



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

East Los Angeles Area Planning Commission

Date: July 10, 2019
Time: 4:30 p.m.*
Place: Ramona Hall Community Center
4580 North Figueroa Street
Los Angeles, CA 90065

Public Hearing: May 29, 2019
Appeal Status: Appealable to City Council
Expiration Date: July 22, 2019
Multiple Approval: N/A

Case No.: APCE-2018-5867-SPE
CEQA No.: ENV-2009-599-EIR and Addendum
Related Cases: None
Council No.: 1 – Cedillo
Plan Area: Northeast Los Angeles
Specific Plan: Cornfield Arroyo Seco Specific Plan

Certified NC: Lincoln Heights
GPLU: Hybrid Industrial
Zone: UV(CA), UI(CA)
Applicant: 4SITE Real Estate
Representative: Jeffrey Farrington,
4SITE Real Estate

PROJECT LOCATION: **169 North Avenue 21** (168 and 176 N. San Fernando Road; 163, 169, 173, and 181 N. Avenue 21)

PROPOSED PROJECT: The Project involves the demolition of 12 existing structures (including two industrial buildings, six dwelling units, one commercial building, and four accessory structures) and the construction, use, and maintenance of an approximately 114,536 square-foot, six-story mixed-use development with 100 residential units, 100 hotel guest rooms, and 4,946 square feet of commercial/retail space. The Project has a maximum height of 85 feet, with an average height of 66 feet 4 inches, and a Floor Area Ratio (FAR) of 2.46:1 on a 46,445 square-foot site located within the Urban Village and Urban Innovation Zones of the Cornfield Arroyo Seco Specific Plan (CASP). The Project includes 135 vehicular parking spaces on the first and second floors and 12,740 square feet of open space.

REQUESTED ACTION:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV-2009-599-EIR, certified on June 28, 2013, and adopt the Addendum dated May 1, 2019.
2. Pursuant to Los Angeles Municipal Code Section 11.5.7 F, a Specific Plan Exception (SPE) from the Cornfield Arroyo Seco Specific Plan (CASP) to allow the averaging of permitted residential floor area across the Urban Village (UV) and Urban Innovation (UI) Zones on the Project site, in lieu of having each portion of the site individually conforming with the floor area limits of each respective zone.

RECOMMENDED ACTIONS:

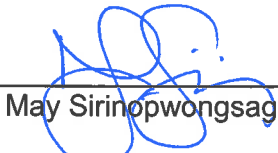
1. **Find**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified Environmental Impact Report No. ENV-2009-599-EIR, certified on June 28, 2013; and pursuant to CEQA Guidelines, Sections 15162 and 15164 and the Addendum, dated May 1, 2019, that no major revisions to the

EIR are required and no subsequent EIR, or negative declaration is required for approval of the project;

2. **Approve a Specific Plan Exception** from the Cornfield Arroyo Seco Specific Plan (CASP) to allow the averaging of permitted residential floor area across the Urban Village (UV) and Urban Innovation (UI) Zones on the Project site, in lieu of having each portion of the site individually conform with the floor area limits of each respective zone;
3. **Adopt** the attached Conditions of Approval; and
4. **Adopt** the attached Findings.

VINCENT P. BERTONI, AICP
Director of Planning



Jane J. Choi, AICP, Senior City Planner

May Sirinopwongsagon, City Planner

Michael Sin, City Planning Associate
(213) 978-1345

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

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PROJECT ANALYSIS

Project Summary

The Project involves the construction, use, and maintenance of an approximately 114,536 square-foot, six-story mixed-use development with 100 residential units, 100 hotel guest rooms, and 4,946 square feet of commercial space. The Project has a maximum height of 85 feet, with an average height of 71.6 feet, and a Floor Area Ratio (FAR) of 2.46:1 on a 46,445 square-foot site located within the boundaries of the Cornfield Arroyo Seco Specific Plan (CASP). The Project includes 135 vehicular parking spaces and 13,721 square feet of open space.

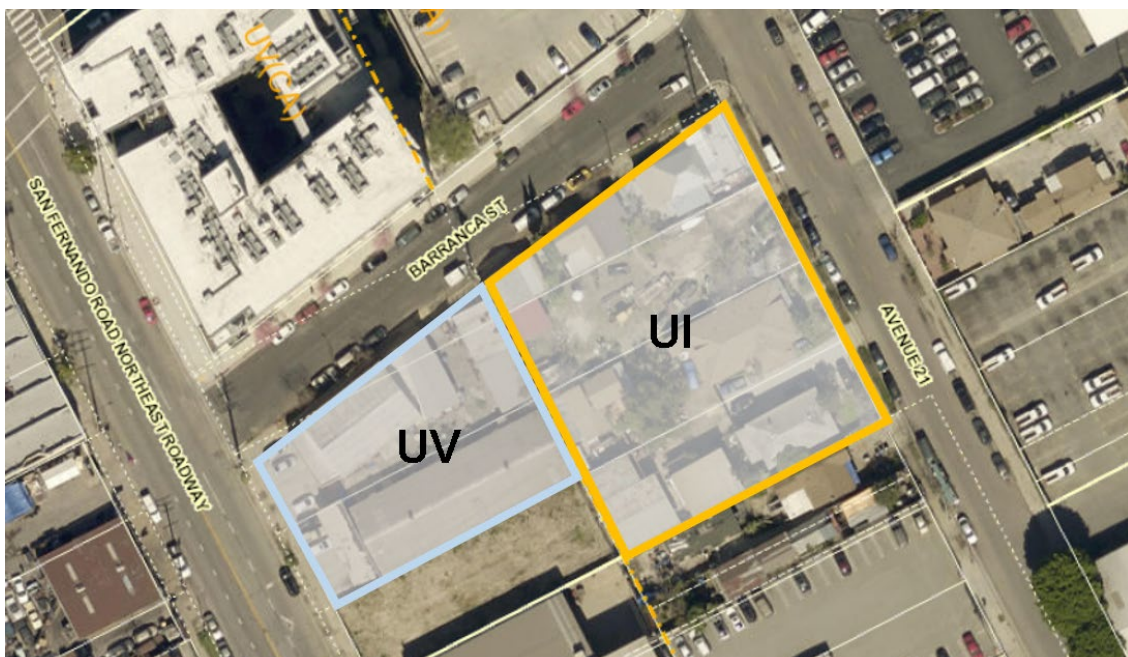
As the Project Site is dual zoned within the Urban Village (UV) and Urban Innovation (UI) zoning designations, the Applicant is seeking a Specific Plan Exception to allow the averaging of permitted residential floor area across the Project Site, in lieu of limiting each portion of the site to the floor area limits of each respective zone.

Background

The Project Site is located within the Northeast Los Angeles Community Plan Area with a General Plan Land Use Designation of Hybrid Industrial. The property is comprised of seven lots, which together form a 46,445 square-foot irregularly shaped site, bounded by Barranca Street to the north, North Avenue 21 to the east, and North San Fernando Road to the west. The site is located approximately 500 feet from Interstate 5 to the east and approximately 900 feet from the Los Angeles River to the west.

The Project Site is subject to the provisions of the CASP and is divided into two different zones that are unique to the CASP. The three westerly lots are zoned UV, totaling 16,272 square feet in area, while the easterly four lots are zoned UI, totaling 30,172 square feet in area, as illustrated in the map below:

Map 1: Project Site Location and Zoning



The property is currently developed with 12 assorted structures, including two small industrial buildings, five residential buildings, one commercial building, and four accessory structures. All structures on the site are currently vacant and are proposed to be demolished. The residential units have been withdrawn from the rental housing market through the Ellis Act process or are no longer occupied by the owner.

Adjacent properties are zoned UV or UI and developed with a mix of industrial and residential uses, including the following:

- To the north: 104-unit condominium building (Alta Lofts) and parking structure
- To the south: vacant land and a two-unit dwelling
- To the east: industrial buildings and a four-unit dwelling
- To the west: industrial buildings and a single-family dwelling.

Streets and Circulation

Barranca Street is a Modified Local Street – Standard and is fully improved to its designated right-of-way width of 60 feet and designated roadway width of 40 feet.

North Avenue 21 is a Modified Local Street – Standard and is fully improved to its designated right-of-way width of 60 feet and designated roadway width of 40 feet.

North San Fernando Road is a Modified Avenue II and is fully improved to its designated right-of-way width of 80 feet and designated roadway width of 56 feet.

Proposed Project and Uses

Table 1 below provides a summary of the Project's proposed uses by area:

Table 1: Proposed Project Area by Use

Use	Floor Area (sf)	Percentage
Residential	70,118	61.2%
<i>Market Rate</i>	56,690	
<i>Extremely Low Income</i>	1,628	
<i>Work Area</i> ^a	11,800	
Commercial Hotel	39,472	34.4%
Retail/Commercial	4,946	4.3%
Total	114,536	100.0%
^a The CASP excludes the "work" portion of live-work units when calculating permitted residential floor area (CASP Section 2.1.E.2).		
Source: Tighe Architecture, March 12, 2019		

The Project has a proposed total floor area of 114,536 square feet, resulting in a FAR of 2.46:1 across the 46,445 square-foot site. The proposed FAR is consistent with the zoning regulations of the CASP, as the UV and UI Zones each have a Base FAR of 3:1. A Maximum FAR of 4:1 may be permitted on the Site when utilizing one of the bonus floor area incentives, as listed in Section 2.1.F of the CASP, and as summarized in Table 2 below.

Table 2: CASP Zoning Regulations for Project Site

	Urban Village (UV) Portion	Urban Innovation (UI) Portion
Base FAR (by-right)	3:1	3:1
Maximum FAR (with Floor Area Bonus)	4:1	4:1
Maximum Hotel Rooms	150	100
Maximum Residential Floor Area	90% ^a	15% ^a
^a May be exceeded through bonus floor area incentives.		
Source: Cornfield Arroyo Seco Specific Plan, Pages 2-8 to 2-13		

As noted, the Project includes 100 residential dwelling units, 100 hotel guest rooms, and 4,946 square feet of retail/commercial space. The number of proposed dwelling units and hotel guest rooms are consistent with the zoning regulations of the CASP, which does not restrict the number of dwelling units allowed and limits Commercial Hotel uses to 150 rooms in the UV Zone and 100 rooms in the UI Zone.

In order to provide the proposed amount of residential floor area, 1,628 square feet of floor area will be set aside for Extremely Low Income Households, consistent with Affordable Housing Bonus Option Strategy B of the CASP. This would result in three affordable units based on the proposed unit sizes of the Project. Forty-five of the 100 dwelling units will be live-work units that provide 11,800 square feet of work area in total.

Project Design

The Proposed Project has been designed consistent with the building form and urban design provisions of the CASP. While the CASP does not regulate the maximum height of a building, the average height of all structures on the Project Site may not exceed 75 feet, and the Project has an average height of 71.6 feet.

No automobile parking spaces are required by the CASP; however, any parking spaces that are provided must be concealed from the street. The Project proposes above-grade parking on the first and second floors of the building, accessed via a single driveway on Avenue 21. Consistent with the CASP, the parking levels are lined with active uses, including two retail storefronts, a residential and hotel lobby, and a 1,232 square-foot outdoor patio on the first floor; and dwelling units and hotel amenities on the second floor. Floors three through six are comprised exclusively of dwelling units and hotel guest rooms, with dwelling units primarily on the easterly portion of the site and hotel guest rooms primarily on the westerly portion of the site.

The Project proposes 13,721 square feet of open space, which is in excess of the 5,308 square feet of open space required for the Project by the CASP. Open space amenities include a pool/spa area, dog run, and recreation area.

The Project features a varied architectural design, with a varying geometric roofline and arched ground floor openings on the westerly, hotel portion of the site, and a rectilinear design for the easterly portion of the site where dwelling units are proposed. Exterior materials include metal wall panels and painted concrete and plaster details. The Project features a range of glazing types, including deep inset windows and a retail storefront system with dark mullions. Detailed Project plans can be found in Exhibit "A".

Issues

Averaging of Residential Floor Area

As noted, the Project Site is subject to two zones unique to the CASP: UV and UI. The boundary between the two zones runs north-south and bisects the Project site, resulting in a westerly 16,272 square-foot UV portion and an easterly 30,172 square-foot UI portion. While both zones allow for residential dwelling units and hotel guest rooms, they differ in maximum allowable residential floor area.

Under standard practice, the UV portion of the site and the UI portion of the site would need to individually comply with the residential floor area limits of each respective zone. As illustrated in Table 3 below, a maximum of 65,088 square feet of residential floor area would be allowed on the UV zoned portion of the Project Site, while a maximum of 45,258 square feet of residential floor area would be allowed on the UI zoned portion of the Site. (Residential floor area as described here includes the area contained within live-work units, but does not include the hotel guest rooms.)

The developer has requested a Specific Plan Exception to allow the averaging of permitted residential floor area across the Project Site to create a single unified development. The averaging of floor area provides more flexibility in designing a cohesive Project for the otherwise split-zoned site, while still not exceeding overall development limits when viewed as a whole. The Project proposes 5,683 square feet of residential floor area on the UV zoned portion of the site and 64,436 square feet of residential floor area on the UI zoned portion of the site.

Table 3 below summarizes the maximum residential floor area allowed on the Project Site and the Proposed Project's residential floor area with floor area averaging.

Table 3: Maximum Residential Floor Area, Allowed vs. Proposed

Use	Allowed on Project Site			Proposed Project (Averaged)		
	UV	UI	Combined	UV	UI	Combined
Maximum Residential Floor Area (sf) ^a	65,088 ^b	45,258 ^c	110,346	5,683	64,436	70,118
^a Inclusive of the "work" area in live-work units. ^b Maximum Residential Floor Area in the UV Zone is Site Area multiplied by 4:1. While residential uses are limited to 90% of the project, the remaining 10% of area may be dedicated towards the "work" area of live-work units. ^c Maximum Residential Floor Area in the UI Zone, with Affordable Housing Bonus Option Strategy B and live-work units, is Site Area multiplied by 0.9:1 and divided by 0.6. Source: Cornfield Arroyo Seco Specific Plan, Page 2-10 to 2-17.						

As illustrated in Table 3, the averaging of floor area would allow for more residential floor area on the easterly UI portion of the site than otherwise permitted (64,436 square feet compared to 45,258 square feet), while residential floor area in the westerly UV portion will be below the maximum allowed (5,683 square feet compared to 65,088 square feet). The requested Specific Plan Exception would not affect overall residential floor area when the Project Site is viewed as a whole. Detailed calculations for floor area averaging can be found in Exhibit "A". The area allotted to hotel guest rooms is consistent with the CASP in either zone.

All other aspects of the Project, including building form and height, urban design, open space, parking, conservation, and performance standards, remain fully consistent with the Specific Plan. The requested Specific Plan Exception to allow the averaging of floor area pertains to the internal configuration of the building—specifically, the allocation of dwelling units and guest rooms within building walls. The scale, massing, and overall uses of the Proposed Project would be no different

from a project that adheres to the UV and UI boundary lines, as no other exceptions are requested.

Furthermore, it should be noted that the Zoning Code permits the practice of FAR averaging through a Conditional Use with the Zoning Administrator as the initial decision maker. However, this Conditional Use is limited to the C or M zones citywide or in the R5 zone within the Central City Community Plan Area, as follows:

Floor Area Ratio Averaging. The averaging of floor area ratios may be permitted for buildings which will comprise a unified commercial, industrial, or mixed-use development in the C or M zones citywide or in the R5 zone within the Central City Community Plan Area, even if buildings on each individual parcel or lot would exceed the permitted floor area ratio. However, the floor area ratio for the unified development, when calculated as a whole, may not exceed the maximum permitted floor area ratio for the height district(s) in which the unified development is located. (LAMC Section 12.24 W.19)

While both the UV and UI Zones allow for commercial, industrial, and/or mixed-use development, they are not a part of the Zoning Code and are therefore ineligible for the Floor Area Ratio Averaging Conditional Use. As such, any applicant seeking to average floor area within the CASP must apply for a Specific Plan Exception in lieu of a Conditional Use.

Relevant Cases

CPC-2009-598-CA-SP – On December 13, 2012, the City Planning Commission approved and recommended that the City Council adopt the Cornfield Arroyo Seco Specific Plan (CASP) amending the Central City North, Northeast Los Angeles, Silverlake/Echo Park/Elysian Valley Community Plans as part of the General Plan of the City of Los Angeles. On June 28, 2013, the Los Angeles City Council adopted the CASP and certified its Final Environmental Impact Report (SCH No. 2009031002).

Public Hearing

A public hearing conducted by the Hearing Officer on this matter was held in Room 1020, City Hall on Wednesday, May 29, 2019. In attendance were the Applicant and Owner, one member of the public, and a representative of Council District No. 1.

- The Applicant spoke at the hearing and described the Project design and entitlement request.
- A representative for the Council District expressed support for the Project, stating that it would provide for a range of housing types. The representative also expressed support for the Specific Plan Exception request, stating that it would facilitate a unified design and that no detrimental impacts are foreseen.

No letters from the public were received in support or opposition of the Project.

Conclusion

Based on the information submitted, public input, and the facts that support the mandatory findings for the requested entitlements, the Department of City Planning recommends that the East Los Angeles Area Planning Commission approve the Project as recommended.

CONDITIONS OF APPROVAL

Entitlement Conditions

1. **Site Development.** The use and development of the subject property shall be in substantial conformance with the attached plans labeled as Exhibit "A", stamped, signed, and dated by the Department of City Planning Staff, except as the Director of Planning may subsequently approve modifications of the site plan.
2. **Floor Area.** The Project shall not exceed a maximum Floor Area Ratio (FAR) of 2.46:1 and a total floor area of 114,536 square feet.
3. **Residential Dwelling Units.** The Project shall not exceed a maximum of 100 residential dwelling units. Total floor area for residential dwelling units shall not exceed 70,118 square feet, inclusive of the work area contained within live-work units. Forty-five of the dwelling units shall be live-work units with a total of 11,800 square feet of floor area designated as work area.
4. **Affordable Units.** A minimum of three (3) units, totaling no less than 1,628 square feet of area, shall be reserved as affordable units for Extremely Low Income Households earning 30 percent of Area Median Income (AMI) or less.
5. **Housing Covenant.** Prior to issuance of a building permit, the Applicant shall sign and record a covenant acceptable to the Los Angeles Housing Department (LAHD) guaranteeing that the occupancy restriction will be observed for at least 30 years from the issuance of the Certificate of Occupancy or a longer period of time if required by the construction or mortgage financing assistance program, mortgage assistance program, or rental subsidy program.
 - a. If the duration of affordability covenants set forth in this section conflicts with the duration of any other government requirement, the longest duration shall control.
 - b. The covenants described in this section must provide for a private right of enforcement by the City, any tenant, or owner of any building to which a covenant and agreement applies.
 - c. Restricted affordable units shall be provided in accordance with the City's most recently approved Affordable Housing Incentives Guidelines.
 - d. Rent for the restricted affordable units are established pursuant to California Health and Safety Code Section 50053, except that rent for publicly subsidized restricted affordable units may be established pursuant to HUD's maximum allowable rent levels that are published on the LAHD website each year.
6. **Commercial Hotel.** The Project shall not exceed a maximum of 100 hotel guest rooms. Floor area for the guest rooms shall not exceed 39,472 square feet.
7. **Commercial.** The Project shall provide a minimum of 4,946 square feet of commercial floor area.
8. **Cornfield Arroyo Seco Specific Plan (CASP) Administrative Clearance.** Prior to issuance of building permit, the Applicant shall obtain an Administrative Clearance from the

Department of City Planning to demonstrate that the Project complies with all of the CASP's requirements, except as modified by these conditions.

Administrative Conditions of Approval

9. **Final Plans.** Prior to the issuance of any building permits for the Project by the Department of Building and Safety, the Applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning, Central Project Planning Division. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved". A copy of the Plans Approved, supplied by the Applicant, shall be retained in the subject case file.
10. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
11. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
12. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
13. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the Project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
14. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
15. **Covenant.** Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement for CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the subject case file.
16. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.

17. **Indemnification and Reimbursement of Litigation Costs.** The Applicant shall do all of the following:

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

FINDINGS

1. The strict application of the regulations of the specific plan to the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the specific plan.

The Proposed Project involves the construction, use, and maintenance of an approximately 114,536 square-foot, six-story mixed-use development with 100 residential units, 100 hotel guest rooms, and 4,946 square feet of commercial space. As the Project Site is located within two different zones, Urban Village (UV) and Urban Innovation (UI), the applicant is seeking a Specific Plan Exception to allow the averaging of permitted residential floor area across the Project Site, in lieu of limiting each portion of the site to the floor area limits of each respective zone. Averaging residential floor area would provide for more flexibility in designing a cohesive Project for the otherwise split-zoned site, while still not exceeding overall development limits when viewed as a whole.

The intent of the Cornfield Arroyo Seco Specific Plan (CASP) is to “provide a range of housing types and price levels that offer a full range of choices, including affordable housing opportunities, for people of diverse ages, ethnicities, household sizes and incomes” (CASP Chapter 1.1 B.7). The applicant is seeking to provide this range of housing types by proposing a project that incorporates one and two bedroom units of varying sizes, live-work units with dedicated working space, affordable dwelling units reserved for Very Low Income Households, as well as furnished guest rooms. However, strict adherence to the regulations of the Specific Plan would result in practical difficulties for the Project to provide this range of housing types, due to existing physical site constraints that were not accounted for in the development of the CASP.

Specifically, a zoning boundary runs north-south across the Project Site, bisecting the Project Site into a narrow 16,272 square-foot UV zoned portion, and a wider 30,172 square-foot UI zoned portion. The constrained dimensions of the UV portion lends itself to better accommodate smaller units and guest rooms, while the wider UI portion of the Site can better accommodate larger dwelling units, such as live-work units and two bedroom units, due to its greater depth. As illustrated below, strict adherence to the CASP zone boundary line would result in more of the dwelling units being located within the narrow UV portion of the Site, ultimately reducing the number of larger units that could be provided and limiting the range of housing choices that the Project could provide.

Maximum Residential Floor Area, Allowed vs. Proposed

Use	Allowed on Project Site			Proposed Project (Averaged)		
	UV	UI	Combined	UV	UI	Combined
Maximum Residential Floor Area (sf) ^a	65,088 ^b	45,258 ^c	110,346	5,683	64,436	70,118

^a Inclusive of “work” area in live-work units.

^b Maximum Residential Floor Area in the UV Zone is Site Area multiplied by 4:1. While residential uses are limited to 90% of the project, the remaining 10% of area may be dedicated towards the “work” area of live-work units.

^c Maximum Residential Floor Area in the UI Zone, with Affordable Housing Bonus Option Strategy B and live-work units, is Site Area multiplied by 0.9:1 and divided by 0.6.

Source: Cornfield Arroyo Seco Specific Plan, Page 2-10 to 2-17.

Strict adherence to the zone boundary line would limit maximum residential floor area on the UI zoned portion of the Project Site to 45,258 square feet, compared to the 64,436 square feet of residential floor area as proposed. The resulting difference in floor area would have to be located within the narrow UV portion of the site, which is less suitable for the larger dwelling units proposed. By contrast, permitting the averaging of residential floor area across the Site would allow the Project to better optimize available space for dwelling units and building circulation, thereby accommodating a more diverse range of household sizes, incomes, and occupations, while still not exceeding overall development limits as a whole.

The strict application of the CASP zone boundaries to the subject property would prevent the Project from achieving a diverse mix of housing options, which is a practical difficulty inconsistent with the stated purpose and intent of the Specific Plan to expand the range of housing types.

2. **There are exceptional circumstances or conditions applicable to the subject property or to the intended use or development of the subject property that do not generally apply to other properties within the specific plan area.**

As previously mentioned, the Project Site is subject to two zones unique to the CASP: UV and UI. The boundary between the two zones runs north-south and bisects the Project site, resulting in a westerly 16,272 square-foot UV portion and an easterly 30,172 square-foot UI portion. While both zones allow for residential dwelling units and hotel guest rooms, they differ in the intensity of uses allowed, such as maximum residential floor area. A maximum of 65,088 square feet of residential floor area would be allowed on the UV zoned portion of the Project Site, while a maximum of 45,258 square feet of residential floor area would be allowed on the UI zoned portion of the Site.

The developer has requested a Specific Plan Exception to allow the averaging of permitted residential floor area across the Project Site to create a single unified development. The averaging of floor area provides more flexibility in designing a cohesive Project for the otherwise split-zoned site, while still not exceeding overall development limits when viewed as a whole. The Project proposes 5,683 square feet of residential floor area on the UV zoned portion of the site and 64,436 square feet of residential floor area on the UI zoned portion of the site.

The Project Site is irregularly shaped with approximately 90 feet of frontage along North San Fernando Road, approximately 330 feet of frontage along Barranca Street, and approximately 200 feet of frontage along North Avenue 21. The split-zoned nature of the subject property is unique to the Project and does not generally apply to other properties within the Specific Plan area. The Applicant acquired the seven lots that comprise the Project Site between 1996 and 2012, before the CASP was adopted by the City Council, and the resulting Specific Plan created a boundary that bisected the subject site into two different zones. Other development sites in the CASP do not face the same constraints as the subject site, as they are generally within a single zone.

As such, it can be found that there are exceptional circumstances applicable to the subject property that do not generally apply to other properties within the Specific Plan area.

3. **The requested exception from the specific plan is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the specific plan area in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.**

As noted in Finding No. 2, other development sites within the CASP are not encumbered by the same constraints as the subject property, as they are generally within a single zone and not split into two different zones. The split-zoning and configuration of the Project Site creates practical difficulties, as explained in Finding No. 1, by limiting the range of housing typologies that can be provided. The requested Specific Plan Exception to average residential floor area would remedy this disparity in privileges by establishing one set of development rules that can be applied across the Project Site, just as other development sites across the City and Specific Plan generally have. Averaging residential floor area would provide for more flexibility in designing a cohesive Project for the otherwise split-zoned site, while still not exceeding overall development limits when viewed as a whole.

As such, it can be found that the requested Specific Plan Exception is necessary for the preservation and enjoyment of a substantial property right generally possessed by other properties within the CASP but which, because of special circumstances, is denied to the Project Site.

4. The granting of the exception will not be detrimental to the public welfare and injurious to property or improvements adjacent to or in the vicinity of the subject property.

The Project involves the construction, use, and maintenance of an approximately 114,536 square-foot, six-story mixed-use development with 100 residential units, 100 hotel guest rooms, and 4,946 square feet of commercial space. The Project Site is within an urbanized area and developed with similar uses, including multi-family residential and live-work units, as well as buildings of similar scale. The requested Specific Plan Exception is to allow the averaging of permitted residential floor area across the UV and UI zones on the Project Site. All other aspects of the Project, including building form and height, urban design, open space, parking, conservation, and performance standards, shall remain fully consistent with the Specific Plan, as required by Condition No. 8.

No additional significant impacts would result from the averaging of permitted residential floor area on the Project Site, compared to having each portion of the site complying with the floor area limits of the respective zone. As illustrated in the table in Finding No. 1, the Project's overall development intensity on the site is well below the maximum allowed on the site. The requested Specific Plan Exception to allow the averaging of permitted residential floor area across the Project Site pertains to the internal configuration of the building—specifically, the allocation of dwelling units and guest rooms within building walls. The building scale and massing, development intensity, and overall uses of the proposed unified Project would be no different from a project that adheres to the UV and UI boundary lines. No other deviations from the Specific Plan are requested.

As such, the granting of the Specific Plan Exception will not be detrimental to the public welfare and injurious to property or improvements adjacent to or in the vicinity of the subject property.

5. The granting of the exception will be consistent with the principles, intent and goals of the specific plan and any applicable element of the general plan.

The General Plan sets forth goals, objectives, and programs that serve as the foundation for all land use decisions. The City of Los Angeles' General Plan consists of the Framework Element; seven State-mandated Elements including Land Use, Mobility, Housing, Conservation, Noise, Safety, and Open Space; and optional Elements including Plan for a Healthy Los Angeles, Air Quality, and Service Systems. The Land Use Element is comprised of 35 Community Plans that establish parameters for land use decisions within those sub-

areas of the City. The subject property is located within the Northeast Los Angeles Community Plan, which designates the site for Hybrid Industrial land uses.

The Project Site is also located within the Cornfield Arroyo Seco Specific Plan (CASP), which was adopted by City Council on June 28, 2013. The Project Site is located within two different zones, Urban Village (UV) and Urban Innovation (UI).

The granting of the requested Specific Plan Exception to allow for the averaging of residential floor area across the Project Site is consistent with the following principles, intent and goals of the Northeast Los Angeles Community Plan and the CASP.

Northeast Los Angeles Community Plan

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

Policy 1-2.2: Locate higher residential densities near commercial and institutional centers, light rail transit stations, and major bus routes to encourage pedestrian activity and use of public transportation, providing that infrastructure, public service facilities, utilities, and topography will fully accommodate this development.

Policy 1-2.3: Encourage mixed-use development in selected commercially-zoned areas.

Objective 1-6: To promote and ensure the provision of fair and equal housing opportunities for all persons regardless of income and age groups or ethnic, religious, or racial background.

Policy 1-6.1: Promote individual choice in type, quality, price, and location of housing.

Policy 1-6.2: Promote mixed use in all multiple-family residential projects in commercial zones.

Program: The Plan encourages the development of live/work buildings in selected commercial areas.

Consistent with Policies 1-2.2 and 1-2.3, the Proposed Project involves the construction, use, and maintenance of a transit-oriented mixed-use development with 100 residential units, 100 hotel guest rooms, and 4,661 square feet of commercial space. The Project Site is located approximately 0.3 miles south from the Lincoln/Cypress Metro Rail Gold Line station. Consistent with Policy 1-6.1, and as described in Finding No. 1, the Project provides a range of housing types, including one and two bedroom dwelling units, live-work units with dedicated working space, units set aside for Extremely Low Income Households, as well as furnished guest rooms. The requested Specific Plan Exception would enable the development of the Proposed Project, which is consistent with the principles, intent, and goals of the Northeast Los Angeles Community Plan.

Cornfield Arroyo Seco Specific Plan

The purposes and intents of the CASP are provided in Chapter 1.1 of the Specific Plan and include the following:

2. Transform an underserved and neglected vehicular-oriented industrial and public facility area into a cluster of mixed-use, pedestrian-oriented and aesthetically pleasing neighborhoods.

7. Provide a range of housing types and price levels that offer a full range of choices, including affordable housing opportunities, for people of diverse ages, ethnicities, household sizes and incomes.

8. Provide shops and services for everyday needs, including groceries, day care, cafes and restaurants, banks and drug stores, within an easy walk from home or work.

The Proposed Project would transform the vacant Project Site into a mixed-use, pedestrian oriented development that accommodates a range of housing types and price levels, along with ancillary neighborhood-supporting retail/commercial uses and open space. As explained in Finding No. 1, the requested Specific Plan Exception to average residential floor area across the Project Site would enable the development of the Proposed Project, which is consistent with the principles, intent, and goals of the CASP.

Environmental Findings

On June 28, 2013, the Los Angeles City Council certified the Final Environmental Impact Report (SCH No. 2009031002) (EIR) and adopted the Statement of Overriding Considerations for the Cornfield Arroyo Seco Specific Plan (CASP). The certified EIR disclosed that implementation of the Specific Plan would result in significant and unavoidable impacts associated with regard to transportation, air quality, noise, and vibration. Other issues addressed in the EIR include biology, cultural resources, earth resources, energy and greenhouse gas emissions, geology, hazards and hazardous materials, hydrology, land use and planning, population and housing, public services and recreation facilities, utilities, and visual resources. However, all of these impacts were determined to be reduced to less-than-significant levels with implementation of mitigation measures, which were adopted as regulations of the Specific Plan. As a program-level document, the EIR analyzed any potential environmental impacts of projects that comply with the CASP, thereby allowing for ministerial review.

Pursuant to CEQA Guidelines Sections 15162 and 15164, an Addendum to a previously certified EIR is permitted for projects where there are no substantial changes in the project or in circumstances surrounding the project, and where the project would not have new significant impacts or more severe impacts than those previously disclosed in the previously certified EIR. The Addendum to the EIR, dated May 1, 2019 and attached as Exhibit "C", provides the substantial evidence required by CEQA Guidelines Section 15164 to support the finding that the Project will not result in additional significant impacts and that a Subsequent EIR is not required.

The Area Planning Commission, FOUND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the Cornfield Arroyo Seco Specific Plan EIR, No. ENV-2009-599-EIR, SCH No. 2009031002, certified on June 28, 2013; and pursuant to CEQA Guidelines 15162 and 15164, and the Addendum dated May 1, 2019, no major revisions are required to the EIR and no subsequent EIR or negative declaration is required for approval of the project.

PROJECT INFORMATION	
THE NEW CONSTRUCTION CONSISTS OF A NEW 114,536 SQ FT SIX STORY MIXED USE BUILDING W/ 103 HOTEL GUEST ROOMS, 103 RESIDENTIAL UNITS (3 AFFORDABLE UNITS) AND 4,946 SQ FT OF RETAIL. W/ AN ATTACHED NATURALLY VENTILATED 118 PARKING SPACE GARAGE ON A 46.44 SQ FT LOT.	
LOCATION:	169 AVENUE 21 LOS ANGELES, CA 90031
APN:	5447-014-029, 5447-014-030, 5447-014-031, 5447-014-032, 5447-014-033, 5447-014-034
LEGAL DESCRIPTION:	SUBDIVISION OF CITY LANDS IN EAST LOS ANGELES AND THE ARROYO SECO
MAP REFERENCE:	M/R 28-14
LOT:	1, 2, 3, FR 4, FR 7, FR 8, FR 9 BLOCK E
LOT AREA:	46,322 SQFT
AVERAGE GRADE PLANE (A.G.P.) [SEE A050]:	334.1 FT
BUILDING USE / OCCUPANCY:	M MERCANTILE / S-2 PARKING GARAGE / A-3 COURTYARD B OFFICE / R-2 MULTIFAMILY RESIDENCE / R-2 HOTELS/NONTRANSIENT
BUILDING CONSTRUCTION TYPE:	TYPE IIA / TYPE IIIA
MAX. TRAVEL DIST TO EXITS:	SPRINKLERED BUILDING + 250 FT MAX.
FIRE PROTECTION SYSTEM: [UNDER SEPARATE PERMIT]	THIS BUILDING AND GARAGE MUST BE EQUIPPED W/ AN AUTOMATIC FIRE EXTINGUISHING SYSTEM COMPLIING WITH NFPA 13. COMMERCIAL GRADE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION. (SECTION 903.3.1.1) EMERGENCY RESPONDER RADIO COVERAGE REQ'D PER CALIFORNIA FIRE CODE SECTION 510 THIS BUILDING FALLS UNDER THE EXCEPTION OF 510.2 HORIZONTAL BUILDING SEPARATION ALLOWANCE.
ALARM SYSTEM: [UNDER SEPARATE PERMIT]	THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72.
OBTAIN SEPARATE APPROVALS FOR:	- RETAINING WALLS (OTHER THAN BUILDING FOUNDATION SYSTEM) - CMU FENCE WALLS - SIGNS - FIRE SPRINKLER SYSTEMS (NFPA 13 SYSTEM, SEE ABOVE) - FIRE ALARM SYSTEMS - ELECTRICAL MECHANICAL PLUMBING WORK - DEMOLITION - PHOTOVOLTAIC PANEL SYSTEMS
SITE DATA:	PROJECT IS 100% PRIVATELY FUNDED, NO TAX CREDIT, NOT PUBLIC HOUSING
NO RENEWABLE ENERGY AND WATER REUSE SYSTEMS TO BE PROVIDED	
FLOODPLAIN INFO:	THE PROJECT IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN

ZONING INFO	
ZONING INFORMATION	UV (CA) / U (CA) ON THE CORNFIELD / ARROYO SECO SPECIFIC PLAN AREA [CASP]
USE	MIXED-USE RESIDENTIAL COMMERCIAL
SETBACK	MIN. REQUIRED (URBAN VILLAGE) MIN. REQUIRED (URBAN INNOVATION) ACTUAL 0'-5' MAX 0'-10' MAX 0' 0'-5' MAX 0'-10' MAX 0' 0'-5' MAX 0'-10' MAX 0'-10'
FAR	SEE EXPANDED LAND USE SUMMARY AND EXPLANATION BELOW FOR FAR CALCULATIONS
HEIGHT [SEE A050]	35 MIN. 75' AVOID HT REQUIRED 66.32' AVOID HT PROVIDED
LOT COVERAGE [SEE A050]	46,322 SF X 8.8% MAX = 39,374 SQFT MAX LOT COVERAGE 39,374 SF LOT COVERAGE PROVIDED

BARRANCA MIXED-USE DEVELOPMENT LAND USE SUMMARY [SEE G050]				
MAXIMUM ALLOWED	URBAN VILLAGE	URBAN INNOVATION	COMBINED	
BASE FAR	65,066	90,516	155,582	
PROPOSED	62,279	7,840	70,119	
RESIDENTIAL	0	4,946	4,946	
COMMERCIAL/ HOTEL	62,279	39,472	101,751	
SQUARE FEET	0	39,472	39,472	
FAR	3.831	1.751	2.461	
1. BASE FAR IS 3.1 BUT PERMITTED TO EXCEED PER 1.9 SQUARE FOOTAGE BONUS FROM STRATEGY 8 UP TO 4.1				
2. BASE OF CITY WITH URBAN INNOVATION TOTALS 91,712 SQUARE FEET				
3. INCLUDE AFFORDABLE UNITS AND 10.0% SQUARE FEET OF COMMERCIAL SPACE ALLOCATED FOR "WORKER SPACE" WITHIN RESIDENTIAL LIVE/WORK UNITS (SEE A050 FOR CALC'S)				

EXPANDED LAND USE EXPLANATION [SEE G050]				
MAXIMUM ALLOWED	URBAN VILLAGE	URBAN INNOVATION	COMBINED	
LAND AREA (SF)	19,272	30,172	49,444	
BASE FAR	3.1 (+1.9 SF BONUS)	90,516	155,582	
PROPOSED	BASE	AFFORDABLE BONUS	BASE	COMBINED
MARKET RATE RESIDENTIAL	34,402	7,840	50,690	
EXT LOW INCOME AFFORDABLE	0	1,628	1,628	
COMMERCIAL/ RETAIL	11,800	4,946	16,746	
COMMERCIAL/ HOTEL	9	39,472	39,472	
SQUARE FEET	47,203	39,472	86,675	
FAR	2.901	3.831	2.461	

AREA CALCULATIONS PER ZONING CODE [A052]	
QTY	NAME
1	COMMERCIAL
1	HOTEL
1	BATHROOM
1	BICYCLE ROOM
1	ELECTRICAL ROOM
1	ELEVATION CTRL RM
100	GUEST ROOM
1	GYM
1	HOTEL MANAGER OFFICE
4	HOTEL MECHANICAL
1	HOTEL REC ROOM
1	HOTEL TRASH / RECYCLE
3	HOTEL TRASH CHUTE
1	HOTEL TRASH ROOM
1	JOINT LOBBY
1	RETAIL
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PERSPECTIVE VIEW FROM AVENUE 21 ①



PERSPECTIVE VIEW FROM SAN FERNANDO RD ②



PERSPECTIVE VIEW FROM BARRANCA ST. ③



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REVISIONS
PLANNING SUBMITTAL 12/6/2018
PLANNING SUBMITTAL 1/24/2019
PLAN CHECK VERIFICATION #2 3/12/2019



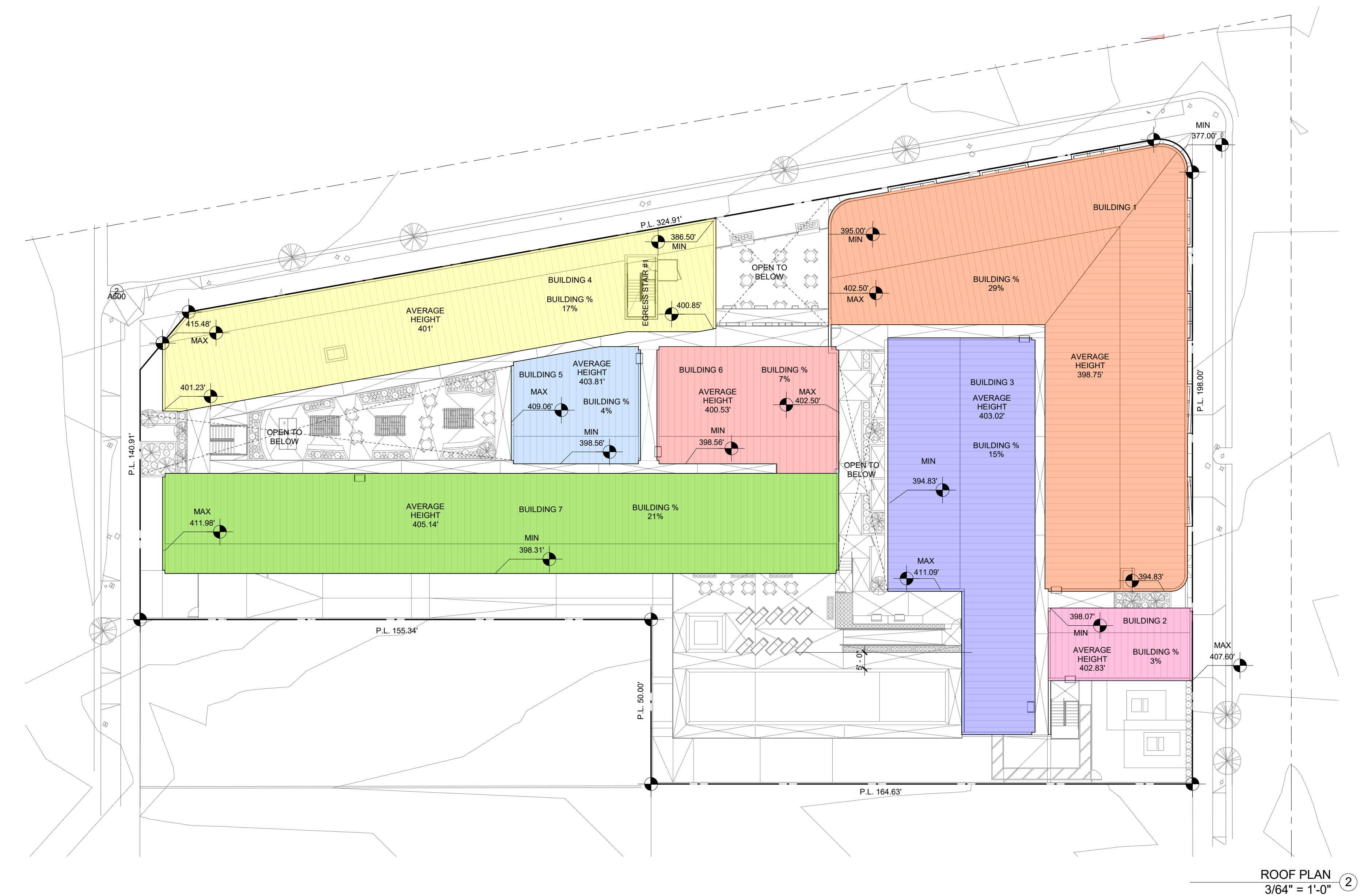
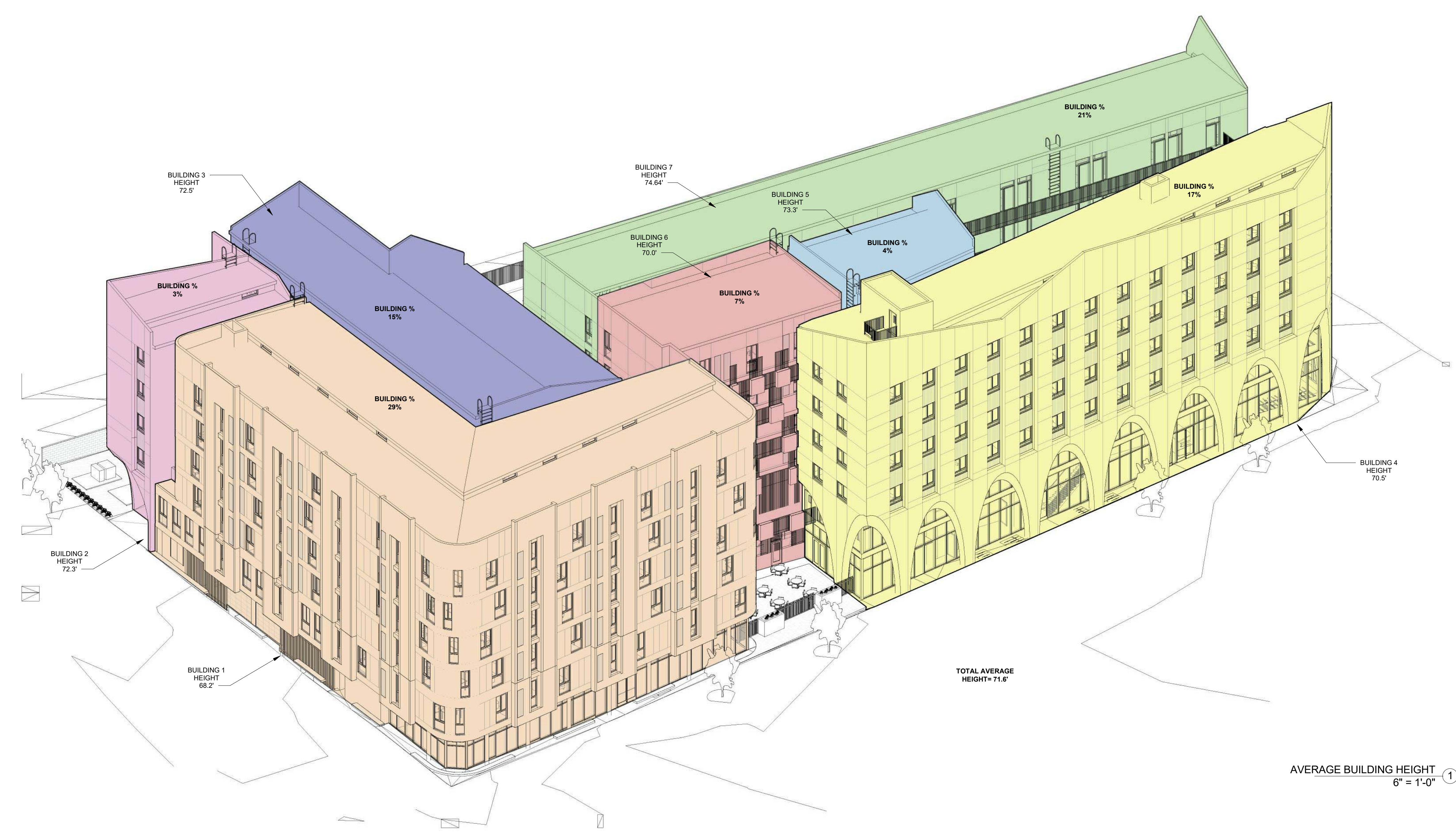
PERSPECTIVE RENDERINGS

G005



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BARRANCA MIXED-USE
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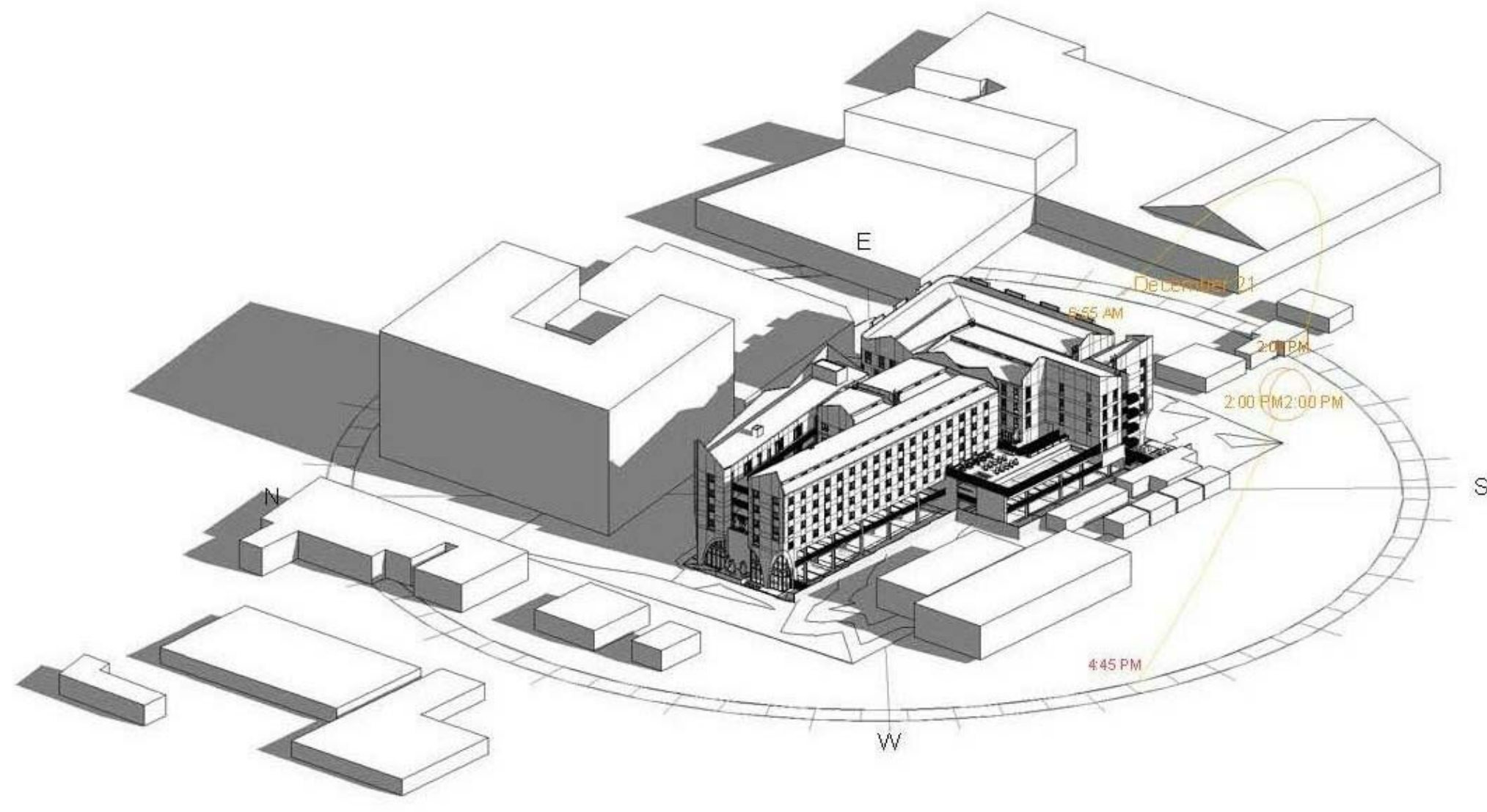
AVERAGE BUILDING HEIGHT CALCULATIONS				
CASP CHAPTER 2.2. THE PROJECT APPLICANT SHALL PROVIDE AN ELEVATION THAT INDICATES THE BUILDING OVERALL HEIGHT AND THE HEIGHTS OF THE STREET WALLS				
		BUILDING X ROOF AREA (SF)		
(BLDG 1 ROOF AREA (SF) + BLDG 2 ROOF AREA (SF) + BLDG 3 ROOF AREA (SF) + BLDG 4 ROOF AREA (SF) + BLDG 5 ROOF AREA (SF) + BLDG 6 ROOF AREA (SF) + BLDG 7 ROOF AREA (SF))				= BUILDING PERCENTAGE (%)
SUM OF ALL BUILDINGS ROOF AREA:		28,632 SQFT		
8,589 (BLDG 1) + 970 (BLDG 2) + 4,422 (BLDG 3) + 5,046 (BLDG 4) + 1,331 (BLDG 5) + 2,019 (BLDG 6) + 6,253 (BLDG 7)				= 28,632 SQFT
BUILDING PERCENTAGE (%):				
BUILDING 1:	8,589 SF (BLDG 1 ROOF AREA) / 28,632 (SUM OF ALL ROOF AREAS) SQFT			= 29 %
BUILDING 2:	970 SF (BLDG 2 ROOF AREA) / 28,632 (SUM OF ALL ROOF AREAS) SQFT			= 3 %
BUILDING 3:	4,422 SF (BLDG 3 ROOF AREA) / 28,632 (SUM OF ALL ROOF AREAS) SQFT			= 15 %
BUILDING 4:	5,046 SF (BLDG 4 ROOF AREA) / 28,632 (SUM OF ALL ROOF AREAS) SQFT			= 17 %
BUILDING 5:	1,331 SF (BLDG 5 ROOF AREA) / 28,632 (SUM OF ALL ROOF AREAS) SQFT			= 4 %
BUILDING 6:	2,019 SF (BLDG 6 ROOF AREA) / 28,632 (SUM OF ALL ROOF AREAS) SQFT			= 7 %
BUILDING 7:	6,253 SF (BLDG 7 ROOF AREA) / 28,632 (SUM OF ALL ROOF AREAS) SQFT			= 21 %
BUILDING HEIGHTS:				
	MAX	LOW	AVERAGE ELEVATION	BUILDING HEIGHT
BUILDING 1:	402.5	395.0	398.7 - 330.0	68.2
BUILDING 2:	407.0	398.0	402.6 - 330.0	72.5
BUILDING 3:	411.2	394.8	403.0 - 330.0	73.2
BUILDING 4:	415.5	398.0	401.7 - 330.0	71.0
BUILDING 5:	409.3	398.0	403.8 - 330.0	73.3
BUILDING 6:	409.3	398.0	403.5 - 330.0	73.0
BUILDING 7:	411.0	398.3	405.1 - 330.0	74.6
[(BLDG 1 HEIGHT (FT) X BLDG 1 PERCENTAGE (%)) + (BLDG 2 HEIGHT (FT) X BLDG 2 (%)) + (BLDG 3 HEIGHT (FT) X BLDG 3 (%)) + (BLDG 4 HEIGHT (FT) X BLDG 4 (%)) + (BLDG 5 HEIGHT (FT) X BLDG 5 (%)) + (BLDG 6 HEIGHT (FT) X BLDG 6 (%)) + (BLDG 7 HEIGHT (FT) X BLDG 7 (%)) + AVERAGE HEIGHT]				
68.2' x 29% BLDG 1) + (72.5' x 3% BLDG 2) + (73.2' x 15% BLDG 3) + (71.0' x 17% BLDG 4) + (73.3' x 4% BLDG 5) + (73.0' x 7% BLDG 6) + (74.6' x 21% BLDG 7) +				
(19.7 BLDG 1) + (2.1 BLDG 2) + (10.8 BLDG 3) + (11.9 BLDG 4) + (2.9 BLDG 5) + (4.9 BLDG 6) + (15.6 BLDG 7) = 71.6' (AVERAGE HEIGHT)				

REVISIONS
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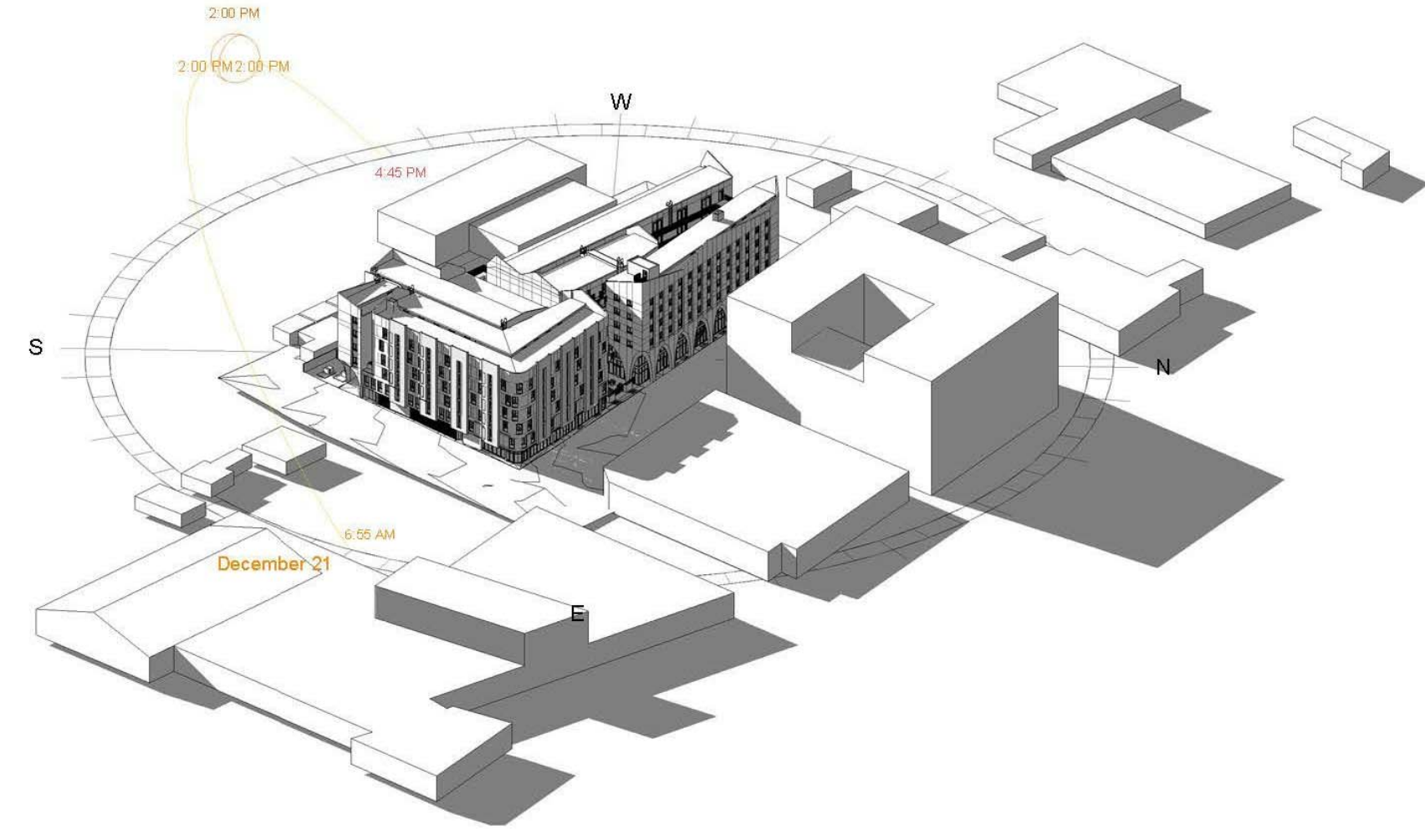


AVERAGE BUILDING HEIGHT

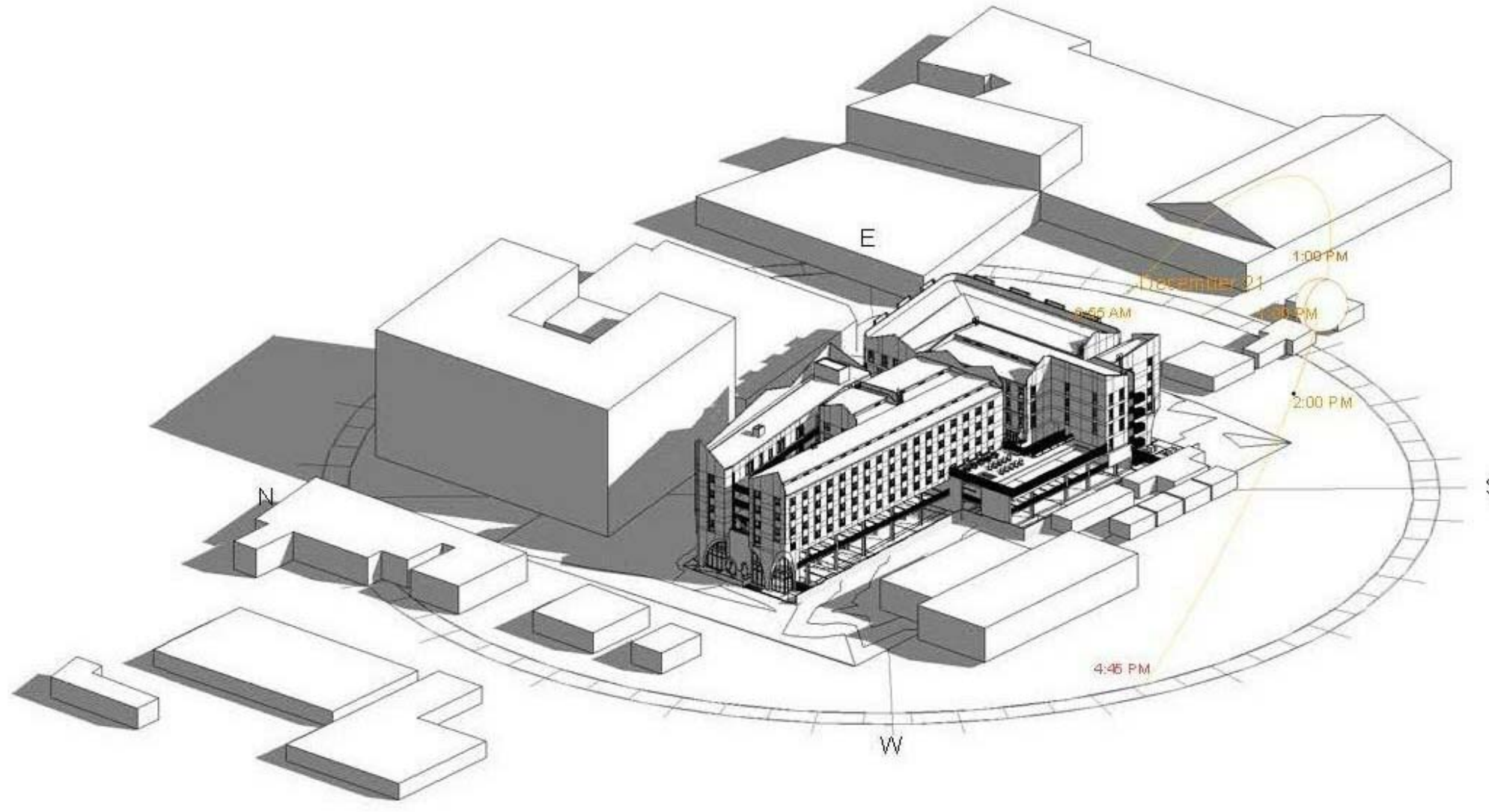
G012



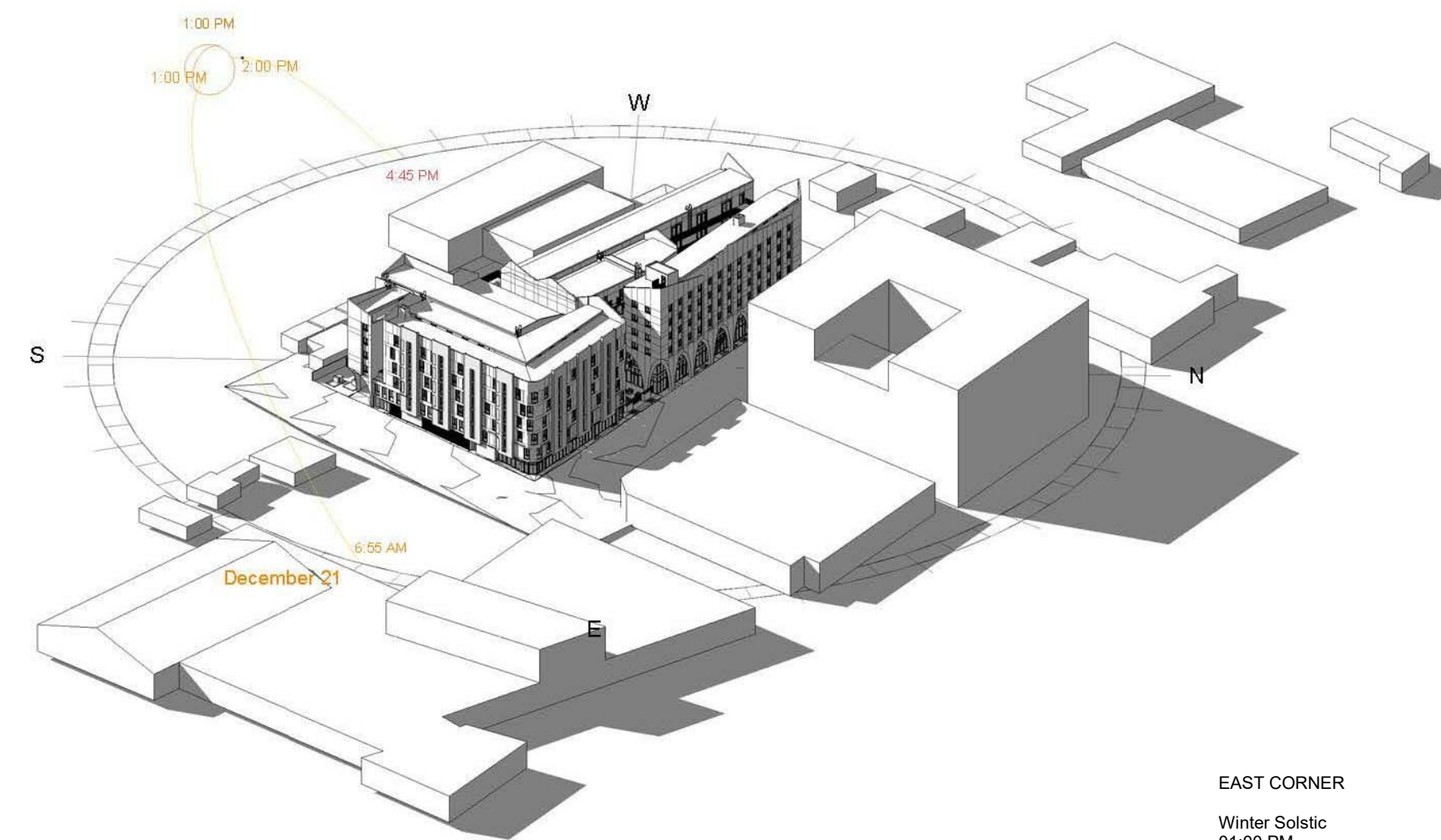
WEST CORNER
Winter Solstice
2:00 PM



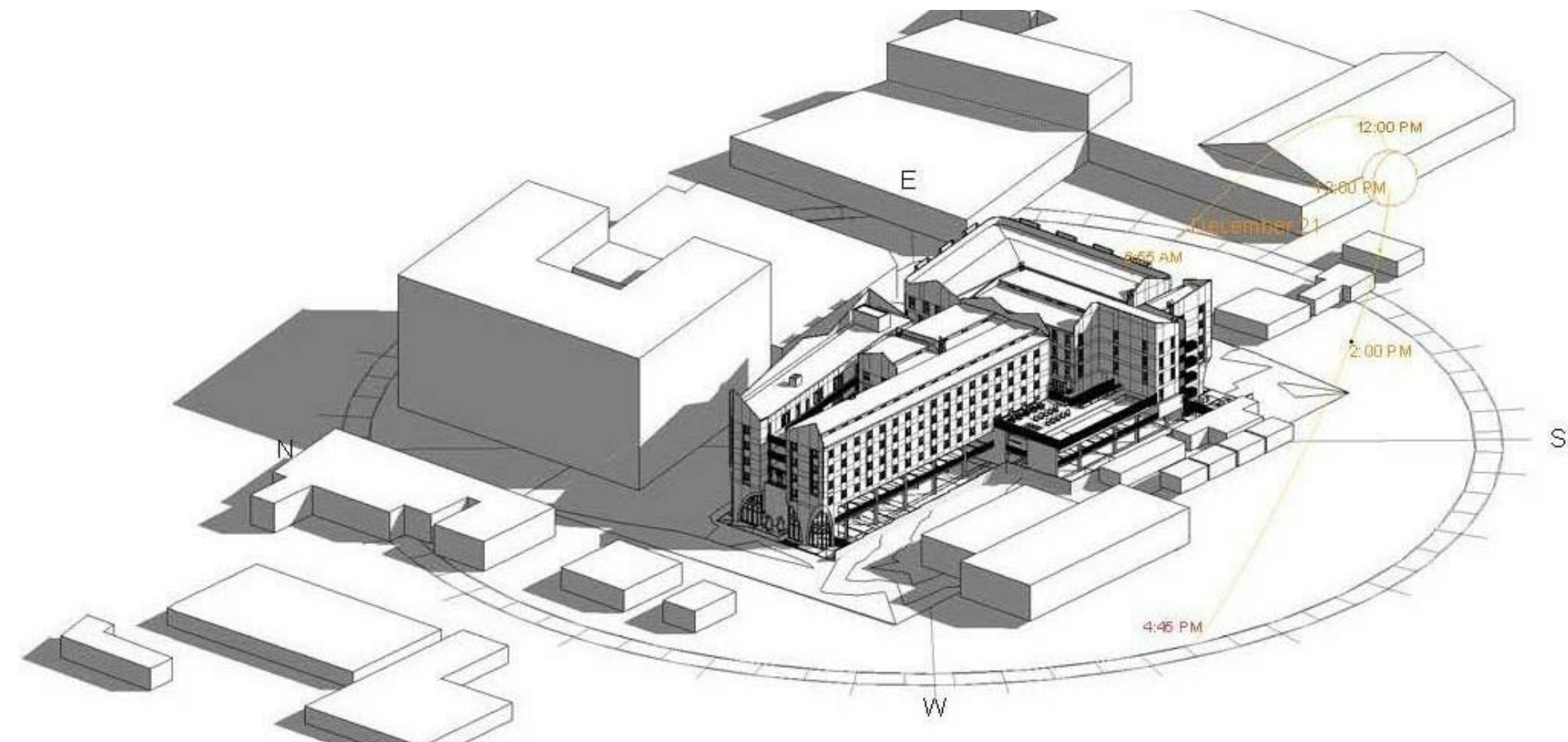
EAST CORNER
Winter Solstice
2:00 PM



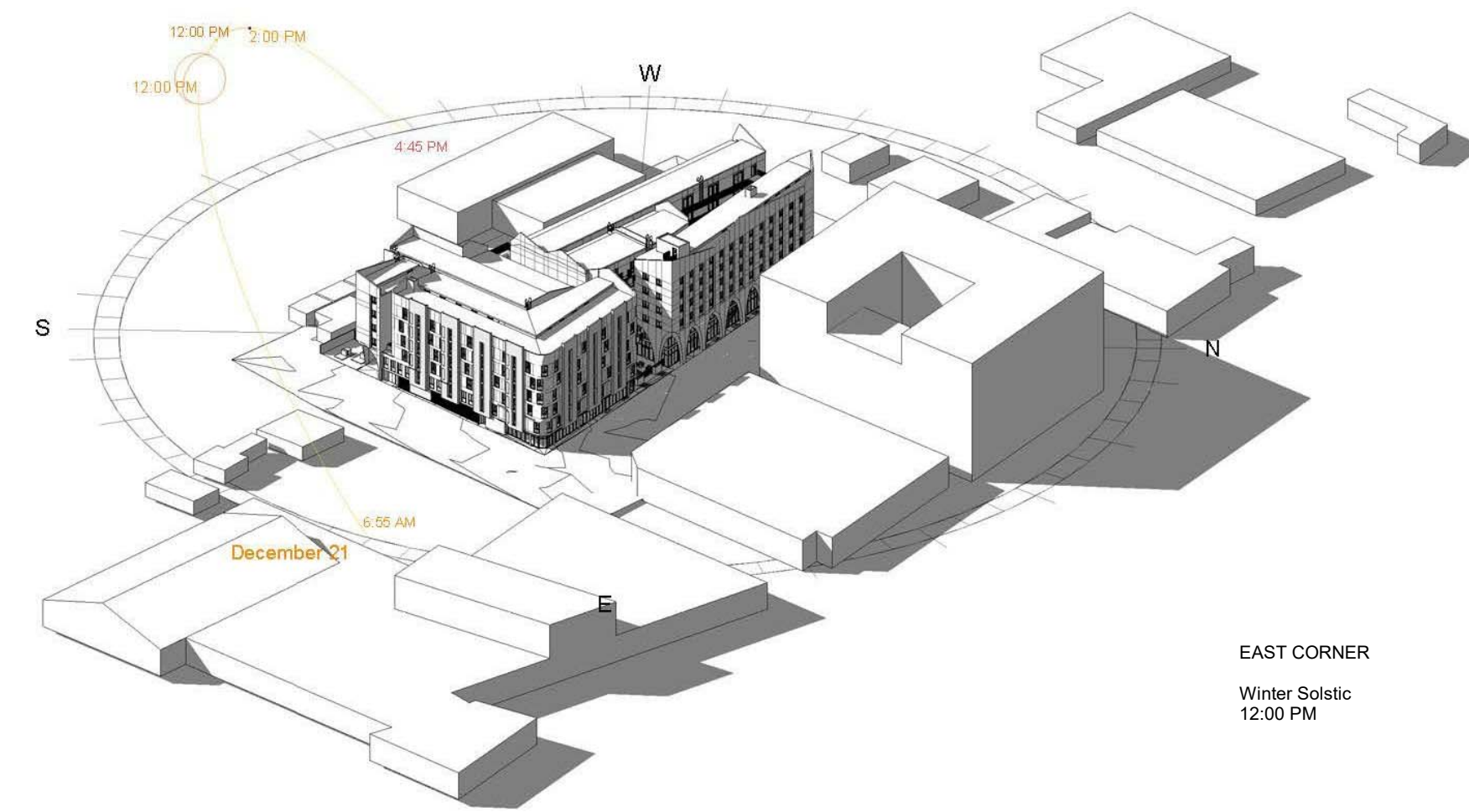
WEST CORNER
Winter Solstice
01:00 PM



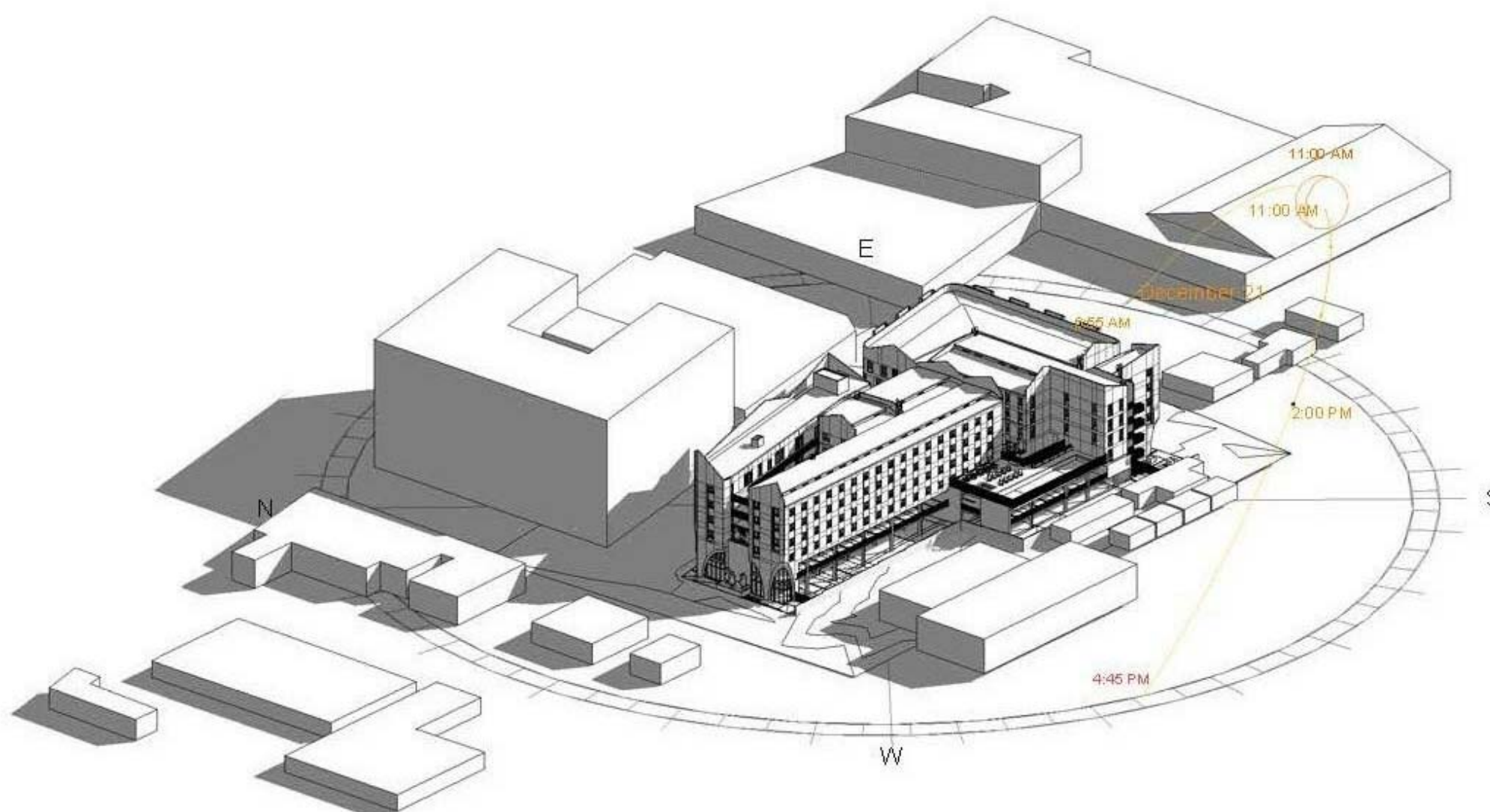
EAST CORNER
Winter Solstice
01:00 PM



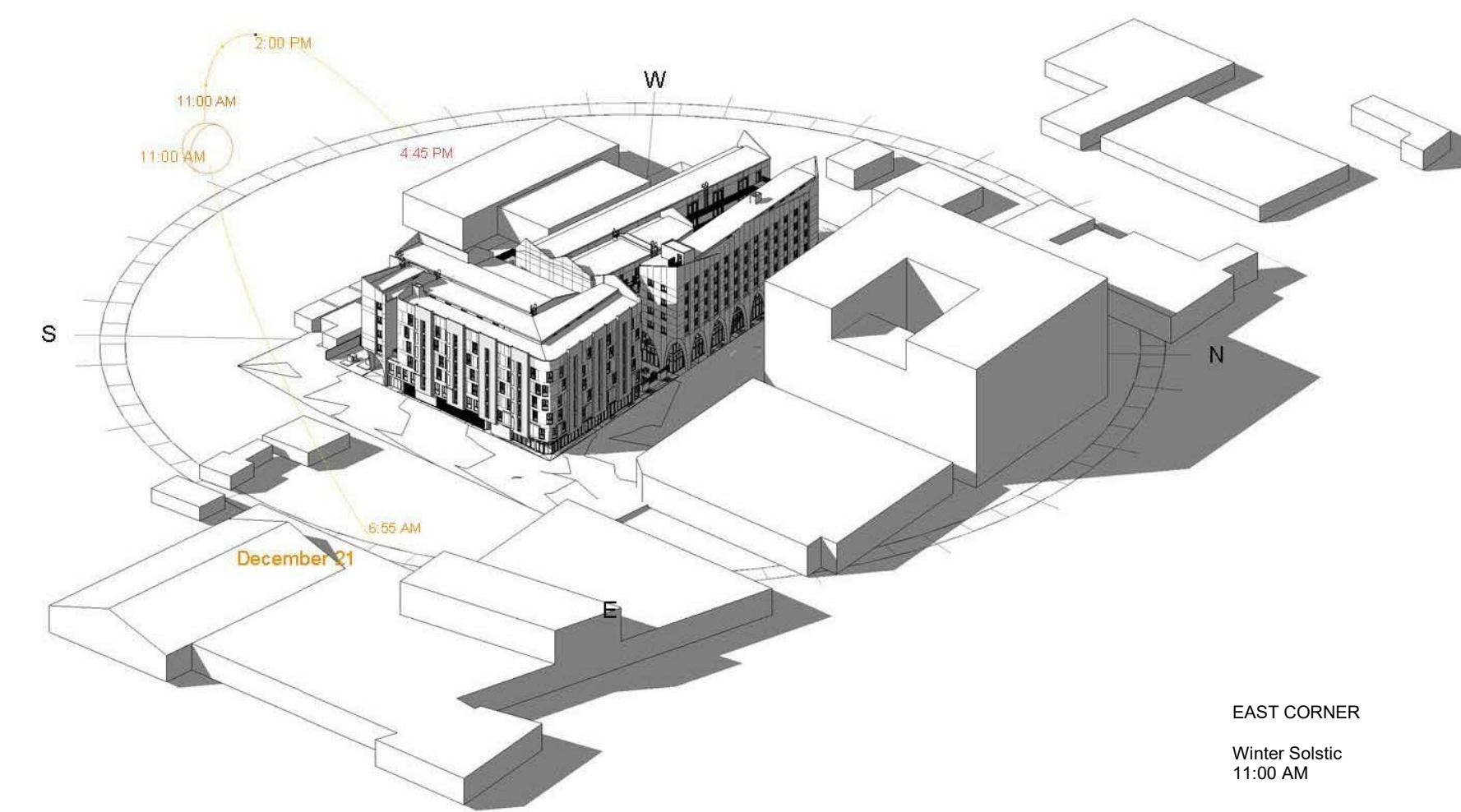
WEST CORNER
Winter Solstice
12:00 PM



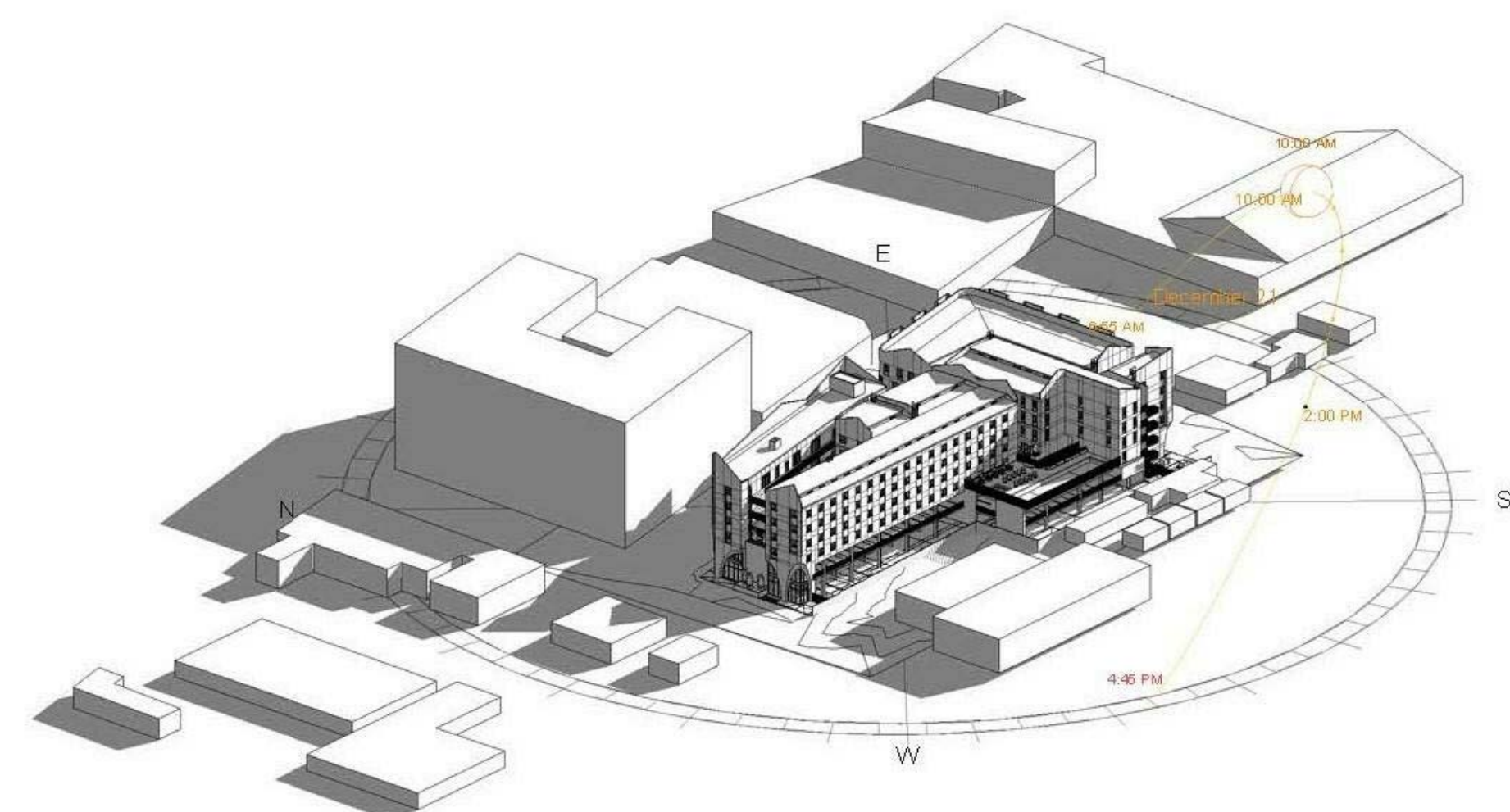
EAST CORNER
Winter Solstice
12:00 PM



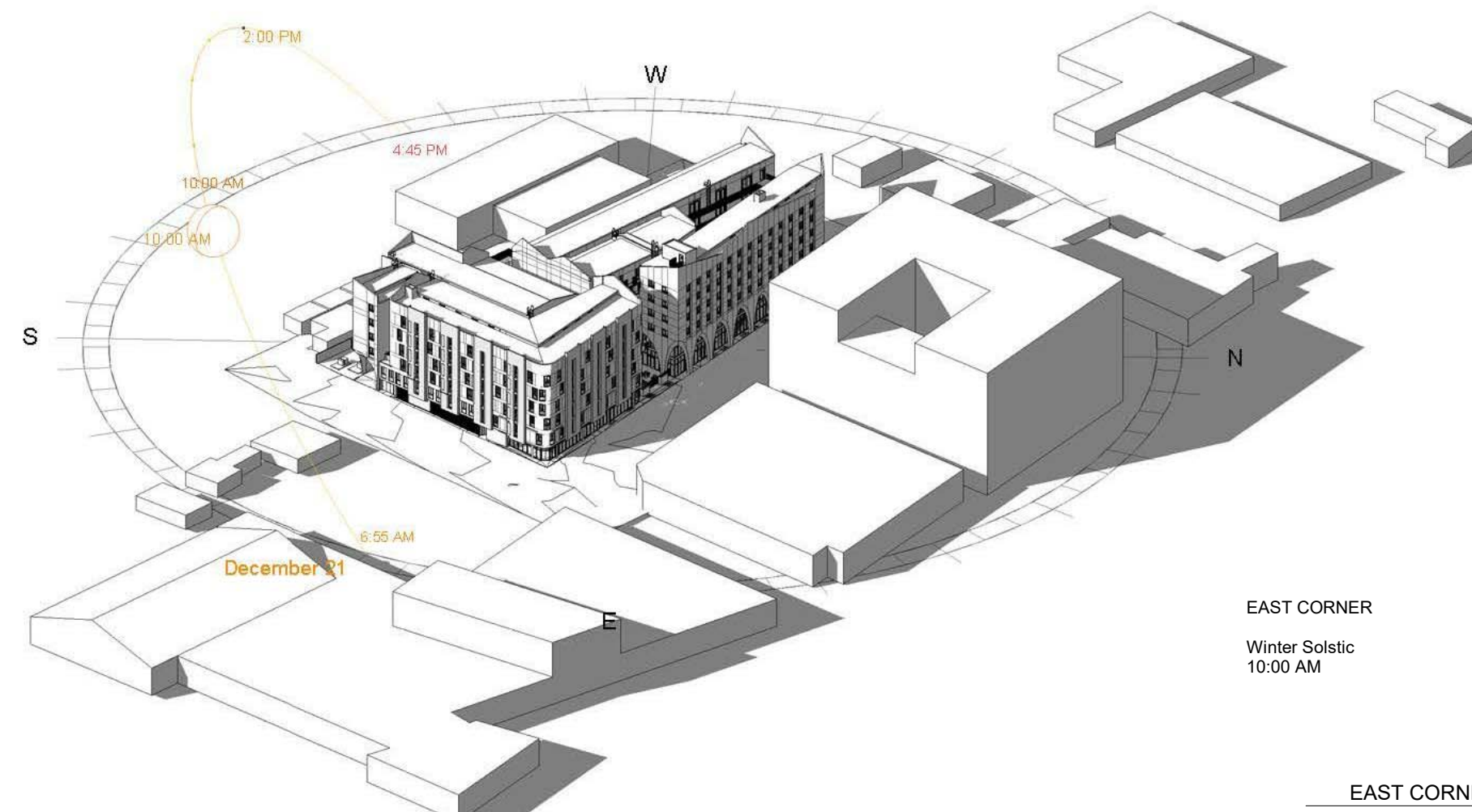
WEST CORNER
Winter Solstice
11:00 AM



EAST CORNER
Winter Solstice
11:00 AM



WEST CORNER
Winter Solstice
10:00 AM



EAST CORNER
Winter Solstice
10:00 AM



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SHADOW EFFECT



NOTES:
PROVIDE 75% TRANSPARENCY FOR SECURITY GRILLS AND ROLL-DOWN DOORS.
TRANSPARENCY TO COMPLY WITH SECTION 2.3 F.3-B
AT LEAST 50% OF THE GROUND-FLOOR WINDOW AND FLOOR GLAZING SHALL BE
TRANSPARENT AND HAVE A 50% REFLECTIVITY RATING AND/OR SHADING
DEVICES, SCREENS OR BARRIERS TO REDUCE BIRD ACCESS TO GLASS. IN
ADDITION, OR ALTERNATIVELY, THE GLASS MAY BE INSTALLED BETWEEN 20-40
DEGREES FROM VERTICAL.

GROUND FLOOR WINDOWS

CASP CHAPTER 2.3, THE PROJECT APPLICANT SHALL PROVIDE AN ELEVATION THAT INDICATES THE DIRECTION OF THE FACADE(S), THE SQUARE FOOTAGE OF THE BUILDING FACADES, THE SQUARE FOOTAGE OF THE WINDOWS, AND THE PERCENTAGE OF THE BUILDING THAT IS COVERED IN WINDOWS.

WINDOWS
NORTH + SOUTH + EAST =
2,224 SQ FT + 184 SQ FT + 416 SQ FT = 2,824 SQ FT

TOTAL WINDOW TO WALL RATIO (40% MAX.)
2,824 SQ FT STREET LEVEL FACADE

FACADE
NORTH + SOUTH + EAST =
4,130 SQ FT + 1,435 SQ FT + 416 SQ FT = 6,541

6,498 SQ FT TOTAL OF OTHER USES

WINDOWS (SF) / FACADE (SF) + WINDOW TO WALL RATIO
2,824 SQ FT / 6,498 SQ FT =

43% PERCENTAGE OF OTHER USE

ELEVATION FACADE VISUAL RELIEF

CASP CHAPTER 2.2, BUILDINGS MORE THAN 300 FEET IN LENGTH SHALL INCLUDE A DESIGN ELEMENT THAT PROVIDES VISUAL RELIEF EVERY 200 FT. THE DESIGN FEATURE SHALL EITHER SETBACK FROM OR STEP FORWARD FROM THE PRIMARY FACE OF THE BUILDING BY AT LEAST A DEPTH OF 12 INCHES AND SHALL BE OF A WIDTH NO LESS THAN 2% OF THE BUILDING FACE AND SHALL EXTEND UP THE FACE OF THE BUILDING AT LEAST THE FULL HEIGHT OF THE BUILDING'S FIRST STORY.

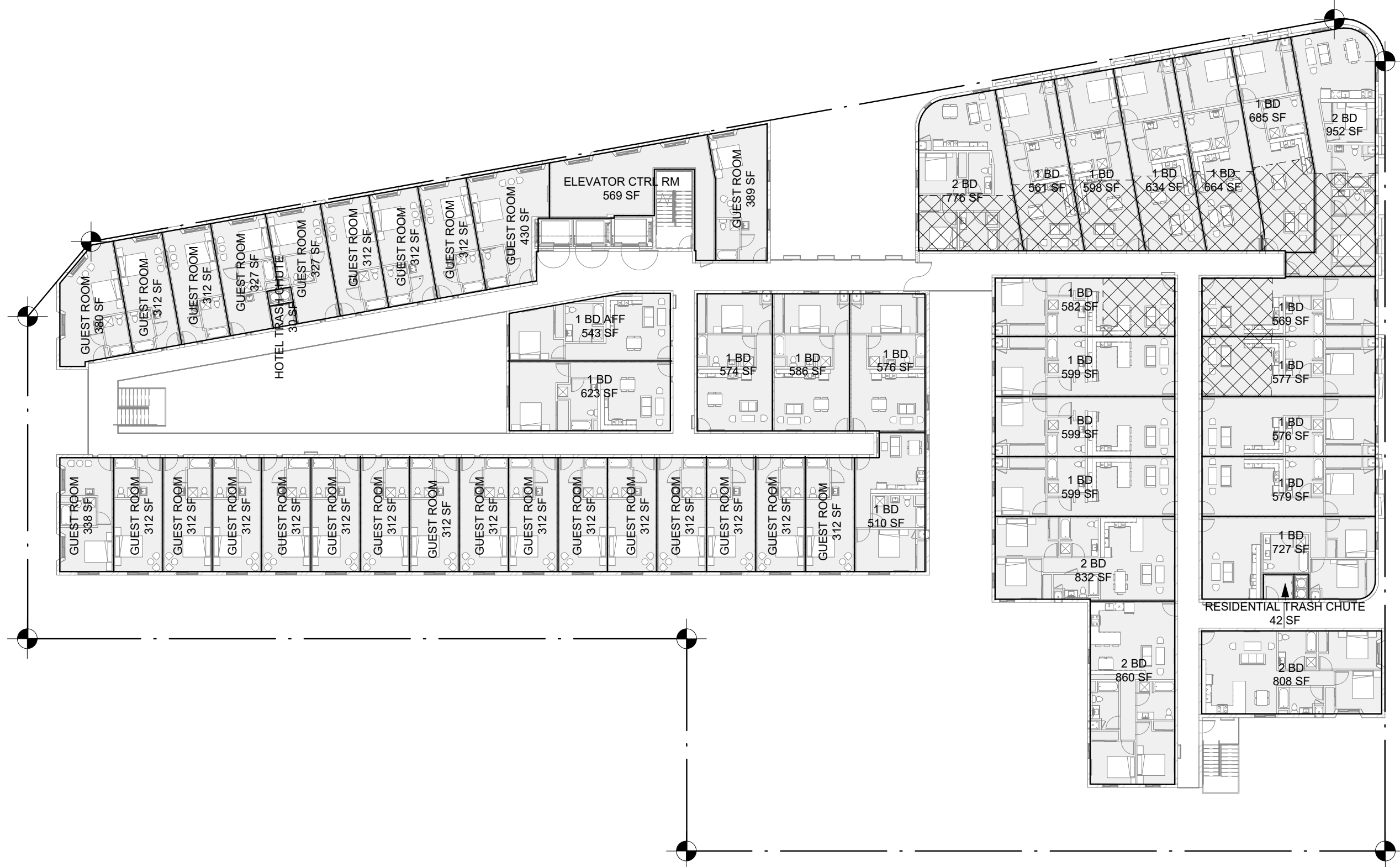
NORTH ELEVATION
TOTAL BUILDING LENGTH: 305' - 0" (5% MINIMUM: 15')
BUILDING VISUAL RELIEF PROVIDED: 32' - 1" (10% PROVIDED)

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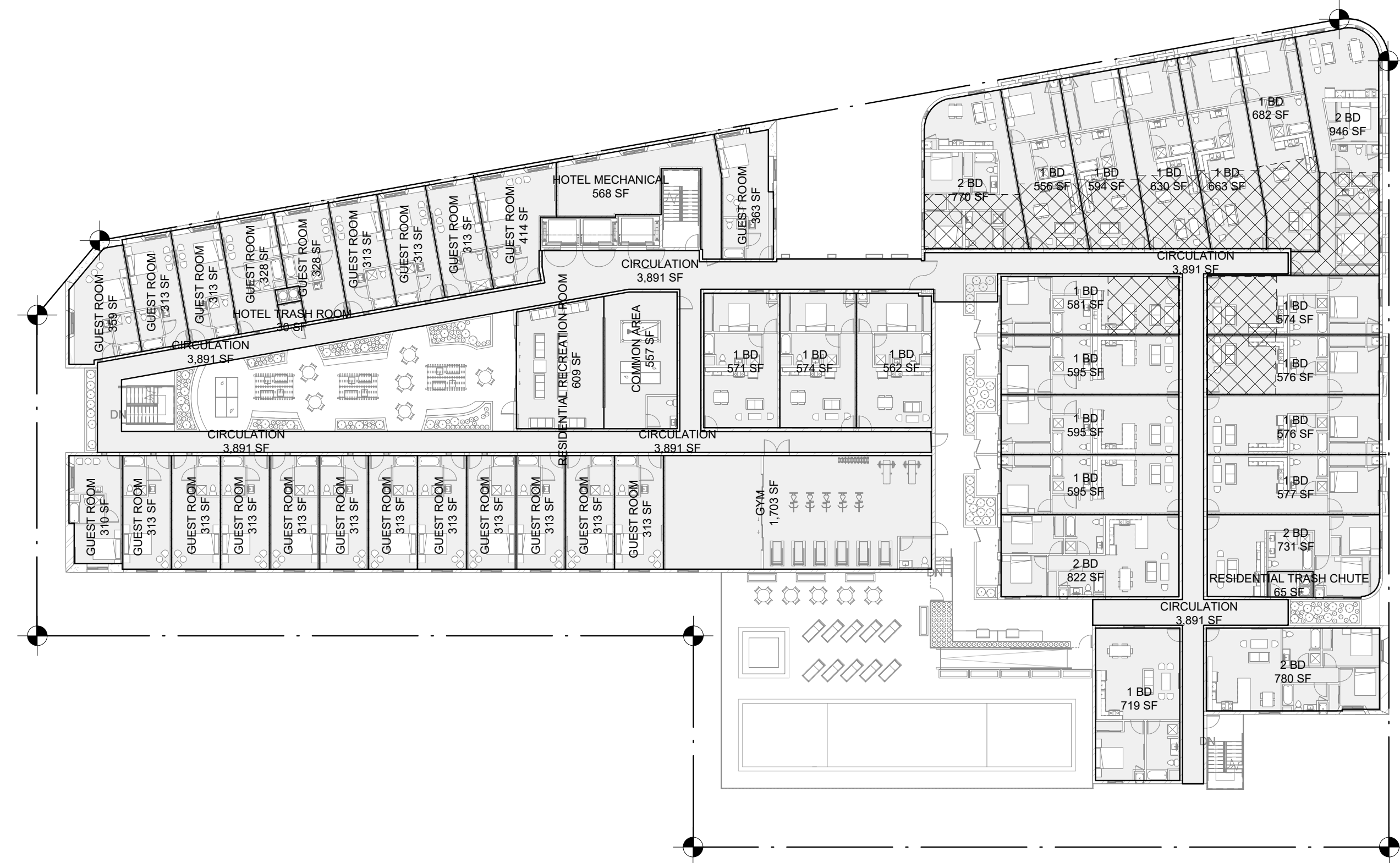


WINDOWS AND GLAZING

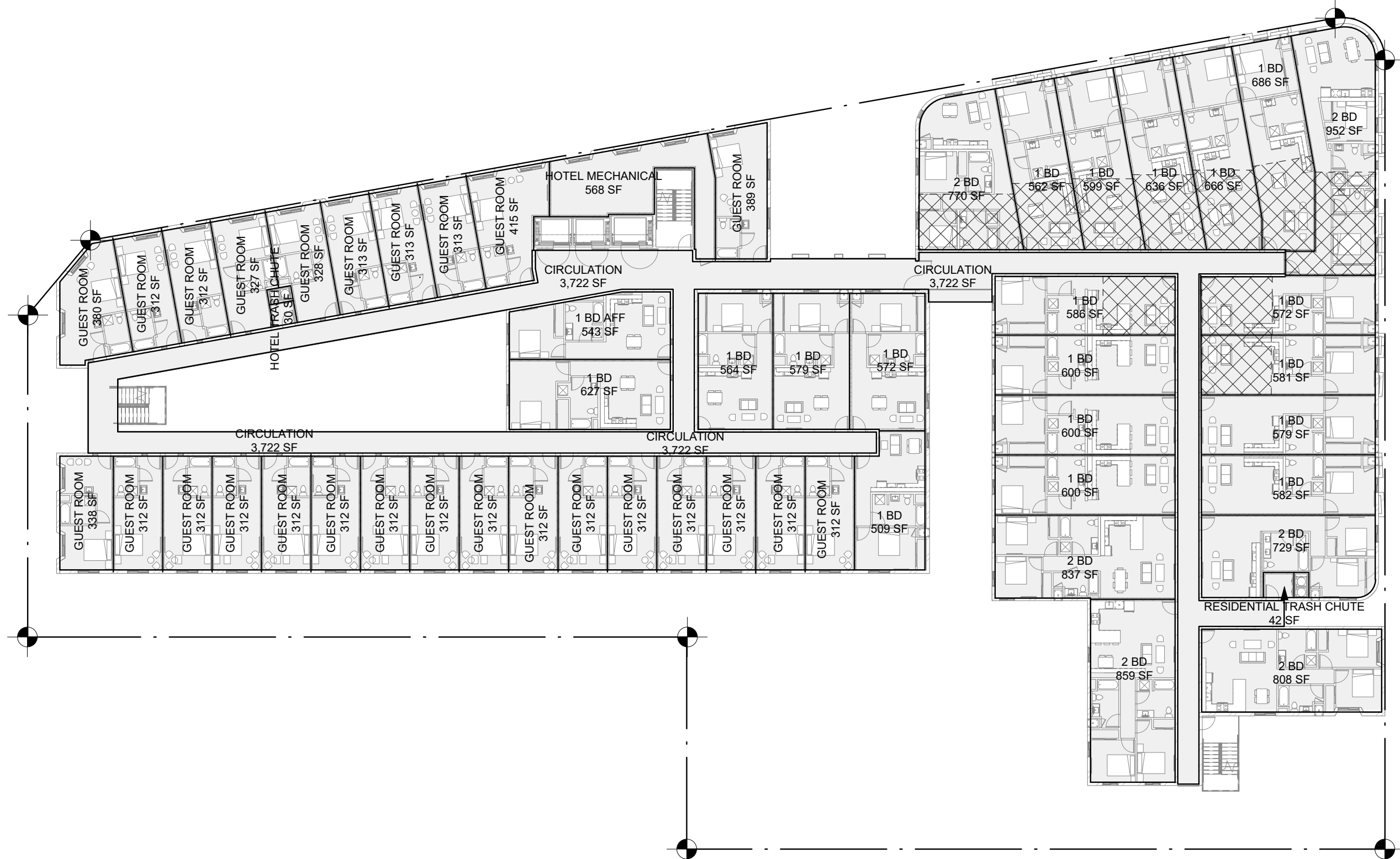
G015



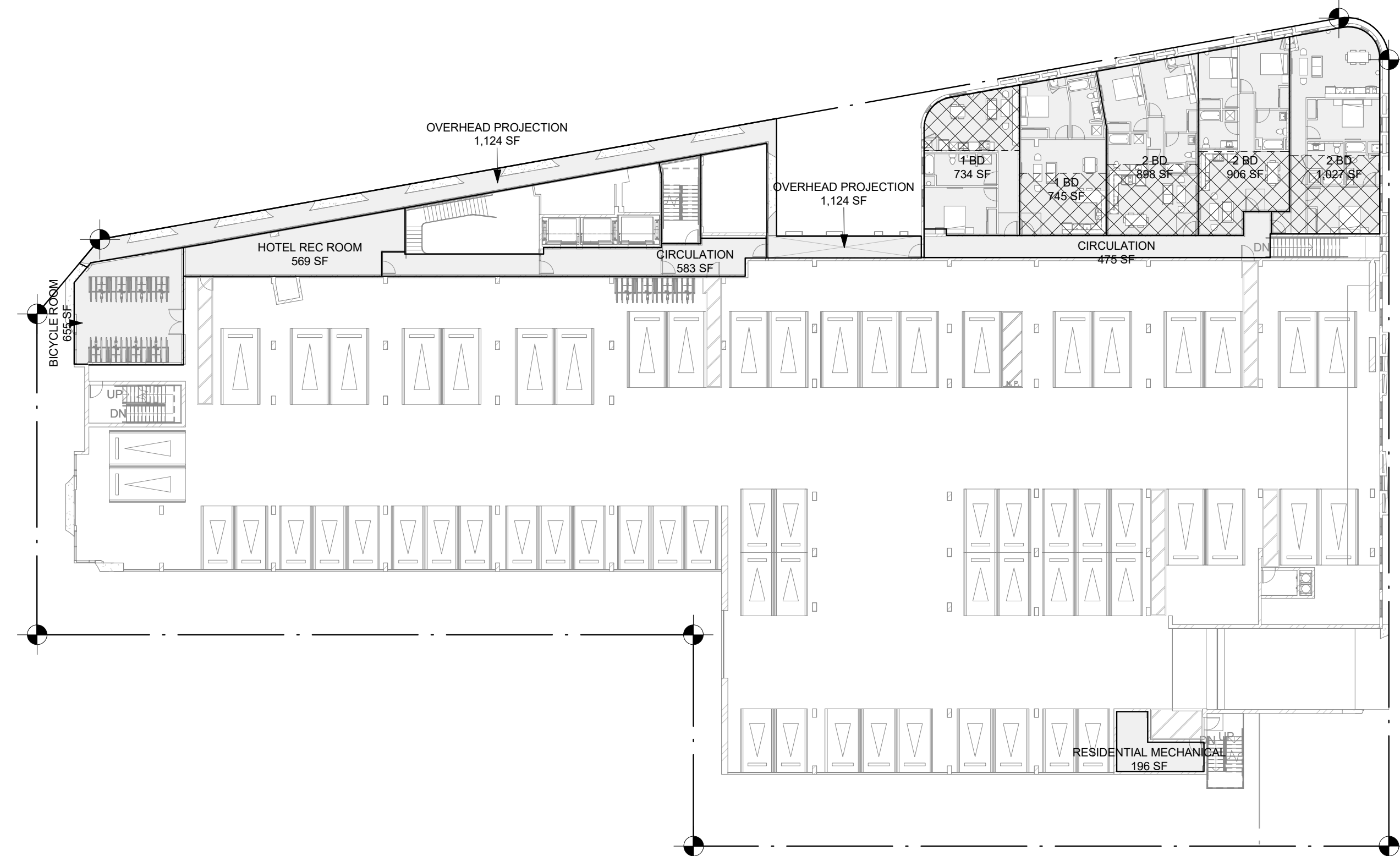
SIXTH LEVEL AREA PLAN
1 : 300



THIRD LEVEL AREA PLAN
1 : 300



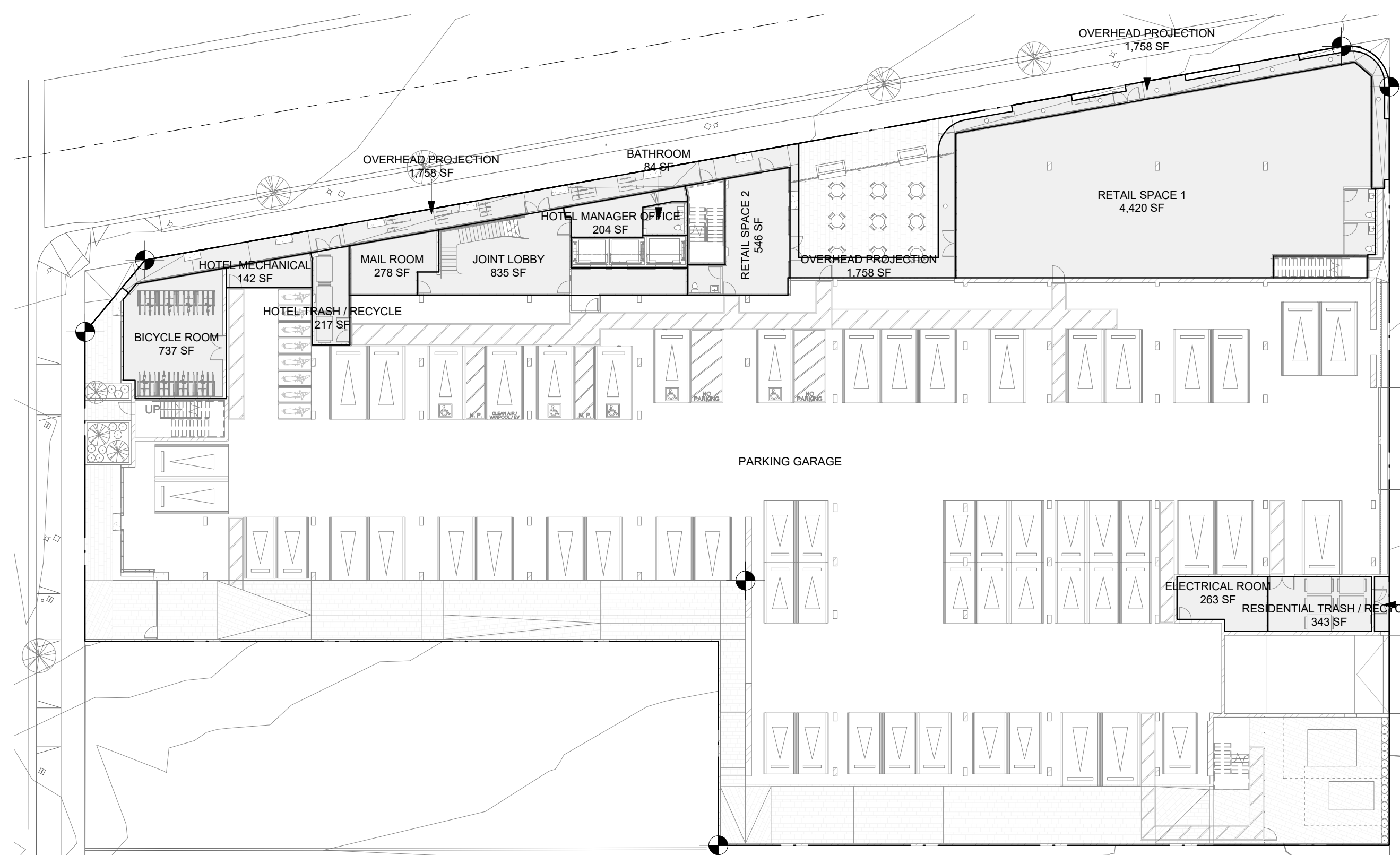
FIFTH LEVEL AREA PLAN
1 : 300



SECOND LEVEL AREA PLAN
1 : 300



FOURTH LEVEL AREA PLAN
1 : 300



GROUND LEVEL AREA PLAN
1 : 300

ZONING DIAGRAMS LEGEND

ZONING AREA DEDICATED WORK AREA

BARRANCA MIXED-USE DEVELOPMENT LAND USE SUMMARY

	URBAN VILLAGE	URBAN INNOVATION	COMBINED
MAXIMUM ALLOWED	3.1	3.1	3.1
MAXIMUM FAR	65.098	96.916	162.014
TOTAL BUILDABLE AREA (SF) ¹	184,413	162,014	346,427
PROPOSED			
RESIDENTIAL ²	62,279	7,640	70,118
GROUND FLOOR RETAIL	0	4,946	4,946
COMMERCIAL HOTEL	62,279	39,472	101,751
SQUARE FEET	124,558	114,598	239,156
FAR	3.83:1	1.73:1	2.46:1

1. BASE FAR IS 3.1 BUT PERMITTED TO EXCEED FOR 15 SQUARE FOOTAGE BONUS FROM STRATEGY 8 UP TO 4.1
2. 50% OF GROSS WITHIN RESIDENTIAL INNOVATION TOTALS 30,172 SQUARE FEET
3. 50% OF GROSS WITHIN RESIDENTIAL INNOVATION TOTALS 30,172 SQUARE FEET
4. INCLUDES AFFORDABLE UNITS AND 12,000 SQUARE FEET OF COMMERCIAL SPACE ALLOCATED FOR "WORK" SPACE WITHIN RESIDENTIAL USE - WORK UNITS

EXPANDED LAND USE EXPLANATION

	URBAN VILLAGE	URBAN INNOVATION	COMBINED
MAXIMUM ALLOWED	16,272	30,172	46,444
LAND AREA (SF)	3.1 (+ 1.5 SF BONUS)	3.1	3.1
BASE FAR	65.098	96.916	162.014
TOTAL BUILDABLE AREA (SF)	184,413	162,014	346,427
PROPOSED			
MARKET RATE RESIDENTIAL	35,402	15,448	50,850
EXT. LOW INCOME AFFORDABLE	11,800	0	11,800
COMMERCIAL HOTEL	47,303	39,472	86,775
SQUARE FEET	94,505	54,919	149,424
FAR	2.95:1	1.73:1	2.46:1

QTY	NAME	AREA
1	BATHROOM	84 SF
1	BICYCLE ROOM	605 SF
1	ELECTRICAL ROOM	263 SF
1	ELEVATOR CTRL RM	569 SF
100	GUEST ROOM	30,381 SF
1	GYM	1,703 SF
1	HOTEL MANAGER OFFICE	204 SF
4	HOTEL MECHANICAL	1,850 SF
1	HOTEL REG ROOM	569 SF
1	HOTEL TRASH / RECYCLE	217 SF
3	HOTEL TRASH CHUTE	90 SF
1	HOTEL TRASH ROOM	217 SF
1	JOINT LOBBY	835 SF
1	RETAIL	39,472 SF
1	RETAIL SPACE 1	4,420 SF
1	RETAIL SPACE 2	546 SF
1	RETAIL	4,946 SF
1	COMMERCIAL TOTAL	44,418 SF
1	RESIDENTIAL	
1	AFFORDABLE	
3	1 BD AFF	1,628 SF
1	AFFORDABLE	1,628 SF
MARKET RATE		
74	1 BD	44,536 SF
25	2 BD	21,042 SF
1	BICYCLE ROOM	737 SF
1	COMMON AREA	557 SF
1	MAIL ROOM	278 SF
1	RESIDENTIAL MECHANICAL	196 SF
1	RESIDENTIAL RECREATION ROOM	605 SF
1	RESIDENTIAL TRASH / RECYCLE	343 SF
4	RESIDENTIAL TRASH CHUTE	182 SF
MARKET RATE		
1	RESIDENTIAL TOTAL	68,490 SF
1	RESIDENTIAL TOTAL	70,118 SF
1	BUILDING TOTAL	114,598 SF
1	GENERAL	15,323 SF



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ZONING AREA PLANS

G052



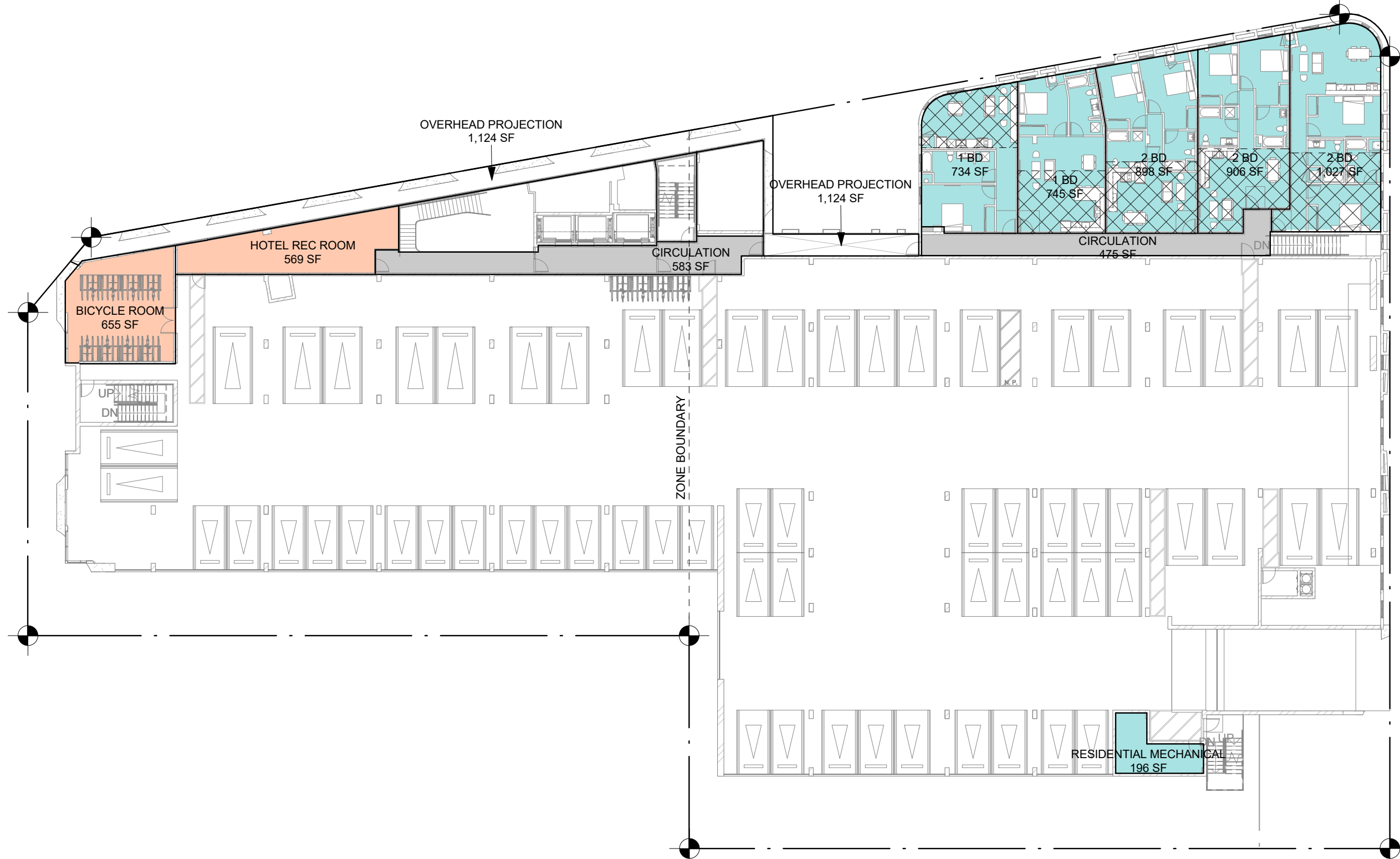
SIXTH LEVEL AREA PLAN
1 : 300



THIRD LEVEL AREA PLAN
1 : 300



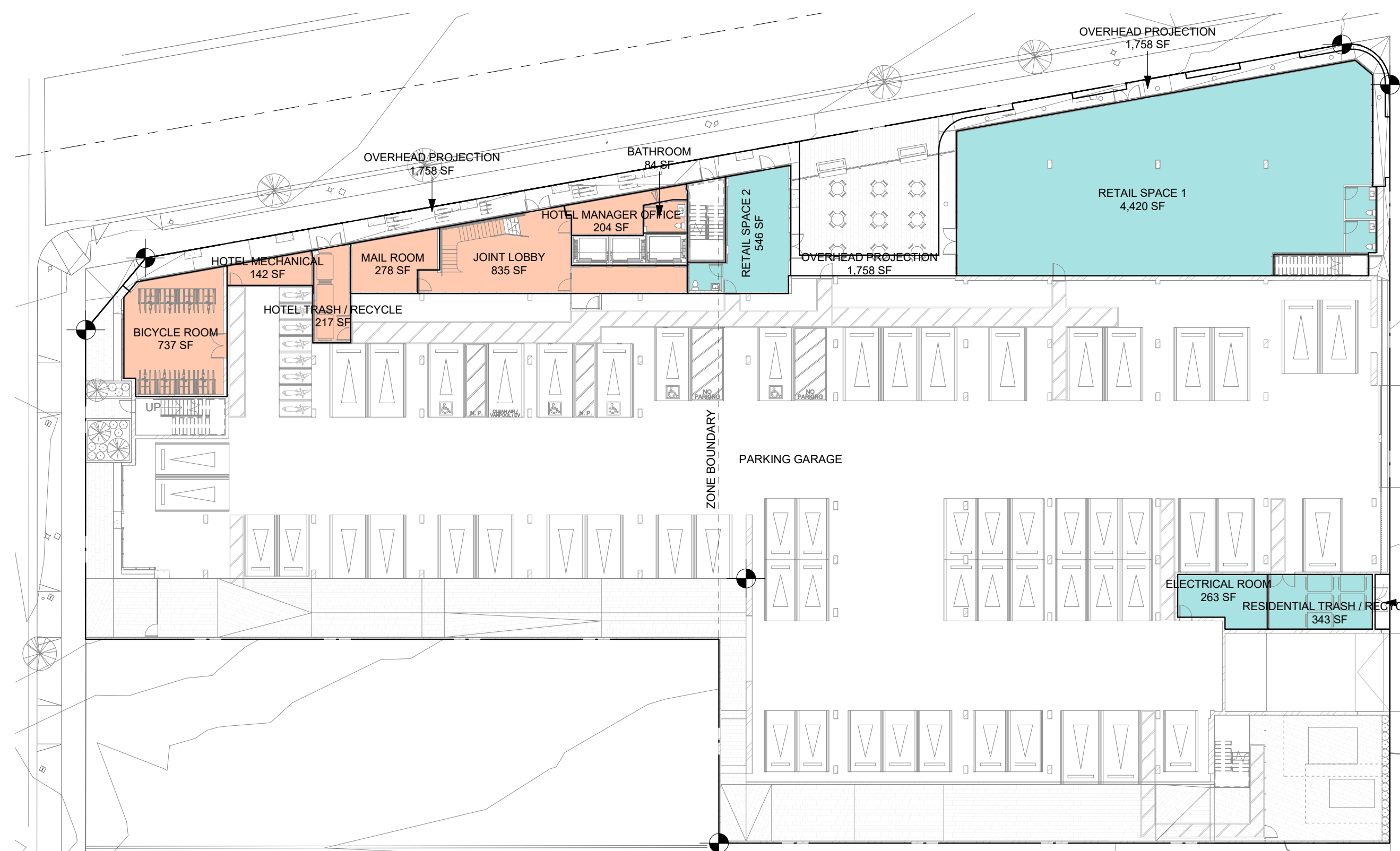
FIFTH LEVEL AREA PLAN
1 : 300



SECOND LEVEL AREA PLAN
1 : 300

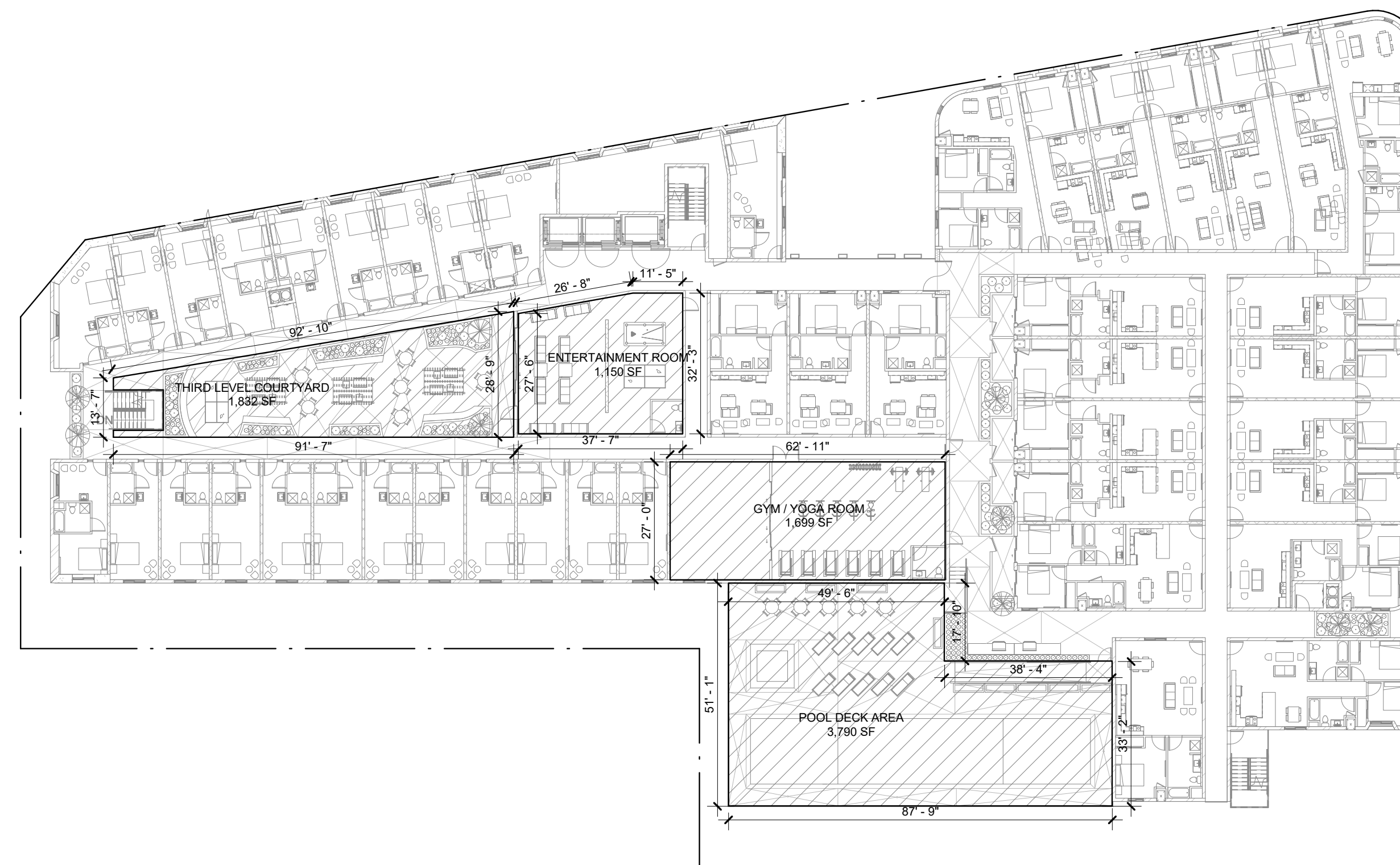


FOURTH LEVEL AREA PLAN
1 : 300

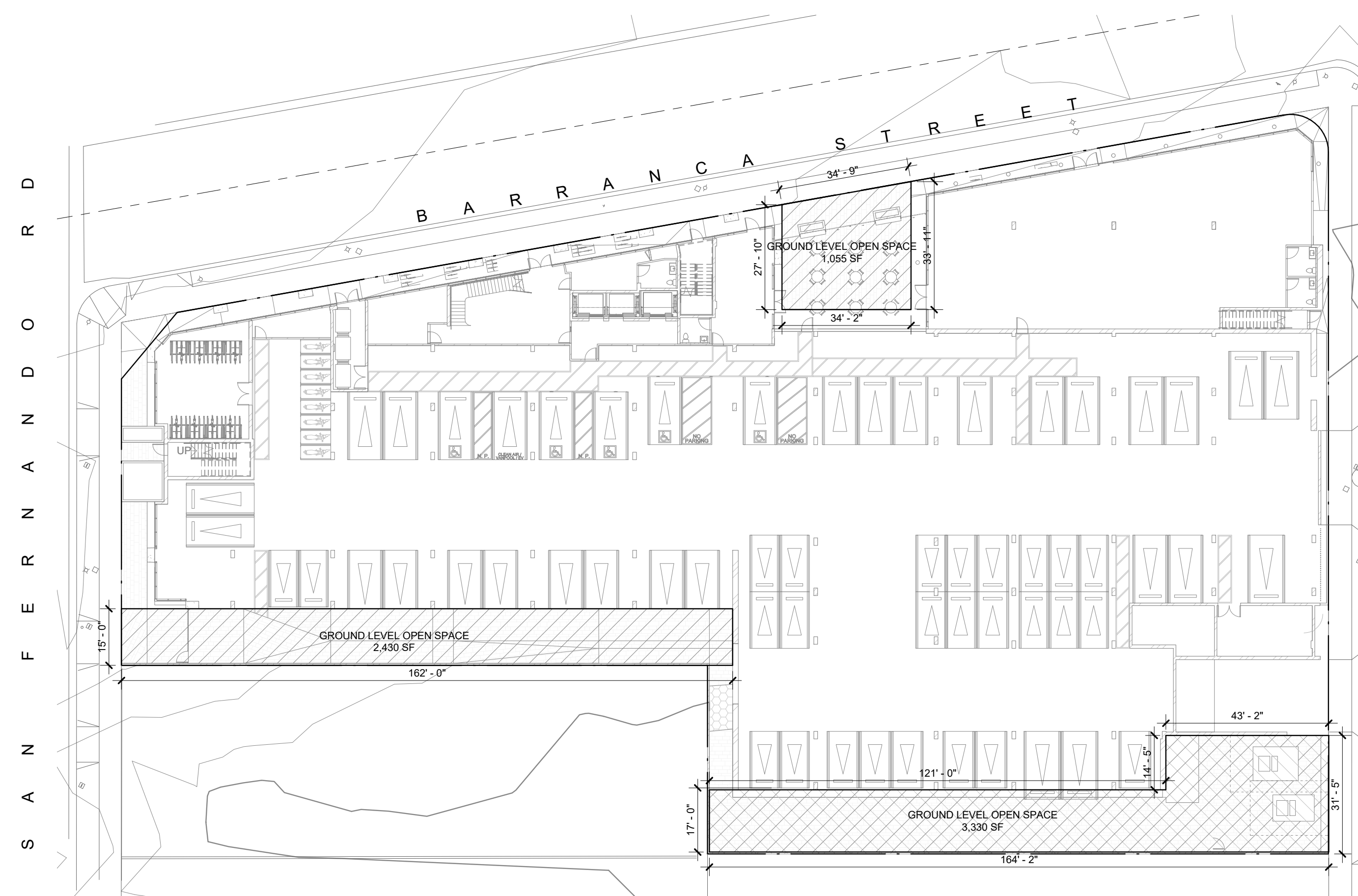


GROUND LEVEL AREA PLAN
1 : 300

CASP ZONING DIVISION - URBAN INNOVATION			CASP ZONING DIVISION - URBAN VILLAGE		
QTY	NAME	AREA	QTY	NAME	AREA
URBAN INNOVATION			URBAN VILLAGE		
COMMERCIAL			COMMERCIAL		
HOTEL			HOTEL		
1	ELECTRICAL ROOM	263 SF	1	BATHROOM	84 SF
14	GUEST ROOM	4,945 SF	1	BICYCLE ROOM	655 SF
	COM	1,700 SF	1	ELEVATOR CTRL RM	569 SF
			86	GUEST ROOM	27,738 SF
			1	HOTEL MANAGER OFFICE	204 SF
			4	HOTEL MECHANICAL	1,850 SF
			1	HOTEL REC ROOM	989 SF
			1	HOTEL TRASH / RECYCLE	217 SF
			3	HOTEL TRASH CHUTE	90 SF
			1	HOTEL TRASH ROOM	30 SF
			1	JOINT LOBBY	835 SF
					32,633 SF
			COMMERCIAL		
			RESIDENTIAL		
			AFFORDABLE		
			3	1 BD AFF	1,628 SF
			3	1 BD	1,873 SF
			1	BICYCLE ROOM	737 SF
			1	COMMON AREA	527 SF
			1	MAIL ROOM	278 SF
			1	RESIDENTIAL RECREATION ROOM	609 SF
			1	RESIDENTIAL	5,683 SF
					38,522 SF
					114,536 SF
			TOTAL ZONING AREA		
CASP ZONING DIVISION - GENERAL ZONING AREA			CASP ZONING DIVISION - TOTAL		
NAME	AREA		QTY	NAME	AREA
CIRCULATION	12,383 SF		120	URBAN INNOVATION	76,014 SF
OVERHEAD PROJECTION	2,831 SF				
TOTAL GENERAL ZONING AREA	15,214 SF				
CASP ZONING DIVISION LEGEND			CASP ZONING DIVISION - TOTAL		
	URBAN VILLAGE				
	URBAN INNOVATION				
	GENERAL ZONING AREA				



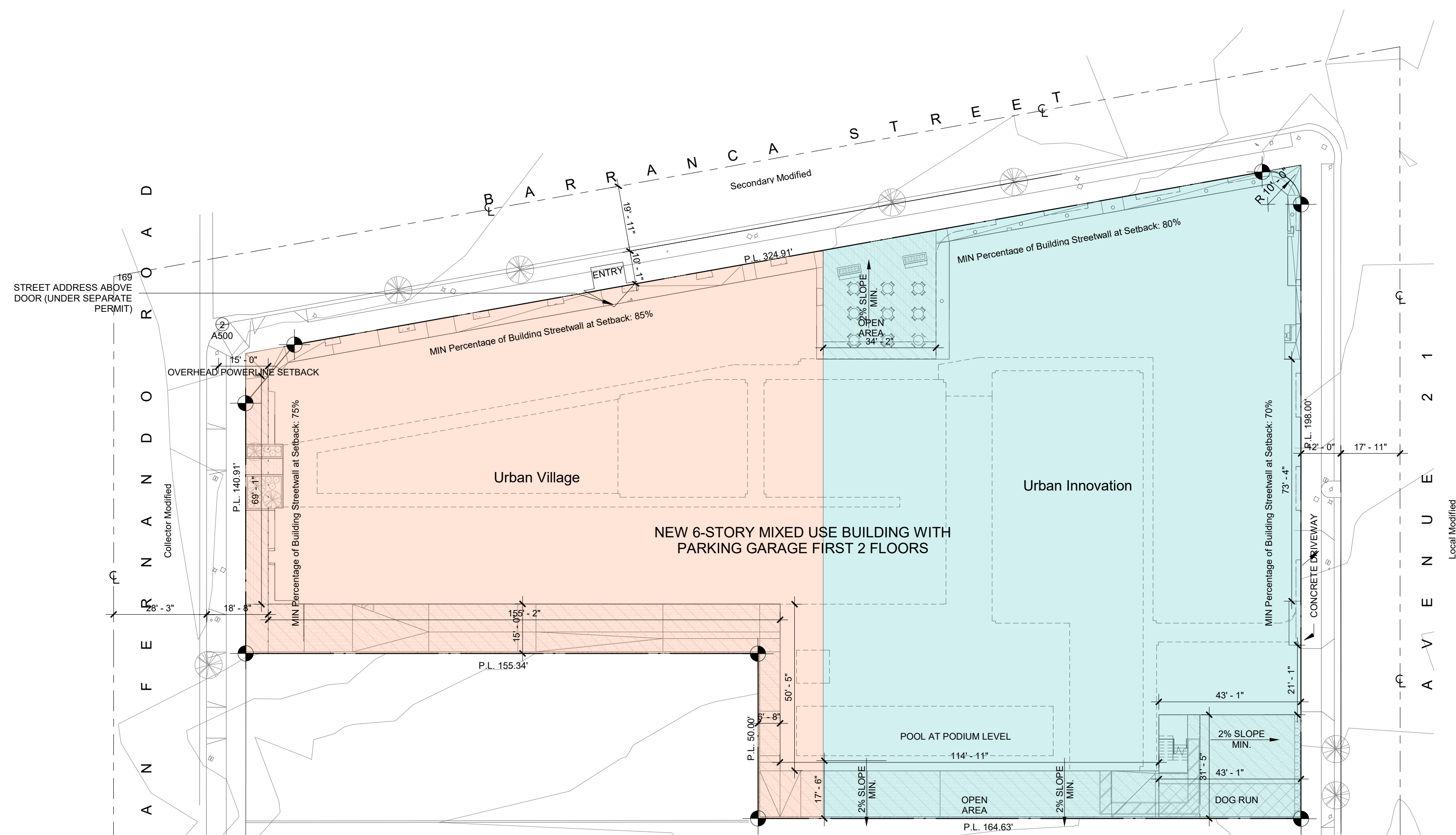
OPEN SPACE DIAGRAM - THIRD LEVEL
1 : 300



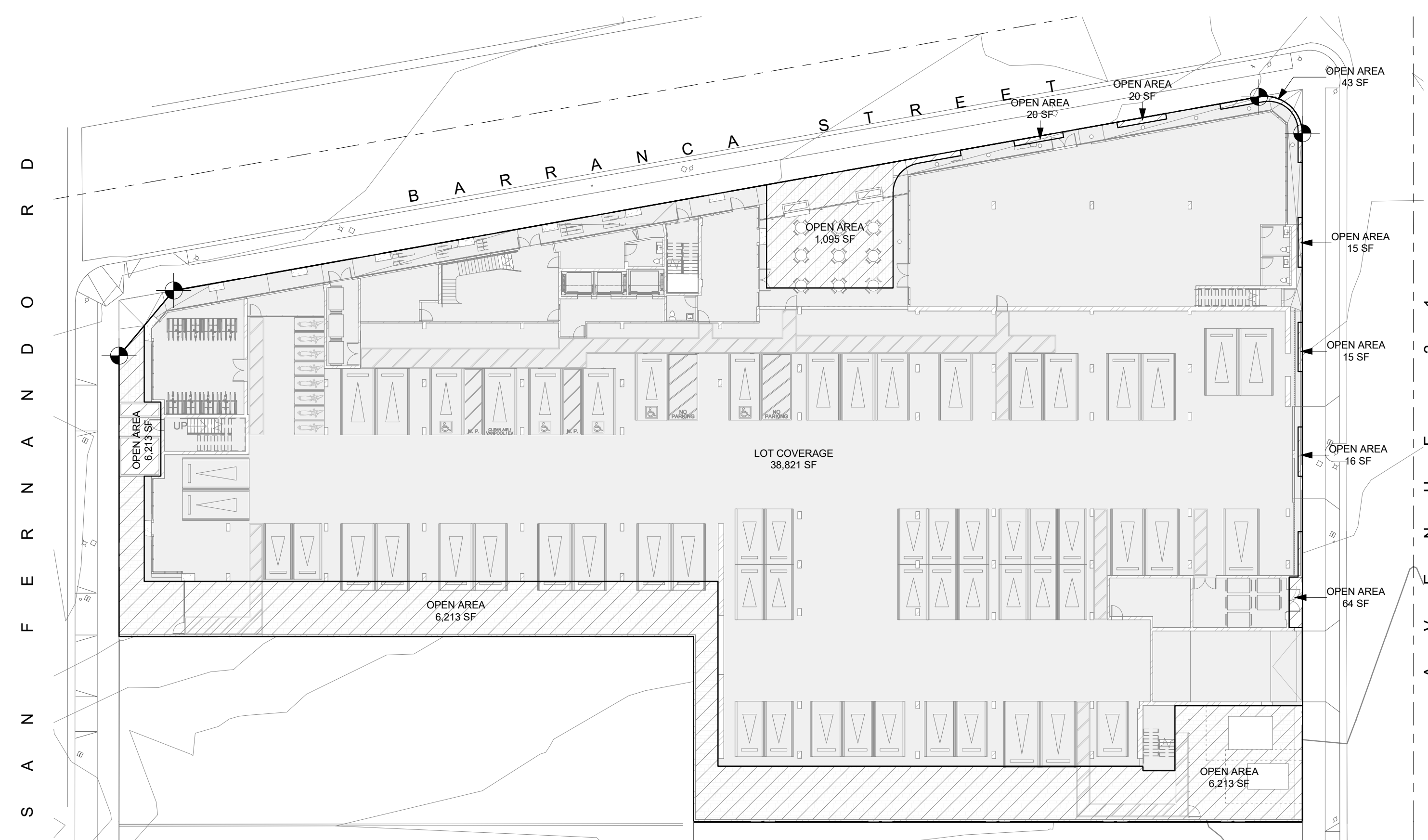
OPEN SPACE DIAGRAM - GROUND LEVEL
1 : 300

OPEN SPACE AREA CALCULATIONS [SEE A653]		
PROJECT IS LOCATED IN CASP (CORNFIELD ARROYO) SPECIFIC PLAN AND FOLLOWS THE OPEN SPACE REQUIREMENT AS PER CASP CH 2.4, C.2		
REQUIREMENT	1 SF PER 16 SF OF RESIDENTIAL AREA 1 SF PER 48 SF OF NON-RESIDENTIAL AREA	
REQUIRED	RESIDENTIAL 70,125 SF / 16 SF = 4,383 SF	
	NON-RESIDENTIAL 44,377 SF / 48 SF = 925 SF	
TOTAL REQUIRED	5,308 SF	
REC. ROOM REDUCTION	MINIMUM SIZE 600 SF FOR PROJECTS W/ 1+8 UNITS MAXIMUM ALLOWED 25% OF REQUIRED OPEN SPACE 5,308 SF X 25% = 1,327 SF MAX APPLICABLE	
PROVIDED	GROUND LEVEL OPEN SPACE	6,816 SF
	THIRD LEVEL	
	ENTERTAINMENT ROOM	1,150 SF
	GYM / YOGA ROOM	1,699 SF
	POOL DECK AREA	3,790 SF
	THIRD LEVEL COURTYARD	1,832 SF
	OPEN SPACE TOTAL	15,287 SF
TOTAL APPLICABLE	GROUND LEVEL OPEN SPACE	6,816 SF
	THIRD LEVEL OPEN SPACE	5,278 SF
	25% MAX ALLOWED REC ROOM	1,327 SF
	TOTAL APPLICABLE PROVIDED OPEN SPACE	13,721 SF

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SITE PLAN DIAGRAM
1 : 300



LOT COVERAGE CALCULATIONS	
NAME	AREA
LOT COVERAGE	38,821 SF
TOTAL	38,821 SF
OPEN AREA	1,095 SF
OPEN AREA	6,213 SF
OPEN AREA	20 SF
OPEN AREA	20 SF
OPEN AREA	43 SF
OPEN AREA	15 SF
OPEN AREA	15 SF
OPEN AREA	18 SF
OPEN AREA	44 SF
TOTAL	7,561 SF
LOT TOTAL	46,382 SF

46,382 SF X 85% MAX
= 39,374 SQFT MAX LOT COVERAGE
6,948 SF (15%) TO BE OPEN TO SKY
38,374 SF LOT COVERAGE PROVIDED

LOT COVERAGE DIAGRAM - GROUND LEVEL
1 : 300



OPEN SPACE DIAGRAM & LOT COVERAGE

G054



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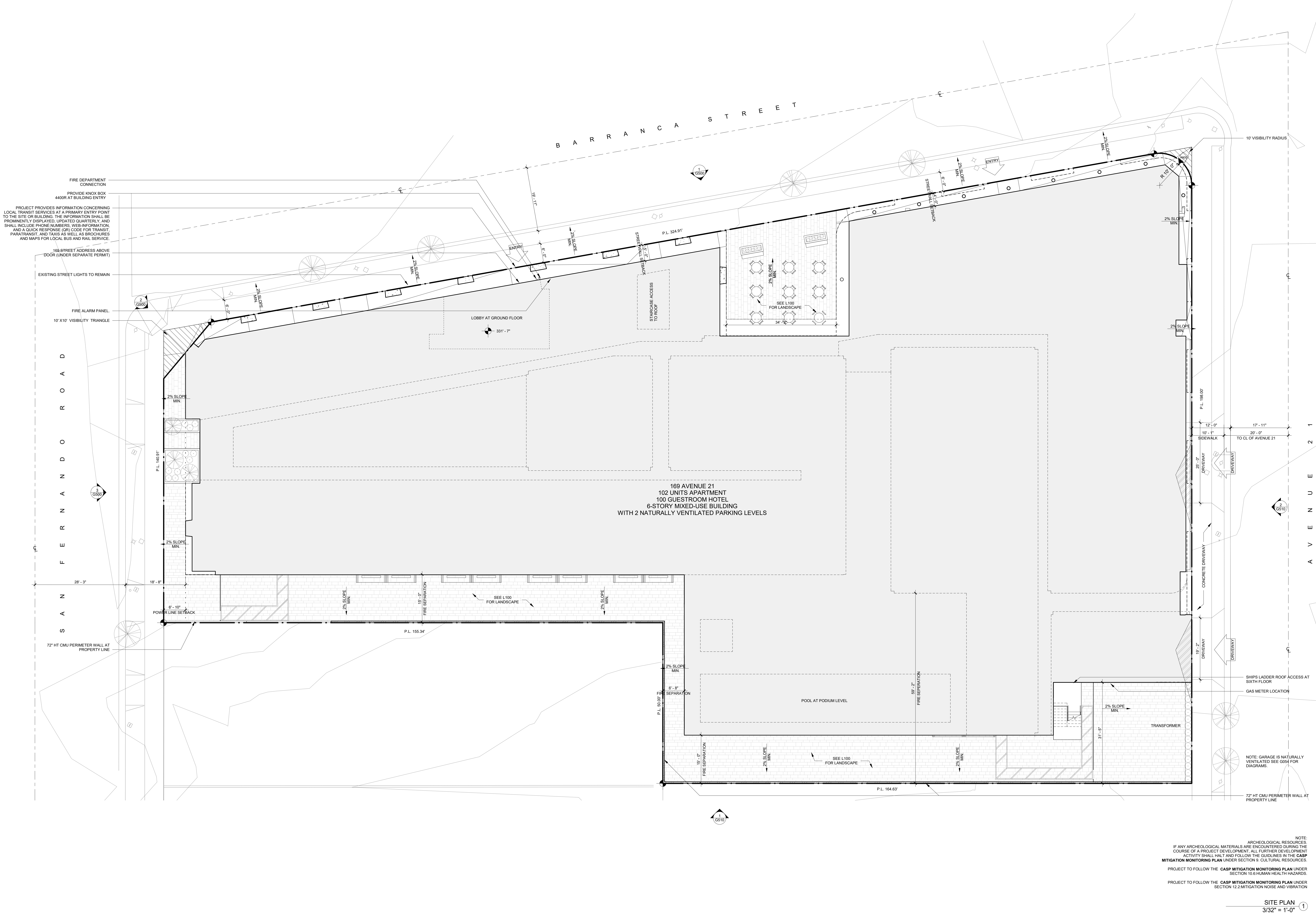
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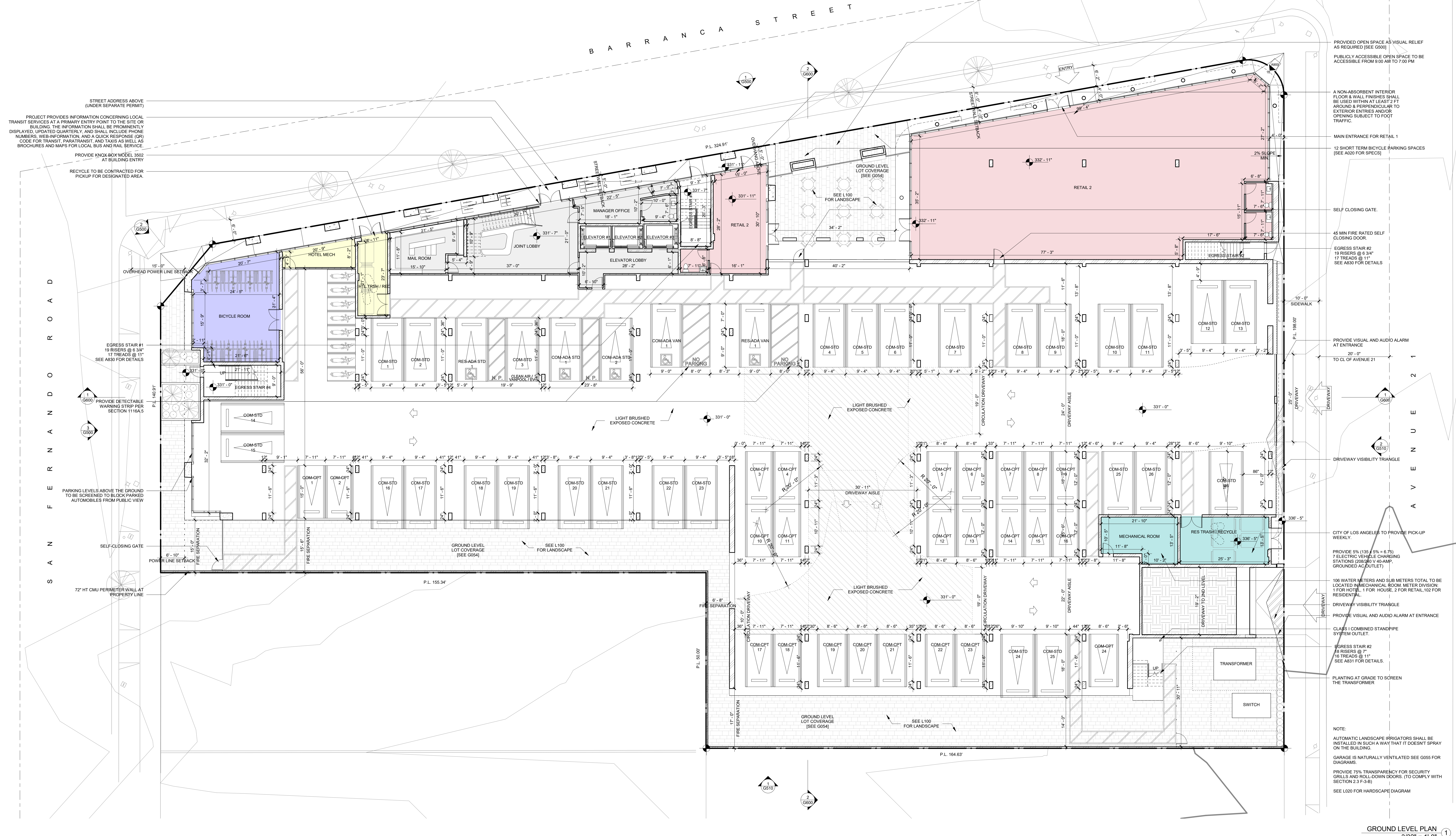
SITE PLAN

G100



BARRANCA MIXED-USE DEVELOPMENT LAND USE SUMMARY [SEE A052]				
MAXIMUM ALLOWED	URBAN VILLAGE	URBAN INNOVATION	COMBINED	
MAXIMUM FAR	3.1	3.1	3.1	
TOTAL BUILDABLE AREA (SFF ¹)	65,096	90,516	155,612	
PROPOSED				
RESIDENTIAL	63,421	7,659	71,050	
GROUND FLOOR RETAIL	4,961	1,602	6,563	
COMMERCIAL HOTEL	0	38,570	38,570	
SQUARE FEET	68,382	50,860	119,242	
FAR	3.93:1	1.76:1	2.46:1	
1 BASE FAR IS 3.1 BUT PERMITTED TO EXCEED PER 1.9 SQUARE FOOTAGE BONUS FROM STRATEGY B. 2 38M SF LOTS WITHIN URBAN VILLAGE TOTALING 16,229 SQUARE FEET 3 38M SF LOTS WITHIN URBAN INNOVATION TOTALING 17,730 SQUARE FEET 4 INCLUDES AFFORDABLE UNITS AND 10,000 SQUARE FEET OF COMMERCIAL SPACE ALLOCATED FOR "WORK" SPACE WITHIN RESIDENTIAL LIVING UNITS.				
EXPANDED LAND USE EXPLANATION [SEE A052]				
MAXIMUM ALLOWED	URBAN VILLAGE	URBAN INNOVATION	COMBINED	
LAND AREA (SF)	16,272	30,172	46,444	
BASE FAR	3.1	3.1	3.1	
TOTAL BUILDABLE AREA (SF)	65,096	90,516	155,612	
PROPOSED				
MARKET RATE RESIDENTIAL	36,402	13,448	49,850	
EXT. LOW INCOME AFFORDABLE	0	1,628	1,628	
COMMERCIAL / RETAIL	11,800	0	11,800	
COMMERCIAL HOTEL	0	38,570	38,570	
SQUARE FEET	41,202	62,075	103,277	
FAR	2.90:1	3.83:1	1.73:1	2.46:1
OPEN SPACE AREA CALCULATIONS [SEE A053]				
PROJECT IS LOCATED IN CASP CORNFIELD APPROXIMATE SPECIFIC PLAN AND FOLLOWS THE OPEN SPACE REQUIREMENT AS PER CASP CH 2.4, C.2				
REQUIREMENT	1 SF PER 16 SF OF RESIDENTIAL AREA 1 SF PER 48 SF OF NON RESIDENTIAL AREA	70,125 SF / 16 SF = 4,383 SF	4,383 SF	
REQUIRED	RESIDENTIAL NON-RESIDENTIAL TOTAL REQUIRED	44,377 SF / 48 SF = 920 SF 5,303 SF	5,303 SF	
REC. ROOM REDUCTION	MIN. SIZE 900 SF, MAX. ALLOWED 25% OF REQ'D OPEN SPACE 5,308 SF x 25% = 1,327 SF MAX APPLICABLE	1,327 SF	1,327 SF	
TOTAL APPLICABLE	GROUND LEVEL OPEN SPACE THIRD LEVEL OPEN SPACE 15% MAX ALLOWED REC ROOM TOTAL APPLICABLE PROVIDED OPEN SPACE	6,819 SF 5,570 SF 1,327 SF 13,716 SF	13,716 SF	

AREA CALCULATIONS PER ZONING CODE [SEE A052]		
CITY	NAME	AREA
COMMERCIAL		
HOTEL		
1	BATHROOM	84 SF
1	BICYCLE ROOM	655 SF
1	ELECTRICAL ROOM	283 SF
1	ELEVATOR CTRL RM	569 SF
100	GUEST ROOM	32,381 SF
1	GYM	1,703 SF
1	HOTEL MANAGER OFFICE	254 SF
4	HOTEL MECHANICAL	1,850 SF
1	HOTEL REC ROOM	999 SF
1	HOTEL TRASH / RECYCLE	217 SF
3	HOTEL TRASH CHUTE	90 SF
1	HOTEL TRASH ROOM	30 SF
1	JOINT LOBBY	835 SF
HOTEL		39,455 SF
RETAIL		
1	RETAIL SPACE 1	4,420 SF
1	RETAIL SPACE 2	546 SF
RETAIL		4,966 SF
COMMERCIAL TOTAL		15,323 SF
RESIDENTIAL		
3	1 BD AFF	1,628 SF
AFFORDABLE		1,628 SF
MARKET RATE		
74	1 BD	44,536 SF
25	2 BD	21,042 SF
1	BICYCLE ROOM	737 SF
1	COMMON AREA	557 SF
1	MAIL ROOM	278 SF
1	RESIDENTIAL MECHANICAL	196 SF
1	RESIDENTIAL RECREATION ROOM	609 SF
1	RESIDENTIAL TRASH / RECYCLE	343 SF
4	RESIDENTIAL TRASH CHUTE	192 SF
MARKET RATE		68,490 SF
AFFORDABLE		70,119 SF
MARKET RATE		114,036 SF
RESIDENTIAL TOTAL		
BUILDING TOTAL		



PROVIDED OPEN SPACE AS VISUAL RELIEF AS REQUIRED (SEE G006)
PUBLICLY ACCESSIBLE OPEN SPACE TO BE ACCESSIBLE FROM 9:00 AM TO 7:00 PM

A NON-ABSORBENT INTERIOR FLOOR & WALL FINISHES SHALL BE USED WITHIN AT LEAST 2 FT AROUND & PERPENDICULAR TO EXTERIOR ENTRIES AND/OR OPENING SUBJECT TO FOOT TRAFFIC

MAIN ENTRANCE FOR RETAIL 1
12 SHORT TERM BICYCLE PARKING SPACES (SEE A020 FOR SPECS)

SELF-CLOSING GATE.

45 MIN FIRE RATED SELF-CLOSING DOOR.
EGRESS STAIR #2
19 RISERS @ 8 3/4" TREADS @ 11" SEE A300 FOR DETAILS

PROVIDE VISUAL AND AUDIO ALARM AT ENTRANCE
TO CL OF AVENUE 21

DRIVEWAY VISIBILITY TRIANGLE
TO CL OF AVENUE 21

CITY OF LOS ANGELES TO PROVIDE PICK-UP
PROVIDE 5% (135' @ 5% = 6.75')
7 ELECTRIC VEHICLE CHARGING STATIONS (200W @ 14.4 AMP, GROUNDING @ 20' MIN)

100 WATER METERS AND SUB METERS TOTAL TO BE LOCATED IN MECHANICAL ROOM. METER DIVISION: 1 FOR HOTEL, 1 FOR HOUSE, 2 FOR RETAIL, 102 FOR RESIDENTIAL.
DRIVEWAY VISIBILITY TRIANGLE
PROVIDE VISUAL AND AUDIO ALARM AT ENTRANCE

CLASS I COMBINED STANDPIPE SYSTEM OUTLET.
EGRESS STAIR #2
19 RISERS @ 8 3/4" TREADS @ 11" SEE A301 FOR DETAILS.

PLANTING AT GRADE TO SCREEN THE TRANSFORMER

NOTE:
AUTOMATIC LANDSCAPE IRRIGATORS SHALL BE INSTALLED IN SUCH A WAY THAT IT DOESN'T SPRAY ON THE BUILDING.
GARAGE IS NATURALLY VENTILATED SEE G005 FOR DIAGRAMS.
PROVIDE FOR TRANSPARENCY FOR SECURITY GRILLS AND ROLL-DOWN DOORS. (TO COMPLY WITH SEE L005 FOR HARDSCAPE DIAGRAM)

GROUND LEVEL PLAN
3/32" = 1'-0"

PLANNING USE COLOR LEGEND

SHARED LOBBY
RETAIL
HOTEL GUEST ROOMS
HOTEL MECHANICAL
1 BEDROOM RESIDENTIAL
1 BEDROOM AFFORDABLE RESIDENTIAL
2 BEDROOM RESIDENTIAL
RESIDENTIAL COORDINATOR
RESIDENTIAL MECHANICAL
RESIDENTIAL SERVICES
AMENITIES

BARRANCA MIXED-USE DEVELOPMENT LAND USE SUMMARY [SEE A052]

MAXIMUM ALLOWED	URBAN VILLAGE	URBAN INNOVATION	COMBINED
MAXIMUM FAR	3.1	3.1	6.2
TOTAL BUILDABLE AREA (SF)	65,096	90,516	155,612
PROPOSED			
RESIDENTIAL	63,421	7,659	71,080
GROUND FLOOR RETAIL	0	50,860	50,860
COMMERCIAL/RETAIL	0	38,570	38,570
SQUARE FEET	63,421	90,420	153,841
FAR	3.90-1	1.78-1	2.46-1

1. BASE FAR 8.5:1 BUT PERMITTED TO EXCEED PER 1.9 SQUARE FOOTAGE BONUS FROM STRATEGY B.
2. 50M SF LOTS WITHIN URBAN VILLAGE TOTALING 10,220 SQUARE FEET.
3. 100 FT LOT WITHIN URBAN INNOVATION TOTALING 10,220 SQUARE FEET.
4. INCLUDES AFFORDABLE UNITS AND 10,000 SQUARE FEET OF COMMERCIAL SPACE ALLOCATED FOR "WORK" SPACE WITHIN RESIDENTIAL LIVING UNITS.

EXPANDED LAND USE EXPLANATION [SEE A052]

MAXIMUM ALLOWED	URBAN VILLAGE	URBAN INNOVATION	COMBINED
LAND AREA (SF)	16,372	30,172	46,544
BASE FAR	3.1 (+ 1.5 SF BONUS)	3.1	6.2
TOTAL BUILDABLE AREA (SF)	65,096	90,516	155,612
PROPOSED			
MARKET RATE RESIDENTIAL	36,402	13,448	49,850
EXT. LOW INCOME AFFORDABLE	0	1,628	1,628
COMMERCIAL/RETAIL	11,800	0	11,800
COMMERCIAL/HOTEL	0	38,570	38,570
SQUARE FEET	48,202	53,066	101,268
FAR	2.90-1	3.83-1	1.73-1

OPEN SPACE AREA CALCULATIONS [SEE A053]

PROJECT IS LOCATED IN CASP CORNFIELD APPROVED SPECIFIC PLAN AND FOLLOWS THE OPEN SPACE REQUIREMENT AS PER CASP CH 2.4, C.2

REQUIREMENT	1 SF PER 100 SF OF RESIDENTIAL AREA	1 SF PER 40 SF OF NON-RESIDENTIAL AREA
REQUIRED	70,125 SF / 10 SF = 7,012 SF	44,377 SF / 40 SF = 1,109 SF
TOTAL REQUIRED	8,121 SF	8,121 SF
REC. ROOM REDUCTION	MIN. SIZE 800 SF, MAX. ALLOWED 25% OF REQ'D OPEN SPACE	5,308 SF @ 25% = 1,327 SF MAX APPLICABLE
TOTAL APPLICABLE	GROUND LEVEL OPEN SPACE	6,794 SF
	THIRD LEVEL OPEN SPACE	5,570 SF
	15% MAX ALLOWED REC ROOM	1,327 SF
	TOTAL APPLICABLE PROVIDED OPEN SPACE	13,721 SF

AREA CALCULATIONS PER ZONING CODE [SEE A052]

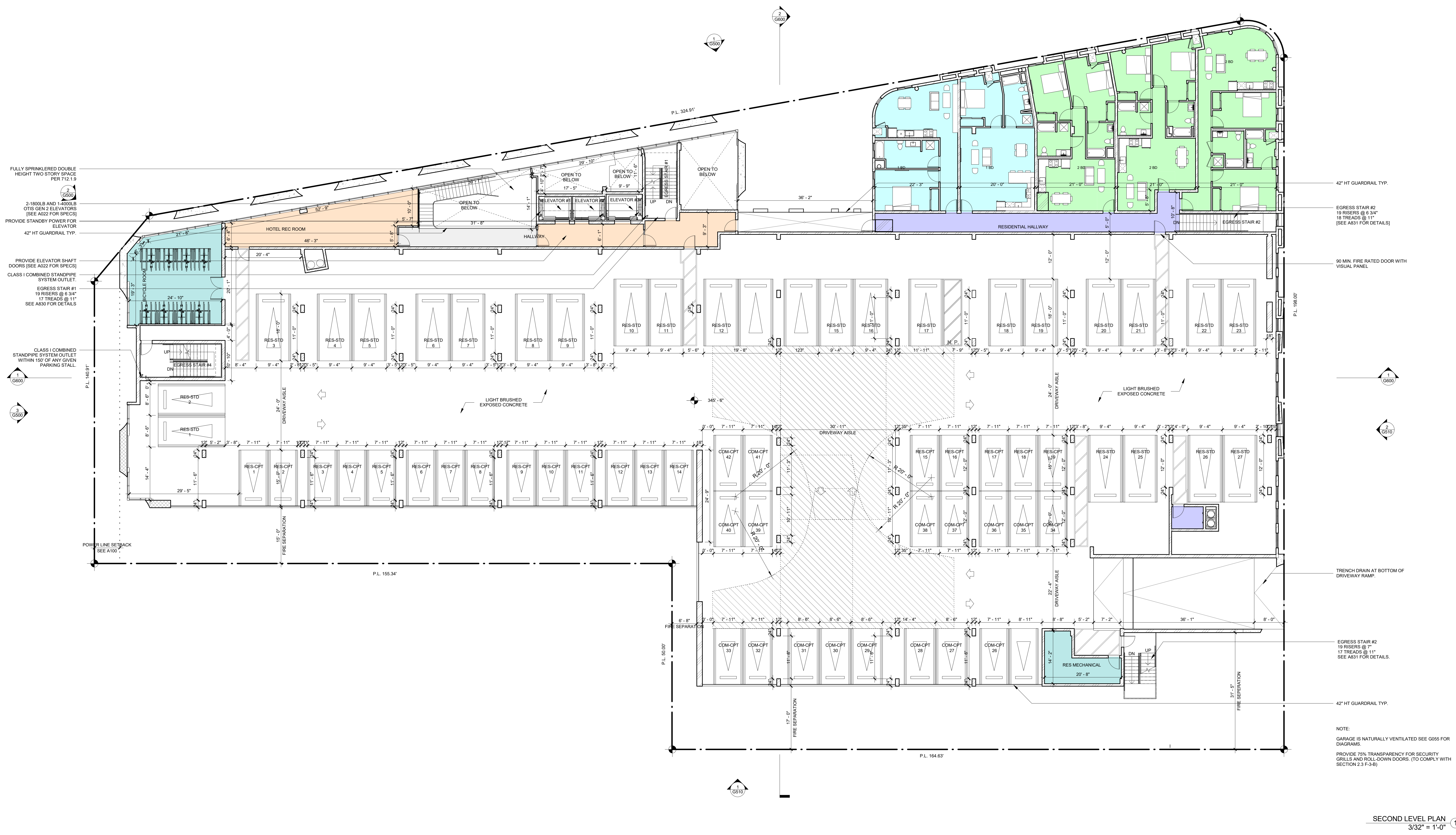
CITY	NAME	AREA
COMMERCIAL		
HOTEL		
1	BATHROOM	84 SF
1	BICYCLE ROOM	655 SF
1	ELECTRICAL ROOM	283 SF
1	ELEVATOR CTRL RM	669 SF
1	GUEST ROOM	32,381 SF
1	GYM	1,703 SF
1	HOTEL MANAGER OFFICE	254 SF
4	HOTEL MECHANICAL	1,850 SF
1	HOTEL REC ROOM	989 SF
1	HOTEL TRASH / RECYCLE	217 SF
3	HOTEL TRASH CHUTE	90 SF
1	HOTEL TRASH ROOM	30 SF
1	JOINT LOBBY	835 SF
HOTEL		39,455 SF
1	RETAIL SPACE 1	4,420 SF
1	RETAIL SPACE 2	546 SF
RETAIL		4,966 SF
1	RETAIL	44,415 SF
COMMERCIAL/RETAIL		15,323 SF
1	1 BED AFF	1,628 SF
1	1 BED AFF	1,628 SF
74	1 BD	44,536 SF
25	2 BD	21,042 SF
1	BICYCLE ROOM	757 SF
1	COMMON AREA	527 SF
1	MAIL ROOM	278 SF
1	RESIDENTIAL MECHANICAL	196 SF
1	RESIDENTIAL RECREATION ROOM	609 SF
1	RESIDENTIAL TRASH / RECYCLE	343 SF
4	RESIDENTIAL TRASH CHUTE	192 SF
MARKET RATE		68,490 SF
		70,119 SF
		114,036 SF
RESIDENTIAL TOTAL		
RESIDENTIAL TOTAL		

REVISIONS
PLANNING SUBMITTAL 12/6/2018
PLANNING SUBMITTAL 1/24/2019
PLAN CHECK VERIFICATION #2 3/12/2019



GROUND LEVEL PLAN

G200



PLANNING USE COLOR LEGEND

SHARED LOBBY	SHARED LOBBY
RETAIL	RETAIL
HOTEL GUEST ROOMS	HOTEL GUEST ROOMS
HOTEL MECHANICAL	HOTEL MECHANICAL
1 BEDROOM RESIDENTIAL	1 BEDROOM RESIDENTIAL
1 BEDROOM AFFORDABLE RESIDENTIAL	1 BEDROOM AFFORDABLE RESIDENTIAL
2 BEDROOM RESIDENTIAL	2 BEDROOM RESIDENTIAL
RESIDENTIAL COORDINATOR	RESIDENTIAL COORDINATOR
RESIDENTIAL MECHANICAL	RESIDENTIAL MECHANICAL
RESIDENTIAL SERVICES	RESIDENTIAL SERVICES
AMENITIES	AMENITIES

BARRANCA MIXED-USE DEVELOPMENT LAND USE SUMMARY [SEE A052]

MAXIMUM ALLOWED	URBAN VILLAGE	URBAN INNOVATION	COMBINED
MAXIMUM FAR	3.1	3.1	6.2
TOTAL BUILDABLE AREA (SF)	65,096	90,516	155,612
PROPOSED			
RESIDENTIAL	63,421	7,659	71,080
GROUND FLOOR RETAIL	0	4,961	4,961
COMMERCIAL HOTEL	0	38,570	38,570
SQUARE FEET	63,421	50,860	114,281
FAR	3.93-1	1.78-1	2.46-1

EXPANDED LAND USE EXPLANATION [SEE A052]

MAXIMUM ALLOWED	URBAN VILLAGE	URBAN INNOVATION	COMBINED
LAND AREA (SF)	16,372	30,172	46,544
BASE FAR	3.1 (+ 1.0 SF BONUS)	3.1	3.1
TOTAL BUILDABLE AREA (SF)	65,096	90,516	155,612
PROPOSED			
BASE AFFORDABLE BONUS	35,452	13,448	48,900
MARKET RATE RESIDENTIAL	0	7,659	7,659
EXT LOW INCOME AFFORDABLE	1,828	0	1,828
COMMERCIAL RETAIL	11,800	0	11,800
COMMERCIAL HOTEL	0	38,570	38,570
SQUARE FEET	41,203	62,073	103,276
FAR	2.90-1	3.83-1	1.73-1

OPEN SPACE AREA CALCULATIONS [SEE A053]

PROJECT IS LOCATED IN CASP (CORNFIELD APPROVED) SPECIFIC PLAN AND FOLLOWS THE OPEN SPACE REQUIREMENT AS PER CASP CH 2.4, C.2

REQUIREMENT	1 SF PER 16 SF OF RESIDENTIAL AREA	1 SF PER 16 SF OF NON RESIDENTIAL AREA
REQUIRED	70,125 SF / 16 SF = 4,383 SF	44,377 SF / 16 SF = 2,773 SF
TOTAL REQUIRED	7,156 SF	7,156 SF

REC. ROOM REDUCTION

MIN. SIZE 800 SF, MAX. ALLOWED 25% OF REQ'D OPEN SPACE	1,789 SF
5.308 SF x 33% = 1,767 SF MAX APPLICABLE	1,767 SF
TOTAL APPLICABLE	1,767 SF

GROUND LEVEL OPEN SPACE

GROUND LEVEL OPEN SPACE	6,819 SF
THIRD LEVEL OPEN SPACE	5,579 SF
15% MAX ALLOWED REC ROOM	1,327 SF
TOTAL APPLICABLE PROVIDED OPEN SPACE	13,721 SF

AREA CALCULATIONS PER ZONING CODE [SEE A052]

CITY	NAME	AREA
COMMERCIAL		
HOTEL		
1	BATHROOM	84 SF
1	BICYCLE ROOM	655 SF
1	ELECTRICAL ROOM	283 SF
1	ELEVATOR CTRL RM	569 SF
100	GUEST ROOM	32,381 SF
1	GYM	1,703 SF
1	HOTEL MANAGER OFFICE	254 SF
4	HOTEL MECHANICAL	1,850 SF
1	HOTEL REC ROOM	999 SF
1	HOTEL TRASH / RECYCLE	217 SF
3	HOTEL TRASH CHUTE	90 SF
1	HOTEL TRASH ROOM	20 SF
1	JOINT LOBBY	835 SF
HOTEL		39,455 SF
1	RETAIL SPACE 1	4,420 SF
1	RETAIL SPACE 2	546 SF
1	RETAIL	4,966 SF
RETAIL		44,415 SF
COMMERCIAL TOTAL		15,323 SF
RESIDENTIAL		
3	1 BD AFF	1,628 SF
AFFORDABLE		1,628 SF
MARKET RATE		
74	1 BD	44,536 SF
25	2 BD	21,042 SF
1	BICYCLE ROOM	737 SF
1	COMMON AREA	527 SF
1	MAIL ROOM	278 SF
1	RESIDENTIAL MECHANICAL	196 SF
1	RESIDENTIAL RECREATION ROOM	609 SF
1	RESIDENTIAL TRASH / RECYCLE	343 SF
4	RESIDENTIAL TRASH CHUTE	192 SF
MARKET RATE		68,490 SF
70	1 BD	70,119 SF
114	2 BD	114,281 SF
RESIDENTIAL TOTAL		
BUILDING TOTAL		



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THIRD LEVEL PLAN 1
3/32" = 1'-0"

PLANNING USE COLOR LEGEND	
[Color]	SHARED LOBBY
[Color]	RETAIL
[Color]	HOTEL GUEST ROOMS
[Color]	HOTEL MECHANICAL
[Color]	1 BEDROOM RESIDENTIAL
[Color]	2 BEDROOM AFFORDABLE RESIDENTIAL
[Color]	2 BEDROOM RESIDENTIAL
[Color]	RESIDENTIAL COORDINATOR
[Color]	RESIDENTIAL MECHANICAL
[Color]	RESIDENTIAL SERVICES
[Color]	AMENITIES

BARRANCA MIXED-USE DEVELOPMENT LAND USE SUMMARY [SEE A062]			
MAXIMUM ALLOWED	URBAN VILLAGE	URBAN INNOVATION	COMBINED
LAND AREA (SF)	3.1	3.1	6.2
BASE FAR	65,096	90,516	155,612
TOTAL BUILDABLE AREA (SF) ¹			
PROPOSED			
RESIDENTIAL	63,421	7,659	71,080
GROUND FLOOR RETAIL	4,961	1,602	6,563
COMMERCIAL HOTEL	38,570	39,570	78,140
SQUARE FEET	106,952	50,841	157,793
FAR	3,961.1	1,761.1	5,722.2
¹ BASE FAR IS 3.1 BUT PERMITTED TO EXCEED PER 1.9 SQUARE FOOTAGE BONUS FROM STRATEGY B. ² 30M SF LOT WITH URBAN INNOVATION TOTAL 10,220 SQUARE FEET ³ 30M SF LOT WITH URBAN INNOVATION TOTAL 10,220 SQUARE FEET ⁴ INCLUDES AFFORDABLE UNITS AND 10,000 SQUARE FEET OF COMMERCIAL SPACE ALLOCATED FOR "WORK" SPACE WITHIN RESIDENTIAL LIVES, VIOLENCE, ETC.			
EXPANDED LAND USE EXPLANATION [SEE A062]			
MAXIMUM ALLOWED	URBAN VILLAGE	URBAN INNOVATION	COMBINED
LAND AREA (SF)	16,372	30,172	46,544
BASE FAR	3.1 (+ 1.9 SF BONUS)	3.1	3.1
TOTAL BUILDABLE AREA (SF)	65,096	90,516	155,612
PROPOSED			
MARKET RATE RESIDENTIAL	35,452	13,448	48,900
EXT. LOW INCOME AFFORDABLE	0	0	0
COMMERCIAL / RETAIL	11,800	0	11,800
COMMERCIAL HOTEL	0	0	0
SQUARE FEET	41,252	62,275	103,527
FAR	2,901	3,851.1	6,752.1
OPEN SPACE AREA CALCULATIONS [SEE A063]			
PROJECT IS LOCATED IN CASP CORNFIELD APPROXIMATE SPECIFIC PLAN AND FOLLOWS THE OPEN SPACE REQUIREMENT AS PER CASP CH 2.4, C.2			
REQUIREMENT 1 SF PER 1 SF OF RESIDENTIAL AREA AND 1 SF PER 1 SF OF NON RESIDENTIAL AREA			
REQUIRED			
RESIDENTIAL	70,125 SF / 10 SF =	4,383 SF	
NON-RESIDENTIAL	44,377 SF / 46 SF =	965 SF	
TOTAL REQUIRED		5,348 SF	
REC. ROOM REDUCTION	MIN. SIZE 800 SF, MAX. ALLOWED 25% OF REQ'D OPEN SPACE		
	5,348 SF x 25% = 1,337 SF MAX APPLICABLE		
TOTAL APPLICABLE	GROUND LEVEL OPEN SPACE	6,685 SF	
	THIRD LEVEL OPEN SPACE	5,579 SF	
	15% MAX ALLOWED REC ROOM	1,337 SF	
	TOTAL APPLICABLE PROVIDED OPEN SPACE	13,721 SF	

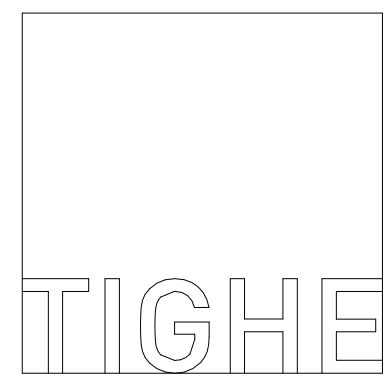
AREA CALCULATIONS PER ZONING CODE [SEE A062]	
CITY	NAME
COMMERCIAL	AREA
HOTEL	
1	BATHROOM
1	BICYCLE ROOM
1	ELECTRICAL ROOM
1	ELEVATOR CTRL RM
100	GUEST ROOM
1	GYM
1	HOTEL MANAGER OFFICE
4	HOTEL MECHANICAL
1	HOTEL REC ROOM
1	HOTEL TRASH / RECYCLE
1	HOTEL TRASH CHUTE
1	HOTEL TRASH ROOM
1	JOINT LOBBY
HOTEL	39,452 SF
RETAIL	
1	RETAIL SPACE 1
1	RETAIL SPACE 2
1	RETAIL
RETAIL	44,415 SF
COMMERCIAL TOTAL	15,323 SF
RESIDENTIAL	
3	1 BD AFF
AFFORDABLE	1,628 SF
AFFORDABLE	1,628 SF
MARKET RATE	
74	1 BD
25	2 BD
1	BICYCLE ROOM
1	COMMON AREA
1	MAIL ROOM
1	RESIDENTIAL MECHANICAL
1	RESIDENTIAL RECREATION ROOM
1	RESIDENTIAL TRASH / RECYCLE
4	RESIDENTIAL TRASH CHUTE
MARKET RATE	68,490 SF
	70,119 SF
	114,036 SF
RESIDENTIAL TOTAL	
BUILDING TOTAL	

REVISIONS
PLANNING SUBMITTAL 12/6/2018
PLANNING SUBMITTAL 12/4/2019
PLAN CHECK VERIFICATION #2 3/12/2019



THIRD LEVEL PLAN

G220



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REVISIONS
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FOURTH LEVEL PLAN

G230



FOURTH LEVEL PLAN
3/32" = 1'-0"

PLANNING USE COLOR LEGEND	
[Yellow]	SHARED LOBBY
[Orange]	RETAIL
[Light Blue]	HOTEL GUEST ROOMS
[Light Blue]	HOTEL MECHANICAL
[Light Blue]	1 BEDROOM RESIDENTIAL
[Light Blue]	1 BEDROOM AFFORDABLE RESIDENTIAL
[Light Blue]	2 BEDROOM RESIDENTIAL
[Light Blue]	RESIDENTIAL COORDIOR
[Light Blue]	RESIDENTIAL MECHANICAL
[Light Blue]	RESIDENTIAL SERVICES
[Light Blue]	AMENITIES

BARRANCA MIXED-USE DEVELOPMENT LAND USE SUMMARY [SEE A052]			
MAXIMUM ALLOWED	URBAN VILLAGE	URBAN INNOVATION	COMBINED
MAXIMUM FAR	3.1	3.1	6.2
TOTAL BUILDABLE AREA (SF) ¹	65,096	90,516	155,612
PROPOSED			
RESIDENTIAL	63,421	7,659	71,080
GROUND FLOOR RETAIL	0	4,961	4,961
COMMERCIAL / HOTEL	0	38,570	38,570
SQUARE FEET	63,421	50,860	114,281
FAR	3.90-1	1.76-1	2.46-1
1 BASE FAR IS 3.1 BUT PERMITTED TO EXCEED PER 1.9 SQUARE FOOTAGE BONUS FROM STRATEGY B. 2 30M SF LOTS WITHIN URBAN VILLAGE TOTALING 16,220 SQUARE FEET 3 30M SF LOTS WITHIN URBAN INNOVATION TOTALING 16,220 SQUARE FEET 4 INCLUDES AFFORDABLE UNITS AND 10,000 SQUARE FEET OF COMMERCIAL SPACE ALLOCATED FOR "WORK" SPACE WITHIN RESIDENTIAL LIVES, VIBRANT LIVES			
EXPANDED LAND USE EXPLANATION [SEE A052]			
MAXIMUM ALLOWED	URBAN VILLAGE	URBAN INNOVATION	COMBINED
LAND AREA (SF)	16,272	30,172	46,444
BASE FAR	3.1 (+ 1.9 SF BONUS)	3.1	3.1
TOTAL BUILDABLE AREA (SF)	65,096	90,516	155,612
PROPOSED			
BASE	36,402	13,448	49,850
MARKET RATE RESIDENTIAL	0	7,660	7,660
EXT. LOW INCOME AFFORDABLE	0	0	0
COMMERCIAL / RETAIL	11,800	0	11,800
COMMERCIAL / HOTEL	0	38,570	38,570
SQUARE FEET	41,203	62,273	103,476
FAR	2.90-1	3.83-1	1.73-1
2.46-1			
OPEN SPACE AREA CALCULATIONS [SEE A053]			
PROJECT IS LOCATED IN CASP CORNFIELD APPROVO SPECIFIC PLAN AND FOLLOWS THE OPEN SPACE REQUIREMENT AS PER CASP CH 2.4, C.2			
REQUIREMENT			
1 SF PER 16 SF OF RESIDENTIAL AREA	70,125 SF / 16 SF =	4,383 SF	
1 SF PER 48 SF OF NON RESIDENTIAL AREA	44,377 SF / 48 SF =	925 SF	
TOTAL REQUIRED		5,308 SF	
REQUIREMENT			
MIN. SIZE 800 SF, MAX. ALLOWED 25% OF REQ'D OPEN SPACE			
5,308 SF x 25% = 1,327 SF MAX. ALLOWED			
TOTAL APPLICABLE			
GROUND LEVEL OPEN SPACE	6,819 SF		
THIRD LEVEL OPEN SPACE	5,579 SF		
15% MAX ALLOWED REC ROOM	1,327 SF		
TOTAL APPLICABLE PROVIDED OPEN SPACE	13,721 SF		

AREA CALCULATIONS PER ZONING CODE [SEE A052]	
CITY	NAME
COMMERCIAL	COMMERCIAL
HOTEL	HOTEL
1	BATHROOM
1	BICYCLE ROOM
1	ELECTRICAL ROOM
1	ELEVATOR CTRL RM
100	GUEST ROOM
1	GYM
1	HOTEL MANAGER OFFICE
4	HOTEL MECHANICAL
1	HOTEL REC ROOM
1	HOTEL TRASH / RECYCLE
3	HOTEL TRASH CHUTE
1	HOTEL TRASH ROOM
1	JOINT LOBBY
HOTEL	JOINT LOBBY
RETAIL	RETAIL SPACE 1
1	RETAIL SPACE 2
RETAIL	RETAIL
COMMERCIAL TOTAL	15,323 SF
RESIDENTIAL	RESIDENTIAL
3	1 BD AFF
AFFORDABLE	AFFORDABLE
MARKET RATE	MARKET RATE
74	1 BD
25	2 BD
1	BICYCLE ROOM
1	COMMON AREA
1	MAIL ROOM
1	RESIDENTIAL MECHANICAL
1	RESIDENTIAL RECREATION ROOM
1	RESIDENTIAL TRASH / RECYCLE
4	RESIDENTIAL TRASH CHUTE
MARKET RATE	MARKET RATE
68,490 SF	
70,119 SF	
114,281 SF	
RESIDENTIAL TOTAL	
BUILDING TOTAL	



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FIFTH LEVEL PLAN

G240



FIFTH LEVEL PLAN
3/32" = 1'-0"

PLANNING USE COLOR LEGEND	
[Orange]	SHARED LOBBY
[Yellow]	RETAIL
[Light Blue]	HOTEL GUEST ROOMS
[Light Green]	HOTEL MECHANICAL
[Light Orange]	1 BEDROOM RESIDENTIAL
[Light Yellow]	2 BEDROOM AFFORDABLE RESIDENTIAL
[Light Green]	2 BEDROOM RESIDENTIAL
[Light Blue]	RESIDENTIAL COORDINATOR
[Light Blue]	RESIDENTIAL MECHANICAL
[Light Blue]	RESIDENTIAL SERVICES
[Light Blue]	AMENITIES

BARRANCA MIXED-USE DEVELOPMENT LAND USE SUMMARY [SEE A052]			
MAXIMUM ALLOWED	URBAN VILLAGE	URBAN INNOVATION	COMBINED
MAXIMUM FAR	3.1	3.1	6.2
TOTAL BUILDABLE AREA (SF) ¹	65,096	90,516	155,612
PROPOSED			
RESIDENTIAL	63,421	7,659	71,080
GROUND FLOOR RETAIL	0	4,961	4,961
COMMERCIAL HOTEL	0	38,570	38,570
SQUARE FEET	63,421	50,960	114,381
FAR	3.90-1	1.76-1	2.46-1

1. BASE FAR IS 3.1 BUT PERMITTED TO EXCEED PER 1.9 SQUARE FOOTAGE BONUS FROM STRATEGY B.
2. 30M SF LOT WITH URBAN VILLAGE TYPING 16,220 SQUARE FEET.
3. 30M SF LOT WITH URBAN INNOVATION TYPING 16,220 SQUARE FEET.
4. INCLUDES AFFORDABLE UNITS AND 10,000 SQUARE FEET OF COMMERCIAL SPACE ALLOCATED FOR "WORK" SPACE WITHIN RESIDENTIAL LIVES, VIBRANT LIVES.

EXPANDED LAND USE EXPLANATION [SEE A052]			
MAXIMUM ALLOWED	URBAN VILLAGE	URBAN INNOVATION	COMBINED
LAND AREA (SF)	16,272	30,172	46,444
BASE FAR	3.1 (+ 1.9 SF BONUS)	3.1	3.1
TOTAL BUILDABLE AREA (SF)	65,096	90,516	155,612
PROPOSED			
MARKET RATE RESIDENTIAL	35,402	13,448	48,850
EXT. LOW INCOME AFFORDABLE	0	1,628	1,628
COMMERCIAL - RETAIL	11,800	0	11,800
COMMERCIAL - HOTEL	0	38,570	38,570
SQUARE FEET	41,202	52,297	93,499
FAR	2.90-1	3.83-1	1.73-1

OPEN SPACE AREA CALCULATIONS [SEE A053]			
PROJECT IS LOCATED IN CASP CORNFIELD APPROVO SPECIFIC PLAN AND FOLLOWS THE OPEN SPACE REQUIREMENT AS PER CASP CH 2.4, C.2			
REQUIREMENT			
1 SF PER 16 SF OF RESIDENTIAL AREA	70,125 SF / 16 SF =	4,383 SF	
1 SF PER 48 SF OF NON RESIDENTIAL AREA	44,377 SF / 48 SF =	925 SF	
TOTAL REQUIRED		5,308 SF	
REQUIRED			
RESIDENTIAL			
NON-RESIDENTIAL			
TOTAL PROVIDED			
MIN. SIZE 800 SF, MAX. ALLOWED 25% OF REQ'D OPEN SPACE			
5,308 SF x 25% = 1,327 SF MAX. APPLICABLE			
TOTAL APPLICABLE			
GROUND LEVEL OPEN SPACE		6,819 SF	
THIRD LEVEL OPEN SPACE		5,579 SF	
15% MAX ALLOWED REC ROOM		1,327 SF	
TOTAL APPLICABLE PROVIDED OPEN SPACE		13,721 SF	

AREA CALCULATIONS PER ZONING CODE [SEE A052]	
CITY	NAME
COMMERCIAL	COMMERCIAL
HOTEL	HOTEL
1	BATHROOM
1	BICYCLE ROOM
1	ELECTRICAL ROOM
1	ELEVATOR CTRL RM
100	GUEST ROOM
1	GYM
1	HOTEL MANAGER OFFICE
4	HOTEL MECHANICAL
1	HOTEL REC ROOM
1	HOTEL TRASH / RECYCLE
3	HOTEL TRASH CHUTE
1	HOTEL TRASH ROOM
1	JOINT LOBBY
HOTEL	JOINT LOBBY
RETAIL	RETAIL
1	RETAIL SPACE 1
1	RETAIL SPACE 2
RETAIL	RETAIL
1	RETAIL
COMMERCIAL TOTAL	15,323 SF
RESIDENTIAL	RESIDENTIAL
3	1 BD AFF
AFFORDABLE	AFFORDABLE
MARKET RATE	MARKET RATE
74	1 BD
25	2 BD
1	BICYCLE ROOM
1	COMMON AREA
1	MAIL ROOM
1	RESIDENTIAL MECHANICAL
1	RESIDENTIAL RECREATION ROOM
1	RESIDENTIAL TRASH / RECYCLE
4	RESIDENTIAL TRASH CHUTE
MARKET RATE	MARKET RATE
68,490 SF	
70,119 SF	
114,508 SF	
RESIDENTIAL TOTAL	
BUILDING TOTAL	



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BARRANCA MIXED-USE
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REVISIONS
PLANNING SUBMITTAL 12/6/2018
PLANNING SUBMITTAL 12/4/2019
PLAN CHECK VERIFICATION #2 3/12/2019



SIXTH LEVEL PLAN

G250



SIXTH LEVEL PLAN
3/32" = 1'-0"

PLANNING USE COLOR LEGEND	
[Light Blue Box]	SHARED LOBBY
[Yellow Box]	RETAIL
[Orange Box]	HOTEL GUEST ROOMS
[Light Green Box]	HOTEL MECHANICAL
[Light Blue Box]	1 BEDROOM RESIDENTIAL
[Light Green Box]	2 BEDROOM AFFORDABLE RESIDENTIAL
[Light Green Box]	2 BEDROOM RESIDENTIAL
[Light Green Box]	RESIDENTIAL COORDINATOR
[Light Green Box]	RESIDENTIAL MECHANICAL
[Light Green Box]	RESIDENTIAL SERVICES
[Light Green Box]	AMENITIES

BARRANCA MIXED-USE DEVELOPMENT LAND USE SUMMARY [SEE A052]			
	MAXIMUM ALLOWED	URBAN VILLAGE	URBAN INNOVATION
MAXIMUM FAR	3.1	3.1	3.1
TOTAL BUILDABLE AREA (SF) ¹	65,096	65,096	65,096
PROPOSED			
RESIDENTIAL	63,421	7,659	71,080
GROUND FLOOR RETAIL	0	4,961	4,961
COMMERCIAL / HOTEL	0	38,570	38,570
SQUARE FEET	63,421	50,990	114,281
FAR	3.90-1	1.76-1	2.46-1

1 BASE FAR IS 3.1 BUT PERMITTED TO EXCEED PER 1.9 SQUARE FOOTAGE BONUS FROM STRATEGY B.
2 20M SF LOTS WITHIN URBAN VILLAGE TOTALING 16,220 SQUARE FEET.
3 30M SF LOTS WITHIN URBAN INNOVATION TOTALING 16,220 SQUARE FEET.
4 INCLUDES AFFORDABLE UNITS AND 10,000 SQUARE FEET OF COMMERCIAL SPACE ALLOCATED FOR "WORK" SPACE WITHIN RESIDENTIAL LIVES, VILLAGE.

EXPANDED LAND USE EXPLANATION [SEE A052]			
	MAXIMUM ALLOWED	URBAN VILLAGE	URBAN INNOVATION
LAND AREA (SF)	16,220	30,172	49,444
BASE FAR	3.1 (+ 1.9 SF BONUS)	3.1	3.1
TOTAL BUILDABLE AREA (SF)	65,096	65,096	65,096
PROPOSED			
MARKET RATE RESIDENTIAL	36,402	13,448	36,402
EXT. LOW INCOME AFFORDABLE	0	1,628	1,628
COMMERCIAL / RETAIL	11,800	0	4,960
COMMERCIAL / HOTEL	0	38,570	38,570
SQUARE FEET	42,202	52,275	114,546
FAR	2.90-1	3.83-1	1.73-1

OPEN SPACE AREA CALCULATIONS [SEE A053]			
PROJECT IS LOCATED IN CASP CORNFIELD APPROVED SPECIFIC PLAN AND FOLLOWS THE OPEN SPACE REQUIREMENT AS PER CASP CH 2.4, C.2			
REQUIREMENT			
1 SF PER 16 SF OF RESIDENTIAL AREA	70,125 SF / 16 SF =	4,383 SF	
1 SF PER 48 SF OF NON-RESIDENTIAL AREA	44,377 SF / 48 SF =	925 SF	
TOTAL REQUIRED		5,308 SF	
REQUIRED			
RESIDENTIAL			
NON-RESIDENTIAL			
TOTAL PROVIDED			
REC. ROOM REDUCTION	MIN. SIZE 800 SF, MAX. ALLOWED 25% OF REQ'D OPEN SPACE		
THIRD LEVEL OPEN SPACE	5,308 SF x 25% = 1,327 SF MAX APPLICABLE		
TOTAL APPLICABLE		6,615 SF	
GROUND LEVEL OPEN SPACE		5,579 SF	
THIRD LEVEL OPEN SPACE		1,327 SF	
TOTAL APPLICABLE PROVIDED OPEN SPACE		13,721 SF	

AREA CALCULATIONS PER ZONING CODE [SEE A052]	
CITY	NAME
COMMERCIAL	COMMERCIAL
1	HOTEL
1	BATHROOM
1	BICYCLE ROOM
1	ELECTRICAL ROOM
1	ELEVATOR CTRL RM
100	GUEST ROOM
1	GYM
1	HOTEL MANAGER OFFICE
4	HOTEL MECHANICAL
1	HOTEL REC ROOM
1	HOTEL TRASH / RECYCLE
3	HOTEL TRASH CHUTE
1	HOTEL TRASH ROOM
1	JOINT LOBBY
HOTEL	39,455 SF
RETAIL	
1	RETAIL SPACE 1
1	RETAIL SPACE 2
RETAIL	4,420 SF
RETAIL	4,415 SF
COMMERCIAL TOTAL	15,323 SF
RESIDENTIAL	
3	1 BD AFF
AFFORDABLE	1,628 SF
MARKET RATE	
74	1 BD
25	2 BD
1	BICYCLE ROOM
1	COMMON AREA
1	MAIL ROOM
1	RESIDENTIAL MECHANICAL
1	RESIDENTIAL RECREATION ROOM
1	RESIDENTIAL TRASH / RECYCLE
4	RESIDENTIAL TRASH CHUTE
MARKET RATE	68,490 SF
70	1 BD
114	2 BD
RESIDENTIAL TOTAL	114,281 SF
BUILDING TOTAL	



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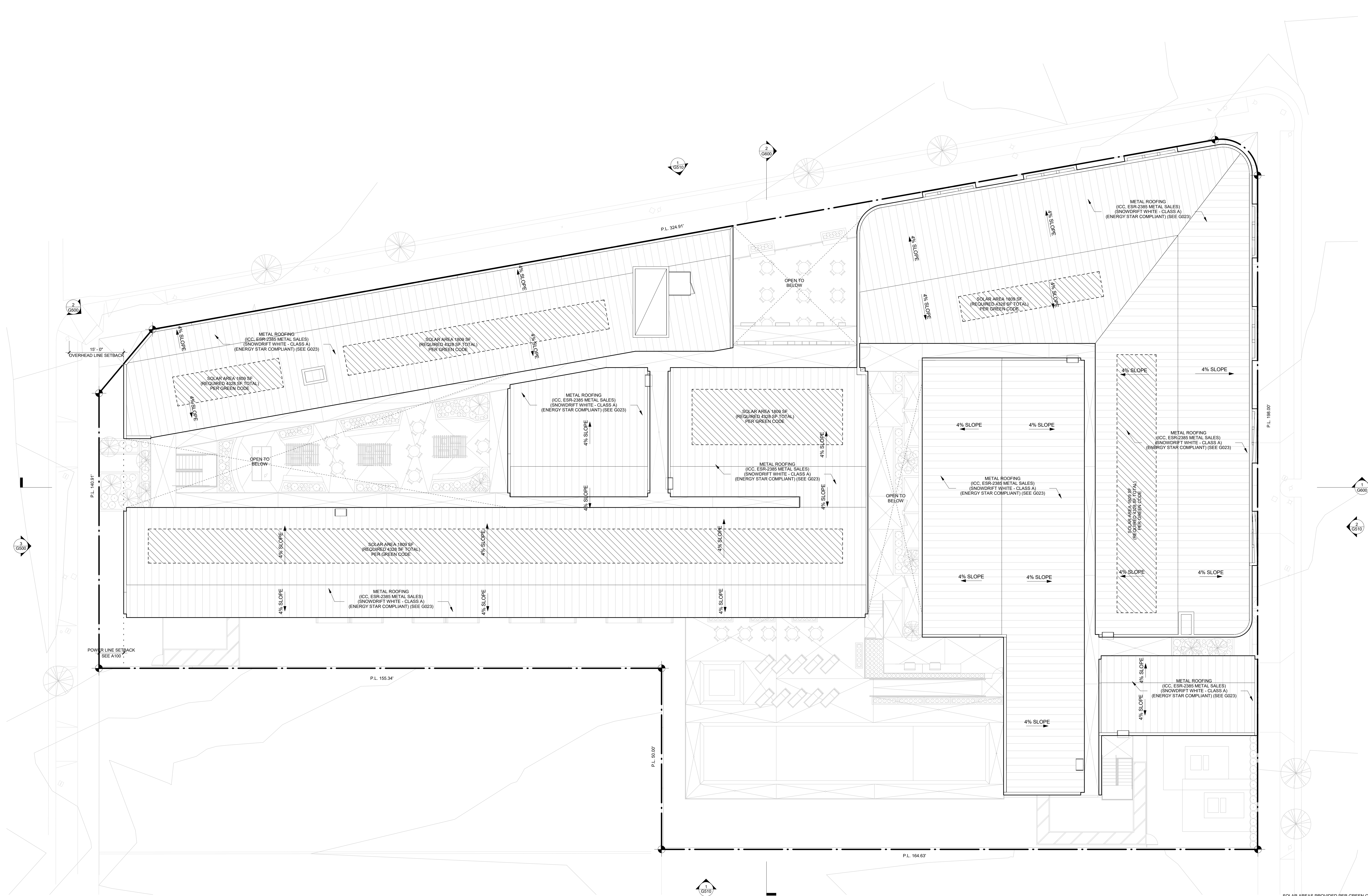
BARRANCA MIXED-USE
160 N AVENUE 21
LOS ANGELES, CA 90031

REVISIONS
PLANNING SUBMITTAL 12/6/2018
PLANNING SUBMITTAL 12/4/2019
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ROOF PLAN

G300



SOLAR AREAS PROVIDED PER GREEN CODE TO COMPLY TO MITIGATION MEASURE CHECKLIST SECTION 15: ENERGY AND GREENHOUSE GASES. REFERENCE CHAPTER 2.8 SECTION D OF THE SPECIFIC PLAN.
PROJECT TO COMPLY WITH A MINIMUM OF 20% OF NON-RESIDENTIAL AND 10% OF RESIDENTIAL ENERGY DEMAND WILL BE SUPPLIED WITH RENEWAL ENERGY GENERATION.

ROOF PLAN
3/32" = 1'-0"

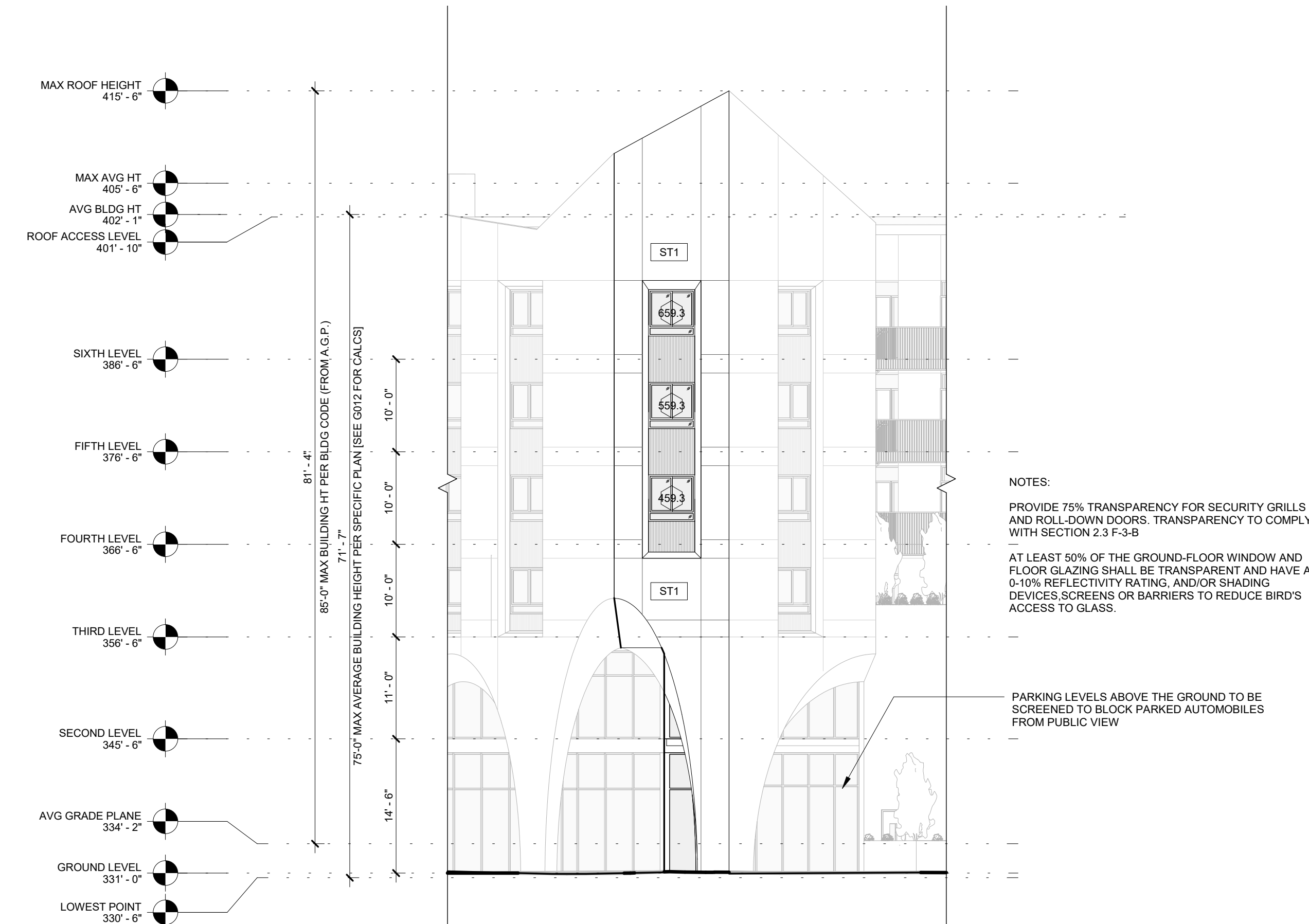
PLANNING USE COLOR LEGEND	
	SHARED LOBBY
	RETAIL
	HOTEL GUEST ROOMS
	HOTEL MECHANICAL
	1 BEDROOM RESIDENTIAL
	1 BEDROOM AFFORDABLE RESIDENTIAL
	2 BEDROOM RESIDENTIAL
	RESIDENTIAL COORDOR
	RESIDENTIAL MECHANICAL
	RESIDENTIAL SERVICES
	AMENITIES

BARRANCA MIXED-USE DEVELOPMENT LAND USE SUMMARY [SEE A052]			
	URBAN VILLAGE	URBAN INNOVATION	COMBINED
MAXIMUM ALLOWED	3.1	3.1	3.1
MAXIMUM FAR	16,572	49,444	66,016
TOTAL BUILDABLE AREA (SF) ¹	65,096	90,516	155,612
PROPOSED			
RESIDENTIAL ²	63,421	7,659	71,080
GROUND FLOOR RETAIL	4,961	4,602	9,563
COMMERCIAL/HOTEL	0	38,570	38,570
SQUARE FEET	68,382	50,860	119,242
FAR	3.93:1	1.76:1	2.46:1
1. BASE FAR IS 3.1 BUT PERMITTED TO EXCEED PER 1.9 SQUARE FOOTAGE BONUS FROM STRATEGY B. 2. 20% OF TOTAL BUILDABLE AREA WITHIN URBAN VILLAGE TO BE USED FOR RESIDENTIAL. 3. 10% OF TOTAL BUILDABLE AREA WITHIN URBAN INNOVATION TO BE USED FOR RESIDENTIAL. 4. INCLUDES AFFORDABLE UNITS AND 10,000 SQUARE FEET OF COMMERCIAL SPACE ALLOCATED FOR "WORK" SPACE WITHIN RESIDENTIAL LIVING UNITS.			
EXPANDED LAND USE EXPLANATION [SEE A052]			
	URBAN VILLAGE	URBAN INNOVATION	COMBINED
MAXIMUM ALLOWED	3.1	3.1	3.1
LAND AREA (SF)	16,572	49,444	66,016
BASE FAR	3.1 (+ 1.9 SF BONUS)	3.1	3.1
TOTAL BUILDABLE AREA (SF)	65,096	90,516	155,612
PROPOSED			
MARKET RATE RESIDENTIAL	35,452	13,448	48,900
EXT. LOW INCOME AFFORDABLE	0	0	0
COMMERCIAL/RETAIL	11,800	0	11,800
COMMERCIAL/HOTEL	0	38,570	38,570
SQUARE FEET	47,252	52,267	99,519
FAR	2.90:1	3.83:1	3.33:1
OPEN SPACE AREA CALCULATIONS [SEE A053]			
PROJECT IS LOCATED IN CASP CORNFIELD APPROX SPECIFIC PLAN AND FOLLOWS THE OPEN SPACE REQUIREMENT AS PER CASP CH 2.4, C.2			
REQUIREMENT			
1 SF PER 10 SF OF RESIDENTIAL AREA		70,125 SF / 10 SF =	7,013 SF
1 SF PER 10 SF OF NON-RESIDENTIAL AREA		44,377 SF / 10 SF =	4,438 SF
TOTAL REQUIRED			11,451 SF
REQUIRED			
MIN. SIZE 800 SF, MAX. ALLOWED 25% OF REQ'D OPEN SPACE			
5,308 SF x 25% = 1,327 SF MAX APPLICABLE			
REC. ROOM REDUCTION			
GROUND LEVEL OPEN SPACE			6,819 SF
THIRD LEVEL OPEN SPACE			5,579 SF
15% MAX ALLOWED REC ROOM			1,327 SF
TOTAL APPLICABLE PROVIDED OPEN SPACE			13,721 SF

AREA CALCULATIONS PER ZONING CODE [SEE A052]		
CITY	NAME	AREA
COMMERCIAL		
HOTEL		
1	BATHROOM	84 SF
1	BICYCLE ROOM	655 SF
1	ELECTRICAL ROOM	283 SF
1	ELEVATOR CTRL RM	669 SF
100	GUEST ROOM	32,381 SF
1	GYM	1,703 SF
1	HOTEL MANAGER OFFICE	254 SF
4	HOTEL MECHANICAL	1,850 SF
1	HOTEL REC ROOM	999 SF
1	HOTEL TRASH / RECYCLE	217 SF
3	HOTEL TRASH CHUTE	90 SF
1	HOTEL TRASH ROOM	20 SF
1	JOINT LOBBY	835 SF
HOTEL		39,455 SF
RETAIL		
1	RETAIL SPACE 1	4,420 SF
1	RETAIL SPACE 2	546 SF
RETAIL		4,966 SF
RETAIL		44,415 SF
COMMERCIAL TOTAL		15,323 SF
RESIDENTIAL		
3	1 BD AFF	1,628 SF
AFFORDABLE		1,628 SF
MARKET RATE		
74	1 BD	44,536 SF
25	2 BD	21,042 SF
1	BICYCLE ROOM	737 SF
1	COMMON AREA	557 SF
1	MAIL ROOM	278 SF
1	RESIDENTIAL MECHANICAL	196 SF
1	RESIDENTIAL RECREATION ROOM	609 SF
1	RESIDENTIAL TRASH / RECYCLE	343 SF
4	RESIDENTIAL TRASH CHUTE	192 SF
MARKET RATE		68,490 SF
MARKET RATE		70,119 SF
		114,596 SF
RESIDENTIAL TOTAL		
BUILDING TOTAL		



WEST ELEVATION
3/32" = 1'-0" ③



NORTH WEST ELEVATION
3/32" = 1'-0" ②



NORTH ELEVATION
3/32" = 1'-0" ①

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ELEVATIONS

G500



LOCATION	TYPE	SIZE	DESCRIPTION	FIRE RATING	GLAZING	FRAME FINISH
HOTEL GYM	373.3	5'-0" x 2'-0"				2-1/4" ALUM
BEDROOM 1	317.1	BB	3'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 418						
BEDROOM 2	318.2	WW	5'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
FOURTH LEVEL						
UNIT 300		5'-0" x 2'-0" x 10'-0"				
BEDROOM 2	416.2	AA	3'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
KITCHEN/ DINING	424.1	BB	3'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
BEDROOM 1	425.1	BB	3'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
LIVING ROOM	425.2	AA	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
LIVING ROOM	451.1	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
LIVING ROOM	451.2	AA	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
LIVING ROOM	451.4	AA	0'-0" x 6'-0"	FIXED		
LIVING ROOM	452.1	AA	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
KITCHEN/ LIVING	453.2	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
KITCHEN/ LIVING	454.2	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
KITCHEN/ LIVING	455.2	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
KITCHEN/ LIVING	456.2	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
KITCHEN/ LIVING	457.2	AA	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
KITCHEN/ LIVING	458.2	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
KITCHEN/ LIVING	459.2	AA	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
HOTEL MECHANICAL	476.1	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
HOTEL MECHANICAL	476.2	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
HOTEL MECHANICAL	476.3	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
HOTEL MECHANICAL	476.4	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 307						
BATHROOM 1	360.5	EE	2'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 307						
BEDROOM	422.1	BB	3'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 307						
BEDROOM	423.1	BB	3'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 307						
BEDROOM	424.1	BB	3'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 307						
BEDROOM 1	401.1	CC	4'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
BEDROOM 2	401.2	CC	4'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
BEDROOM 3	401.3	CC	4'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
KITCHEN/ LIVING	401.4	CC	4'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 402						
BEDROOM	402.1	BB	3'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 402						
BEDROOM	403.1	CC	4'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 402						
BEDROOM	404.1	BB	3'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 405						
BEDROOM	405.1	CC	4'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 406						
BEDROOM	406.1	BB	3'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 406						
BEDROOM 1	407.1	BB	3'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
BATHROOM 2	407.2	EE	2'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
BEDROOM 1	407.3	BB	3'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
KITCHEN/ LIVING	407.4	CC	4'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
KITCHEN/ LIVING	407.6	EE	2'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
KITCHEN/ LIVING	407.7	BB	3'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 408						
BEDROOM	408.1	CC	4'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 409						
BEDROOM	409.1	BB	3'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 410						
BEDROOM	410.1	BB	3'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 411						
BEDROOM	411.2	BB	3'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 412						
BEDROOM	412.1	CC	4'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 413						
BEDROOM	413.2	BB	3'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 414						
BEDROOM	414.1	BB	3'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 415						
BEDROOM	415.2	BB	3'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 416						
BEDROOM	416.2	CC	4'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 417						
BEDROOM 1	417.1	BB	3'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
BEDROOM 1	417.3	BB	3'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
BEDROOM 1	417.4	AA	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 418						
BEDROOM 1	418.1	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
BEDROOM 2	418.2	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
KITCHEN/ LIVING	418.3	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 419						
BEDROOM 1	419.1	BB	3'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
BEDROOM 1	419.2	AA	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
BEDROOM 1	419.3	BB	3'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
BEDROOM 1	419.4	AA	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 420						
BEDROOM 1	420.1	BB	3'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 421						
BEDROOM 1	421.2	DD	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 422						
LIVING ROOM	450.2	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
LIVING ROOM	450.3	AA	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 423						
BEDROOM 1	452.1	AA	0'-0" x 6'-0"	FIXED	45 MIN.	TEMPERED
UNIT 424						
ENTRY	453.1	AA	0'-0" x 6'-0"	FIXED	45 MIN.	TEMPERED
UNIT 425						
ENTRY	454.1	AA	0'-0" x 6'-0"	FIXED	45 MIN.	TEMPERED
UNIT 426						
ENTRY	455.1	AA	0'-0" x 6'-0"	FIXED	45 MIN.	TEMPERED
UNIT 427						
ENTRY	456.1	AA	0'-0" x 6'-0"	FIXED	45 MIN.	TEMPERED
UNIT 428						
ENTRY	457.1	AA	0'-0" x 6'-0"	FIXED	45 MIN.	TEMPERED
UNIT 429						
ENTRY	458.1	AA	0'-0" x 6'-0"	FIXED	45 MIN.	TEMPERED
UNIT 430						
ENTRY	459.1	AA	0'-0" x 6'-0"	FIXED	45 MIN.	TEMPERED
KITCHEN/ LIVING	459.3	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 431						
ENTRY	460.1	AA	0'-0" x 6'-0"	FIXED	45 MIN.	TEMPERED
UNIT 432						
LIVING ROOM	460.2	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
LIVING ROOM	460.4	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 433						
ENTRY	461.1	AA	0'-0" x 6'-0"	FIXED	45 MIN.	TEMPERED
KITCHEN/ LIVING	461.2	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 434						
ENTRY	462.1	AA	0'-0" x 6'-0"	FIXED	45 MIN.	TEMPERED
UNIT 435						
KITCHEN/ LIVING	462.2	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 436						
ENTRY	463.1	AA	0'-0" x 6'-0"	FIXED	45 MIN.	TEMPERED
KITCHEN/ LIVING	463.2	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 437						
ENTRY	464.1	AA	0'-0" x 6'-0"	FIXED	45 MIN.	TEMPERED
KITCHEN/ LIVING	464.2	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 438						
ENTRY	465.1	AA	0'-0" x 6'-0"	FIXED	45 MIN.	TEMPERED
UNIT 439						
ENTRY	465.2	AA	0'-0" x 6'-0"	FIXED	45 MIN.	TEMPERED
UNIT 440						
KITCHEN/ LIVING	466.1	AA	0'-0" x 6'-0"	FIXED	45 MIN.	TEMPERED
KITCHEN/ LIVING	466.2	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 441						
ENTRY	467.1	AA	0'-0" x 6'-0"	FIXED	45 MIN.	TEMPERED
UNIT 442						
ENTRY	467.2	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 443						
ENTRY	468.1	AA	0'-0" x 6'-0"	FIXED	45 MIN.	TEMPERED
UNIT 444						
ENTRY	468.2	AA	0'-0" x 6'-0"	FIXED	45 MIN.	TEMPERED
UNIT 445						
ENTRY	469.1	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 446						
ENTRY	470.1	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
KITCHEN/ LIVING	471.1	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 447						
LIVING ROOM	472.1	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 448						
BEDROOM	472.2	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
BEDROOM	473.1	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
KITCHEN/ LIVING	474.1	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
KITCHEN/ LIVING	475.1	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
FIFTH LEVEL						
BEDROOM 2	516.2	CC	4'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
BEDROOM 1	517.2	BB	3'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
KITCHEN/ LIVING	524.1	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
KITCHEN/ DINING	525.1	BB	3'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
BEDROOM 1	550.1	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
KITCHEN/ LIVING	552.2	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
KITCHEN/ LIVING	553.2	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
KITCHEN/ LIVING	554.2	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
KITCHEN/ LIVING	555.2	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
KITCHEN/ LIVING	556.2	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
KITCHEN/ LIVING	576.2	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
KITCHEN/ LIVING	586.6	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
JACKMAN AREA						
KITCHEN/ LIVING	551.2	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
KITCHEN/ LIVING	551.2	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
KITCHEN/ LIVING	578.3	WW	5'-0" x 5'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
BATHROOM 1	501.2	EE	2'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 501						
BEDROOM 1	501.1	CC	4'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
BEDROOM 2	501.2	CC	4'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
BEDROOM 3	501.3	CC	4'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
KITCHEN/ LIVING	501.4	CC	4'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 502						
BEDROOM	502.1	BB	3'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 503						
BEDROOM	503.1	CC	4'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 504						
BEDROOM	504.1	BB	3'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 505						
CLOSET	505.1	CC	4'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED
UNIT 506						
CLOSET	506.1	BB	3'-0" x 6'-0"	FIXED/ OPERABLE	N.R.	TEMPERED

LOCATION	#	TYPE	SIZE	DESCRIPTION	FIRE RATING	GLAZING	FRAME FINISH
KITCHEN / LIVING	618.1	BB	3'-0" x 8'-0"	FIXED / OPERABLE	N.R.	TEMPERED	
BEHROOM	619.2	BB	3'-0" x 8'-0"	FIXED / OPERABLE	N.R.	TEMPERED	
BEHROOM	619.3	BB	3'-0" x 8'-0"	FIXED / OPERABLE	N.R.	TEMPERED	
BEHROOM/2	619.4	BB	3'-0" x 8'-0"	FIXED / OPERABLE	N.R.	TEMPERED	
BEHROOM	620.0						
UNIT 620							
BEHROOM	620.2	DD	5'-0" x 5'-0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 621							
BEHROOM	621.2	DD	5'-0" x 5'-0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 622							
BEHROOM	622.1	BB	3'-0" x 8'-0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 623							
BEHROOM	623.1	BB	3'-0" x 8'-0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 625							
BEHROOM	624.2	BB	3'-0" x 8'-0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 630							
KITCHEN / LIVING	650.2	WW	5'-0" x 5'-0"	FIXED / OPERABLE	N.R.	TEMPERED	
KITCHEN / LIVING	650.3	WW	5'-0" x 5'-0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 653							
ENTRY	652.1	AA	0'-0" x 8'-0"	FIXED	45 MIN.	TEMPERED	
UNIT 654							
ENTRY	653.1	AA	0'-0" x 8'-0"	FIXED	45 MIN.	TEMPERED	
UNIT 655							
ENTRY	654.1	AA	0'-0" x 8'-0"	FIXED	45 MIN.	TEMPERED	
UNIT 656							
ENTRY	655.1	AA	0'-0" x 8'-0"	FIXED	45 MIN.	TEMPERED	
UNIT 657							
ENTRY	656.1	AA	0'-0" x 8'-0"	FIXED	45 MIN.	TEMPERED	
UNIT 658							
ENTRY	657.1	AA	0'-0" x 8'-0"	FIXED	45 MIN.	TEMPERED	
UNIT 659							
ENTRY	658.1	AA	0'-0" x 8'-0"	FIXED	45 MIN.	TEMPERED	
UNIT 660							
ENTRY	659.1	AA	0'-0" x 8'-0"	FIXED	45 MIN.	TEMPERED	
KITCHEN / LIVING	659.3	WW	5'-0" x 5'-0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 661							
ENTRY	660.1	AA	0'-0" x 8'-0"	FIXED	45 MIN.	TEMPERED	
KITCHEN / LIVING	660.2	WW	5'-0" x 5'-0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 662							
KITCHEN / LIVING	660.4	WW	5'-0" x 5'-0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 663							
KITCHEN / LIVING	661.1	AA	0'-0" x 8'-0"	FIXED	45 MIN.	TEMPERED	
UNIT 664							
KITCHEN / LIVING	661.2	WW	5'-0" x 5'-0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 665							
ENTRY	662.1	AA	0'-0" x 8'-0"	FIXED	45 MIN.	TEMPERED	
KITCHEN / LIVING	662.2	WW	5'-0" x 5'-0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 666							
ENTRY	663.1	AA	0'-0" x 8'-0"	FIXED	45 MIN.	TEMPERED	
UNIT 667							
KITCHEN / LIVING	663.2	WW	5'-0" x 5'-0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 668							
KITCHEN / LIVING	664.1	AA	0'-0" x 8'-0"	FIXED	45 MIN.	TEMPERED	
UNIT 669							
KITCHEN / LIVING	664.2	WW	5'-0" x 5'-0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 670							
ENTRY	665.1	AA	0'-0" x 8'-0"	FIXED	45 MIN.	TEMPERED	
UNIT 671							
KITCHEN / LIVING	665.2	WW	5'-0" x 5'-0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 672							
ENTRY	666.1	AA	0'-0" x 8'-0"	FIXED	45 MIN.	TEMPERED	
UNIT 673							
KITCHEN / LIVING	666.2	WW	5'-0" x 5'-0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 674							
ENTRY	667.1	AA	0'-0" x 8'-0"	FIXED	45 MIN.	TEMPERED	
UNIT 675							
KITCHEN / LIVING	667.2	WW	5'-0" x 5'-0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 676							
ENTRY	668.1	AA	0'-0" x 8'-0"	FIXED	45 MIN.	TEMPERED	
UNIT 677							
KITCHEN / LIVING	668.2	WW	5'-0" x 5'-0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 678							
KITCHEN / LIVING	670.1	WW	5'-0" x 5'-0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 679							
KITCHEN / LIVING	671.1	WW	5'-0" x 5'-0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 680							
LIVING ROOM	672.1	WW	5'-0" x 5'-0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 681							
BEHROOM	625.2	WW	5'-0" x 5'-0"	FIXED / OPERABLE	N.R.	TEMPERED	
KITCHEN / LIVING	673.1	WW	5'-0" x 5'-0"	FIXED / OPERABLE	N.R.	TEMPERED	
KITCHEN / LIVING	674.1	WW	5'-0" x 5'-0"	FIXED / OPERABLE	N.R.	TEMPERED	
KITCHEN / LIVING	675.1	WW	5'-0" x 5'-0"	FIXED / OPERABLE	N.R.	TEMPERED	



ABBREVIATIONS			
AFF	ABOVE FINISHED FLOOR	SED	SEE ELECTRICAL DRAWING
AFG	ABOVE FINISHED GRADE	SFD	SMOKE FIRE DAMPER
ACOUS	ACOUSTICAL	SHT	SHEET
ADJ	ADJUSTABLE	SHTG	SHEATHING
ALUM	ALUMINUM	SIM	SIMILAR
ANCH	ANCHOR	SLD	SEE LANDSCAPE DRAWING
APPROX	APPROXIMATELY	SMD	SEE MECHANICAL DRAWING
ATTEN	ATTENTION	SPEC	SPECIFICATION
B	BASE	SPD	SEE PLUMBING DRAWING
BD	BOARD	SQ	SQUARE
BLDG	BUILDING	SS	STAINLESS STEEL
BLK	BLOCK	SSD	SEE STRUCTURAL DRAWING
BM	BEAM	STD	STANDARD
BOT	BOTTOM	STL	STEEL
C	CARPET	STRUCT	STRUCTURAL
CMU	CONCRETE MASONRY UNIT	SUBP	SUBPENDED
CAB	CABINET	SV	SHEET VINYL
CEM	CEMENT	T	TREADS
CER	CERAMIC	T & N	TOP AND BOTTOM
CL	CENTER LINE	T & G	TONGUE AND GROOVE
CLG	CEILING	TO	TOP OF
CLR	CLEAR	TOC	TOP OF CONCRETE
COL	COLUMN	TEL	TELEPHONE
CONC	CONCRETE	TEM	TEMPERED
CONST	CONSTRUCTION	TYP	TYPICAL
CONT	CONTINUOUS	VCT	VINYL COMP. TILE
DBL	DOUBLE	VERT	VERTICAL
DET	DETAIL	W	WITH
DIA	DIAMETER	WC	WATER CLOSET
DIAG	DIAGONAL	WF	WIDE FLANGE
DM	DIMENSION	WP	WATER PROOF
DN	DOWN	W	WOOD
DS	DOWN SPOUT		
DWG	DRAWING		
EA	EACH		
EL	ELEVATION		
ELECT	ELECTRICAL		
EQ	EQUAL		
EQUIP	EQUIPMENT		
EXIST	EXISTING		
EXT	EXTERIOR		
FD	FLOOR DRAIN		
FEC	FIRE EXTINGUISHER CABINET		
FFE	FINISHED FLOOR ELEVATION		
FIN	FINISH		
FG	FINISH GRADE		
FLR	FLOOR		
FLOUR	FLUORESCENT		
FT	FOOT		
FTG	FOOTING		
GI	GALVANIZED IRON		
GA	GAUGE		
GALV	GALVANIZED		
GL	GLASS		
GYP BD	GYP SUM BOARD		
HD	HEAD		
HWG	HARDWOOD		
HM	HOLLOW METAL		
HR	HOUR		
HORIZ	HORIZONTAL		
HT	HEIGHT		
N	NICH		
INSUL	INSULATION		
INT	INTERIOR		
LAV	LAVATORY		
LY FIX	LIGHT FIXTURE		
MAX	MAXIMUM		
MECH	MECHANICAL		
MTL	METAL		
MIN	MINIMUM		
OC	ON CENTER		
OD	OUTSIDE DIAMETER		
OPP	OPPOSITE		
P	PAINT		
PL	PROPERTY LINE		
PLAM	PLASTIC LAMINATE		
PLAS	PLASTER		
PLYWD	PLYWOOD		
PTD	PAINTED		
R	RISERS		
RO	ROOD DRAIN		
RO	ROUGH OPENING		
RAD	RADIUS		
REC	RECESSED		
RENF	REINFORCED		
REQD	REQUIRED		
RES	RESISTANT		
RESIL	RESILIENT		
RET	RETAINING		
RM	ROOM		
SED	SEE ELECTRICAL DRAWING		
SD	SMOKE DETECTOR		
SCHED	SCHEDULE		
SECT	SECTION		

- LANDSCAPE NOTES
1. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
 2. A MINIMUM OF 3 INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS, WHERE MULCH IS CONTRAINDICATED.
 3. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
 4. AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM. THE IRRIGATION CONTROLLER SHALL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY SOURCE IS INTERRUPTED.
 5. AREAS LESS THAN 16 FEET R/W WITHIN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERIRPRAY.
 6. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
 7. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
 8. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

- TREE PROTECTION ZONE GUIDELINES
1. EXISTING TREE IN THE PUBLIC RIGHT OF WAY SHALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION WITH CONSTRUCTION FENCING OR OTHER APPROVED MEASURES. THE TREE PROTECTION ZONE SHALL BE MAINTAINED AND IRRIGATED THROUGHOUT THE PROJECT.
 2. NO DEBRIS, SOIL, OR OTHER MATERIALS SHALL BE PLACED OR DEPOSITED WITHIN THE TREE PROTECTION ZONE OR AROUND OR ON TREES LOCATED WITHIN THE PUBLIC RIGHT OF WAY.
 3. TREES GROWING IN THE PUBLIC RIGHT OF WAY SHALL BE PROTECTED AT ALL TIMES FROM CONSTRUCTION TRAFFIC AND VEHICULAR INGRESS / EGRESS TO THE PROPERTY BY PLACING TRENCH PLATES OF PLYWOOD TO PREVENT SOIL COMPACTION.
 4. NO TRIMMING OF TREE LOCATED IN THE PUBLIC RIGHT OF WAY SHALL BE PERMITTED. NO TRIMMING OF TREE ROOTS SHALL BE PERMITTED. IF ANY CONFLICT EXISTS BETWEEN CONSTRUCTION AND EXISTING CITY TREE, THE CONTRACTOR WILL CONTACT CITY'S FACILITY AND FIELD SERVICES DIVISION AT 323.848.6339.

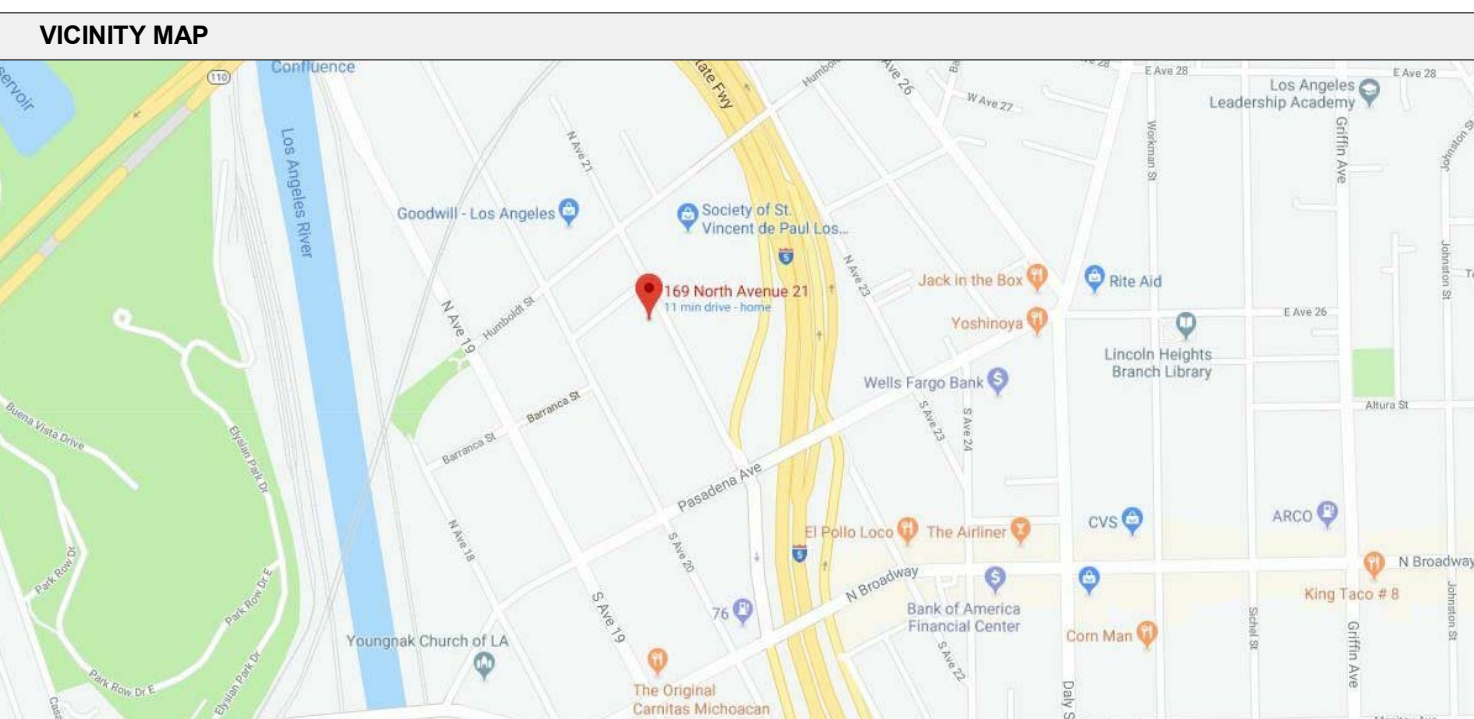
- IRRIGATION NOTES
1. THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1.
 2. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
 3. MANUAL SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OR ROUTINE REPAIR.
 4. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

- GRAPHIC NOTES
1. SCALING DRAWINGS. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS AND DESCRIPTIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION ON DRAWINGS. VERIFY WITH ARCHITECT ANY CONFLICTING AREAS PRIOR TO COMMENCING ACTUAL WORK.
 2. PRECEDENCE. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. DETAILS TAKE PRECEDENCE OVER ALL. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
 3. DIMENSIONING CONVENTIONS
 - A. ALL DIMENSIONS ARE GIVEN FROM FACE OR STUD OR TO CENTERLINE OF WALL ASSEMBLY UNLESS NOTED OTHERWISE.
 - B. DIMENSIONS ARE NOTED CLEAR OR "CLR" MUST BE PRECISELY MAINTAINED. ALLOWING FOR THICKNESS OF FINISH MATERIALS.
 - C. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL. UNLESS NOTES OTHERWISE.
 - D. VERIFY DIMENSIONS MARKED "VP" PRIOR TO START OF CONSTRUCTION. REPORT ANY INCONSISTENCIES TO THE ARCHITECT.
 - E. ALL DIMENSIONS ARE GIVEN BASED ON THE ACTUAL SIZE OF THE CONSTRUCTION MATERIAL TO WHICH THEY PERTAIN UNLESS NOTED OTHERWISE.
 4. DEFINITION OF TERMINOLOGY
 - A. ALIGN: ACCURATELY LOCATE FINISH FACES IN THE SAME PLACE.
 - B. APPROVED EQUAL: AS ACCEPTED IN WRITING BY THE ARCHITECT AS BEING OF EQUIVALENT QUALITY.
 - C. AS REQUIRED: AS REQUIRED BY REGULATORY REQUIREMENTS, BY REFERENCE STANDARDS, BY EXISTING CONDITIONS, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICE, OR BY THE CONTRACT DOCUMENTS.
 - D. DIRECTED: AS REQUESTED, AUTHORIZED, SELECTED, APPROVED OR REQUIRED BY ARCHITECT.
 - E. FURNISH: SUPPLY AND DELIVER TO PROJECT SITE.
 - F. INDICATED: AS SHOWN, NOTED, AND/OR SCHEDULED ON THE DRAWINGS OR WRITTEN IN THE SPECIFICATIONS.
 - G. INSTALL: ANCHOR, FASTEN OR CONNECT INTO PLACE AND ADJUST FOR USE, PLACE OR APPLY IN PROPER POSITION AND LOCATION, LET IN PLACE FOR USE OR SERVICE.
 - H. PROVIDE: FURNISH AND INSTALL, COMPLETE AND READY FOR USE.
 - I. SIMILAR: COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATIONS ON PLANS AND ELEVATIONS.
 - J. TYPICAL: IDENTICAL FOR ALL CONDITIONS UNLESS NOTED OTHERWISE.
 5. ABBREVIATIONS: ABBREVIATIONS THROUGHOUT THE PLANS ARE THOSE IN COMMON USE. CLARIFY WIT THE ARCHITECT THE INTENT OF ANY ABBREVIATION IN QUESTION.

SYMBOLS	
	DETAIL IDENTIFICATION IDENTIFIES LOCATION OF DETAIL
	ELEVATION ELEVATION IDENTIFICATION SHEET WHERE ELEVATION IS DRAWN. ARROW INDICATES DIRECTION
	INTERIOR ELEVATION ELEVATION IDENTIFICATION (UNFOLD ELEVATIONS CLOCKWISE) NO ELEVATION MEANS NO ELEVATION SHOWN; SHEET WHERE ELEVATION IS DRAWN
	MATCH LINE SHADED PORTION IS THE SIDE CONSIDERED
	SECTION SHEET IDENTIFICATION SHEET WHERE SECTION IS DRAWN. ARROW INDICATES DIRECTION
	ROOM IDENTIFICATION ROOM NAME ROOM NUMBER
	REVISION CLOUD AROUND REVISION OPTIONAL ACCOMPANY REVISION NUMBER WITH DATE IN REVISION COLUMN ON APPROPRIATE SHEET
	WORK POINT, CONTROL POINT OR DATUM POINT
	WINDOW
	DOOR

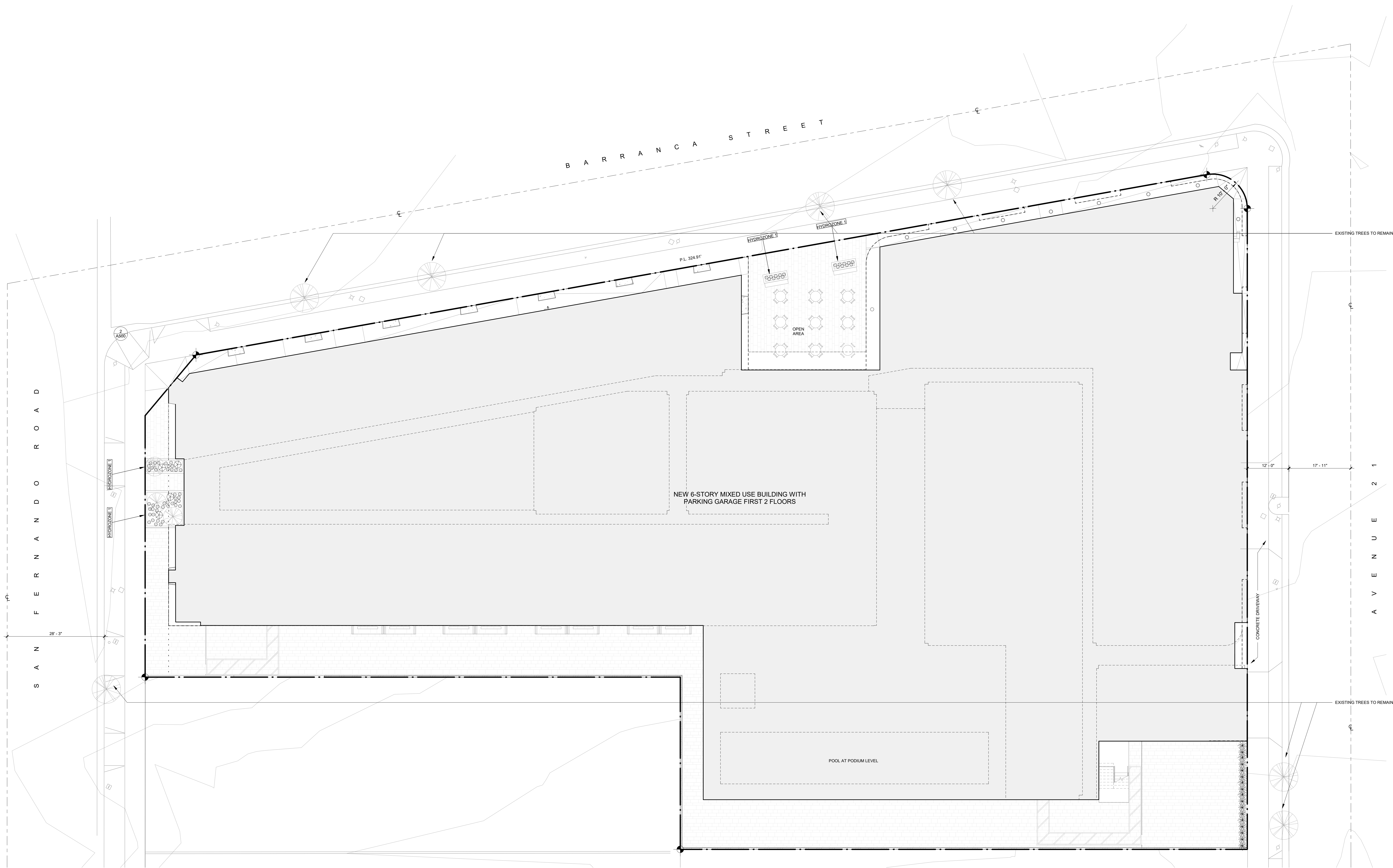
PROJECT INFORMATION	
SCOPE OF WORK:	THE NEW CONSTRUCTION CONSISTS OF A NEW 114,070 SQ FT SIX STORY MIXED USE BUILDING W/ 100 HOTEL GUEST ROOMS, 100 RESIDENTIAL UNITS (3 AFFORDABLE UNITS) AND 4,662 SQ FT OF RETAIL IN AN ATTACHED NATURALLY VENTILATED 135 PARKING SPACE GARAGE ON A 46,444 SQFT LOT.
LOCATION:	169 AVENUE 21 LOS ANGELES, CA 90031
APN:	5441-014-020, 5441-014-030, 5447-014-031, 5447-014-032, 5447-014-033, 5447-014-034
LEGAL DESCRIPTION:	SUBDIVISION OF CITY LANDS IN EAST LOS ANGELES AND THE ARROYO SECO
MAP REFERENCE:	M R 28-14
LOT:	1, 2, 3, FR 4, FR 7, FR 8, FR 9 BLOCK E
STATIC WATER PRESSURE:	HIGH 102 PSI / LOW 72 PSI
OWNER:	BRETT GOLDSTONE 1619 W TEMPLE ST LOS ANGELES, CA 90026
ARCHITECT:	PATRICK J. TIGHE, FAIA CALICENSE C27087 TIGHE ARCHITECTURE, INC. 5747 VENICE BLVD. LOS ANGELES, CA 90019 T. 323.424.7594

SHEET INDEX	
L000	LANDSCAPE COVER
LANDSCAPE	
L100	LANDSCAPE PLANTING PLAN GROUND LEVEL
L110	LANDSCAPE PLANTING PLAN THIRD LEVEL
L120	LANDSCAPE MATERIAL PLAN GROUND LEVEL
L130	LANDSCAPE MATERIAL PLAN THIRD LEVEL
L140	LANDSCAPE DETAILS
IRRIGATION	
L200	IRRIGATION PLAN GROUND LEVEL
L210	IRRIGATION PLAN THIRD LEVEL
L211	IRRIGATION CALCULATIONS
L212	IRRIGATION DETAILS



BARRANCA APARTMENTS

169 N AVENUE 21, LOS ANGELES, CA 90031



LANDSCAPE SITE PLAN
3/32" = 1'-0"

WATER EFFICIENT LANDSCAPE WORKSHEET									
#	PLANTING DESCRIPTION	PLANT FACTOR (PF) (IE)	IRRIGATION EFFICIENCY (IE)	ETAF (PF x IE)	LANDSCAPE AREA	ETAF X AREA	ESTIMATED TOTAL WATER USE	MAX. APPLIED WATER ALLOWANCE	
1	VERY LOW WATER USE - TREES	0.10	DRIP - 0.81	0.123	375 SQ FT	46.13	1,453 GAL	6,392 GAL	
2	LOW WATER USE - SHRUBS	0.20	DRIP - 0.81	0.247	554 SQ FT	136.84	4,248 GAL	9,464 GAL	
3	HIGH WATER USE - POOL AND SPA	1.00	-	-	1,500 SQ FT	-	46,593 GAL	46,500 GAL	
TOTAL					2,429 SQ FT	182.97	52,294 GAL	62,356 GAL	

ETWU = (ET x 10.62) (PF x HA / IE) x SLA

PLANT FACTOR TABLE	PLANT FACTOR
VERY LOW - LOW	0.0 - 0.3
MEDIUM	0.4 - 0.6
HIGH	0.7 - 1.0
SLA	1.00

REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	182.97
TOTAL AREA	2,429 SQ FT
AVERAGE ETAF	0.185

ALL LANDSCAPE AREAS	
TOTAL ETAF x AREA	182.97
TOTAL AREA	2,429 SQ FT
AVERAGE ETAF	0.185

REFERENCE EVAPOTRANSPIRATION
ETx = 50.1 LOS ANGELES, LOS ANGELES COUNTY
IRRIGATION METHOD
DRIP IRRIGATION SYSTEM
DRIP = 0.75
DRIP = 0.81
ETWU (ANNUAL GALLONS REQUIRED)
WHERE 0.82 IS A CONVERSION FACTOR THAT CONVERTS ACRES-INCHES/ACRE/YEAR TO GALLONS/SQUARE FOOT/YEAR
MAWA (ANNUAL GALLONS ALLOWED)
WHERE 0.82 IS A CONVERSION FACTOR THAT CONVERTS ACRES-INCHES/ACRE/YEAR TO GALLONS/SQUARE FOOT/YEAR
SLA IS THE TOTAL SPECIAL LANDSCAPE AREA IN SQ FT, AND ETAF IS 0.05 FOR RESIDENTIAL PROJECT AND 0.45 FOR NON-RESIDENTIAL PROJECTS
EVAPORATION ADJUSTMENT FACTOR (ETAF) CALCULATIONS
THIS RESIDENTIAL PROJECT COMPLIES WITH THE WELD AND ITS AVERAGE ETAF OF LESS THAN 0.55

#	SYMBOL	PLANT TYPE	BOTANICAL PLANT NAME	COMMON PLANT NAME	CONTAINER SIZE	NUMBER TO BE PLANTED	HEIGHT AND WIDTH (PLANTED)	HEIGHT AND WIDTH (MATURE)	WATER USE CLASSIFICATION OF LANDSCAPE SPECIES	DROUGHT TOLERANT	NATIVE PLANT
1	TREE	TREE	SAMBUKUS MEXICANA	MEXICAN ELDERBERRY	36" BOX	15	3' X 4'	15' X 20'	VERY LOW / LOW	YES	NO
2	SHRUB	SHRUB	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	D-16	65	2' X 3'	3' X 4'	VERY LOW / LOW	YES	YES
3	GRASSES	GRASSES	NASSELLA (STIPA) LEPIDA	FOOTHILL NEEDLEGRASS	D-16x	327	1' X 1.3'	2' X 2'	VERY LOW / LOW	YES	NO
4	SHRUB	SHRUB	JUNIPERUS CALIFORNICA	CALIFORNIA JUNPER	1 GALLON	17	10' X 15'	15' X 20'	VERY LOW	YES	YES

LANDSCAPE NOTES
1. REGULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
2. A MINIMUM OF 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS, WHERE MULCH IS CONTRADICTED.
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8. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

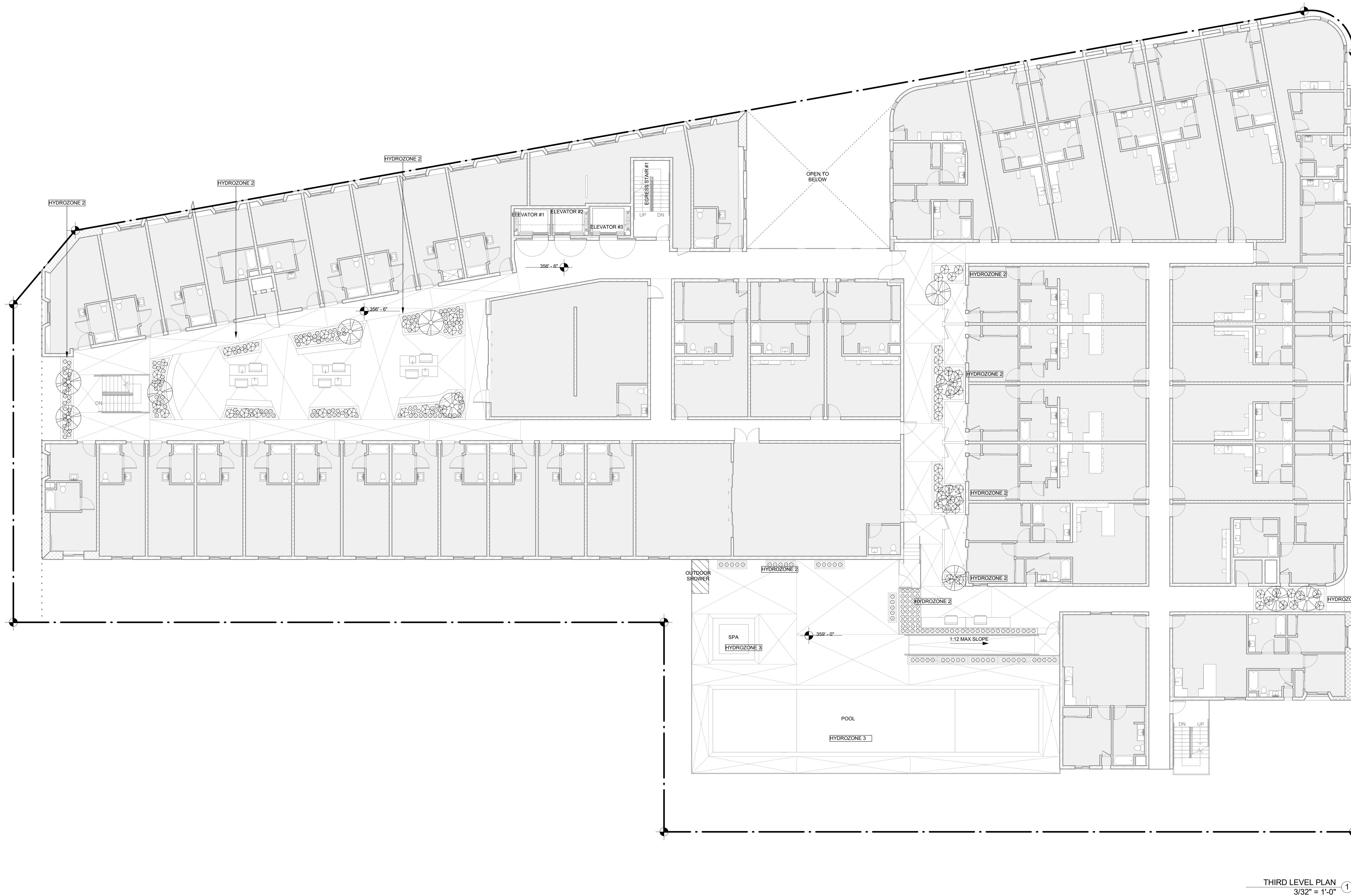
TREE PROTECTION ZONE GUIDELINES
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IRRIGATION NOTES
1. THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1
2. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES
3. MANUAL SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OR ROUTINE REPAIR.
4. CHECK VALVES OR ANTI-ORNN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

REVISIONS
PLANNING SUBMITTAL 12/6/2018
PLANNING SUBMITTAL 1/24/2019
PLAN CHECK VERIFICATION #2 3/12/2019



LANDSCAPE PLANTING PLAN
GROUND LEVEL

L100



THIRD LEVEL PLAN
3/32\"/>

WATER EFFICIENT LANDSCAPE WORKSHEET									
#	PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	ETAF (PF x IE)	LANDSCAPE AREA	ETAF x AREA	ESTIMATED TOTAL WATER ALLOWANCE	MAX. APPLIED WATER ALLOWANCE	
1	VERY LOW WATER USE - TREES	0.10	DRIP - 0.81	0.123	375 SQ FT	233.58	1,453 GAL	6,392 GAL	
2	LOW WATER USE - SHRUBS	0.20	DRIP - 0.81	0.247	831 SQ FT	456.96	6,360 GAL	14,168 GAL	
3	HIGH WATER USE - POOL AND SPA	1.00	-	-	1,500 SQ FT	-	46,593 GAL	48,500 GAL	
					2,706 SQ FT	690.53	54,406 GAL	67,060 GAL	
ETWU = (ET x 10.62) (PF x HA / IE) x SLA									
MAWA = (ET x 10.62) (ETAF x LA) + [(ETAF) x SLA]									
1. 1,453 GAL = (50.110.62) (0.10 x 375 / 0.81) x 0.00									
2. 6,360 GAL = (50.110.62) (0.20 x 831 / 0.81) x 0.00									
3. 46,593 GAL = (50.110.62) (1.00 x 1,500 / 1.00) x 0.00									
1. 6,392 GAL = (50.110.62) (0.55 x 375) + [(1 - 0.55) x 0.00]									
2. 14,168 GAL = (50.110.62) (0.55 x 831) + [(1 - 0.55) x 0.00]									
3. 46,593 GAL = (50.110.62) (1.00 x 1,500) + [(1 - 1.00) x 0.00]									
PLANT FACTOR TABLE		REGULAR LANDSCAPE AREAS			ALL LANDSCAPE AREAS				
PLANT WATER USE TYPE	PLANT FACTOR	TOTAL ETAF x AREA	500.61	TOTAL ETAF x AREA	500.61	TOTAL ETAF x AREA	500.61	TOTAL ETAF x AREA	500.61
VERY LOW - LOW	0.0 - 0.3	TOTAL AREA	2,706 SQ FT	TOTAL AREA	2,706 SQ FT	TOTAL AREA	2,706 SQ FT	TOTAL AREA	2,706 SQ FT
MEDIUM	0.4 - 0.6	AVERAGE ETAF	0.185	AVERAGE ETAF	0.185	AVERAGE ETAF	0.185	AVERAGE ETAF	0.185
HIGH	0.7 - 1.0								
SLA	1.00								

REFERENCE EVAPOTRANSPIRATION
ETx = 50.1 LOS ANGELES, LOS ANGELES COUNTY
IRRIIGATION METHOD
DRIP IRRIGATION SYSTEM
DRIP = 0.75
DRIP = 0.81
ETWU (ANNUAL GALLONS REQUIRED)
WHERE 0.82 IS A CONVERSION FACTOR THAT CONVERTS ACRES-INCHES/ACRE/FEET/TO GALLONS/SQUARE FOOT/FEET
MAWA (ANNUAL GALLONS ALLOWED)
WHERE 0.82 IS A CONVERSION FACTOR THAT CONVERTS ACRES-INCHES/ACRE/FEET/TO GALLONS/SQUARE FOOT/FEET
SLA IS THE TOTAL SPECIAL LANDSCAPE AREA IN SQ FT, AND ETAF IS 0.50 FOR RESIDENTIAL PROJECT AND 0.45 FOR NON-RESIDENTIAL PROJECTS
EVAPORATION ADJUSTMENT FACTOR (ETAF)
CALCULATIONS
THIS RESIDENTIAL PROJECT COMPLIES WITH THE WELD AND ITS AVERAGE ETAF OF LESS THAN 0.55

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5747 VENICE BLVD.
LOS ANGELES, CA, 90019
t 323.424.7594
www.tighearchitecture.com

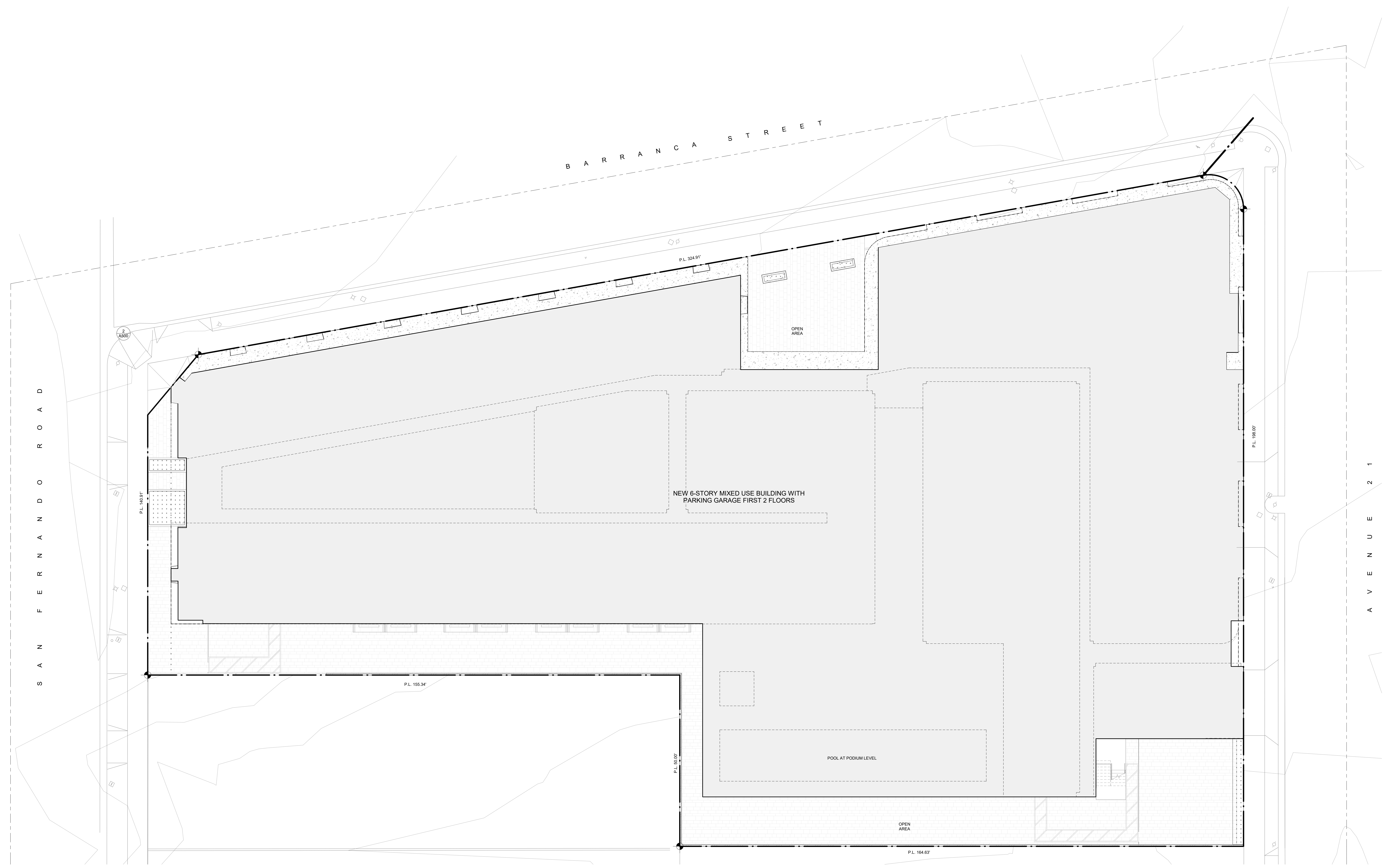
BARRANCA MIXED-USE
163 N AVENUE 21
LOS ANGELES, CA 90031

REVISIONS
PLANNING SUBMITTAL 12/6/2018
PLANNING SUBMITTAL 1/24/2019
PLAN CHECK VERIFICATION #2 3/12/2019



LANDSCAPE MATERIAL PLAN
GROUND LEVEL

L120



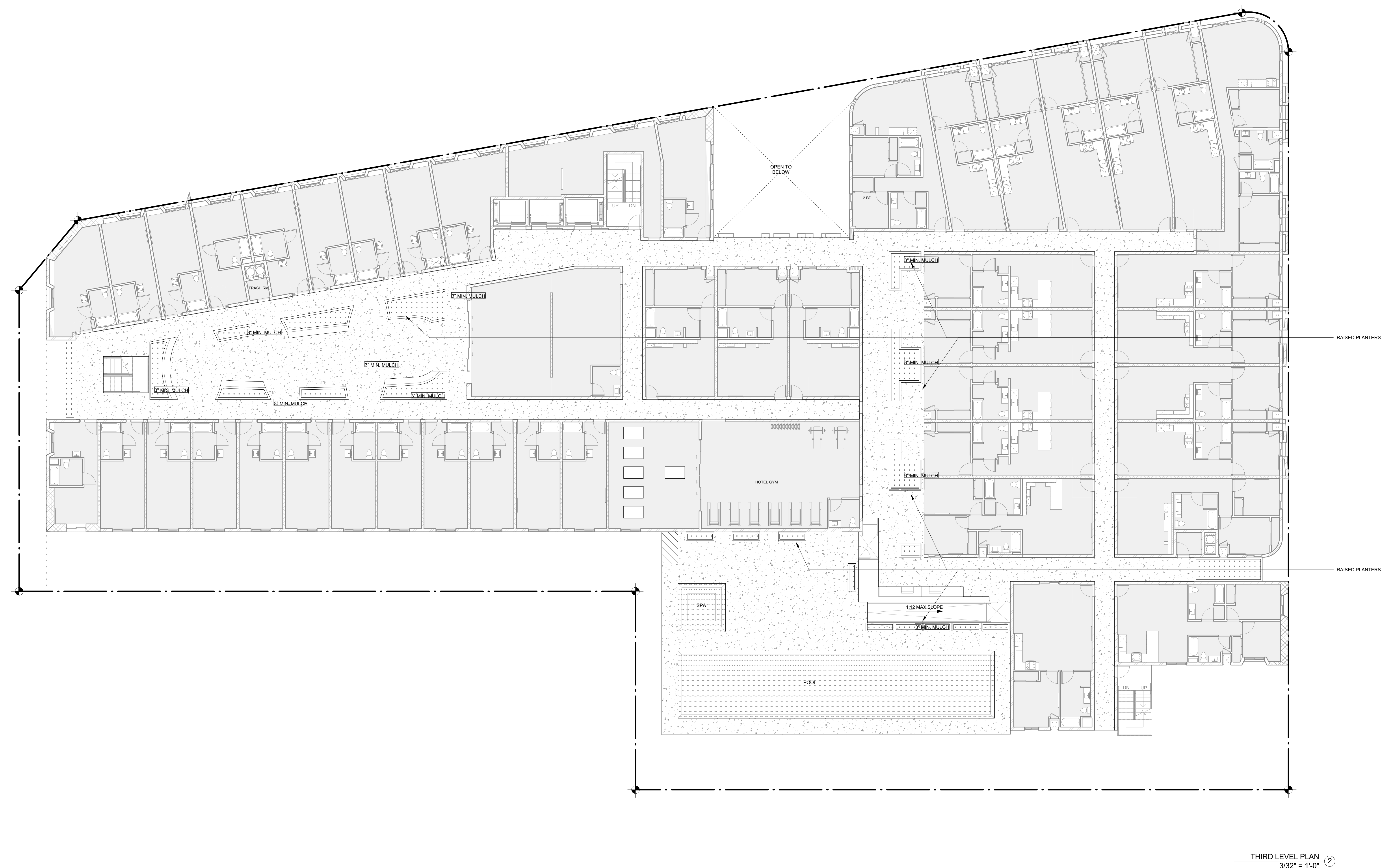
LANDSCAPE SITE PLAN
3/32" = 1'-0" ①

MATERIAL LEGEND			
PATTERN	NAME	GROUND LEVEL AREA, (%)	THIRD LEVEL AREA, (%)
[Pattern]	3" MIN. MULCH LAYER	250 SQ. FT. (.1%)	669 SQ. FT. (.34%)
[Pattern]	UNCOLORED CONCRETE W/ SMOOTH CEMENT FINISH	1,639 SQ. FT. (.7%)	8,226 SQ. FT. (.42%)
[Pattern]	PERMEABLE PAVERS	6,869 SQ. FT. (.30%)	0 SQ. FT. (0%)
[Pattern]	WATER	0 SQ. FT. (0%)	5,289 SQ. FT. (.27%)
		8,758 SQ. FT. (.383%)	14,184 SQ. FT. (.74%)
			19,163 SQ. FT. (.100%)



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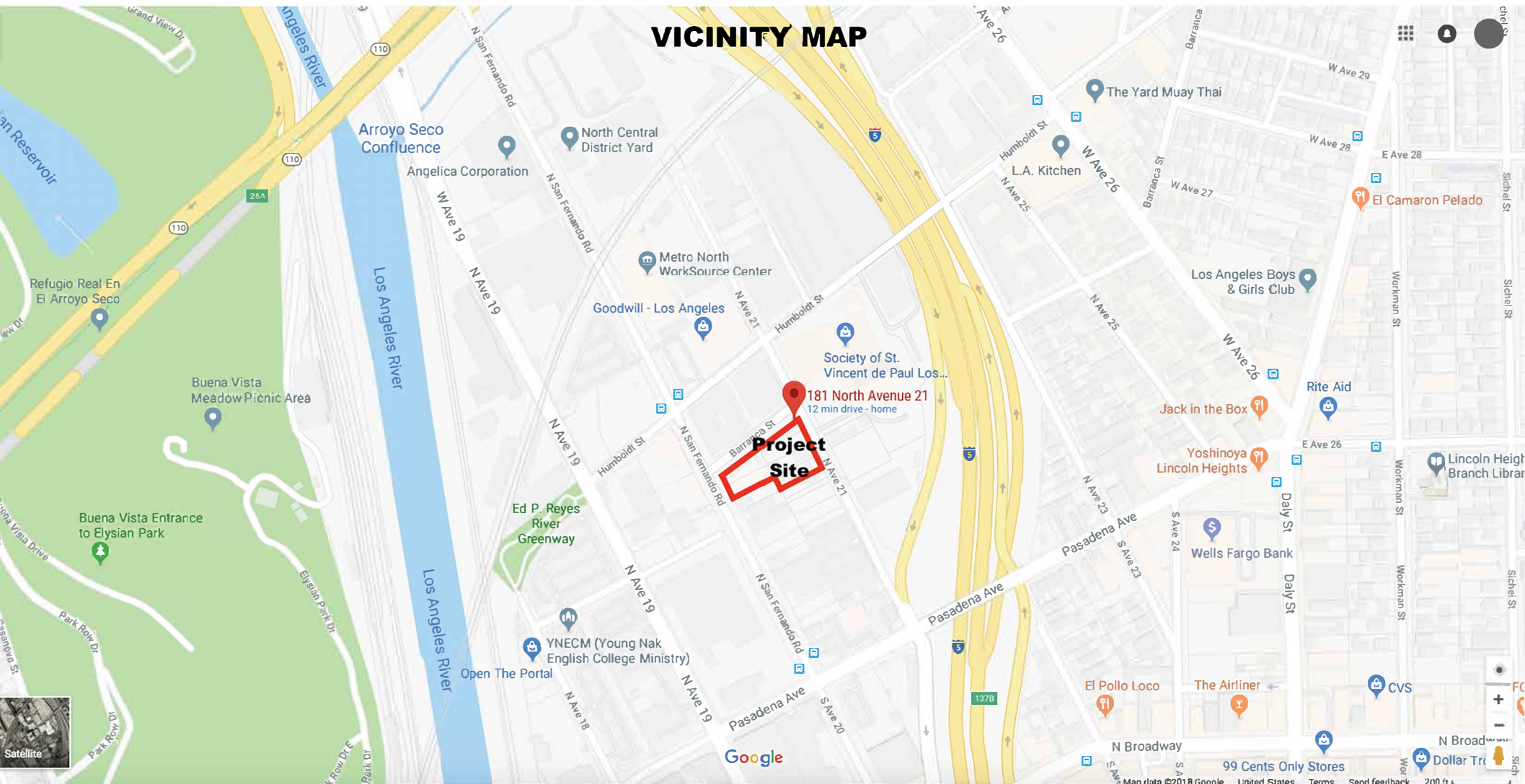
LANDSCAPE MATERIAL PLAN
THIRD LEVEL

L130

MATERIAL LEGEND				
PATTERN	NAME	GROUND LEVEL AREA, (%)	THIRD LEVEL AREA, (%)	TOTAL AREA, (%)
	3" MIN. MULCH LAYER	250 SQ FT. (11%)	669 SQ FT. (34%)	929 SQ FT. (4.8%)
	UNCOLORED CONCRETE W/ SMOOTH CEMENT FINISH	1.639 SQ FT. (7%)	8.226 SQ FT. (42.9%)	9.865 SQ FT. (51.4%)
	PERMEABLE PAVERS	6.089 SQ FT. (30%)	0 SQ FT. (0%)	6.089 SQ FT. (35.8%)
	WATER	0 SQ FT. (0%)	5.289 SQ FT. (27.6%)	1.500 SQ FT. (7.8%)
		8.758 SQ FT. (38.3%)	14.184 SQ FT. (74.1%)	19.163 SQ FT. (100%)

Exhibit "B" - Maps

Vicinity Map
General Plan Map
CASP Zoning Map
Radius Map



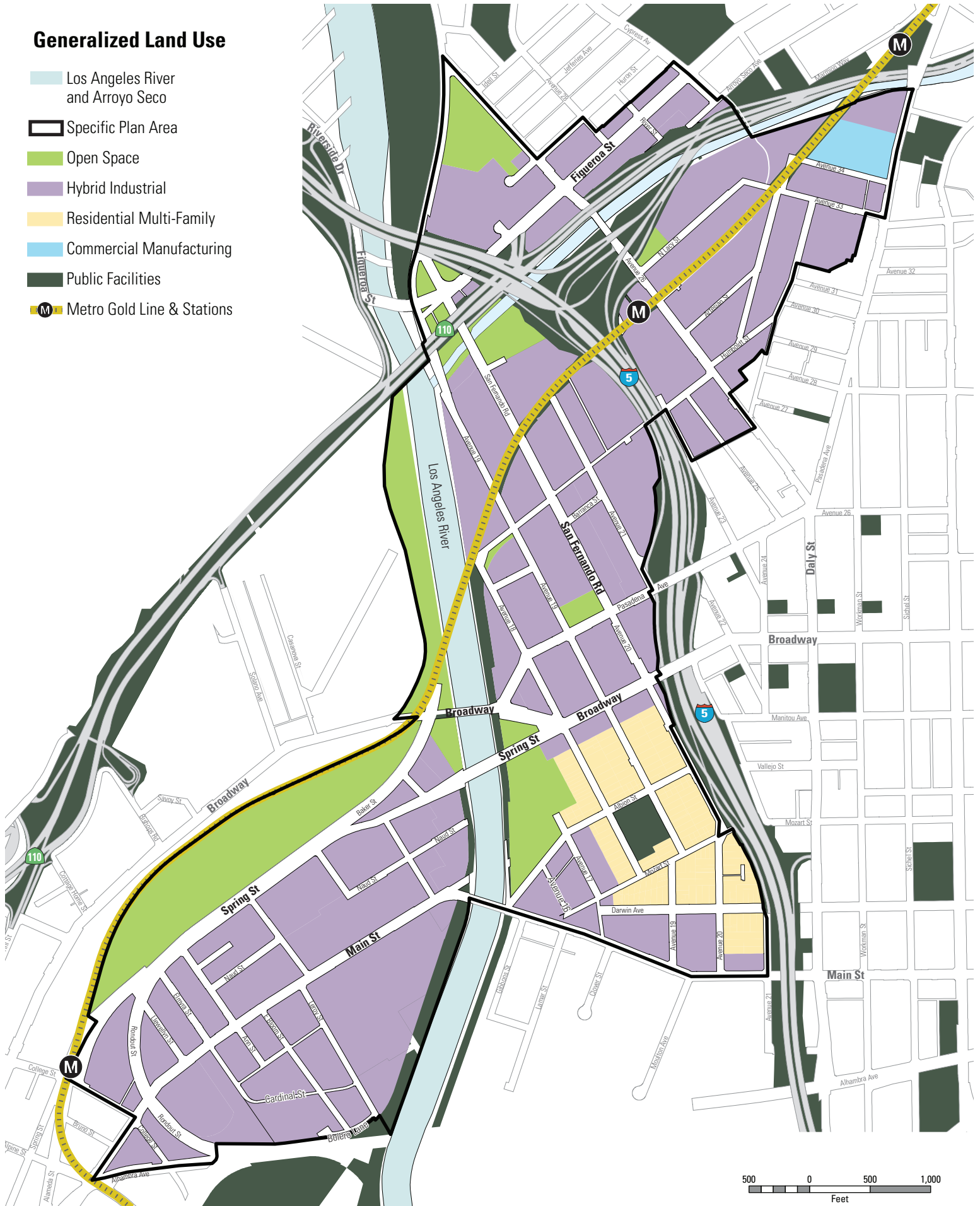
VICINITY MAP

Google

Map data ©2018 Google United States Terms Send feedback 200 ft

Generalized Land Use

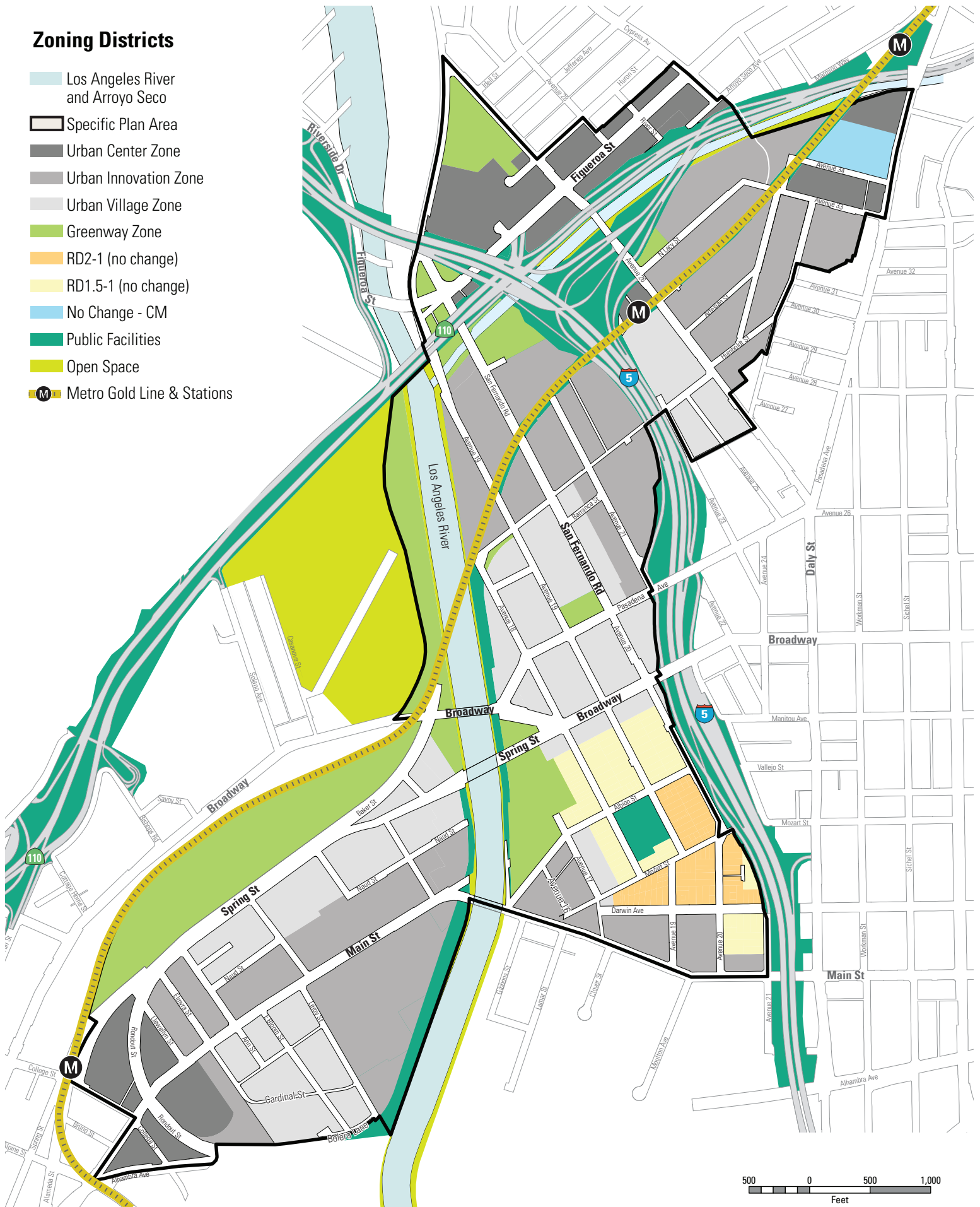
-  Los Angeles River and Arroyo Seco
-  Specific Plan Area
-  Open Space
-  Hybrid Industrial
-  Residential Multi-Family
-  Commercial Manufacturing
-  Public Facilities
-  Metro Gold Line & Stations



500 0 500 1,000
Feet

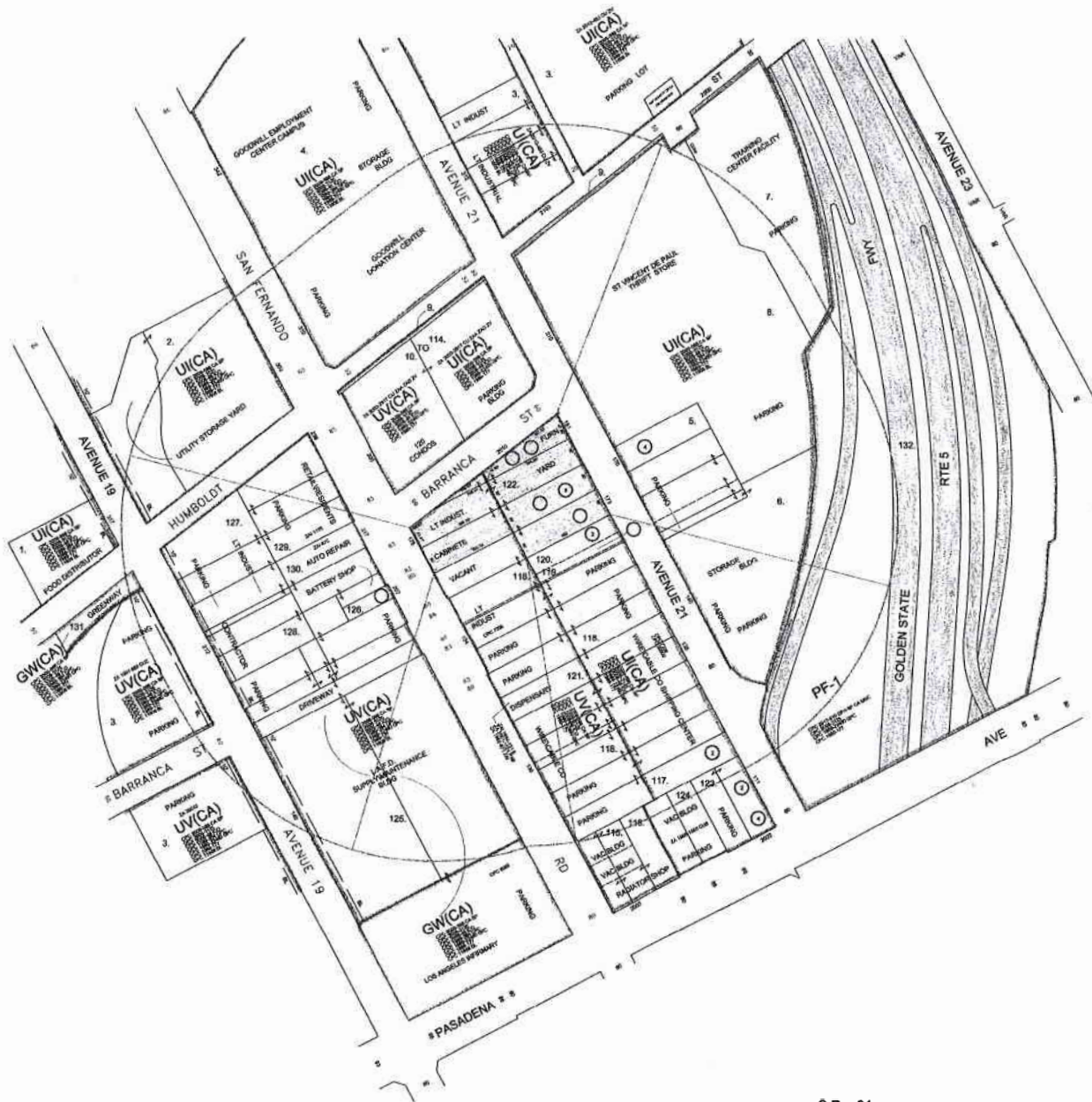
Prepared by Los Angeles Department of City Planning
025_ & 05.2013

Zoning Districts



500 0 500 1,000
Feet

Prepared by Los Angeles Department of City Planning
025_j: 05.2013



C.D. 01
C.T. 1990.00
P.A. N.E. LOS ANGELES
N.C. LINCOLN HEIGHTS



EXEMPTION FROM THE CORNFIELDS ARROYO SPECIFIC PLAN

CONSISTENCY IN PLANNING

3699 W. WILSHIRE BOULEVARD, STE 850
LOS ANGELES, CA 90010

SITE LOCATION:
181 N. AVENUE 21
LOS ANGELES, CA 90031

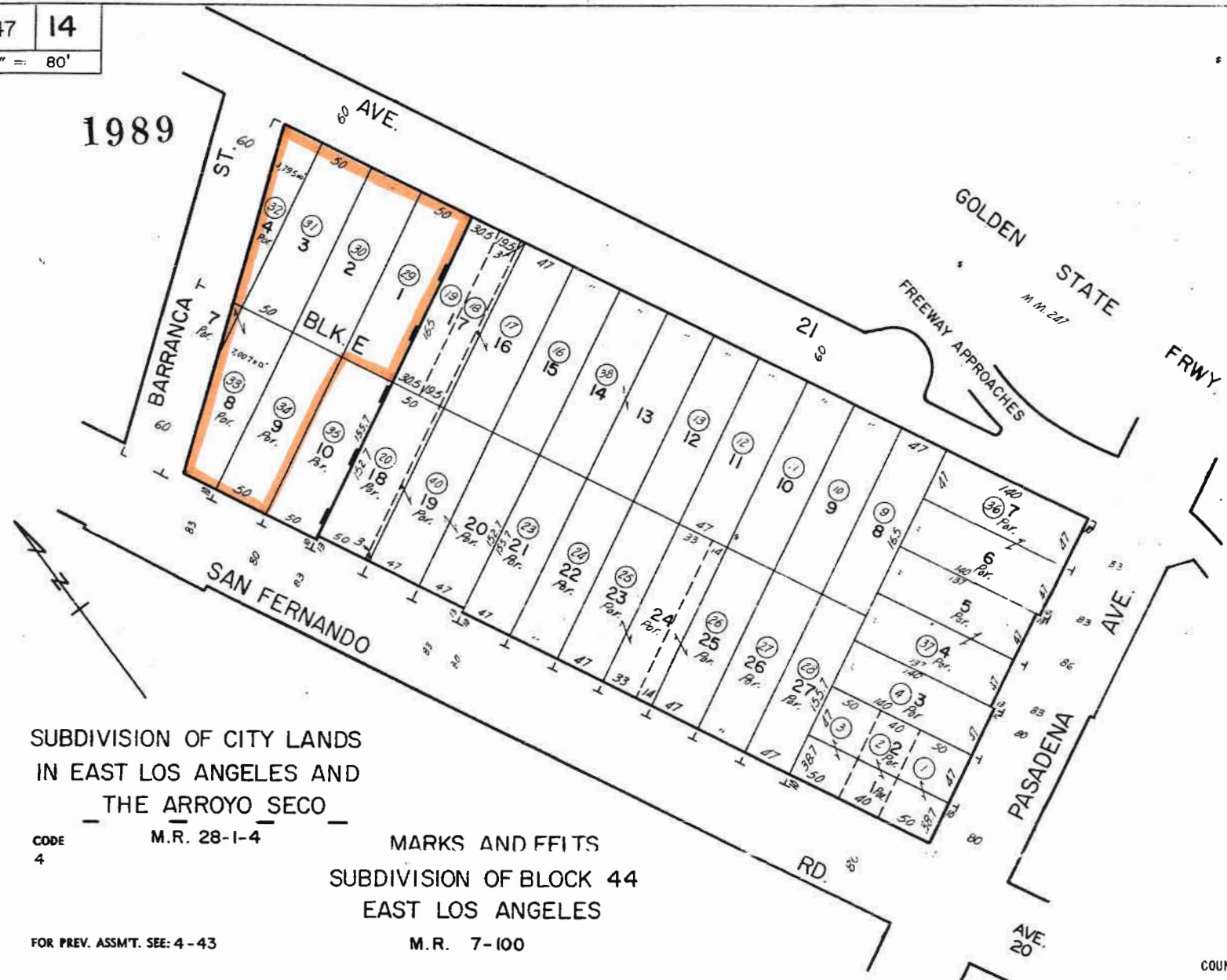
LEGAL DESCRIPTION:
LOTS 1, 2, 3, 4, 7, 8, 9, BLOCK E,
SUBDIVISION OF CITY LANDS IN EAST
LOS ANGELES AND THE ARROYO SECO,
M.B. 28-14.

CASE NO.:

DATE: 09-21-2018
SCALE: 1" = 100'
USES: FIELD
D.M.: 139.5 A 219, 139.5 A 221
T.B. PAGE: 594 GRID: J-7
A.P.N.: 5447-014-029 thru 034

5447 14
SCALE 1" = 80'

660927
551215
12-15-65
REVISED
3-21-63
3-20-64
88070105008001
89030211003001



SUBDIVISION OF CITY LANDS
IN EAST LOS ANGELES AND
THE ARROYO SECO

CODE
4

M.R. 28-1-4

MARKS AND FEETS
SUBDIVISION OF BLOCK 44
EAST LOS ANGELES

M.R. 7-100

FOR PREV. ASS'MT. SEE: 4-43

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

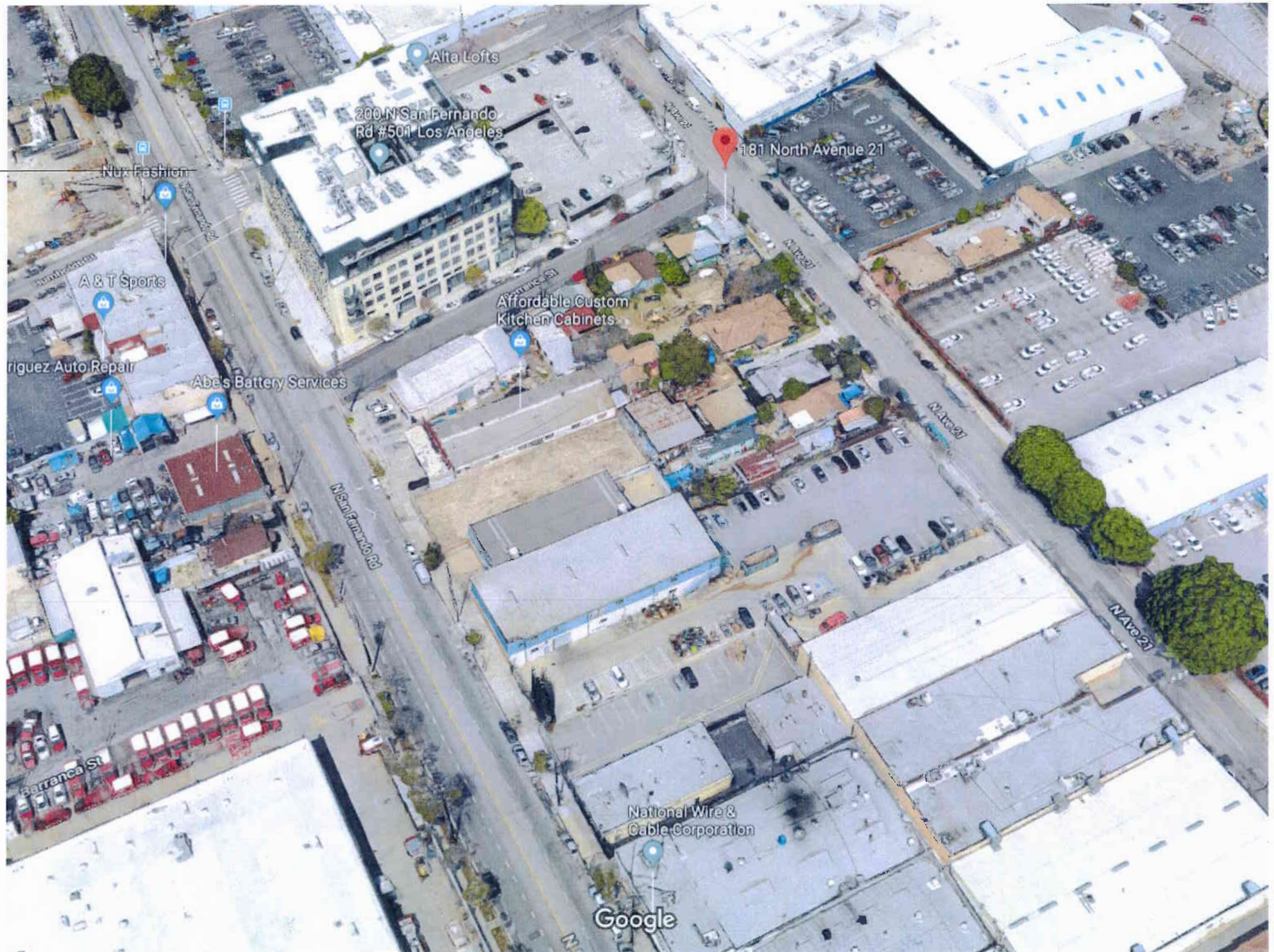


Exhibit "C"

Addendum to
ENV-2009-599-EIR

May 1, 2019

FINAL ENVIRONMENTAL IMPACT REPORT ADDENDUM

Cornfield Arroyo Seco Specific Plan

Environmental Case Number: ENV-2009-599-EIR-REC1

State Clearinghouse Number: 2009031002

Planning Case Number:

APCE-2018-5867-SPE

Project Location:

169 N. Avenue 21 (168-176 N. San Fernando Road; 163, 169, 173, and 181 N. Avenue 21)

Prepared By:

Los Angeles Department of City Planning
Central Project Planning
200 N. Spring St, Room 621
Los Angeles, CA 90012
Contact: Michael Sin
michael.sin@lacity.org

1. INTRODUCTION

1.1. Overview

On June 28, 2013, the Los Angeles City Council adopted the Cornfield Arroyo Seco Specific Plan (“CASP”) and certified its Final Environmental Impact Report (SCH No. 2009031002) (“FEIR”). The CASP involved substantial revisions to portions of the Central City North and Northeast Los Angeles Community Plan areas, including new mixed-use zoning districts that expanded the range and intensities of permitted uses. The FEIR identified the possible environmental impacts associated with implementing CASP through 2035. As a program-level document, the FEIR also analyzed any potential environmental impacts of projects that comply with the CASP pursuant to the California Environmental Quality Act (“CEQA”), thereby allowing for ministerial review.

The proposed project (Case No. APCE-2018-5867-SPE) (“Project”), which is the subject of this FEIR Addendum (“Addendum”), involves the demolition of 12 existing structures and the construction of an approximately 114,545 square-foot, six-story, mixed-use building with 100 residential units, 100 long-term hotel guest rooms, and 4,662 square feet of commercial/retail space. The Project has a maximum height of 85 feet with a Floor Area Ratio (“FAR”) of 2.47:1 on a 46,445 square-foot site located within the boundaries of the CASP.

The Project site is subject to two zoning districts unique to the CASP: Urban Village and Urban Innovation. The boundary between the two districts runs north-south and bisects the Project site, resulting in the westerly 16,272 square-foot portion of the site being within the Urban Village district, and the easterly 30,172 square-foot easterly portion being within the Urban Innovation district. While both districts allow residential dwelling units and hotel guest rooms, they differ in the intensity of uses allowed, such as maximum residential floor area.

Under standard practice, the Urban Village portion of the site and the Urban Innovation portion of the site would each need to individually comply with the respective residential floor area limits of each district. The developer has requested a Specific Plan Exception to allow the averaging of residential floor area across the Project site to create a single unified development. This strategy would result in more residential floor area on the Urban Innovation portion of the site than otherwise allowed, while residential floor area in the Urban Village portion will be below the maximum allowed. Such a strategy would provide more flexibility in designing a cohesive Project for the otherwise split-zoned site, while still not exceeding overall development limits when viewed as a whole. All other aspects of the project, including building FAR, urban design, open space, conservation, and performance standards, will fully comply with the CASP.

As discussed in the following analysis of this Addendum, no additional significant environmental impacts would result from the averaging of permitted residential floor area across the two zoning districts on the Project site, compared to having each portion of the site complying with the respective residential floor area limits of each district. The Project’s *overall* development intensity on the site is well below the maximum allowed on the site, which was anticipated in the FEIR. As such, the scope of the Project and its impacts have already been analyzed and disclosed in the certified FEIR for the CASP, which contemplated a larger project than proposed.

Pursuant to CEQA Guidelines Sections 15162 and 15164, an Addendum to a previously certified Environmental Impact Report (EIR) is permitted for projects where there are no substantial changes in the project or in circumstances surrounding the project, and where the project would not have new significant impacts or more severe impacts than those previously disclosed in the previously certified EIR. This Addendum provides the substantial evidence required by CEQA Guidelines Section 15164 to support the finding that the Project will not result in additional significant impacts and that a Subsequent EIR is not required.

1.2. Purpose of EIR Addendum

This document is an Addendum to the certified FEIR for the CASP and has been prepared to fulfill the requirements of CEQA. Specifically, Section 15164 of the CEQA Guidelines states:

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

According to CEQA Guidelines Section 15162, once an EIR has been certified, a lead agency need not prepare a Subsequent EIR unless, on the basis of substantial evidence in light of the whole record, one or more of the following conditions occurs:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

- (a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
- (b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- (c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

As detailed in this Addendum, the proposed Project would not fulfill any of the conditions outlined in CEQA Guidelines Section 15162. This Addendum provides the substantial evidence required by CEQA Guidelines Section 15164 to support the finding that a Subsequent EIR is not required and that an Addendum to the certified FEIR is the appropriate environmental document. The Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

1.3. Certified Final EIR

The Notice of Preparation (“NOP”) for the Cornfield Arroyo Seco Specific Plan EIR (SCH No. 2009031002) was received and circulated by the State Clearinghouse on March 3, 2009 through March 30, 2009. Due to a change in the Project Description that contemplated the development of a Redevelopment Project Area for the Plan area, a second NOP was prepared and circulated November 3, 2010 through December 15, 2010.

The Original Draft EIR (“DEIR”) was prepared and circulated for a period of 60 days, beginning on September 22, 2011, and ending on November 21, 2011. In response to comments received during the public comment period for the DEIR, the Lead Agency prepared and circulated, for a period of 45 days, a Recirculated Portions DEIR (“RP-DEIR”) that replaced several portions of the Original DEIR. The comment period for the RP-DEIR began on May 31, 2012 and ended on July 16, 2012. The Final EIR, which responded to all of the comments received on the RP-DEIR, was prepared in August 2012. The Los Angeles City Council certified the Final EIR and adopted the Statement of Overriding Considerations for the Plan on June 28, 2013.

The certified EIR disclosed that implementation of the adopted Specific Plan would result in significant and unavoidable impacts associated with regard to transportation, air quality, noise, and vibration. Other issues addressed in the EIR include biology, cultural resources, earth resources, energy and greenhouse gas emissions, geology, hazards and hazardous materials, hydrology, land use and planning, population and housing, public services and recreation facilities, utilities, and visual resources. However, all of these impacts were determined to be reduced to less-than-significant levels with implementation of mitigation measures.

2. PROJECT DESCRIPTION

2.1. Project Location

The Project site is located at 169 N. Avenue 21 (168-176 N. San Fernando Road; 163, 169, 173, and 181 N. Avenue 21), Los Angeles, CA 90031, within the Northeast Los Angeles Community Plan Area. The property is comprised of seven lots, which together form a 46,445 square-foot irregularly shaped site, bounded by Barranca Street to the north, North Avenue 21 to the east, and North San Fernando Road to the west. The site is located approximately 500 feet from Interstate 5 to the east and approximately 900 feet from the Los Angeles River to the west.

The Project site is located within the CASP and is subject to two different zoning districts: Urban Village (UV) and Urban Innovation (UI). The site has a General Plan Land Use Designation of Hybrid Industrial. The property is developed with two industrial buildings, five residential buildings (six dwelling units in total), one commercial building, and four accessory structures:

- 4,800 square-foot industrial building (170 N. San Fernando Road)
- 2,035 square-foot industrial building (176 N. San Fernando Road)
- Two accessory garage structures (176 N. San Fernando Road and 2010 Barranca Street)
- 832 square-foot single-family dwelling (2010 Barranca Street)
- 652 square-foot single-family dwelling (179 N. Avenue 21)
- 508 square-foot commercial building (181 N. Avenue 21)
- 648 square-foot single-family dwelling (169 N. Avenue 21)
- 1,930 square-foot duplex (171 and 171 ½ N. Avenue 21)
- 1,092 square-foot single-family dwelling (163 N. Avenue 21)
- Two unpermitted accessory structures (163 N. Avenue 21)

All structures on the site are currently vacant. The residential units have been withdrawn from the rental housing market through the Ellis Act process or are no longer occupied by the owner. Adjacent properties are zoned UV or UI and developed with a mix of industrial and residential uses, including the following:

- To the north: 104-unit condominium building (Alta Lofts) and parking structure
- To the south: vacant land and a two-unit dwelling
- To the east: industrial buildings and a four-unit dwelling
- To the west: industrial buildings and a single-family dwelling

2.2. Adopted Specific Plan

The Cornfield Arroyo Seco Specific Plan guides the development of a 660-acre area approximately two miles north of downtown Los Angeles that abuts the communities of Chinatown, Solano Canyon, Lincoln Heights, and Cypress Park. Adopted in 2013, the CASP includes the following changes:

- Designation of new mixed-use zoning districts and the identification of the types and intensities of uses permitted within these districts, as well as building height, massing, and façade standards

- Establishment of permitted floor area ratios (FARs)
- Establishment of Bonus and Transfer of Floor Area Programs
- Designation of new open spaces and parks, and the establishment of open space requirements for new developments
- Establishment of circulation and parking standards
- Modification of street standards and street designation changes
- Establishment of resource conservation standards

The CASP's mixed-use zoning districts are comprised of the following:

- Urban Village (UV): A compact, mixed-use, and transit-oriented community that will accommodate residential and employment uses along with supportive community services such as parks, corner stores, and other retail. Hotels are allowed.
- Urban Innovation (UI): A flex production area that will allow for employment activities in close proximity to transit service and existing communities. Hotels are allowed, along with a limited amount of multi-family residential uses.
- Urban Center (UC): Districts that capitalize upon the area's proximity to fixed-rail and diverse land uses by providing an intense blend of commercial, light industrial, and institutional opportunities combined with active ground-floor commercial and retail area. Hotels are allowed, along with a limited amount of multi-family residential uses.
- Greenway (GW): River-adjacent and park land areas that place an emphasis on balancing native habitat and watershed restoration with public access.

The Project site is located within the UV and UI Zones with a by-right Base FAR of 3:1 and a Maximum FAR of 4:1 when bonus floor area incentives are applied.

The UV Zone allows 90 percent of a project's floor area to be residential (before incentives), while the UI Zone allows 15 percent of a project's floor area to be residential (before incentives). The UV Zone allows 150 hotel rooms, while the UI Zone allows 100 hotel rooms. The CASP does not limit the number of residential dwelling units allowed. Table 2-1 provides a summary of the zoning regulations for the UV and UI Zones on the Project site:

Table 2-1: CASP Zoning Regulations for Project Site

	Urban Village (UV)	Urban Innovation (UI)
Base FAR (by-right)	3:1	3:1
Maximum FAR	4:1	4:1
Maximum Residential Floor Area	90% ^a	15% ^a
Maximum Hotel Rooms	150	100
^a May be exceeded through incentives (e.g., Affordable Housing Bonus). Source: Cornfield Arroyo Seco Specific Plan, Pages 2-8 to 2-13		

Aside from FAR, the CASP requires projects to comply with a minimum height requirement. It does not regulate the maximum height of a building; however, the average height of all structures on the Project site may not exceed 75 feet. The CASP requires one square foot of open space for every 16 square feet of residential space, and one square foot of open space for every 48 square feet of non-residential space. The maximum buildable lot coverage is 85 percent of site area.

No automobile parking spaces are required by the CASP, and any parking spaces that are provided must be concealed from the street. Short-term and long-term bicycle parking is required consistent with the Bicycle Parking Ordinance in the Los Angeles Municipal Code (LAMC).

2.3. Proposed Project

The Project involves the demolition of 12 existing structures and the construction, use, and maintenance of an 114,545 square-foot, six-story mixed-use building with 100 residential units (45 of which are live-work units), 100 long-term hotel guest rooms, and 4,608 square feet of commercial/retail space. The Project has a maximum height of 85 feet, with an average height of 71 feet, and a FAR of 2.47:1 on a 46,445 square-foot site. Table 2-2 provides a summary of building area by use:

Table 2-2: Proposed Project Area by Use

Use	Area (sf)	Percentage
Residential	70,118	61.2%
<i>Extremely Low Income</i>	<i>1,628</i>	
<i>Work Area^a</i>	<i>11,800</i>	
Commercial Hotel	39,819	34.8%
Retail	4,608	4.0%
Total	114,545	100.0%
^a The CASP excludes the “work” portion of live-work units when calculating residential floor area. Source: Tighe Architecture, January 24, 2019		

The Project provides 135 vehicular parking spaces on the first and second floors, which are wrapped with the following active uses on the Barranca Street facade: two retail storefronts, a residential and hotel lobby, and a 1,232 square-foot outdoor patio on the first floor; and dwelling units and hotel amenities on the second floor. Floors three through six are comprised exclusively of dwelling units and hotel guest rooms, with dwelling units primarily on the easterly portion of the site and guest rooms primarily on the westerly portion of the site. The 45 live-work units will provide 11,800 square feet of work area in total. No subterranean levels are proposed.

A total of 12,740 square feet of open space is proposed, including a pool/spa area, dog run, and recreation area. Bicycle parking is proposed consistent with the Bicycle Parking Ordinance in the LAMC. The Project will comply with all building form, urban design, open space and landscaping, parking design, conservation, and performance standards of the CASP.

As noted, the Project site is subject to two different zoning districts: Urban Village and Urban Innovation. The boundary between the two districts runs north-south and bisects the Project site, resulting in the westerly 16,272 square-foot portion of the site being designated as Urban Village, and the easterly 30,172 square-foot easterly portion being designated as Urban Innovation. While both districts allow residential dwelling units and hotel guest rooms, they differ in the intensity of uses allowed, such as maximum residential floor area.

Under standard practice, the UV portion of the site and the UI portion of the site would each need to individually comply with the respective residential floor area limits of each district. The developer has requested a Specific Plan Exception to allow the averaging of permitted residential floor area across the Project site to create a single unified development, spanning both districts. This strategy would result in more residential floor area on the easterly UI portion of the site, while residential floor area in the westerly UV portion will be below the maximum allowed. (The number of hotel guest rooms remains in compliance with each respective district.) This strategy provides more flexibility in designing a cohesive Project for the otherwise split-zoned site, while still not exceeding overall development limits when viewed as a whole.

Table 2-3 summarizes the maximum floor area and maximum *residential* floor area allowed on the UV and UI portions of the Project site, the maximum floor area if the two portions of the site were combined together, and the actual proposed floor area of the unified Project.

Table 2-3: Maximum Floor Area Allowed and Proposed on the Project Site

Use	Allowed on Project Site			Proposed Project
	UV	UI	Combined	
Site Area (sf)	16,272	30,172	46,445	46,445
Maximum Floor Area (sf) ^a	65,090	120,690	185,779	114,545
Maximum Residential Floor Area (sf) ^b	65,090	45,258	110,348	70,118
Floor Area Ratio (FAR)	4:1	4:1	4:1	2.46:1
^a Maximum Floor Area is Site Area multiplied by Maximum FAR (4:1). ^b Inclusive of the “work” area in live-work units. Maximum Residential Floor Area in the UV Zone is Site Area multiplied by 4:1. While residential uses are limited to 90% of the project, the remaining 10% of area may be dedicated towards the “work” area of live-work units. Maximum Residential Floor Area in the UI Zone, with Affordable Housing Bonus Option Strategy B and live-work units, is Site Area multiplied by 0.9:1 and divided by 0.6.				
Source: Cornfield Arroyo Seco Specific Plan, Page 2-14				

As illustrated in Table 2-3, the proposed Project is considerably below the maximum floor area, residential floor area, and FAR allowed by the Specific Plan when the Site is viewed as a whole. Whereas the CASP allows for 185,779 square feet of floor area on the 46,445 square-foot site, the Project would have 114,545 square feet of floor area (62 percent of the maximum allowed). Whereas the CASP allows for 110,348 square feet of *residential* floor area on the property (inclusive of the area contained within live/work units), the Project would have 70,118 square feet of residential floor area (61 percent of the maximum allowed). The Project’s FAR of 2.47:1 is considerably lower than the Maximum FAR of 4:1 allowed by the approved Specific Plan on the Project site.

All other aspects of the Project, including building form and height, urban design, open space, parking, conservation, and performance standards, is anticipated to fully comply with the Specific Plan. Plans and illustrations depicting the Project are available in the case file.

3. IMPACT ANALYSIS

Section 15164 of the CEQA Guidelines states the lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 that call for preparation of a subsequent EIR (i.e., new significant environmental effects or a substantial increase in the severity of previously identified significant effects) have occurred. This section analyzes whether the averaging of permitted residential floor area on the Project Site would result in new significant impacts, or a substantial increase in the severity of impacts, compared to what was analyzed in the certified FEIR.

3.1. Previously Identified Less Than Significant Impacts

The FEIR found that implementation of the CASP would result in less than significant impacts to the following categories:

- Biology
- Cultural Resources
- Earth Resources
- Energy and Greenhouse Gas Emissions
- Geology
- Hazards and Hazardous Materials
- Hydrology
- Land Use and Planning
- Population and Housing
- Public Services and Recreation Facilities
- Utilities
- Visual Resources

The proposed Project would not result in new significant environmental impacts to the above categories because all significant features of the Project, including building scale, development intensity, overall uses, design, and trips generated (see Section 3.2.1) are anticipated to be wholly consistent with the Specific Plan as analyzed in the FEIR. The requested averaging of permitted residential floor area pertains solely to the internal configuration of the building—specifically, the allocation of uses within building walls—and does not affect the Project’s location, construction activities involved (including demolition/site clearing, earth disturbance, vertical building construction, and architectural coatings), building occupancy (including the total number of permitted guest rooms and dwelling units), landscaping, and compliance with regulatory measures, such as the Los Angeles Green Building Code. Furthermore, the Project is subject to all applicable Mitigation Measures of the CASP.

The Project is consistent with the anticipated buildout of the CASP as analyzed in the FEIR. The FEIR assumed that population would grow in the 660-acre Specific Plan area from 4,802 residents in 2003 to 31,855 residents by 2035. Table 3-1 summarizes the program assumptions used for the FEIR, which are based on the development intensity and uses allowed in the CASP:

Table 3-1: CASP FEIR Program Assumptions

	Proposed Alternative (2035)	No Project Alternative (2035)	Current (2003)
Population	31,855	5,512	4,802
Jobs	10,546	7,940	6,791
Dwelling Units	8,776	1,635	1,266
Residential (square feet)	10,844,830	2,020,544	1,683,787
Retail (square feet)	508,425	312,961	297,173
Commercial/Office (square feet)	1,702,147	229,193	170,127
Light Industrial/R&D (square feet)	6,571,654	2,076,341	123,800
Institutional Uses (square feet)	200,000	136,180	123,800
Parks and Open Space (acres)	69	46	17
<i>Source: Cornfield Arroyo Seco Specific Plan Draft EIR (September 2011).</i> https://planning.lacity.org/eir/CornfieldArroyo/DEIR/Volume%20I/Ch02_CASP%20DEIR%20Project%20Description.pdf			

The proposed Project involves the demolition of 12 existing structures and the construction, use, and maintenance of a 114,545 square-foot, six-story, mixed-use building with 100 residential units (45 of which are live-work units), 100 long-term hotel guest rooms, and 4,608 square feet of commercial/retail space. The Project would be one of the first projects to add dwelling units and guest rooms pursuant to the CASP, as there has not been any new construction of residential uses in the Specific Plan area since its adoption in 2013. The addition of 100 dwelling units and 100 guest rooms is consistent with the anticipated buildout of the CASP as analyzed in the FEIR, which assumed the increase of 7,510 dwelling units and 1,532,020 square feet of commercial floor area to the Specific Plan area from 2003 to 2035.

The overall development intensity and uses of the Project are consistent with the Specific Plan analyzed in the certified FEIR. As illustrated in Table 2-3, the proposed Project is considerably below the maximum floor area, residential floor area, and FAR allowed by the Specific Plan when the site is viewed as a whole. Whereas the CASP allows for 185,779 square feet of floor area on the 46,445 square-foot site, the Project would have 114,545 square feet of floor area (62 percent of the maximum allowed). Whereas the CASP allows for 110,348 square feet of *residential* floor area on the property (including the area contained within live/work units), the Project would have 70,118 square feet of residential floor area (61 percent of the maximum allowed). The Project's FAR of 2.47:1 is considerably lower than the Maximum FAR of 4:1 allowed by the Specific Plan on the Project site. As the scale of the Project is considerably smaller than that allowed by the Specific Plan in total, the Project's uses and intensity were all contemplated and analyzed in the certified FEIR.

As noted, the requested Specific Plan Exception to allow the averaging of permitted residential floor area across the Project site pertains to the internal configuration of the building—specifically, the allocation of dwelling units and long-term guest rooms within building walls. Both the dwelling units and long-term guest rooms proposed for the Project are residential in nature and would result in similar building form. Furthermore, the Project is anticipated to comply with all regulations in the CASP that relate to the physical form of the building, including height, massing, setbacks, lot coverage, and open space. The building scale, development intensity, trips generated (see Section 3.2.1), overall uses, and therefore impacts of the

proposed unified Project would be no different from a project that adheres to the Urban Village and Urban Innovation boundary lines. No other deviations from the Specific Plan are requested. The Project is anticipated to comply with all other applicable regulations and Mitigation Measures in the CASP, pertaining to Biology, Cultural Resources, Earth Resources, Geology, Hazards and Hazardous Materials, Hydrology, Land Use and Planning, Population and Housing, Public Services and Recreation Facilities, Utilities, and Visual Resources. As such, the proposed Project would not result in new significant environmental effects in the above impact categories compared to what was identified in the FEIR.

3.2. Previously Identified Significant Impacts

The FEIR found that implementation of the CASP would result in significant impacts to the following categories:

- Transportation
- Air Quality
- Noise and Vibration

3.2.1 Transportation

The FEIR analyzed the potential transportation impacts of the full build-out of the CASP by 2035 and proposed mitigation measures to reduce the significance of each impact. The FEIR found that the new land uses and the resulting roadway capacity changes that would occur with implementation of the CASP would cause significant changes at nine of the 43 study area intersections in the cumulative 2035 condition, including six signalized study intersections outside the Plan area. While it was determined that those impacts would be significant and unavoidable, transportation demand management (TDM) strategies were nonetheless included as Mitigation Measures to reduce the transportation impacts of implementing the CASP.

The requested Specific Plan Exception to average permitted residential floor area within the Project site pertains to the internal configuration of the Project—specifically, the allocation of dwelling units and long-term guest rooms within building walls—and does not affect vehicular ingress/egress or trip generation. As such, the Project would not result in a substantial increase in the severity of previously identified significant effects to transportation.

With respect to vehicular ingress/egress, all of the Project's 135 vehicular parking spaces are accessed from a single driveway on N. Avenue 21, regardless of whether the vehicle is used for a dwelling unit or a long-term guest room. The parking is shared by hotel guests and residents within a consolidated garage, while a consolidated pedestrian lobby is located along Barranca Street for both hotel guests and residents. The averaging of residential floor area would not affect the design of the shared parking area. Vehicular access to the Project is unaffected by the placement of dwelling units and long-term guest rooms on the upper floors of the building.

With respect to trip generation, the Los Angeles Department of Transportation (LADOT) has reviewed the transportation assessment, prepared by Overland Traffic Consultants, dated February 1, 2019, for the

Project. The assessment compared the trip generation of the proposed Project with a non-averaged project that adheres to the Urban Village and Urban Innovation boundary line. In a letter dated February 19, 2019, LADOT concurs with the conclusion of the analysis that the Project does not increase vehicle trips or change transportation impacts compared to the non-averaged project (letter attached to the case file).

The analysis indicated that the Project would generate approximately 1,563 net daily trips, 88 a.m. peak hour trips, and 123 p.m. peak hour trips. The analysis indicated that the Project's trip generation is equal to a non-averaged project that fully complies with CASP. Below (Table 3-2) is a comparison of the potential site-generated traffic for the proposed Project averaged across the zone boundary lines and a project adhering to the Urban Village and Urban Innovation zone boundary line.

Table 3-2: Comparison of Project Trip Generation

Comparison of Proposed Project vs CASP Project	Size	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Urban Village and Urban Innovation Zones Combine								
Residential	102 Units	551	9	28	37	28	17	45
Hotel	100 Rooms	836	28	19	47	31	29	60
Retail	4,660 S.f.	176	2	2	4	9	9	18
Total Trips Combined Zones		1,563	39	49	88	68	55	123
CASP Project- Urban Village and Urban Innovation Separate								
<u>Urban Village Zone</u>								
Residential	93 Units	501	8	26	34	26	15	41
<u>Urban Innovation Zone</u>								
Residential	9 Units	50	1	2	3	2	2	4
Hotel	100 Rooms	836	28	19	47	31	29	60
Retail	4,660 s.f.	176	2	2	4	9	9	18
CASP Project- Urban Village and Urban Innovation Separate		1,563	39	49	88	68	55	123
Trip Difference		0	0	0	0	0	0	0

Source: LADOT Inter-Departmental Correspondence, February 19, 2019.

The proposed Project would not increase vehicle trips or change transportation impacts compared to the non-averaged project. As the Project would not result in any changes to vehicular ingress/egress and trip generation, there would not be a substantial increase in the severity of previously identified significant effects to Transportation and Traffic compared to what was identified in the FEIR. The Project would continue to be required to comply with Mitigation Measure 4.1 (Transportation Demand Management Strategies) to reduce Transportation and Traffic impacts. The Statement of Overriding Considerations adopted by the City Council on June 28, 2013 still stands.

3.2.2 Air Quality

The FEIR analyzed the potential air quality impacts of the full build-out of the CASP through 2035 and proposed mitigation measures to reduce the significance of each impact. The FEIR found that implementation of the CASP would result in the following significant unavoidable impact:

- The CASP would result in the total vehicular emissions of ozone precursors exceeding the SCAQMD quantitative thresholds.

The FEIR also found that implementation of the CASP could result in the following significant impacts, which would be reduced to a level that is less than significant with Mitigation Measures:

- The CASP could result in an increased risk of cancer and other negative health effects due to Toxic Air Contaminants in the vicinity of the freeways.
- The CASP could result in increased emissions of PM10, diesel particulate matter, and other pollutants during construction which would exceed the SCAQMD threshold values.

Mitigation Measures 11.2 through 11.12, which relate to Health Risk Assessments, building orientation, air filtration, construction emission controls, and construction equipment standards, were found to reduce these two air quality impacts to a less than significant level.

The requested Specific Plan Exception to average permitted residential floor area within the Project site pertains to the internal configuration of the Project—specifically, the allocation of dwelling units and long-term guest rooms within building walls—and does not relate to emissions, whether construction-based or operational. As indicated in the previous section, the Project would not increase vehicle trips compared to a project without residential floor area averaging. As the Project would not result in any changes to trip generation, total operational vehicular emissions would be unchanged compared to what was identified in the FEIR.

With respect to construction emissions and non-vehicular operational emissions, the building scale, design, development intensity, overall uses, and therefore impacts of the proposed unified Project would be no different from a project that adheres to the Urban Village and Urban Innovation boundary lines. The Project is anticipated to comply with all other applicable regulations of the Specific Plan and would not result in a larger, more intense development than was anticipated and analyzed in the FEIR. Factors such as location, unit density, lot size, soil import and export, architectural coatings, demolition hauling, grading, and paving, which may relate to air quality, are not affected by the allocation of residential floor area within building walls.

As such, the Project would not result in a substantial increase in the severity of previously identified significant effects to Air Quality compared to what was identified in the FEIR. The Project would continue to be required to comply with Mitigation Measures 11.2 through 11.12 relating to Air Quality. The Statement of Overriding Considerations adopted by the City Council on June 28, 2013 still stands.

3.2.3 *Noise and Vibration*

The FEIR analyzed the potential Noise and Vibration impacts of the full build-out of the CASP through 2035 and proposed mitigation measures to reduce the significance of each impact. The FEIR found that implementation of the CASP would result in the following significant unavoidable impact:

- Changes to Land Use Districts that would result from the implementation of the Proposed Alternative would allow the development of noise-sensitive land uses in some areas with existing ambient noise levels in excess of Normally Acceptable, Conditionally Acceptable, or Clearly Unacceptable noise levels according to the City of Los Angeles' Guidelines for Noise Compatible Land Use.

The FEIR also found that implementation of the CASP could result in the following significant impacts, which would be reduced to a level that is less than significant with Mitigation Measures (Mitigation Measures 12.2 through 12.4):

- The construction associated with implementation of the Proposed Alternative would result in short-term construction noise and vibration.
- Onsite fixed noise sources associated with new development allowed by implementation of the Proposed Alternative could expose noise-sensitive receptors to exterior noise levels that are unacceptable.
- Changes to Land Use Districts that would result from the implementation of the Proposed Alternative would allow the development of vibration sensitive land uses in close proximity to existing sources of groundborne vibration.

The FEIR also found that implementation of the CASP would result in the following less than significant impacts that would not require mitigation:

- The implementation of the Proposed Alternative may result in an increased frequency of light-rail transit services through the Project Area, resulting in increased noise and vibration levels. This potential impact is considered to be less than significant.
- The implementation of the Proposed Alternative would contribute to small increases in traffic noise levels on Pasadena Avenue, North Broadway, and Main Street. This potential impact is considered to be less than significant.

The requested Specific Plan Exception to average permitted residential floor area within the Project site pertains to the internal configuration of the building—specifically, the allocation of dwelling units and long-term guest rooms within building walls—and does not relate to noise and vibration, whether construction-based or operational. Noise-generating activities, such as earth disturbance, soils import and export, demolition hauling, grading, paving, hammering and welding, vehicular trips, and HVAC equipment, are not affected by the allocation of residential uses within building walls. The Project's overall intensity of development and uses are consistent with the Specific Plan analyzed by the FEIR.

As such, the Project would not result in a substantial increase in the severity of previously identified significant effects to Noise and Vibration compared to what was identified in the FEIR. The Project would continue to be required to comply with Mitigation Measures 12.2 through 12.4 relating to Noise and Vibration. The Statement of Overriding Considerations adopted by the City Council on June 28, 2013 still stands.

4. CONCLUSION

Section 15164 of the CEQA Guidelines states the lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 that call for preparation of a subsequent EIR (i.e., new significant environmental effects or a substantial increase in the severity of previously identified significant effects) have occurred. As detailed in the preceding analysis, this Addendum provides the substantial evidence to support the finding that the Project would not have new significant impacts on the environment or more severe impacts than those previously disclosed in the previously certified EIR.