the Report.

To the extent that any Recipient has provided information to Property I.D. (including, without limitation, a legal description of the Subject Property), Property I.D. has relied upon that information in preparing this Report. Property I.D. has not conducted an independent investigation of the accuracy of the information provided by the Recipient. Property I.D. assumes no responsibility for the accuracy of information provided by the Recipient. Property I.D. shall be subrogated to all rights of any claiming party against anyone including, but not limited to, another party who had actual knowledge of a matter and failed to disclose it to the Recipients in writing prior to the close of escrow.

Except as specifically described in the Report, Property I.D. makes no warranty or representation of any kind, express or implied, with respect to the Report. Property I.D. expressly disclaims and excludes any and all other express and implied warranties, including, without limitation, warranties of merchantability or fitness for a particular purpose.

Property I.D. shall have no responsibility, or liability, for any lost profits, consequential damages, special damages, indirect damages, or incidental damages allegedly suffered as a result of the use of, or reliance on, the Report.

The Report shall be governed by, and construed in accordance with, the laws of the State of California.

This Report constitutes the entire, integrated agreement between Property I.D. and Recipients, and supersedes and replaces all prior statements, representations, negotiations, and agreements.

If any provision of the Terms and Conditions to this Report is determined to be invalid or unenforceable for any reason, then such provision shall be treated as severed from the remainder of the Terms and Conditions, and shall not affect the validity and enforceability of all of the other provisions of the Terms and Conditions.

Any dispute, controversy, or claim arising out of, or relating in any way, to the Report, shall be resolved by arbitration in Los Angeles, California, in accordance with the arbitration rules of the Judicial Arbitration and Mediation Service ("JAMS"). The prevailing party in the arbitration shall be entitled to its attorneys' fees and costs, including, without limitation, the fees of the arbitrator.



City of Los Angeles West Adams-Baldwin Hills-Leimert

Search this site

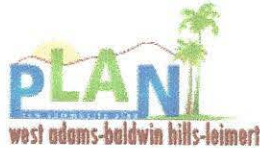
[How to get involved](#)

[Plan Status](#)

[Community Meetings](#)

[News](#)

[Glossary of Planning Terms](#)



[Draft EIR](#)

[Notice of Availability of a Draft EIR](#)

[Final EIR](#)

[Notice of Completion and Availability of a Final EIR](#)

[Read in Spanish / Leer en Español](#)

NCP PROGRAM

[Welcome](#)

[Program Information](#)

[West Adams Background](#)

WEST ADAMS NEW COMMUNITY PLAN

[Plan Status](#)

[Implementing the Plan](#)

[Document Library](#)

[Community Plan Outline](#)

[Environmental Impact Study](#)

OUTREACH AND ADOPTION PROCESS

[4/11/13 City Planning Commission Report](#)

[2/11/16 City Planning Commission Modification](#)

[6/23/16 City Planning Commission Report- PLUM Modification Referral Transmittal to the Mayor and City Council](#)

[How to get involved](#)

[Community Meetings](#)

[*Awards* & Announcements](#)

OTHER RESOURCES & INFORMATION

[Glossary of Planning Terms](#)

[City Resources/Departments](#)

NOW AVAILABLE


[Final EIR - May 2016](#)

[Final Plan - June 2016](#)

For More Information

Please visit the City Planning Department Website at www.planning.lacity.org under New Community Plans.

Join West Adams Group

 It's not too late to get involved! Check out our [West Adams NCP Plan Page!](#)

Visit other SLA Plans

[South LA NCP](#)

[Southeast LA NCP](#)

Environmental Impact Report (EIR) & Transportation Improvement and Mitigation Program (TIMP)

An **Environmental Impact Report (EIR)** has been prepared that comprehensively analyzes the proposed land use changes recommended through the West Adams New Community Plan. The Draft EIR provided the community with the opportunity to review and comment on the features of the proposed community plan. Following the close of the Draft EIR comment period, a Final EIR was prepared that addresses the comments received and has been submitted to the Mayor and City Council in considering adoption of the new community plan and certification of its EIR.



The purposes of the EIR are to:

- satisfy the requirements of the California Environmental Quality Act (CEQA), and
- inform the general public, the local community, responsible and interested public agencies of the nature of the West Adams-Baldwin Hills-Leimert New Community Plan, its possible environmental effects, possible measures to mitigate those effects, and alternatives to the proposed project.

The **Transportation Improvement and Mitigation Program (TIMP)** for the West Adams-Baldwin Hills-Leimert New Community Plan (NCP) identifies transportation programs needed to accommodate land use patterns/densities and population and employment growth anticipated under the NCP, and the resultant increase in vehicle trips projected by the year 2030.

Transportation Programs considered include:

• Plans and Strategies for Public Transit Improvements,

The West Adams Community Plan Area can be characterized as a transit rich community with numerous Metro Local and Metro Rapid buses passing through the CPA. The Plan Area is unique in that residents will benefit from not one but two light rail transit lines traversing the Plan Area by the year 2018. Proposed changes in land use and urban design as part of the TIMP for the New Community Plan are expected to encourage transit ridership in concert with the provision of safe, convenient, accessible, and easily identifiable transit locations also playing a major role in encouraging and facilitating transit ridership.

• Transportation Demand Management (TDM),

A TDM program is a set of strategies, measures and incentives to encourage residents to walk, bicycle, use public transportation, carpool or use other alternatives to driving alone. The West Adams Community Plan will describe TDM strategies actively being

pursued within the Plan Area as well as provide a list of recommendations to be considered as part of a comprehensive TDM Program.

- **Residential Neighborhood Traffic Management,**

Traffic intrusion onto residential streets by commuters seeking to bypass congested major and secondary highways is of increasing concern and the Plan will outline several steps that can be taken in order to develop and implement Neighborhood Traffic Management Plans.

- **Transportation Systems Management (TSM),**

TSM strategies are intended to improve existing transportation systems using operational or minor physical improvements, and thereby increasing the flow of travel on existing facilities through such improvements as ramp metering, signal synchronization, anti-gridlock parking lanes, to name but a few. Improvements typically have a low capital cost, do not call for major construction and can be implemented in a relatively short time frame.

- **Highway and Street Infrastructure Improvements, and**
- **Street System classification changes.**

The West Adams-Baldwin Hills-Leimert Community Plan Area is comprised of mature communities with established structure setback lines along major and secondary arterials. Major street widenings are not likely to be feasible in most areas and therefore, the Plan seeks to implement a series of Modified Street Standards that reflect the presence of historic buildings, relationship to transit stations and other local conditions.

CONTACT: West Adams - Baldwin Hills - Leimert Community Planner, Reuben N. Caldwell, AICP | Tel: 213.978.1209 | Email: Reuben.Caldwell@lacity.org
© 2012 CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING

[Sign in](#) | [Report Abuse](#) | [Print Page](#) | Powered By [Google Sites](#)

Plan Implementation

Subdivisions



City Hall * 200 N. Spring Street, Room 721 * Los Angeles, CA90012



January 29, 2014

TO: All Interested Parties

FROM: Michael J. LoGrande 
Advisory Agency

SUBJECT: **ADVISORY AGENCY POLICY
SMALL LOT ORDINANCE**

Introduction

Established in 2005 in LAMC Section 12.22-C,27, the Small Lot Ordinance allows for the subdivision of underutilized land in multi-family and commercial areas into fee-simple homes. Intended as infill development and a smart-growth alternative to traditional, suburban style single-family subdivisions, small lot homes would have smaller lot areas with compact building footprints and reduced yard setbacks, street frontages, passageways between buildings, and open space.

As such, small lot subdivisions create a unique set of design challenges and spatial complexities with regards to massing, height, circulation, and transitional areas from adjacent properties. Small Lot Design Guidelines provide an opportunity to address these complexities while also promoting the design and creation of small lot housing with neighborhood compatibility for consistency with applicable General and Specific Plans and addressing site organization and urban form, setbacks and building transitions, parking and driveways, building design and materials, and landscaping and access.

Small Lot Design Guidelines – Advisory Agency Policy

All small lot subdivisions filed after February 1, 2014 must comply with or meet the intent of the attached 2014 Small Lot Design Guidelines through either methods listed in the Guidelines or through alternative methods that achieve the same objective. This Advisory Agency Policy and the attached Small Lot Design Guidelines replace and supersede the Advisory Agency's prior policies dated January 10, 2006 and November 15, 2006.

In cases where site characteristics, existing improvements, or special circumstances make substantial adherence with the Small Lot Design Guidelines impractical, substantial compliance may not be possible; in which case, small lot subdivisions must meet the intent of the Small Lot Design Guidelines, as stated above. The Small Lot Design Guidelines will be used to condition a project and not as the basis approving or denying a project. Conditions imposed by the initial decision maker may be appealed. The Small Lot Design Guidelines shall be used in conjunction with any other adopted

design guidelines, as applicable, and shall not supersede any adopted Specific Plan Design Review Board procedures.

Authority of the Advisory Agency

The Advisory Agency's authority to adopt this policy is based on the Subdivision Map Act (and LAMC 17.03) and the General Plan. The Map Act requires that the Advisory Agency must find in the affirmative that the proposed tract or parcel map, and its design and improvement, will be consistent with the applicable General and Specific Plans and that the site will be physically suitable for the proposed type of development. Where the "design" of the tract or parcel map refers to the configuration and layout of the proposed lots, easements and/or access and "improvements" to the infrastructure facilities serving the subdivision, such as roadways and sidewalks, the Map Act requires that the proposed map also be consistent with the General Plan.

The Small Lot Design Guidelines allow the Advisory Agency to implement the purposes, intent, and provisions of the General Plan and its various elements, and effectively provide the Advisory Agency with the tools to make the consistency findings with the General Plan for the purposes of approving a small lot subdivision. The Guidelines, in turn, are in conformance with the City's General Plan Framework - Chapter 5, Urban Form and Neighborhood Design - which encourages the "enhance[ment of] the liveability of all neighborhoods by upgrading the quality of development and improving the quality of the public realm" and the "formulat[ion] and adopt[ion of] building and site design standards and guidelines to raise the quality of design Citywide".

The Small Lot Design Guidelines shall only apply to subdivisions that are subject to the Small Lot Ordinance (LAMC 12.22-C,27).

Mixed-Use Small Lot Subdivisions

The Small Lot Ordinance states that "parcels of land may be subdivided into lots which may contain one, two or three dwelling units" for the purpose of a small lot subdivision. The Planning Department has historically interpreted this statute as allowing residential uses as part of a small lot subdivision while inherently excluding any commercial uses as part of a tract or parcel map for the purposes of creating "small lots." However, the Ordinance does not explicitly prohibit commercial uses as part of a small lot subdivision even when the underlying zone permits commercial uses. This policy will allow for the creation of a mixed-use development as part of a small lot subdivision, in that:

A small lot subdivision may allow for a mixed-use building on a lot that combines a commercial use on the ground floor and upper level residence that is effectuated by the recordation of a tract or parcel map, as long as the underlying zone permits the commercial use, pursuant to LAMC Section 13.09-B,3. – Definitions of a Mixed Use Project.

Mixed-use small lot projects must comply with all other applicable regulations governing the site with regards to parking, signage, access, and FAR limitations in

the LAMC. Joint Living & Work Quarters, as defined in LAMC 12.03, shall not be considered a Mixed-Use Project for the purpose of a small lot subdivision.

Small lot developments along commercial corridors must employ high-quality urban design to define the character of the proposed development. Storefronts must be vibrant, transparent, and protected, and most importantly, be compatible with the form and character of the existing commercial district. These projects must incorporate the design elements from the Small Lot Design Guidelines under the Special Guidelines for Ground-Floor Commercial Uses section.

Small lot projects with ground floor commercial uses help to fulfill the General Plan Framework's Policy 3.13.1, "Encourage the development of commercial uses and structures that integrate housing units with commercial uses in areas designated as 'Boulevard-Mixed Use'..." in CR, C1, C1.5, C2, C4, [Q]C2 Zones. They also fulfill Policy 2.2.1 of the 2013-2021 Housing Element, to "provide incentives to encourage the integration of housing with other compatible land uses."

Questions regarding this policy should be directed to Jae H. Kim, Senior City Planner, at (213) 978-1383.

MLG:AB:JK:JC

Attachment:

2014 Advisory Agency Small Lot Design Guidelines

S
M
A
L
L



L
O
T



DESIGN GUIDELINES



This handbook provides recommendations for addressing the complexities of designing small lot developments to be within conformance of the General Plan. Each guideline should be considered in a proposed project. However, because of the unique nature of each small lot development, not all will be appropriate in every case.

The guidelines are intended to help guide architects, developers, and residents in designing for a more livable city. Incorporating these guidelines into a project's design will encourage more compatible architecture, attractive multi-family residential districts, context-sensitive design, and sustainable environments, and will also contribute to pedestrian activity and place-making.

Tentative tract and parcel maps for small lot subdivisions must be consistent with the City's General Plan and Community Plans in order to be approved. It is important to review all relevant city documents for policies that may affect your small lot design and layout.

Published January 2014

Cover photos: Artis, Cullen Street Art District Homes, Rock Row

Document is designed to be printed double-sided.

Table of Contents

1	Introduction	4
2	About Small Lot Subdivisions	7
3	Site Planning.....	8
4	Building	21
5	Landscaping.....	29
6	Sustainability	33
7	Case Studies	36
8	Appendices	
	A. Venice Specific Plan Verification	
	B. Pre-Filing Preparation List and Meeting Form	
	C. Sample Subdivision Layout	

1 Introduction



The Small Lot Ordinance allows for subdivisions in areas zoned for multi-family or commercial uses, permitting the development of this small lot in Echo Park.



Small lot homes must be structurally independent with no shared foundations or common walls.

The City of Los Angeles has enacted the Small Lot Ordinance (No. 176354) to allow the construction of fee-simple, infill housing on small lots in multi-family and commercial zones. While home ownership options have traditionally been limited to single-family homes on 5,000 square foot lots or condominiums, the passage of the Small Lot Ordinance extends these options to include townhomes, row houses, and other types of infill housing typically only available for rent.

The Ordinance provides a more space-efficient and economically attractive alternative for sites zoned for apartment or condominium uses. In short, the Small Lot Ordinance simplifies the land subdivision process, making it easier for developers to construct creative new fee-simple homes in urban areas.

It was envisioned to allow the subdivision of underutilized land in multi-family and commercial areas for the creation of up to 15 lots with detached single-family homes. It was not intended to generate a request for a General Plan amendment and zone change to permit the development. Generally, these homes have smaller lot areas, compact building footprints, and minimal streetfront and setback requirements. They are distinct from condominiums in that the tenants of these compact homes have complete ownership of that lot.

While the Ordinance provides a smart-growth alternative to the suburban single-family home, generally reduces density, and creates new options for home ownership, it also brings a new set of spatial complexities. For instance, challenges brought on by neighborhood context and the proximity of adjacent structures require thoughtful considerations about massing, height, and transitional areas from adjacent properties. *These spatial constraints require innovative design solutions.*

Small Lot Design Guidelines

This handbook provides design guidelines issued by the advisory agency to address these complexities while also promoting the design and creation of small lot housing with neighborhood compatibility for consistency with applicable General and Specific Plans. The Guidelines outline recommendations for site organization and urban form, setbacks and building transitions, parking and driveways, building design and materials, and landscaping and access. The recommendations are not mandatory, but help to guide decision-makers to ensure that a project is compatible with its surroundings. Projects that are not in compliance with the Guidelines may be subject to delays, redesign, and community appeals.

Applying the Guidelines

The Guidelines outlined in this document identify the level of design quality expected for small lot developments. They provide guidance and direction for applying policies contained within the General Plan Framework and the Community Plans. Incorporating these Guidelines into a project's design will encourage more compatible architecture, attractive residential projects, context-sensitive design, opportunities for pedestrian activity, and overall contribute to an enhanced sense of place.

Interested property owners, developers, and designers should first review the zoning of the property before proceeding with the project. The Small Lot Ordinance and Guidelines are only applicable to developments within multi-family and commercial zones. They are also only applicable to modestly-scaled well-designed projects with 47 or less dwelling units. Projects with a greater number of units will need further review prior to accepting the applications for filing.

The Guidelines are intended for use by the Planning Department, as well as other City agencies and department staff, developers, architects, engineers, and community members in evaluating project applications. The Guidelines should also be used in conjunction with relevant policies from the General Plan Framework and Community Plans. In order to ensure the creation of well-designed and context-sensitive small lot homes, the Guidelines listed here will apply to all new small lot applications.

Small lot projects must substantially comply with the Small Lot Design Guidelines in order to receive project approval. However, some leniency and creativity is permitted in implementing these Guidelines. For instance, in cases where special circumstances make complete compliance infeasible or impossible, the project must nonetheless substantially conform to the overarching goals of the Guidelines. Development applications must then demonstrate clear alternatives that achieve the same goals and objectives, and describe to what extent these Guidelines are incorporated into the project design.

In short, the Small Lot Design Guidelines will only be used to condition approved projects, and may not serve as the basis for a project approval or denial. Conditions imposed by the initial decision-maker may be appealed.

OVERARCHING GOALS

To ensure the creation of well-designed and compatible developments that improve the context of the built environment, the Small Lot Design Guidelines promote the following goals:

- 1 Create high-quality indoor and outdoor living environments for all residents.
- 2 Enhance the public realm.
- 3 Provide fee-simple home ownership opportunities for a greater number of people, at a wider range of income levels.
- 4 Provide solutions for infill housing.
- 5 Design and configure housing to be compatible with the existing neighborhood context, especially in sensitive areas. This includes areas contained within Specific Plans, Community Design Overlays (CDOs), and Historic Preservation Overlay Zones (HPOZs).
- 6 Prioritize the livability and market value of a project over strict density.



The Auburn Street small lot development in the Silverlake neighborhood demonstrates the Guideline's overarching goals.

2 About Small Lot Subdivisions

- 1 Small lot subdivisions are not condominiums. Properties are titled in fee simple, meaning they can be bought and sold just like conventional single-family homes.
- 2 Subdivisions are only permitted in areas zoned for multi-family housing or commercial uses for projects with up to 47 dwelling units. Projects with a greater number of units will need further review prior to accepting the applications for filing.
- 3 Small lot homes must be structurally independent, with no shared foundations or common walls. This also applies to the conversion of existing buildings into small lot homes, which are permitted by the Small Lot Ordinance.
- 4 Generally, the subdivisions will only have one dwelling unit per lot, although duplexes and triplexes are permitted.
- 5 The Ordinance reduces the minimum lot size and side yard requirements and eliminates requirements for conventional street frontage, allowing for flexibility to be compatible with the existing neighborhood context. This allows for the creation of more space-efficient compact homes. Small lots may be irregularly shaped, a minimum area of 600 square feet, and at least 16 feet wide.
- 6 A 5-foot setback is required between the subdivision and adjoining properties. There are no yard or setback requirements along alleys, streets, or between lots within the approved subdivision.
- 7 All structures on a lot which includes one or more dwelling units, may, taken together, occupy no more than 80 percent of the lot area, unless the tract or parcel map provides common open space equivalent to 20 percent of the lot area of each lot not meeting this provision.
- 8 Parking may be provided anywhere on the site, either on individual or shared lots or a separate parking garage. Communal parking areas must be accessible via the community driveway, street, or alley, and have clear pathways connecting to residential units. Tandem parking is also allowed.
- 9 Small lot subdivisions must be filed as a Vesting Tentative Track Map or as an illustrated Parcel Map. Both will require supplemental site plans, building elevations, and other illustrative information.
- 10 Each proposed small lot subdivision must be reviewed and approved by City Staff, and is subject to public hearing and appeals.

3 Site Planning



The Rock Row development in Eagle Rock features a central driveway with alternative paving.

Constructing infill housing offers a unique set of design challenges not only on the parcel level, but also on the neighborhood level and within the public realm. Developers and architects must therefore consider the design elements of each small lot home and how they will enhance the overall neighborhood character and vitality of the larger public realm.

Parcel

Small lot design is fundamentally a site planning challenge. It requires addressing practical spatial requirements while simultaneously creating high-quality living environments. These spatial requirements include: small lot sizes and awkward configurations; parking and automobile access; pedestrian circulation; adequate access to air, light, and ventilation; outdoor space and privacy; and refuse bin placement and utilities location. Developers must address these issues in ways that ultimately enhance the living environment of each dwelling unit.

Additionally, each home must exhibit a high level of design quality, including: well-articulated entries and facades to each dwelling unit, proportionate windows, quality building materials, connections to a pedestrian circulation system, and context-sensitive elements.

Neighborhood

By its very nature, infill development occurs in neighborhoods with preexisting development and characteristics, and should therefore supplement to and enhance the overall quality of the neighborhood. At this

scale, developers and architects must consider the three-dimensional nature of the entire development, including height, massing, siting, and orientation. These characteristics must relate to the surrounding built form, respecting the overall neighborhood character and existing topography.

Other considerations include building patterns, streetscape characteristics, orientation to the street, pedestrian routes, transit stops, parking arrangements, and opportunities for defensible space considerations, each of which impact a development's integration into the neighborhood context.

Public Realm

Each infill project, however small, must contribute to a vital and coherent public realm through an improved network of streets and sidewalks that is pleasant, interesting, and comfortable for pedestrian activity. To do so, each project should focus on the relationship between the proposed small lot subdivision and the public environment, with emphasis on: building siting and orientation, height and massing, articulation of facades and entry ways, building fenestration, pedestrian circulation, type and placement of street trees, landscaping and transitional spaces, and location of driveways and garages.

Objective: Design and configure housing to be consistent with applicable General and Specific Plans, be compatible with the existing neighborhood, while also striking a balance between parking, adequate common areas, and the public realm.



Through the use of courtyards and grasscrete paving, the Perlita Mews development in Atwater Village strives for livable shared spaces.



Sufficient space should be provided for an entry, landing and transitional landscaping between the sidewalk and private entryway.

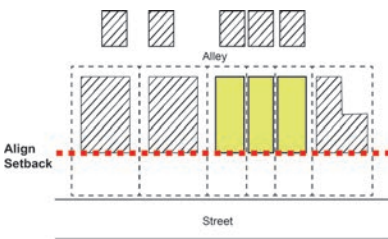
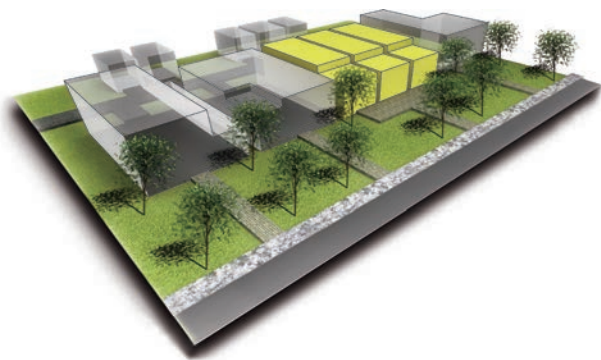
RELATIONSHIP TO THE STREET GUIDELINES

When designed well, small lot developments can enhance the preexisting character of a good street or improve a fragmented one. Therefore, small lot developments should embrace, rather than ignore, the street. Although there are no requirements for front setbacks, neighborhood context shall provide direction for setting buildings back from the street.

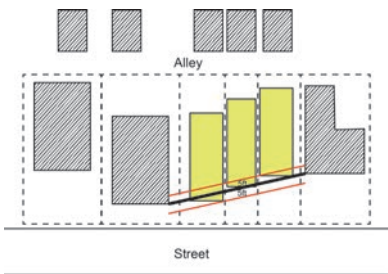
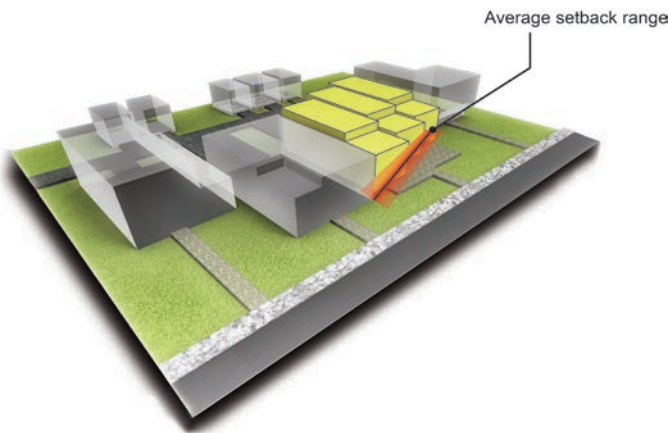
Minimal setbacks are appropriate for small lots on commercial streets. Similarly, setbacks are not required for dwelling units with ground-floor retail. On residential streets, preexisting front setbacks should guide the distance that a development is set back from the street. Moreover, a 5 foot side setback is required of any property adjacent to the perimeter of the small lot project and development.

- 1 In areas with an existing prevailing street setback, align the small lot development to be consistent with this setback and provide continuity along the street edge. Slight deviations from the setback are acceptable.
- 2 On residential streets with varying setbacks, the front yard setback should be within 5 feet of the average setback of adjacent properties.
- 3 On commercial streets with a range of setbacks, small lot developments should nearly abut the sidewalk, allowing sufficient room for entry, front stoop, and some transitional landscaping. However, this is not required for dwellings with ground floor retail.

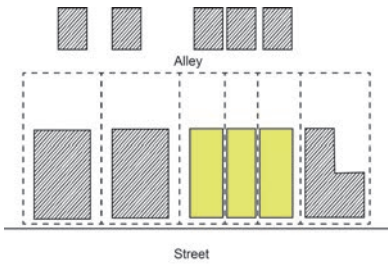
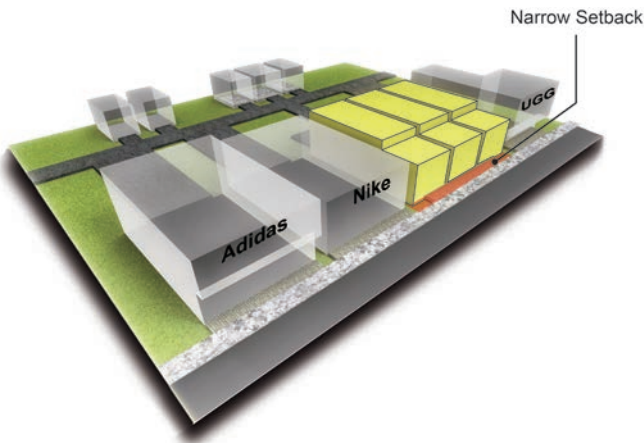
RELATIONSHIP TO THE STREET ILLUSTRATIONS



Where applicable, proposed small lot developments should align with the prevailing setback of the street.



Where applicable, the setbacks of proposed small lot developments should be within the range of setbacks of existing properties.



Where applicable, proposed small lot developments along commercial streets should nearly about the sidewalk.



Enhanced paving denotes the entryway to the Vesper Village development in Van Nuys.

SITE LAYOUT AND CIRCULATION GUIDELINES

Small lot developments are presented with numerous spatial challenges that require innovative design solutions. Regardless of spatial constraints, developments must strive for neighborhood compatibility and be able to fit all aspects, such as parking and driveways, adequate trash and utility locations, adequate indoor and outdoor living space, within the project site.

Builders and designers should consider all possible configurations that take advantage of the site topography in providing sufficient open space, and consider how characteristics of the street and adjacent structures affect the overall form and orientation of the proposed development.

- 1 Configure homes to front public streets, primary entryway, circulation walkways, and open spaces, rather than driveways.
- 2 For homes not adjacent to the public street, provide pedestrian circulation in the form of private walkways or clearly delineated paths of travel from the sidewalk to their entryway.
- 3 Maximize green space while minimizing the total amount of driveway space.
- 4 Where possible, utilize alleyways for vehicular access.
- 5 Take advantage of existing topography and natural features (i.e. existing trees) to maintain appropriate grade levels consistent with surrounding structures.
- 6 Homes fronting a public street should have the primary entrance and main windows facing the street.
- 7 Enhanced paving should mark the pedestrian and vehicular entries of complexes to provide a sense of arrival.

SITE LAYOUT AND CIRCULATION GUIDELINES (CONTINUED)

- 8 Design floor plan layouts in relation to lot shape, width, and depth to maximize usable outdoor spaces.
- 9 Provide space for entry, front landing, and transitional landscaping between the public sidewalk and private entryway.
- 10 Provide direct paths of travel for pedestrian destinations within the development. Whenever relevant, create primary entrances for pedestrians that are safe, easily accessible, and a short distance from transit stops.
- 11 When multiple units share a common driveway that is lined with individual garages, provide distinguishable pedestrian paths to connect parking areas to articulated individual entries.
- 12 Vary building placement to increase variation in facades and more articulated building edges.

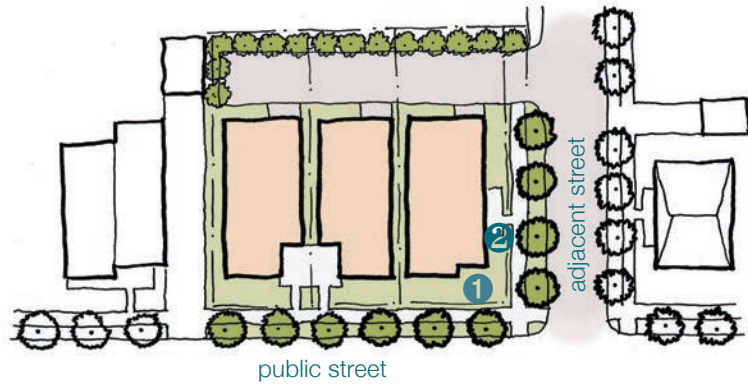


The Cullen Street development demonstrates a side access driveway with the front unit having a strong relationship to the street.

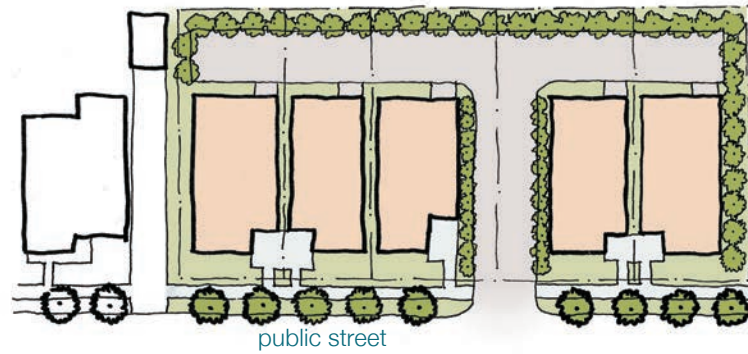
POSSIBLE CONFIGURATIONS

When rear driveways are used:

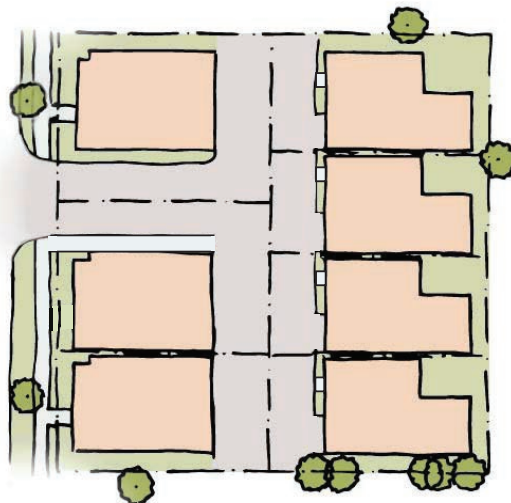
- ① The streetfront should still give the appearance of an entry.
- ② Pedestrian entrances should closely align with the entrances of adjacent dwelling units.



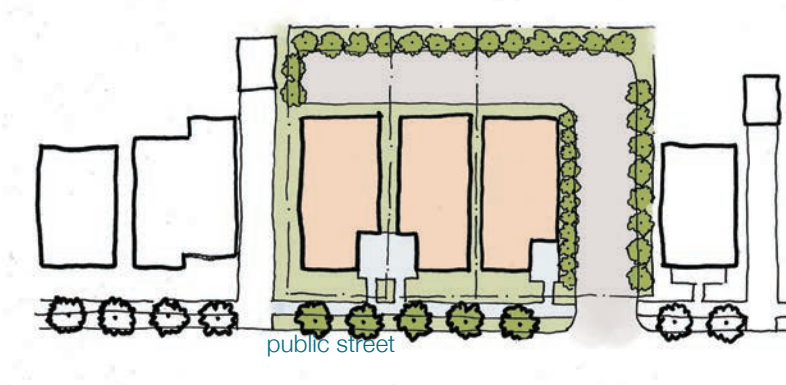
When rear T-driveways are used, all units should have direct access to the public sidewalk.



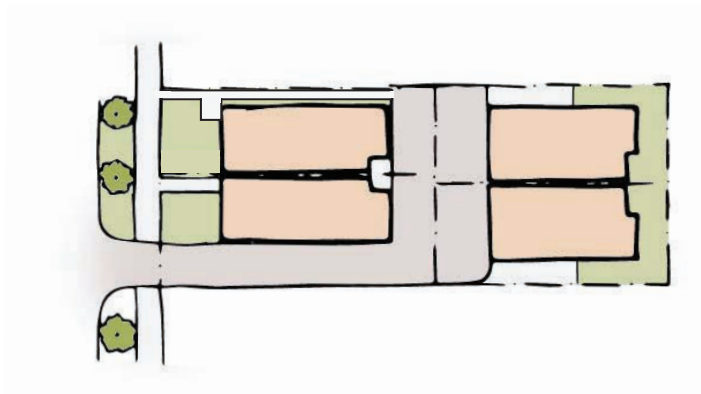
This alternative T-driveway configuration separates rear units from the public street and sidewalk.



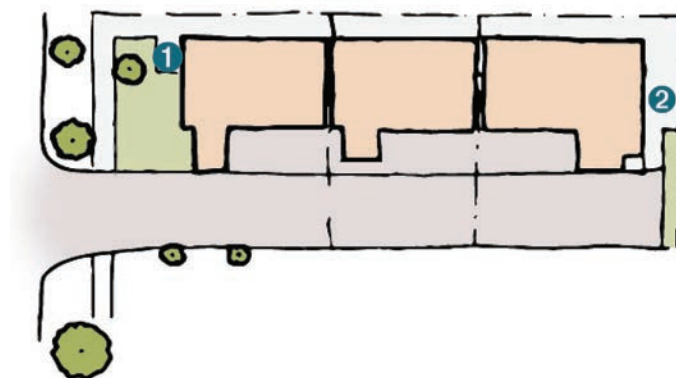
POSSIBLE CONFIGURATIONS (CONTINUED)



When rear L- driveways are used, all units front onto the public sidewalk.



When an alternative L-driveway is used, all rear units that do not front on the public sidewalk should still have a separate pedestrian path.

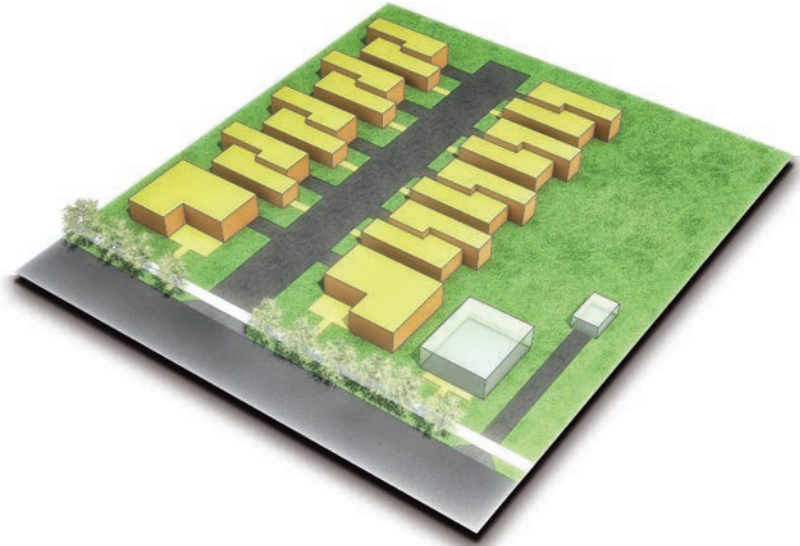


When side access driveways are used:

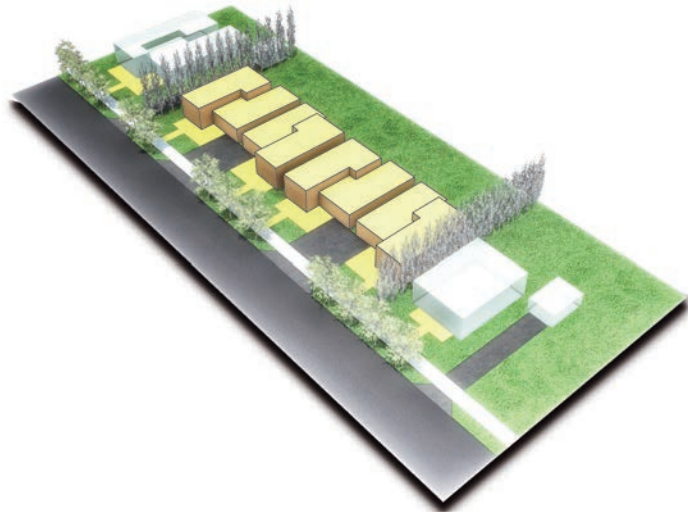
- ① Small lot developments with a side access driveway should configure front homes to be accessible from the sidewalk.
- ② Interior homes should be accessible from both the driveway and a private walkway at the front of the homes.

POSSIBLE CONFIGURATIONS (CONTINUED)

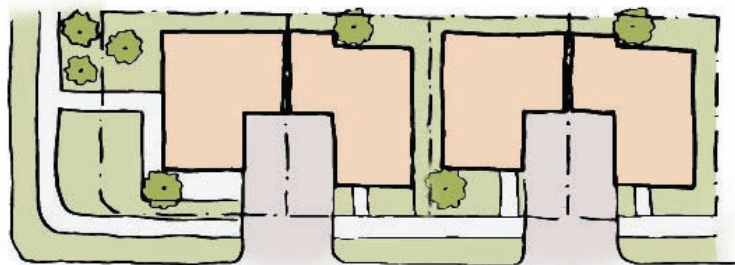
Townhouses with a central access driveway can enhance the public realm when front homes are accessible from the sidewalk.



Row houses with shared driveways enhance the streetfront by reducing the number of driveway cuts and vehicle/pedestrian conflicts. This results in enhanced and more opportunities for pedestrian entries.



The combination of tandem parking and deep garage setbacks can minimize the amount of streetfront dedicated to driveways.



BUILDING-TO-STREET PROPORTION GUIDELINES

Building-to-street proportion refers to the relationship between the height of buildings on either side of a street and the width between those buildings. An ideal proportion between these two creates a pleasant and visually interesting public realm. The public realm, therefore, may be considered as an “outdoor room” that is shaped by the “walls” of the building heights and the “floors” of the roadway. Through proper setbacks, appropriate building heights, and lush landscaping, small lot developments can help contribute to the creation of these outdoor rooms.

Outdoor rooms with excessively wide roadways or short building heights tend to eliminate any sense of enclosure for the pedestrian. Therefore, building heights should be constructed at a minimum of one-quarter of the width of the roadway.

In cases where neighborhood context may preclude increased building heights, trees may be planted along the street or front yard to help increase the sense of enclosure.

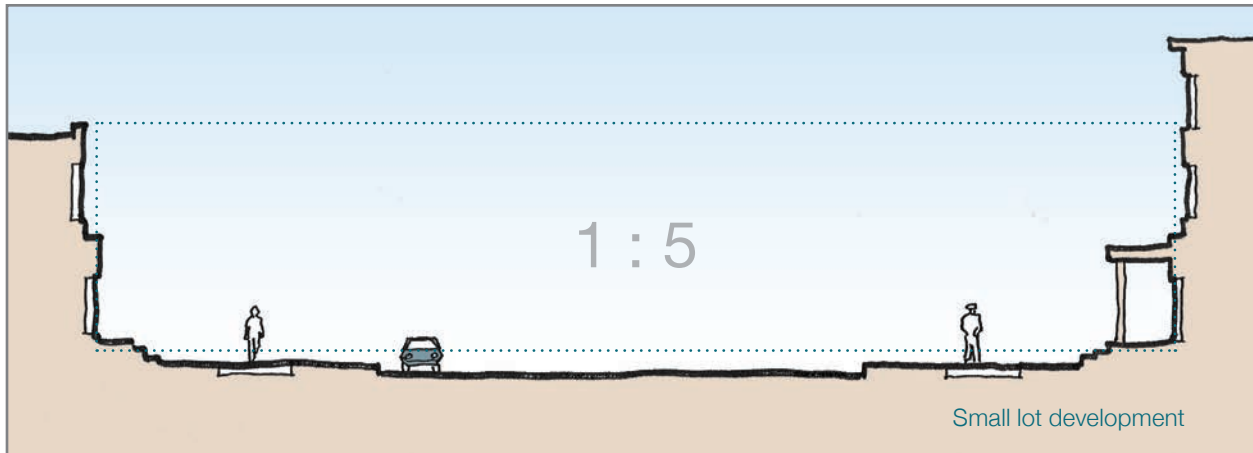
- 1 Small lots should be constructed with a building-to-height ratio of 1-to-4. In other words, buildings should have a height of at least one-quarter of the width of the roadway. For example, on a 100 foot wide street, an appropriate building height would be 25 feet.
- 2 Define the proper proportion of the public right of way through the planting of shade trees and low-growing vegetation (see Landscaping Section for further information).
- 3 Plant shade trees and ornamental plants to define the edge and increase visual interest to both the public and private realms. Avoid placing 4-foot-tall or higher shrubs immediately adjacent to the sidewalk.



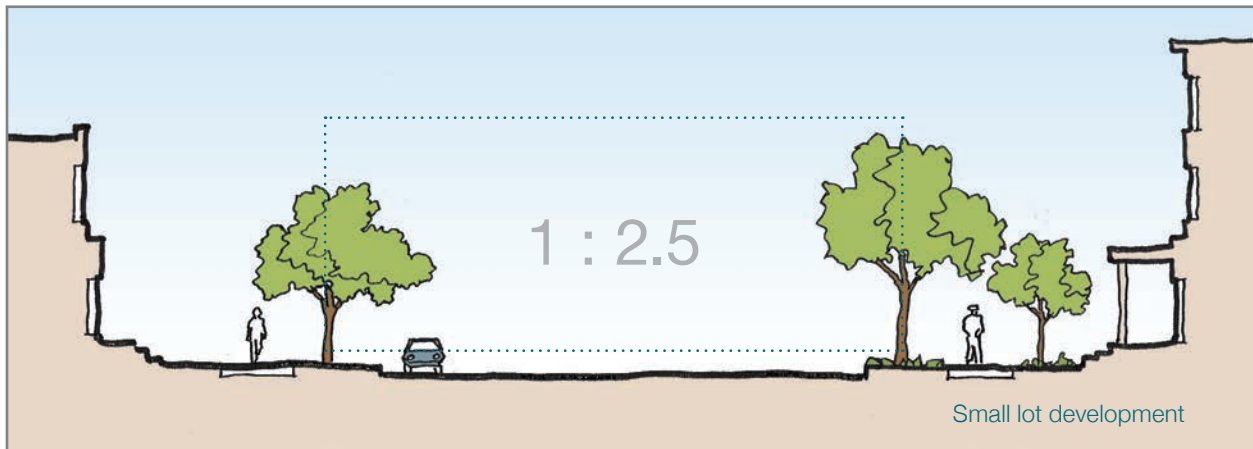
Many Los Angeles streets have undesirable height-width ratios with: low-rise buildings, narrow sidewalks, and extremely wide streets.



Abbot Kinney Blvd. in Venice is an example of a more appropriate building-to-street proportion.



This small lot development creates a height-width ratio of approximately 1:5, and provides little sense of enclosure to the pedestrian. Although it may not be possible to alter the building heights, a series of landscaping interventions can enhance the semblance of an outdoor room.



Landscaping within the public, transitional, and private realms heightens the semblance of an outdoor room. Here, canopy-creating shade trees have been added to effectively reduce the width between buildings, and bringing the height-width ratio to approximately 1:2.5.

PARKING AND DRIVEWAY GUIDELINES

The design of small lot developments must strike a particular spatial balance: it must simultaneously maintain high-quality public and private living environments while also accommodating for the automobile. In poor design layouts, small lot configurations allow parking, driveways, and garages to dominate the landscape, creating conflicts for pedestrians and decreasing the overall aesthetic quality of the development. Improperly placed parking at the front of townhouses can have unsightly effects onto the streetfront. Frequent curb cuts and driveways jeopardize pedestrian safety and eliminate space for street trees and on-street parking. Ideally, designs should locate parking to be behind dwellings and accessible from alleys where present. If driveways are necessary, designs should minimize their width, number, and visual impact.

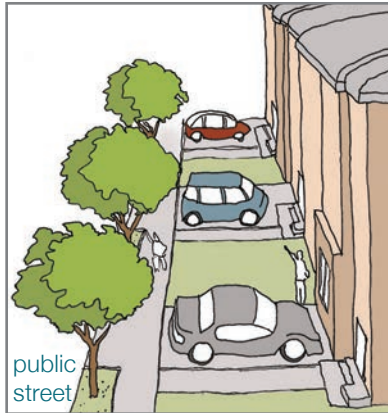
- 1 Locate parking to the rear of dwellings where homes front the public street.
- 2 Where available, use alleyways as access to off-street parking.
- 3 If individual front driveways must be used, the setback of the building should allow for an ample amount of landscaping space and a front entryway, porch, or landing.
- 4 Allow for a pedestrian access path separate from driveway whenever possible. When the driveway provides pedestrian access to individual dwellings, a distinguishable path should be provided.
- 5 Access driveways should be designed to be no wider than circulation and backup requirements, while still allowing for landscaping and a pedestrian access path on-site.
- 6 Space permitting, design the driveway area for multi-functional uses.
- 7 Structures should limit encroachment over the driveway area to not restrict the movement of trucks.



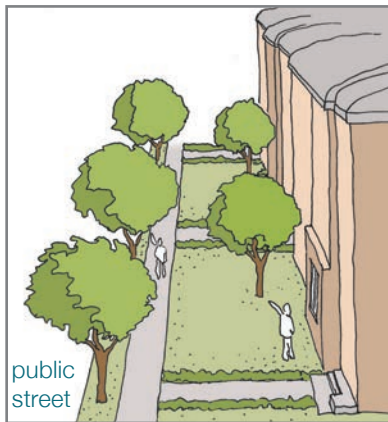
These homes have garages located in the rear of the buildings.



Rock Row uses permeable paving to provide a more hospitable pedestrian path along the driveway.



The placement of individual driveways along the streetfront can disrupt the continuity of the sidewalk and public realm, and eliminate space for street trees and on-street parking.



However, when driveways are located to the rear of dwellings, the streetscape can become a comfortable outdoor space for residents and passers-by.

Number of spaces

The Los Angeles Municipal Code lists requirements for the provision of parking spaces for residential developments.

Single-family homes are required to provide:

- 2 spaces for each home

Tandem parking is also acceptable, space permitting. One space can be dedicated for a compact car.

Duplex and triplex developments are required to provide:

- 1 space for each unit with less than 3 habitable rooms
- 1.5 spaces for each unit with 3 habitable rooms
- 2 spaces for units with more than 3 habitable rooms

Small lot developments are also required to provide guest parking based on site layout and circulation. Small lots are subject to the following guest parking requirements:

- Developments with less than 10 units: 0 spaces
- Developments with 10-100 units: 0.25 spaces per unit
- Developments with over 100 units: 0.5 spaces per unit

Locally adopted Specific Plans may require more parking. In these cases, the locally adopted plans supercede these parking requirements.

Dimensions

The Municipal Code requires the following dimensions for parking spaces:

- 8'6" x 18' for standard-size cars;
- 7'6" x 15' for compact cars.

Driveway widths depend on lot depth and building configuration. Individual front driveways should be 10 feet wide. In these instances, the building width should adequately allow for integral front parking plus some yard and porch or landing space. Access driveways will vary in width depending on lot size, depth, and building height, and are required to meet Code requirements for stall dimensions and access aisle. Please consult the Fire Department for further information.

4 Building

In order to make townhouse construction more feasible, the Small Lot Ordinance minimizes the required sizes of side, rear, and front yards. As a result, small lots are ultimately shaped by building configuration. Designers should consider how the arrangement of interior space affects exterior massing and how the configuration of building elements respond to adjacent buildings. Design strategies incorporating neighborhood context include considerations of: building height transitions, arrangement of buildings and open space, landscape elements, vehicular driveways and pedestrian paths, and architectural details and scaling devices that breakdown the massing of the development.

With reduced setback requirements and small lot areas, providing access to air, light, and ventilation is more challenging for small lot developments than typical single-family designs. Thus, architects and builders must take full advantage of the unique design opportunities presented to them to create livable environments.

Objective: Develop the overall form and relationship of the buildings by focusing on neighborhood compatibility and high-quality design of the following elements: entry, height and massing, building facade, roof lines, and materials.



Sensitive window and balcony placement in the Rock Row development are key to enhancing the light and ventilation of the home's interior.



The Buzz Court development demonstrates how the front unit of the development is designed to engage the public street and sidewalk.



Entryways, porches and stoops clearly delineate public and private realms while maintaining a comfortable relationship between these realms and their users.



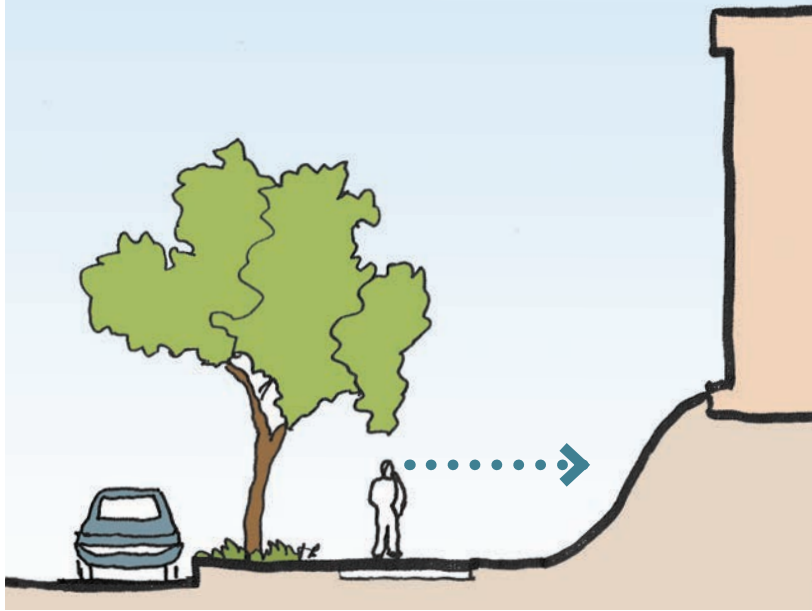
These home entrances sit a few steps above the sidewalk. A small landscaped area provides a buffer between the sidewalk and building edge.

ENTRY GUIDELINES

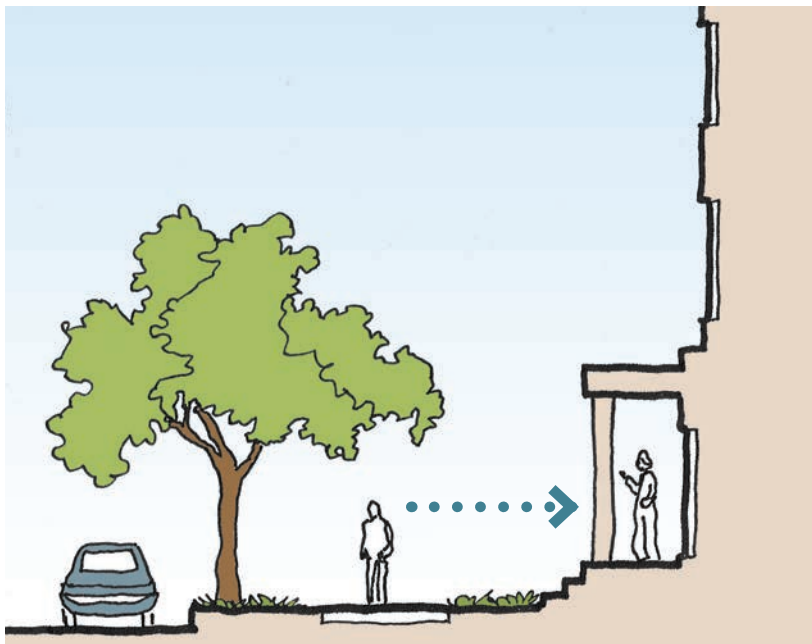
When entries are well articulated and easy to find, they function as gateways— simultaneously welcoming visitors, allowing for seasonal decorations, and clearly delineating the boundaries of the private realm. They may also offer habitable outdoor space in the form of a small front porch or patio.

- 1 Primary entryways should be clearly identifiable and connected to the public street by a walkway. Individual residences should incorporate transitions such as landscaping, paving, porches, stoops, and canopies.
- 2 Homes that front a public street should have their primary entryway accessible from the street. Garages should not take the place of the main entryway.
- 3 Entryways should sit at a grade comparable to those of the surrounding structures, and should never tower above the street.
- 4 Use ornamental low-level lighting to highlight and provide security for pedestrian paths and entrances. Ensure all parking areas and walkways are illuminated.
- 5 Sole entrances should be at grade level. Homes with multiple entrances may include a secondary entrance at three to five steps above grade or consistent with the average grade of existing structures.
- 6 Entrances that front commercial boulevards should allow room for a stoop and entryway and ideally some landscaped area.
- 7 Ground-floor commercial arrangements fronting on the street in a commercial district do not require a separation between the entry and the street. See Special Guidelines for Ground-Floor Commercial Uses (p. 28) for further information.
- 8 Incorporate transitions such as landscaping, paving material, porches, stoops, and canopies at the primary entrance to each residence, and at the main pedestrian entrance to the development from the sidewalk.

ENTRY (CONTINUED)



Small lot homes with excessive grading tend to tower awkwardly above the neighborhood and sidewalk. This creates a physical and visual barrier between the public and private realms.



A better interaction between a small lot development and the street is achieved when buildings are only a few steps above street level. This creates a clear sight line between the sidewalk and the front entry.

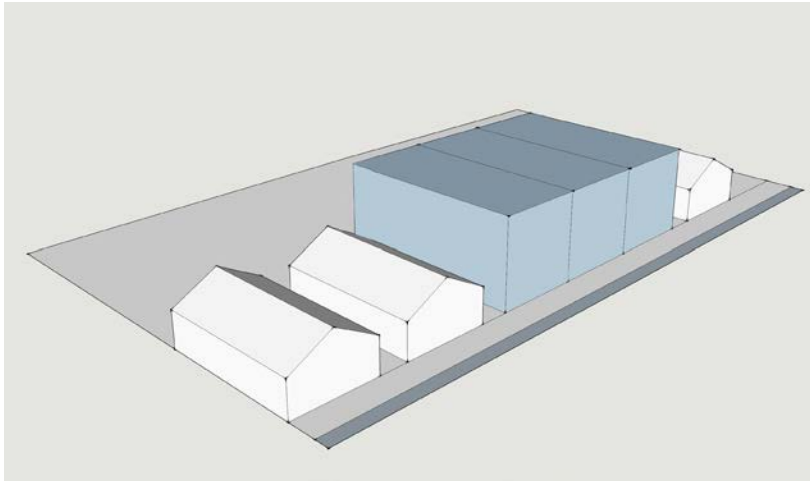
HEIGHT AND MASSING GUIDELINES



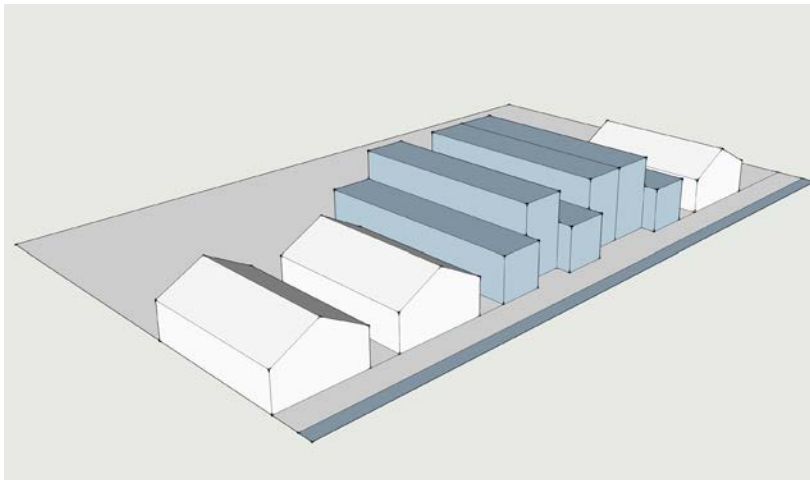
Varied building heights and massing creates a more interesting and walkable streetfront.

While building height is often criticized for a project's incompatibility with the neighborhood, it is more often the building's massing--the overall volume of the building--that can cause the new structure to seem out of context. Well-designed buildings do not "max out" the allowable building massing permitted by the code --height limits, yard, setbacks--but employ variations in height, massing, rhythm, and texture to reduce the perceivable massing of the building. These variations serve dual functions: they help small developments mesh with their surroundings, while also enhancing the overall quality of the street by providing visual interest and a pedestrian scale.

- 1 Use the surrounding built environment to inform decisions about variations in height and massing.
- 2 Avoid excessive differences in height between the proposed development and adjacent buildings.
- 3 Provide sufficient space between buildings, articulation along the street frontage, and visual breaks to diminish the scale and massing.
- 4 Small lot developments should be appropriately designed and scaled to transition from single-family properties using methods such as step backs, building placement, driveway location, variations in height, and landscape screening elements.



This small lot development maxes out the building envelope and does not respond to surrounding context.



By breaking down the height, massing, and facade of the buildings, this small lot development becomes more compatible with the surrounding neighborhood.



The use of unique building materials and accent colors helps to articulate the facade and entrance of this corner building.



The Buzz Court development alternates texture, color, and materials on the front facade.



Small overhangs above the doors at Maltman Bungalows provide shade and shelter, as well as adding articulation to the entryway.

BUILDING FACADE GUIDELINES

The building facade is a crucial element in relating the building to the street and neighborhood. Design elements such as porches and stoops can be used to orient the housing towards the street and promote active and interesting neighborhoods. Effectively placed and articulated doors, windows, and balconies can enhance the overall quality of the project.

- 1 Employ architectural details to enhance scale and interest by breaking the facade up into distinct planes that are offset from the main building facade.
- 2 The placement of windows should follow a consistent rhythm to create visual clarity and character-defining features while avoiding the creation of blank walls.
- 3 Provide windows on building facades that front on public streets, private driveways, and internal pedestrian pathways within the development.
- 4 Layer architectural features to emphasize elements such as entries, corners, windows, and organization of units.
- 5 Alternate different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding blank facades.
- 6 Treat all facades of the building with an equal level of detail, articulation, and architectural rigor.
- 7 Include overhead architectural features at entrances and windows that provide shade and passive cooling.
- 8 Design balconies so that their size and location maximize their intended use for open space. Avoid “tacked on” balconies with limited purpose or function.
- 9 Reduce the monotony of undifferentiated facades through landscape screening elements, entry enhancements, and building/garage facades.

BUILDING MATERIALS GUIDELINES

Los Angeles architecture varies in style often within neighborhoods. Therefore, context and surrounding structures should inform the choice of materials for small lot developments.

- 1 Select building materials, such as architectural details and finishes, that convey a sense of permanence. Quality materials should be used to withstand weather and wear regardless of architectural style.
- 2 Apply trim, metal and woodwork, lighting, and other details in a harmonious manner that is consistent with the proportions and scale of the buildings.
- 3 Materials should appropriately respond to the neighborhood context.
- 4 Apply changes in material purposefully and in a manner corresponding to variations in building mass.



The Gatsby Homes in Hollywood demonstrates how to use different materials in response to building mass.

ROOF GUIDELINES

While townhouses should exhibit some individuality, excessively varied, multi-pitched and gabled roofs tend to create visual chaos that is undesirable and unnecessary.

- 1 Integrate varied roof lines into the upper floors of residences through the use of sloping roofs, modulated building heights, gables, dormers, and innovative architectural techniques.
- 2 Avoid excessive use of multi-pitched and gabled roofs
- 3 Where appropriate, consider enhancing roof areas with usable open space.
- 4 Consider the design and placement of ridge locations as well as direction in relation to side yards and atriums



Excessively varied and multi-pitched roofs risk create visual chaos.

SPECIAL GUIDELINES for **GROUND-FLOOR COMMERCIAL USES**

Small lot developments along commercial corridors may be required to provide ground-floor commercial uses along the streetfront. Similar to standard commercial projects, these mixed-use small lots must employ high-quality architecture to define the character of the proposed development. Storefronts must be vibrant, transparent, and protected, and most importantly, be compatible with the form and character of the existing commercial district.



Ground-floor commercial spaces in the Eagle Rock small lot development feature recessed entrances, protective awnings, and wide windows for a pleasant pedestrian experience.



The Evo and Luma residential towers in Downtown Los Angeles features live-work units with ground-floor commercial and attached upper-level residences.

- 1 Ensure that storefronts convey an individual expression of each tenant's identity while adhering to a common architectural theme and rhythm.
- 2 Design storefronts with a focus on window design to create a visual connection between the interior and exterior.
- 3 Incorporate traditional storefront elements by including a solid base for storefront windows. Use high quality durable materials such as smooth stucco or concrete, ceramic tile, or stone for the window base.
- 4 Provide shelter from the sun and rain for pedestrians along the public right-of-way where the buildings meet the street. Extend overhead cover across driveways or provide architecturally integrated awnings, arcades, and canopies.
- 5 Align awnings with others on the block, particularly the bottom edge of the awning. Coordinate the awning color with the color scheme of the entire building front.
- 6 Ensure that store entrances are recessed, not flush, with the edge of the building facade to articulate the storefront and provide shelter for persons entering and exiting.



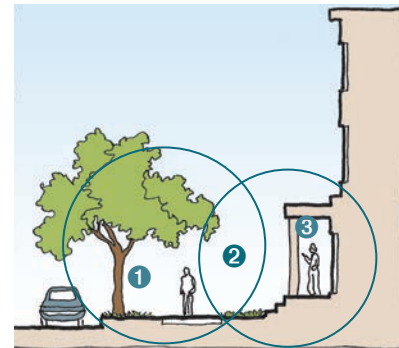
This small lot development in Eagle Rock is the first to feature ground-floor retail. Individual commercial tenants occupy the ground floor of the single-family homes along a commercial corridor.

5 Landscaping

The landscape of a small lot project can be divided into three areas. This provides a helpful framework for designing a cohesive landscape plan. The public area consists of the street, parkway, sidewalk, and driveway; the private area incorporates spaces not within a common area or driveway; and the transitional area is comprised of the spaces in between. It is important to strike a balance between privacy, transparency, visual interest, and order when landscaping for these areas.

This approach clearly delineates public, private and transitional zones without creating walls and yet maintains visual interest through variations in plant materials, grades, and limited hardscape. This also minimizes water consumption and maximizes contributions to local flora and fauna while also enhancing the living environment of both the public, private, and transitional areas.

Objective: Design landscaping that delineates the public, private, and transitional areas; enhances visual interest; and utilizes native and drought tolerant plants.



1 Public, 2 transitional, and 3 private areas.

FRONT AND COMMON AREA GUIDELINES



Excessive use of turf grass is visually bland, requires extensive irrigation, and fails to enhance or define both the public and private outdoor spaces.

Front yards and common areas serve a dual function, and therefore deserve particular attention. They act as both habitable outdoor space for its owners and as shared areas within the proposed development and the neighborhood. The yard is a visual amenity to the development, neighborhood, and passers-by. Additionally, it serves as a semi-transparent bridge between the private interior of the home and common areas.

Landscaping should be visually interesting, sustainable, and relatively easy to maintain. Turf grass should be used sparingly. Use water-conserving plant materials and irrigation systems. Utilize trees along the parkway and shorter shrubs in the transitional zone.



However, subtle variations in grade and drought-tolerant plant materials helps to gracefully define transitions in the landscape.

- 1 Use a range of low-water and drought-tolerant plant materials and ground cover to provide visual interest in place of turf grass.
- 2 Use fences and shrubbery less than 3'6" tall in areas adjacent to the sidewalk (within 5' of front lot line), and common public areas.
- 3 Plant shade trees within public areas, ideally spaced between 15' and 20' apart, to screen blank building facades and shade the driveway and parking areas.
- 4 Whenever possible, use subtle variations in grade.
- 5 Plant parkways separating the curb from the sidewalk with trees, ground cover, low-growing vegetation, or permeable materials that accommodate both pedestrian movement and clearance for car doors.
- 6 Design the landscape to be integrated with the building and for the intended use of the space.

PRIVATE OUTDOOR SPACES GUIDELINES

Private outdoor spaces can take the form of small interior yards, balconies, and roof decks. For these spaces, the emphasis should be placed on flexibility. For yard space, plant materials need not be too varied, so that residents may easily modify them to make them their own.

- 1 Designate fully private outdoor space whenever possible.
- 2 Utilize plants that can be easily modified/maintained by residents.
- 3 Provide balconies to enhance rather than substitute for actively used common open spaces. Balconies and roof decks should be generous enough in size to create usable spaces.



The use of raised beds in varying heights provides for a flexible outdoor space by serving as both landscaping and seating options.

PLANT MATERIALS GUIDELINES

Ultimately the landscape should enhance the natural environment of the neighborhood and should be relatively low-maintenance. Drought-tolerant and native species satisfy both of these criteria by creating visually appealing and sustainable landscapes.

- 1 Apply mulch in between and around plants to conserve moisture and eliminate bare earth, which can look unsightly.
- 2 Use water-conserving ground cover instead of turf grass.
- 3 Avoid invasive plant materials.
- 4 Plant in groupings according to water needs.
- 5 Incorporate existing natural features and topography.

For more information, visit: http://www.bewaterwise.com/Gardensoft/garden_type.aspx?listType=types



This side yard is wide enough to allow for layers of planting and decorative paving.

PRIVACY GUIDELINES

With small lot developments come issues of privacy – not only for residents, but also for those of neighboring properties. For instance, improperly designed developments result in balconies overlooking neighboring yards or other balconies, and windows facing directly into adjacent residences.

Small lot designs should maximize access to private outdoor space, light, and views, while ensuring an adequate level of privacy for all residents. This will require particular attention to the orientation and spatial configuration of the development, distances between walls, and the location of windows and balconies.

Whenever possible, small lot designs should designate some fully private outdoor space for each dwelling. This can take the form of small interior yards, balconies, and roof decks. For these spaces, emphasis should be placed on flexibility.

- 1 Windows and balconies from separate dwellings should not face or overlook each other.
- 2 Minimize the number of windows overlooking neighboring interior private yards.
- 3 Use translucent glass, landscaping, and screens to create privacy.
- 4 Provide functional distances between building walls and vary height to maximize private outdoor space, light and views.
- 5 Plant trees, shrubs, and vines to screen walls between property lines. Use variations in color, material, and texture.
- 6 Rooftop open space should be located away from the building edge to enhance privacy.

6 Sustainability

Proposed small lot projects present a unique opportunity for innovative sustainable approaches. These sites allow for environmentally-sound principles to be applied on a smaller scale, helping to mitigate the development's impact on the surrounding neighborhood. They also provide the opportunity to employ strategies that might be cost prohibitive on a larger scale such as solar roof materials, semi-permeable paving materials, and energy and water efficiency. All development is required to meet Los Angeles Standard Urban Stormwater Mitigation Plan (SUSMP) requirements and Low Impact Development (LID) strategies (Ord. 181899).



A permeable driveway (concrete grid filled with grass) increases storm water infiltration on the small lot.

Objective: Achieve low-impact development through design that focuses on environmental sensitivity in site planning, building, landscaping, and construction.

SITE PLANNING GUIDELINES

- 1 Incorporate renewable energy technologies (such as photovoltaic panels) on-site.
- 2 Use permeable paving materials (such as porous asphalt, porous concrete, permeable concrete pavers and grid systems filled with gravel or grass) where allowed by the Alternative Paving Material Ordinance (No. 182431).
- 3 Utilize adequate, uniform, and glare-free lighting such as dark-sky compliant fixtures, to avoid uneven light distribution, harsh shadows, and light spillage.
- 4 Reduce pollution by controlling soil erosion, waterway sedimentation and airborne dust generation.
- 5 Seamlessly integrate the SUSMP and LID elements into the project design.



The Gatsby Homes integrate photovoltaic panels into its roof for enhanced energy efficiency.



Mature trees should be preserved during small lot construction.

BUILDING GUIDELINES

- 1 Use passive cooling systems like operable windows for ventilation.
- 2 Provide controllable systems such as localized thermostat control, task lighting, or localized lighting controls.
- 3 Provide connection between indoor and outdoor spaces to take advantage of natural light and ventilation.
- 4 Maximize water efficiency and minimize water waste within buildings.
- 5 Use energy efficient equipment to increase the energy efficiency of the buildings.
- 6 Use renewable, recycled, and regional materials.
- 7 Use certified wood provided from environmentally responsible forest management.
- 8 Use or redirect demolition material to recyclable or reusable centers (Ord. 181519).

LANDSCAPE GUIDELINES

- 1 Plant trees to shade buildings to reduce the heat island effect.
- 2 Facilitate storm water capture, retention and infiltration, and prevent runoff by using permeable or porous paving materials in lieu of concrete or asphalt. Collect, store, and reuse storm water for landscape irrigation as per SUSMP and LID requirements.
- 3 Los Angeles Low-Impact Development (LID) and Standard Urban Stormwater Mitigation Plan (SUSMP) requirements mandate stormwater to be managed through filtration or reuse for all development projects, including small lot developments. There are various ways to incorporate storm water techniques while also using thoughtful design. The City offers different storm water management techniques that don't overwhelm the design of the project.

Some of the small scale Best Management Practices include:

1. Rain Barrels & Small Cisterns
2. Permeable or Porous Pavement Systems
3. Planter Boxes
4. Rain Gardens
5. Dry Wells

For more information, refer to the City of Los Angeles Low Impact Development Best Management Practices Handbook.



The Auburn 7 development provides enhanced landscaping along a DWP easement as a unique amenity for its residents.

7 Case Studies

Since the City of Los Angeles passed the Small Lot Subdivision Ordinance in 2005, small lot projects have been under development in neighborhoods across Los Angeles. As of November 2013, over 160 subdivision cases have been filed, resulting in the approval of over 1,500 individual lots. 39 subdivisions were recorded, creating approximately 330 new lots on the County Assessment Roll.

This section of the handbook looks at model small lot subdivision developments built between 2006 and 2010 and highlights some outstanding features.

As these model projects demonstrate, the Small Lot Ordinance is not only increasing the quantity of housing available to the market, but also the variety. The Small Lot Ordinance helps developers provide housing to meet the demands of an increasingly disparate set of Angeleno needs and lifestyles.

ROCK ROW, EAGLE ROCK Heyday Partnership 1546 Yosemite Drive

15 homes
(16 condos allowable)
Zoning: RD1.5-1
Zoning Adjustments: 5

1st LEED Certified Small Lot Subdivision.

Each townhouse has a series of decks and balconies.

Simple maintenance organization for driveway, trash areas, and landscape.

Neighborhood council and Southern California Edison supported Heyday Partnership in being exempted from street widening.

Sustainable Features:
Permeable driveway, instant hot water heaters, indoor air quality control, green roofs, solar arrays.



Site Plan.



Architectural rendering highlighting roof gardens, entry ways and grasscrete driveway. Also note the visual interest created by the use of materials and varied window orientation.



Low water plants minimize water consumption and enhance the transition between the front sidewalk and building facade. Permeable paving material reduces the perceived width of a double-loaded driveway, while providing for a more comfortable pedestrian path of travel and reducing the amount of visible paving material.



The development contains landscaping along the project's public edge to create a pleasant pedestrian environment



A green roof helps absorb runoff, reduces the heat island effect, and provides an attractive amenity for residents.



The front two homes are configured with their main entrance close to the sidewalk. This, in addition to a small front landscape section and the Grasscrete paving material provides a good transition from the public to the private realm.

**AUBURN 7,
SILVER LAKE**
Mass Architects
2748 Auburn Street

7 homes built
Zoning: RD 1.5-1XL

2 levels of habitable flooring.

Only a 5" air gap between units requires more engineering for earthquake protection than a typical single family home.

Floor to ceiling windows.

Each unit has an option for solar electricity.

Informal agreement with the Department of Water and Power to use the front easement as garden space.

With no walls separating the front yard space the easement becomes a community amenity while still retaining the feel of a private yard



Variations in massing, window orientation and materials distinguish the dwellings.



Interior spaces have a good relationship with the exterior as all units have front garden space in the easement. There is a pedestrian path that runs between the landscaping and the homes which helps define the edge.



The front easement features a mix of fruit trees, vegetables and low-water ornamental plants.



Permeable paving (decomposed granite) allows the infiltration of storm water. Homes feature private patios.



Site furnishings make the development's public areas usable.



Community garden built on space leased from DWP

CULLEN STREET ART DISTRICT HOMES, Modative 2624 Cullen Street

3 homes built (4 allowed)
(2 single-family and 1 duplex)
Zoning: RD 1.5

Adjacent Culver City Arts District served as inspiration

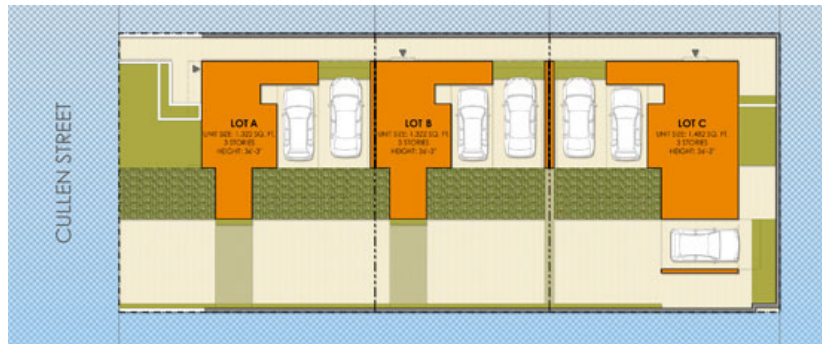
Rear unit has mother-in-law unit with separate entrance

All units have second story private deck/balcony

Front home has primary entrance oriented to the street with generous front landscaping to transition between public and private

Interior spaces as well as doors & windows were configured to provide privacy between homes and adjacent property.

Single-pitched roof has southern orientation to accommodate future solar panel installation



Site plan shows linear configuration with a shared driveway and a pedestrian path separate from driveway.



Front unit designed to have excellent orientation to the street with front entrance and pedestrian path connected to the public sidewalk, and lush front landscaping buffer. Although the second story deck extends away from the home, the rest of the massing is pulled away from the street which creates a nice transition between public and private space.



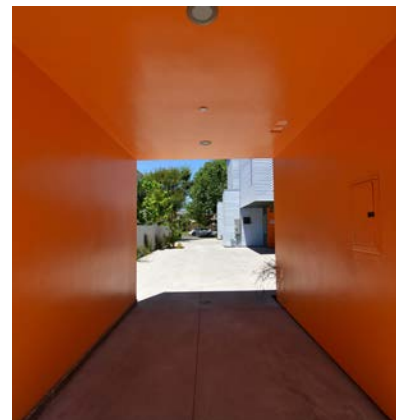
The homes are designed to each have second story private deck space that is pulled away from the property line and located above the driveway. This activates the access path while orienting the private spaces away from adjacent residential



Rear unit features a double car garage for primary home, and a single car garage for mother-in-law unit with private deck above parking.



Example of how private balcony space on the second floor can still activate the front of the property near the property edge



A striking color on the interior of the covered parking provides a strong visual link from the sidewalk to the rear of the development, creates character, and provides a connection with the other units

MALTMAN BUNGALOWS, ECHO PARK

Civic Enterprise Associates
918 Maltman, Echo Park

17 Homes
(18 units allowable)
Zoning: RD2-1VL
Zoning Variances: 5
Zoning Adjustments: 3

Historic bungalows provide small compact units.

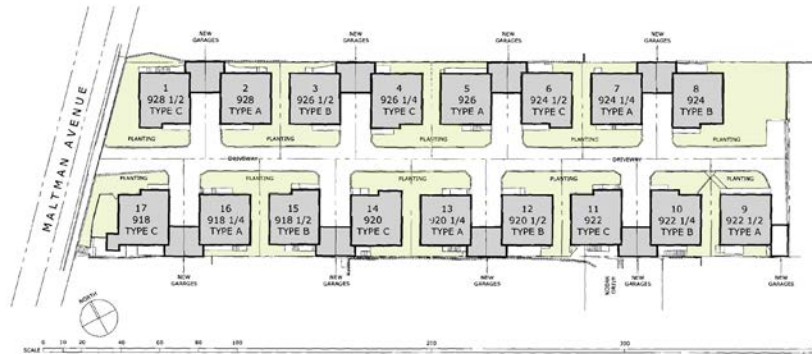
Porches, visibility, and close proximity provide a safe environment for residents.

A smaller truck from a private trash company can navigate a smaller driveway for trash collection.

The utilities are on a mutual easement. Units have a one car garage; no guest parking is provided.

Sustainable Features:
An adapted reuse and/or an historic preservation project is inherently more sustainable than new construction.

Selected by Architectural Record magazine as one of their 2008 Record Houses.



Site Plan.



Aerial.



Restoration preserved the charm of original units.



Narrow drive preserved front yard space and each unit boasts 1 shade + citrus tree. (Photo Credit: A. Marshburn)



Pedestrians share central driveway with autos.



Orientation and function of front door provides transparency and bolsters sense of community.



Attached garage with compact tandem parking.

**PERLITA MEWS,
ATWATER VILLAGE**
Corsini + Stark Architects
4254 Perlita Avenue

23 Homes

Indoor/Outdoor homes are organized around interior courtyards and designed in a Modernist style.

Sustainable Features:
Grasscrete paving allows water to reach the water table and reduces pollution from runoff.
Clerestory windows provide natural ventilation; heat rises through the top of the townhouse, cooling the units.
Fewer exterior walls limit the places where heat and energy can seep out.

Adaptable units: Units can be combined and expanded around the interior courtyards. More affordable than buying one very large house. Rear units can be separated since they have a rear staircase.



Site Plan shows the arrangement of the 23 units, each with a courtyard space.



This home on one of the edges of the project shows the interior courtyard space connected to a side yard, providing additional usable open space.



The development features 23 homes with double-loaded garages on a center access driveway and internal courtyards



The interior courtyard spaces create an outdoor room that also provides access to light and air for the second story.



Rendering of how the garage, driveway, and primary entrance interact



Rendering of a courtyard created by two adjacent buildings. While each side is a private patio, joining these spaces provides the perception of a larger volume of space.

PREUSS FOUR, CIENEGA HEIGHTS

Danny Cerezo, Architect
2008 Preuss Road

4 homes built (5 allowed)

Zoning: RD 1.5-1

Average lot size: 1,780-2,560 s.f.

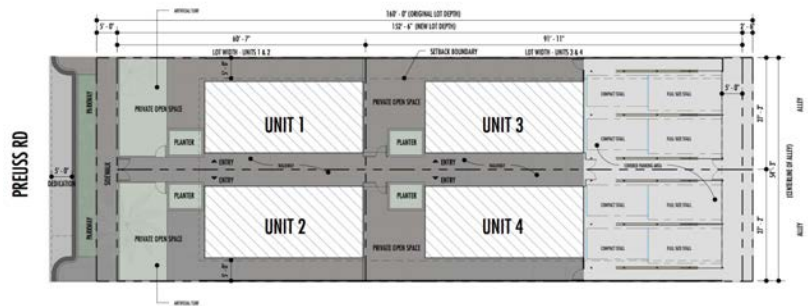
Each unit is 2 stories with a 3 bedroom/3 bathroom configuration

All homes feature over 400 s.f. of private open space off of the main living level.

Each home also features a 2.8Kw solar panel system as a standard feature.

All hardwood flooring has been reclaimed from a barn in Tennessee that was slated for demolition.

Sustainable features include exterior fiber cement siding installed as a rain screen system, electric vehicle chargers, bio-filtration planters, and a central heating and air is multi-zoned to maximize comfort.



Site Plan shows the arrangement of the units with parking accessed via an alley and a 6 foot wide pedestrian passageway in the center. Parking for all homes is accomplished with a tandem configuration to the rear of the site.



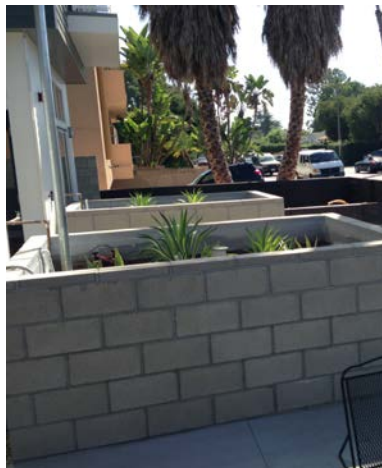
Front elevation shows good height and massing relationship with surrounding structures and balconies facing the public sidewalk.



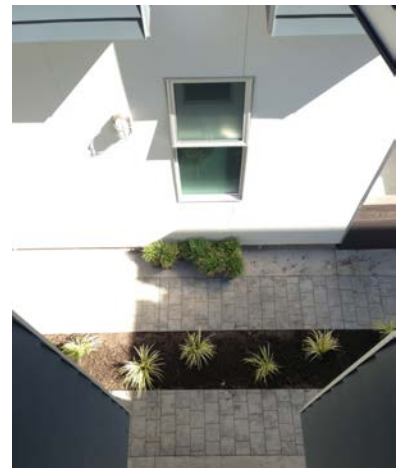
The front two homes are designed to have an almost typical front yard configuration with a patio and green space adjacent to the public sidewalk.



A 6 foot wide pedestrian path through the center of the project provides both access from the parking and common amenity space.



Planters in the front yard allow opportunities for landscaping to buffer common spaces from private spaces.



The pedestrian access path is open to the sky providing ample access to light and air for each home.

BUZZ COURT, SILVER LAKE

Heyday Partnership
Buzz Court, Los Angeles,
90039

6 homes built (6 allowed)

Zoning: (Q)C2-1VL

Average lot size: 1,720 s.f.

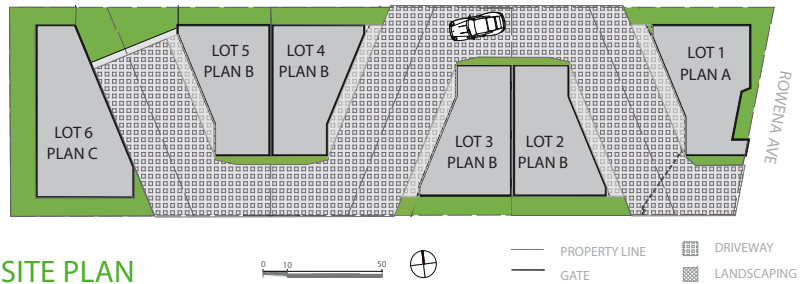
Variances/adjustments: 6

Each home is 3 stories with a rooftop deck as amenity space

The zigzag pattern allows for greater separation between units and creates an added sense of privacy for rear units

Common maintenance agreement for driveway, access gate, trash area, and landscape

Additional notes: Certified LEED Platinum, Permeable Driveway, Solar Arrays, Instant Hot Water Heaters, Indoor Air Quality Controls, Exceed Title-24 by >30%, Green Roofs.



Site Plan shows the arrangement of the units in a unique zigzag pattern that staggers the home placement on either side of the narrow lot.



The primary entry of the front home is clearly delineated by landscape planters and the massing of the facade. A second floor balcony brings an element of private space into the public environment, activating both the front facade and the sidewalk of this more urban streetscape.



The Buzz Court project is located along a more urban streetscape than other small lot development. As a result, the architects design a facade that looks more commercial than residential while still placing residential elements like a balcony on the front facade.



The unique spatial arrangement of the development causes the homes to have a staggered effect, making the spaces between buildings seem more open.



The facade treatment provides for a visually interesting and appealing display at night. The shading element provides privacy for the residents while still allowing light to be displayed along the sidewalk. The front entrance is clearly illuminated for safety and delineation.



While the homes are configured to provide adequate access to the garages for cars, the interior spaces are arranged so that windows and balconies do not directly face each other. This creates a better sense of privacy for homes that are closely spaced.

EDGECLIFFE TERRACE, SILVER LAKE

Green City Building Company
1372 Edgecliffe Drive, Los Angeles

4 homes built (4 allowed)

Zoning: RD1.5-1VL

Average lot size: 1,840 s.f.

Variances/adjustments: only an “early start” variance

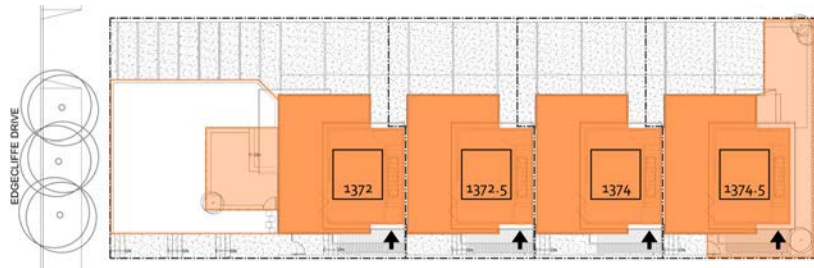
Key design elements include corner glass, natural cedar siding, and metal exterior accents.

The front and rear houses have ground level open garden space, while all units have rooftop terraces.

The project was designed to be neighborhood appropriate, with deferential massing by cutting the garages into the up-slope and providing a significant third floor setback.

A 35' front yard building line setback was provided and landscaped.

Three existing decades-old street trees were preserved as part of the project.



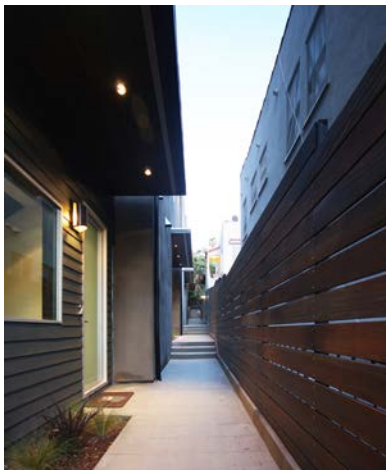
Site Plan shows the arrangement of the units on the narrow lot with ample front yard landscaping and a large balcony/deck for the rear unit



The slightly sloping site resulted in the units having a “stacked” configuration and the garages being cut into the slope. A 35 foot front setback was provided



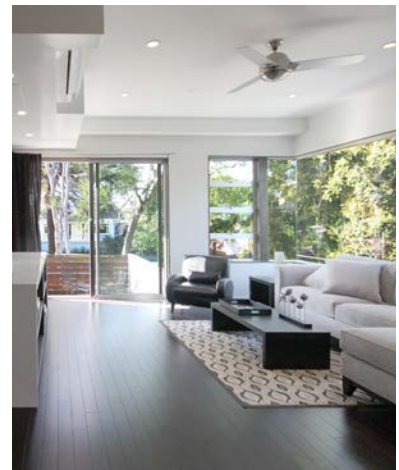
The site has a two story building on one side and a single story residence on the other. As a result, the mass and height of the buildings are located on the side adjacent to the two story building.



The entries for each individual home are separated from the driveway and have a direct connection to the public sidewalk.



The view from the rear deck shows how the units are "stacked" to follow the slope of the site. All homes also have window orientation over the driveway to help activate the space.



Interior spaces are organized around access to light and air with large windows and a balcony (front unit)

VESPER VILLAGE, VAN NUYS

Ken Stockton, Architects
Silverberg Development Corp.
14550 West Kittridge Street

16 Homes
(51 units allowable)
Zoning: CR-1VL-CDO
Zoning Variances: 3
Zoning Adjustments: 4

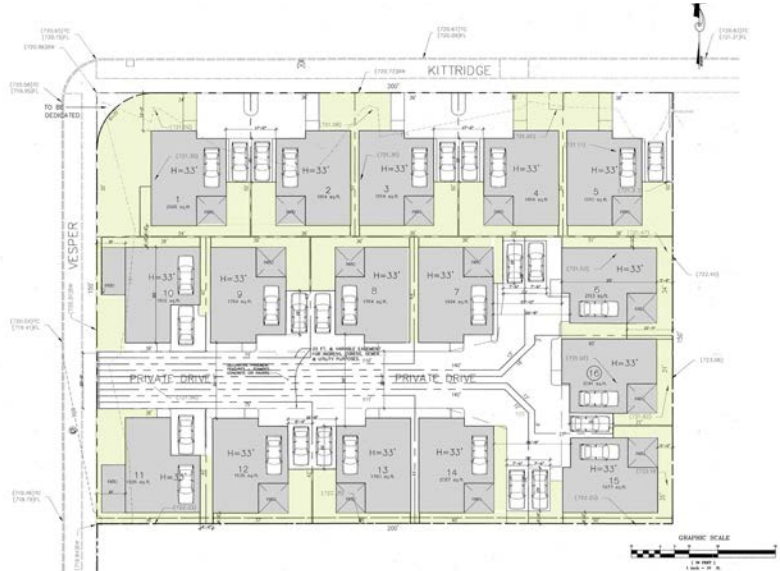
Built prior to the Small Lot Ordinance, this development provided the framework for the passage of the Ordinance.

Was a result of community opposition to new apartment complexes. Individual owner-occupied homes were preferable. Small Lot subdivision was a compromise.

The utilities are on a mutual easement. Units have a one car garage; no guest parking is provided.

Has a 3-foot separation between homes.

Uses a very modest annual maintenance fund for the driveway and mail boxes. No home owners association.



Site Plan.



Three-foot-deep front yards soften the transition from stucco facade to hard-scape drive.



The 26-foot width between homes is syncopated with a 32' distance occurring at the garage/parking. This articulates the massing of the buildings and prevent the pedestrian from feeling "boxed in".



Two-foot separation between homes.



Pedestrian environment along the edge of the development features pleasant landscaping and trees.



Open sight lines to front doors.

APPENDIX A

VENICE SPECIFIC PLAN VERIFICATION

The community of Venice has a refined set of small lot guidelines that are based on the Venice Coastal Specific Plan. A summary follows. Architects and developers proposing a small lot project for Venice should consult the Specific Plan, and where it is not explicit, refer to the Los Angeles Municipal Code, including the Small Lot Ordinance.

1. **Parking:** Required parking for subdivision projects shall be based on the parking requirements pursuant to the Venice Coastal Specific Plan—2 or 3 spaces, depending on lot width. Each new lot resulting from a small lot subdivision that contains one unit will fall under the “single family dwelling” category in the Specific Plan. For purposes of parking calculations, small lot subdivisions shall be considered “less than 40 feet in width, or less than 35 feet in width if adjacent to an alley.” Where new lots resulting from a small lot subdivision include multiple units on a lot, they shall provide 2.25 parking spaces for each dwelling unit.
2. **Driveways:** All driveways and vehicular access shall be from the alleys, when present. When projects abut an alley, each newly resulting subdivided lot shall be accessible from the alley and not the street. Exceptions may be made for existing structures where alley access is infeasible.
3. **Setbacks:** Front, rear and side yard setbacks abutting an area outside of the subdivision shall be consistent with the Specific Plan, where it sets limitations. This includes locations in which new lots abut a lot that is not created pursuant to the Small Lot Subdivision Ordinance and not part of the project, or where the lots abut a waterway or street.
4. **Multiple Lots:** Existing lots may be subdivided into multiple lots so long as the averaged newly resulting lot size is equivalent to the minimum requirement for “lot area per dwelling unit” established for each residential zone in the LAMC, pursuant to the Small Lot Subdivision Ordinance.
5. **Multiple Units:** Lots subdivided pursuant to the Small Lot Subdivision Ordinance shall be limited to one unit per resultant lot, unless the lot size is large enough to permit additional units based on the “lot area per dwelling unit” calculation established for each residential zone. In no case may a newly resultant lot contain more than three units. Generally, the combined density of the newly resulting lots shall not exceed the permitted density of the original lot, pre-subdivision. For Subareas of Venice that restrict density by limiting the number of units on a lot by a defined number, the resulting density from multiple lots may increase the originally permitted density on one original lot. Unit restrictions prescribed for Subareas shall still apply to individual resulting lots, but not over the entire pre-subdivided area.

VENICE SPECIFIC PLAN VERIFICATION (CONTINUED)

6. **Affordable Replacement Units:** Projects in some Subareas of Venice are required to provide “Replacement Affordable Unit(s)” as defined in Section 5(T) of the Specific Plan when there are any units in excess of two units on newly resulting single lots. The requirement to replace an affordable unit will increase the number of units that would otherwise be permitted under the Small Lot Subdivision Ordinance only when the development includes three units on a lot. Mello Act requirements to replace affordable units still apply in all circumstances, and consistent with the Specific Plan, any affordable replacement units shall be replaced on the small lot subdivision project site.
7. **Density:** Density shall not exceed the density permitted by zoning of the original lot, which is the “lot area per dwelling unit” restriction for each zone as determined by the Venice Coastal Specific Plan, or when not explicit in the Specific Plan, the Los Angeles Municipal Code.

APPENDIX B

PRE-FILING PREPARATION LIST AND MEETING FORM

Small Lot Meeting Request:

Prior to Meeting:

Our goal is to ensure that your meeting goes as smoothly as possible. In preparation for your time with the Planning Department staff, please carefully read through, complete, and return (electronically) two (2) business days prior to your appointment day, the required information contained in this checklist to ensure that items that need attention are addressed during the course of the meeting.

1. Read through Small Lot Ordinance No. 176354. You can find it on:
 - <http://cityplanning.lacity.org/>
 - click on Policy Initiatives
 - click on Housing
 - click on Small Lot Subdivision (Townhome) Ordinance
 - or
 - Full address:
(<http://cityplanning.lacity.org/PolicyInitiatives/Housing/Small%20Lot/SmallLot-DesignGuide.pdf>)
2. Also, read through:
 - Small Lot Guidelines
 - FAQ sheet
 - Notes
3. Bring 3 copies each of the following:
 - Small Lot Meeting form (pages 2 and 3)
 - Full ZIMAS property report with map (<http://zimas.lacity.org/>)
 - Site or Plot plans with dimensions, lot areas, driveways, etc.

PART 1: GENERAL INFORMATION

Fill in the following information and return this form to the at least two (2) business days prior to your scheduled meeting date.

Case Number: (if applicable)	
Address / Location / Neighborhood:	
Case Planner: (if applicable)	
Project Description:	
Objective from meeting with UDS, Subdivision or Expedited:	

PART 2: SUPPLEMENTAL DOCUMENTATION

Provide the following materials (if available) in electronic/digital format. (Email is preferred)

1. Entitlement Application
2. Project Architectural Plans (Floors/Elevations/ Sections)
3. Site Plan
4. Site Photos, and Adjacent Property Photos
5. Aerial Photos
6. Landscape Plans
7. Radius Map
8. Zoning Map

PART 3: PROJECT DESCRIPTION

Name(s)/relationship of people presenting the proposed project:

Name: _____	Name: _____
Company: _____	Company: _____
Phone: _____	Phone: _____
Email: _____	Email: _____
Owner__Engineer__Developer__Architect__	Owner__Engineer__Developer__ Architect__
Other: _____	Other: _____

Existing Zoning: _____ Proposed Zoning: _____

Applicable uses on adjacent properties

Single family	Apartments	Commercial	Condos
Industrial	School	Park	Other: _____

Proposed number of lots and units: _____

Proposed number of guest parking spaces on-site: (if applicable) _____

Front yard setbacks on adjacent and nearby properties: _____

Proposed lots range in area from: _____ sq. ft. to: _____ sq. ft.

FREQUENTLY ASKED QUESTIONS

Does the Small Lot Ordinance require a home owners association?

No, you do not need a home owners association (you can have one if you like). Instead, you can use a maintenance association formed to maintain the areas used in common, e.g. driveways, landscape, trash location, etc.

Do you have to identify each proposed lot?

Yes. You need to show the lot lines on the tract map or parcel map for all proposed lots and must indicate the front yards of each.

What do I do with common areas such as parking and landscape?

You can record reciprocal easement in these common areas.

Can parking spaces be separate from dwellings?

Yes. Parking spaces may be grouped together on a separate lot within the boundaries of the tract or parcel map. You may not place grouped parking under the development – the lots must remain fee simple.

What is the minimum size a lot can be?

Small lots must be at least 600 s.f.

Does this Ordinance apply to R2 Zoning?

This Ordinance almost never applies to R2 Zoning. Please consult the Department of City Planning Geoteam if you are considering an R2 lot.

What about setbacks required for the Small Lot Ordinance?

No front yard setbacks are required within an approved small lot subdivision. However, a five foot setback is required from any property adjacent to the perimeter of the small lot tract or parcel map.

What about fences and walls?

Fences and walls within 5 feet of the front lot line (see FAQ above) shall be no more than 42 inches in height. Fences and walls within five feet of the side and rear lot lines shall be no more than 6 feet in height.

Why are you asking for all of the setback dimensions during the tract or parcel map approval process?

If you wish to begin construction before the final map records, then you must also file a Zoning Administrator Case for all setbacks that deviate from the Los Angeles Municipal Code as if the Lots have not recorded.

What are the requirements for tract/parcel map filings?

1. Tract maps must be filed as Vesting Tentative Tract Maps with accompanying site plan layout, elevations and other illustrative information. Site plan layout is to be superimposed on proposed lot lines.
2. Parcel Maps must be filed with accompanying site plan layout, elevations and other illustrative information. Site plan layout is to be superimposed on proposed lot lines.
3. Entitle tentative map or preliminary parcel map:
“Vesting Tentative Tract Map No. _____ (or “Preliminary Parcel Map No. _____”) for Small Lot Subdivision Purposes”
4. Each Tentative tract or Preliminary parcel map must include:

“NOTE: Small Lot Single Family Subdivision in the _____Zone, per Ordinance No. 176,354.”

What are requirements for the maps?

1. Reciprocal easements: Easement(s) outside of the building envelopes shall be identified for any underground utilities – water, sewer, gas, irrigation etc. – that serve all homes and must cross over other lots to serve those homes.
2. Easement(s) outside of building envelopes must be identified for electrical, cable, satellite, telephone or similar lines for the same reason.
3. Easement(s) outside the building envelope must be identified for vehicular, pedestrian access across lot lines; and drainage across property lines.

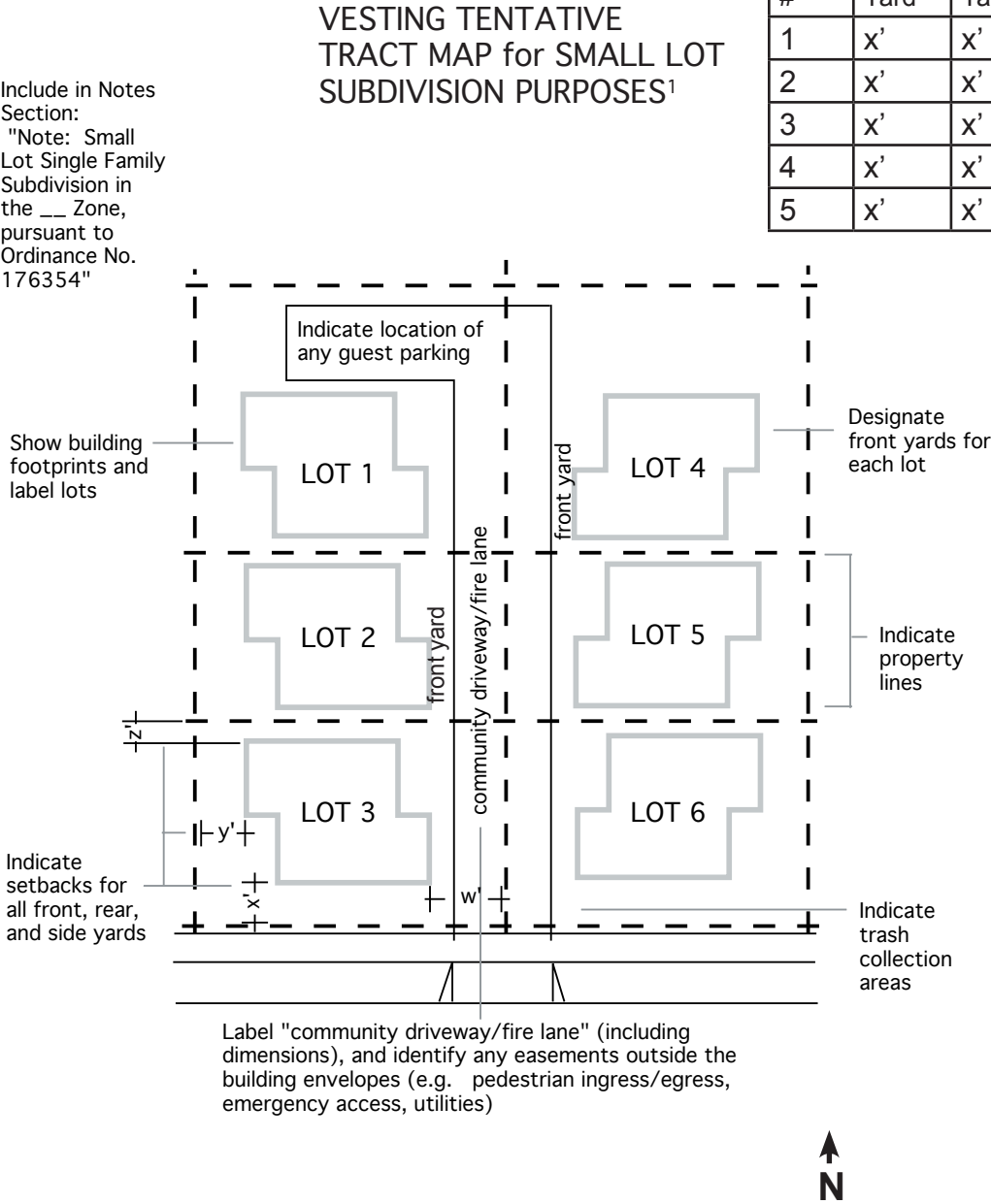
When can I submit construction drawings to the Department of Building and Safety for Plan Check?

The Department of Building and Safety will ONLY accept construction drawings for Plan Check after the effective date of the Advisory Agency approval under the Small Lot Ordinance of a subdivision for the division of land (Tract or Parcel Map). The early submittal must be accompanied by an effective Zoning Administrator determination specifically permitting deviations from the Zone Code for setbacks/separation between buildings as if the map has not recorded.

How long will it take to get my plans approved?

We advise that you check with the Department of Building and Safety for their Plan Check procedures (including expediting review); with the relevant Geoteam in the Planning Department for the subdivision approval times. Projects may pay an extra fee for expedited review through the Planning Department's Expedite Section – the procedure takes approximately 90 days.

APPENDIX C
SAMPLE SUBDIVISION LAYOUT



1. All other information required by Sec. 17.00 for filing is also required but is not shown in this example.

For more information about the City of Los Angeles Small Lot Subdivision Ordinance, Small Lot Design Guidelines, and additional resources, visit the following:

Small Lot Subdivision Ordinance:

http://clkrep.lacity.org/online/docs/2004/04-1546_ORD_176354_01-31-2005.pdf

Small Lot Design Guidelines:

<http://urbandesignla.com/resources/SmallLotDesignGuidelines.php>

California Green Building Standards Code (Cal Green):

http://www.documents.dgs.ca.gov/bsc/CALGreen/2010_CA_Green_Bldg.pdf

City of Los Angeles Low Impact Development Best Management Practices Handbook:

http://www.lastormwater.org/wp-content/files_mf/lidhandbookfinal62212.pdf

Standard Urban Stormwater Mitigation Plan (SUSMP) and Low-Impact Development (LID) Ordinance (No. 181899):

http://clkrep.lacity.org/online/docs/2009/09-1554_ord_181899.pdf

Storm Water Pollution Control Ordinance (No. 173494):

http://clkrep.lacity.org/online/docs/1999/99-2420_ORD_173494_09-14-2000.pdf

Landscape Ordinance (No. 170978):

http://clkrep.lacity.org/online/docs/1992/92-0043_ORD_170978_04-03-1996.pdf

Alternative Paving Material Ordinance (No. 182431):

http://clkrep.lacity.org/online/docs/2011/11-1331_ord_182431.pdf

ACKNOWLEDGEMENTS

MAYOR

Eric Garcetti

CITY COUNCIL

District 1: Gilbert Cedillo

District 2: Paul Krekorian

District 3: Bob Blumenfield

District 4: Tom LaBonge

District 5: Paul Koretz

District 6: Nury Martinez

District 7: Felipe Fuentes

District 8: Bernard Parks

District 9: Curren D. Price, Jr.

District 10: Herb J. Wesson, Jr.

District 11: Mike Bonin

District 12: Mitchell Englander

District 13: Mitch O'Farrell

District 14: Jose Huizar

District 15: Joe Buscaino

CITY PLANNING COMMISSION

Renee Dake Wilson, FAIA, President

Dana Perlman, Vice President

Robert L. Ahn, Commissioner

David H. Ambroz, Commissioner

Maria Cabildo, Commissioner

Caroline Chloe, Commissioner

Richard Katz, Commissioner

John W. Mack, Commissioner

Marta Segura, Commissioner

PLANNING DEPARTMENT EXECUTIVE OFFICE

Michael J. LoGrande, Director

Alan Bell, Deputy Director

Lisa Webber, AICP, Deputy Director

Eva Yuan-McDaniel, Deputy Director

DEPARTMENT STAFF

Simon Pastucha

Head of the Urban Design Studio

INTERNS

Connie Chauv

Alan Como

Elizabeth Ene

Brian Garcia

June Scott

Special thanks to all the designers, consultants, and developers who assisted in the creation of this document.

URBAN DESIGN STUDIO

LOS ANGELES DEPARTMENT OF CITY PLANNING

200 N. Spring Street, Room 705

Los Angeles, CA 90012



Rocky Wiles <rocky.wiles@lacity.org>

2 of 5 - Case No: AA-2017-4287-PMLA-SL electronic documents

1 message

Mika Matsui <mika8184@gmail.com>

Mon, Nov 26, 2018 at 1:13 AM

To: apcsouthla@lacity.org

Cc: Rocky Wiles <rocky.wiles@lacity.org>, Etta Armstrong <etta.armstrong@lacity.org>, Jordan Beroukhim <jordan.beroukhim@lacity.org>, Elizabeth Carlin <elizabeth.carlin@lacity.org>, E va Aubry <aubryeva@yahoo.com>, Leslie Graham <lesgra@gmail.com>, mika8184 <mika8184@gmail.com>, Steve Garcia <steve.m.garcia@lacity.org>, "Roy S. Amemiya" <roy@rscommercial.com>

Dear Commission Executive Assistant,

I will be sending you many documents via email as instructed for our public hearing confirmed for Dec. 04, 2018 Tuesday at 4:30pm at the DWP office on [403 Crenshaw Blvd., Los Angeles, CA 90008](#)

This is the presentation for:

- Master Land Use Application
- Not compliant to the NEW small lot subdivision design guidelines
- and supporting documents of the presentation

6 attachments totaling 7 pages when all is printed out was sent in this 2nd email.

I would appreciate it if you can confirm that you have received this email and the attachments.

Thank you,

--

Mika Matsui
mika8184@gmail.com
(323) 892-6662

CONFIDENTIALITY: This e-mail and any attachments are covered by the Electronic Communications Privacy Act, 18 U.S.C. §§ 2510-2521, and are legally privileged and/or confidential. If you are not the intended recipient, any review, distribution or copying of this e-mail is strictly prohibited. If you received this e-mail in error, please notify us immediately by return e-mail and delete this e-mail.

VERIFY: Not responsible for security of the email or content so make sure you verify the content of the email and security.

CIRCULAR 230 DISCLOSURE: This communication is not a tax opinion. Pursuant to Internal Revenue Service regulations, to the extent that this contains tax advice, it is not intended or written to be used by a taxpayer for the purpose of avoiding tax penalties that may be imposed on the taxpayer or for promoting to another party any tax related matter addressed herein. This information has been secured from sources we believe to be reliable, however we make no representation or warranties, express or implied to the accuracy of this information. References to square footage, age, or pro-forma expectations are approximate. Buyer must verify and bears all risk for any inaccuracies. ©2018

6 attachments

2 min presentation - Master Land Use Application.pdf
424K



2 minute presentation - comply to NEW SLS design guidelines.pdf
418K



4011 Expo Permit Proof.pdf

314K



4011 Expo and railraod track.pdf

1243K



AA-2017-4287 Master Land Use (1).pdf

5113K



Cover Sheet - NEW - SLS design guidelines and master land use appl.pdf

428K

2 minute presentation – Master Land Use Application

- According to the Dept. of City Planning Master Land Use Application – 4011 Exposition small lot subdivision application was filed on 10/24/17
- Under bullet point 2. Under Existing Site Conditions there is only 1 box marked out of 6 when this site has at least 2 more boxes it should mark – totaling at least 3 boxes marked rather than 1 box
- The ONLY box the applicants marked was the middle box on the left column – Site has existing buildings (provide copies of building permits)
- The other 2 boxes that should have been marked are the following:
 - 1.) Right below the box they marked which reads – Site is developed with use that could release hazardous materials on soil and/or groundwater
 - a.) This property is located as a zone 2 for radon gas potential (please see Pg. 21 of the NHD report with environmental submitted by Roy & Mika on Monday, Nov. 26, 2018)
 - i.) Radon gas forms from the decay of radioactive elements at depth.
 - ii.) Air pressure inside a building is usually lower than pressure in the soil around the building's foundation
 - iii.) Because of this difference in pressure, buildings can act like a vacuum, drawing radon in through foundation cracks and other opening.
 - iv.) As cracks develop in rocks, radon gas can rise into the local ground water and may also be present in well water and can be released into the air in buildings when water is used for showering and other household uses.
 - v.) The Surgeon General has warned that radon is the second leading cause of lung cancer in the US.
 - vi.) Only smoking causes more lung cancer deaths
 - b.) Subject property is located in a Methane gas zone (Please see pg. 22 of the NHD Report with environmental submitted by Roy & Mika on Monday, Nov. 26, 2018)
 - i.) If your property is found to be located in a methane hazard zone, or within 1000ft. of a methane producing landfill, certain building restrictions may be placed on your property
 - c.) Subject property is located in a CA Statewide groundwater elevation monitoring program – HIGH priority Groundwater basin (see pg. 19 of the NHD Report)
 - 2.) The second additional box that should be marked is the top box on the right column which reads – site is located within 500 feet of a freeway or railroad (see attached picture)
 - a.) Right in front of the property is the street Exposition Boulevard.
 - b.) Right next to Exposition Boulevard between Exposition Boulevard and Exposition way is the Expo Line railroad-track

2 minute presentation

4011 Exposition Project NOT compliant to the new Small Lot Design Standards:

- Address: 4011 West Exposition Blvd. is approved with the designs and plans that is NOT compliant to the new Small Lot Design Standards.
- When this question was raised at the public hearing on June 28, 2018 the hearing advisory panel answered that the new SL Design Standards do not apply to this case because this case was submitted before the new ordinance was put into action.
- This project has **NO VESTING**.
- Nowhere on the Case Number has a TT or VTT to show this.
- The subject property appears to not have applied for a building permit or an in-plan check for a building permit (see attachment for permits).
- Due to these reasons – I believe that the 4011 W. Exposition Blvd. Small Lot Subdivision project should comply to the NEW Small Lot Design Standards



4011
Ex. P.O.
Subject
Project
H-APP



pull road for
next Ex. P.O. line



RAILROADS
BACK FOR THE
EXPO LINE

4011
EXPO.
SUBJECT
PROPERTY



[Back to LADBS](#)

All Services



The following information was found based the given Parcel Identification Number (PIN). Expand the sections and select the specific information for further detail.

120B181-1015

+ Parcel Profile Report: 1

- Permit Information found: 1

☒ Expand Closed **4011 W EXPOSITION BLVD 90016**

Application/Permit #	PC/Job #	Type	Status	Work Description
06044-90000-10683	--	HVAC	Permit Expired 1/26/2009	INSTALL FURNACE

+ Code Enforcement Information: 1

+ Soft-story Retrofit Program Information: 1

[Back](#)

MASTER LAND USE APPLICATION

**APPLICATIONS:****DEPARTMENT OF CITY PLANNING APPLICATION**

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

AA-2017-4287-PMLA-SL

Env. Case Number

ENV-2017-4288-CE

Application Type

Parcel Map for a Small Lot Subdivision

Case Filed With (Print Name)

Justin Bilow

Date Filed

10/24/2017

Application includes letter requesting:

☐ Waived hearing☐ Concurrent hearing☐ Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number _____

*Provide all information requested. Missing, incomplete or inconsistent information will cause delays.**All terms in this document are applicable to the singular as well as the plural forms of such terms.***1. PROJECT LOCATION**Street Address¹ **4011 EXPOSITION BLVD.**

Unit/Space Number _____

Legal Description² (Lot, Block, Tract) **LOT 138, TRACT 7823 PER MAP BOOK 84 PAGES 79 TO 81**Assessor Parcel Number **5046005030**

Total Lot Area _____

2. PROJECT DESCRIPTION

Present Use

1 SFRProposed Use **NEW -4 SMALL LOT SUBDIVISION**

Project Name (if applicable) _____

Describe in detail the characteristics, scope and/or operation of the proposed project _____

PRELIMINARY PARCEL MAP FOR -4 SMALL LOT

Additional information attached

☒ YES☐ NO

Complete and check all that apply:

Existing Site Conditions☐ Site is undeveloped or unimproved (i.e. vacant)☒ Site has existing buildings (provide copies of building permits)☐ Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)☐ Site is located within 500 feet of a freeway or railroad☐ Site is located within 500 feet of a sensitive use (e.g. school, park)☐ Site has special designation (e.g. National Historic Register, Survey LA)¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

- ☒ Demolition of existing buildings/structures
☐ Relocation of existing buildings/structures
☐ Interior tenant improvement
☐ Additions to existing buildings
☐ Grading
☐ Removal of any on-site tree
☐ Removal of any street tree

- ☒ New construction: 5,395.61 square feet
☐ Accessory use (fence, sign, wireless, carport, etc.)
☐ Exterior renovation or alteration
☐ Change of use and/or hours of operation
☐ Haul Route
☐ Uses or structures in public right-of-way
☐ Phased project

Housing Component Information

Number of Residential Units: Existing 1 - Demolish(ed)³ 1 + Adding 4 = Total 4
Number of Affordable Units⁴ Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0
Number of Market Rate Units Existing 1 - Demolish(ed) 1 + Adding 4 = Total 4
Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ YES ☒ NO

Authorizing section 17.50 Section from which relief is requested (if any): _____

Request: PRELIMINARY PLACER MAP FOR SMALL LOT SUBDIVISION.

Authorizing section _____ Section from which relief is requested (if any): _____

Request: _____

Authorizing section _____ Section from which relief is requested (if any): _____

Request: _____

Additional Requests Attached ☐ YES ☒ NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☐ YES ☒ NO

If YES, list all case number(s) _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____

Ordinance No.: _____

☐ Condition compliance review

☐ Clarification of Q (Qualified) classification

☐ Modification of conditions

☐ Clarification of D (Development Limitations) classification

☐ Revision of approved plans

☐ Amendment to T (Tentative) classification

☐ Renewal of entitlement

☐ Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☒ NO

Have you filed, or is there intent to file, a Subdivision with this project? ☒ YES ☐ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. OTHER AGENCY REFERRALS/REFERENCE

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property? ☐ YES (provide copy) ☒ NO

Are there any recorded Covenants, affidavits or easements on this property? ☐ YES (provide copy) ☒ NO

☐ Development Services Case Management Number _____

☐ Building and Safety Plan Check Number _____

☐ Bureau of Engineering Planning Referral (PCRF) _____

☐ Bureau of Engineering Hillside Referral _____

☐ Housing and Community Investment Department Application Number _____

☐ Bureau of Engineering Revocable Permit Number _____

☐ Other—specify _____

6. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name CHARLES YZAGUIRRE

Company/Firm BUCKINGHAM CROSSING, LLC

Address: 1976 S. LA Cienega Blvd. **Unit/Space Number** 195

City LOS ANGELES **State** CA **Zip Code:** 90034

Telephone (619) 997-2304 **E-mail:** CYZAG12@YAHOO.COM

Are you in escrow to purchase the subject property? ☐ YES ☐ NO

Property Owner of Record ☐ Same as applicant ☒ Different from applicant

Name (if different from applicant) TIMOTHY M'CORMICK

Address 4011 EXPOSITION BLVD. **Unit/Space Number** _____

City LOS ANGELES **State** CA **Zip Code:** 90016

Telephone 401-368-1296 **E-mail:** TMCCORMICK777@GMAIL.COM

Agent/Representative name KAMRAN KAZEMI

Company/Firm TALA ASSOCIATES

Address: 1916 COLBY AVENUE **Unit/Space Number** _____

City LOS ANGELES **State** CA **Zip:** 90025

Telephone 424-832-3455 **E-mail:** KAMRAN@TALAASSOCIATES.COM

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ **Unit/Space Number** _____

City _____ **State** _____ **Zip Code:** _____

Telephone _____ **E-mail:** _____

Primary Contact for Project Information
(select only one)

☐ Owner

☐ Applicant

☒ Agent/Representative

☐ Other _____

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ 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 the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

9. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- A. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- B. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- C. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- D. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature _____

Date _____

Print Name _____

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

LOS ANGELES

On MAY- 17- 2017

before me, ARMINEH ISENSEE

(Insert Name of Notary Public and Title)

personally appeared

TIMOTHY T. MCCORMICK

, who

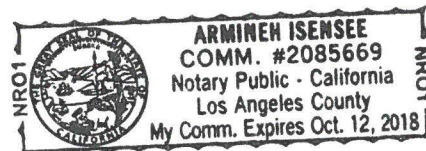
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature

(Seal)



APPLICANT

10. APPLICANT DECLARATION. A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- A. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- B. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- C. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- D. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- E. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- F. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- G. I understand that if this application is denied, there is no refund of fees paid.
- H. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
- I. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: 

Date: 5/17/17

Print Name: CHARLES R. YEAGOR

OPTIONAL
NEIGHBORHOOD CONTACT SHEET

SIGNATURES of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

--

Cover Sheet for :

4011 Exposition Project NOT Compliant to the New Small Lot Design Standards Guidelines

- 1.) Cover Sheet..... Page 1
- 2.) 2 Minute Presentation Bullet Point..... Page 2
- 3.) Permit Page from ZIMAS (documentation submitted with appeal 10/05/18)..... Page 3
- 4.) 2 Minute Presentation Bullet Point for master land Use Application..... Page 4
 - 4th bullet point - 1.) – a.) – see Page 21 of the NHD report
 - 4th bullet point - 1.) – b.) – see Page 22 of the NHD report
 - 4th bullet point - 1.) – c.) – see Page 19 of the NHD report
submitted by Mika Matsui on Monday, November 26, 2018 in email labeled
guidelines and reports
- 5.) Page 1 of the Department of city Planning Application for documentation..... Page 5
- 6.) Documentation of pictures 2 pages – 1 sheet – double sided print..... Pages 6 & 7
 - 4th bullet point - 2.) documentation



Rocky Wiles <rocky.wiles@lacity.org>

3 of 5 - Case No: AA-2017-4287-PMLA-SL electronic documents - Liquefaction

1 message

Mika Matsui <mika8184@gmail.com>

Mon, Nov 26, 2018 at 1:15 AM

To: apcsouthla@lacity.org

Cc: Rocky Wiles <rocky.wiles@lacity.org>, Etta Armstrong <etta.armstrong@lacity.org>, Jordan Beroukhim <jordan.beroukhim@lacity.org>, Elizabeth Carlin <elizabeth.carlin@lacity.org>, E va Aubry <aubryeva@yahoo.com>, Leslie Graham <lesgra@gmail.com>, "Roy S. Amemiya" <roy@rscommercial.com>, mika8184 <mika8184@gmail.com>, Steve Garcia <steve.m.garcia@lacity.org>

Dear Commission Executive Assistant,

This is the 3rd documentation sent via email as instructed for our public hearing confirmed for Dec. 04, 2018 Tuesday at 4:30pm at the DWP office on [403 Crenshaw Blvd., Los Angeles, CA 90008](#)

This is the presentation for:

- Liquefaction etc. findings - Page 12 (c) of the approved project letter dated 9/24/18
- and supporting documents

8 attachments totaling 11 pages when all is printed out was sent in this 3rd email.

I would appreciate it if you can confirm that you have received this email and the attachments.

Thank you,

--

Mika Matsui
mika8184@gmail.com
(323) 892-6662

CONFIDENTIALITY: This e-mail and any attachments are covered by the Electronic Communications Privacy Act, 18 U.S.C. §§ 2510-2521, and are legally privileged and/or confidential. If you are not the intended recipient, any review, distribution or copying of this e-mail is strictly prohibited. If you received this e-mail in error, please notify us immediately by return e-mail and delete this e-mail.


VERIFY: Not responsible for security of the email or content so make sure you verify the content of the email and security.


CIRCULAR 230 DISCLOSURE: This communication is not a tax opinion. Pursuant to Internal Revenue Service regulations, to the extent that this contains tax advice, it is not intended or written to be used by a taxpayer for the purpose of avoiding tax penalties that may be imposed on the taxpayer or for promoting to another party any tax related matter addressed herein. This information has been secured from sources we believe to be reliable, however we make no representation or warranties, express or implied to the accuracy of this information. References to square footage, age, or pro-forma expectations are approximate. Buyer must verify and bears all risk for any inaccuracies. ©2018


8 attachments

500 feet raadius map - stakeholders.pdf
358K


list of damaged properties.pdf

 357K


 **2 minute presentation - Liquefaction.pdf**
446K

 **Cover Sheet - Liquefaction etc.pdf**
430K

 **Expo Line damage to property.pdf**
743K

 **NHD report Pg 14-15-16 photos -1.pdf**
811K

 **4011 Expo Zimas Liquesfication.pdf**
507K

 **NHD 14 - 15 - 16 photo 2.pdf**
881K

2 minute presentation

Findings of Fact (Subdivision Map Act) Pg. 12 - bullet point (c)

THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT

- The second paragraph states that the subject site is level and NOT located in a flood zone, LIQUEFACTION or landslide area
- On October 4, 2018 – Ms. Matsui printed out and submitted the LIQUEFACTION – Yes from ZIMAS when filing for the appeal of this project on October 5, 2018
- The NHD report Pg. 14 also indicates the subject property is located in an **officially designated LIQUEFACTION HAZARD ZONE**
- Liquefaction is the sudden loss of soil strength resulting from shaking during an earthquake
- The effect on structures and buildings can be devastating, and is a major contributor to urban seismic risk
- Areas most susceptible to liquefaction are underlain by non-cohesive soils, such as sand and silt, that are saturated by groundwater typically between zero and 30 feet below the surface
- Mapped liquefaction areas are those where historic occurrence of liquefaction, or local geological, geotechnical conditions indicate a potential for permanent ground displacement such that mitigation as defined in Public Resources Code Section 2693(c) would be required
- Section 2693(c) defines “mitigation” to mean those measures that are consistent with established practice and that will reduce seismic risk to acceptable levels.
- Pg. 5 of the NHD report states that the subject property is in zone X which is not a special flood hazard area, BUT is located within 300 feet of ZONE AE which is a special flood hazard area.
 - a.) Let me remind you that the stakeholders that received notice of this project is within 500 feet radius from the subject property (see attached radius map) – 300 feet is an even smaller radius and means it is much closer than the furthest stakeholder notified by Los Angeles Department of City Planning and the Planning Commission.

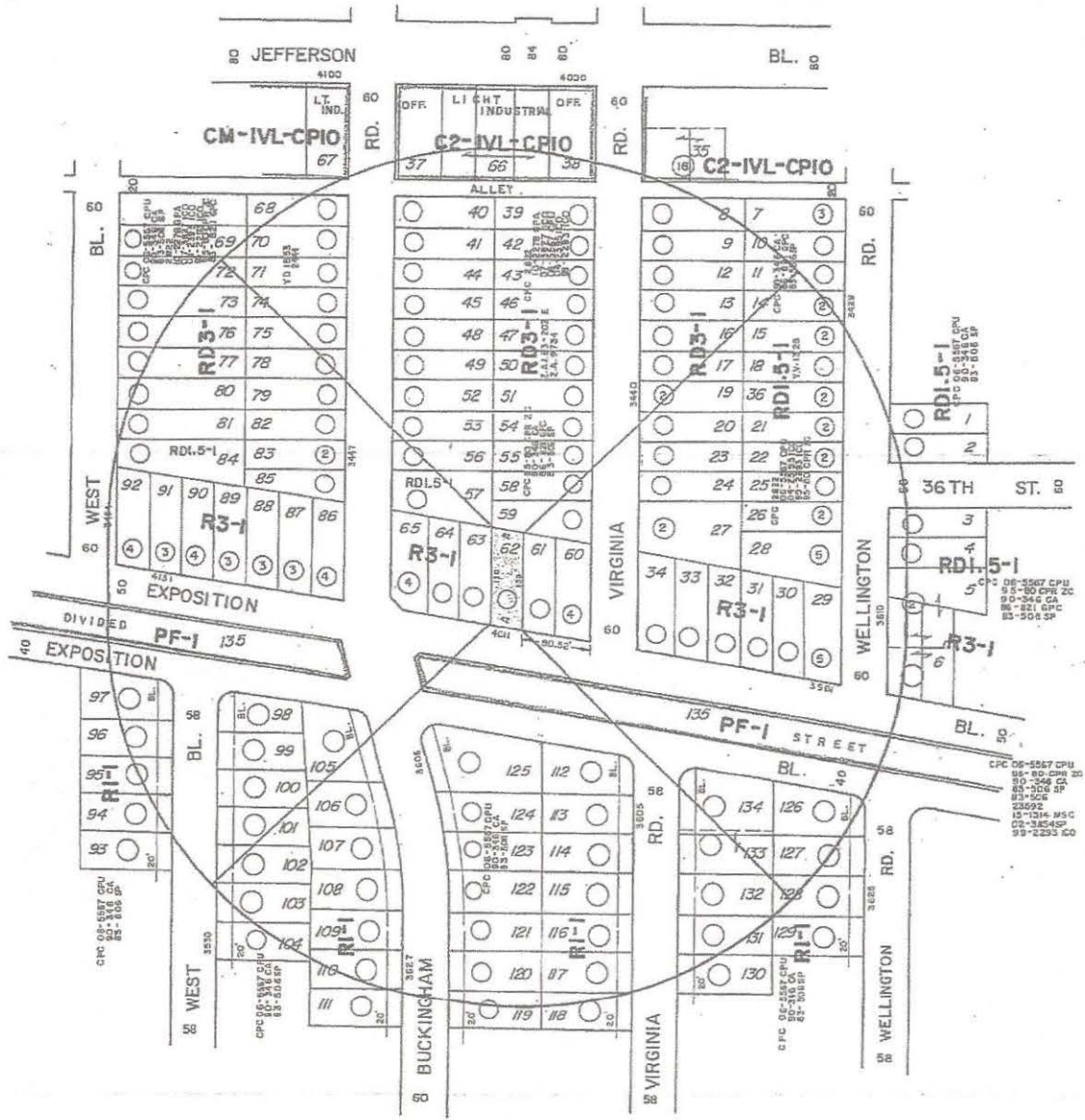
2 minute presentation - continued
Findings of Fact (Subdivision Map Act) Pg. 12 - bullet point (c)

THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT

- My home already has damages from the Expo Line and I have attached 2 of the many paperwork and letter correspondences I had to go through for proof to my statements along with pictures of the damages from my house and another about 5 houses down from my house on Virginia
- I live 2 houses north from Exposition and Virginia and 4011 Exposition site is 2 houses west from Virginia
- I have also included addresses of others on the north side of the Expo Line who are in the 500 feet radius from 4011 Exposition project who have similar damages to their homes like us
- As Mika has mentioned the findings in the NHD report Pg. 15 – subject property is located in area subject to violent ground shaking and heavy damage to property and Pg. 16 – subject property is located in an area of expansive soils with low shrink-swell potential as well as liquefaction is the same at my house and those that are listed in my documentation of this presentation
- As a resident who already has a collapsing house thanks to the Expo Line, the over-sized project that may be built on 4011 Exposition which from the NHD report clearly seems to be dangerous to our community without careful testing and going through each step necessary in the CEQA guidelines
- We have called METRO, AQMD/CEQA, DWP of our concerns with the small lot subdivision project and because it is in the hands of Los Angeles Department of City Planning and Building the only way each department mentioned here and others can test, verify or look into the immediate neighbor and stakeholders' concerns is if the proper application passes through their department

THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT

- The way this will happen is if the project goes through all of the CEQA guidelines and steps needed to build such and enormous out of character building which is also not in compliance with the small lot subdivision ordinance plan implementation design guidelines and definitely NOT compliant to the new guidelines
- And the project needs to get approval at each CEQA check point from various departments to build with the findings presented today



CONTACT PERSON: KAMRAN KAZEMI
(424) 832-3455

LEGAL: TRACT 7823, LOT 138
SEE APPLICATION

PRELIMINARY PARCEL MAP

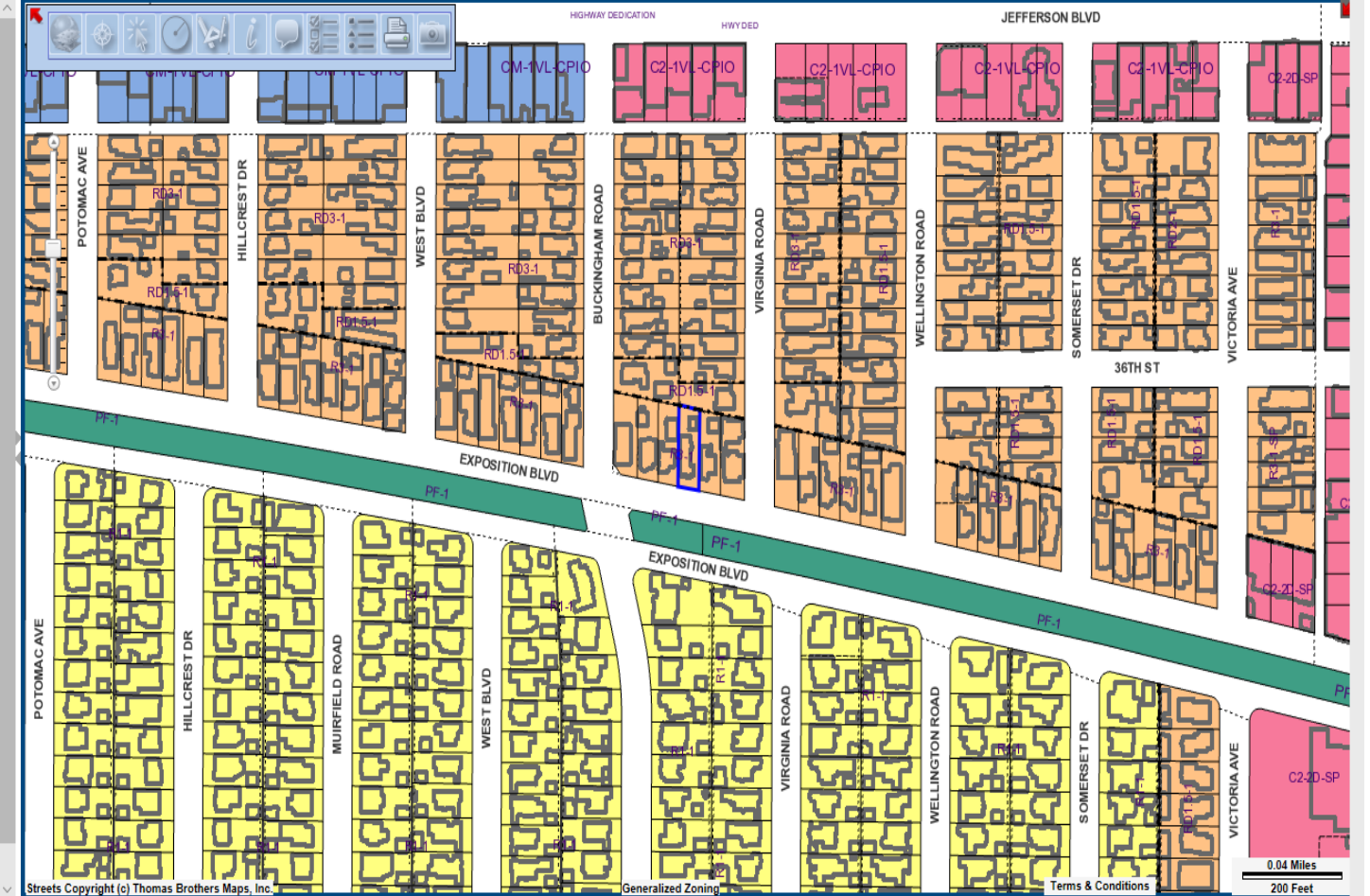
NET AC. = 0.13

THOMAS BROS.
PAGE: 673 , GRID: 1/E
C.D. 10 C.T. 2200 P.A. 040



CONTINENTAL MAPPING SERVICE
6315 Van Nuys Boulevard, Van Nuys, CA 91401
(818) 787-1663

CASE NO.:
DATE: 9-28-17 S-3-18
SCALE: 1" = 100'
USES: FIELD
D.M.: 120 B181



Cover Sheet for :

Liquefaction , Violent Ground Shaking and Heavy Damage & Expansive Soils

- 1.) Cover Sheet..... Page 1
- 2.) 2 Minute Presentation Bullet Point..... Page 2 – 4
(3 pages printed on both sides)
 - 3rd bullet point – see Page 14 of the NHD report
 - 9th bullet point – see Page 5 of the NHD report
 - Page 2 – 4th bullet point – see Page 15 & 16 of the NHD report submitted by Mika Matsui on Monday, November 26, 2018 in email labeled guidelines and reports
- 3.) Liquefaction Page from ZIMAS..... Page 5
 - For 2nd bullet point - (documentation submitted with appeal 10/05/18)
- 4.) Radius Map of Stakeholders sent by L.A. City Planning..... Page 6
 - For documentation of the 9th bullet point – a.) - (back side of Page 5)
- 5.) Expo Line Damage to Property Documentation..... Page 7 & 8
 - Double sided – documentation for presentation page 2 – 1st bullet point
- 6.) Documentation of pictures 2 pages – 1 sheet – double sided print..... Page 9 & 10
- 7.) Documentation – List of damaged properties..... Page 11
 - 3rd bullet point – page 2 of presentation

323-998-9000 call 661-342-4213

**BOARD OF
WEST ADAMS NEIGHBORHOOD
COUNCIL**
4712 W. Adams Blvd
Los Angeles, CA 90016

ELBERT PRESTON - PRESIDENT
RASHAD RUCKER - VICE PRESIDENT

SYLVIA ROCHA - SECRETARY
ANA MCBRIDE - TREASURER
CLINT SIMMONS - SARGENT AT ARMS
BEATRICE JETT - PARLIAMENTARIAN

EVA AUBRY - AT LARGE / CHAIR LAND USE
VACANT - AT LARGE / CHAIR FINANCE
LINDA MORGAN - AT LARGE / CHAIR OUT REACH
SAM MORALES - HOMEOWNER REPRESENTATIVE
ABDUL SHERIFF - BUSINESS REPRESENTATIVE
VACANT - BUSINESS REPRESENTATIVE SEAT #2
VACANT - STAKEHOLDER

WEST ADAMS NEIGHBORHOOD COUNCIL
Meets Every Third Monday of the Month
VINEYARD RECREATION CENTER
2942 Vineyard Avenue
Los Angeles, CA 90016

**CITY OF LOS ANGELES
CALIFORNIA**



WEST ADAMS NEIGHBORHOOD COUNCIL
4712 W. ADAMS BLVD.
LOS ANGELES, CA 90016

**DEPARTMENT OF
NEIGHBORHOOD EMPOWERMENT**

CITY HALL
200 NORTH SPRING ST. SUITE 2005
LOS ANGELES, CA 90012
MAIL STOP 966

TELEPHONE: (213) 978-1551
TOLL-FREE: 3-1-1
FAX: (213) 978-1751
E-MAIL: done@mailbox.lacity.org

BONGHWAN KIM
GENERAL MANAGER
www.LACityNeighborhoods.com

SAFETY BULLETIN # 101

February 21, 2012

If you live or own a building within 300 feet of the Expo rail line, you may experience some structural damage to your property, caused by ground vibrations from the train.

Before MTA starts regular operations, we recommend the following:

- 1- Take pictures of the interior and exterior of your building, inspecting for cracks.
- 2- If you find cracks, place a ruler beside the crack, and take a picture. This will identify the size of cracks and establish a reference for claims if cracks get larger. (Example: inspect doors and windows frame corners for cracks in wall.)
- 3- Date and keep this information for your records.

REMEMBER YOU MUST HAVE PROOF OF DAMAGES

BOLETÍN DE SEGURIDAD # 101

21 de febrero de 2012

Si usted vive en o es dueño de un edificio dentro de 300 pies de la línea de ferrocarril Expo, puede experimentar algunos daños estructurales a su propiedad, causados por vibraciones del suelo por el tren.

Antes de que MTA inicie operaciones regulares, le recomendamos lo siguiente:

- 1 - Tome fotografías del interior y el exterior de su edificio, en busca de grietas.
- 2 - Si usted encuentra grietas, coloque una regla al lado de la grieta, y tome una foto. Esto le permitirá identificar el tamaño de las grietas y establecer una referencia para reclamaciones, si las grietas se hacen más grandes. (Ejemplo: inspeccione las esquinas de los marcos de puertas y ventanas para ver si hay grietas en la pared.)
- 3 - Feche y mantenga esta información en sus archivos.

RECUERDE QUE DEBE TENER PRUEBAS DE LOS DAÑOS

MID CITY/EXPOSITION LIGHT RAIL PROJECT RESIDENTIAL/BUSINESS CLAIM WORKSHEET

The filing of this claim does not constitute any admission of liability or guarantee of payment by the Contractor. Please complete this form with as many specifics as possible and return it to:

Mid City/Exposition Light Rail Project
Attn: Adrienne Gardner
707 Wilshire Boulevard, 34th Floor
Los Angeles, CA 90017
For additional assistance please call 213-243-5500 - 323-601-1941

1	Name: <u>Beatrice P. Wallace</u>	
	Address of Property: <u>3452 Virginia Road</u>	City and Zip Code: <u>Los Angeles 90016-4232</u>
	Mailing Address: <u>3452 Virginia Road, Los Angeles, Ca. 90016-4232</u>	
	Home Phone No <u>323-751-6322</u>	Alternate Phone No <u>313-248-5438</u>
	Email address: <u>beatricewallace@3cglobal.net</u>	
2	Description of incident/damage/loss: (Use back of form or additional sheets as necessary) <u>The digging and pounding with the large equipment and the 6000 lb or more of heavy trucks running up and down Virginia Road over the years of the Expo Project has caused damage to the doors - over</u> Amount of claim: \$ <u>24,480.00</u> Please list the documents such as invoices, bills, photos, etc. that are enclosed to support your claim. (<u>Copies only. Retain your originals at this time.</u>) 1. <u>Photos</u> 2. <u>Proposal</u> 3.	
3	Witnesses (if any): (Names, addresses and phone numbers) <u>Fred W. Vickers - Vickers Const. Co.</u> <u>952 E. 116th St.</u> <u>LA 90059-1602 (323) 310-2110</u>	
Submitted by (print name): <u>Beatrice P. Wallace</u>		
Date: <u>3/15/2011</u>	Signature: <u>Beatrice P. Wallace</u>	
DO NOT COMPLETE THE SECTION BELOW		
Received by:		Date and Time:
FFP Reference No.		
Claim No. <u>962-0183846</u>		



4011 Exposition Project CONCERN RESIDENTS

➡ Here's a list of a few homes with cracks due to the soft ground:

3440 West Blvd.
Los Angeles, CA 90016

3436 West Blvd.
Los Angeles, CA 90016

3428 West Blvd.
Los Angeles, CA 90016

3421 West Blvd.
Los Angeles, CA 90016

3420 West Blvd.
Los Angeles, CA 90016

3909 Exposition Blvd.
Los Angeles, CA 90016

3444 Buckingham Rd
Los Angeles, CA

3454 Buckingham Rd
Los Angeles, CA

3452 Virginia Rd
Los Angeles, CA

3445 Virginia Rd
Los Angeles, CA

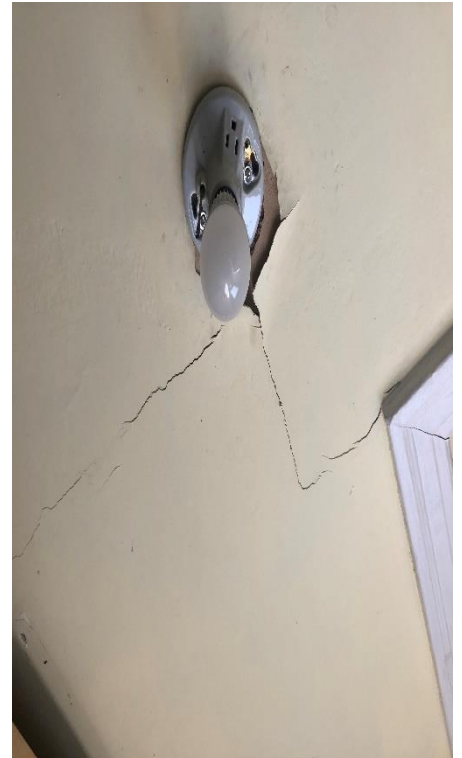
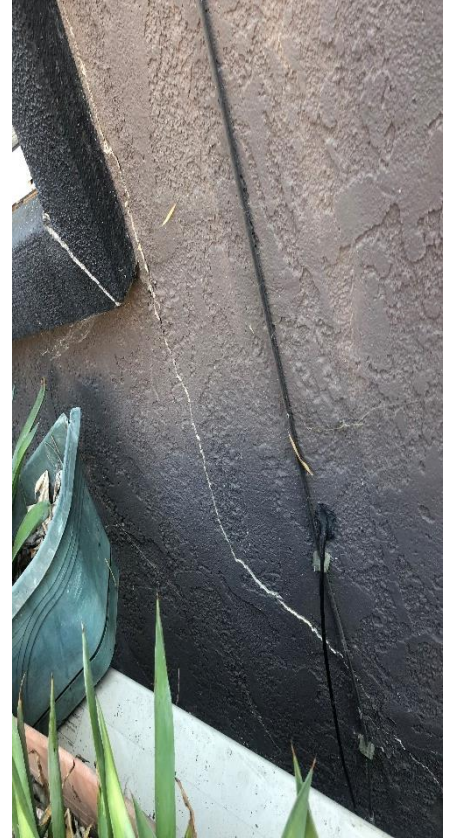
3428 Virginia Rd
Los Angeles, CA



Survey of homes with cracks in the area is continuous.

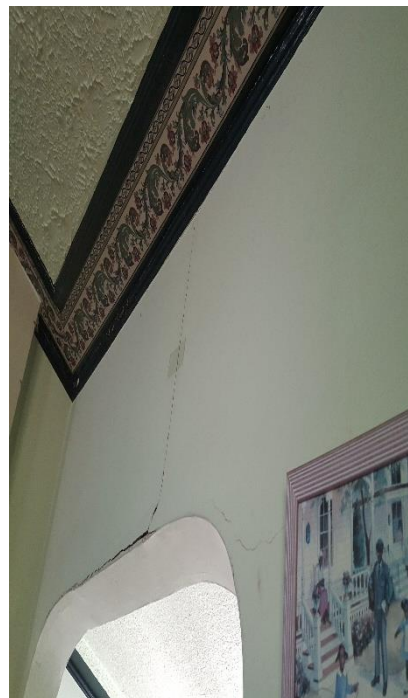
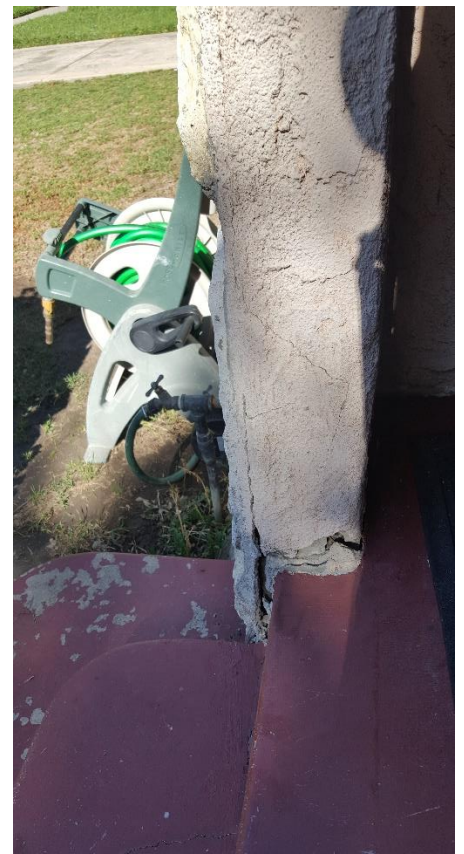
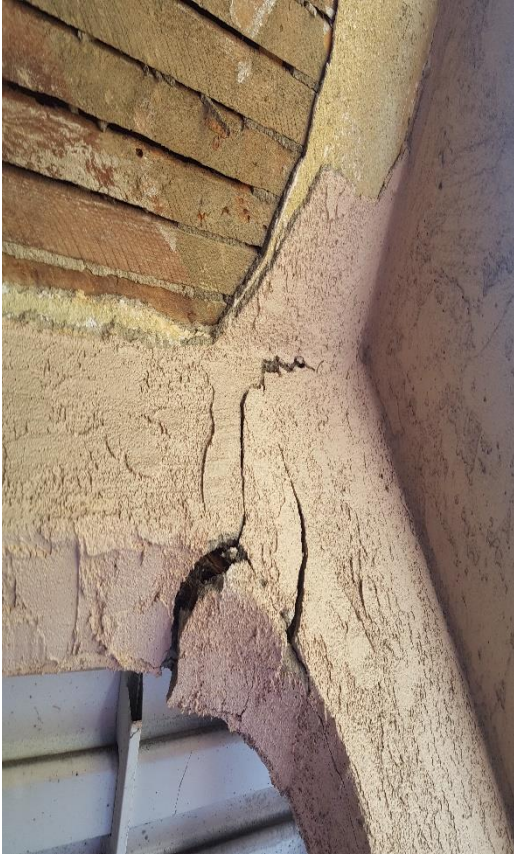
Findings of Fact (Subdivision Map Act) Pg. 12 - bullet point (c) – home # 2

Due to NHD report Pg. 14, 15 & 16



Findings of Fact (Subdivision Map Act) Pg. 12 - bullet point (c) -1

Due to NHD report Pg. 14, 15 & 16





Rocky Wiles <rocky.wiles@lacity.org>

4 of 5 - Case No: AA-2017-4287-PMLA-SL electronic documents - Pg. 11 & Pg 13 findings

1 message

Mika Matsui <mika8184@gmail.com>

Mon, Nov 26, 2018 at 1:18 AM

To: apcsouthla@lacity.org

Cc: Rocky Wiles <rocky.wiles@lacity.org>, Etta Armstrong <etta.armstrong@lacity.org>, Jordan Beroukhim <jordan.beroukhim@lacity.org>, Elizabeth Carlin <elizabeth.carlin@lacity.org>, E va Aubry <aubryeva@yahoo.com>, Leslie Graham <lesgra@gmail.com>, steven meeks <smeeks.wanc@gmail.com>, "Roy S. Amemiya" <roy@rscommercial.com>, mika8184 <mika8184@gmail.com>

Dear Commission Executive Assistant,

This is the 4th documentation sent via email as instructed for our public hearing confirmed for Dec. 04, 2018 Tuesday at 4:30pm at the DWP office on [403 Crenshaw Blvd., Los Angeles, CA 90008](#)

This is the presentation for:

- Pg. 13 (d) findings - presentation
- Pg. 11 findings - presentation
- and supporting documents

10 attachments plus 1st 13 pages of the Small Lot Guideline -11th attachment - totaling 25 pages when all is printed out was sent in this 4th email.

I would appreciate it if you can confirm that you have received this email and the attachments.

Thank you,

--

Mika Matsui
mika8184@gmail.com
(323) 892-6662

CONFIDENTIALITY: This e-mail and any attachments are covered by the Electronic Communications Privacy Act, 18 U.S.C. §§ 2510-2521, and are legally privileged and/or confidential. If you are not the intended recipient, any review, distribution or copying of this e-mail is strictly prohibited. If you received this e-mail in error, please notify us immediately by return e-mail and delete this e-mail.

VERIFY: Not responsible for security of the email or content so make sure you verify the content of the email and security.

CIRCULAR 230 DISCLOSURE: This communication is not a tax opinion. Pursuant to Internal Revenue Service regulations, to the extent that this contains tax advice, it is not intended or written to be used by a taxpayer for the purpose of avoiding tax penalties that may be imposed on the taxpayer or for promoting to another party any tax related matter addressed herein. This information has been secured from sources we believe to be reliable, however we make no representation or warranties, express or implied to the accuracy of this information. References to square footage, age, or pro-forma expectations are approximate. Buyer must verify and bears all risk for any inaccuracies. ©2018

10 attachments

4011 Expo - Herb Wesson letter (1).pdf


73K

 **2 minute presentation - pg 13 -d.pdf**

444K

 **2 minute presentation - Pg 11 Herb Wesson Letter.pdf**

452K

 **2 minute presentation -Pg 13-d picture attachments -2.pdf**


924K

 **2 minute presentation -Pg 13-d picture attachments 1a.pdf**

749K

 **Cover Sheet for Pg 11 and Pg 13 findings.pdf**


424K

 **PG 13 - d - picture 1.pdf**

743K

 **PG 13 - d - picture 3 v 2.pdf**

801K

 **Pg 13 - d - picture 4.pdf**

775K

 **SmallLotPolicy_DesignGuide.pdf**

8909K

2 minute presentation

Proposed Map is Consistent with Applicable General & Specific Plans

Pg. 11 of Findings of Fact - Subdivision Map Act

- Even though a small-lot subdivision is said to be by right which makes it seem to the general public that this is allowed regardless and the fact that there is a public hearing and many opposers – the project would be approved.
- But this is not the fact.
- In the Advisory Agency Policy Small Lot Ordinance dated January 29, 2014 it states the following:
 - 1.) Pg. 6, #3 – provide fee-simple home ownership opportunities for a greater number people at a wider range of income levels.
 - a.) The project owners are planning to sell each unit at market price for SFR
 - 2.) Pg. 6, #5 – design and configure housing to be compatible with the existing neighborhood context.....
 - a.) The subdivided units are too large in height and is not compatible with the existing neighborhood context including the 2-story apartment building in the area and on the block. (See 4-page photo attachments)
 - 3.) Pg. 7, #3 – small lot homes must be structurally independent, with no shared foundations or common walls (See 1st page of 4- page photo attachments)
 - a.) I believe the units are not structurally independent and has common walls
 - 4.) Pg. 8, under neighborhood (last paragraph) – by its very nature, infill development occurs in neighborhoods with preexisting development and characteristics, and should therefore supplement to and enhance the overall quality of the neighborhood. (See 4 - page photo attachments)
 - 5.) Pg.9, 1st paragraph (continuation) – at this scale, developers and architects MUST consider the three-dimensional nature of the entire development, including height, massing, sitting and orientation
 - These characteristics must relate to the surrounding built form, respecting the overall neighborhood character and existing topography.
 - a.) The current project does not meet #4 & #5 that I have just mentioned (See 4 - page photo attachments)

2 minute presentation cont.

Proposed Map is Consistent with Applicable General & Specific Plans

Pg. 11 of Findings of Fact - Subdivision Map Act

- 6.) See attached letter from Councilman Herb J. Wesson Jr. submitted to Mr. Vince Bertoni (Director of Planning) and Mr. Alan Como (Deputy Advisory Agent) on 8/29/18 highlighted portion (4th paragraph sentence 2) states and requests “Even though the existing Zone will allow for the density and height proposed, the reality is that no existing single family homes are built out to the maximum 45 feet allowed, and further, the proposed structures do no complement or pay respect to the existing fabric of the neighborhood.
- a.) Councilman Herb J. Wesson Jr.’s letter explains how this project does not follow #2, #4 & #5 of the Advisory Agency Policy Small Lot Ordinance dated January 29, 2014 I just addressed - (See attached letter addressed to the above from Councilman Herb Wesson Jr.)

2 minute presentation

Findings of Fact (Subdivision Map Act) Pg. 13 bullet point (d)

THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT

- Paragraph 3 of the mentioned bullet point states that the properties on the north side of Exposition Boulevard between Buckingham Road and Virginia Road have the same zone and have the same land use designation as the subject site, and are developed with one-story and two-story single and multi-family residential site.
- Therefore, as conditioned the site is physically suitable for the proposed density of the development and is sufficient in size to allow for a density of 4 dwelling units
- As stated in paragraph 3, the properties mentioned does have the same zone and have the same land use designation as the subject site and are developed with one-story duplexes and 2 story apartment buildings with anywhere from 4 – 8 units in each apartment buildings.
- The 2 story apartment buildings with 4 – 6 units seem comfortable to everyday living
- The 2 story apartment buildings with more than 6 units are very tight as you can see in the pictures I have provided
- In picture attachment for Pg. 13 (d) – 4 – bottom 2 pictures, you can see that if both residents try to open the door at the same time, it seems as if neither of them can get in or out.
- If one resident opens the door the other cannot get in or out until that resident's door is closed
- Furthermore, in the second sentence of paragraph 3 – it states that the proposed density of the development is sufficient in size to allow for a density of 4 dwelling units but does not reiterate that this 4-dwelling unit is only 1,160 sq. ft. for Parcel - A, 1,594 sq. ft. for Parcel – B, only 1,165 sq. ft. for Parcel – C and only 1,096 sq. ft for Parcel – D
- Because the square footage of each parcel is small, each dwelling unit has 4 stories including a garage on the ground level and thus a roof-top and maxed out to 45 feet high.

2 minute presentation

Findings of Fact (Subdivision Map Act) Pg. 13 bullet point (d) - continued

THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT

- Now if you mention what was introduced in the first 2 paragraphs and explain that what was compared as physically suitable and sufficient in size to allow for a density of 4 dwellings – is actually 4 stories with a roof top and as high as 45 feet high - it makes you say something is not right. (See attached 5-page photos to get a clear picture of this bullet point and the bullet points to follow)
- In the Advisory Agency Policy Small Lot Ordinance dated January 29, 2014 Pg. 6, #5 – states that the design and configure housing to be compatible with the existing neighborhood context.....
 - a.) The subdivided units are too large in height and is not compatible with the existing neighborhood context including the 2-story apartment building in the area and on the block (See the first 4 pages of the attached photos)
- On Pg. 8, under neighborhood (last paragraph) – by its very nature, infill development occurs in neighborhoods with preexisting development and characteristics, and should therefore supplement to and enhance the overall quality of the neighborhood
 - a.) Clearly a 45 ft. high 4-unit dwelling does not comply to this ordinance
(See the first 4 pages of the attached photos)
- On Pg.9, 1st paragraph (continuation) – at this scale, developers and architects MUST consider the three-dimensional nature of the entire development, including height, massing, sitting and orientation

These characteristics must relate to the surrounding built form, respecting the overall neighborhood character and existing topography.

- a.) Again, the subdivided units are too large in height and is not compatible with the existing neighborhood context including the 2-story apartment building in the area and on the block (See the first 4 pages of the attached photos)
- The letter from Councilman Herb J. Wesson Jr. submitted to Mr. Vince Bertoni (Director of Planning) and Mr. Alan Como (Deputy Advisory Agent) on 8/29/18 highlighted portion (4th paragraph sentence 2) states and requests “Even though the existing Zone will allow for the density and height proposed, the reality is that no existing single family homes are built out

to the maximum 45 feet allowed, and further, the proposed structures do no complement or pay respect to the existing fabric of the neighborhood.

2 minute presentation

Findings of Fact (Subdivision Map Act) Pg. 13 bullet point (d) - continued

THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT

- a.) By approving the project as initially submitted, you have totally ignored our councilmen who stated in his letter that he could NOT support this project and had asked the Los Angeles Department of City Planning that they deny the project as currently proposed. (See attached letter from Councilman Herb Wesson Jr.)

Picture attachment for Pg. 11 & Pg. 13 (d) – 1a

East-side of Buckingham & the apt. to right is at the corner of Buckingham and Exposition



West-side of Buckingham and the apartment is at the corner of Buckingham & Exposition



Picture attachment for Pg. 11 & Pg. 13 (d) - 2

North-side of Exposition and 4011 Expo. is the white house to the right of the picture



4-story 45 feet high on this block and neighborhood means you have just one property that is nearly as tall as the palm trees sticking out of nowhere and is out of character from the rest of the neighborhood





HERB J. WESSON, JR.
COUNCILMEMBER, 10TH DISTRICT
PRESIDENT, LOS ANGELES CITY COUNCIL

August 29, 2018

Mr. Vince Bertoni, Director of Planning
Department of City Planning
200 N. Spring Street, 5th Floor
Los Angeles, CA 90012

Mr. Alan Como, Deputy Advisory Agent
Department of City Planning
200 N. Spring Street, 7th Floor
Los Angeles, CA 90012

Dear Mr. Bertoni and Mr. Como:

RE: AA-2017-4287-PMLA-SL – 4011 W. Exposition Boulevard

I write in opposition of the proposed Small Lot project and the request to subdivide an existing 5,384 square-foot lot into four (4) new lots for the construction, use and maintenance of four (4) single-family dwelling (small lot homes) pursuant to Small Lot Subdivision Ordinance No. 176,354, located at 4011 W. Exposition Boulevard in Council District 10.

I understand the importance of development and can appreciate the goals of the Small Lot Subdivision Ordinance to create more homeownership within the City. Lately, most of our Small Lot projects in the District have been received relatively well once privacy and trash collection concerns have been addressed. However, this project is attracting significant opposition and it is my duty as Council President and Councilman of the 10th District to stand with my community.

At the Deputy Advisory hearing held on June 28, 2018, my office requested that the record be held open pending further applicant outreach to the local Neighborhood Council – The West Adams Neighborhood Council. Subsequent to the Deputy Advisory hearing, the applicant made a couple of visits to the West Adams Planning and Land Use Committee as well as their Full Board meeting.

These meetings have been one of the better attended meetings since my time in office, having twenty to thirty community members and neighbors in attendance to voice strong opposition to the project. Even though the existing Zone will allow for the density and height proposed, the reality is that no existing single family homes are built out to the maximum 45-feet allowed, and further, the proposed structures do not complement or pay respect to the existing fabric of the neighborhood.

For the reasons stated above, this project is not one that my office can support. I respectfully request that you please deny the project as currently proposed. Should the applicant decide to scale back the project, I may in turn revisit my position on the matter. Should you have additional questions or concerns, please do not hesitate to contact my Planning Deputy, Jordan Beroukhim at (213) 473-7010.

Sincerely,



HERB J. WESSON, JR.
President, Los Angeles City Council
Councilmember, 10th District

HJW:JB:kb:slw

Cover Sheet for :

Page 11 & Page 13 (d) findings presentation

- 1.) Cover Sheet..... Page 1
- 2.) 2 Minute Presentation Bullet Point Page 2 – 4
(3 pages printed on both sides) – Page 13 bullet point (d) findings
- 3.) 2 Minute Presentation Bullet Point..... Page 5 & 6
(2 pages printed on both sides) – Page 11 findings
- 4.) Photo Documentation 5 pages..... Page 7 - 11
 - For 6th & 7th bullet point - (documentation submitted with appeal 10/05/18)
- 5.) Letter to Vince Bertoni from Councilman Herb J. Wesson Jr. Page 12
(printed on back of page 11)
 - Pg. 13 findings page 2 – last bullet point
- 6.) Small Lot Ordinance Plan Implementation and guidelines..... Page 13 – 25
 - Pg. 13 findings page 2 bullet point 1 - see page 6 #5
 - Pg. 13 findings page 2 bullet point 3 - see page 8 – neighborhood - last paragraph
 - Pg. 13 findings page 2 bullet point 4 - see page 9 – 1st paragraph - continuation

Picture attachment for Pg. 13 (d) - 1

North-side of Exposition and 4011 Expo. is the white house to the right of the picture

4-story 45 feet high on this block and neighborhood means you have just one property that is nearly as tall as the palm trees sticking out of nowhere and is out of character from the rest of the neighborhood

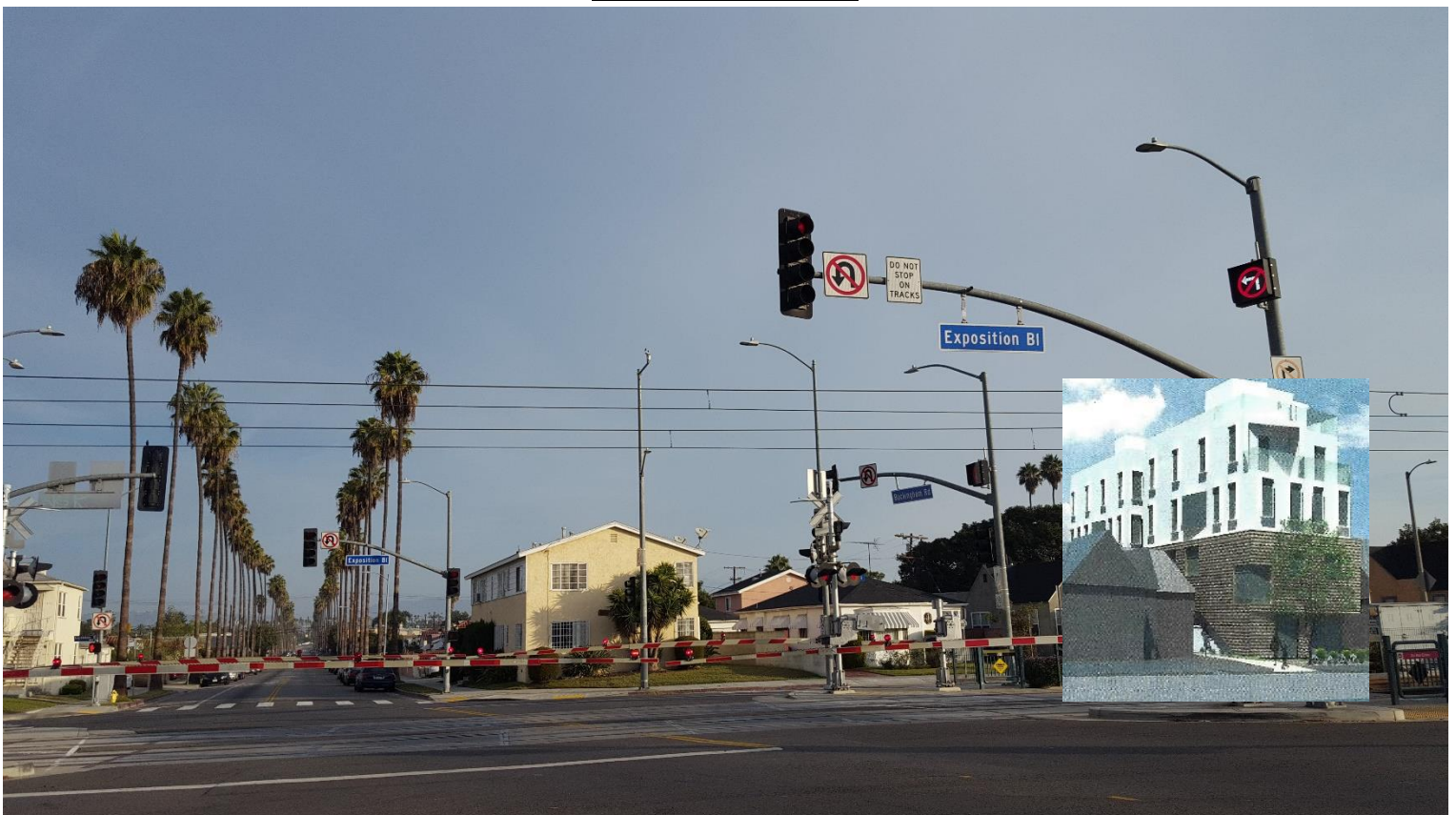


This is how out of character this project is and it is supposed to be structurally independent from each other

North-side of Exposition and 4011 Expo. is the white house to the right of the picture



4-story 45 feet high on this block and neighborhood means you have just one property that is nearly as tall as the palm trees sticking out of nowhere and is out of character from the rest of the neighborhood



Picture attachment for Pg. 13 (d) – 4

The apartment to the left is at the corner of Exposition & Wellington 5 units



Below are the entrances of 4 units of the above apartment

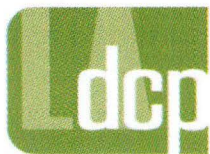
2 units – upstairs – see how close they are?

2 units – downstairs – see how close they are?



Plan Implementation

Subdivisions



City Hall * 200 N. Spring Street, Room 721 * Los Angeles, CA90012



January 29, 2014

TO: All Interested Parties

FROM: Michael J. LoGrande 
Advisory Agency

SUBJECT: **ADVISORY AGENCY POLICY
SMALL LOT ORDINANCE**

Introduction

Established in 2005 in LAMC Section 12.22-C,27, the Small Lot Ordinance allows for the subdivision of underutilized land in multi-family and commercial areas into fee-simple homes. Intended as infill development and a smart-growth alternative to traditional, suburban style single-family subdivisions, small lot homes would have smaller lot areas with compact building footprints and reduced yard setbacks, street frontages, passageways between buildings, and open space.

As such, small lot subdivisions create a unique set of design challenges and spatial complexities with regards to massing, height, circulation, and transitional areas from adjacent properties. Small Lot Design Guidelines provide an opportunity to address these complexities while also promoting the design and creation of small lot housing with neighborhood compatibility for consistency with applicable General and Specific Plans and addressing site organization and urban form, setbacks and building transitions, parking and driveways, building design and materials, and landscaping and access.

Small Lot Design Guidelines – Advisory Agency Policy

All small lot subdivisions filed after February 1, 2014 must comply with or meet the intent of the attached 2014 Small Lot Design Guidelines through either methods listed in the Guidelines or through alternative methods that achieve the same objective. This Advisory Agency Policy and the attached Small Lot Design Guidelines replace and supersede the Advisory Agency's prior policies dated January 10, 2006 and November 15, 2006.

In cases where site characteristics, existing improvements, or special circumstances make substantial adherence with the Small Lot Design Guidelines impractical, substantial compliance may not be possible; in which case, small lot subdivisions must meet the intent of the Small Lot Design Guidelines, as stated above. The Small Lot Design Guidelines will be used to condition a project and not as the basis approving or denying a project. Conditions imposed by the initial decision maker may be appealed. The Small Lot Design Guidelines shall be used in conjunction with any other adopted

design guidelines, as applicable, and shall not supersede any adopted Specific Plan Design Review Board procedures.

Authority of the Advisory Agency

The Advisory Agency's authority to adopt this policy is based on the Subdivision Map Act (and LAMC 17.03) and the General Plan. The Map Act requires that the Advisory Agency must find in the affirmative that the proposed tract or parcel map, and its design and improvement, will be consistent with the applicable General and Specific Plans and that the site will be physically suitable for the proposed type of development. Where the "design" of the tract or parcel map refers to the configuration and layout of the proposed lots, easements and/or access and "improvements" to the infrastructure facilities serving the subdivision, such as roadways and sidewalks, the Map Act requires that the proposed map also be consistent with the General Plan.

The Small Lot Design Guidelines allow the Advisory Agency to implement the purposes, intent, and provisions of the General Plan and its various elements, and effectively provide the Advisory Agency with the tools to make the consistency findings with the General Plan for the purposes of approving a small lot subdivision. The Guidelines, in turn, are in conformance with the City's General Plan Framework - Chapter 5, Urban Form and Neighborhood Design - which encourages the "enhance[ment of] the liveability of all neighborhoods by upgrading the quality of development and improving the quality of the public realm" and the "formulat[ion] and adopt[ion of] building and site design standards and guidelines to raise the quality of design Citywide".

The Small Lot Design Guidelines shall only apply to subdivisions that are subject to the Small Lot Ordinance (LAMC 12.22-C,27).

Mixed-Use Small Lot Subdivisions

The Small Lot Ordinance states that "parcels of land may be subdivided into lots which may contain one, two or three dwelling units" for the purpose of a small lot subdivision. The Planning Department has historically interpreted this statute as allowing residential uses as part of a small lot subdivision while inherently excluding any commercial uses as part of a tract or parcel map for the purposes of creating "small lots." However, the Ordinance does not explicitly prohibit commercial uses as part of a small lot subdivision even when the underlying zone permits commercial uses. This policy will allow for the creation of a mixed-use development as part of a small lot subdivision, in that:

A small lot subdivision may allow for a mixed-use building on a lot that combines a commercial use on the ground floor and upper level residence that is effectuated by the recordation of a tract or parcel map, as long as the underlying zone permits the commercial use, pursuant to LAMC Section 13.09-B,3. – Definitions of a Mixed Use Project.

Mixed-use small lot projects must comply with all other applicable regulations governing the site with regards to parking, signage, access, and FAR limitations in

the LAMC. Joint Living & Work Quarters, as defined in LAMC 12.03, shall not be considered a Mixed-Use Project for the purpose of a small lot subdivision.

Small lot developments along commercial corridors must employ high-quality urban design to define the character of the proposed development. Storefronts must be vibrant, transparent, and protected, and most importantly, be compatible with the form and character of the existing commercial district. These projects must incorporate the design elements from the Small Lot Design Guidelines under the Special Guidelines for Ground-Floor Commercial Uses section.

Small lot projects with ground floor commercial uses help to fulfill the General Plan Framework's Policy 3.13.1, "Encourage the development of commercial uses and structures that integrate housing units with commercial uses in areas designated as 'Boulevard-Mixed Use'..." in CR, C1, C1.5, C2, C4, [Q]C2 Zones. They also fulfill Policy 2.2.1 of the 2013-2021 Housing Element, to "provide incentives to encourage the integration of housing with other compatible land uses."

Questions regarding this policy should be directed to Jae H. Kim, Senior City Planner, at (213) 978-1383.

MLG:AB:JK:JC

Attachment:

2014 Advisory Agency Small Lot Design Guidelines

S
M
A
L
L



L
O
T



DESIGN GUIDELINES



This handbook provides recommendations for addressing the complexities of designing small lot developments to be within conformance of the General Plan. Each guideline should be considered in a proposed project. However, because of the unique nature of each small lot development, not all will be appropriate in every case.

The guidelines are intended to help guide architects, developers, and residents in designing for a more livable city. Incorporating these guidelines into a project's design will encourage more compatible architecture, attractive multi-family residential districts, context-sensitive design, and sustainable environments, and will also contribute to pedestrian activity and place-making.

Tentative tract and parcel maps for small lot subdivisions must be consistent with the City's General Plan and Community Plans in order to be approved. It is important to review all relevant city documents for policies that may affect your small lot design and layout.

Published January 2014

Cover photos: Artis, Cullen Street Art District Homes, Rock Row

Document is designed to be printed double-sided.

Table of Contents

1	Introduction	4
2	About Small Lot Subdivisions	7
3	Site Planning.....	8
4	Building	21
5	Landscaping.....	29
6	Sustainability	33
7	Case Studies	36
8	Appendices	
	A. Venice Specific Plan Verification	
	B. Pre-Filing Preparation List and Meeting Form	
	C. Sample Subdivision Layout	

1 Introduction



The Small Lot Ordinance allows for subdivisions in areas zoned for multi-family or commercial uses, permitting the development of this small lot in Echo Park.



Small lot homes must be structurally independent with no shared foundations or common walls.

The City of Los Angeles has enacted the Small Lot Ordinance (No. 176354) to allow the construction of fee-simple, infill housing on small lots in multi-family and commercial zones. While home ownership options have traditionally been limited to single-family homes on 5,000 square foot lots or condominiums, the passage of the Small Lot Ordinance extends these options to include townhomes, row houses, and other types of infill housing typically only available for rent.

The Ordinance provides a more space-efficient and economically attractive alternative for sites zoned for apartment or condominium uses. In short, the Small Lot Ordinance simplifies the land subdivision process, making it easier for developers to construct creative new fee-simple homes in urban areas.

It was envisioned to allow the subdivision of underutilized land in multi-family and commercial areas for the creation of up to 15 lots with detached single-family homes. It was not intended to generate a request for a General Plan amendment and zone change to permit the development. Generally, these homes have smaller lot areas, compact building footprints, and minimal streetfront and setback requirements. They are distinct from condominiums in that the tenants of these compact homes have complete ownership of that lot.

While the Ordinance provides a smart-growth alternative to the suburban single-family home, generally reduces density, and creates new options for home ownership, it also brings a new set of spatial complexities. For instance, challenges brought on by neighborhood context and the proximity of adjacent structures require thoughtful considerations about massing, height, and transitional areas from adjacent properties. *These spatial constraints require innovative design solutions.*

Small Lot Design Guidelines

This handbook provides design guidelines issued by the advisory agency to address these complexities while also promoting the design and creation of small lot housing with neighborhood compatibility for consistency with applicable General and Specific Plans. The Guidelines outline recommendations for site organization and urban form, setbacks and building transitions, parking and driveways, building design and materials, and landscaping and access. The recommendations are not mandatory, but help to guide decision-makers to ensure that a project is compatible with its surroundings. Projects that are not in compliance with the Guidelines may be subject to delays, redesign, and community appeals.

Applying the Guidelines

The Guidelines outlined in this document identify the level of design quality expected for small lot developments. They provide guidance and direction for applying policies contained within the General Plan Framework and the Community Plans. Incorporating these Guidelines into a project's design will encourage more compatible architecture, attractive residential projects, context-sensitive design, opportunities for pedestrian activity, and overall contribute to an enhanced sense of place.

Interested property owners, developers, and designers should first review the zoning of the property before proceeding with the project. The Small Lot Ordinance and Guidelines are only applicable to developments within multi-family and commercial zones. They are also only applicable to modestly-scaled well-designed projects with 47 or less dwelling units. Projects with a greater number of units will need further review prior to accepting the applications for filing.

The Guidelines are intended for use by the Planning Department, as well as other City agencies and department staff, developers, architects, engineers, and community members in evaluating project applications. The Guidelines should also be used in conjunction with relevant policies from the General Plan Framework and Community Plans. In order to ensure the creation of well-designed and context-sensitive small lot homes, the Guidelines listed here will apply to all new small lot applications.

Small lot projects must substantially comply with the Small Lot Design Guidelines in order to receive project approval. However, some leniency and creativity is permitted in implementing these Guidelines. For instance, in cases where special circumstances make complete compliance infeasible or impossible, the project must nonetheless substantially conform to the overarching goals of the Guidelines. Development applications must then demonstrate clear alternatives that achieve the same goals and objectives, and describe to what extent these Guidelines are incorporated into the project design.

In short, the Small Lot Design Guidelines will only be used to condition approved projects, and may not serve as the basis for a project approval or denial. Conditions imposed by the initial decision-maker may be appealed.

OVERARCHING GOALS

To ensure the creation of well-designed and compatible developments that improve the context of the built environment, the Small Lot Design Guidelines promote the following goals:

- 1 Create high-quality indoor and outdoor living environments for all residents.
- 2 Enhance the public realm.
- 3 Provide fee-simple home ownership opportunities for a greater number of people, at a wider range of income levels.
- 4 Provide solutions for infill housing.
- 5 Design and configure housing to be compatible with the existing neighborhood context, especially in sensitive areas. This includes areas contained within Specific Plans, Community Design Overlays (CDOs), and Historic Preservation Overlay Zones (HPOZs).
- 6 Prioritize the livability and market value of a project over strict density.



The Auburn Street small lot development in the Silverlake neighborhood demonstrates the Guideline's overarching goals.

2 About Small Lot Subdivisions

- 1 Small lot subdivisions are not condominiums. Properties are titled in fee simple, meaning they can be bought and sold just like conventional single-family homes.
- 2 Subdivisions are only permitted in areas zoned for multi-family housing or commercial uses for projects with up to 47 dwelling units. Projects with a greater number of units will need further review prior to accepting the applications for filing.
- 3 Small lot homes must be structurally independent, with no shared foundations or common walls. This also applies to the conversion of existing buildings into small lot homes, which are permitted by the Small Lot Ordinance.
- 4 Generally, the subdivisions will only have one dwelling unit per lot, although duplexes and triplexes are permitted.
- 5 The Ordinance reduces the minimum lot size and side yard requirements and eliminates requirements for conventional street frontage, allowing for flexibility to be compatible with the existing neighborhood context. This allows for the creation of more space-efficient compact homes. Small lots may be irregularly shaped, a minimum area of 600 square feet, and at least 16 feet wide.
- 6 A 5-foot setback is required between the subdivision and adjoining properties. There are no yard or setback requirements along alleys, streets, or between lots within the approved subdivision.
- 7 All structures on a lot which includes one or more dwelling units, may, taken together, occupy no more than 80 percent of the lot area, unless the tract or parcel map provides common open space equivalent to 20 percent of the lot area of each lot not meeting this provision.
- 8 Parking may be provided anywhere on the site, either on individual or shared lots or a separate parking garage. Communal parking areas must be accessible via the community driveway, street, or alley, and have clear pathways connecting to residential units. Tandem parking is also allowed.
- 9 Small lot subdivisions must be filed as a Vesting Tentative Track Map or as an illustrated Parcel Map. Both will require supplemental site plans, building elevations, and other illustrative information.
- 10 Each proposed small lot subdivision must be reviewed and approved by City Staff, and is subject to public hearing and appeals.

3 Site Planning



The Rock Row development in Eagle Rock features a central driveway with alternative paving.

Constructing infill housing offers a unique set of design challenges not only on the parcel level, but also on the neighborhood level and within the public realm. Developers and architects must therefore consider the design elements of each small lot home and how they will enhance the overall neighborhood character and vitality of the larger public realm.

Parcel

Small lot design is fundamentally a site planning challenge. It requires addressing practical spatial requirements while simultaneously creating high-quality living environments. These spatial requirements include: small lot sizes and awkward configurations; parking and automobile access; pedestrian circulation; adequate access to air, light, and ventilation; outdoor space and privacy; and refuse bin placement and utilities location. Developers must address these issues in ways that ultimately enhance the living environment of each dwelling unit.

Additionally, each home must exhibit a high level of design quality, including: well-articulated entries and facades to each dwelling unit, proportionate windows, quality building materials, connections to a pedestrian circulation system, and context-sensitive elements.

Neighborhood

By its very nature, infill development occurs in neighborhoods with preexisting development and characteristics, and should therefore supplement to and enhance the overall quality of the neighborhood. At this

scale, developers and architects must consider the three-dimensional nature of the entire development, including height, massing, siting, and orientation. These characteristics must relate to the surrounding built form, respecting the overall neighborhood character and existing topography.

Other considerations include building patterns, streetscape characteristics, orientation to the street, pedestrian routes, transit stops, parking arrangements, and opportunities for defensible space considerations, each of which impact a development's integration into the neighborhood context.

Public Realm

Each infill project, however small, must contribute to a vital and coherent public realm through an improved network of streets and sidewalks that is pleasant, interesting, and comfortable for pedestrian activity. To do so, each project should focus on the relationship between the proposed small lot subdivision and the public environment, with emphasis on: building siting and orientation, height and massing, articulation of facades and entry ways, building fenestration, pedestrian circulation, type and placement of street trees, landscaping and transitional spaces, and location of driveways and garages.

Objective: Design and configure housing to be consistent with applicable General and Specific Plans, be compatible with the existing neighborhood, while also striking a balance between parking, adequate common areas, and the public realm.



Through the use of courtyards and grasscrete paving, the Perlita Mews development in Atwater Village strives for livable shared spaces.



Sufficient space should be provided for an entry, landing and transitional landscaping between the sidewalk and private entryway.

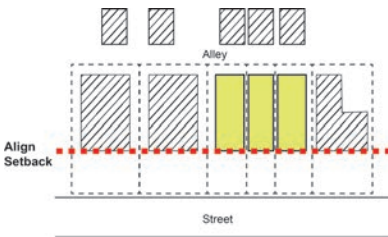
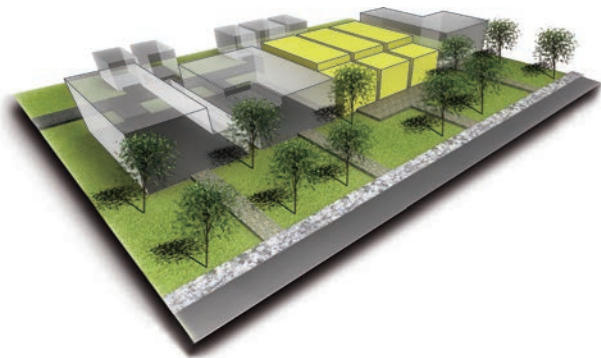
RELATIONSHIP TO THE STREET GUIDELINES

When designed well, small lot developments can enhance the preexisting character of a good street or improve a fragmented one. Therefore, small lot developments should embrace, rather than ignore, the street. Although there are no requirements for front setbacks, neighborhood context shall provide direction for setting buildings back from the street.

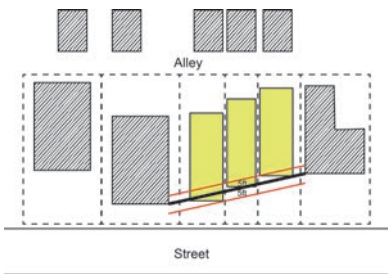
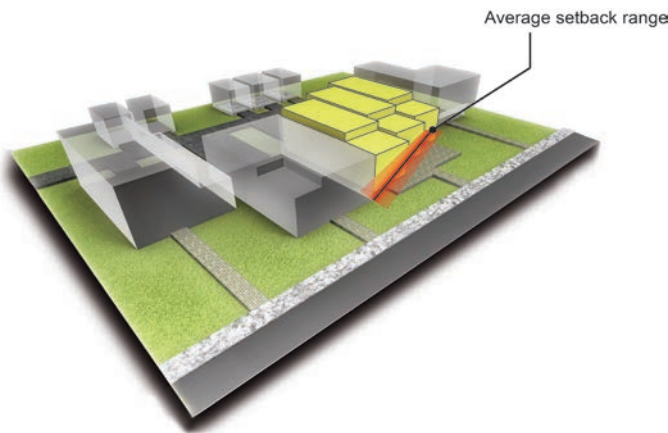
Minimal setbacks are appropriate for small lots on commercial streets. Similarly, setbacks are not required for dwelling units with ground-floor retail. On residential streets, preexisting front setbacks should guide the distance that a development is set back from the street. Moreover, a 5 foot side setback is required of any property adjacent to the perimeter of the small lot project and development.

- 1 In areas with an existing prevailing street setback, align the small lot development to be consistent with this setback and provide continuity along the street edge. Slight deviations from the setback are acceptable.
- 2 On residential streets with varying setbacks, the front yard setback should be within 5 feet of the average setback of adjacent properties.
- 3 On commercial streets with a range of setbacks, small lot developments should nearly abut the sidewalk, allowing sufficient room for entry, front stoop, and some transitional landscaping. However, this is not required for dwellings with ground floor retail.

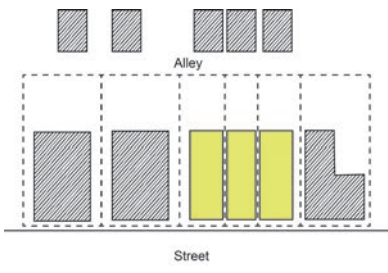
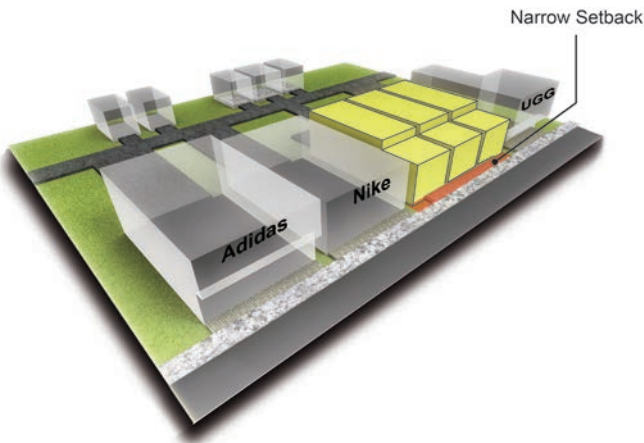
RELATIONSHIP TO THE STREET ILLUSTRATIONS



Where applicable, proposed small lot developments should align with the prevailing setback of the street.



Where applicable, the setbacks of proposed small lot developments should be within the range of setbacks of existing properties.



Where applicable, proposed small lot developments along commercial streets should nearly about the sidewalk.



Enhanced paving denotes the entryway to the Vesper Village development in Van Nuys.

SITE LAYOUT AND CIRCULATION GUIDELINES

Small lot developments are presented with numerous spatial challenges that require innovative design solutions. Regardless of spatial constraints, developments must strive for neighborhood compatibility and be able to fit all aspects, such as parking and driveways, adequate trash and utility locations, adequate indoor and outdoor living space, within the project site.

Builders and designers should consider all possible configurations that take advantage of the site topography in providing sufficient open space, and consider how characteristics of the street and adjacent structures affect the overall form and orientation of the proposed development.

- 1 Configure homes to front public streets, primary entryway, circulation walkways, and open spaces, rather than driveways.
- 2 For homes not adjacent to the public street, provide pedestrian circulation in the form of private walkways or clearly delineated paths of travel from the sidewalk to their entryway.
- 3 Maximize green space while minimizing the total amount of driveway space.
- 4 Where possible, utilize alleyways for vehicular access.
- 5 Take advantage of existing topography and natural features (i.e. existing trees) to maintain appropriate grade levels consistent with surrounding structures.
- 6 Homes fronting a public street should have the primary entrance and main windows facing the street.
- 7 Enhanced paving should mark the pedestrian and vehicular entries of complexes to provide a sense of arrival.

SITE LAYOUT AND CIRCULATION GUIDELINES (CONTINUED)

- 8 Design floor plan layouts in relation to lot shape, width, and depth to maximize usable outdoor spaces.
- 9 Provide space for entry, front landing, and transitional landscaping between the public sidewalk and private entryway.
- 10 Provide direct paths of travel for pedestrian destinations within the development. Whenever relevant, create primary entrances for pedestrians that are safe, easily accessible, and a short distance from transit stops.
- 11 When multiple units share a common driveway that is lined with individual garages, provide distinguishable pedestrian paths to connect parking areas to articulated individual entries.
- 12 Vary building placement to increase variation in facades and more articulated building edges.

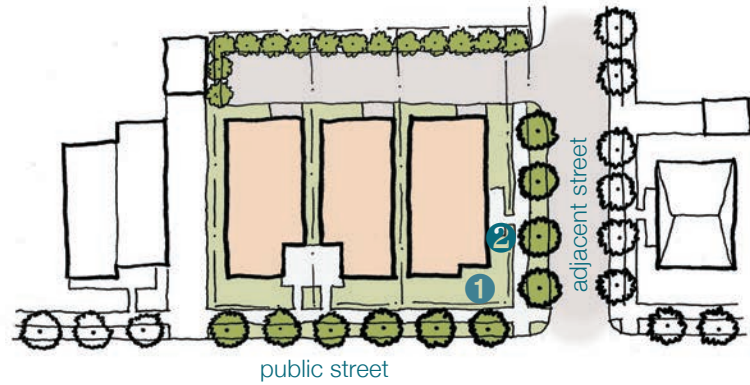


The Cullen Street development demonstrates a side access driveway with the front unit having a strong relationship to the street.

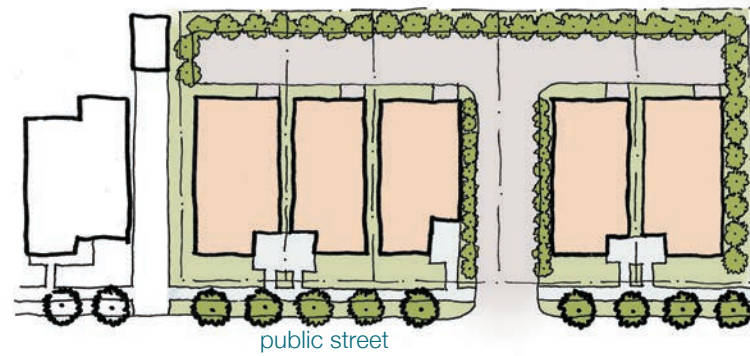
POSSIBLE CONFIGURATIONS

When rear driveways are used:

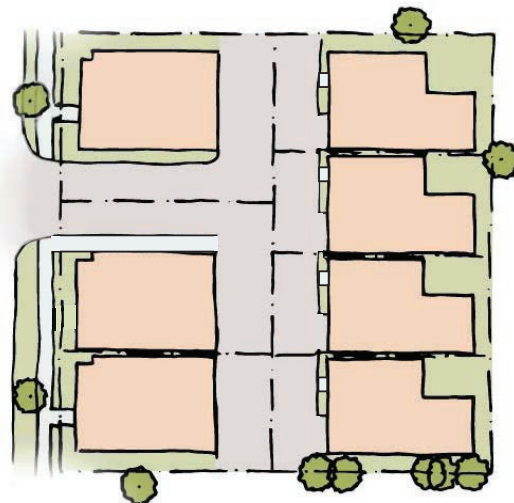
- ① The streetfront should still give the appearance of an entry.
- ② Pedestrian entrances should closely align with the entrances of adjacent dwelling units.



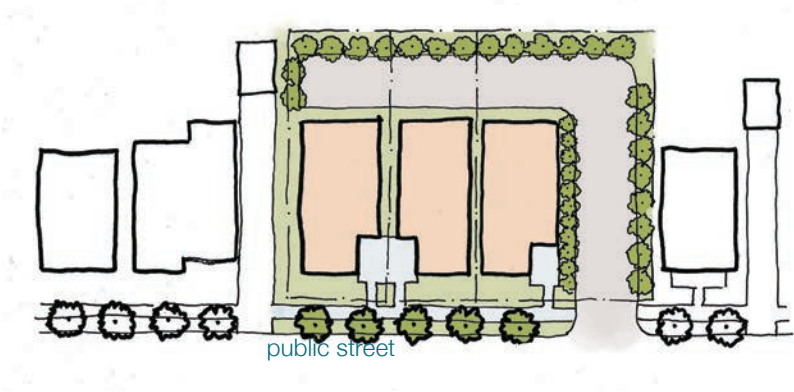
When rear T-driveways are used, all units should have direct access to the public sidewalk.



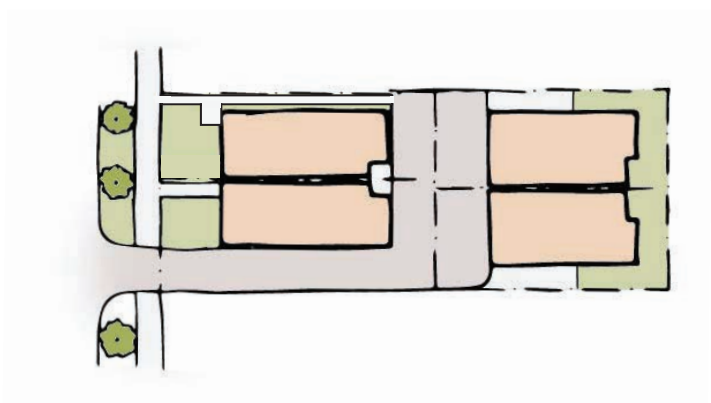
This alternative T-driveway configuration separates rear units from the public street and sidewalk.



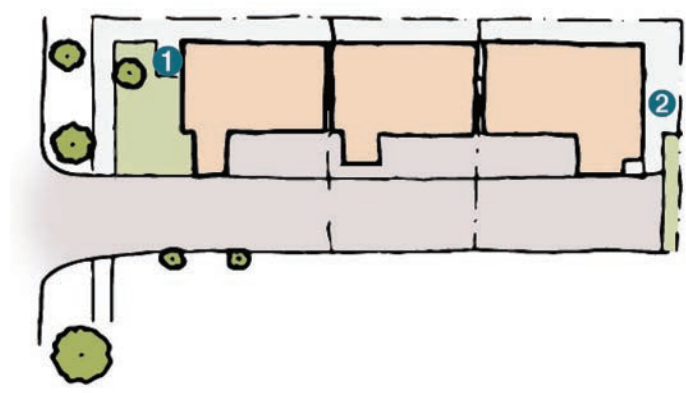
POSSIBLE CONFIGURATIONS (CONTINUED)



When rear L- driveways are used, all units front onto the public sidewalk.



When an alternative L-driveway is used, all rear units that do not front on the public sidewalk should still have a separate pedestrian path.

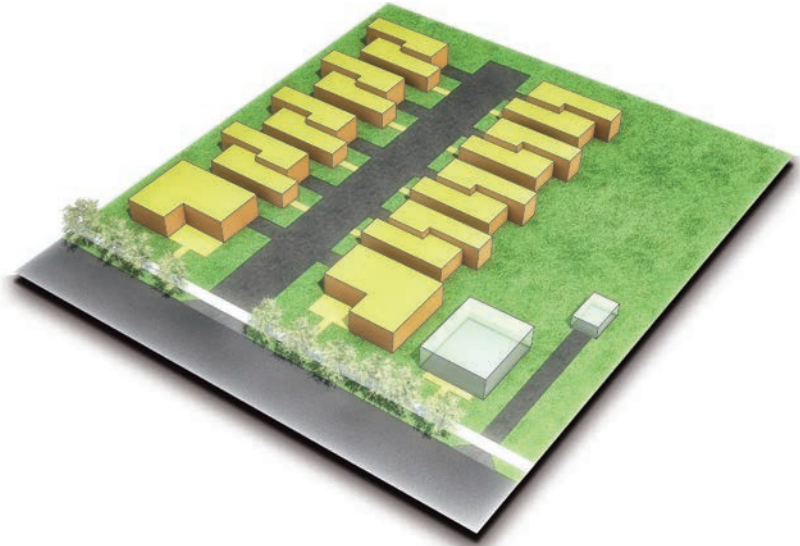


When side access driveways are used:

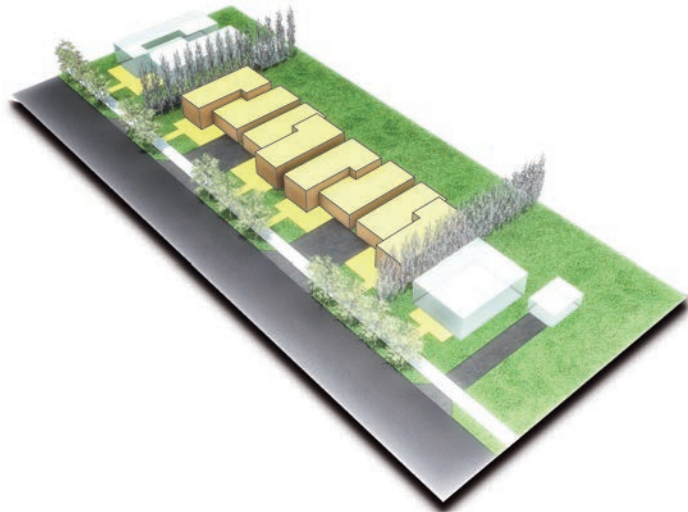
- 1 Small lot developments with a side access driveway should configure front homes to be accessible from the sidewalk.
- 2 Interior homes should be accessible from both the driveway and a private walkway at the front of the homes.

POSSIBLE CONFIGURATIONS (CONTINUED)

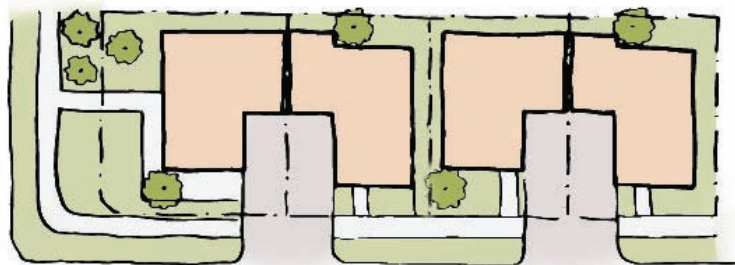
Townhouses with a central access driveway can enhance the public realm when front homes are accessible from the sidewalk.



Row houses with shared driveways enhance the streetfront by reducing the number of driveway cuts and vehicle/pedestrian conflicts. This results in enhanced and more opportunities for pedestrian entries.



The combination of tandem parking and deep garage setbacks can minimize the amount of streetfront dedicated to driveways.



BUILDING-TO-STREET PROPORTION GUIDELINES

Building-to-street proportion refers to the relationship between the height of buildings on either side of a street and the width between those buildings. An ideal proportion between these two creates a pleasant and visually interesting public realm. The public realm, therefore, may be considered as an “outdoor room” that is shaped by the “walls” of the building heights and the “floors” of the roadway. Through proper setbacks, appropriate building heights, and lush landscaping, small lot developments can help contribute to the creation of these outdoor rooms.

Outdoor rooms with excessively wide roadways or short building heights tend to eliminate any sense of enclosure for the pedestrian. Therefore, building heights should be constructed at a minimum of one-quarter of the width of the roadway.

In cases where neighborhood context may preclude increased building heights, trees may be planted along the street or front yard to help increase the sense of enclosure.

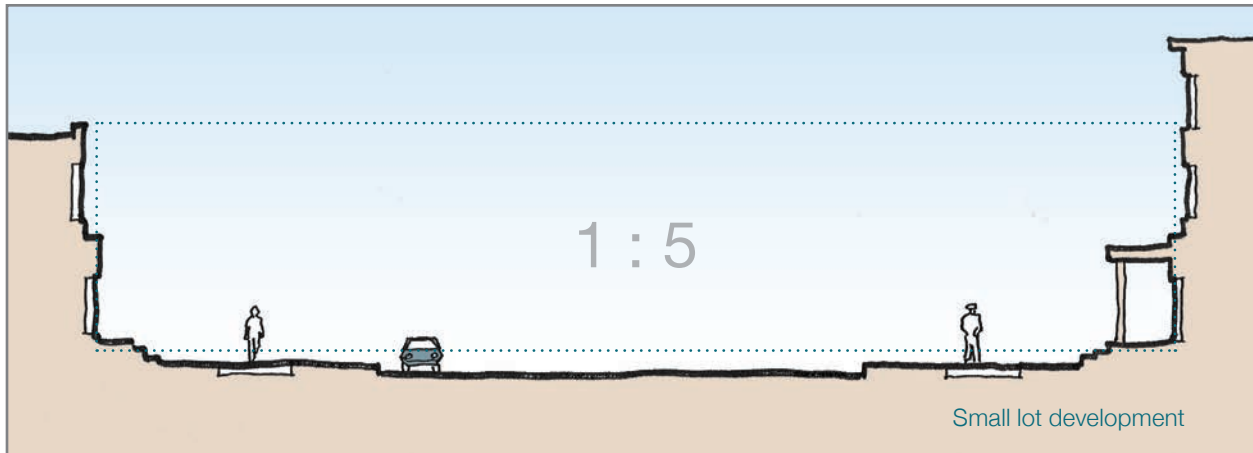
- 1 Small lots should be constructed with a building-to-height ratio of 1-to-4. In other words, buildings should have a height of at least one-quarter of the width of the roadway. For example, on a 100 foot wide street, an appropriate building height would be 25 feet.
- 2 Define the proper proportion of the public right of way through the planting of shade trees and low-growing vegetation (see Landscaping Section for further information).
- 3 Plant shade trees and ornamental plants to define the edge and increase visual interest to both the public and private realms. Avoid placing 4-foot-tall or higher shrubs immediately adjacent to the sidewalk.



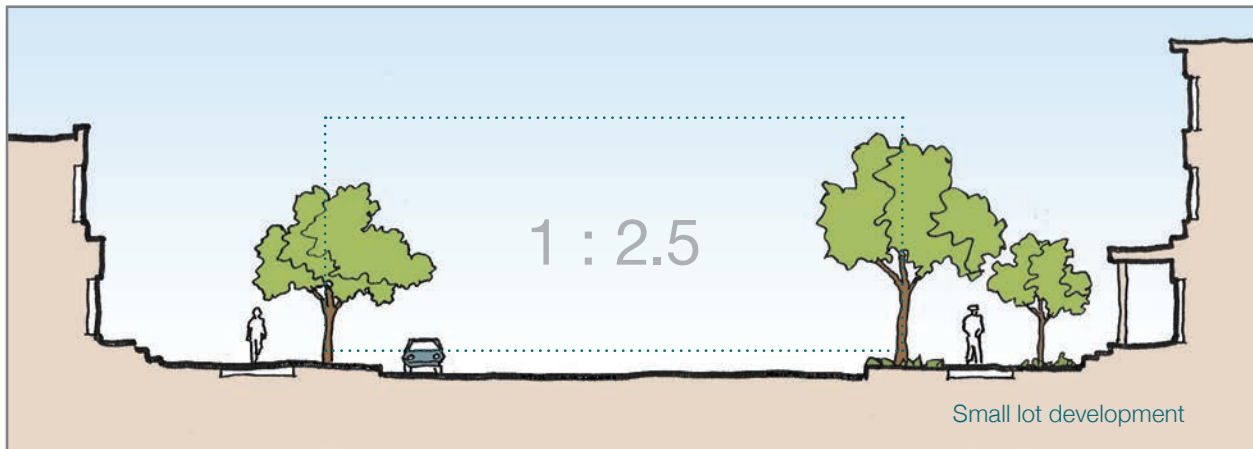
Many Los Angeles streets have undesirable height-width ratios with: low-rise buildings, narrow sidewalks, and extremely wide streets.



Abbot Kinney Blvd. in Venice is an example of a more appropriate building-to-street proportion.



This small lot development creates a height-width ratio of approximately 1:5, and provides little sense of enclosure to the pedestrian. Although it may not be possible to alter the building heights, a series of landscaping interventions can enhance the semblance of an outdoor room.



Landscaping within the public, transitional, and private realms heightens the semblance of an outdoor room. Here, canopy-creating shade trees have been added to effectively reduce the width between buildings, and bringing the height-width ratio to approximately 1:2.5.

PARKING AND DRIVEWAY GUIDELINES

The design of small lot developments must strike a particular spatial balance: it must simultaneously maintain high-quality public and private living environments while also accommodating for the automobile. In poor design layouts, small lot configurations allow parking, driveways, and garages to dominate the landscape, creating conflicts for pedestrians and decreasing the overall aesthetic quality of the development. Improperly placed parking at the front of townhouses can have unsightly effects onto the streetfront. Frequent curb cuts and driveways jeopardize pedestrian safety and eliminate space for street trees and on-street parking. Ideally, designs should locate parking to be behind dwellings and accessible from alleys where present. If driveways are necessary, designs should minimize their width, number, and visual impact.

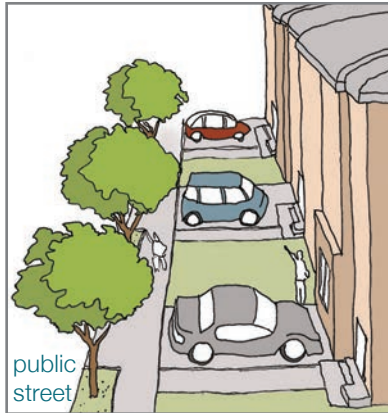
- 1 Locate parking to the rear of dwellings where homes front the public street.
- 2 Where available, use alleyways as access to off-street parking.
- 3 If individual front driveways must be used, the setback of the building should allow for an ample amount of landscaping space and a front entryway, porch, or landing.
- 4 Allow for a pedestrian access path separate from driveway whenever possible. When the driveway provides pedestrian access to individual dwellings, a distinguishable path should be provided.
- 5 Access driveways should be designed to be no wider than circulation and backup requirements, while still allowing for landscaping and a pedestrian access path on-site.
- 6 Space permitting, design the driveway area for multi-functional uses.
- 7 Structures should limit encroachment over the driveway area to not restrict the movement of trucks.



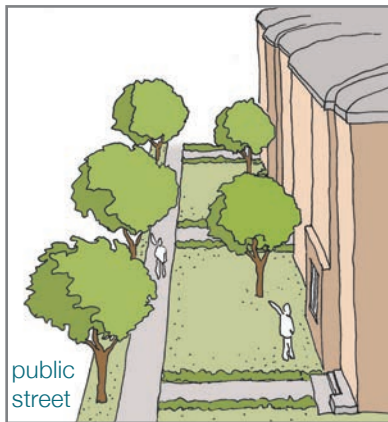
These homes have garages located in the rear of the buildings.



Rock Row uses permeable paving to provide a more hospitable pedestrian path along the driveway.



The placement of individual driveways along the streetfront can disrupt the continuity of the sidewalk and public realm, and eliminate space for street trees and on-street parking.



However, when driveways are located to the rear of dwellings, the streetscape can become a comfortable outdoor space for residents and passers-by.

Number of spaces

The Los Angeles Municipal Code lists requirements for the provision of parking spaces for residential developments.

Single-family homes are required to provide:

- 2 spaces for each home

Tandem parking is also acceptable, space permitting. One space can be dedicated for a compact car.

Duplex and triplex developments are required to provide:

- 1 space for each unit with less than 3 habitable rooms
- 1.5 spaces for each unit with 3 habitable rooms
- 2 spaces for units with more than 3 habitable rooms

Small lot developments are also required to provide guest parking based on site layout and circulation. Small lots are subject to the following guest parking requirements:

- Developments with less than 10 units: 0 spaces
- Developments with 10-100 units: 0.25 spaces per unit
- Developments with over 100 units: 0.5 spaces per unit

Locally adopted Specific Plans may require more parking. In these cases, the locally adopted plans supercede these parking requirements.

Dimensions

The Municipal Code requires the following dimensions for parking spaces:

- 8'6" x 18' for standard-size cars;
- 7'6" x 15' for compact cars.

Driveway widths depend on lot depth and building configuration. Individual front driveways should be 10 feet wide. In these instances, the building width should adequately allow for integral front parking plus some yard and porch or landing space. Access driveways will vary in width depending on lot size, depth, and building height, and are required to meet Code requirements for stall dimensions and access aisle. Please consult the Fire Department for further information.

4 Building

In order to make townhouse construction more feasible, the Small Lot Ordinance minimizes the required sizes of side, rear, and front yards. As a result, small lots are ultimately shaped by building configuration. Designers should consider how the arrangement of interior space affects exterior massing and how the configuration of building elements respond to adjacent buildings. Design strategies incorporating neighborhood context include considerations of: building height transitions, arrangement of buildings and open space, landscape elements, vehicular driveways and pedestrian paths, and architectural details and scaling devices that breakdown the massing of the development.

With reduced setback requirements and small lot areas, providing access to air, light, and ventilation is more challenging for small lot developments than typical single-family designs. Thus, architects and builders must take full advantage of the unique design opportunities presented to them to create livable environments.

Objective: Develop the overall form and relationship of the buildings by focusing on neighborhood compatibility and high-quality design of the following elements: entry, height and massing, building facade, roof lines, and materials.



Sensitive window and balcony placement in the Rock Row development are key to enhancing the light and ventilation of the home's interior.



The Buzz Court development demonstrates how the front unit of the development is designed to engage the public street and sidewalk.



Entryways, porches and stoops clearly delineate public and private realms while maintaining a comfortable relationship between these realms and their users.



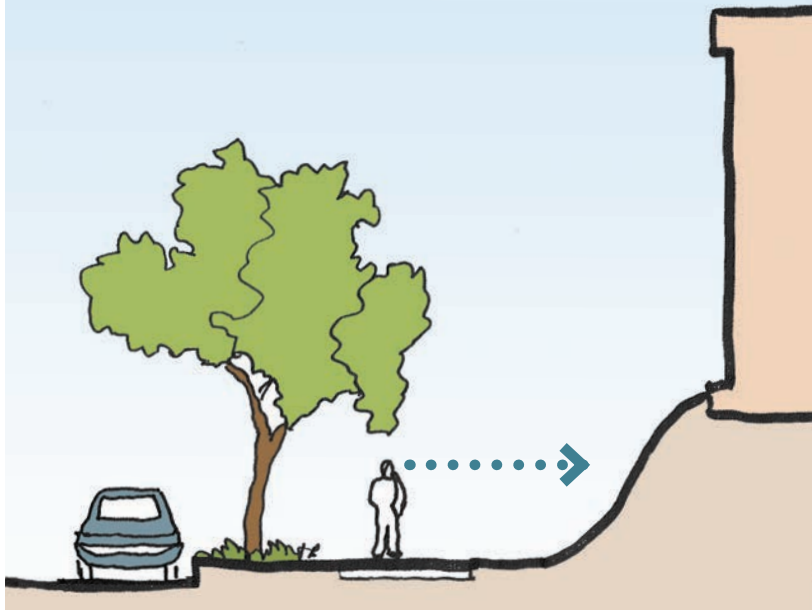
These home entrances sit a few steps above the sidewalk. A small landscaped area provides a buffer between the sidewalk and building edge.

ENTRY GUIDELINES

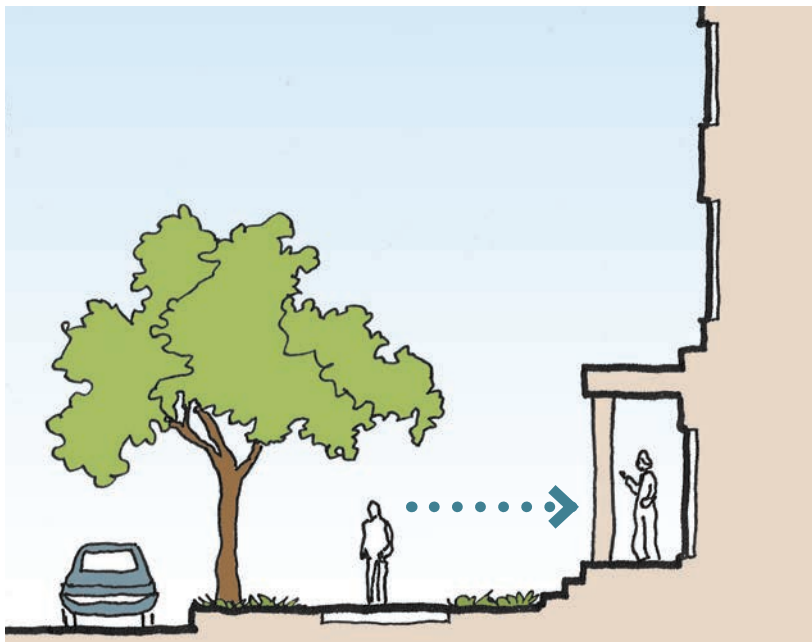
When entries are well articulated and easy to find, they function as gateways— simultaneously welcoming visitors, allowing for seasonal decorations, and clearly delineating the boundaries of the private realm. They may also offer habitable outdoor space in the form of a small front porch or patio.

- 1 Primary entryways should be clearly identifiable and connected to the public street by a walkway. Individual residences should incorporate transitions such as landscaping, paving, porches, stoops, and canopies.
- 2 Homes that front a public street should have their primary entryway accessible from the street. Garages should not take the place of the main entryway.
- 3 Entryways should sit at a grade comparable to those of the surrounding structures, and should never tower above the street.
- 4 Use ornamental low-level lighting to highlight and provide security for pedestrian paths and entrances. Ensure all parking areas and walkways are illuminated.
- 5 Sole entrances should be at grade level. Homes with multiple entrances may include a secondary entrance at three to five steps above grade or consistent with the average grade of existing structures.
- 6 Entrances that front commercial boulevards should allow room for a stoop and entryway and ideally some landscaped area.
- 7 Ground-floor commercial arrangements fronting on the street in a commercial district do not require a separation between the entry and the street. See Special Guidelines for Ground-Floor Commercial Uses (p. 28) for further information.
- 8 Incorporate transitions such as landscaping, paving material, porches, stoops, and canopies at the primary entrance to each residence, and at the main pedestrian entrance to the development from the sidewalk.

ENTRY (CONTINUED)



Small lot homes with excessive grading tend to tower awkwardly above the neighborhood and sidewalk. This creates a physical and visual barrier between the public and private realms.



A better interaction between a small lot development and the street is achieved when buildings are only a few steps above street level. This creates a clear sight line between the sidewalk and the front entry.

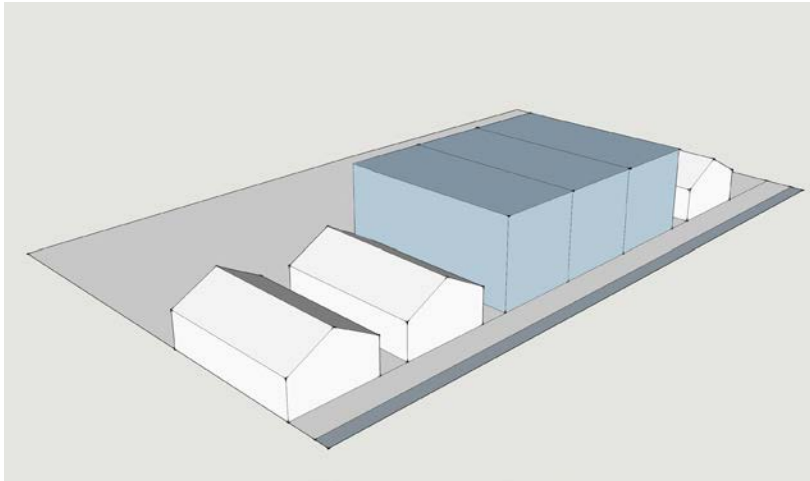
HEIGHT AND MASSING GUIDELINES



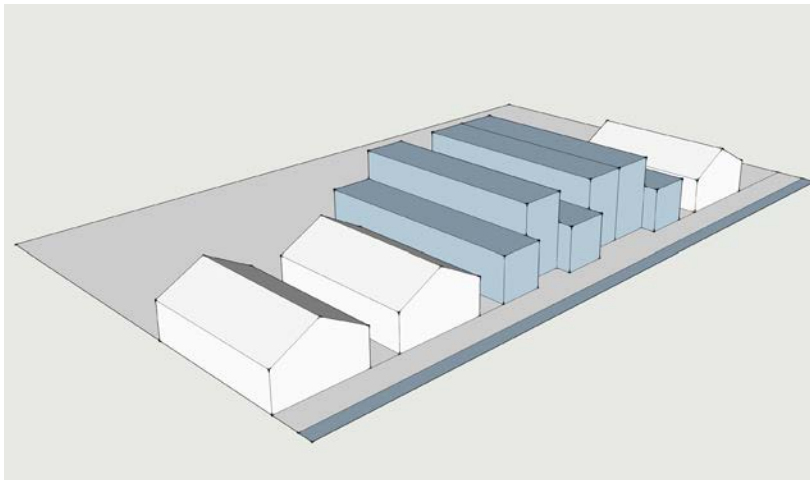
Varied building heights and massing creates a more interesting and walkable streetfront.

While building height is often criticized for a project's incompatibility with the neighborhood, it is more often the building's massing--the overall volume of the building--that can cause the new structure to seem out of context. Well-designed buildings do not "max out" the allowable building massing permitted by the code --height limits, yard, setbacks--but employ variations in height, massing, rhythm, and texture to reduce the perceivable massing of the building. These variations serve dual functions: they help small developments mesh with their surroundings, while also enhancing the overall quality of the street by providing visual interest and a pedestrian scale.

- 1 Use the surrounding built environment to inform decisions about variations in height and massing.
- 2 Avoid excessive differences in height between the proposed development and adjacent buildings.
- 3 Provide sufficient space between buildings, articulation along the street frontage, and visual breaks to diminish the scale and massing.
- 4 Small lot developments should be appropriately designed and scaled to transition from single-family properties using methods such as step backs, building placement, driveway location, variations in height, and landscape screening elements.



This small lot development maxes out the building envelope and does not respond to surrounding context.



By breaking down the height, massing, and facade of the buildings, this small lot development becomes more compatible with the surrounding neighborhood.



The use of unique building materials and accent colors helps to articulate the facade and entrance of this corner building.



The Buzz Court development alternates texture, color, and materials on the front facade.



Small overhangs above the doors at Maltman Bungalows provide shade and shelter, as well as adding articulation to the entryway.

BUILDING FACADE GUIDELINES

The building facade is a crucial element in relating the building to the street and neighborhood. Design elements such as porches and stoops can be used to orient the housing towards the street and promote active and interesting neighborhoods. Effectively placed and articulated doors, windows, and balconies can enhance the overall quality of the project.

- 1 Employ architectural details to enhance scale and interest by breaking the facade up into distinct planes that are offset from the main building facade.
- 2 The placement of windows should follow a consistent rhythm to create visual clarity and character-defining features while avoiding the creation of blank walls.
- 3 Provide windows on building facades that front on public streets, private driveways, and internal pedestrian pathways within the development.
- 4 Layer architectural features to emphasize elements such as entries, corners, windows, and organization of units.
- 5 Alternate different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding blank facades.
- 6 Treat all facades of the building with an equal level of detail, articulation, and architectural rigor.
- 7 Include overhead architectural features at entrances and windows that provide shade and passive cooling.
- 8 Design balconies so that their size and location maximize their intended use for open space. Avoid “tacked on” balconies with limited purpose or function.
- 9 Reduce the monotony of undifferentiated facades through landscape screening elements, entry enhancements, and building/garage facades.

BUILDING MATERIALS GUIDELINES

Los Angeles architecture varies in style often within neighborhoods. Therefore, context and surrounding structures should inform the choice of materials for small lot developments.

- 1 Select building materials, such as architectural details and finishes, that convey a sense of permanence. Quality materials should be used to withstand weather and wear regardless of architectural style.
- 2 Apply trim, metal and woodwork, lighting, and other details in a harmonious manner that is consistent with the proportions and scale of the buildings.
- 3 Materials should appropriately respond to the neighborhood context.
- 4 Apply changes in material purposefully and in a manner corresponding to variations in building mass.



The Gatsby Homes in Hollywood demonstrates how to use different materials in response to building mass.

ROOF GUIDELINES

While townhouses should exhibit some individuality, excessively varied, multi-pitched and gabled roofs tend to create visual chaos that is undesirable and unnecessary.

- 1 Integrate varied roof lines into the upper floors of residences through the use of sloping roofs, modulated building heights, gables, dormers, and innovative architectural techniques.
- 2 Avoid excessive use of multi-pitched and gabled roofs
- 3 Where appropriate, consider enhancing roof areas with usable open space.
- 4 Consider the design and placement of ridge locations as well as direction in relation to side yards and atriums



Excessively varied and multi-pitched roofs risk create visual chaos.

SPECIAL GUIDELINES for **GROUND-FLOOR COMMERCIAL USES**

Small lot developments along commercial corridors may be required to provide ground-floor commercial uses along the streetfront. Similar to standard commercial projects, these mixed-use small lots must employ high-quality architecture to define the character of the proposed development. Storefronts must be vibrant, transparent, and protected, and most importantly, be compatible with the form and character of the existing commercial district.



Ground-floor commercial spaces in the Eagle Rock small lot development feature recessed entrances, protective awnings, and wide windows for a pleasant pedestrian experience.



The Evo and Luma residential towers in Downtown Los Angeles features live-work units with ground-floor commercial and attached upper-level residences.

- 1 Ensure that storefronts convey an individual expression of each tenant's identity while adhering to a common architectural theme and rhythm.
- 2 Design storefronts with a focus on window design to create a visual connection between the interior and exterior.
- 3 Incorporate traditional storefront elements by including a solid base for storefront windows. Use high quality durable materials such as smooth stucco or concrete, ceramic tile, or stone for the window base.
- 4 Provide shelter from the sun and rain for pedestrians along the public right-of-way where the buildings meet the street. Extend overhead cover across driveways or provide architecturally integrated awnings, arcades, and canopies.
- 5 Align awnings with others on the block, particularly the bottom edge of the awning. Coordinate the awning color with the color scheme of the entire building front.
- 6 Ensure that store entrances are recessed, not flush, with the edge of the building facade to articulate the storefront and provide shelter for persons entering and exiting.



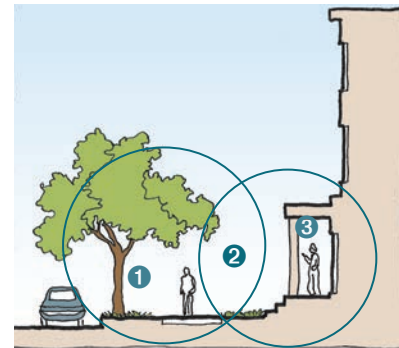
This small lot development in Eagle Rock is the first to feature ground-floor retail. Individual commercial tenants occupy the ground floor of the single-family homes along a commercial corridor.

5 Landscaping

The landscape of a small lot project can be divided into three areas. This provides a helpful framework for designing a cohesive landscape plan. The public area consists of the street, parkway, sidewalk, and driveway; the private area incorporates spaces not within a common area or driveway; and the transitional area is comprised of the spaces in between. It is important to strike a balance between privacy, transparency, visual interest, and order when landscaping for these areas.

This approach clearly delineates public, private and transitional zones without creating walls and yet maintains visual interest through variations in plant materials, grades, and limited hardscape. This also minimizes water consumption and maximizes contributions to local flora and fauna while also enhancing the living environment of both the public, private, and transitional areas.

Objective: Design landscaping that delineates the public, private, and transitional areas; enhances visual interest; and utilizes native and drought tolerant plants.



1 Public, 2 transitional, and 3 private areas.

FRONT AND COMMON AREA GUIDELINES



Excessive use of turf grass is visually bland, requires extensive irrigation, and fails to enhance or define both the public and private outdoor spaces.

Front yards and common areas serve a dual function, and therefore deserve particular attention. They act as both habitable outdoor space for its owners and as shared areas within the proposed development and the neighborhood. The yard is a visual amenity to the development, neighborhood, and passers-by. Additionally, it serves as a semi-transparent bridge between the private interior of the home and common areas.

Landscaping should be visually interesting, sustainable, and relatively easy to maintain. Turf grass should be used sparingly. Use water-conserving plant materials and irrigation systems. Utilize trees along the parkway and shorter shrubs in the transitional zone.



However, subtle variations in grade and drought-tolerant plant materials helps to gracefully define transitions in the landscape.

- 1 Use a range of low-water and drought-tolerant plant materials and ground cover to provide visual interest in place of turf grass.
- 2 Use fences and shrubbery less than 3'6" tall in areas adjacent to the sidewalk (within 5' of front lot line), and common public areas.
- 3 Plant shade trees within public areas, ideally spaced between 15' and 20' apart, to screen blank building facades and shade the driveway and parking areas.
- 4 Whenever possible, use subtle variations in grade.
- 5 Plant parkways separating the curb from the sidewalk with trees, ground cover, low-growing vegetation, or permeable materials that accommodate both pedestrian movement and clearance for car doors.
- 6 Design the landscape to be integrated with the building and for the intended use of the space.

PRIVATE OUTDOOR SPACES GUIDELINES

Private outdoor spaces can take the form of small interior yards, balconies, and roof decks. For these spaces, the emphasis should be placed on flexibility. For yard space, plant materials need not be too varied, so that residents may easily modify them to make them their own.

- 1 Designate fully private outdoor space whenever possible.
- 2 Utilize plants that can be easily modified/maintained by residents.
- 3 Provide balconies to enhance rather than substitute for actively used common open spaces. Balconies and roof decks should be generous enough in size to create usable spaces.



The use of raised beds in varying heights provides for a flexible outdoor space by serving as both landscaping and seating options.

PLANT MATERIALS GUIDELINES

Ultimately the landscape should enhance the natural environment of the neighborhood and should be relatively low-maintenance. Drought-tolerant and native species satisfy both of these criteria by creating visually appealing and sustainable landscapes.

- 1 Apply mulch in between and around plants to conserve moisture and eliminate bare earth, which can look unsightly.
- 2 Use water-conserving ground cover instead of turf grass.
- 3 Avoid invasive plant materials.
- 4 Plant in groupings according to water needs.
- 5 Incorporate existing natural features and topography.

For more information, visit: http://www.bewaterwise.com/Gardensoft/garden_type.aspx?listType=types



This side yard is wide enough to allow for layers of planting and decorative paving.

PRIVACY GUIDELINES

With small lot developments come issues of privacy – not only for residents, but also for those of neighboring properties. For instance, improperly designed developments result in balconies overlooking neighboring yards or other balconies, and windows facing directly into adjacent residences.

Small lot designs should maximize access to private outdoor space, light, and views, while ensuring an adequate level of privacy for all residents. This will require particular attention to the orientation and spatial configuration of the development, distances between walls, and the location of windows and balconies.

Whenever possible, small lot designs should designate some fully private outdoor space for each dwelling. This can take the form of small interior yards, balconies, and roof decks. For these spaces, emphasis should be placed on flexibility.

- 1 Windows and balconies from separate dwellings should not face or overlook each other.
- 2 Minimize the number of windows overlooking neighboring interior private yards.
- 3 Use translucent glass, landscaping, and screens to create privacy.
- 4 Provide functional distances between building walls and vary height to maximize private outdoor space, light and views.
- 5 Plant trees, shrubs, and vines to screen walls between property lines. Use variations in color, material, and texture.
- 6 Rooftop open space should be located away from the building edge to enhance privacy.

6 Sustainability

Proposed small lot projects present a unique opportunity for innovative sustainable approaches. These sites allow for environmentally-sound principles to be applied on a smaller scale, helping to mitigate the development's impact on the surrounding neighborhood. They also provide the opportunity to employ strategies that might be cost prohibitive on a larger scale such as solar roof materials, semi-permeable paving materials, and energy and water efficiency. All development is required to meet Los Angeles Standard Urban Stormwater Mitigation Plan (SUSMP) requirements and Low Impact Development (LID) strategies (Ord. 181899).



A permeable driveway (concrete grid filled with grass) increases storm water infiltration on the small lot.

Objective: Achieve low-impact development through design that focuses on environmental sensitivity in site planning, building, landscaping, and construction.

SITE PLANNING GUIDELINES

- 1 Incorporate renewable energy technologies (such as photovoltaic panels) on-site.
- 2 Use permeable paving materials (such as porous asphalt, porous concrete, permeable concrete pavers and grid systems filled with gravel or grass) where allowed by the Alternative Paving Material Ordinance (No. 182431).
- 3 Utilize adequate, uniform, and glare-free lighting such as dark-sky compliant fixtures, to avoid uneven light distribution, harsh shadows, and light spillage.
- 4 Reduce pollution by controlling soil erosion, waterway sedimentation and airborne dust generation.
- 5 Seamlessly integrate the SUSMP and LID elements into the project design.



The Gatsby Homes integrate photovoltaic panels into its roof for enhanced energy efficiency.



Mature trees should be preserved during small lot construction.

BUILDING GUIDELINES

- 1 Use passive cooling systems like operable windows for ventilation.
- 2 Provide controllable systems such as localized thermostat control, task lighting, or localized lighting controls.
- 3 Provide connection between indoor and outdoor spaces to take advantage of natural light and ventilation.
- 4 Maximize water efficiency and minimize water waste within buildings.
- 5 Use energy efficient equipment to increase the energy efficiency of the buildings.
- 6 Use renewable, recycled, and regional materials.
- 7 Use certified wood provided from environmentally responsible forest management.
- 8 Use or redirect demolition material to recyclable or reusable centers (Ord. 181519).

LANDSCAPE GUIDELINES

- 1 Plant trees to shade buildings to reduce the heat island effect.
- 2 Facilitate storm water capture, retention and infiltration, and prevent runoff by using permeable or porous paving materials in lieu of concrete or asphalt. Collect, store, and reuse storm water for landscape irrigation as per SUSMP and LID requirements.
- 3 Los Angeles Low-Impact Development (LID) and Standard Urban Stormwater Mitigation Plan (SUSMP) requirements mandate stormwater to be managed through filtration or reuse for all development projects, including small lot developments. There are various ways to incorporate storm water techniques while also using thoughtful design. The City offers different storm water management techniques that don't overwhelm the design of the project.

Some of the small scale Best Management Practices include:

1. Rain Barrels & Small Cisterns
2. Permeable or Porous Pavement Systems
3. Planter Boxes
4. Rain Gardens
5. Dry Wells

For more information, refer to the City of Los Angeles Low Impact Development Best Management Practices Handbook.



The Auburn 7 development provides enhanced landscaping along a DWP easement as a unique amenity for its residents.

7 Case Studies

Since the City of Los Angeles passed the Small Lot Subdivision Ordinance in 2005, small lot projects have been under development in neighborhoods across Los Angeles. As of November 2013, over 160 subdivision cases have been filed, resulting in the approval of over 1,500 individual lots. 39 subdivisions were recorded, creating approximately 330 new lots on the County Assessment Roll.

This section of the handbook looks at model small lot subdivision developments built between 2006 and 2010 and highlights some outstanding features.

As these model projects demonstrate, the Small Lot Ordinance is not only increasing the quantity of housing available to the market, but also the variety. The Small Lot Ordinance helps developers provide housing to meet the demands of an increasingly disparate set of Angeleno needs and lifestyles.

ROCK ROW, EAGLE ROCK

Heyday Partnership 1546 Yosemite Drive

15 homes
(16 condos allowable)
Zoning: RD1.5-1
Zoning Adjustments: 5

1st LEED Certified Small Lot Subdivision.

Each townhouse has a series of decks and balconies.

Simple maintenance organization for driveway, trash areas, and landscape.

Neighborhood council and Southern California Edison supported Heyday Partnership in being exempted from street widening.

Sustainable Features:
Permeable driveway, instant hot water heaters, indoor air quality control, green roofs, solar arrays.



Site Plan.



Architectural rendering highlighting roof gardens, entry ways and grasscrete driveway. Also note the visual interest created by the use of materials and varied window orientation.



Low water plants minimize water consumption and enhance the transition between the front sidewalk and building facade. Permeable paving material reduces the perceived width of a double-loaded driveway, while providing for a more comfortable pedestrian path of travel and reducing the amount of visible paving material.



The development contains landscaping along the project's public edge to create a pleasant pedestrian environment



A green roof helps absorb runoff, reduces the heat island effect, and provides an attractive amenity for residents.



The front two homes are configured with their main entrance close to the sidewalk. This, in addition to a small front landscape section and the Grasscrete paving material provides a good transition from the public to the private realm.

**AUBURN 7,
SILVER LAKE**
Mass Architects
2748 Auburn Street

7 homes built
Zoning: RD 1.5-1XL

2 levels of habitable flooring.

Only a 5" air gap between units requires more engineering for earthquake protection than a typical single family home.

Floor to ceiling windows.

Each unit has an option for solar electricity.

Informal agreement with the Department of Water and Power to use the front easement as garden space.

With no walls separating the front yard space the easement becomes a community amenity while still retaining the feel of a private yard



Variations in massing, window orientation and materials distinguish the dwellings.



Interior spaces have a good relationship with the exterior as all units have front garden space in the easement. There is a pedestrian path that runs between the landscaping and the homes which helps define the edge.



The front easement features a mix of fruit trees, vegetables and low-water ornamental plants.



Permeable paving (decomposed granite) allows the infiltration of storm water. Homes feature private patios.



Site furnishings make the development's public areas usable.



Community garden built on space leased from DWP

CULLEN STREET ART DISTRICT HOMES, Modative 2624 Cullen Street

3 homes built (4 allowed)
(2 single-family and 1 duplex)
Zoning: RD 1.5

Adjacent Culver City Arts District served as inspiration

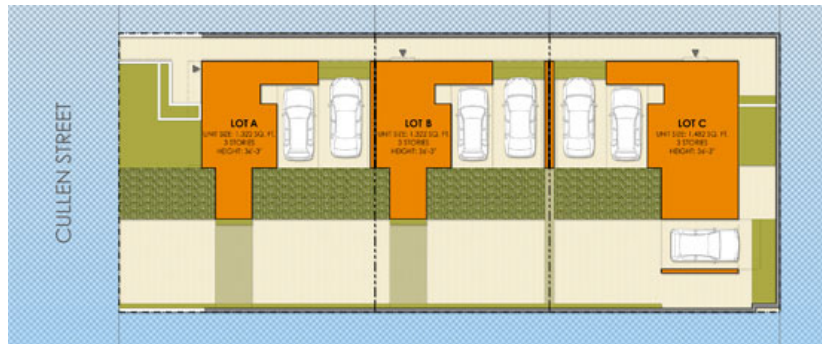
Rear unit has mother-in-law unit with separate entrance

All units have second story private deck/balcony

Front home has primary entrance oriented to the street with generous front landscaping to transition between public and private

Interior spaces as well as doors & windows were configured to provide privacy between homes and adjacent property.

Single-pitched roof has southern orientation to accommodate future solar panel installation



Site plan shows linear configuration with a shared driveway and a pedestrian path separate from driveway.



Front unit designed to have excellent orientation to the street with front entrance and pedestrian path connected to the public sidewalk, and lush front landscaping buffer. Although the second story deck extends away from the home, the rest of the massing is pulled away from the street which creates a nice transition between public and private space.



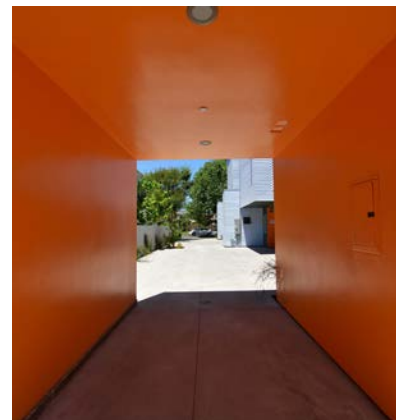
The homes are designed to each have second story private deck space that is pulled away from the property line and located above the driveway. This activates the access path while orienting the private spaces away from adjacent residential



Rear unit features a double car garage for primary home, and a single car garage for mother-in-law unit with private deck above parking.



Example of how private balcony space on the second floor can still activate the front of the property near the property edge



A striking color on the interior of the covered parking provides a strong visual link from the sidewalk to the rear of the development, creates character, and provides a connection with the other units

MALTMAN BUNGALOWS, ECHO PARK

Civic Enterprise Associates
918 Maltman, Echo Park

17 Homes
(18 units allowable)
Zoning: RD2-1VL
Zoning Variances: 5
Zoning Adjustments: 3

Historic bungalows provide small compact units.

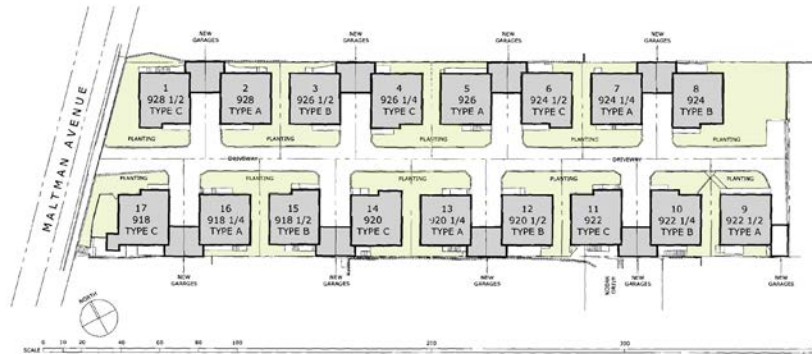
Porches, visibility, and close proximity provide a safe environment for residents.

A smaller truck from a private trash company can navigate a smaller driveway for trash collection.

The utilities are on a mutual easement. Units have a one car garage; no guest parking is provided.

Sustainable Features:
An adapted reuse and/or an historic preservation project is inherently more sustainable than new construction.

Selected by Architectural Record magazine as one of their 2008 Record Houses.



Site Plan.



Aerial.



Restoration preserved the charm of original units.



Narrow drive preserved front yard space and each unit boasts 1 shade + citrus tree. (Photo Credit: A. Marshburn)



Pedestrians share central driveway with autos.



Orientation and function of front door provides transparency and bolsters sense of community.



Attached garage with compact tandem parking.

**PERLITA MEWS,
ATWATER VILLAGE**
Corsini + Stark Architects
4254 Perlita Avenue

23 Homes

Indoor/Outdoor homes are organized around interior courtyards and designed in a Modernist style.

Sustainable Features:
Grasscrete paving allows water to reach the water table and reduces pollution from runoff.
Clerestory windows provide natural ventilation; heat rises through the top of the townhouse, cooling the units.
Fewer exterior walls limit the places where heat and energy can seep out.

Adaptable units: Units can be combined and expanded around the interior courtyards. More affordable than buying one very large house. Rear units can be separated since they have a rear staircase.



Site Plan shows the arrangement of the 23 units, each with a courtyard space.



This home on one of the edges of the project shows the interior courtyard space connected to a side yard, providing additional usable open space.



The development features 23 homes with double-loaded garages on a center access driveway and internal courtyards



The interior courtyard spaces create an outdoor room that also provides access to light and air for the second story.



Rendering of how the garage, driveway, and primary entrance interact



Rendering of a courtyard created by two adjacent buildings. While each side is a private patio, joining these spaces provides the perception of a larger volume of space.

PREUSS FOUR, CIENEGA HEIGHTS

Danny Cerezo, Architect
2008 Preuss Road

4 homes built (5 allowed)

Zoning: RD 1.5-1

Average lot size: 1,780-2,560 s.f.

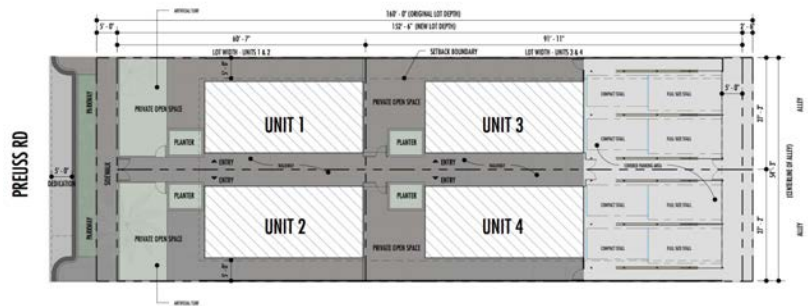
Each unit is 2 stories with a 3 bedroom/3 bathroom configuration

All homes feature over 400 s.f. of private open space off of the main living level.

Each home also features a 2.8Kw solar panel system as a standard feature.

All hardwood flooring has been reclaimed from a barn in Tennessee that was slated for demolition.

Sustainable features include exterior fiber cement siding installed as a rain screen system, electric vehicle chargers, bio-filtration planters, and a central heating and air is multi-zoned to maximize comfort.



Site Plan shows the arrangement of the units with parking accessed via an alley and a 6 foot wide pedestrian passageway in the center. Parking for all homes is accomplished with a tandem configuration to the rear of the site.



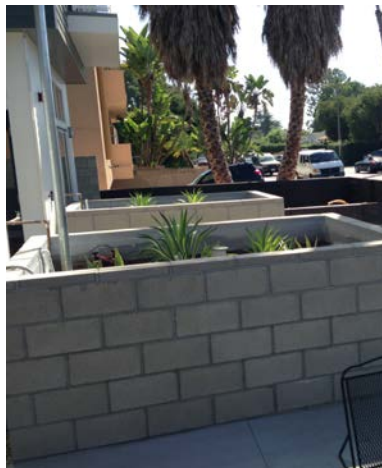
Front elevation shows good height and massing relationship with surrounding structures and balconies facing the public sidewalk.



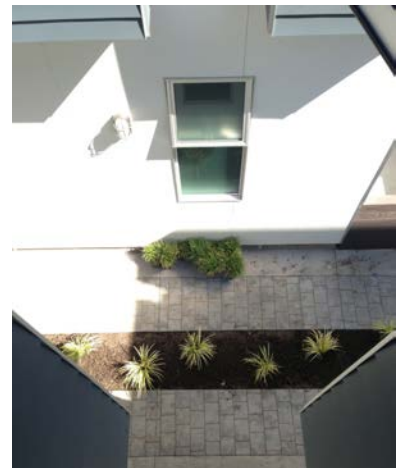
The front two homes are designed to have an almost typical front yard configuration with a patio and green space adjacent to the public sidewalk.



A 6 foot wide pedestrian path through the center of the project provides both access from the parking and common amenity space.



Planters in the front yard allow opportunities for landscaping to buffer common spaces from private spaces.



The pedestrian access path is open to the sky providing ample access to light and air for each home.

BUZZ COURT, SILVER LAKE

Heyday Partnership
Buzz Court, Los Angeles,
90039

6 homes built (6 allowed)

Zoning: (Q)C2-1VL

Average lot size: 1,720 s.f.

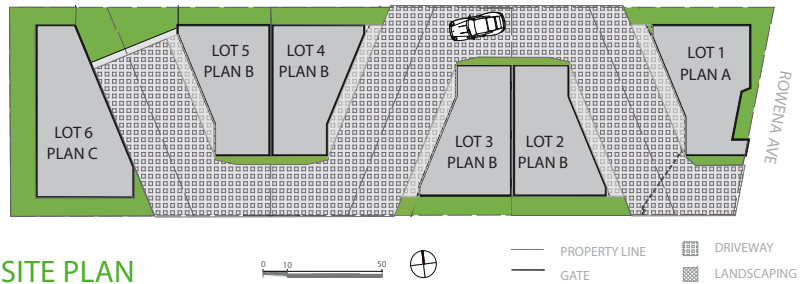
Variances/adjustments: 6

Each home is 3 stories with a rooftop deck as amenity space

The zigzag pattern allows for greater separation between units and creates an added sense of privacy for rear units

Common maintenance agreement for driveway, access gate, trash area, and landscape

Additional notes: Certified LEED Platinum, Permeable Driveway, Solar Arrays, Instant Hot Water Heaters, Indoor Air Quality Controls, Exceed Title-24 by >30%, Green Roofs.



Site Plan shows the arrangement of the units in a unique zigzag pattern that staggers the home placement on either side of the narrow lot.



The primary entry of the front home is clearly delineated by landscape planters and the massing of the facade. A second floor balcony brings an element of private space into the public environment, activating both the front facade and the sidewalk of this more urban streetscape.



The Buzz Court project is located along a more urban streetscape than other small lot development. As a result, the architects design a facade that looks more commercial than residential while still placing residential elements like a balcony on the front facade.



The unique spatial arrangement of the development causes the homes to have a staggered effect, making the spaces between buildings seem more open.



The facade treatment provides for a visually interesting and appealing display at night. The shading element provides privacy for the residents while still allowing light to be displayed along the sidewalk. The front entrance is clearly illuminated for safety and delineation.



While the homes are configured to provide adequate access to the garages for cars, the interior spaces are arranged so that windows and balconies do not directly face each other. This creates a better sense of privacy for homes that are closely spaced.

EDGECLIFFE TERRACE, SILVER LAKE

Green City Building Company
1372 Edgecliffe Drive, Los Angeles

4 homes built (4 allowed)

Zoning: RD1.5-1VL

Average lot size: 1,840 s.f.

Variances/adjustments: only an “early start” variance

Key design elements include corner glass, natural cedar siding, and metal exterior accents.

The front and rear houses have ground level open garden space, while all units have rooftop terraces.

The project was designed to be neighborhood appropriate, with deferential massing by cutting the garages into the up-slope and providing a significant third floor setback.

A 35' front yard building line setback was provided and landscaped.

Three existing decades-old street trees were preserved as part of the project.



Site Plan shows the arrangement of the units on the narrow lot with ample front yard landscaping and a large balcony/deck for the rear unit



The slightly sloping site resulted in the units having a “stacked” configuration and the garages being cut into the slope. A 35 foot front setback was provided



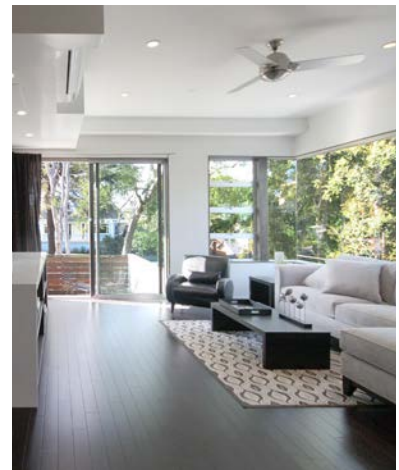
The site has a two story building on one side and a single story residence on the other. As a result, the mass and height of the buildings are located on the side adjacent to the two story building.



The entries for each individual home are separated from the driveway and have a direct connection to the public sidewalk.



The view from the rear deck shows how the units are "stacked" to follow the slope of the site. All homes also have window orientation over the driveway to help activate the space.



Interior spaces are organized around access to light and air with large windows and a balcony (front unit)

VESPER VILLAGE, VAN NUYS

Ken Stockton, Architects
Silverberg Development Corp.
14550 West Kittridge Street

16 Homes
(51 units allowable)
Zoning: CR-1VL-CDO
Zoning Variances: 3
Zoning Adjustments: 4

Built prior to the Small Lot Ordinance, this development provided the framework for the passage of the Ordinance.

Was a result of community opposition to new apartment complexes. Individual owner-occupied homes were preferable. Small Lot subdivision was a compromise.

The utilities are on a mutual easement. Units have a one car garage; no guest parking is provided.

Has a 3-foot separation between homes.

Uses a very modest annual maintenance fund for the driveway and mail boxes. No home owners association.



Site Plan.



Three-foot-deep front yards soften the transition from stucco facade to hard-scape drive.



The 26-foot width between homes is syncopated with a 32' distance occurring at the garage/parking. This articulates the massing of the buildings and prevent the pedestrian from feeling "boxed in".



Two-foot separation between homes.



Pedestrian environment along the edge of the development features pleasant landscaping and trees.



Open sight lines to front doors.

APPENDIX A

VENICE SPECIFIC PLAN VERIFICATION

The community of Venice has a refined set of small lot guidelines that are based on the Venice Coastal Specific Plan. A summary follows. Architects and developers proposing a small lot project for Venice should consult the Specific Plan, and where it is not explicit, refer to the Los Angeles Municipal Code, including the Small Lot Ordinance.

1. **Parking:** Required parking for subdivision projects shall be based on the parking requirements pursuant to the Venice Coastal Specific Plan—2 or 3 spaces, depending on lot width. Each new lot resulting from a small lot subdivision that contains one unit will fall under the “single family dwelling” category in the Specific Plan. For purposes of parking calculations, small lot subdivisions shall be considered “less than 40 feet in width, or less than 35 feet in width if adjacent to an alley.” Where new lots resulting from a small lot subdivision include multiple units on a lot, they shall provide 2.25 parking spaces for each dwelling unit.
2. **Driveways:** All driveways and vehicular access shall be from the alleys, when present. When projects abut an alley, each newly resulting subdivided lot shall be accessible from the alley and not the street. Exceptions may be made for existing structures where alley access is infeasible.
3. **Setbacks:** Front, rear and side yard setbacks abutting an area outside of the subdivision shall be consistent with the Specific Plan, where it sets limitations. This includes locations in which new lots abut a lot that is not created pursuant to the Small Lot Subdivision Ordinance and not part of the project, or where the lots abut a waterway or street.
4. **Multiple Lots:** Existing lots may be subdivided into multiple lots so long as the averaged newly resulting lot size is equivalent to the minimum requirement for “lot area per dwelling unit” established for each residential zone in the LAMC, pursuant to the Small Lot Subdivision Ordinance.
5. **Multiple Units:** Lots subdivided pursuant to the Small Lot Subdivision Ordinance shall be limited to one unit per resultant lot, unless the lot size is large enough to permit additional units based on the “lot area per dwelling unit” calculation established for each residential zone. In no case may a newly resultant lot contain more than three units. Generally, the combined density of the newly resulting lots shall not exceed the permitted density of the original lot, pre-subdivision. For Subareas of Venice that restrict density by limiting the number of units on a lot by a defined number, the resulting density from multiple lots may increase the originally permitted density on one original lot. Unit restrictions prescribed for Subareas shall still apply to individual resulting lots, but not over the entire pre-subdivided area.

VENICE SPECIFIC PLAN VERIFICATION (CONTINUED)

6. **Affordable Replacement Units:** Projects in some Subareas of Venice are required to provide “Replacement Affordable Unit(s)” as defined in Section 5(T) of the Specific Plan when there are any units in excess of two units on newly resulting single lots. The requirement to replace an affordable unit will increase the number of units that would otherwise be permitted under the Small Lot Subdivision Ordinance only when the development includes three units on a lot. Mello Act requirements to replace affordable units still apply in all circumstances, and consistent with the Specific Plan, any affordable replacement units shall be replaced on the small lot subdivision project site.
7. **Density:** Density shall not exceed the density permitted by zoning of the original lot, which is the “lot area per dwelling unit” restriction for each zone as determined by the Venice Coastal Specific Plan, or when not explicit in the Specific Plan, the Los Angeles Municipal Code.

APPENDIX B

PRE-FILING PREPARATION LIST AND MEETING FORM

Small Lot Meeting Request:

Prior to Meeting:

Our goal is to ensure that your meeting goes as smoothly as possible. In preparation for your time with the Planning Department staff, please carefully read through, complete, and return (electronically) two (2) business days prior to your appointment day, the required information contained in this checklist to ensure that items that need attention are addressed during the course of the meeting.

1. Read through Small Lot Ordinance No. 176354. You can find it on:
 - <http://cityplanning.lacity.org/>
 - click on Policy Initiatives
 - click on Housing
 - click on Small Lot Subdivision (Townhome) Ordinance
 - or
 - Full address:
(<http://cityplanning.lacity.org/PolicyInitiatives/Housing/Small%20Lot/SmallLot-DesignGuide.pdf>)
2. Also, read through:
 - Small Lot Guidelines
 - FAQ sheet
 - Notes
3. Bring 3 copies each of the following:
 - Small Lot Meeting form (pages 2 and 3)
 - Full ZIMAS property report with map (<http://zimas.lacity.org/>)
 - Site or Plot plans with dimensions, lot areas, driveways, etc.

PART 1: GENERAL INFORMATION

Fill in the following information and return this form to the at least two (2) business days prior to your scheduled meeting date.

Case Number: (if applicable)	
Address / Location / Neighborhood:	
Case Planner: (if applicable)	
Project Description:	
Objective from meeting with UDS, Subdivision or Expedited:	

PART 2: SUPPLEMENTAL DOCUMENTATION

Provide the following materials (if available) in electronic/digital format. (Email is preferred)

1. Entitlement Application
2. Project Architectural Plans (Floors/Elevations/ Sections)
3. Site Plan
4. Site Photos, and Adjacent Property Photos
5. Aerial Photos
6. Landscape Plans
7. Radius Map
8. Zoning Map

PART 3: PROJECT DESCRIPTION

Name(s)/relationship of people presenting the proposed project:

Name: _____	Name: _____
Company: _____	Company: _____
Phone: _____	Phone: _____
Email: _____	Email: _____
Owner__Engineer__Developer__Architect__	Owner__Engineer__Developer__ Architect__
Other: _____	Other: _____

Existing Zoning: _____ Proposed Zoning: _____

Applicable uses on adjacent properties

Single family	Apartments	Commercial	Condos
Industrial	School	Park	Other: _____

Proposed number of lots and units: _____

Proposed number of guest parking spaces on-site: (if applicable) _____

Front yard setbacks on adjacent and nearby properties: _____

Proposed lots range in area from: _____ sq. ft. to: _____ sq. ft.

FREQUENTLY ASKED QUESTIONS

Does the Small Lot Ordinance require a home owners association?

No, you do not need a home owners association (you can have one if you like). Instead, you can use a maintenance association formed to maintain the areas used in common, e.g. driveways, landscape, trash location, etc.

Do you have to identify each proposed lot?

Yes. You need to show the lot lines on the tract map or parcel map for all proposed lots and must indicate the front yards of each.

What do I do with common areas such as parking and landscape?

You can record reciprocal easement in these common areas.

Can parking spaces be separate from dwellings?

Yes. Parking spaces may be grouped together on a separate lot within the boundaries of the tract or parcel map. You may not place grouped parking under the development – the lots must remain fee simple.

What is the minimum size a lot can be?

Small lots must be at least 600 s.f.

Does this Ordinance apply to R2 Zoning?

This Ordinance almost never applies to R2 Zoning. Please consult the Department of City Planning Geoteam if you are considering an R2 lot.

What about setbacks required for the Small Lot Ordinance?

No front yard setbacks are required within an approved small lot subdivision. However, a five foot setback is required from any property adjacent to the perimeter of the small lot tract or parcel map.

What about fences and walls?

Fences and walls within 5 feet of the front lot line (see FAQ above) shall be no more than 42 inches in height. Fences and walls within five feet of the side and rear lot lines shall be no more than 6 feet in height.

Why are you asking for all of the setback dimensions during the tract or parcel map approval process?

If you wish to begin construction before the final map records, then you must also file a Zoning Administrator Case for all setbacks that deviate from the Los Angeles Municipal Code as if the Lots have not recorded.

What are the requirements for tract/parcel map filings?

1. Tract maps must be filed as Vesting Tentative Tract Maps with accompanying site plan layout, elevations and other illustrative information. Site plan layout is to be superimposed on proposed lot lines.
2. Parcel Maps must be filed with accompanying site plan layout, elevations and other illustrative information. Site plan layout is to be superimposed on proposed lot lines.
3. Entitle tentative map or preliminary parcel map:
“Vesting Tentative Tract Map No. _____ (or “Preliminary Parcel Map No. _____”) for Small Lot Subdivision Purposes”
4. Each Tentative tract or Preliminary parcel map must include:

“NOTE: Small Lot Single Family Subdivision in the _____Zone, per Ordinance No. 176,354.”

What are requirements for the maps?

1. Reciprocal easements: Easement(s) outside of the building envelopes shall be identified for any underground utilities – water, sewer, gas, irrigation etc. – that serve all homes and must cross over other lots to serve those homes.
2. Easement(s) outside of building envelopes must be identified for electrical, cable, satellite, telephone or similar lines for the same reason.
3. Easement(s) outside the building envelope must be identified for vehicular, pedestrian access across lot lines; and drainage across property lines.

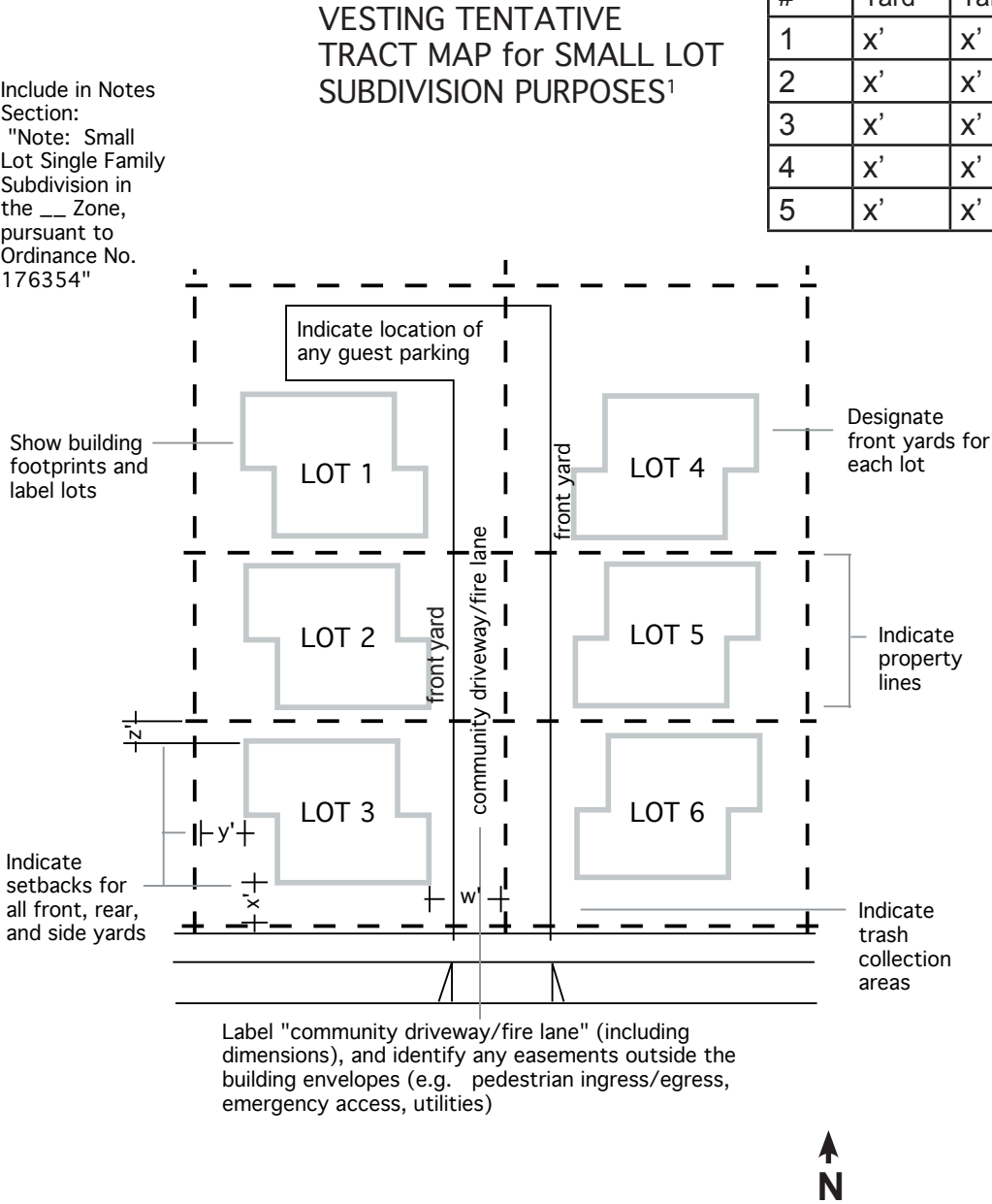
When can I submit construction drawings to the Department of Building and Safety for Plan Check?

The Department of Building and Safety will ONLY accept construction drawings for Plan Check after the effective date of the Advisory Agency approval under the Small Lot Ordinance of a subdivision for the division of land (Tract or Parcel Map). The early submittal must be accompanied by an effective Zoning Administrator determination specifically permitting deviations from the Zone Code for setbacks/separation between buildings as if the map has not recorded.

How long will it take to get my plans approved?

We advise that you check with the Department of Building and Safety for their Plan Check procedures (including expediting review); with the relevant Geoteam in the Planning Department for the subdivision approval times. Projects may pay an extra fee for expedited review through the Planning Department's Expedite Section – the procedure takes approximately 90 days.

APPENDIX C
SAMPLE SUBDIVISION LAYOUT



1. All other information required by Sec. 17.00 for filing is also required but is not shown in this example.

For more information about the City of Los Angeles Small Lot Subdivision Ordinance, Small Lot Design Guidelines, and additional resources, visit the following:

Small Lot Subdivision Ordinance:

http://clkrep.lacity.org/onlinedocs/2004/04-1546_ORD_176354_01-31-2005.pdf

Small Lot Design Guidelines:

<http://urbandesignla.com/resources/SmallLotDesignGuidelines.php>

California Green Building Standards Code (Cal Green):

http://www.documents.dgs.ca.gov/bsc/CALGreen/2010_CA_Green_Bldg.pdf

City of Los Angeles Low Impact Development Best Management Practices Handbook:

http://www.lastormwater.org/wp-content/files_mf/lidhandbookfinal62212.pdf

Standard Urban Stormwater Mitigation Plan (SUSMP) and Low-Impact Development (LID) Ordinance (No. 181899):

http://clkrep.lacity.org/onlinedocs/2009/09-1554_ord_181899.pdf

Storm Water Pollution Control Ordinance (No. 173494):

http://clkrep.lacity.org/onlinedocs/1999/99-2420_ORD_173494_09-14-2000.pdf

Landscape Ordinance (No. 170978):

http://clkrep.lacity.org/onlinedocs/1992/92-0043_ORD_170978_04-03-1996.pdf

Alternative Paving Material Ordinance (No. 182431):

http://clkrep.lacity.org/onlinedocs/2011/11-1331_ord_182431.pdf

ACKNOWLEDGEMENTS

MAYOR

Eric Garcetti

CITY COUNCIL

District 1: Gilbert Cedillo

District 2: Paul Krekorian

District 3: Bob Blumenfield

District 4: Tom LaBonge

District 5: Paul Koretz

District 6: Nury Martinez

District 7: Felipe Fuentes

District 8: Bernard Parks

District 9: Curren D. Price, Jr.

District 10: Herb J. Wesson, Jr.

District 11: Mike Bonin

District 12: Mitchell Englander

District 13: Mitch O'Farrell

District 14: Jose Huizar

District 15: Joe Buscaino

CITY PLANNING COMMISSION

Renee Dake Wilson, FAIA, President

Dana Perlman, Vice President

Robert L. Ahn, Commissioner

David H. Ambroz, Commissioner

Maria Cabildo, Commissioner

Caroline Chloe, Commissioner

Richard Katz, Commissioner

John W. Mack, Commissioner

Marta Segura, Commissioner

PLANNING DEPARTMENT EXECUTIVE OFFICE

Michael J. LoGrande, Director

Alan Bell, Deputy Director

Lisa Webber, AICP, Deputy Director

Eva Yuan-McDaniel, Deputy Director

DEPARTMENT STAFF

Simon Pastucha

Head of the Urban Design Studio

INTERNS

Connie Chauv

Alan Como

Elizabeth Ene

Brian Garcia

June Scott

Special thanks to all the designers, consultants, and developers who assisted in the creation of this document.

URBAN DESIGN STUDIO

LOS ANGELES DEPARTMENT OF CITY PLANNING

200 N. Spring Street, Room 705

Los Angeles, CA 90012



Rocky Wiles <rocky.wiles@lacity.org>

5 of 5 - Case No: AA-2017-4287-PMLA-SL electronic documents - Pg. 9 & 13 findings and Mika's presentation

1 message

Mika Matsui <mika8184@gmail.com>

Mon, Nov 26, 2018 at 1:24 AM

To: apcsouthla@lacity.org

Cc: Rocky Wiles <rocky.wiles@lacity.org>, Etta Armstrong <etta.armstrong@lacity.org>, Jordan Beroukhim <jordan.beroukhim@lacity.org>, Elizabeth Carlin <elizabeth.carlin@lacity.org>, E va Aubry <aubryeva@yahoo.com>, Leslie Graham <lesgra@gmail.com>, Steve Garcia <steve.m.garcia@lacity.org>, "Roy S. Amemiya" <roy@rscommercial.com>, mika8184 <mika8184@gmail.com>

Dear Commission Executive Assistant,

This is the 5th documentation sent via email as instructed for our public hearing confirmed for Dec. 04, 2018 Tuesday at 4:30pm at the DWP office on [403 Crenshaw Blvd., Los Angeles, CA 90008](#)

This is the presentation for:

- Pg. 9 & 13 - wildlife findings
- Mika's presentation
- 500 radius map

3 attachments - totaling 9 pages when all is printed out was sent in this 5th email.

I would appreciate it if you can confirm that you have received this email and the attachments.

Thank you,

--

Mika Matsui
mika8184@gmail.com
(323) 892-6662

CONFIDENTIALITY: This e-mail and any attachments are covered by the Electronic Communications Privacy Act, 18 U.S.C. §§ 2510-2521, and are legally privileged and/or confidential. If you are not the intended recipient, any review, distribution or copying of this e-mail is strictly prohibited. If you received this e-mail in error, please notify us immediately by return e-mail and delete this e-mail.

VERIFY: Not responsible for security of the email or content so make sure you verify the content of the email and security.

CIRCULAR 230 DISCLOSURE: This communication is not a tax opinion. Pursuant to Internal Revenue Service regulations, to the extent that this contains tax advice, it is not intended or written to be used by a taxpayer for the purpose of avoiding tax penalties that may be imposed on the taxpayer or for promoting to another party any tax related matter addressed herein. This information has been secured from sources we believe to be reliable, however we make no representation or warranties, express or implied to the accuracy of this information. References to square footage, age, or pro-forma expectations are approximate. Buyer must verify and bears all risk for any inaccuracies. ©2018

3 attachments



Mika's presentation.pdf

1245K



2 minute presentation - Pg 13 - e - wildlife endangerment.pdf

428K



500 feet raadius map - stakeholders.pdf

358K

2 minute presentation

Finding of fact (CEQA) Pg. 9 bullet point (c)

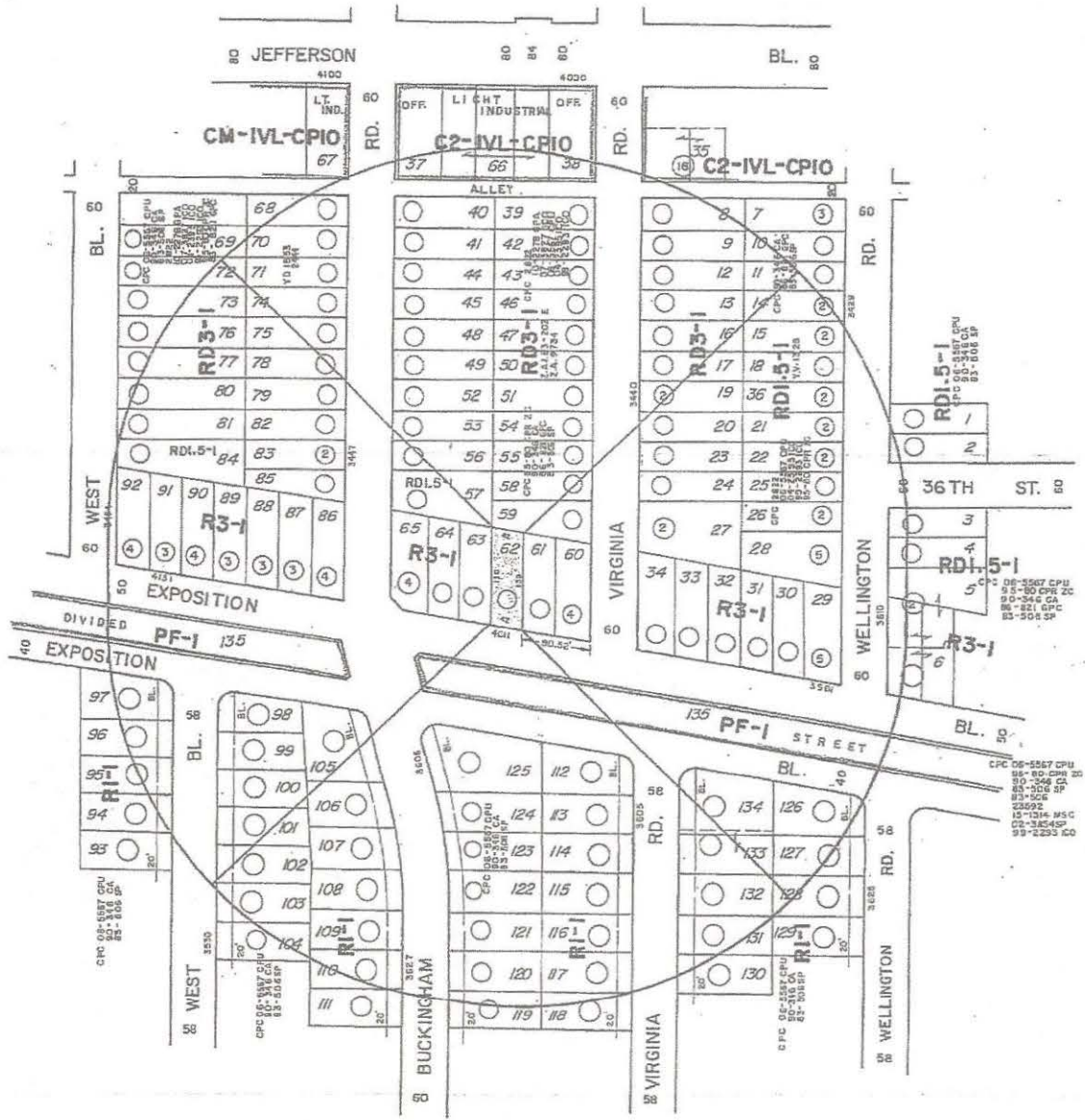
The project site has no value as habitat for endangered, rare or threatened species

AND

Findings of Fact (Subdivision Map Act) Pg. 13 bullet point (e)

THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGES OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT

- If you look at the NHD report Pg. 23, the subject property is located in an area where sightings of rare species and/or natural communities have been recorded, including the following:
 - ** Davidson's Saltscale
 - ** Gambel's Water Cress (endangered)
 - ** Los Angeles Sunflower
 - ** Lucky Morning-glory
 - ** Marsh Sandwort (endangered)
 - ** San Bernardino Aster
- The species and/or habitat(s) listed above, if any represent rare, sensitive, threatened, endangered, or special status plants, animals, natural communities, or habitats
- Some of the species listed may not currently be considered endangered, threatened, sensitive, or protected, at the time of the report but do have the potential of receiving an upgrade status
- **Landowners with property in conservation areas may be subject to development fees at the time a grading permits is obtained**, and/or may be required to secure a habitat assessment conducted by a biologist or specialist approved by the United States Fish and Wildlife Service, and/or the California Department of Fish and Wildlife and/or the local jurisdiction habitat conservation department
- These habitat preservation measures may also **limit the landowner's ability to develop the property**



CONTACT PERSON: KAMRAN KAZEMI
(424) 832-3455

LEGAL: TRACT 7823, LOT 138
SEE APPLICATION

PRELIMINARY PARCEL MAP

NET AC. = 0.13

THOMAS BROS.

PAGE: 673 , GRID: 1/E

C.D. 10 C.T. 2200 P.A. 040



CONTINENTAL MAPPING SERVICE
6315 Van Nuys Boulevard, Van Nuys, CA 91401
(818) 787-1663

CASE NO.:

DATE: 9-28-17 S-3-18

SCALE: 1" = 100'

USES: FIELD

D.M.: 120 B181

W.D. CMS 17-7158

presentation

Findings of Fact (Subdivision Map Act) Pg. 14 bullet point (f) cont.

Last 2 sentences in the first paragraph

THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS

- The first paragraph – the second to the last sentence states: the project is not located over a hazardous materials site, flood hazard area, and is not located on unsuitable soil conditions

Hazardous Materials Site:

a.) Pg. 21 of the NHD report states that the subject property is located in a zone 2 for Radon Gas Potential

** Zone 2 is Moderate Potential

** the Surgeon general has warned that radon is the second leading cause of lung cancer in the United States – ONLY smoking causes more lung cancer deaths

b.) Pg. 22 of the NHD report states that the subject property is located in a Methane Gas Zone

Flood Hazard Area:

a.) Pg. 5 of the NHD report states that the subject property is in Zone X which is NOT a special Flood Hazard Area but is located within 300 feet of Zone AE which is a special flood hazard area – which questions Pg. 12 of the project approval – bullet point (b) – paragraph 3 – second sentence – the subject parcel is not located in a hillside area, landslide area or flood zone but is located within 300 feet of a special flood hazard area which is still dangerous – NO ???

** if you look at the stakeholder radius map – this is a radius of 500 feet so you can imagine how close 300 feet is – it's about the opposite side walk from the subject property

Not Located on Unsuitable Soil Conditions:

a.) Pg. 7 of the NHD report states that the subject property is located in a designated dam inundation area (Hassen New)

b.) It also states that the property is located in a dam or debris basin inundation area (Hanse, Sepulveda)

- Dam inundation refers to the areas downstream of dams that would flood in the event of a dam failure (breach), or an uncontrolled release of water
- Dam failures may be structural, mechanical, or hydraulic in nature, and the flooding, damage, and potential for loss of life caused by said failures, can be much greater than that of a traditional flood from a body of water such as a stream, river, or lake

presentation-continued

Findings of Fact (Subdivision Map Act) Pg. 14 bullet point (f) cont.

Last 2 sentences in the first paragraph

THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS

Not Located on Unsuitable Soil Conditions-continued:

- c.) Pg. 14 of the NHD report states that the subject property is located in an officially designated liquefaction hazard zone
- Liquefaction is the sudden loss of soil strength resulting from shaking during an earthquake
 - This area has constant shaking from the Expo Line every 5 – 10 minutes for about 3-5 minutes
 - The Expo Line is right in front of the subject property (see attached picture)
 - Areas most susceptible to liquefaction are underlain by non-cohesive soils, such as sand and silt, that are saturated by groundwater typically between zero and 30 feet below the surface
 - The sand was seen by people on West Blvd. between Exposition Way and Rodeo Rd. last year when we had the sinkhole on February 27, 2018 (see attached pictures)
 - This sand mixed with water did not get cleaned up by the special street cleaning the residents requested constantly
 - Due to the debris left even after a month from the sink-hole and the cleaning and the weekly cleaning, my mother slipped on the debris still left behind and fractured her wrist and was cast ridden for 5 weeks – first time in her life that she broke or fractured her bone.
 - The sinkhole incident was presented at the June 28, 2018 hearing and Alan Como asked me a few questions about this after my 2 minutes were up yet still ignored and the project was approved
- d.) Pg. 15 of the HND report states that the subject property is located in an area subject to violent ground shaking and heavy damage to property (Modified Mercalli Intensity Scale-IX

- IX – violent shaking, heavy damage: potential collapse of masonry buildings, many homes shifted off foundations, frames racked, underground pipes broken – please listen to presentation by Ms. Beatrice Wallace who resides a couple houses down from Virginia & Exposition and more documentation from her
- According to the NHD report, loose, soft, recently deposited soils are the most susceptible to shaking amplification, and other hazards associated with seismic activity – and Los Angeles is anticipating a 6 + earthquake coming soon !!

presentation-continued

Findings of Fact (Subdivision Map Act) Pg. 14 bullet point (f) cont.

Last 2 sentences in the first paragraph

THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS

Not Located on Unsuitable Soil Conditions-continued:

- e.) Pg. 16 of the NHD report states that the subject property is located in an area of expansive soils with low shrink-swell potential
- Shrink/swell potential or soil expansivity is the relative change in volume to be expected with changes in moisture content, that is, the extent to which the soil shrinks as it dries out or swells when it gets wet
 - Shrinking can cause damage due to differential settlement and could progressively deteriorate structures over time – also Ms. Wallace’s presentation and documentation
 - As such stricter construction and development requirements may apply that could affect building materials and standards used
 - Structures located on expansive soils can experience more hairline cracks in the walls and slabs
- f.) Pg. 18 of the NHD report states that the subject property is located in an area with very high susceptibility for wind erosion
- Wind erosion most commonly occurs when barren sand or sandy loam soils are exposed to high wind in the absence of moisture
 - Human activity can increase wind erosion by disrupting soil formations and compaction, disturbing the stabilizing and wind-breaking effect of dunes, and most significantly, removing surface vegetation and its stabilizing effects
 - Blown sand can cause significant damage to property....
 - Additionally, blown sand introduces a high level of suspended particulates into the air, and can create respiratory problems due to poor air quality

presentation-continued

Findings of Fact (Subdivision Map Act) Pg. 14 bullet point (f) cont.

Last 2 sentences in the first paragraph

**THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO
CAUSE SERIOUS PUBLIC HEALTH PROBLEMS**

- The last sentence in the first paragraph on Pg. 14 states that the project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances
 - The NHD report stated that radon is the second leading cause of lung cancer next to smoking – isn't that hazardous ??
 - I just finished mentioning that blown sand introduces a high level of suspended particulates into the air and can create respiratory problems due to poor air quality
 - These 2 aspects alone show that the project can place occupants or residents near a hazardous material site or involve the use or transport hazardous materials or substances – do you not agree ??

presentation-continued

- I hope you can see from my presentation, Roy's presentation as well as stakeholders that will be speaking during the public comments that there are many things that concern us with this project
- It is not just because we don't want a ginormous 4 – unit dwelling – 45 feet high overlooking our area like a giant over us
- We want you to understand that we strongly believe that this project / case was approved by not considering:
 - what the characteristics of the neighborhood is
 - how multi-family, 2 story apartment buildings blends in with the surrounding 1-story SFR
 - that the soil and the nature of the underground is not compatible for this project – just because the area is zone 3 does not mean you can build to the near max in units and height
- And we have documentation that we believe supports our opposition case
- If this project is really compatible with the Natural Hazard Environment that this subject has along with the adjoining stakeholders
- And the size of the project is compatible – why does one need to ask to jump hoops and do the necessary checks with various city departments to get clearance each stage to show the neighbors everything is safe
- Please remember the reason why no such buildings of this size is in the area is because everyone cares about the neighbors in the area
- We have lived as neighbors for decades and respect each other and the environment
- Our house doesn't have enough rooms and space and the only way to acquire more space is to build a second story.
- Yet, we are reluctant to do so because though we would enjoy the height and the space, my surroundings neighbors would not be happy.

presentation-continued

Findings of Fact (Subdivision Map Act) Pg. 14 bullet point (f) cont.

Last 2 sentences in the first paragraph

THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS



In front of our house



The sink hole



You can see this is a sand silt mud



This is the sand and silt mud taken on 3/01/17
2 days after the sink hole

presentation-continued

Findings of Fact (Subdivision Map Act) Pg. 14 bullet point (f) cont.

Last 2 sentences in the first paragraph

THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO
CAUSE SERIOUS PUBLIC HEALTH PROBLEMS

