



# DEPARTMENT OF CITY PLANNING

## RECOMMENDATION REPORT

### City Planning Commission

**Date:** January 11, 2018 – Continued from December 14, 2017  
**Time:** After 8:30 a.m.  
**Place:** City Hall, 3<sup>rd</sup> Floor  
Council Chambers  
200 North Spring Street, Room 350  
Los Angeles, CA 90012

**Case No.:** CPC-2017-1103-DB  
**CEQA No.:** ENV-2017-1104-CE  
**Related Cases:** None  
**Council No.:** 14 – Huizar  
**Plan Area:** Northeast  
**Certified NC:** Eagle Rock  
**GPLU:** Neighborhood Commercial  
**Zone:** [Q]C4-2D

**Public Hearing:** September 19, 2017  
**Appeal Status:** Off-Menu Affordable Housing Incentives are not further appealable by any party.

**Applicant:** Imad Boukhai  
General Procurement

**Expiration Date:** January 11, 2018  
**Multiple Approval:** No

**Representative:** Heather Lee

### PROJECT

**LOCATION:** 1332 Colorado Boulevard

### PROPOSED PROJECT:

The project proposes the construction of a mixed-use building containing 55,652 square feet and 26 residential units, with two (2) of the residential units reserved as restricted affordable for Very Low Income households. The building would be four stories and a total of 82 feet in height. It would contain 3,671 square feet of commercial floor area, 53 parking spaces, and 33 bicycle parking spaces. The proposed project is located in the [Q]C4-2D Zone.

### REQUESTED ACTION:

1. **Determine**, based on the whole of the administrative record that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to Section 12.22 A.25(g)(3), a 32.5% Density Bonus for a project totaling 26 residential dwelling units reserving 10 percent, or two (2) units, for Very Low Income Households, and utilizing parking option 1, with **one (1) Off-Menu Incentive** to allow a maximum Floor Area Ratio (FAR) of 2.01:1 in lieu of a 1:1 FAR otherwise permitted pursuant to Ordinance no. 173,606 and Section 15.A of the Colorado Boulevard Specific Plan.

### RECOMMENDED ACTIONS:

1. **Determine**, based on the whole of the administrative record that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to California CEQA Guidelines Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

2. **Approve one Off-Menu Incentive** to allow a maximum Floor Area Ratio (FAR) of 2.01:1 in lieu of a 1:1 FAR otherwise permitted pursuant to Ordinance no. 173,606 and Section 15.A of the Colorado Boulevard Specific Plan.
3. **Adopt the attached Findings.**

VINCENT P. BERTONI, AICP  
Director of Planning



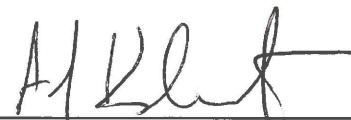
---

Shana Bonstin, Principal Planner



---

Kevin Golden, City Planner



---

Azeen Khanmalek, City Planning Associate  
Telephone: (213) 978-1336

**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 532, 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 week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1249.

**TABLE OF CONTENTS**

**Project Analysis ..... A-1**  
    Project Summary ..... A-1  
    Background ..... A-2  
    Conclusion ..... A-5

**Conditions of Approval..... C-1**

**Findings ..... F-1**

**Public Hearing and Communications..... P-1**

**Exhibits:**

- A – Plans
- B – Radius Map
- C – Environmental Clearance (ENV-2017-1104-CE)

## PROJECT ANALYSIS

### **PROJECT SUMMARY**

The project proposes the construction of a mixed-use multi-family building containing a total of 55,562 square feet and 26 residential units, with 2 of the units reserved as restricted affordable for Very Low Income households. The building would be four stories and 82 feet in height. It is proposed to include 3,671 square feet of commercial floor area, 53 parking spaces in two levels of above grade parking, 33 bicycle parking spaces, and 6 rooftop decks. Each rooftop deck can only be accessed by the unit directly below it, and is not provided as common open space.

### **Requested Actions**

#### **Density Bonus**

The Applicant proposes a project totaling 26 dwelling units, and reserves 2 units as Restricted Affordable for Very Low Income Households for a period of 55 years. Density Bonus is calculated from the base unit density per Government Code Section 65915 (b)(3). As a result of setting aside 2 of 19 base units, or 10% of the base units as restricted affordable units for Very Low Income Households, the Applicant qualifies for two density bonus incentives. However, the applicant is only requesting one incentive for an increase in the allowable FAR of over 35 percent through the off-menu process.

The subject site is zoned [Q]C4-2D. The C4 zone generally allows residential uses subject to the lot area regulations of the R4 Zone. However, Ordinance No. 173,606, approved on November 15, 2000, imposed a Q Condition on the property which limits the density of the site to the lot area regulations of the RD1.5 zone. Based on the area regulations of RD1.5 zone (1,500 square feet of lot area per unit) and 27,646 square feet of lot area, the project site allows for 18.43 units. However, pursuant to AB2501, which became effective on January 1, 2017, calculations for density bonus projects that result in a fractional number are rounded to the next whole number, including base density. Therefore, the project site allows for 19 base units. The Density Bonus Ordinance grants an increase in the permitted density for projects that provide a minimum number of set-aside affordable units. Pursuant to LAMC 12.22 A.25, a graduated, sliding scale of density increases corresponds with the percentage and type of affordable units that is provided. Per State Density Bonus Law 69515(c)(1), the project qualifies for a density bonus increase up to 32.5%, or up to 7 additional market rate units for a total of 26 units, as a result of setting aside 2 of 19 base units, or 10% of the base units, as restricted affordable units for Very Low Income Households.

#### **Housing Replacement**

With Assembly Bill 2222, applicants of Density Bonus projects filed as of January 1, 2015 must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control; or occupied by Low or Very Low Income Households. Pursuant to the Determination made by the Los Angeles Housing and Community Investment Department (HCIDLA) dated March 22, 2017, there are no residential units on the property. Therefore, the housing replacement requirements of AB2222 are not applicable to the proposed project. Refer to the Density Bonus Legislation Background section of this determination for additional information.

## **BACKGROUND**

The subject site consists of seven contiguously owned parcels totaling 27,646 square feet. The site is located on the southerly side of Colorado Boulevard, between Holbrook Street and Linda Rosa Avenue. The site has a frontage on Colorado Boulevard of approximately 331 feet, on Holbrook Street of approximately 92 feet, and on Linda Rosa Avenue of approximately 75 feet. The site contains a steep slope in the rear, southerly portion of the property, then flattens approaching Colorado Boulevard. The site also slopes slightly downwards from east to west. The site is currently vacant, with the exception of a retaining wall with several concrete pillars constructed as part of a previous approval described in further detail below. The property is zoned [Q] C4-2D and designated for Neighborhood Commercial land uses and is located within the Northeast Los Angeles Community Plan, a Special Grading Area, and is within the Raymond Fault zone. The Neighborhood Commercial land use designation has corresponding zones of C1, C1.5, P, C2, C4, and RAS3. The Q Condition on the property limits the residential density of the site to the lot area regulations of the RD1.5 zone. The site is subject to Northeast Los Angeles Community Plan Footnote 14 which states that each plan category permits all indicated corresponding zones as well as those zones referenced in the Los Angeles Municipal Code as permitted by such zones unless further restricted by other text. The site is not in a specific plan area.

### **Surrounding Zones and Uses**

The project site is located in an urbanized area and surrounded by a mix of land uses that include multi-family residential, commercial/ uses, and instructional facilities. The project site is approximately 538 feet away from an off-ramp of Freeway 134, and approximately 2,375 feet away from the freeway itself.

Properties to the north, across Colorado Boulevard, are zoned [Q]C4-2D and developed with a multi-family apartment building, one to three-story multi-family structures, and single-family homes. Adjacent properties to the south are zoned R1-1 and developed with single-family homes. Properties to the east are zoned [Q]C4-2D and are developed with low-density multi-family structures. Properties to the west are zoned [Q]C4-2D and developed with a two-story commercial structure.

### **Streets and Circulation**

Colorado Boulevard, adjacent to the subject site to the north, is a Boulevard II dedicated to a width of 118 feet, and is improved with a paved roadway of approximately 110 feet in width, a center median, bicycle travel lanes, and concrete curb, gutter, and sidewalk. Parking is permitted only on the northerly side of the street.

Holbrook Street, adjacent to the subject site to the west, is a Local Standard Street dedicated to a varying width of 50-57 feet adjacent to the subject site, and is improved with a paved roadway of approximately 30 feet in width, concrete curb, gutter, and sidewalk.

Linda Rosa Avenue, adjacent to the subject site to the east, is a Local Standard Street dedicated to a width of 60 feet, and is improved with a paved roadway of approximately 24 feet in width, concrete curb, gutter, and sidewalk.

## Relevant Cases

### Subject Site

TT-61210: On December 6, 2004, the Advisory Agency approved a Tentative Tract for a maximum 17-unit condominium as shown on map stamp dated July 9, 2004, in conjunction with the construction of a new joint living and working quarters residential building, in the [Q]C4-2D zone, located at 1332 Colorado Boulevard.

DIR-2003-8826-ZAA: On April 2, 2004 the Zoning Administrator dismissed Zone Variances from Section 12.21.1 A.10 to allow a building height of 58 feet in lieu of the 25-foot height limit for a commercially zoned lot within 49 feet of a residentially zoned lot line, and to allow a building height of 45 feet in lieu of the 33-foot height limit for a commercially zoned lot within 99 feet of a residentially zoned lot line; from Section 12.21 C.1(g) to allow a retaining wall to 35 feet in height with a 6-foot wrought iron fence on top in the side yard in lieu of 8 feet, insofar the Department of Building and Safety has determined that due to the topography of the subject property, this project is exempt from transitional height per Section 12.21.1 B; and approved a Zoning Administrator's Adjustment from Section 12.16 C.2 to allow a 5-foot side yard, in lieu of the 6-foot side yard required along Colorado Boulevard, all in conjunction with the construction, use and maintenance of 18 joint living and work quarters, in the [Q]C4-2D zone, located at 1332 Colorado Boulevard.

### Within the Vicinity of the Subject Site

DIR-2010-955-SPP: On January 14, 2011, the Director of Planning approved a Project Permit Compliance Determination for the Colorado Boulevard Specific Plan for the demolition of 4 single family dwellings and the construction of a new mixed use building consisting of 8 residential units over approximately 4,157 square feet of commercial-office space, in the [Q]C4-2D zone, located at 1457 Colorado Boulevard.

TT-71170-CN: On September 30, 2010, the Advisory Agency approved a Tentative Tract Map for a maximum 8-unit residential condominium and a 3-unit commercial condominium as shown on revised map stamp-dated June 19, 2010, in conjunction with the construction of a new mixed-use structure with 8 residential units and 4,157 square feet of commercial floor area, in the [Q]C4-2D zone, located at 1457 Colorado Boulevard.

## Professional Volunteer Program

Projects that are required to go before the City Planning Commission as the initial decision-maker are presented by Planning Staff to the Professional Volunteer Program (PVP). The PVP is a group of architects who assist Project Planners on urban design issues and complex urban typologies and provide project specific urban design advice for Project Planner consideration. On July 11, 2017, the subject project was presented to the PVP, which provided the following comments:

- Commercial spaces are not deep enough to be usable/viable
- There is no commercial storage
- Lobby has no mail/package area
- No trash area shown
- Roof deck is not detailed enough. How is roof deck area used? How is it split?
- Balconies not shown on floor plans
- Ensure tree wells are large enough for trees to survive
- The project relies on stepped floor plates. Without two lobbies, this may be problematic for entry/exit and ADA compliance

- First floor should begin at a slight higher elevation, and stay flat, rather than stepped. This would give commercial spaces more room, and would make 1 lobby sufficient
- Entry into lobby area unclear
- Ensure bathrooms are large enough to meet building code.
- Building pushed back from Colorado? The building should come up to the street.

In response to comments received at PVP, the applicant made changes to the project. With regard to comments about lack of mail room, lack of trash area, lack of detail of roof decks, lack of balcony detail, and lack of lobby entry detail, the applicant revised plans to clearly show a mail room, trash area, balconies, and further detail of the roof decks and lobby area.

With regard to the comment about the depth of commercial spaces, the applicant has stated that both commercial spaces have adequate depth for certain kinds of commercial uses, including a small restaurant in the larger commercial space on the western part of the proposed building, and a coffee shop, juice shop, or other similar establishment in the smaller commercial space on the eastern portion of the structure. In regards to the comment about lack of commercial storage, the applicant has stated that none is required for commercial spaces by the code. In regards to tree wells, the applicant has stated that they will be deep enough for trees to survive. With regard to the comment about stepped floor places, the applicant has stated that the project is in fact ADA compliant, and will be further inspected for ADA compliance through the standard plan check process. In regards to the comment about the first floor elevation, the applicant has provided no comment and the project has remained unchanged. With regard to the comment about bathroom size, the applicant has stated that the bathrooms are code-compliant, and will be further inspected for compliance through the standard plan check process. With regard to the comment about the building being pushed back from the street, the building in fact observes a 0-foot setback from Colorado Boulevard.

### **Ordinance No. 173,606**

Ordinance No. 173,606, approved on November 15, 2000, imposed a Q Condition on the property which prohibits 100 percent residential projects, limits the site to the residential density of the RD1.5 zone, and requires projects to comply with the regulations of the Colorado Boulevard Specific Plan. The proposed project is mixed use, and includes 3,671 square feet of floor area. As discussed above, the proposed project is permitted 19 residential units with a density of 1 unit per 1,500 square feet of lot area, and permitted up to 26 units with a 32.5 percent density bonus. The proposed project is also in compliance with the applicable provisions of the Colorado Boulevard Specific Plan, as discussed in detail below.

### **Colorado Boulevard Specific Plan**

As stated above, Ordinance No. 173,606, approved on November 15, 2000, imposed a Q Condition on the property which requires projects to comply with the regulations of the Colorado Boulevard Specific Plan. However, the property was not incorporated into the boundaries of the Specific Plan. Many of the Specific Plan's regulations are contingent on location within a Specific Plan Subarea. Because the subject site is not within a Specific Plan Subarea, only certain regulations of the Plan are applicable to the project. The project is consistent with the applicable regulations of the Colorado Boulevard Specific Plan as follows:

#### **Section 6 – Uses**

The proposed project is consistent with Section 6.A of the Specific Plan, which allows any uses permitted in the C4 zone, as it is a mixed-use project with residential apartment units. The project is also consistent with Section 6.B in that it is not proposed to contain any of the

prohibited uses listed in that section. Compliance with Section 6.B has been incorporated as a condition of this grant.

#### **Section 7 – Ground Development**

The proposed project is consistent with Section 7.A of the Specific Plan in that it provides a Street Wall for the entirety of the project's street frontage. Compliance with Section 7.A has been incorporated as a condition of this grant. Moreover, the project provides a 5-foot setback along the property's two designated 'front' lots lines, along Holbrook Street and Linda Rosa Avenue.

#### **Section 9 – Buffering Wall**

The proposed project is consistent with Section 9.A of the Specific Plan in that it is conditioned to provide a 6-foot high buffering wall along the southerly property line, adjacent to neighboring R1-zoned lots.

#### **Section 11 – Landscaping**

The project complies with Section 11.A in that 5 percent of the project area is landscaped. The project also complies with Section 11.B in that the requisite number of trees of provided by the project. Furthermore, the project complies with Section 11.E of the Plan in that the project provides 7,749 square feet of open space, well above the 100 square foot minimum required by the plan. Compliance with these Specific Plan section have been made conditions of this grant.

#### **Section 15 – Permitted Floor Area**

The proposed project complies with Section 15.A of the Specific Plan, in that the applicant is requesting an off-menu density bonus to allow for a 2.01:1 FAR in lieu of the 1:1 base permitted floor area allowed by Section 15.A the Plan. While the Specific Plan, in Section 15.B, allows for additional floor area based on a project's location within a Specific Plan Subarea, the subject site is not within the boundaries of the Specific Plan and therefore not within a Subarea. Therefore, the project is limited to a 1:1 base permitted floor area. In conjunction with the Off-Menu Incentive request, the project complies with Section 15.A of the Specific Plan.

### **CONCLUSION**

Based on the information submitted, public input including the public hearing, and mandatory findings for the requested entitlements, the Department of City Planning recommends that the Los Angeles City Planning Commission approve the project as recommended. Approval of the project would permit the construction of 26 residential units, including 2 units reserved for occupancy by Very Low Income households.



## CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Central Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. **Residential Density.** The project shall be limited to a maximum density of 26 residential units including Density Bonus Units.
3. **Affordable Units.** A minimum of 2 units, or 10 percent of the base dwelling units, shall be reserved as affordable units, as defined by the State Density Bonus Law 65915 (c)(1) or (c)(2).
4. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25 (9a-d).
5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make 2 units available to Very Low Income Households, for rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with any monitoring requirements established by the HCIDLA. Refer to the Density Bonus Legislation Background section of this determination.
6. **Floor Area Ratio (FAR).** The project shall be limited to a maximum FAR of 2.01:1, or 55,562 square feet.
7. **Height.** The project shall not exceed a maximum of 82-feet 6-inches in height, as shown in "Exhibit A".
8. **Automobile Parking.** Based upon the number of dwelling units and commercial floor area proposed, at least 53 parking spaces shall be provided for the project. Vehicle parking shall be provided consistent with LAMC Section 12.22 A.25, Parking Option 1, which permits one on-site parking space for each residential unit with one or fewer bedrooms, two on-site parking spaces for each residential unit with two to three bedrooms, and two-and-one-half parking spaces for each residential unit with four or more bedrooms, and an up to 15 percent replacement of required residential automobile parking spaces with bicycle parking spaces at a rate of four long-term bicycle parking spaces for each automobile parking space, for a total of 46 residential parking spaces; and LAMC Section 12.24 A.4(x), which permits two parking spaces for every 1,000 square feet of commercial floor area for project within a Los Angeles Enterprise zone, for a total of 7 commercial parking spaces. The project shall provide unbundled parking leases for residential units and commercial tenant spaces. Residential and commercial tenants shall have the option to lease parking spaces separately from the residential dwelling units or commercial tenant space, or to opt out of leasing parking spaces.

9. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth above.
10. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC Section 12.21 A.16. Long-term bicycle parking shall be provided at a rate of one per dwelling unit or guest room and one per 2,000 square feet of retail floor area. Short-term bicycle parking shall be provided at a rate of one per ten dwelling units or guest rooms, with a minimum of two short-term bicycle parking spaces, and one per 2,000 square feet of retail floor area. Additionally, an up to 15 percent replacement of required residential automobile parking spaces with bicycle parking spaces at a rate of four long-term bicycle parking spaces for each automobile parking space is permitted. Based upon the number of dwelling units, commercial floor area, and replacement of automobile parking spaces, 28 long-term and 5 short-term bicycle parking spaces shall be provided on-site.
11. **Electric Vehicle Parking.** The project shall include at least twenty percent (20%) of the total Code-required parking spaces provided for all types of parking facilities as capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating capacity. Five (5) percent of the total Code-required parking spaces shall be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas. When the application of either the 20% or 5% results in a fractional space, round up to the next whole number. A label stating "EVCAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.
12. **Uses.** The commercial floor area of the project shall not be utilized for any of the uses listed in Section 6.B of the Colorado Boulevard Specific Plan.
13. **Street Wall.** The project shall maintain a street wall, as defined in Section 4 of the Colorado Boulevard Specific Plan. The Street wall shall extend for a minimum of 75 percent of the street frontage of the site.
14. **Setbacks.** The project shall maintain a minimum 5-foot setback on the easterly property line along Linda Rosa Avenue, and the westerly property line along Holbrook Street, in compliance with Section 7.A.1 of the Colorado Boulevard Specific Plan.
15. **Buffering Wall.** The project shall maintain a minimum 6-foot high decorative masonry wall along the southerly property line, in compliance with Section 9.A of the Colorado Boulevard Specific Plan.
16. **Landscaping.** A minimum of 5 percent of the project's total area shall be landscaped, in compliance with Section 11.A of the Colorado Boulevard Specific Plan. The minimum depth of wells for trees, shrubs, and plantings on the rooftop shall be as follows:
  - Minimum depth for trees shall be 42 inches
  - Minimum depth for shrubs shall be 30 inches.

- Minimum depth for herbaceous plantings and ground cover shall be 18 inches.
- Minimum depth for an extensive green roof shall be 3 inches.

In addition, the minimum amount of soil volume for tree wells on the rooftop shall be based on the size of the tree at maturity:

- 600 cubic feet for a small tree (less than 25 feet tall at maturity).
- 900 cubic feet for a medium tree (25-40 feet tall at maturity).
- 1,200 cubic feet for a large tree (more than 40 feet tall at maturity).

16. **Trees.** Twenty-four inch box trees shall be planted at 25 foot intervals along the street frontage of lots on which Projects are located, in compliance with Section 11.B of the Colorado Boulevard Specific Plan. However, the planting of trees shall not obstruct driveways or interfere with utilities. Existing street trees may be used to satisfy this provision. Prior to issuance of any grading or other building permit for a Project, a plan showing all existing and proposed trees on the lot shall be submitted to the City Planning Department and the Street Tree Division of the Bureau of Street Maintenance for approval. If the plan calls for removal of existing trees, then the plan shall be prepared by a reputable tree expert, as defined by L.A.M.C. Section 17.02, and shall contain measures recommended by the tree expert for the preservation of as many trees as possible and the number of desirable trees that require removal. Replacement trees shall not be smaller than 24 inch box trees, less than eight feet in height, or less than two inches in trunk diameter and shall not have a crown spread of less than five feet. Further, all trees shall be in a healthy growing condition. Root bound trees are not acceptable.

### **Administrative Conditions**

17. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
18. **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.
19. **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.
20. **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.
21. **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.

22. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
23. **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.
24. **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.
25. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

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

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably

cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

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

For purposes of this condition, the following definitions apply:

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

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

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

## FINDINGS

### 1. Density Bonus/Affordable Housing Incentives Program Findings

Pursuant to Section 12.22 A.25(g) of the LAMC and Government Code Section 65915(d)(a)(A), the Director shall approve a Density Bonus and requested Incentive(s) unless the Director finds that:

- a) **The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.**

#### *Requested Off-Menu Incentive – FAR Increase*

A project that provides 10% of its base units for Very Low Income households qualifies for two incentives but may request other “waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]” (Government Code Section 65915(e)(1).)

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

The subject site is zoned [Q]C4-2D, which generally allows a Floor Area Ratio of 6:1. However, Ordinance No. 173,606, approved on November 15, 2000, imposed a Q Condition on the property which requires project to comply with the regulations of the Colorado Boulevard Specific Plan. Section 15.A of the Specific Plan provides for a base FAR of 1:1, with certain allowances for obtaining greater floor area dependent on the Specific Plan Subarea. However, because the subject site is not within a Specific Plan subarea, it is limited to the base FAR of 1:1. The Menu of Incentives contained in LAMC Section 12.22 A.25 includes the FAR Increase incentive, which permits a percentage increase in the allowable Floor Area Ratio equal to the percentage of Density Bonus for which the Housing Development Project is eligible, not to exceed 35 percent. While the project would qualify for an On-Menu incentive for a 32.5 percent increase in the allowable FAR, this would only permit an FAR of 1.325:1, or approximately 36,507 square feet, which would not allow the applicant enough floor area to construct the project including two (2) units reserved for Very Low Income households. The development standard would not allow enough floor area to make the number of units possible to construct. Increased FAR allows for an expanded building envelope, and space to adequately provide for seven (7) additional units in the proposed development, two (2) of which are proposed to be reserved as affordable for Very Low Income Households. Therefore, the applicant has requested an Off-Menu Incentive to allow a maximum FAR of 2.01:1. As seen in the table below, the proposed FAR allows for an additional 28,009 square feet of floor area, without which the development would not be physically feasible. The requested incentives allow the developer to expand the building envelope so the additional units can be constructed

and the overall space dedicated to residential uses is increased. These incentives support the applicant's decision to set aside 2 Very Low Income dwelling units for 55 years.

FAR by-right	Buildable Lot Area (sf)	Total Floor Area (sf)
1:1	27,553	27,553 x 1 = 27,553

FAR proposed	Buildable Lot Area (sf)	Total Floor Area (sf)	Additional Floor Area (sf)
2.01:1	27,553	55,562	55,562 – 27,553 = <b>28,009</b>

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

There is no evidence in the record that the proposed density bonus incentive(s) will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22.A.25(b)). The finding that there is no evidence in the record that the proposed incentive(s) will have a specific adverse impact is further supported by the recommended CEQA finding. As required by Section 12.22 A.25 (e)(2), the project meets the eligibility criterion that is required for density bonus projects. The project also does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. No evidence has been presented that has identified any written objective health or safety standards that are exceeded or violated. Nor has any evidence been provided that significant, quantifiable, direct and unavoidable impacts will occur. Therefore, there is no substantial evidence that the proposed incentive will have a specific adverse impact on public health and safety.

## CEQA FINDINGS

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

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

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

The Project is located within the Northeast Los Angeles Community Plan area, and has a General Plan Land Use designation of Neighborhood Commercial. The property is zoned [Q]C4-2D; The C4 zone allows residential uses subject to the density regulations of the R4 Zone. However, Ordinance No. 173,606, approved on November 15, 2000, imposed a Q Condition on the property which limits the density of the site to the lot area regulations of the RD1.5 zone. Based on the area regulations of RD1.5 zone the site allows up to 26 dwelling units on the Project site through the Density Bonus Ordinance. The Project meets parking, yard, open space, and landscaping requirements, with modifications to allow additional FAR through an Off-Menu incentive.

Consistent with the Community Plan, the proposed 26 unit apartment development, which includes two (2) Very Low Income units, adds new, multi-family housing to Los Angeles' housing supply, in a neighborhood which is conveniently located to a variety of community services.

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

The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.63 acres. The Subject Property is substantially surrounded by urban uses. Properties to the north, across Colorado Boulevard, are zoned [Q]C4-2D and developed with a multi-family apartment building, low density multi-family structures, and single-family homes. Adjacent properties to the south are zoned R1-1 and developed with single-family homes. Properties to the east are zoned [Q]C4-2D and are developed with low-density multi-family structures. Properties to the west are zoned [Q]C4-2D and developed with a two-story commercial structure. The site fronts on Colorado Boulevard, which contains a number of commercial uses. The site is also in close proximity to public transit, including Metro Line 81, which runs along Colorado Boulevard.

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

The site is not, and has no value as, a habitat for endangered, rare or threatened species. The site is vacant, surrounded by development, and there are no trees on the property.

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

The proposed project adds a total of 26 dwelling units. Based upon the existing mobility and circulation networks in direct proximity to the proposed project, the introduction of 26 additional units to the community will result in no traffic impacts. The project will generate well under 500 daily trips, which is the established CEQA threshold.

The project does not involve the removal of healthy, mature, scenic trees because the trees being removed (pine, ficus, and palm) are not protected trees. The subject property is not in a waterway, wetland, officially designated scenic area, an officially mapped area of severe geologic hazard, or within an official Seismic Hazard Zone. Therefore, there is no substantial evidence that the proposed project will have a specific adverse impact on the physical environment, on public health and safety, and/or on property listed in the California Register of Historic Resources.



The project must comply with the adopted City of Los Angeles Noise Ordinances Nos. 144,331 and 161,574, as well as any subsequent Ordinances, which prohibit the emission or creation of noise beyond certain levels. These Ordinances cover both operational noise levels (i.e., post-construction), and any construction noise impacts. As a result of this mandatory compliance, the proposed project will not result in any significant noise impacts.

The building construction phase includes the construction of the proposed building on the Subject Property, connection of utilities, laying irrigation for landscaping, architectural coatings, paving, and landscaping the Subject Property. These construction activities would temporarily create emissions of dusts, fumes, equipment exhaust, and other air contaminants. Construction activities involving grading and foundation preparation would primarily generate PM<sub>2.5</sub> and PM<sub>10</sub> emissions. Mobile sources (such as diesel-fueled equipment onsite and traveling to and from the Project Site) would primarily generate NO<sub>x</sub> emissions. The application of architectural coatings would result primarily in the release of ROG emissions. The amount of emissions generated on a daily basis would vary, depending on the amount and types of construction activities occurring at the same time.

Nevertheless, appropriate dust control measures would be implemented as part of the Proposed Project during each phase of development, as required by SCAQMD Rule 403 - Fugitive Dust. Specifically, Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project Site, and maintaining effective cover over exposed areas.

Best Management Practices (BMP) will be implemented that would include (but not be limited to) the following:

- Unpaved demolition and construction areas shall be wetted at least three times daily during excavation and construction, and temporary dust covers shall be used to reduce emissions and meets SCAQMD Rule 403;
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust;
- General contractors shall maintain and operate construction equipment to minimize exhaust emissions; and
- Trucks shall not idle but be turned off.

The project, a 55,562 square foot multi-family mixed-use building will be built on a vacant property. Possible project-related air quality concerns will derive from the mobile source emissions generated from the proposed residential uses for the project site. Operational emissions for project-related traffic will be less than significant. In addition to mobile sources from vehicles, general development causes smaller amounts of "area source" air pollution to be generated from on-site energy consumption (natural gas combustion) and from off-site electrical generation. These sources represent a small percentage of the total pollutants. The inclusion of such emissions adds negligibly to the total significant project-related emissions burden generated by the proposed project. The proposed project will not cause the SCAQMD's recommended threshold levels to be exceeded. Operational emission impacts will be at a less-than-significant level.

The development of the project would not result in any significant effects relating to water quality. The project is not adjacent to any water sources and construction of the project will not create any impact to water quality. Furthermore, the project will comply with the City's stormwater management provisions per LAMC 64.70.

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

The site and all surrounding lots are currently and adequately served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. These utilities and public services have continuously served the neighborhood for more than 50 years. In addition, the California Green Code requires new construction to meet stringent efficiency standards for both water and power, such as high-efficiency toilets, dual-flush water closets, minimum irrigation standards, LED lighting, etc. As a result of these new building codes, which are required of all Projects, it can be anticipated that the proposed Project will not create any impact on existing utilities and public services through the addition of 26 dwelling units. The project site will be adequately served by all public utilities and services given that the construction of a 26-unit multi-family mixed-use project will be on a site surrounded by similar uses and is consistent with the general plan.

The Project can be characterized as in-fill development within urban areas for the purpose of qualifying for Class 32 Categorical Exemption as a result of meeting the five conditions listed above.

## DENSITY BONUS LEGISLATION BACKGROUND

The California State Legislature has declared that "[t]he availability of housing is of vital statewide importance," and has determined that state and local governments have a responsibility to "make adequate provision for the housing needs of all economic segments of the community." Section §65580, subds. (a), (d). Section 65915 further provides that an applicant must agree to, and the municipality must ensure, the "continued affordability of all Low and Very Low Income units that qualified the applicant" for the density bonus.

With Senate Bill 1818 (2004), state law created a requirement that local jurisdictions approve a density bonus and up to three "concessions or incentives" for projects that include defined levels of affordable housing in their projects. In response to this requirement, the City created an ordinance that includes a menu of incentives (referred to as "on-menu" incentives) comprised of eight zoning adjustments that meet the definition of concessions or incentives in state law (California Government Code Section 65915). The eight on-menu incentives allow for: 1) reducing setbacks; 2) reducing lot coverage; 3) reducing lot width, 4) increasing floor area ratio (FAR); 5) increasing height; 6) reducing required open space; 7) allowing for an alternative density calculation that includes streets/alley dedications; and 8) allowing for "averaging" of FAR, density, parking or open space. In order to grant approval of an on-menu incentive, the City utilizes the same findings contained in state law for the approval of incentives or concessions.

California State Assembly Bill 2222 went into effect January 1, 2015, and with that Density Bonus projects filed as of that date must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. Prior to the issuance of any Determination for Density Bonus and Affordable Housing Incentives, the Housing and Community Investment Department (HCIDLA) is responsible for providing the Department of City Planning, along with the applicant, a determination letter addressing replacement unit requirements for individual projects. The City also requires a Land Use Covenant recognizing the conditions be filed with the County of Los Angeles prior to granting a building permit on the project. On January 4, 2017, HCIDLA issued a determination stating that for the past 5 years the site has been vacant, and has not been developed with any dwelling units, and therefore, the replacement provisions of Assembly Bill 2222 are not applicable.

Assembly Bill 2222 also increases covenant restrictions from 30 to 55 years for projects approved after January 1, 2015. This determination letter reflects these 55 year covenant restrictions.

Under Government Code Section § 65915(a), § 65915(d)(2)(C) and § 65915(d)(3) the City of Los Angeles complies with the State Density Bonus law by adopting density bonus regulations and procedures as codified in Section 12.22 A.25 of the Los Angeles Municipal Code. Section 12.22 A.25 creates a procedure to waive or modify Zoning Code standards which may prevent, preclude or interfere with the effect of the density bonus by which the incentive or concession is granted, including legislative body review. The Ordinance must apply equally to all new residential development.

In exchange for setting aside a defined number of affordable dwelling units within a development, applicants may request up to three incentives in addition to the density bonus and parking relief which are permitted by right. The incentives are deviations from the City's development standards, thus providing greater relief from regulatory constraints. Utilization of the Density Bonus/Affordable Housing Incentives Program supersedes requirements of the

Los Angeles Municipal Code and underlying ordinances relative to density, number of units, parking, and other requirements relative to incentives, if requested.

For the purpose of clarifying the Covenant Subordination Agreement between the City of Los Angeles and the United States Department of Housing and Urban Development (HUD) note that the covenant required in the Conditions of Approval herein shall prevail unless pre-empted by State or Federal law.

### **FINANCIAL ANALYSIS/PRO-FORMA**

On September 26, 2016 Governor Brown Signed AB 2501, AB 2556, AB 2442, and AB 1934 which amended the State Density Bonus Law (Government Code Section 65915). The amendments took place on January 1, 2017. In particular, AB 2501 restricted the ability of local jurisdictions to require special studies unless they meet the provisions of state law. Financial pro-formas and third-party reviews are no longer required for any density bonus case filing.

In addition, the 2016 changes to State Density Bonus law also modified the finding required to deny an incentive. Now a requested concession or incentive shall be granted unless the City makes a written finding, based on substantial evidence, of any of the following: a) the concession or incentive "does not result in identifiable and actual cost reductions," to provide for affordable housing costs or rents for the targeted units; b) the concession or incentive has a specific adverse impact on public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable; or c) if the concession or incentive is contrary to state or federal law. Prior law allowed a concession or incentive to be denied if the City had substantial evidence that the concession or incentive was "not required in order to provide for" affordable housing costs or rents for the targeted units, or substantial evidence in support of findings "b)" or "c)" above.

## PUBLIC HEARING AND COMMUNICATIONS

The Public Hearing on this matter was held at Los Angeles City Hall, 200 North Spring Street, 5<sup>th</sup> Floor, Room 501, Los Angeles, CA 90012 on Tuesday, September 19, 2017.

### Summary of Public Hearing and Communications

Several people attended the Public Hearing including the applicant, the applicant's representative, the project architect and engineer, members of the community and a representative of Council District 14. 17 speakers submitted testimony at the public hearing, including the applicant, the applicants representative, the project architect, project engineer, a representative from Council District 14, and 12 members of community.

The applicant, Imad Boukai, made the following comments:

- The site received an entitlement in 2007, but never built
- Property purchased in 2016
- Project will add value to site
- Project is consistent with zoning

A representative of Council District 14 made the following comments:

- Site has been a nuisance for several years
- Project is a unique opportunity to improve the site.

11 other members of the public spoke at the public hearing. Many of the rest of the comments made were similar in nature and concern, and are thus summarized below:

- The proposed building is too large
- The project will increase traffic in the area
- There are no left turns from Colorado to site, therefore traffic on side streets will increase
- An additional left turn light on Colorado is needed at the project site
- Project does not provide enough parking, and availability of parking will be reduced in the area
- Many homes in the area were built without parking, and thus resident parking will be reduced
- Project is too tall
- Project will create noise from pedestrian traffic
- Project will ruin neighbor's views
- Units in project should be smaller
- Project lacks articulation
- Project is seeking too much floor area
- Curb cuts should be relocated to Colorado Boulevard
- Project is too dense
- There is no parking or stopping along Colorado at the project site, therefore dropping off residents and visitors will create difficulties.
- The project may destabilize the hillside at the rear of the property.
- Low Income units will create a blight on the community

The applicant's representative, Heather Lee, made the following comments:

- LADOT traffic assessment shows that project will not have traffic impacts
- Grading will be minimal as most of site was previously graded
- Colorado Boulevard Specific Plan does not allow vehicle entrances on Colorado

The project architect, Jay Vanos, made the following comments:

- Was architect on previous approved project
- Financial collapse prevented previous projects
- Current project, with density bonus and number of units, makes the development financially feasible
- Traffic problems near the subject site are existing, and will exist with or without project
- Height of building is necessary for number of units
- Roof deck are private, and only accessible by the units directly underneath

The project's structural engineer made the following comments:

- Previous project proposed one concrete retaining wall, current project proposes two
- Retaining wall redesigned to carry seismic load of hillside
- All changes are required by the building code
- Project proposes 14 wall and new piles integrated into the project and structure
- Project will make the hillside safer.

### **Communications Received**

Approximately 35 letters were received commenting on the proposed project. Two letters, one from The Eagle Rock Association, and one from Abundant Housing Los Angeles, expressed support for the proposed project.

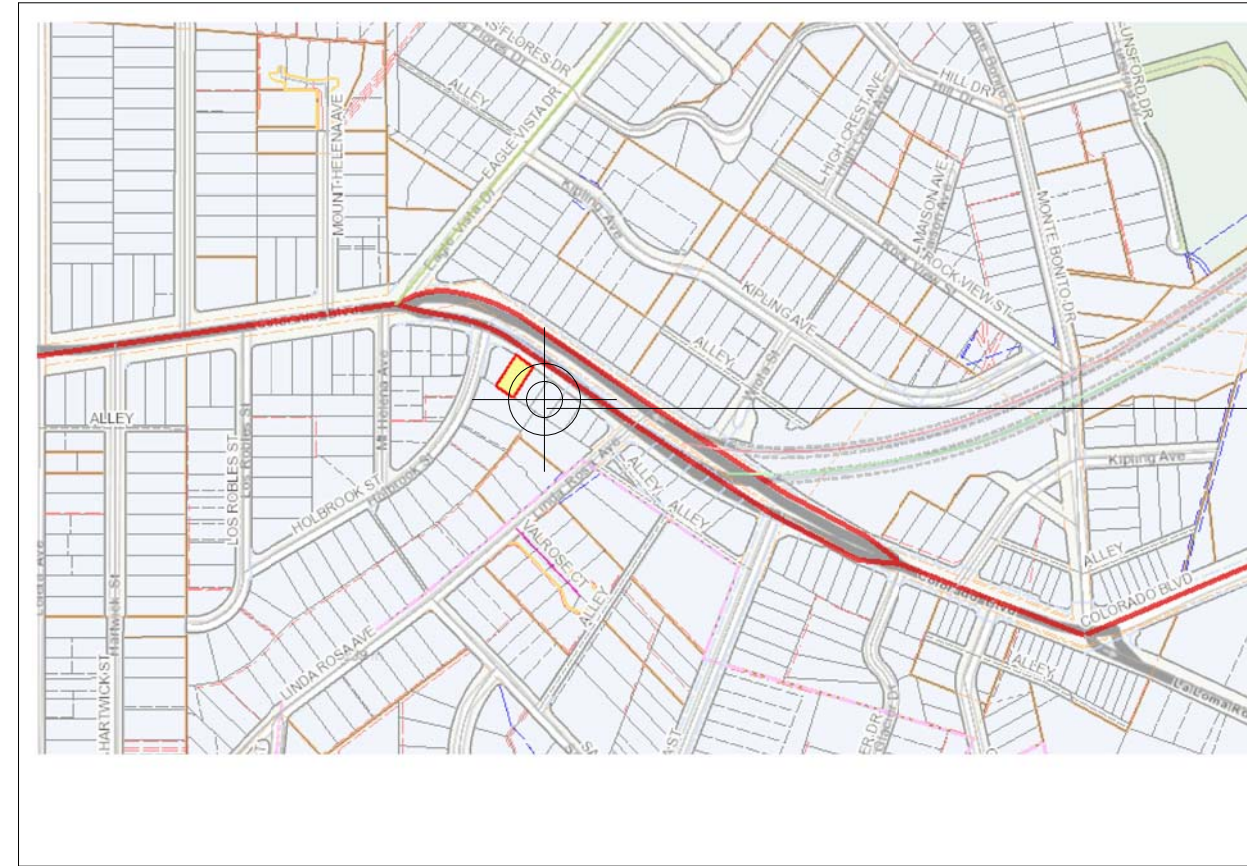
A letter from the Eagle Rock Neighborhood Council, dated September 13, 2017, stated that the ERNC voted to deny the project absent a thorough evaluation by the Neighborhood Council. A subsequent letter of the ERNC, dated November 30, 2017, stated that the Neighborhood Council voted to support the project, on the condition that the project vehicular entrances be from Colorado Boulevard, the project protect the light and views of adjacent properties, the commercial areas be replaced with residences, and that the applicant install trees and other plantings in the adjacent parkways and medians.

Approximately 32 letters from members of the community were received. Many of the letters expressed similar and overlapping concerns, and thus are summarized below:

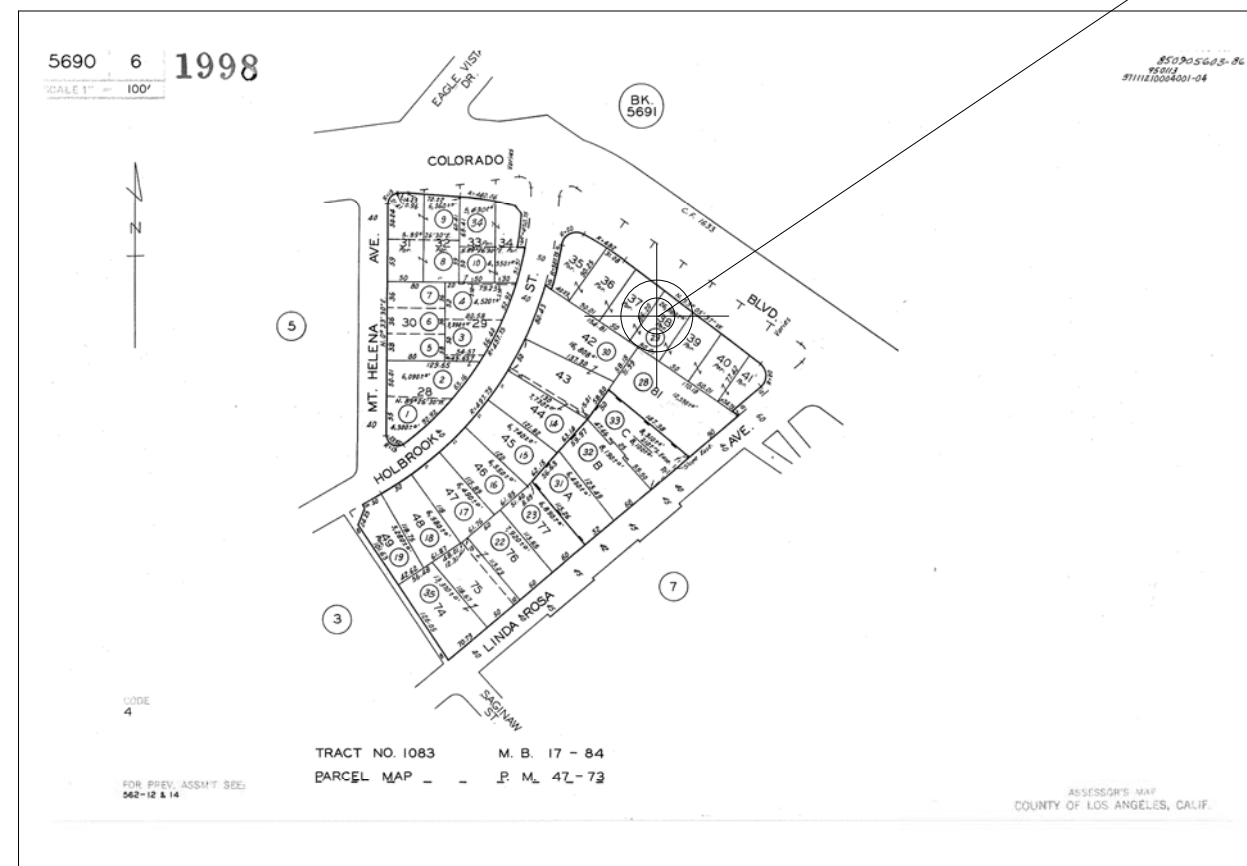
- Project is out of scale with the surrounding neighborhood
- Project is too tall
- Project is too large
- Project does not comply with the zoning code
- Project will increase in the traffic in the vicinity
- Cars cannot make a left to project site while going west on Colorado Boulevard
- Cars will be forced to use small neighborhood streets, increasing traffic
- Additional traffic light needed on Colorado at project site
- Plans are inaccurate as to height of building
- Shade/Shadow study is needed
- Project may compromise safety of hillside at southern edge of subject site

- Blind turns in and out of proposed parking area will be dangerous
- Proposed roof deck will create noise
- Traffic study not adequate
- Units should be smaller
- Project no consistent with Citywide Design Guidelines
- Not enough parking provided
- Project will lead to lack of parking in neighborhood
- Construction will lead to traffic impacts
- Entrances and exits should be relocated to Colorado Boulevard
- Project will be dangerous for kids walking to and from school
- Not enough water supply to support the proposed project
- Local schools do not have enough room for the increase in population

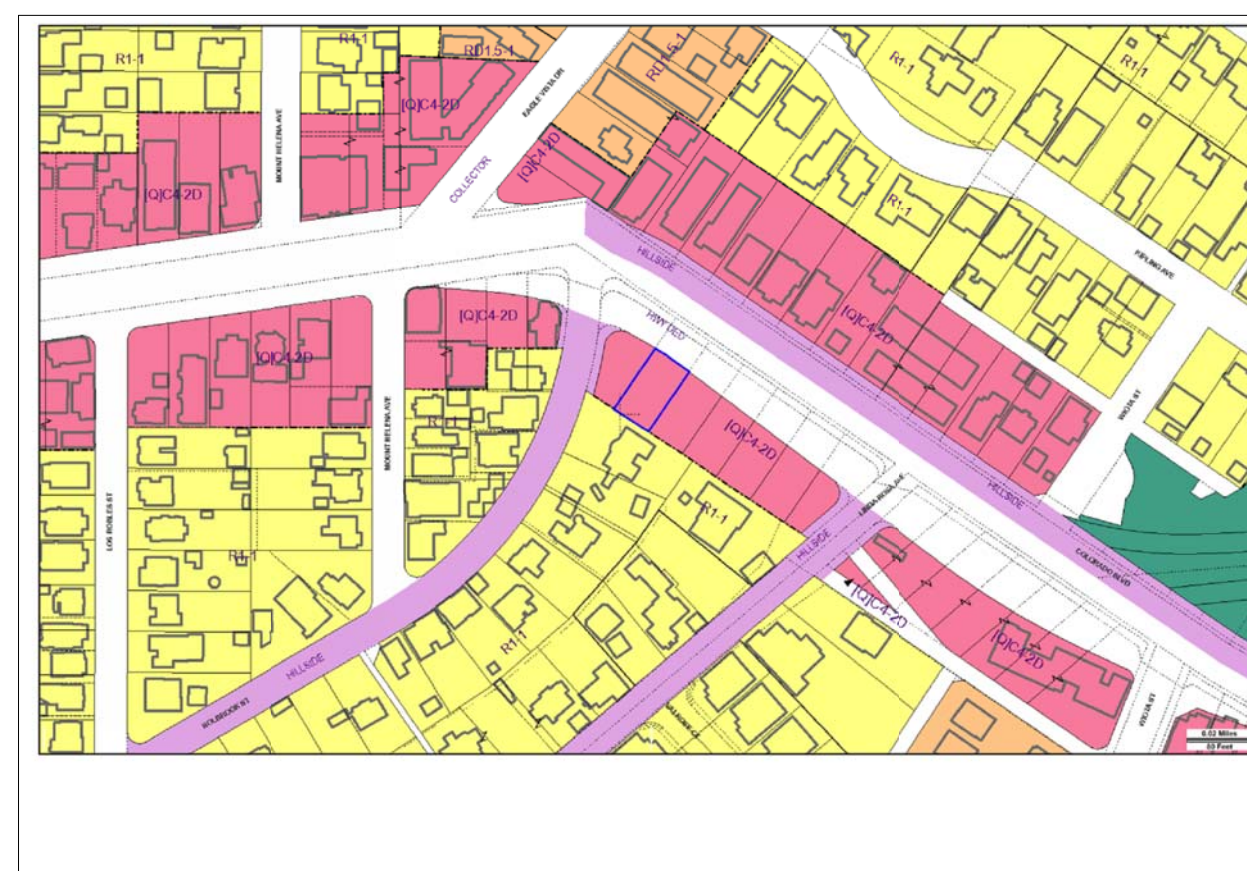
# 1332 COLORADO



VICINITY MAP



ASSESSORS PARCEL MAP



ZONING MAP

**PROJECT LOCATION:**  
 1332 COLORADO BLVD  
 LOS ANGELES, CA. 90041

**LEGAL DESCRIPTION:**  
 TRACT: TR 1083  
 BLOCK: N/A  
 LOT: FR 36  
 MAP BOOK: M B 17-84  
 RECORDS OF LOS ANGELES COUNTY

APN: 5690006029

PROJECT INFORMATION	
<b>PROJECT NAME:</b>	1332 COLORADO
<b>PROJECT ADDRESS:</b>	1332 COLORADO BLVD. LOS ANGELES, CA.
<b>APPLICANT &amp; OWNER:</b>	General Procurement Imad Boukai 800 E. Dyer Rd. Santa Ana, CA 92705 T: 949.679.7960
<b>ARCHITECT:</b>	JAY VANOS ARCHITECTS 1733 S. LA CIENEGA BLVD LOS ANGELES, CA. 90035 F: 310.280.0194 T: 310.280.0193
<b>PROJECT DESCRIPTION:</b>	26 UNIT APARTMENT DENSITY BONUS PROJECT

## SHEET INDEX

- 01. General
- G0.0 COVER
- G0.1 DATA SHEET
- G0.3 AXO VIEWS
- G0.4 RENDERINGS
  
- 03. Survey
- SV0.0 SURVEY
  
- 06. Architectural
- A1.0 SITE PLAN
- A1.0B LOWER PARKING & 1ST FLOOR
- A1.2 SECOND FLOOR & THIRD FLOOR
- A1.4 FOURTH & ROOF DECK
- A1.6 ROOF STAIR
- A2.1 N/S ELEVATION
- A2.2 E/W ELEVATION
- A3.0 SECTION A & B
- A3.1 SECTION C
- A3.2 SECTIONS 1-5



BUILDING PERSPECTIVE

VANOS ARCHITECTS INC

## 1332 COLORADO BLVD

1733 S. La Cienega Blvd, L.A. CA. 90035  
 (v) 310.280.0193 (f) 310.280.0194  
 www.vanosarchitects.com

ZONE: [Q]C4-2D  
 LOT AREA: 27,553 Sq. Ft.

**PROPERTY INFORMATION:**  
 Address: 1332 w. Colorado Blvd  
 Los Angeles, CA. 90041  
 APN: 5690-006-029  
 Zone: [Q]C4-2D  
 Lot Area: 27,646 sf

**OWNER:**  
 General Procurement  
 800 E. Dyer Road  
 Santa Ana, CA 92705  
 (v) 949.679.7960  
 Contact: Mr. Imad Boukai

**SURVEY:**  
 Surveying and Drafting Service  
 901 Seward St.  
 Los Angeles, CA 90038  
 (v) 323.366.2882  
 (f) 323.857.1079  
 (e) ofer@surveyinganddrafting.com  
 Contact:

**GEOTECHNICAL:**  
 Geosystems  
 1545 Victory Blvd.  
 Glendale, CA 91201  
 (v) 818.500.8533  
 (f) 818.500.0134  
 (e) geosys@pacbell.net  
 Contact: Scott Fishburn

**STRUCTURAL:**  
 Reiss Brown Ekmekji Inc  
 18980 Ventura Blvd., Suite 350  
 Tarzana, CA 91356  
 (v) 818.757.1501 x25  
 (f) 818.757.1509  
 Contact: Samir Ekmekji

No.	Description	Date

## COVER

Project number \_\_\_\_\_  
 Date \_\_\_\_\_  
 Drawn by \_\_\_\_\_ Author  
 Checked by \_\_\_\_\_ Checker

## G0.0

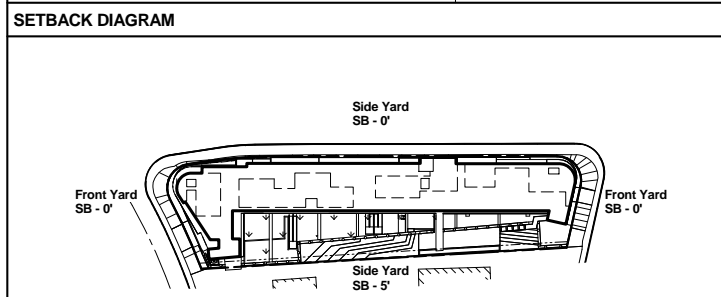
Scale 12" = 1'-0"



**PLANNING DEPARTMENT INFORMATION**

ZONING INFORMATION	[Q]C4-2D	VALUE	ALLOWABLE / REQ'D	PROVIDED
<b>COMMERCIAL SETBACKS</b>	FY(w)	0'-0"	0'-0"	0'-0"
	FY(e)	0'-0"	0'-0"	0'-0"
	SY(n)	0'-0"	0'-0"	0'-0"
	SY(s)	0'-0"	8'-0"	8'-0"
<b>RESIDENTIAL SETBACKS</b>	FY(w)	0'-0"	0'-0"	0'-0"
	FY(e)	0'-0"	0'-0"	0'-0"
	SY(n)	0'-0"	0'-0"	0'-0"
	SY(s)	5'-0"	8'-0"	8'-0"

LOWEST ADJACENT GRADE	ELEVATION
	728'-0"



**BUILDING DEPARTMENT INFORMATION**

OCCUPANCY:	R-2 / B / S-2		
BUILDING HEIGHTS AND AREAS PROVIDED:	HEIGHT	CONST. TYPE / OCCUPANCY	AREA
	58' 2-3/4"	TYPE IA S-2	44,262 SF
		B	4,156 SF
		TYPE IIIA R-2	22,925 SF

LOCATION ON PROPERTY:	N to CL of Street	E to PL	S to PL	W to PL
	75'-0"	0'-0"	8'-0"	0'-0"

TYPE OF CONSTRUCTION: (MAXIMUM ALLOWABLE)				*INCREASE per 504.2 & 506.3
<b>W/ AUTO FIRE SPRINKLERS IN ACCORDANCE WITH NFPA-13</b>				
Occ.	Const. Type	Level	HEIGHT* STORIES* AREA per STORY*	
R-2:	TYPE IIIA	Level 1.2 and Above	65'-0" + 20'-0" = 85'-0" 4 + 1 = 5 Aa=At + (At x Is) 24,000+(24,000 x 2) = 72,000 sf per STORY*	
PODIUM - 3 HOUR SEPARATION per CBC 2013 Section 510.2				4 x 72,000 = 288,000 SF
B:	TYPE IA - Level B	UL	UL	UL
S-2:	TYPE IA - Level B and Level 1.2	UL	UL	UL

LAND USE PERCENTAGES		OPEN SPACE DIAGRAMS - C.O.S.	
LOT AREA	27,553 SF		
USE	AREA % OF LOT AREA		
BLDG FOOTPRINT	14,603 SF 53%		
LANDSCAPE	3,196 SF 12%		
HARDSCAPE	9,754 SF 35%		
<b>TOTAL LANDSCAPE AREA</b>	<b>6,449 SF</b>		
<b>TOTAL BUILDING AREA</b>	<b>55,652 SF</b>		
<b>FLOOR AREA RATIO</b>	<b>2.01 : 1</b>		

**AUTOMOBILE & BICYCLE PARKING:**

**DENSITY BONUS PARKING OPTION I**

0-1 Bedroom = 1 On-site required parking  
 2-3 Bedrooms = 2 On-site required parking  
 4+ Bedrooms = 2 1/2 On-site required parking

RESIDENTIAL:	COUNT	REQ'D PARKING
0-1 Bedroom Units	1 Unit	1 Spaces
2-3 Bedroom Units	25 Units	50 Spaces
4+ Bedroom Units	0 Units	0 Spaces
<b>TOTAL REQ'D RESIDENTIAL</b>		<b>51 Parking Spaces*</b>

\* 10% of Required Residential Parking deducted with the provision of Bicycle Parking at 1/unit See below for Bicycle Parking breakdown

COMMERCIAL:	SF COMMERCIAL	REQ'D (N) PARKING
PARKING RATIO	1:500 sf (Enterprise Zone)	3671 sf 7 Spaces
<b>TOTAL REQ'D COMMERCIAL</b>		<b>7 Parking Spaces</b>

PARKING PROVIDED:	TOTAL
RESIDENTIAL	46
COMMERCIAL	7
<b>TOTAL PARKING SPACES PROVIDED</b>	<b>53</b>

PARKING BREAKDOWN:	TOTAL
COMMERCIAL	7
RESIDENTIAL	46
<b>TOTAL COMMERCIAL PARKING SPACES PROVIDED</b>	<b>7</b>

BICYCLE PARKING REQUIRED:	LONG TERM	SHORT TERM
RESIDENTIAL	1:1 Unit	1:10 Units
Ratio:	26 Spaces	3 Spaces
Req'd Spaces:	26 Spaces	3 Spaces

COMMERCIAL	LONG TERM	SHORT TERM
Ratio:	1:2000 sf (Min. of 2)	1:2000 sf (Min. of 2)
Req'd Spaces: Tenant: 3671 sf	2 Spaces	2 Spaces
Total Req'd Spaces:	<b>2 Spaces</b>	<b>2 Spaces</b>

BICYCLE PARKING PROVIDED:		
RESIDENTIAL	LONG TERM	SHORT TERM
	26 Spaces	3 Spaces
COMMERCIAL	2 Spaces	2 Spaces

**OPEN SPACE REQUIRED**

**OPEN SPACE REQUIREMENTS:**

0-2 Habitable Rooms = 100 sf : 1 Unit  
 3 Habitable Rooms = 125 sf : 1 Unit  
 4+ Habitable Rooms = 175 sf : 1 Unit

UNIT COUNT:	COUNT	REQ'D OPEN SPACE
0-2 Habitable Rooms	1 Unit	100 sf
3 Habitable Rooms	10 Units	1250 sf
4+ Habitable Rooms	15 Units	2625 sf
<b>TOTAL OPEN SPACE REQ'D:</b>		<b>3975 sf</b>

PRIVATE OPEN SPACE PROPOSED:		
LEVEL	NAME	OPEN SPACE SF PROVIDED
Various	Roof Deck:	50 sf x (26) Units = 900 sf
<b>TOTAL PRIVATE OPEN SPACE:</b>		<b>1300 sf</b>

COMMON OPEN SPACE REQUIRED:		
LEVEL	NAME	OPEN SPACE SF PROVIDED
Level 1.2	Terrace	1571 sf
Level 2.1	Terrace	1104 sf
<b>TOTAL COMMON OPEN SPACE:</b>		<b>2675 sf</b>
<b>TOTAL OPEN SPACE PROPOSED:</b>		<b>3975 sf</b>

**ZONING DATA:**

**ZONING:** [Q] C4-2D  
**ZONING INFORMATION:** ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses  
 ZI-2129 East Los Angeles State Enterprise Zone

**LOT SIZE:** 27,553 sf  
**DENSITY:** C2 (Same as RD1.5) = 1:1500 sf  
**ALLOWABLE UNIT COUNT:** Developed @ 1:1500 sf 19 Units  
 27,553 sf / 1500 sf = 18.37  
**FAR:** 1.0 : 1

**MAX ALLOWABLE F.A.:** 27,553 sf x 1.0 = 27,553 sf  
**BLDG HEIGHT LIMIT:** Height (per 2 Height District) Transitional Height, See 3/A3.1  
**BLDG HEIGHT:** 77'-6"

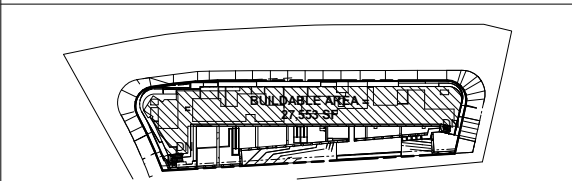
**SETBACKS:** Front: 0'-0"  
 Rear: 0'-0"  
 Side: 0'-0"

**STREET DEDICATION:** No Dedication  
**METHANE HAZARD SITE:** None  
**FLOOD ZONE:** None

**DENSITY BONUS:**

TOTAL UNITS PROPOSED:	26 Units
ALLOWABLE UNIT COUNT:	19 Units @ 1:1500 sf density per RD1.5
UNITS SET ASIDE:	2 Units - Very Low Income
% SET ASIDE FOR VLI:	19 Units / 2 Units = 10.53%
DENSITY BONUS ALLOWABLE MAX UNITS:	Multiplier for 10% VLI Set Aside = 32.5% Density Bonus (19 units x .325) = 6.175 Round Up = 7.00 <b>Max Allowable Units = 26</b>
# of INCENTIVES ALLOWED:	2
# of INCENTIVES USED:	1
1) MAX. BLDG AREA:	Max Allowable Area = 27,553 sf Multiplier for 10% VLI Set Aside = 35.0% 27,553 x 0.35 = 9,644 sf <b>PROPOSED FLOOR AREA: 55,652 sf</b> <b>PROPOSED FAR: 2.01 : 1</b>

**PROPOSED PROJECT:**



**BUILDABLE AREA:** 27,553 sf (Zoned C4-2D - Same as Lot Area)

**FLOOR AREA BREAKDOWN:**

LEVEL	NAME	AREA (SF)
Level B2	Commercial	3,211 sf
Level B2	Commercial	460 sf
<b>Commercial Subtotal</b>		<b>3,671 sf</b>
Level B2	Residential	199 sf
Level 1.2	Residential	8,116 sf
Level 2.1	Residential	14,137 sf
Level 3.1	Residential	13,783 sf
Level 4.1	Residential	13,544 sf
Level 5.1	Residential	2,201 sf
<b>Residential Subtotal</b>		<b>51,980 sf</b>
<b>GRAND TOTAL:</b>		<b>55,652 sf</b>

**RESIDENTIAL UNIT BREAKDOWN:**

UNIT	Count	Average sf
1 Bedroom	1 Unit	1,476 sf
2 Bedroom	10 Units	1,291 sf
3 Bedroom	15 Units	1,657 sf
Total	26 Units	

**RESIDENTIAL UNIT MATRIX:**

Name	Area	Bedroom
UNIT 1	2107 SF	3
UNIT 2	777 SF	2
UNIT 3	1173 SF	3
UNIT 4	1520 SF	3
UNIT 5 - LOWER	771 SF	0
UNIT 5 - UPPER	770 SF	2
UNIT 6	1210 SF	2
UNIT 7	832 SF	2
UNIT 8	1185 SF	3
UNIT 9	1666 SF	3
UNIT 10	1428 SF	2
UNIT 11	1195 SF	2
UNIT 12	1412 SF	3
UNIT 13 - LOWER	738 SF	1
UNIT 13 - UPPER	733 SF	2
UNIT 14	1204 SF	2
UNIT 15 - LOFT	297 SF	0
UNIT 15 - LOWER	904 SF	2
UNIT 15 - UPPER	904 SF	1
UNIT 16	1292 SF	3
UNIT 17	1692 SF	3
UNIT 18	1484 SF	1
UNIT 19	1307 SF	2
UNIT 20	1275 SF	3
UNIT 21	2090 SF	3
UNIT 21 - LOFT	203 SF	0
UNIT 22	1294 SF	3
UNIT 22 - LOFT	359 SF	0
UNIT 23	1691 SF	3
UNIT 23 - LOFT	404 SF	0
UNIT 24	1486 SF	2
UNIT 24 - LOFT	354 SF	0
UNIT 25	1324 SF	2
UNIT 25 - LOFT	293 SF	0
UNIT 26	2049 SF	3
UNIT 26 - LOFT	399 SF	0

**LEGAL DESCRIPTION:**

LOTS 35, 36, 37, 38, 39, 40, & 41 OF TRACT NO. 1083 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17 PAGE 84 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PROJECT INFORMATION:**

<b>PROJECT NAME:</b>	1332 Colorado Blvd
<b>ADDRESS:</b>	1332 W. Colorado Blvd., Los Angeles CA. 90041
<b>PIN:</b>	162A229 129
<b>APN:</b>	5690-006-029
<b>TRACT:</b>	TR 1083
<b>MAP REFERENCE:</b>	M B 17-84
<b>BLOCK:</b>	None
<b>LOT:</b>	35, 36, 37, 38, 39, 40, 41
<b>MAP SHEET:</b>	162A229
<b>COMMUNITY PLAN AREA:</b>	Northeast Los Angeles
<b>AREA PLANNING COMMISSION:</b>	East Los Angeles
<b>NEIGHBORHOOD COUNCIL:</b>	Eagle Rock
<b>COUNCIL DISTRICT:</b>	CD 14 - Jose Huizar

**CONSTRUCTION TYPE:**

Garage/Commercial Residential Levels	Type IA
	Type IIIA

**FUNDING:**

100% Privately Funded

**VICINITY MAP:**



**ASSESSOR'S PARCEL MAP:**



**ZONING MAP:**



Address: 1332 W COLORADO BLVD  
 APN: 5690006029  
 PIN: 162A229-129

Tract: TR 1083  
 Block: None  
 Lot: FR 36  
 Aft: None

Zoning: [Q]C4-2D  
 General Plan: Neighborhood Commercial

City of Los Angeles Department of City Planning

**VANOS ARCHITECTS INC**

**1332 COLORADO BLVD**

1733 S. La Cienega Blvd. L.A. CA. 90035  
 (v) 310.280.0193 (f) 310.280.0194  
 www.vanosarchitects.com

<b>ZONE:</b>	[Q]C4-2D
<b>LOT AREA:</b>	27,553 Sq. Ft.

**PROPERTY INFORMATION:**

Address: 1332 W. Colorado Blvd  
 Los Angeles, CA. 90041  
 APN: 5690-006-029

**OWNER:**  
 General Procurement  
 800 E. Dyer Road  
 Santa Ana, CA 92705  
 (v) 949.679.7960  
 Contact: Mr. Imad Boukai

**SURVEY:**  
 Surveying and Drafting Service  
 901 Seward St.  
 Los Angeles, CA 90038  
 (v) 323.366.2882  
 (f) 323.857.1079  
 (e) offer@surveyinganddrafting.com  
 Contact: Ofer Shapira

**GEOTECHNICAL:**  
 P.A. & Associates, Inc.  
 28 Edelman  
 Irvine, CA 92618  
 (v) 949.679.7474  
 (f) 949.679.7575  
 (e) parviz@paassociates.com  
 Contact: Parviz Azar

**CIVIL:**  
 Tala Associates  
 1916 Colby Ave.  
 Los Angeles, CA 90025  
 (v) 424.832.3455  
 (f) 310.473.5968  
 Contact: Kamran Kazemi

**LANDSCAPE:**  
 LEWIS & ASSOCIATES  
 13351-D Riverside Drive #445  
 Sherman Oaks, CA 91423  
 (v) 818.788.9382  
 (f) 818.788.3217  
 (e) pl91423@gmail.com  
 Contact: Paul Lewis

**STRUCTURAL / SHORING:**  
 Reiss Brown Ekmekji Inc  
 18880 Ventura Blvd., Suite 350  
 Tarzana, CA 91356  
 (v) 818.757.1501 x25  
 (f) 818.757.1509  
 Contact: Samir Ekmekji

**MECHANICAL / T24:**  
 AIRPLUS ENGINEERING CONSULTANTS, INC.  
 11517 Burbank Boulevard  
 North Hollywood, CA 91601  
 (v) 818.980.7583  
 (f) 818.475.5079  
 (e) airplus@sbcglobal.net  
 Contact: Lisa Ramos

**ELECTRICAL:**  
 ABRARI & ASSOCIATES  
 1713 Standard Ave.  
 Glendale, CA 91201  
 (v) 818.956.1900  
 (f) 818.956.1911  
 (e) mail@abrari.com  
 Contact: Henry Abrari

No.	Description	Date

**DATA SHEET**

Project number  
 Date  
 Drawn by Author  
 Checked by Checker

**G0.10**

Scale As indicated

VANOS ARCHITECTS INC

# 1332 COLORADO BLVD

1733 S. La Cienega Blvd, L.A. CA. 90035  
(v) 310.280.0193 (f) 310.280.0194  
www.vanosarchitects.com

ZONE: [Q]C4-2D  
LOT AREA: 27,553 Sq. Ft.

**PROPERTY INFORMATION:**

Address: 1332 w. Colorado Blvd  
Los Angeles, CA. 90041  
APN: 5690-006-029  
Zone: [Q]C4-2D  
Lot Area: 27,646 sf

**OWNER:**

General Procurement  
800 E. Dyer Road  
Santa Ana, CA 92705  
(v) 949.679.7960  
Contact: Mr. Imad Boukai

**SURVEY:**

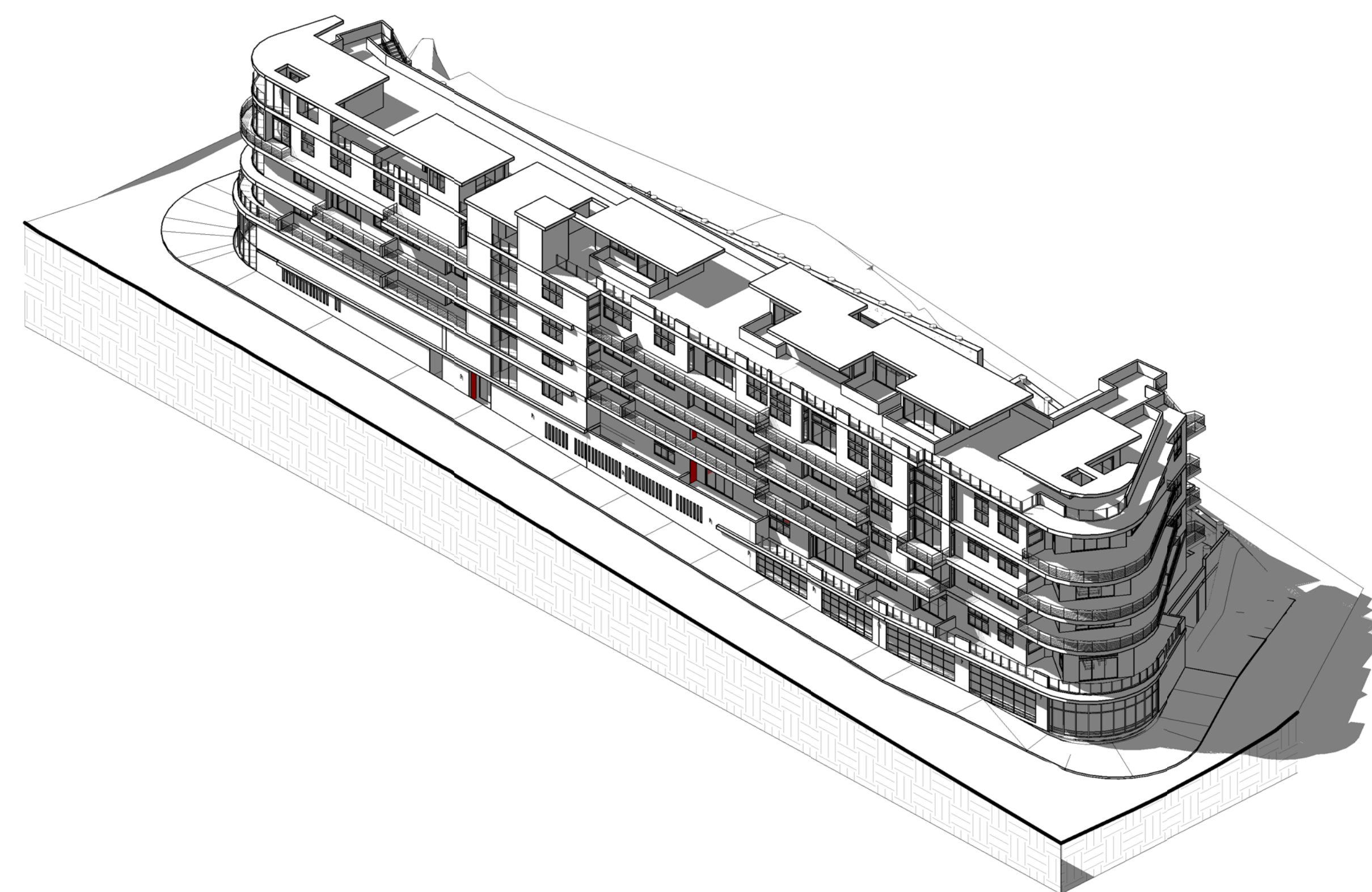
Surveying and Drafting Service  
901 Seward St.  
Los Angeles, CA 90038  
(v) 323.366.2882  
(f) 323.857.1079  
(e) ofer@surveyinganddrafting.com  
Contact:

**GEOTECHNICAL:**

Geosystems  
1545 Victory Blvd.  
Glendale, CA 91201  
(v) 818.500.8533  
(f) 818.500.0134  
(e) geosys@pacbell.net  
Contact: Scott Fishburn

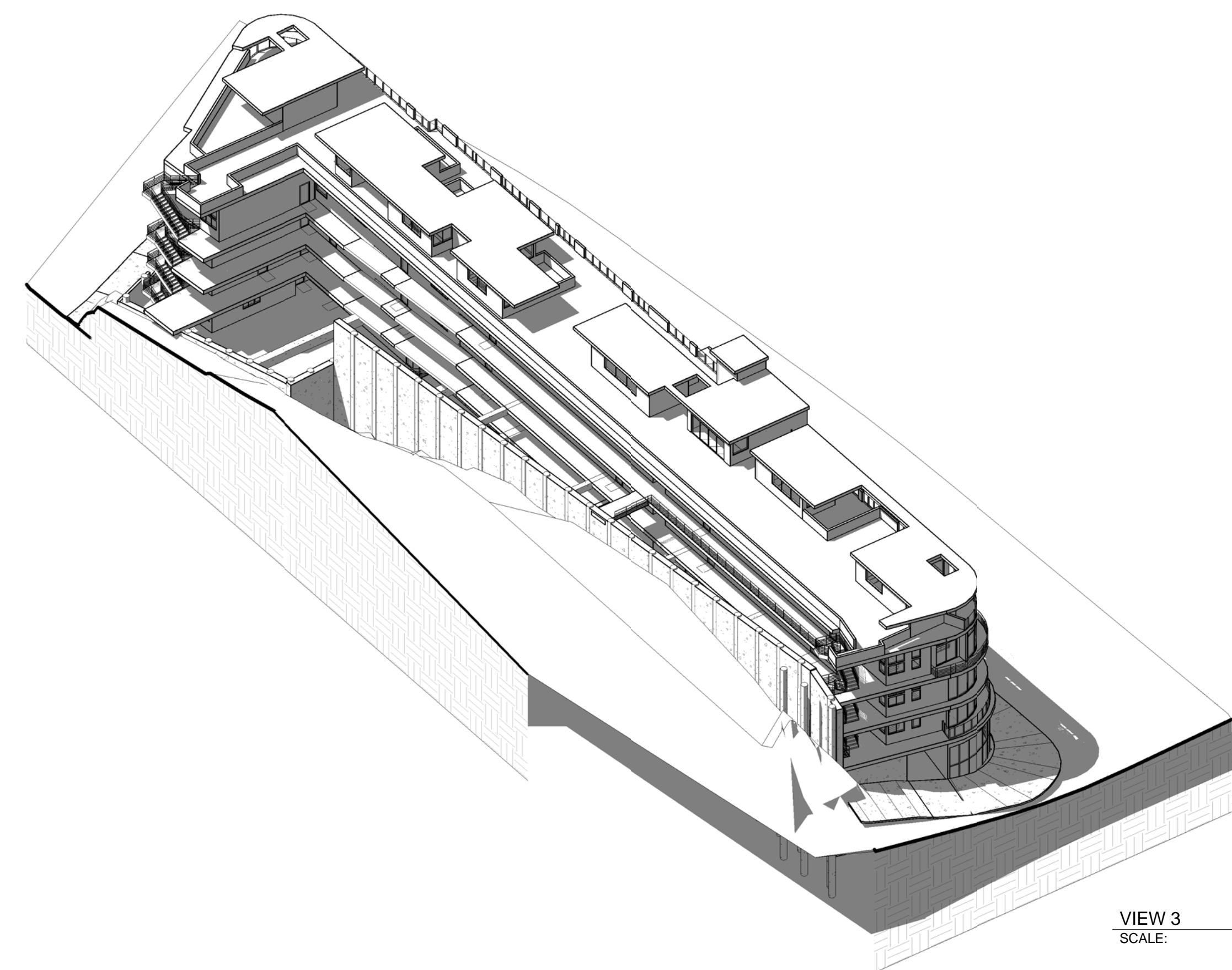
**STRUCTURAL:**

Reiss Brown Ekmekji Inc  
18980 Ventura Blvd., Suite 350  
Tarzana, CA 91356  
(v) 818.757.1501 x25  
(f) 818.757.1509  
Contact: Samir Ekmekji



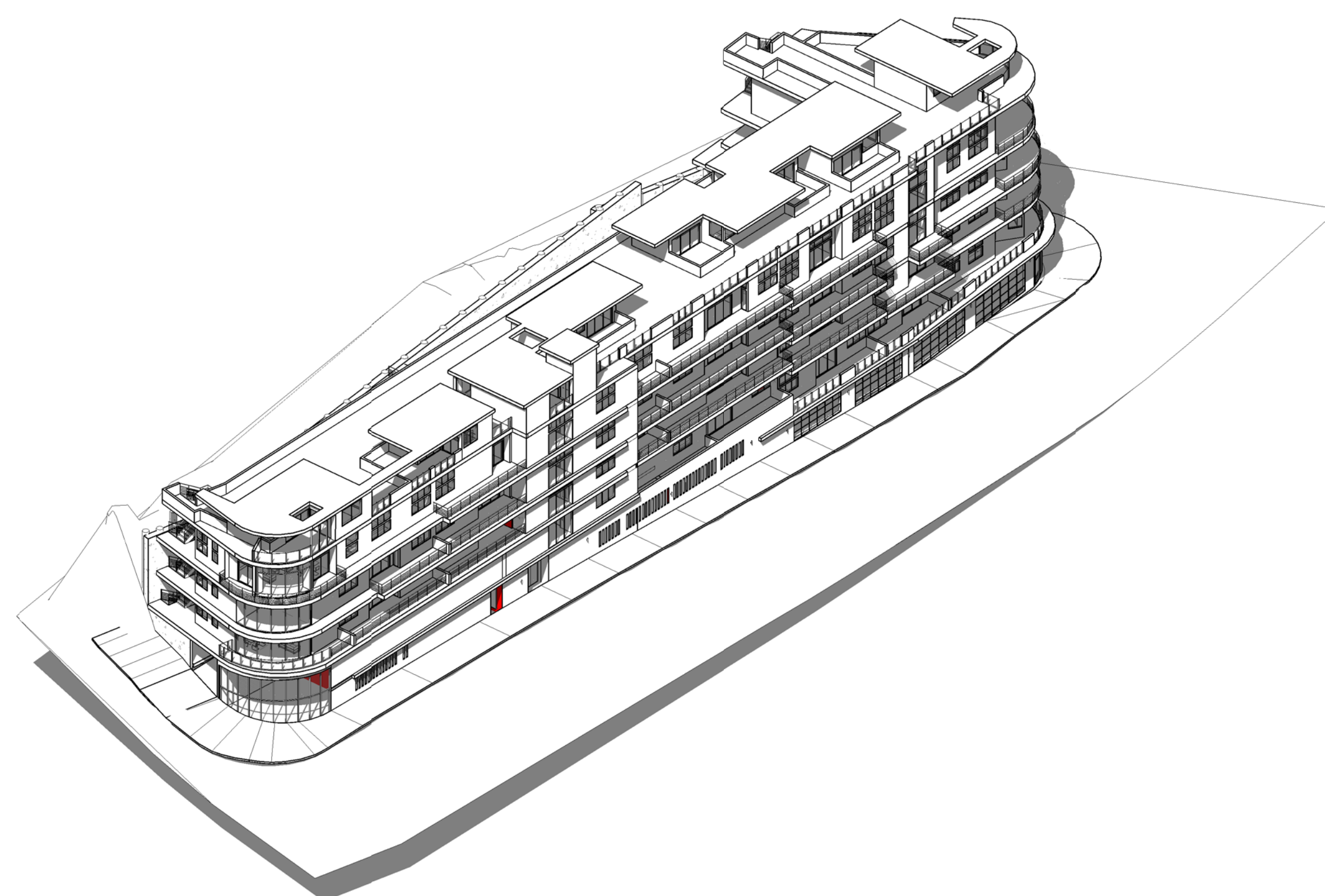
VIEW 1  
SCALE:

1



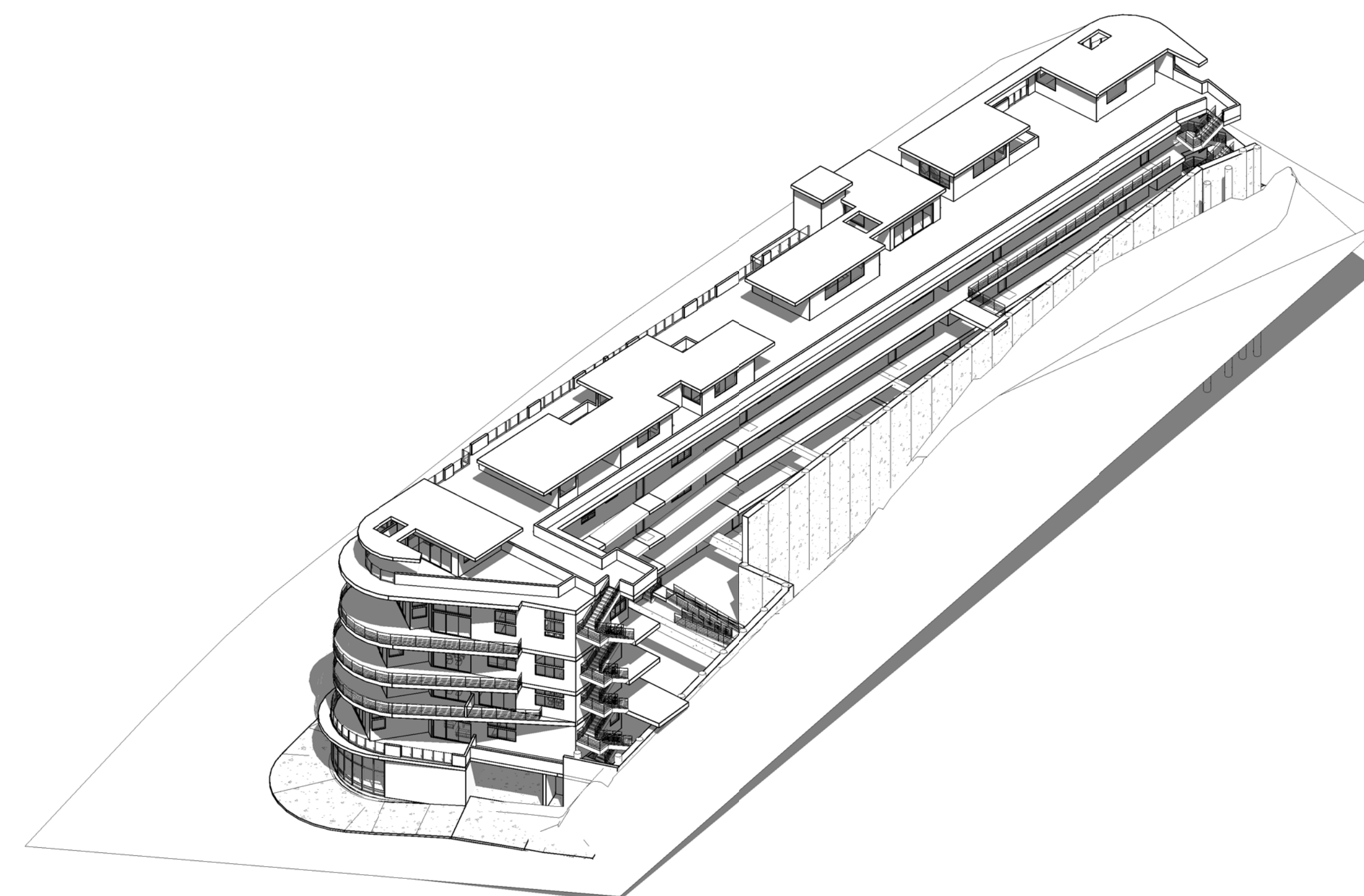
VIEW 3  
SCALE:

3



VIEW 2  
SCALE:

2



VIEW 4  
SCALE:

4

No.	Description	Date

## AXO VIEWS

Project number \_\_\_\_\_  
 Date \_\_\_\_\_  
 Drawn by \_\_\_\_\_ Author \_\_\_\_\_  
 Checked by \_\_\_\_\_ Checker \_\_\_\_\_

**G0.3**

Scale \_\_\_\_\_

VANOS ARCHITECTS INC

# 1332 COLORADO BLVD

1733 S. La Cienega Blvd, L.A. CA. 90035  
(v) 310.280.0193 (f) 310.280.0194  
www.vanosarchitects.com

ZONE: [Q]C4-2D  
LOT AREA: 27,553 Sq. Ft.

**PROPERTY INFORMATION:**

Address: 1332 w. Colorado Blvd  
Los Angeles, CA. 90041  
APN: 5690-006-029  
Zone: [Q]C4-2D  
Lot Area: 27,646 sf

**OWNER:**

General Procurement  
800 E. Dyer Road  
Santa Ana, CA 92705  
(v) 949.679.7960  
Contact: Mr. Imad Boukai

**SURVEY:**

Surveying and Drafting Service  
901 Seward St.  
Los Angeles, CA 90038  
(v) 323.366.2862  
(f) 323.857.1079  
(e) ofer@surveyinganddrafting.com  
Contact:

**GEOTECHNICAL:**

Geosystems  
1545 Victory Blvd.  
Glendale, CA 91201  
(v) 818.500.8533  
(f) 818.500.0134  
(e) geosys@pacbell.net  
Contact: Scott Fishburn

**STRUCTURAL:**

Reiss Brown Ekmekji Inc  
18980 Ventura Blvd., Suite 350  
Tarzana, CA 91356  
(v) 818.757.1501 x25  
(f) 818.757.1509  
Contact: Samir Ekmekji



No.	Description	Date

## RENDERINGS

Project number	
Date	
Drawn by	Author
Checked by	Checker
<h1>G0.4</h1>	
Scale	

7/20/2017 5:27:57 PM

**PROPERTY INFORMATION:**

Address: 1332 w. Colorado Blvd  
Los Angeles, CA. 90041  
APN: 5690-006-029  
Zone: [Q]C4-2D  
Lot Area: 27,646 sf

**OWNER:**

General Procurement  
800 E. Dyer Road  
Santa Ana, CA 92705  
(v) 949.679.7960  
Contact: Mr. Imad Boukai

**SURVEY:**

Surveying and Drafting Service  
901 Seward St.  
Los Angeles, CA 90038  
(v) 323.366.2882  
(f) 323.857.1079  
(e) ofer@surveyinganddrafting.com  
Contact:

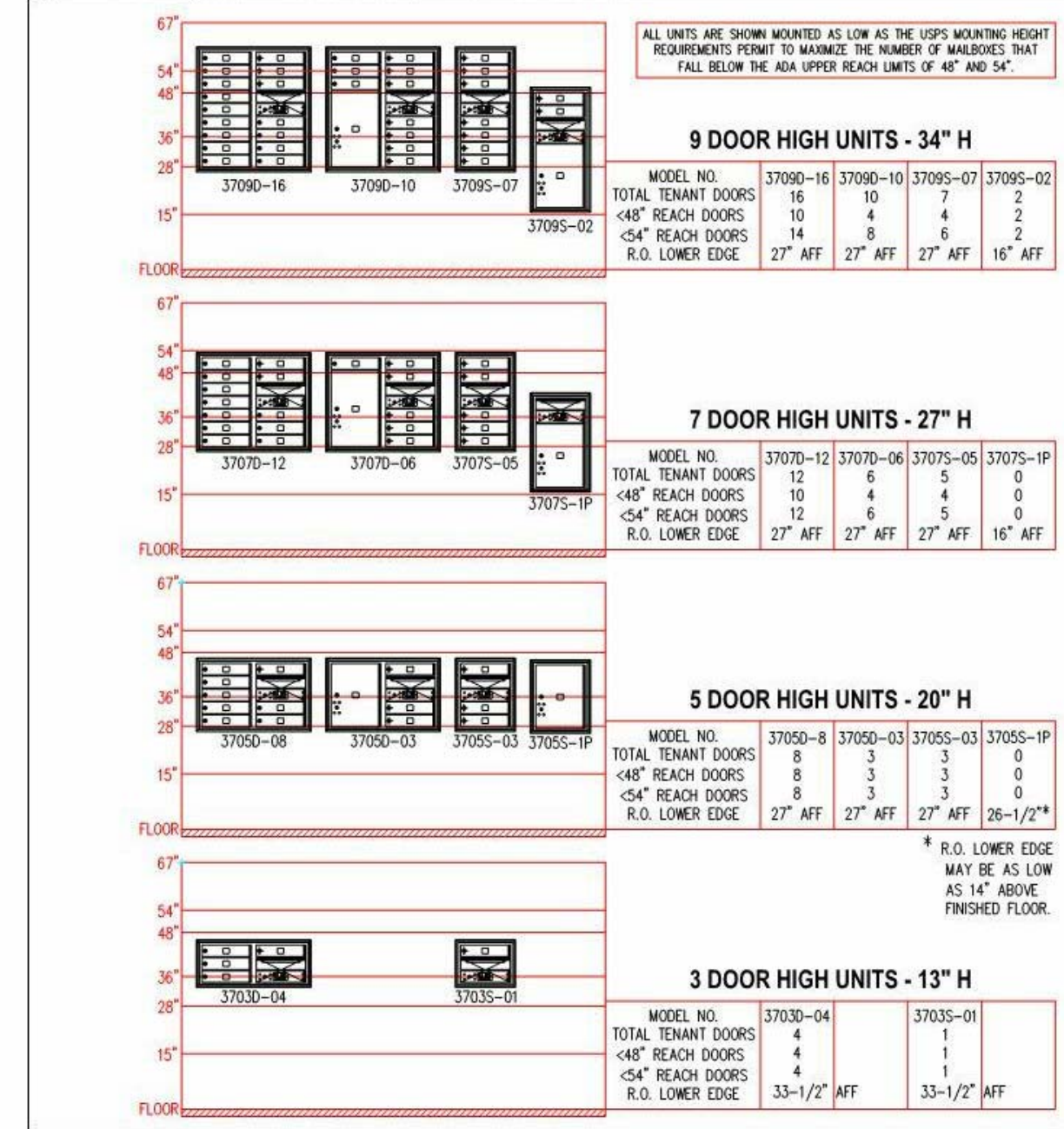
**GEOTECHNICAL:**

Geosystems  
1545 Victory Blvd.  
Glendale, CA 91201  
(v) 818.500.8533  
(f) 818.500.0134  
(e) geosys@pacbell.net  
Contact: Scott Fishburn

**STRUCTURAL:**

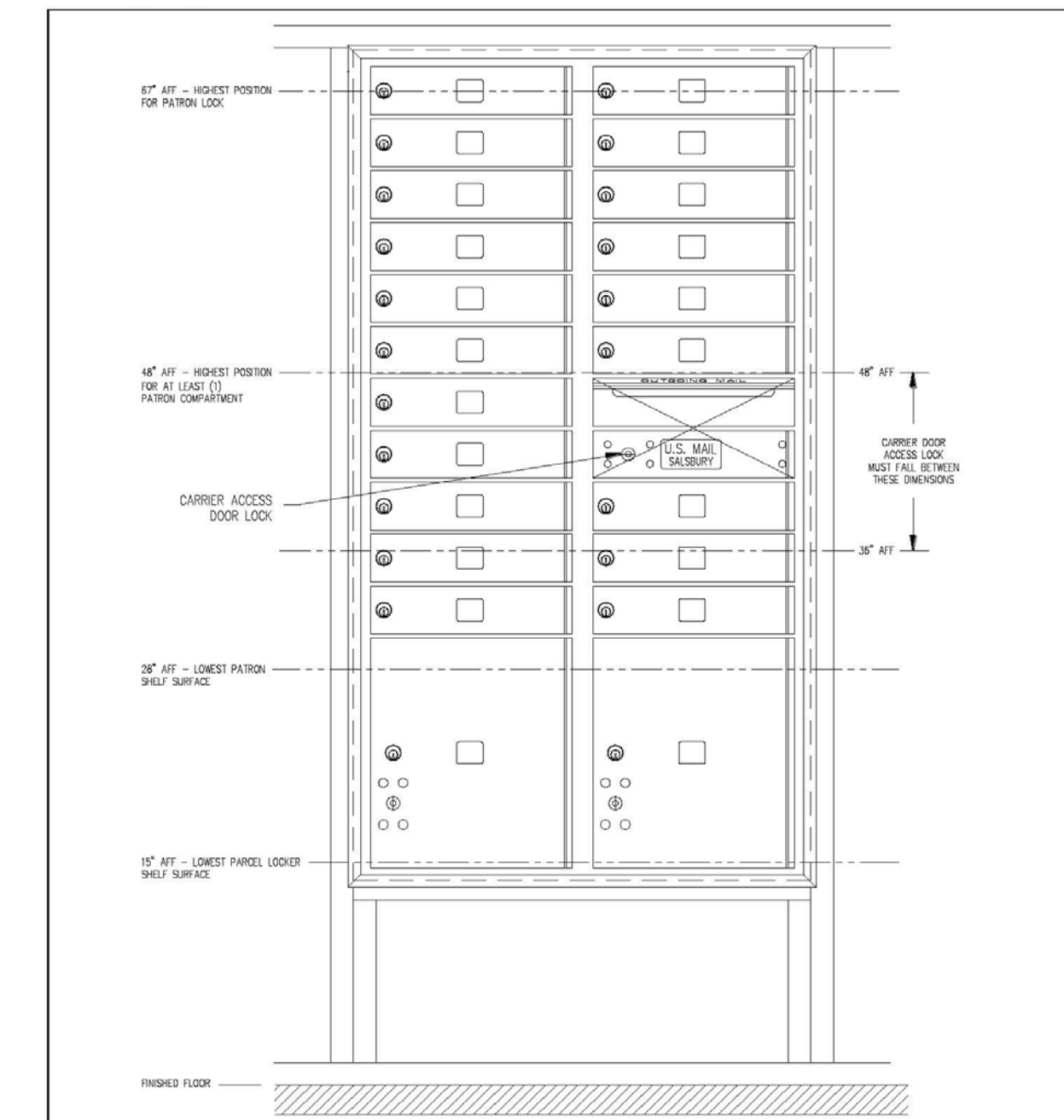
Reiss Brown Ekmejli Inc  
18980 Ventura Blvd., Suite 350  
Tarzana, CA 91356  
(v) 818.757.1501 x25  
(f) 818.757.1509  
Contact: Samir Ekmejli

Figure 4. Salsbury 3700 Series ADA Compliance – Smaller Models

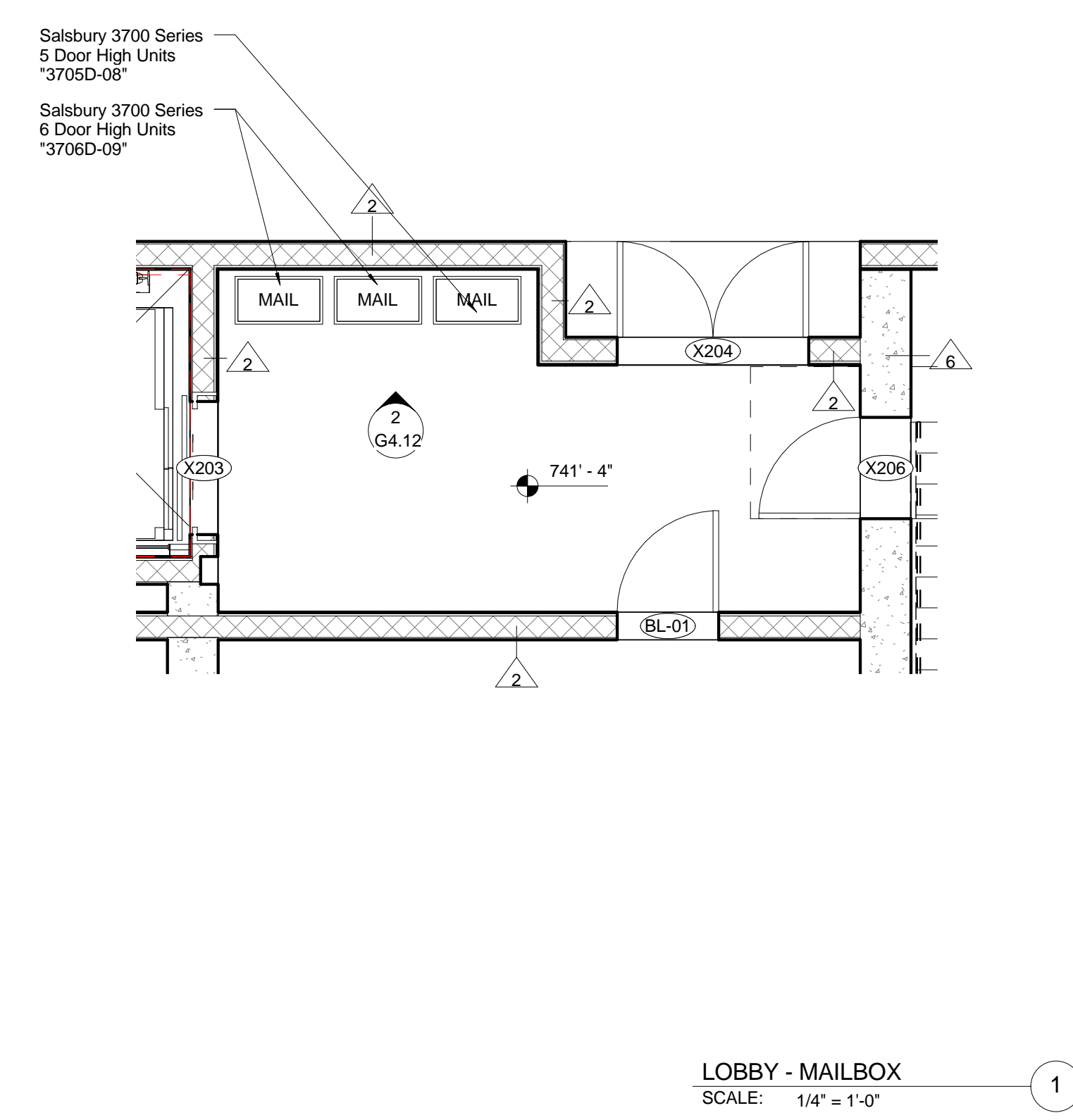
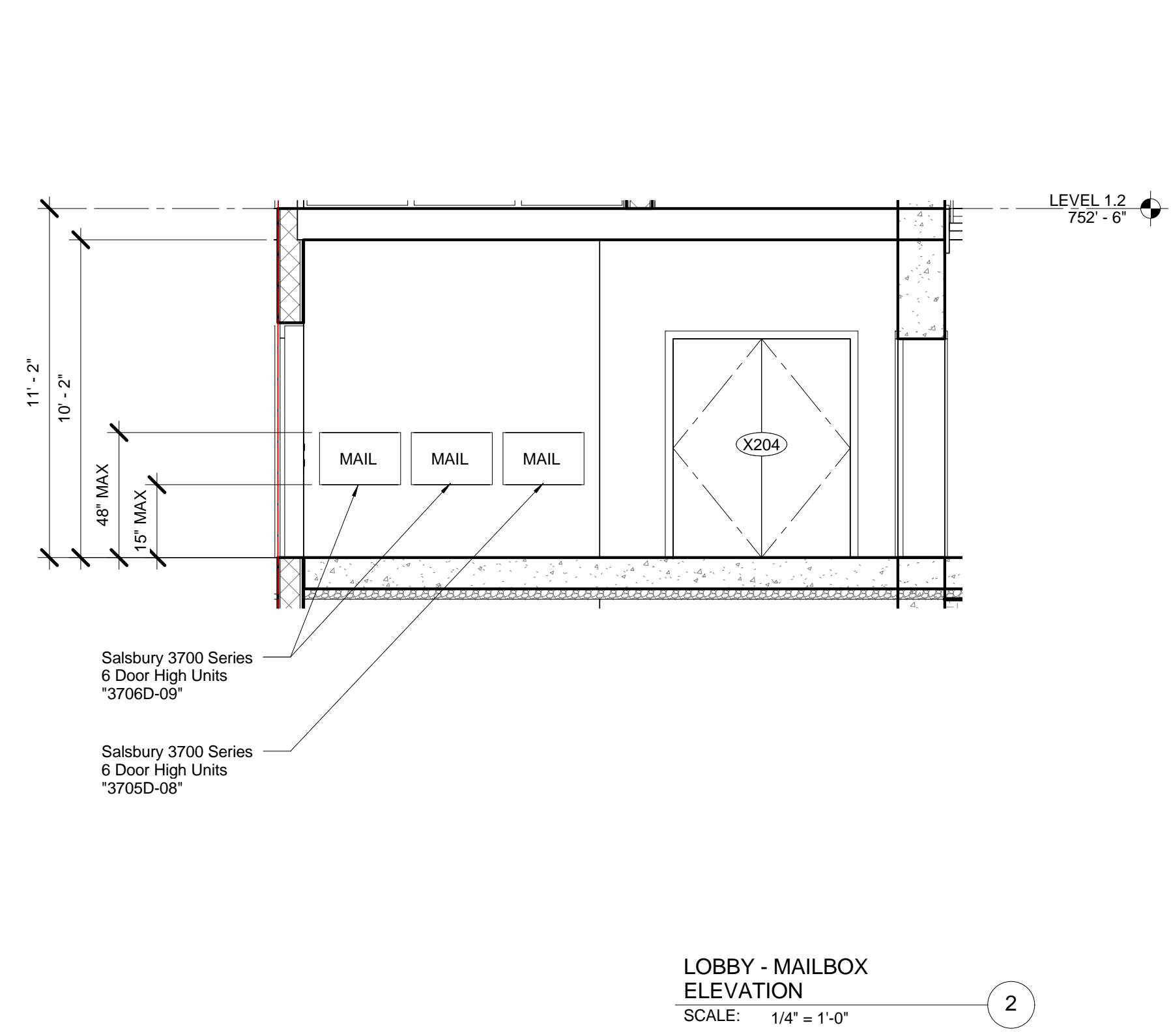


**SALSBURY INDUSTRIES**  
1010 East 62<sup>nd</sup> Street, Los Angeles, CA 90001-1598  
Ph: 1-800-824-5269 Int'l Ph: 323-846-6700  
Fx: 1-800-624-5299 Int'l Fx: 323-846-6800  
www.mailboxes.com engineering@mailboxes.com  
Copyright © 2008 Salsbury Industries. All rights reserved. (PIN 370146, Rev. 07, 12/10/2009), Page 3 of 4

USPS Height regulations



**SALSBURY INDUSTRIES**  
1010 East 62<sup>nd</sup> Street, Los Angeles, CA 90001-1598  
Ph: 1-800-824-5269 Int'l Ph: 323-846-6700  
Fx: 1-800-624-5299 Int'l Fx: 323-846-6800  
www.mailboxes.com engineering@mailboxes.com  
Installation instructions are provided as general guidelines. It is advised that a professional installer be consulted. Salsbury Industries assumes no product assembly or installation liability.  
Copyright © 2014 Salsbury Industries. All rights reserved. (PIN 370137, Rev. 18, 9/27/16), Page 3 of 4



No.	Description	Date

**ADA DETAILS - MAILBOX**

Project number \_\_\_\_\_  
Date \_\_\_\_\_  
Drawn by \_\_\_\_\_ Author \_\_\_\_\_  
Checked by \_\_\_\_\_ Checker \_\_\_\_\_

**G4.12**

Scale 1/4" = 1'-0"

1332 COLORADO BLVD

1733 S. La Cienega Blvd. L.A. CA. 90035  
(v) 310.280.0193 (f) 310.280.0194  
www.vanosarchitects.com

ZONE: [Q]C4-2D  
LOT AREA: 27,553 Sq. Ft.

PROPERTY INFORMATION:  
Address: 1332 w. Colorado Blvd  
Los Angeles, CA. 90041  
APN: 5690-006-029

OWNER:

General Procurement  
800 E. Dyer Road  
Santa Ana, CA 92705  
(v) 949.679.7960  
Contact: Mr. Imad Boukai

SURVEY:

Surveying and Drafting Service  
901 Seward St.  
Los Angeles, CA 90038  
(v) 323.366.2882  
(f) 323.857.1079  
eler@surveyinganddrafting.com  
Contact: Ofer Shapira

GEOTECHNICAL:

P.A. & Associates, Inc.  
28 Edelman  
Irvine, CA 92618  
(v) 949.679.7474  
(f) 949.679.7575  
(e) parviz@paassociates.com  
Contact: Parviz Azar

CIVIL:

Tala Associates  
1916 Colby Ave.  
Los Angeles, CA 90025  
(v) 424.832.3455  
(f) 310.473.5968  
Contact: Kamran Kazemi

LANDSCAPE:

LEWIS & ASSOCIATES  
13351-D Riverside Drive #445  
Sherman Oaks, CA 91423  
(v) 818.788.9382  
(f) 818.788.3217  
(e) pl91423@gmail.com  
Contact: Paul Lewis

STRUCTURAL / SHORING:

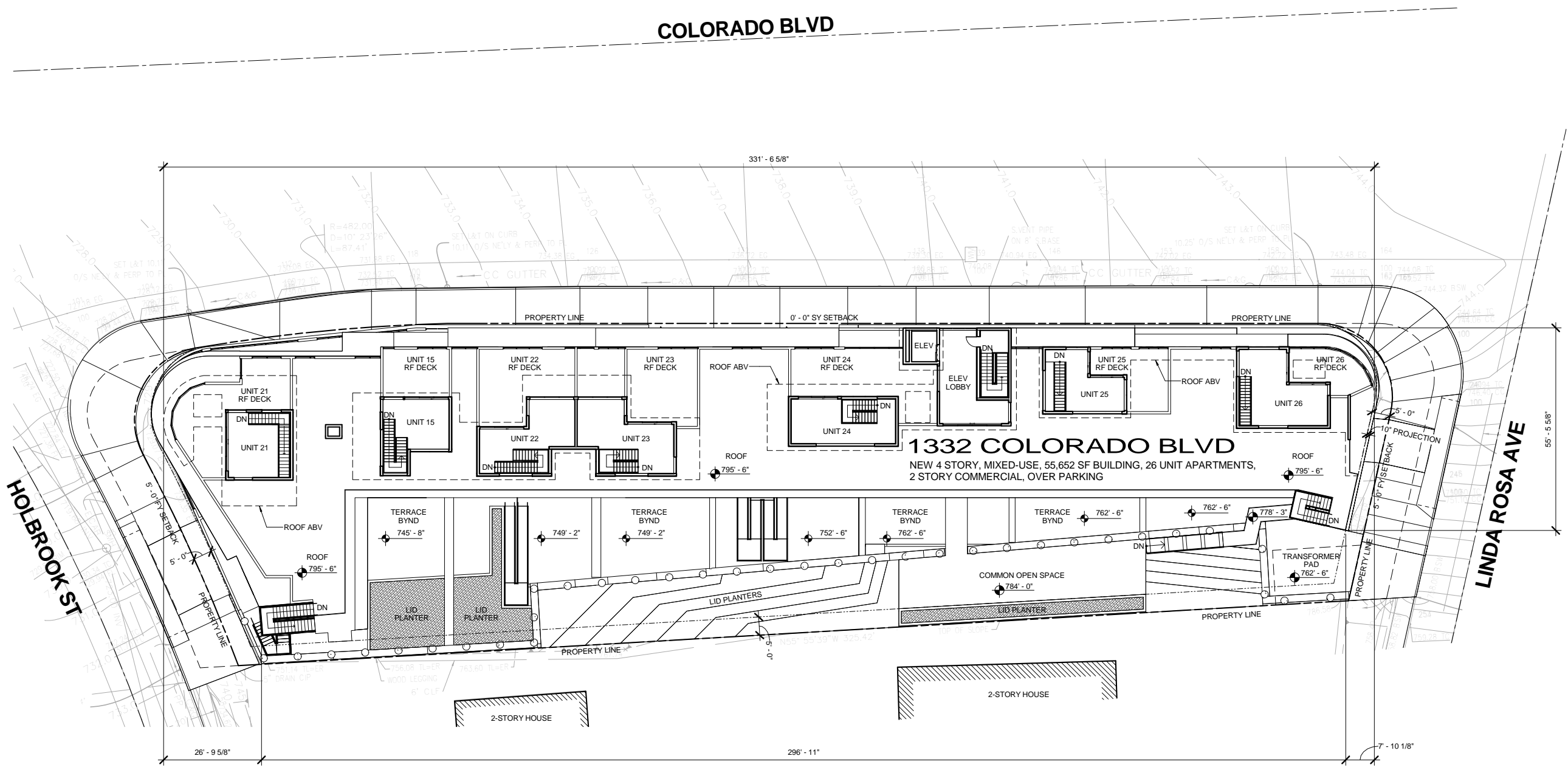
Reiss Brown Ekmekji Inc  
16880 Ventura Blvd., Suite 350  
Tarzana, CA 91356  
(v) 818.757.1501 x25  
(f) 818.757.1509  
Contact: Samir Ekmekji

MECHANICAL / T24:

AIRPLUS ENGINEERING CONSULTANTS, INC.  
11517 Burbank Boulevard  
North Hollywood, CA 91601  
(v) 818.980.7583  
(f) 818.475.5079  
(e) airplus@sbcglobal.net  
Contact: Lisa Ramos

ELECTRICAL:

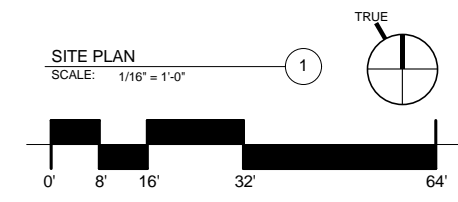
ABRARI & ASSOCIATES  
1713 Standard Ave.  
Glendale, CA 91201  
(v) 818.956.1900  
(f) 818.956.1911  
(e) mail@abrari.com  
Contact: Henry Abrari



LEGAL DESCRIPTION:	
LOTS 35, 36, 37, 38, 39, 40, & 41 OF TRACT No. 1083 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17 PAGE 84 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	
PROJECT INFORMATION:	
PROJECT NAME:	1332 Colorado Blvd
ADDRESS:	1332 W. Colorado Blvd., Los Angeles CA. 90041
PIN:	162A229 129
APN:	5690-006-029
TRACT:	TR 1083
MAP REFERENCE:	M B 17-84
BLOCK:	None
LOT:	35, 36, 37, 38, 39, 40, 41
MAP SHEET:	162A229
COMMUNITY PLAN AREA:	Northeast Los Angeles
AREA PLANNING COMMISSION:	East Los Angeles
NEIGHBORHOOD COUNCIL:	Eagle Rock
COUNCIL DISTRICT:	CD 14 - Jose Huizar
PROJECT DESCRIPTION:	Mixed-Use Density Bonus Project with 4-stories of 26 Unit Apartments and Roof Deck over 2-story of Commercial and Parking
CONSTRUCTION TYPE:	Garage/Commercial Residential Levels Type IA Type IIIA
FUNDING:	100% Privately Funded

LAND USE PERCENTAGES		
USE	AREA	% OF LOT AREA
BLDG FOOTPRINT	14,603 SF	53%
LANDSCAPE	3,196 SF	12%
HARDSCAPE	9,754 SF	35%
<b>TOTAL LANDSCAPE AREA</b>	<b>6,449 SF</b>	
<b>TOTAL BUILDING AREA</b>	<b>55,652 SF</b>	
<b>FLOOR AREA RATIO</b>	<b>2.01 : 1</b>	

PARKING REQUIRED		PARKING PROVIDED	
RESIDENTIAL:	51 (10% ALLOWED REDUCTION W/ PROVISION OF BICYCLE PARKING AT 1 STALL/UNIT)	RESIDENTIAL:	46
COMMERCIAL:	7	COMMERCIAL:	7
<b>TOTAL REQUIRED:</b>	<b>58</b>	<b>TOTAL PROVIDED:</b>	<b>53</b>



No.	Description	Date

**SITE PLAN**

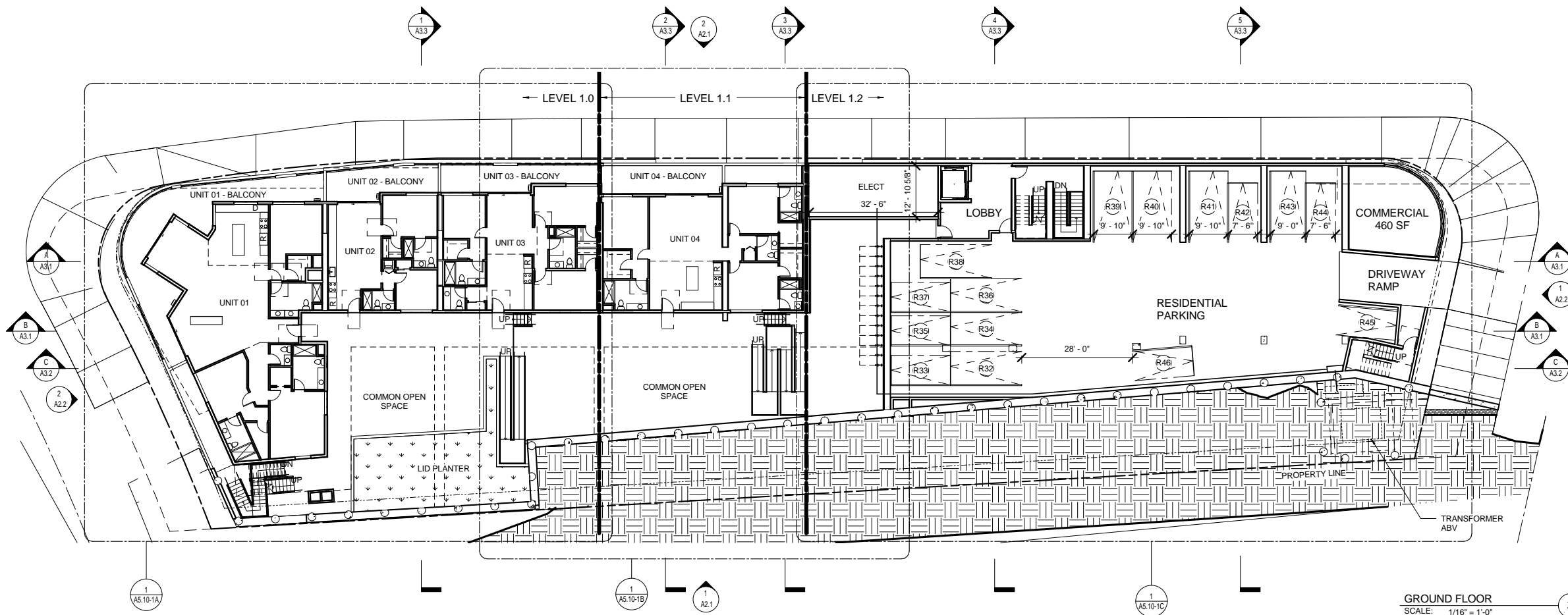
Project number \_\_\_\_\_  
Date \_\_\_\_\_  
Drawn by \_\_\_\_\_ Author  
Checked by \_\_\_\_\_ Checker

**A1.0**

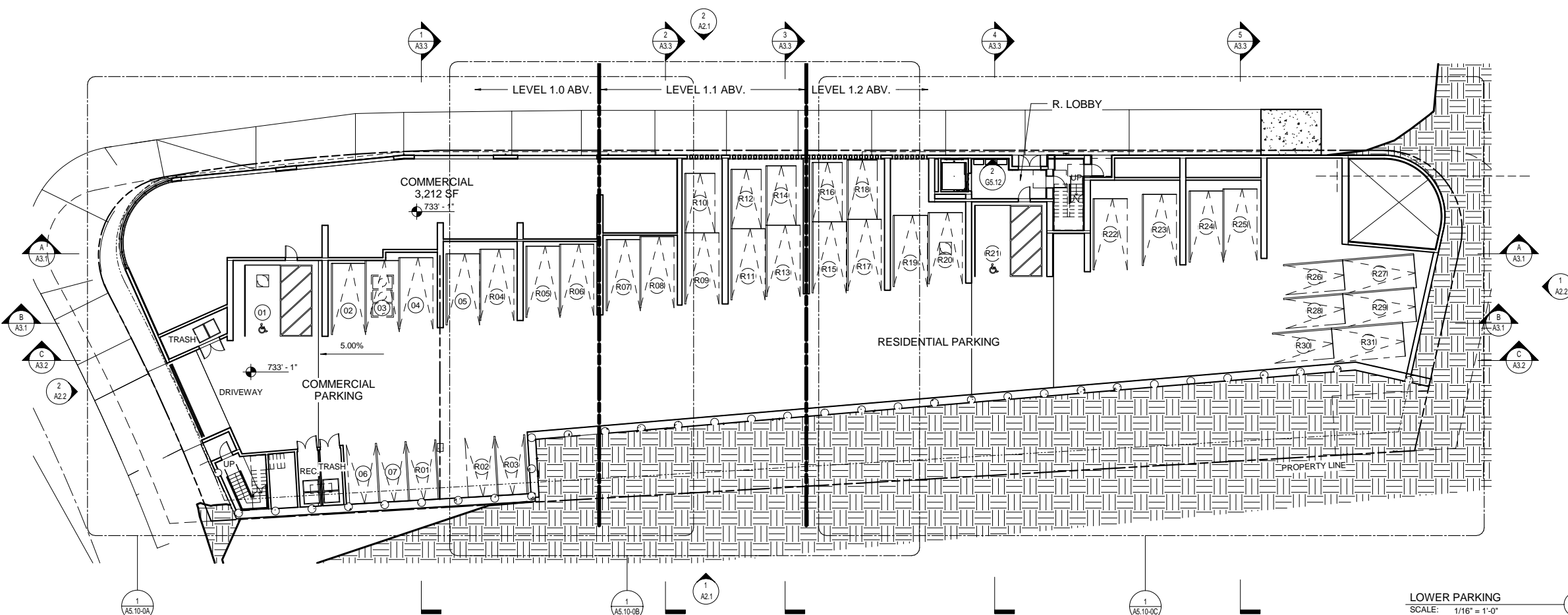
Scale As indicated

**EXTERIOR NOTES**

- 1 ROOF TYPE 1:  
Assembly description
  - 2 EXTERIOR FLOOR TYPE 1:  
Assembly description
  - 3 SOFFIT TYPE 1:  
Assembly description
  - 4 EXTERIOR WALL TYPE 1:  
Assembly description
  - 5 GUTTER:  
Assembly description
  - 6 SCUPPER:  
Assembly description
  - 7 GUARDRAIL TYPE 1:  
Assembly description
  - 8 WINDOW TYPES SEE A6.0
  - 9 WINDOW TYPE 1:  
Assembly description
  - 10 DOOR TYPES SEE A6.0
  - 11 EXTERIOR DOOR TYPE 1:  
Assembly description
  - 12 GATE:  
Assembly description
  - 13 LANDSCAPE / WATER FEATURE:  
Assembly description
  - 14 PLANTER WALL 1:  
Assembly description
- INTERIOR NOTES**
- A INTERIOR FLOOR TYPE 1:  
Assembly description
  - B CEILING TYPE 1:  
Assembly description
  - C WALL TYPES SEE A0.0.1
  - D INTERIOR WALL FINISH 1:  
Assembly description
  - E CABINETRY:  
Assembly description
  - F DOOR TYPES SEE A6.0
  - G INTERIOR DOORS:  
Assembly description
  - H ELEVATOR:  
Assembly description
  - I HANDRAIL:  
Assembly description
  - J GAURDRAIL:  
Assembly description
- STRUCTURAL NOTES**
- S1 FOUNDATION:  
Assembly description
  - S2 CAST IN PLACE CONCRETE WALL:  
Assembly description
  - S3 STRUCTURAL WOOD FRAMING:  
Assembly description
  - S4 STRUCTURAL STEEL FRAMING:  
Assembly description
  - S5 STEEL COLUMN:  
Assembly description
- MECHANICAL NOTES**
- M1 HVAC SYSTEM OUTDOOR UNITS
  - M2 HVAC SYSTEM INDOOR UNITS
  - M3 DUCTS / DISTRIBUTION DEVICES
  - M4 DIFFUSER / GRILLS/DOOR UNITS
  - M5 PLUMBING PIPES/DOOR UNITS
  - M6 PLUMBING VENTS
- ELECTRICAL NOTES**
- E1 ELECT. SERVICE / METER
  - E2 ELECT. PANEL/E / METER
  - E3 LIGHTING / DEVICES
- CIVIL NOTES (SEE CIVIL DRAWINGS)**
- AD AREA DRAIN - EXTERIOR
  - CB CATCH BASIN
  - DS DOWNSPOUT
  - TD TRENCH DRAIN
  - RD ROOF DRAIN
- MISCELLANEOUS NOTES**
- SD Hard Wired Smoke Detector w/ Battery Backup and low battery signal. Alarms to be interconnected so that actuation of one alarm activates all w/ in the dwelling unit.
  - CO Carbon Monoxide alarm system
  - IT INSULATION:  
R-30 Fiberglass Batt @ roof  
R-19 Fiberglass Batt @ walls  
R-13 Fiberglass Batt @ floors



GROUND FLOOR  
SCALE: 1/16" = 1'-0"



LOWER PARKING  
SCALE: 1/16" = 1'-0"

No.	Description	Date

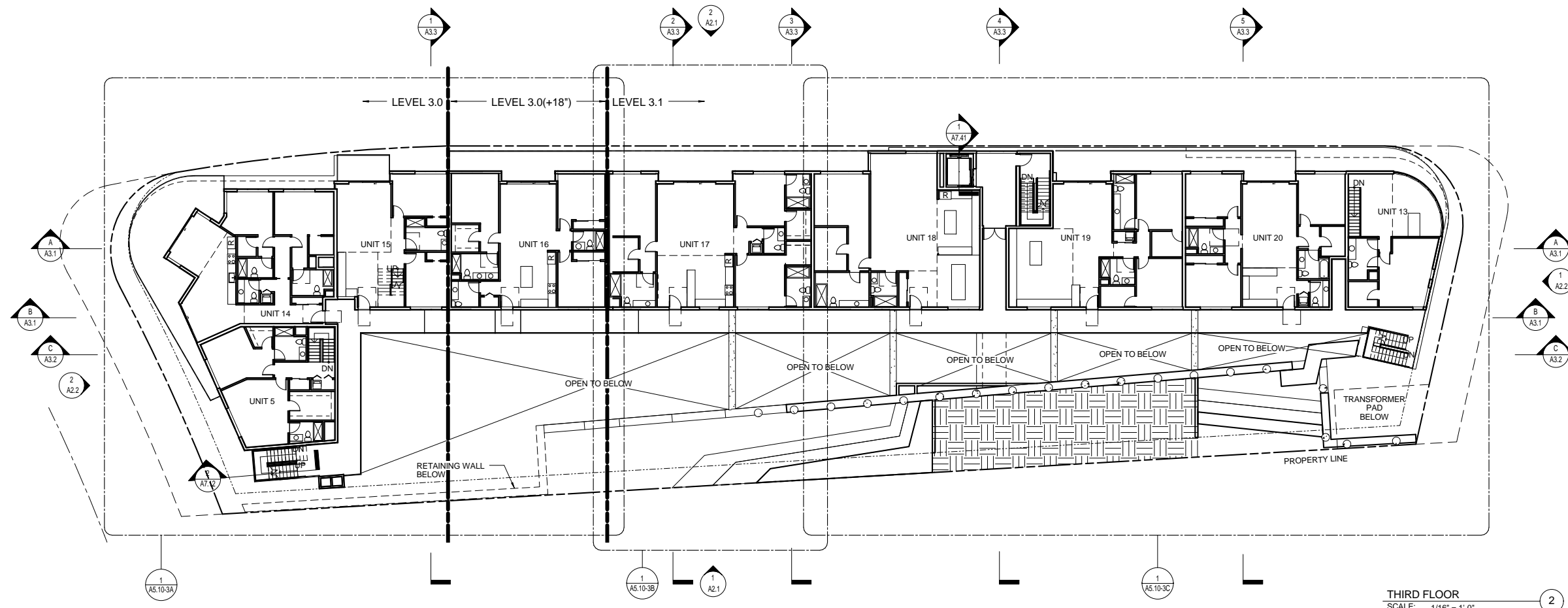
LOWER PARKING & 1ST FLOOR

Project number	
Date	
Drawn by	Author
Checked by	Checker

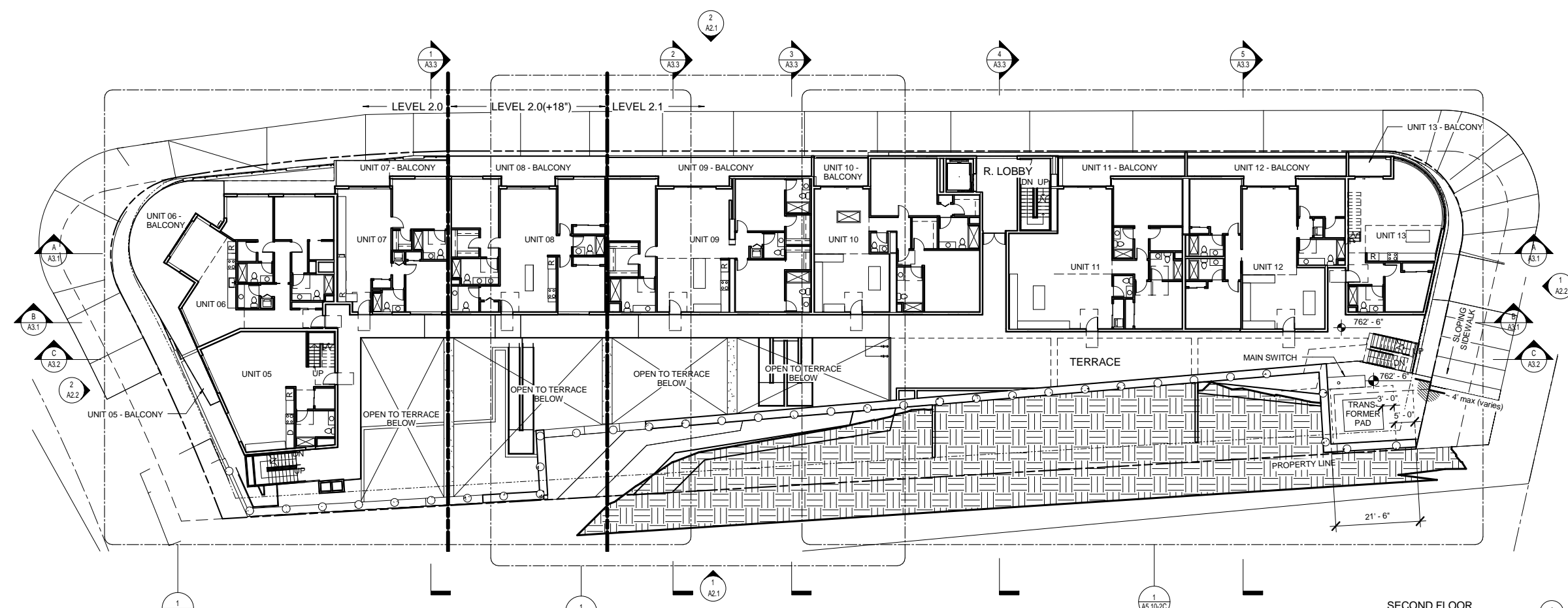
A1.1

Scale 1/16" = 1'-0"

- EXTERIOR NOTES**
- 1 ROOF TYPE 1: Assembly description
  - 2 EXTERIOR FLOOR TYPE 1: Assembly description
  - 3 SOFFIT TYPE 1: Assembly description
  - 4 EXTERIOR WALL TYPE 1: Assembly description
  - 5 GUTTER: Assembly description
  - 6 SCUPPER: Assembly description
  - 7 GUARDRAIL TYPE 1: Assembly description
  - 8 WINDOW TYPES SEE A6.0
  - 9 WINDOW TYPE 1: Assembly description
  - 10 DOOR TYPES SEE A6.0
  - 11 EXTERIOR DOOR TYPE 1: Assembly description
  - 12 GATE: Assembly description
  - 13 LANDSCAPE / WATER FEATURE: Assembly description
  - 14 PLANTER WALL 1: Assembly description
- INTERIOR NOTES**
- A INTERIOR FLOOR TYPE 1: Assembly description
  - B CEILING TYPE 1: Assembly description
  - C WALL TYPES SEE A0.0.1
  - D INTERIOR WALL FINISH 1: Assembly description
  - E CABINERY: Assembly description
  - F DOOR TYPES SEE A6.0
  - G INTERIOR DOORS: Assembly description
  - H ELEVATOR: Assembly description
  - I HANDRAIL: Assembly description
  - J GAURDRAIL: Assembly description
- STRUCTURAL NOTES**
- K FOUNDATION: Assembly description
  - L CAST IN PLACE CONCRETE WALL: Assembly description
  - M STRUCTURAL WOOD FRAMING: Assembly description
  - N STRUCTURAL STEEL FRAMING: Assembly description
  - O STEEL COLUMN: Assembly description
- MECHANICAL NOTES**
- P1 HVAC SYSTEM OUTDOOR UNITS
  - P2 HVAC SYSTEM INDOOR UNITS
  - P3 DUCTS / DISTRIBUTION DEVICES
  - P4 DIFFUSER / GRILLS/DOOR UNITS
  - P5 PLUMBING PIPES/DOOR UNITS
  - P6 PLUMBING VENTS
- ELECTRICAL NOTES**
- E1 ELECT. SERVICE / METER
  - E2 ELECT. PANEL/E / METER
  - E3 LIGHTING / DEVICES
- CIVIL NOTES (SEE CIVIL DRAWINGS)**
- A4 AREA DRAIN - EXTERIOR
  - C5 CATCH BASIN
  - D5 DOWNSPOUT
  - T5 TRENCH DRAIN
  - R5 ROOF DRAIN
- MISCELLANEOUS NOTES**
- 1 Hard Wired Smoke Detector w/ Battery Backup and low battery signal. Alarms to be interconnected so that actuation of one alarm activates all w/ in the dwelling unit.
  - 2 Carbon Monoxide alarm system
- INSULATION:**
- R-30 Fiberglass Batt @ roof
  - R-19 Fiberglass Batt @ walls
  - R-13 Fiberglass Batt @ floors



THIRD FLOOR  
SCALE: 1/16" = 1'-0"



SECOND FLOOR  
SCALE: 1/16" = 1'-0"

No.	Description	Date

SECOND FLOOR & THIRD FLOOR

Project number	
Date	
Drawn by	Author
Checked by	Checker

A1.2  
Scale 1/16" = 1'-0"

PROPERTY INFORMATION:

Address: 1332 W. Colorado Blvd  
Los Angeles, CA. 90041  
APN: 5690-006-029

OWNER:

General Procurement  
800 E. Dyer Road  
Santa Ana, CA 92705  
(v) 949.679.7960  
Contact: Mr. Imad Boukai

SURVEY:

Surveying and Drafting Service  
901 Seward St.  
Los Angeles, CA 90038  
(v) 323.366.2882  
(f) 323.657.1079  
eler@surveyinganddrafting.com  
Contact: Ofer Shapira

GEOTECHNICAL:

P.A. & Associates, Inc.  
28 Edelman  
Irvine, CA 92618  
(v) 949.679.7474  
(f) 949.679.7575  
parviz@paassociates.com  
Contact: Parviz Azar

CIVIL:

Tala Associates  
1916 Colby Ave.  
Los Angeles, CA 90025  
(v) 424.832.3455  
(f) 310.473.5968  
Contact: Kamran Kazemi

LANDSCAPE:

LEWIS & ASSOCIATES  
13351-D Riverside Drive #445  
Sherman Oaks, CA 91423  
(v) 818.788.9382  
(f) 818.788.3217  
pl91423@gmail.com  
Contact: Paul Lewis

STRUCTURAL / SHORING:

Reiss Brown Ekmekji Inc  
18980 Ventura Blvd., Suite 350  
Tarzana, CA 91356  
(v) 818.757.1501 x25  
(f) 818.757.1509  
Contact: Samir Ekmekji

MECHANICAL / T24:

AIRPLUS ENGINEERING CONSULTANTS, INC.  
11517 Burbank Boulevard  
North Hollywood, CA 91601  
(v) 818.980.7583  
(f) 818.475.5079  
airplus@sbcglobal.net  
Contact: Lisa Ramos

ELECTRICAL:

ABRARI & ASSOCIATES  
1713 Standard Ave.  
Glendale, CA 91201  
(v) 818.956.1900  
(f) 818.956.1911  
mail@abrari.com  
Contact: Henry Abrari

EXTERIOR NOTES

- 1 ROOF TYPE 1:  
Assembly description
- 2 EXTERIOR FLOOR TYPE 1:  
Assembly description
- 3 SOFFIT TYPE 1:  
Assembly description
- 4 EXTERIOR WALL TYPE 1:  
Assembly description
- 5 GUTTER:  
Assembly description
- 6 SCUPPER:  
Assembly description
- 7 GUARDRAIL TYPE 1:  
Assembly description
- 8 WINDOW TYPES SEE A6.0  
Assembly description
- 9 DOOR TYPES SEE A6.0  
Assembly description
- 10 EXTERIOR DOOR TYPE 1:  
Assembly description
- 11 GATE:  
Assembly description
- 12 LANDSCAPE / WATER FEATURE:  
Assembly description
- 13 PLANTER WALL 1:  
Assembly description

INTERIOR NOTES

- A INTERIOR FLOOR TYPE 1:  
Assembly description
- B CEILING TYPE 1:  
Assembly description
- WALL TYPES SEE A0.0.1
- C INTERIOR WALL FINISH 1:  
Assembly description
- D CABINERY:  
Assembly description
- DOOR TYPES SEE A6.0
- E INTERIOR DOORS:  
Assembly description
- F ELEVATOR:  
Assembly description
- G HANDRAIL:  
Assembly description
- H GAUDDRAIL:  
Assembly description

STRUCTURAL NOTES

- S1 FOUNDATION:  
Assembly description
- S2 CAST IN PLACE CONCRETE WALL:  
Assembly description
- S3 STRUCTURAL WOOD FRAMING:  
Assembly description
- S4 STRUCTURAL STEEL FRAMING:  
Assembly description
- S5 STEEL COLUMN:  
Assembly description

MECHANICAL NOTES

- M1 HVAC SYSTEM OUTDOOR UNITS
- M2 HVAC SYSTEM INDOOR UNITS
- M3 DUCTS / DISTRIBUTION DEVICES
- M4 DIFFUSER / GRILLS/DOOR UNITS
- M5 PLUMBING PIPES/DOOR UNITS
- M6 PLUMBING VENTS

ELECTRICAL NOTES

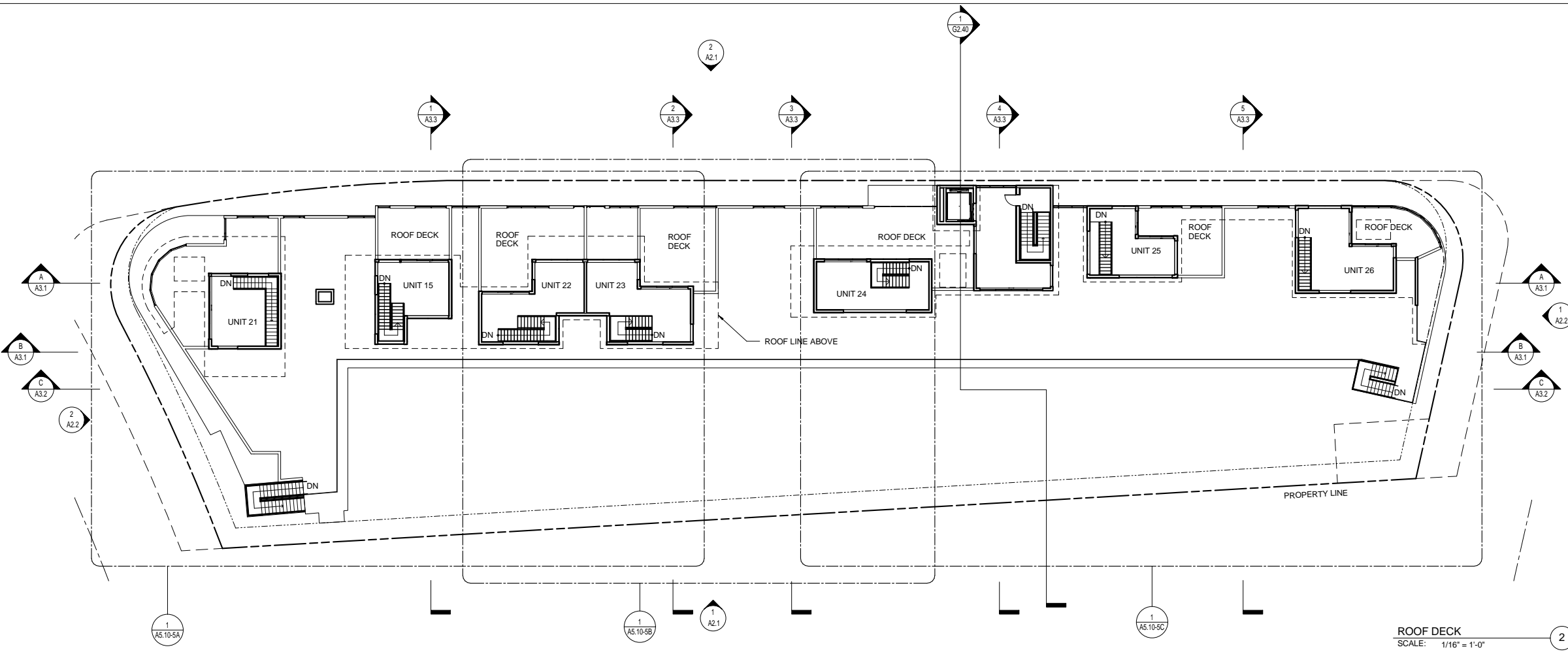
- E1 ELECT. SERVICE / METER
- E2 ELECT. PANEL/E / METER
- E3 LIGHTING / DEVICES

CIVIL NOTES (SEE CIVIL DRAWINGS)

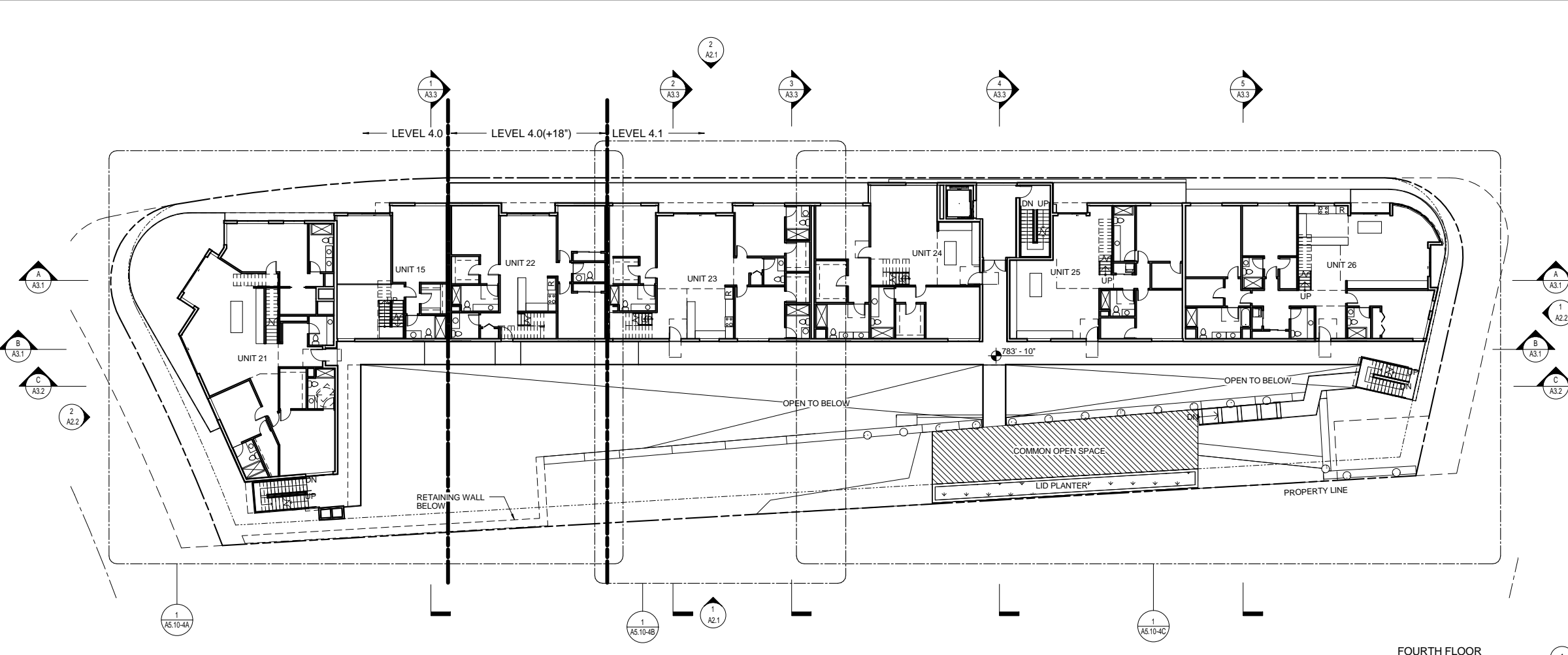
- AD AREA DRAIN - EXTERIOR
- CB CATCH BASIN
- DS DOWNSPOUT
- TD TRENCH DRAIN
- RD ROOF DRAIN

MISCELLANEOUS NOTES

- Hard Wired Smoke Detector w/ Battery Backup and low battery signal. Alarms to be interconnected so that actuation of one alarm activates all w/ in the dwelling unit.
- Carbon Monoxide alarm system
- INSULATION:  
R-30 Fiberglass Batt @ roof  
R-19 Fiberglass Batt @ walls  
R-13 Fiberglass Batt @ floors



ROOF DECK  
SCALE: 1/16" = 1'-0"



FOURTH FLOOR  
SCALE: 1/16" = 1'-0"

No.	Description	Date

FOURTH & ROOF DECK

Project number	
Date	
Drawn by	Author
Checked by	Checker
A1.3	
Scale	1/16" = 1'-0"



1332 COLORADO BLVD

1733 S. La Cienega Blvd. L.A. CA. 90035  
(v) 310.280.0193 (f) 310.280.0194  
www.vanosarchitects.com

ZONE: [Q]C4-2D  
LOT AREA: 27,553 Sq. Ft.

PROPERTY INFORMATION:

Address: 1332 w. Colorado Blvd  
Los Angeles, CA. 90041  
APN: 5690-006-029

OWNER:

General Procurement  
800 E. Dyer Road  
Santa Ana, CA 92705  
[v] 949.679.7960  
Contact: Mr. Imad Boukai

SURVEY:

Surveying and Drafting Service  
901 Seward St.  
Los Angeles, CA 90038  
[v] 323.366.2882  
[f] 323.657.1079  
[e] oler@surveyinganddrafting.com  
Contact: Ofer Shapira

GEOTECHNICAL:

P.A. & Associates, Inc.  
28 Edelman  
Irvine, CA 92618  
[v] 949.679.7474  
[f] 949.679.7575  
[e] parviz@paassociates.com  
Contact: Parviz Azar

CIVIL:

Tala Associates  
1916 Colby Ave.  
Los Angeles, CA 90025  
[v] 424.832.3455  
[f] 310.473.5968  
Contact: Kamran Kazemi

LANDSCAPE:

LEWIS & ASSOCIATES  
13351-D Riverside Drive #445  
Sherman Oaks, CA 91423  
[v] 818.788.9382  
[f] 818.788.3217  
[e] pl91423@gmail.com  
Contact: Paul Lewis

STRUCTURAL / SHORING:

Reiss Brown Ekmekji Inc  
18980 Ventura Blvd., Suite 350  
Tarzana, CA 91356  
[v] 818.757.1501 x25  
[f] 818.757.1509  
Contact: Samir Ekmekji

MECHANICAL / T24:

AIRPLUS ENGINEERING CONSULTANTS, INC.  
11517 Burbank Boulevard  
North Hollywood, CA 91601  
[v] 818.980.7583  
[f] 818.475.5079  
[e] airplus@sbcglobal.net  
Contact: Lisa Ramos

ELECTRICAL:

ABRARI & ASSOCIATES  
1713 Standard Ave.  
Glendale, CA 91201  
[v] 818.956.1900  
[f] 818.956.1911  
[e] mail@abrari.com  
Contact: Henry Abrari

No.	Description	Date

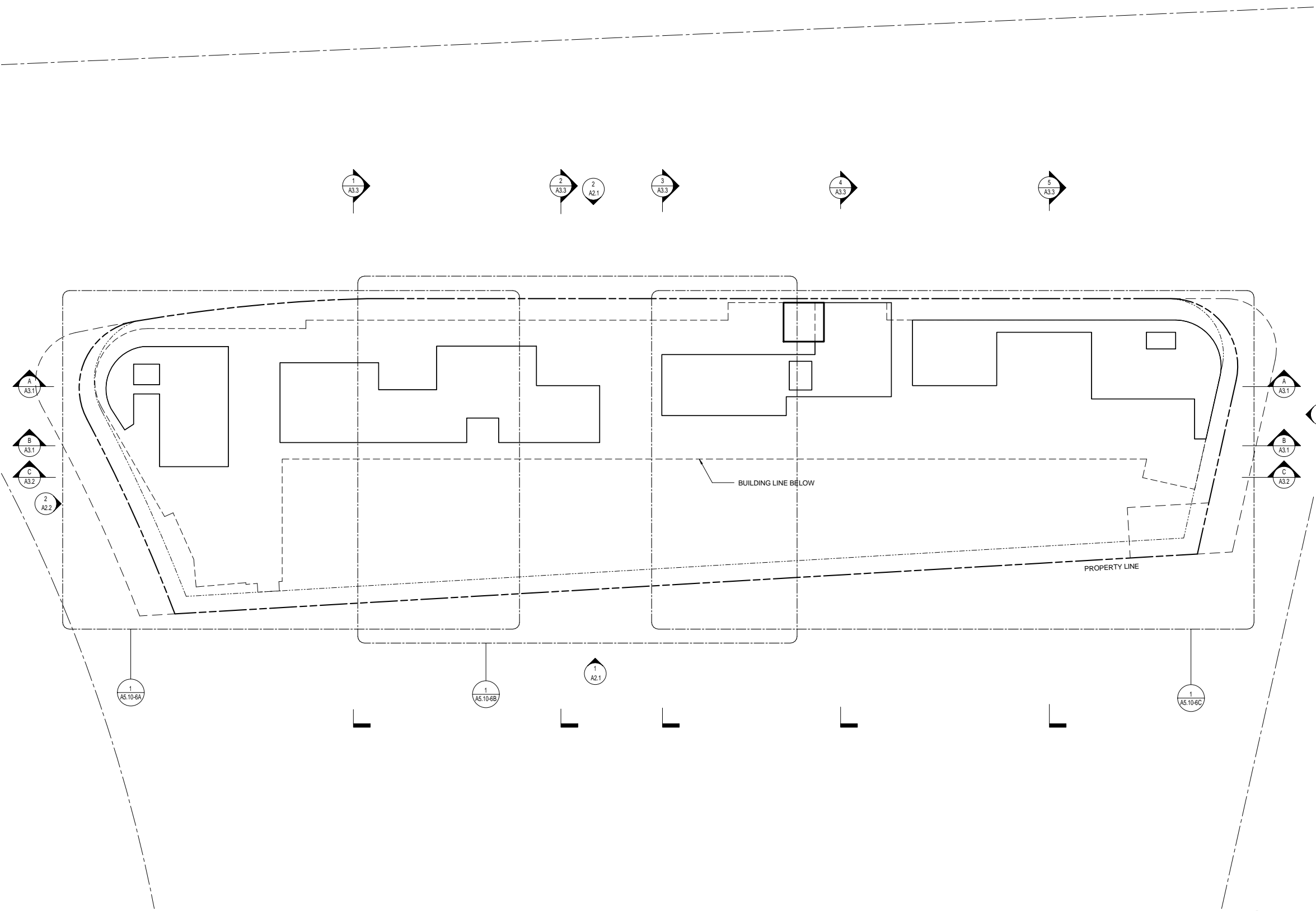
ROOF STAIR

Project number	
Date	
Drawn by	Author
Checked by	Checker

A1.4

Scale 1/16" = 1'-0"

- EXTERIOR NOTES**
- 1 ROOF TYPE 1:  
Assembly description
  - 2 EXTERIOR FLOOR TYPE 1:  
Assembly description
  - 3 SOFFIT TYPE 1:  
Assembly description
  - 4 EXTERIOR WALL TYPE 1:  
Assembly description
  - 5 GUTTER:  
Assembly description
  - 6 SCUPPER:  
Assembly description
  - 7 GUARDRAIL TYPE 1:  
Assembly description
  - 8 WINDOW TYPES SEE A6.0
  - 9 WINDOW TYPE 1:  
Assembly description
  - 10 DOOR TYPES SEE A6.0
  - 11 EXTERIOR DOOR TYPE 1:  
Assembly description
  - 12 GATE:  
Assembly description
  - 13 LANDSCAPE / WATER FEATURE:  
Assembly description
  - 14 PLANTER WALL 1:  
Assembly description
- INTERIOR NOTES**
- A INTERIOR FLOOR TYPE 1:  
Assembly description
  - B CEILING TYPE 1:  
Assembly description
  - W WALL TYPES SEE A0.0.1
  - C INTERIOR WALL FINISH 1:  
Assembly description
  - D CABINERY:  
Assembly description
  - DOOR TYPES SEE A6.0
  - E INTERIOR DOORS:  
Assembly description
  - F ELEVATOR:  
Assembly description
  - G HANDRAIL:  
Assembly description
  - H GAURDRAIL:  
Assembly description
- STRUCTURAL NOTES**
- S1 FOUNDATION:  
Assembly description
  - S2 CAST IN PLACE CONCRETE WALL:  
Assembly description
  - S3 STRUCTURAL WOOD FRAMING:  
Assembly description
  - S4 STRUCTURAL STEEL FRAMING:  
Assembly description
  - S5 STEEL COLUMN:  
Assembly description
- MECHANICAL NOTES**
- M1 HVAC SYSTEM OUTDOOR UNITS
  - M2 HVAC SYSTEM INDOOR UNITS
  - M3 DUCTS / DISTRIBUTION DEVICES
  - M4 DIFFUSER / GRILLS/DOOR UNITS
  - M5 PLUMBING PIPES/DOOR UNITS
  - M6 PLUMBING VENTS
- ELECTRICAL NOTES**
- E1 ELECT. SERVICE / METER
  - E2 ELECT. PANEL/E / METER
  - E3 LIGHTING / DEVICES
- CIVIL NOTES (SEE CIVIL DRAWINGS)**
- AD AREA DRAIN - EXTERIOR
  - CB CATCH BASIN
  - DS DOWNSPOUT
  - TD TRENCH DRAIN
  - RD ROOF DRAIN
- MISCELLANEOUS NOTES**
- SD Hard Wired Smoke Detector w/ Battery Backup and low battery signal. Alarms to be interconnected so that actuation of one alarm activates all w/ in the dwelling unit.
  - CO Carbon Monoxide alarm system
  - IT INSULATION:  
R-30 Fiberglass Batt @ roof  
R-19 Fiberglass Batt @ walls  
R-13 Fiberglass Batt @ floors



ROOF PLAN  
SCALE: 1/16" = 1'-0"

1332 COLORADO BLVD

1733 S. La Cienega Blvd. L.A. CA. 90035  
(v) 310.280.0193 (f) 310.280.0194  
www.vanosarchitects.com

ZONE: [Q]C4-2D  
LOT AREA: 27,553 Sq. Ft.

PROPERTY INFORMATION:

Address: 1332 w. Colorado Blvd  
Los Angeles, CA. 90041  
APN: 5690-006-029

OWNER:

General Procurement  
800 E. Dyer Road  
Santa Ana, CA 92705  
(v) 949.679.7960  
Contact: Mr. Imad Boukai

SURVEY:

Surveying and Drafting Service  
901 Seward St.  
Los Angeles, CA 90038  
(v) 323.366.2882  
(f) 323.857.1079  
(e) oler@surveyinganddrafting.com  
Contact: Ofer Shapira

GEOTECHNICAL:

P.A. & Associates, Inc.  
28 Edelman  
Irvine, CA 92618  
(v) 949.679.7474  
(f) 949.679.7575  
(e) parviz@paassociates.com  
Contact: Parviz Azar

CIVIL:

Tala Associates  
1916 Colby Ave.  
Los Angeles, CA 90025  
(v) 424.832.3455  
(f) 310.473.5968  
Contact: Kamran Kazemi

LANDSCAPE:

LEWIS & ASSOCIATES  
13351-D Riverside Drive #445  
Sherman Oaks, CA 91423  
(v) 818.788.9382  
(f) 818.788.3217  
(e) pl91423@gmail.com  
Contact: Paul Lewis

STRUCTURAL / SHORING:

Reiss Brown Ekmekji Inc  
18980 Ventura Blvd., Suite 350  
Tarzana, CA 91356  
(v) 818.757.1501 x25  
(f) 818.757.1509  
Contact: Samir Ekmekji

MECHANICAL / T24:

AIRPLUS ENGINEERING CONSULTANTS, INC.  
11517 Burbank Boulevard  
North Hollywood, CA 91601  
(v) 818.980.7583  
(f) 818.475.5079  
(e) airplus@sbcglobal.net  
Contact: Lisa Ramos

ELECTRICAL:

ABRARI & ASSOCIATES  
1713 Standard Ave.  
Glendale, CA 91201  
(v) 818.956.1900  
(f) 818.956.1911  
(e) mail@abrari.com  
Contact: Henry Abrari

No.	Description	Date

ELEVATIONS - NORTH/ SOUTH

Project number	
Date	
Drawn by	Author
Checked by	Checker

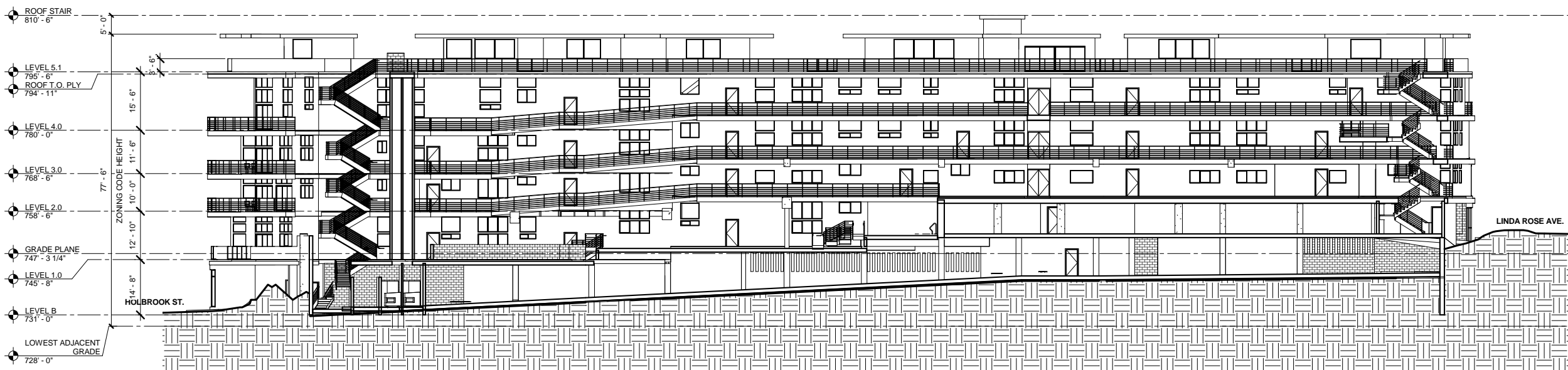
A2.1

Scale 1/16" = 1'-0"



NORTH ELEVATION  
SCALE: 1/16" = 1'-0"

2



SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"

1

EXTERIOR NOTES

- 1 ROOF TYPE 1:  
Assembly description
- 2 EXTERIOR FLOOR TYPE 1:  
Assembly description
- 3 SOFFIT TYPE 1:  
Assembly description
- 4 EXTERIOR WALL TYPE 1:  
Assembly description
- 5 GUTTER:  
Assembly description
- 6 SCUPPER:  
Assembly description
- 7 GUARDRAIL TYPE 1:  
Assembly description
- 8 WINDOW TYPE 1:  
Assembly description
- 9 EXTERIOR DOOR TYPE 1:  
Assembly description
- 10 GATE:  
Assembly description
- 11 LANDSCAPE / WATER FEATURE:  
Assembly description
- 12 PLANTER WALL 1:  
Assembly description

INTERIOR NOTES

- A INTERIOR FLOOR TYPE 1:  
Assembly description
- B CEILING TYPE 1:  
Assembly description
- C WALL TYPES SEE A0.0.1:  
Assembly description
- D INTERIOR WALL FINISH 1:  
Assembly description
- E CABINETRY:  
Assembly description
- F DOOR TYPES SEE A6.0:  
Assembly description
- G INTERIOR DOORS:  
Assembly description
- H ELEVATOR:  
Assembly description
- G HANDRAIL:  
Assembly description
- H GAURDRAIL:  
Assembly description

STRUCTURAL NOTES

- S1 FOUNDATION:  
Assembly description
- S2 CAST IN PLACE CONCRETE WALL:  
Assembly description
- S3 STRUCTURAL WOOD FRAMING:  
Assembly description
- S4 STRUCTURAL STEEL FRAMING:  
Assembly description
- S5 STEEL COLUMN:  
Assembly description

MECHANICAL NOTES

- M1 HVAC SYSTEM OUTDOOR UNITS
- M2 HVAC SYSTEM INDOOR UNITS
- M3 DUCTS / DISTRIBUTION DEVICES
- M4 DIFFUSER / GRILLS/DOOR UNITS
- M5 PLUMBING PIPES/TDOOR UNITS
- M6 PLUMBING VENTS

ELECTRICAL NOTES

- E1 ELECT. SERVICE / METER
- E2 ELECT. PANEL/E / METER
- E3 LIGHTING / DEVICES

CIVIL NOTES (SEE CIVIL DRAWINGS)

- A0 AREA DRAIN - EXTERIOR
- B0 CATCH BASIN
- D0 DOWNSPOUT
- T0 TRENCH DRAIN
- R0 ROOF DRAIN

MISCELLANEOUS NOTES

- S6 Hard Wired Smoke Detector w/ Battery Backup and low battery signal. Alarms to be interconnected so that actuation of one alarm activates all w/ in the dwelling unit.
- S7 Carbon Monoxide alarm system
- T1 INSULATION:  
R-30 Fiberglass Batt @ roof  
R-19 Fiberglass Batt @ walls  
R-13 Fiberglass Batt @ floors

1332 COLORADO BLVD

1733 S. La Cienega Blvd. L.A. CA. 90035  
(v) 310.280.0193 (f) 310.280.0194  
www.vanosarchitects.com

ZONE: [Q]C4-2D  
LOT AREA: 27,553 Sq. Ft.

PROPERTY INFORMATION:

Address: 1332 w. Colorado Blvd  
Los Angeles, CA. 90041  
APN: 5690-006-029

OWNER:

General Procurement  
800 E. Dyer Road  
Santa Ana, CA 92705  
[v] 949.679.7960  
Contact: Mr. Imad Boukai

SURVEY:

Surveying and Drafting Service  
901 Seward St.  
Los Angeles, CA 90038  
[v] 323.366.2882  
[f] 323.857.1079  
[e] oler@surveyinganddrafting.com  
Contact: Ofer Shapira

GEOTECHNICAL:

P.A. & Associates, Inc.  
28 Edelman  
Irvine, CA 92618  
[v] 949.679.7474  
[f] 949.679.7575  
[e] parviz@paassociates.com  
Contact: Parviz Azar

CIVIL:

Tala Associates  
1916 Colby Ave.  
Los Angeles, CA 90025  
[v] 424.832.3455  
[f] 310.473.5968  
Contact: Kamran Kazemi

LANDSCAPE:

LEWIS & ASSOCIATES  
13351-D Riverside Drive #445  
Sherman Oaks, CA 91423  
[v] 818.788.9382  
[f] 818.788.3217  
[e] pl91423@gmail.com  
Contact: Paul Lewis

STRUCTURAL / SHORING:

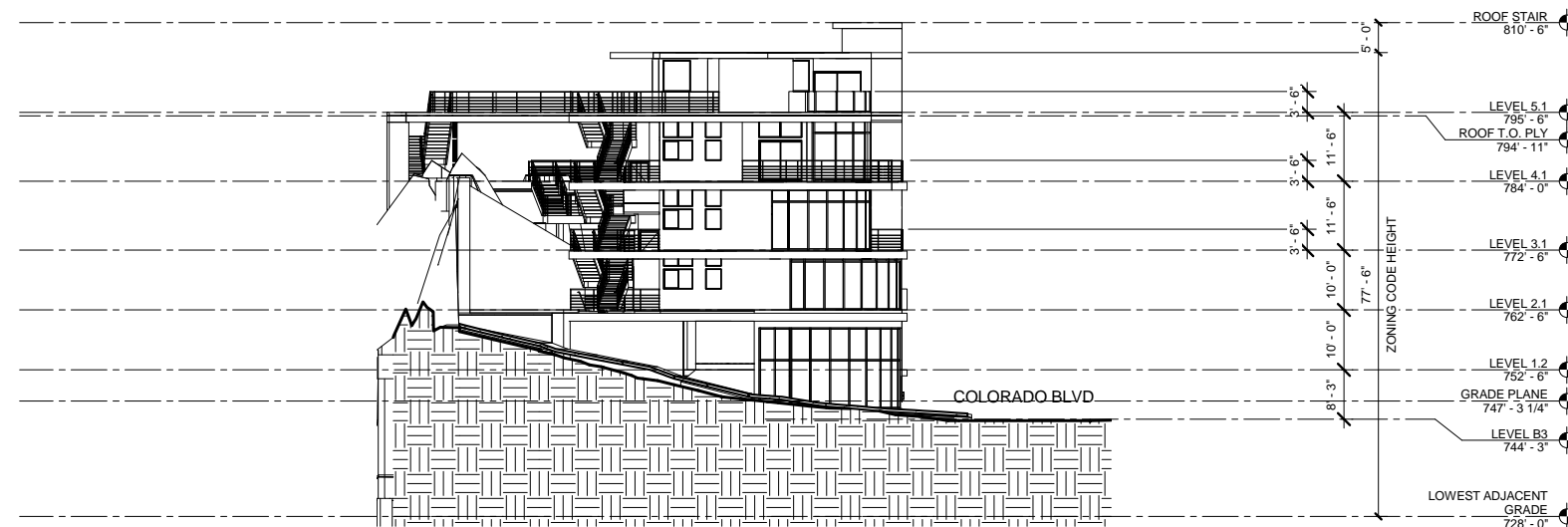
Reiss Brown Ekmekji Inc  
18980 Ventura Blvd., Suite 350  
Tarzana, CA 91356  
[v] 818.757.1501 x25  
[f] 818.757.1509  
Contact: Samir Ekmekji

MECHANICAL / T24:

AIRPLUS ENGINEERING CONSULTANTS, INC.  
11517 Burbank Boulevard  
North Hollywood, CA 91601  
[v] 818.980.7583  
[f] 818.475.5079  
[e] airplus@sbcglobal.net  
Contact: Lisa Ramos

ELECTRICAL:

ABRARI & ASSOCIATES  
1713 Standard Ave.  
Glendale, CA 91201  
[v] 818.956.1900  
[f] 818.956.1911  
[e] mail@abrari.com  
Contact: Henry Abrari



EAST ELEVATION

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

1



WEST ELEVATION

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

2

EXTERIOR NOTES

- 1 ROOF TYPE 1:  
Assembly description
- 2 EXTERIOR FLOOR TYPE 1:  
Assembly description
- 3 SOFFIT TYPE 1:  
Assembly description
- 4 EXTERIOR WALL TYPE 1:  
Assembly description
- 5 GUTTER:  
Assembly description
- 6 SCUPPER:  
Assembly description
- 7 GUARDRAIL TYPE 1:  
Assembly description

- 8 WINDOW TYPES SEE A6.0
- 9 WINDOW TYPE 1:  
Assembly description
- 10 DOOR TYPES SEE A6.0
- 11 EXTERIOR DOOR TYPE 1:  
Assembly description
- 12 GATE:  
Assembly description
- 13 LANDSCAPE / WATER FEATURE:  
Assembly description
- 14 PLANTER WALL 1:  
Assembly description

INTERIOR NOTES

- 15 INTERIOR FLOOR TYPE 1:  
Assembly description
- 16 CEILING TYPE 1:  
Assembly description
- 17 WALL TYPES SEE A0.0.1
- 18 INTERIOR WALL FINISH 1:  
Assembly description
- 19 CABINetry:  
Assembly description
- 20 DOOR TYPES SEE A6.0
- 21 INTERIOR DOORS:  
Assembly description
- 22 ELEVATOR:  
Assembly description

- 23 HANDRAIL:  
Assembly description
- 24 GAURDRAIL:  
Assembly description

STRUCTURAL NOTES

- 25 FOUNDATION:  
Assembly description
- 26 CAST IN PLACE CONCRETE WALL:  
Assembly description
- 27 STRUCTURAL WOOD FRAMING:  
Assembly description
- 28 STRUCTURAL STEEL FRAMING:  
Assembly description
- 29 STEEL COLUMN:  
Assembly description

MECHANICAL NOTES

- 30 HVAC SYSTEM OUTDOOR UNITS
- 31 HVAC SYSTEM INDOOR UNITS
- 32 DUCTS / DISTRIBUTION DEVICES
- 33 DIFFUSER / GRILLS/DOOR UNITS
- 34 PLUMBING PIPES/TDOOR UNITS
- 35 PLUMBING VENTS

ELECTRICAL NOTES

- 36 ELECT. SERVICE / METER
- 37 ELECT. PANEL/E / METER
- 38 LIGHTING / DEVICES

CIVIL NOTES (SEE CIVIL DRAWINGS)

- 39 AREA DRAIN - EXTERIOR
- 40 CATCH BASIN
- 41 DOWNSPOUT
- 42 TRENCH DRAIN
- 43 ROOF DRAIN

MISCELLANEOUS NOTES

- 44 Hard Wired Smoke Detector w/ Battery Backup and low battery signal. Alarms to be interconnected so that actuation of one alarm activates all w/ in the dwelling unit.
- 45 Carbon Monoxide alarm system
- 46 INSULATION:  
R-30 Fiberglass Batt @ roof  
R-19 Fiberglass Batt @ walls  
R-13 Fiberglass Batt @ floors

No.	Description	Date

ELEVATIONS - EAST/  
WEST

Project number	
Date	
Drawn by	Author
Checked by	Checker
Scale	1/16" = 1'-0"

A2.2

# 1332 COLORADO BLVD

1733 S. La Cienega Blvd, L.A. CA. 90035  
(v) 310.280.0193 (f) 310.280.0194  
www.vanosarchitects.com

ZONE: [Q]C4-2D  
LOT AREA: 27,553 Sq. Ft.

**PROPERTY INFORMATION:**

Address: 1332 w. Colorado Blvd  
Los Angeles, CA. 90041  
APN: 5690-006-029  
Zone: [Q]C4-2D  
Lot Area: 27,646 sf

**OWNER:**

General Procurement  
800 E. Dyer Road  
Santa Ana, CA 92705  
(v) 949.679.7960  
Contact: Mr. Imad Boukai

**SURVEY:**

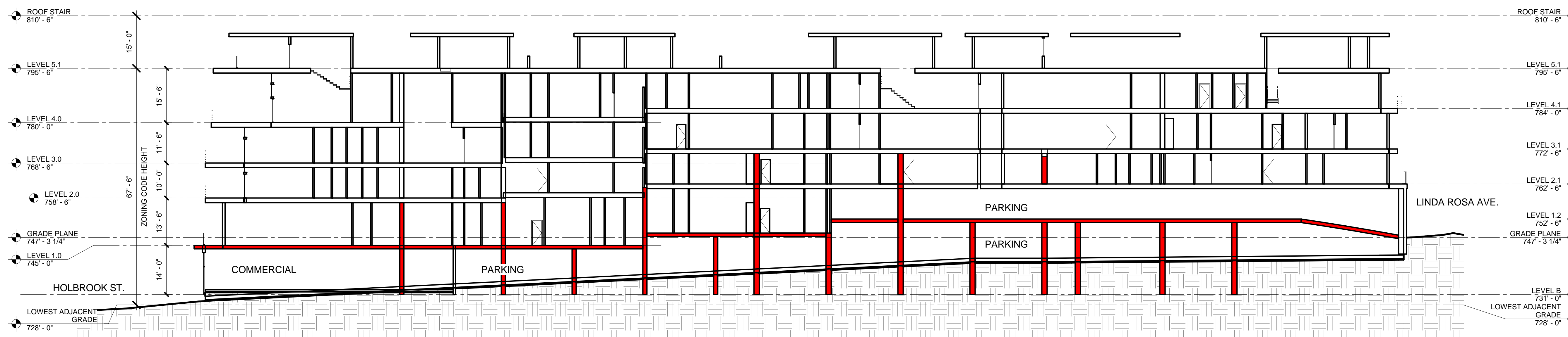
Surveying and Drafting Service  
901 Seward St.  
Los Angeles, CA 90038  
(v) 323.366.2862  
(f) 323.857.1079  
(e) ofer@surveyinganddrafting.com  
Contact:

**GEOTECHNICAL:**

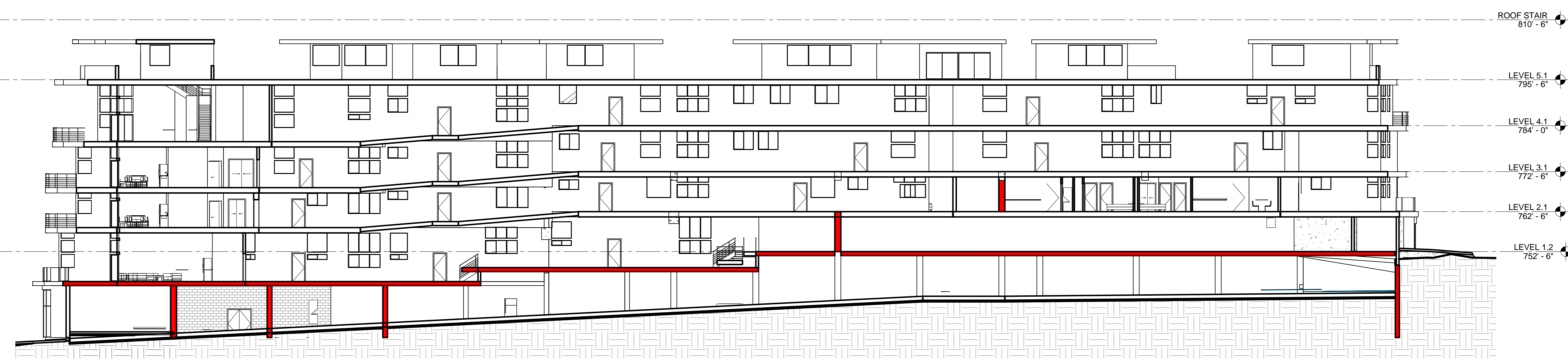
Geosystems  
1545 Victory Blvd.  
Glendale, CA 91201  
(v) 818.500.8533  
(f) 818.500.0134  
(e) geosys@pacbell.net  
Contact: Scott Fishburn

**STRUCTURAL:**

Reiss Brown Ekmejli Inc  
18980 Ventura Blvd., Suite 350  
Tarzana, CA 91356  
(v) 818.757.1501 x25  
(f) 818.757.1509  
Contact: Samir Ekmejli



Section A  
SCALE: 1/16" = 1'-0" 1



Section B  
SCALE: 1/16" = 1'-0" 2

**EXTERIOR NOTES**

- 1 ROOF TYPE 1:  
Assembly description
- 2 EXTERIOR FLOOR TYPE 1:  
Assembly description
- 3 SOFFIT TYPE 1:  
Assembly description
- 4 EXTERIOR WALL TYPE 1:  
Assembly description
- 5 GUTTER:  
Assembly description
- 6 SCUPPER:  
Assembly description
- 7 GUARDRAIL TYPE 1:  
Assembly description

- # WINDOW TYPES SEE A6.0
- 8 WINDOW TYPE 1:  
Assembly description
- # DOOR TYPES SEE A6.0
- 9 EXTERIOR DOOR TYPE 1:  
Assembly description
- 10 GATE:  
Assembly description
- 11 LANDSCAPE / WATER FEATURE:  
Assembly description
- 12 PLANTER WALL 1:  
Assembly description

**INTERIOR NOTES**

- A INTERIOR FLOOR TYPE 1:  
Assembly description
- B CEILING TYPE 1:  
Assembly description
- WALL TYPES SEE A0.0.1
- C INTERIOR WALL FINISH 1:  
Assembly description
- D CABINETS:  
Assembly description
- # DOOR TYPES SEE A6.0
- E INTERIOR DOORS:  
Assembly description
- F ELEVATOR:  
Assembly description

- G HANDRAIL:  
Assembly description
- H GAURDRAIL:  
Assembly description

**STRUCTURAL NOTES**

- S1 FOUNDATION:  
Assembly description
- S2 CAST IN PLACE CONCRETE WALL:  
Assembly description
- S3 STRUCTURAL WOOD FRAMING:  
Assembly description
- S4 STRUCTURAL STEEL FRAMING:  
Assembly description
- S5 STEEL COLUMN:  
Assembly description

**MECHANICAL NOTES**

- M1 HVAC SYSTEM OUTDOOR UNITS
- M2 HVAC SYSTEM INDOOR UNITS
- M3 DUCTS / DISTRIBUTION DEVICES
- M4 DIFFUSER / GRILLS/DOOR UNITS
- M5 PLUMBING PIPES/DOOR UNITS
- M6 PLUMBING VENTS

**ELECTRICAL NOTES**

- E1 ELECT. SERVICE / METER
- E2 ELECT. PANEL/E / METER
- E3 LIGHTING / DEVICES

**CIVIL NOTES (SEE CIVIL DRAWINGS)**

- AD AREA DRAIN - EXTERIOR
- CB CATCH BASIN
- DS DOWNSPOUT
- TD TRENCH DRAIN
- RD ROOF DRAIN

**MISCELLANEOUS NOTES**

- SD Hard Wired Smoke Detector w/ Battery Backup and low battery signal. Alarms to be interconnected so that actuation of one alarm activates all w/ in the dwelling unit.
- CO Carbon Monoxide alarm system
- TI INSULATION:  
R-30 Fiberglass Batt @ roof  
R-19 Fiberglass Batt @ walls  
R-13 Fiberglass Batt @ floors

## SECTION A & B

No.	Description	Date

Project number	
Date	
Drawn by	Author
Checked by	Checker
<b>A3.0</b>	
Scale	1/16" = 1'-0"

# 1332 COLORADO BLVD

1733 S. La Cienega Blvd, L.A. CA. 90035  
(v) 310.280.0193 (f) 310.280.0194  
www.vanosarchitects.com

ZONE: [Q]C4-2D  
LOT AREA: 27,553 Sq. Ft.

**PROPERTY INFORMATION:**

Address: 1332 w. Colorado Blvd  
Los Angeles, CA. 90041  
APN: 5690-006-029  
Zone: [Q]C4-2D  
Lot Area: 27,646 sf

**OWNER:**

General Procurement  
800 E. Dyer Road  
Santa Ana, CA 92705  
(v) 949.679.7960  
Contact: Mr. Imad Boukai

**SURVEY:**

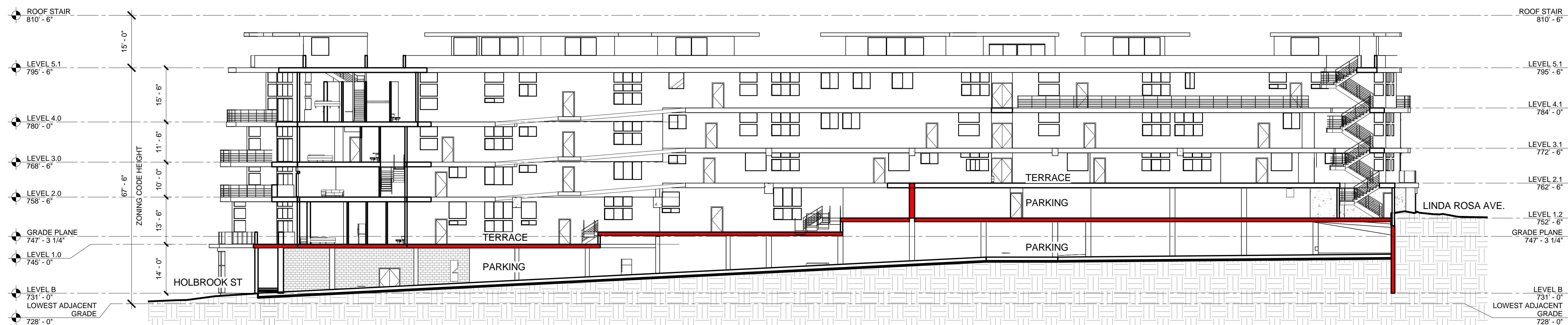
Surveying and Drafting Service  
901 Seward St.  
Los Angeles, CA 90038  
(v) 323.366.2882  
(f) 323.857.1079  
(e) ofer@surveyinganddrafting.com  
Contact:

**GEOTECHNICAL:**

Geosystems  
1545 Victory Blvd.  
Glendale, CA 91201  
(v) 818.500.8533  
(f) 818.500.0134  
(e) geosys@pacbell.net  
Contact: Scott Fishburn

**STRUCTURAL:**

Reiss Brown Ekmejji Inc  
18980 Ventura Blvd., Suite 350  
Tarzana, CA 91356  
(v) 818.757.1501 x25  
(f) 818.757.1509  
Contact: Samir Ekmejji



Section C  
SCALE: 1/16" = 1'-0"

No.	Description	Date

## SECTION C

**EXTERIOR NOTES**

- 1 ROOF TYPE 1:  
Assembly description
- 2 EXTERIOR FLOOR TYPE 1:  
Assembly description
- 3 SOFFIT TYPE 1:  
Assembly description
- 4 EXTERIOR WALL TYPE 1:  
Assembly description
- 5 GUTTER:  
Assembly description
- 6 SCUPPER:  
Assembly description
- 7 GUARDRAIL TYPE 1:  
Assembly description

- # WINDOW TYPES SEE A6.0
- 8 WINDOW TYPE 1:  
Assembly description
- # DOOR TYPES SEE A6.0
- 9 EXTERIOR DOOR TYPE 1:  
Assembly description
- 10 GATE:  
Assembly description
- 11 LANDSCAPE / WATER FEATURE:  
Assembly description
- 12 PLANTER WALL 1:  
Assembly description

**INTERIOR NOTES**

- A INTERIOR FLOOR TYPE 1:  
Assembly description
- B CEILING TYPE 1:  
Assembly description
- W WALL TYPES SEE A0.0.1
- C INTERIOR WALL FINISH 1:  
Assembly description
- D CABINETS:  
Assembly description
- # DOOR TYPES SEE A6.0
- E INTERIOR DOORS:  
Assembly description
- F ELEVATOR:  
Assembly description

- G HANDRAIL:  
Assembly description
- H GAURDRAIL:  
Assembly description

**STRUCTURAL NOTES**

- S1 FOUNDATION:  
Assembly description
- S2 CAST IN PLACE CONCRETE WALL:  
Assembly description
- S3 STRUCTURAL WOOD FRAMING:  
Assembly description
- S4 STRUCTURAL STEEL FRAMING:  
Assembly description
- S5 STEEL COLUMN:  
Assembly description

**MECHANICAL NOTES**

- M1 HVAC SYSTEM OUTDOOR UNITS
- M2 HVAC SYSTEM INDOOR UNITS
- M3 DUCTS / DISTRIBUTION DEVICES
- M4 DIFFUSER / GRILLS/DOOR UNITS
- M5 PLUMBING PIPES/DOOR UNITS
- M6 PLUMBING VENTS

**ELECTRICAL NOTES**

- E1 ELECT. SERVICE / METER
- E2 ELECT. PANEL/E / METER
- E3 LIGHTING / DEVICES

**CIVIL NOTES (SEE CIVIL DRAWINGS)**

- AD AREA DRAIN - EXTERIOR
- CB CATCH BASIN
- DS DOWNSPOUT
- TD TRENCH DRAIN
- RD ROOF DRAIN

**MISCELLANEOUS NOTES**

- SD Hard Wired Smoke Detector w/ Battery Backup and low battery signal. Alarms to be interconnected so that actuation of one alarm activates all w/ in the dwelling unit.
- CO Carbon Monoxide alarm system
- TI INSULATION:  
R-30 Fiberglass Batt @ roof  
R-19 Fiberglass Batt @ walls  
R-13 Fiberglass Batt @ floors

Project number	
Date	
Drawn by	Author
Checked by	Checker
Scale	1/16" = 1'-0"

# A3.1

# 1332 COLORADO BLVD

1733 S. La Cienega Blvd, L.A. CA. 90035  
(v) 310.280.0193 (f) 310.280.0194  
www.vanosarchitects.com

ZONE: [Q]C4-2D  
LOT AREA: 27,553 Sq. Ft.

**PROPERTY INFORMATION:**

Address: 1332 w. Colorado Blvd  
Los Angeles, CA. 90041  
APN: 5690-006-029  
Zone: [Q]C4-2D  
Lot Area: 27,646 sf

**OWNER:**

General Procurement  
800 E. Dyer Road  
Santa Ana, CA 92705  
(v) 949.679.7960  
Contact: Mr. Imad Boukai

**SURVEY:**

Surveying and Drafting Service  
901 Seward St.  
Los Angeles, CA 90038  
(v) 323.366.2882  
(f) 323.857.1079  
(e) ofer@surveyinganddrafting.com  
Contact:

**GEOTECHNICAL:**

Geosystems  
1545 Victory Blvd.  
Glendale, CA 91201  
(v) 818.500.8533  
(f) 818.500.0134  
(e) geosys@pacbell.net  
Contact: Scott Fishburn

**STRUCTURAL:**

Reiss Brown Ekmejli Inc  
18980 Ventura Blvd., Suite 350  
Tarzana, CA 91356  
(v) 818.757.1501 x25  
(f) 818.757.1509  
Contact: Samir Ekmejli

**EXTERIOR NOTES**

- 1 ROOF TYPE 1:  
Assembly description
- 2 EXTERIOR FLOOR TYPE 1:  
Assembly description
- 3 SOFFIT TYPE 1:  
Assembly description
- 4 EXTERIOR WALL TYPE 1:  
Assembly description
- 5 GUTTER:  
Assembly description
- 6 SCUPPER:  
Assembly description
- 7 GUARDRAIL TYPE 1:  
Assembly description
- 8 WINDOW TYPE 1:  
Assembly description
- 9 DOOR TYPES SEE A6.0  
Assembly description
- 10 GATE:  
Assembly description
- 11 LANDSCAPE / WATER FEATURE:  
Assembly description
- 12 PLANTER WALL 1:  
Assembly description

**INTERIOR NOTES**

- A INTERIOR FLOOR TYPE 1:  
Assembly description
- B CEILING TYPE 1:  
Assembly description
- C WALL TYPES SEE A0.0.1  
Assembly description
- D INTERIOR WALL FINISH 1:  
Assembly description
- E CABINETRY:  
Assembly description
- F DOOR TYPES SEE A6.0  
Assembly description
- G INTERIOR DOORS:  
Assembly description
- H ELEVATOR:  
Assembly description
- I HANDRAIL:  
Assembly description
- J GAUDDRAIL:  
Assembly description

**STRUCTURAL NOTES**

- S1 FOUNDATION:  
Assembly description
- S2 CAST IN PLACE CONCRETE WALL:  
Assembly description
- S3 STRUCTURAL WOOD FRAMING:  
Assembly description
- S4 STRUCTURAL STEEL FRAMING:  
Assembly description
- S5 STEEL COLUMN:  
Assembly description

**MECHANICAL NOTES**

- M1 HVAC SYSTEM OUTDOOR UNITS
- M2 HVAC SYSTEM INDOOR UNITS
- M3 DUCTS / DISTRIBUTION DEVICES
- M4 DIFFUSER / GRILLS/DOOR UNITS
- M5 PLUMBING PIPES/DOOR UNITS
- M6 PLUMBING VENTS

**ELECTRICAL NOTES**

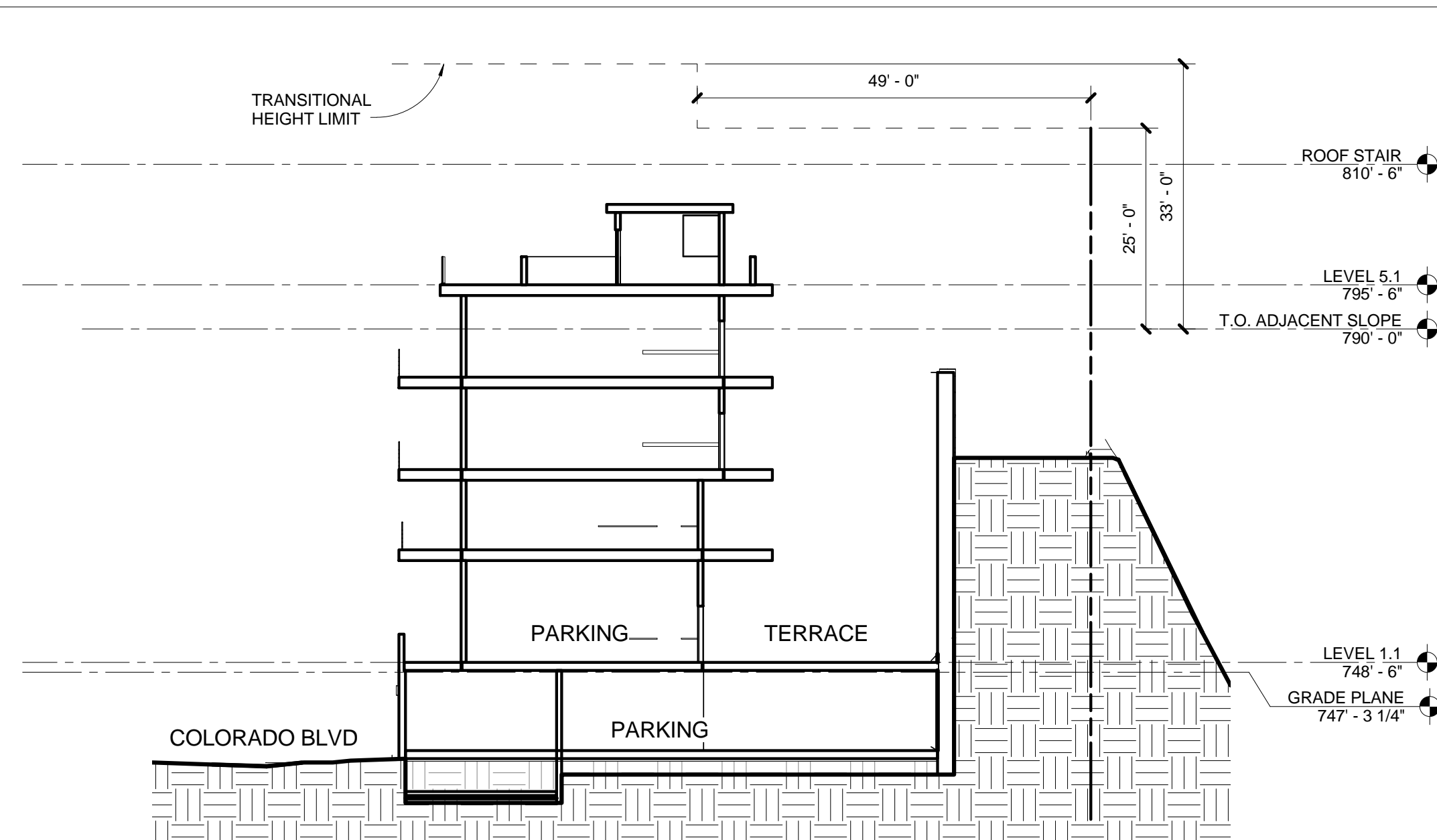
- E1 ELECT. SERVICE / METER
- E2 ELECT. PANEL/E / METER
- E3 LIGHTING / DEVICES

**CIVIL NOTES (SEE CIVIL DRAWINGS)**

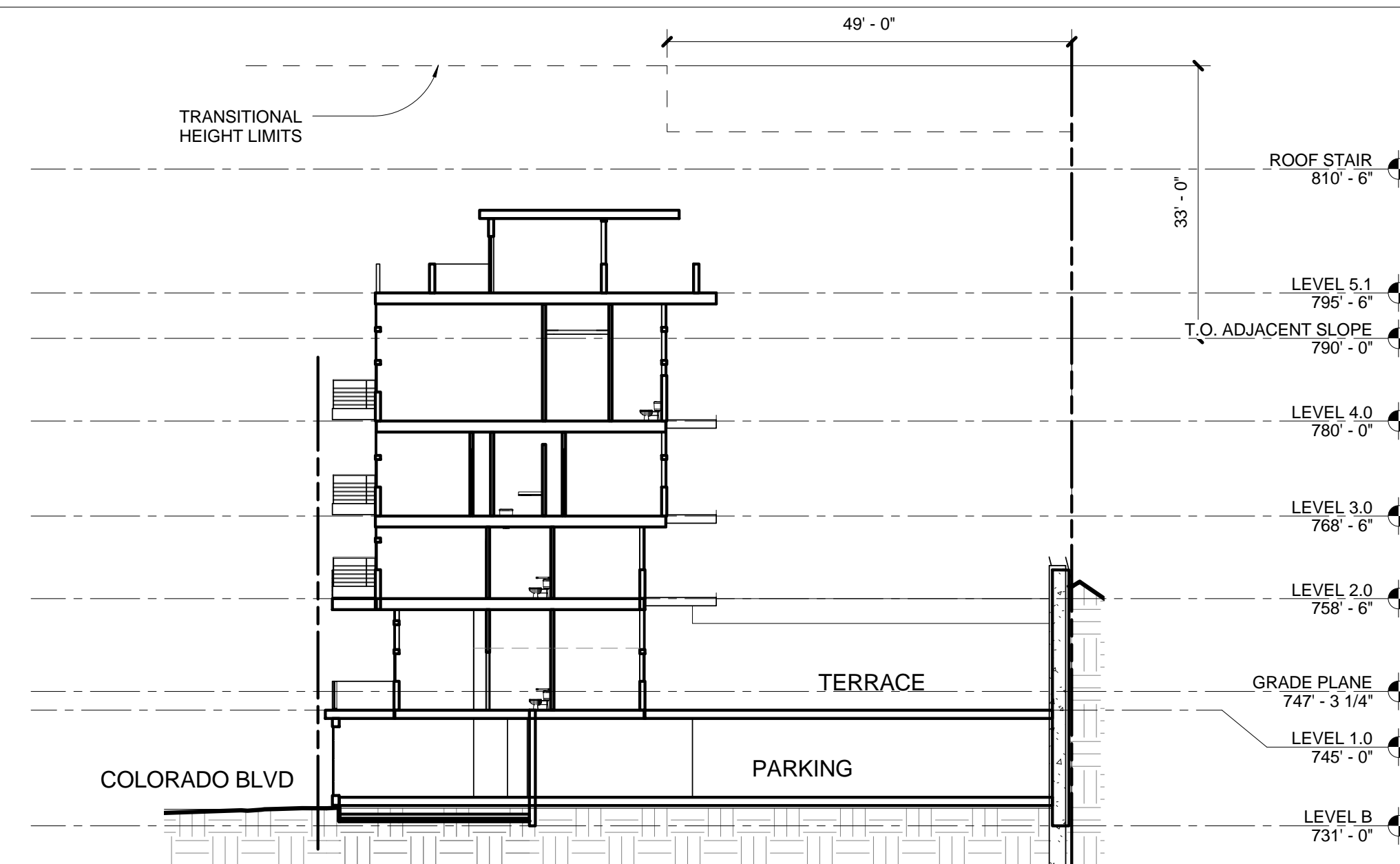
- AD AREA DRAIN - EXTERIOR
- CB CATCH BASIN
- DS DOWNSPOUT
- TD TRENCH DRAIN
- RD ROOF DRAIN

**MISCELLANEOUS NOTES**

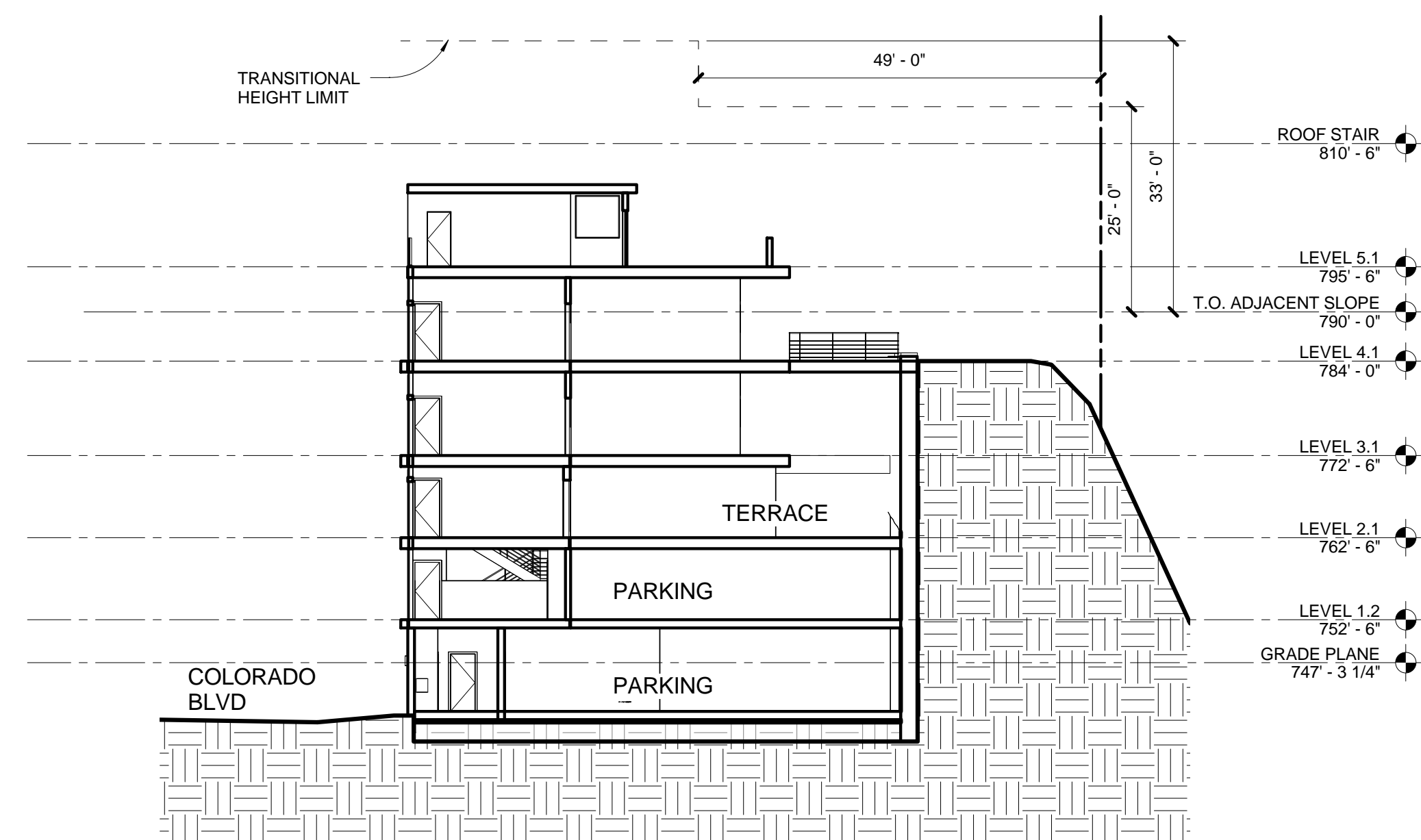
- SD Hard Wired Smoke Detector w/ Battery Backup and low battery signal. Alarms to be interconnected so that actuation of one alarm activates all w/ in the dwelling unit.
- CO Carbon Monoxide alarm system
- TI INSULATION:  
R-30 Fiberglass Batt @ roof  
R-19 Fiberglass Batt @ walls  
R-13 Fiberglass Batt @ floors



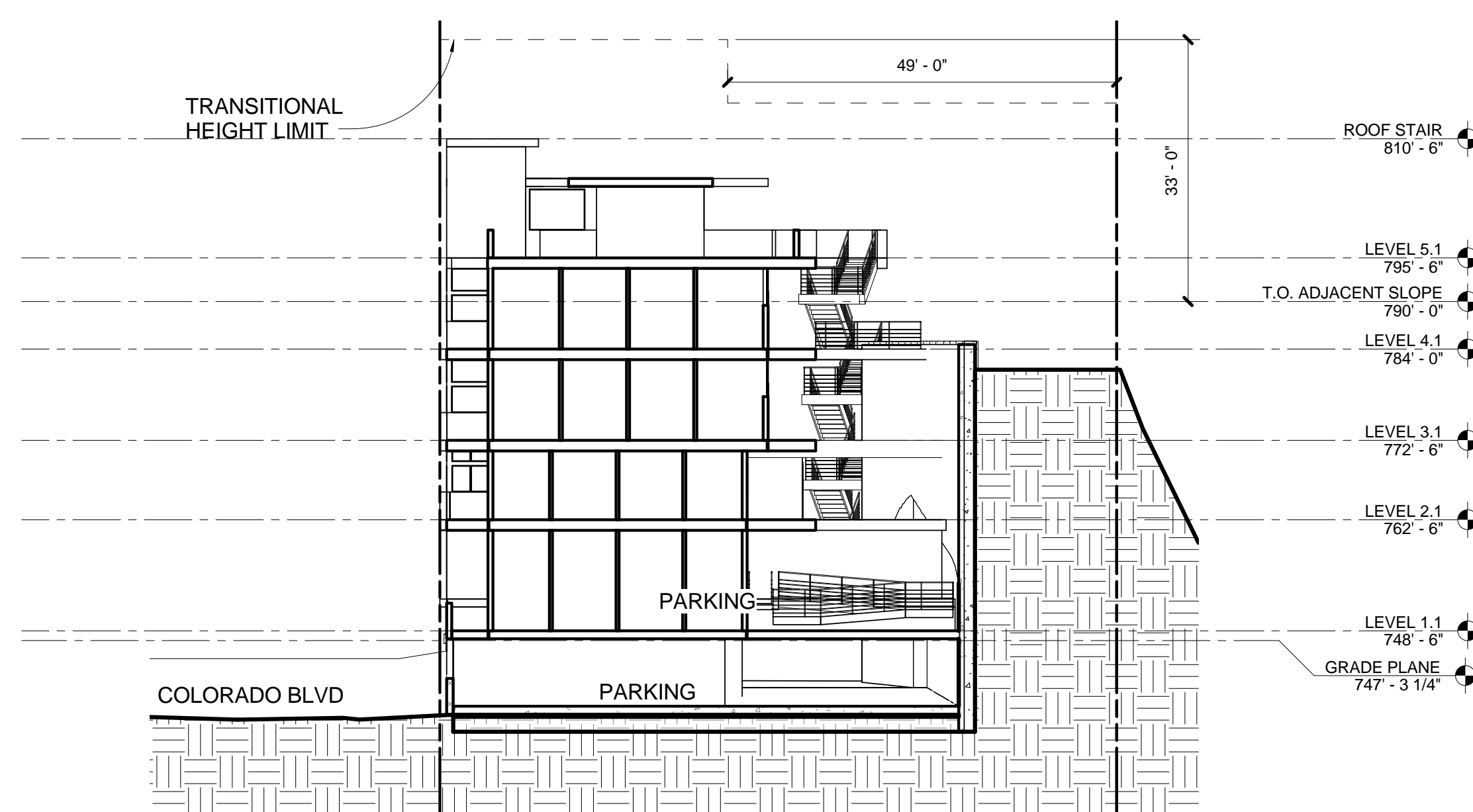
Section 2A  
SCALE: 1/16" = 1'-0"



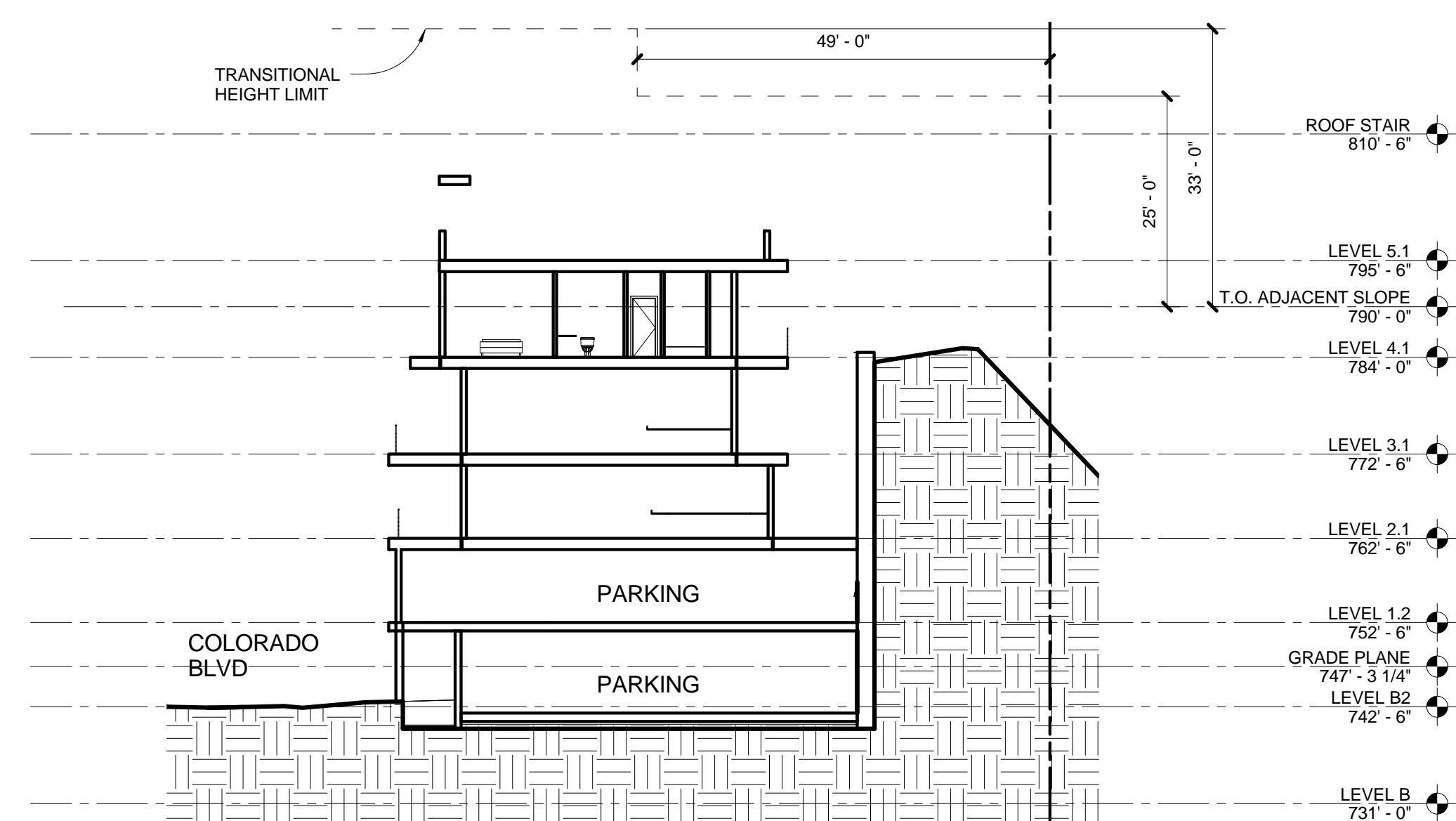
Section 1A  
SCALE: 1/16" = 1'-0"



Section 4A  
SCALE: 1/16" = 1'-0"



Section 3A  
SCALE: 1/16" = 1'-0"



Section 5A  
SCALE: 1/16" = 1'-0"

No.	Description	Date

## SECTIONS 1-5

Project number \_\_\_\_\_  
Date \_\_\_\_\_  
Drawn by \_\_\_\_\_ Author  
Checked by \_\_\_\_\_ Checker

# A3.2

Scale 1/16" = 1'-0"

# 1332 COLORADO BLVD

ZONE: [Q]C4-2D  
 LOT AREA: 27,646 Sq. Ft.

**PROPERTY INFORMATION:**  
 Address: 1332 w. Colorado Blvd  
 Los Angeles, CA 90041  
 APN: 5690-006-029  
 Zone: [Q]C4-2D  
 Lot Area: 27,646 sf

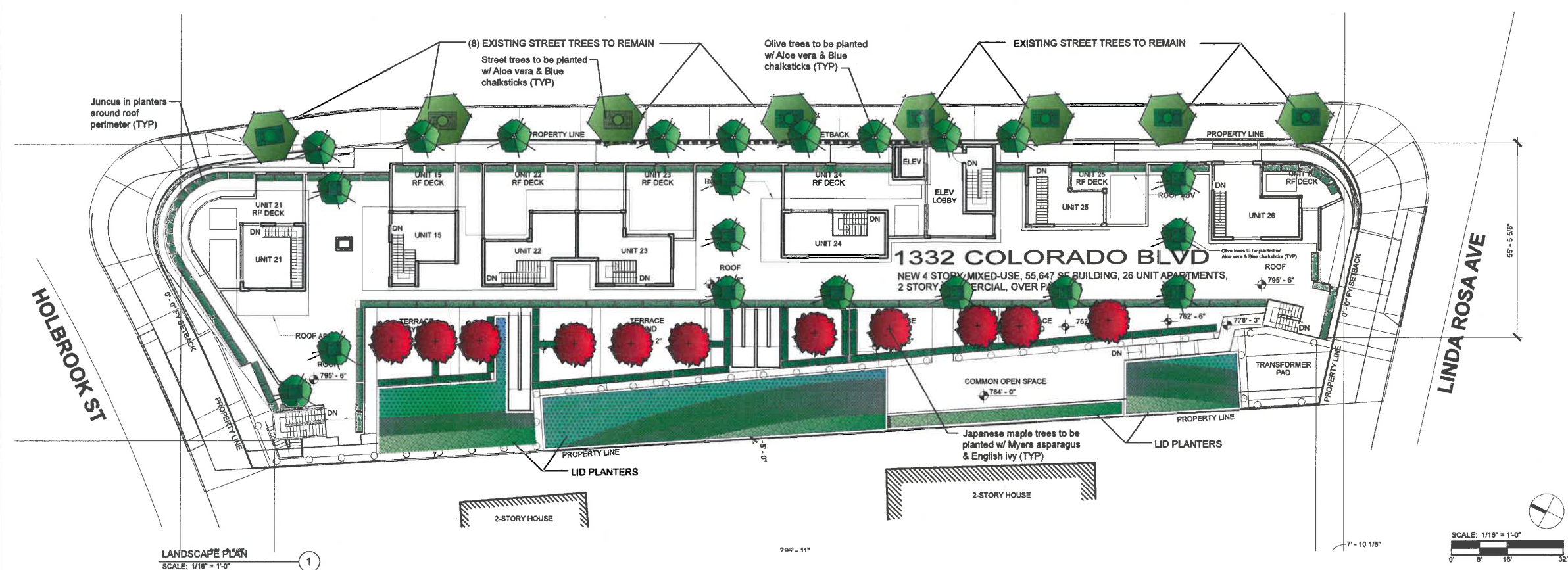
**OWNER:**  
 General Procurement  
 800 E. Dyer Road  
 Santa Ana, CA 92705  
 (v) 949.879.7900  
 Contact: Mr. Imad Boukai

**SURVEY:**  
 Surveying and Drafting Service  
 901 Seward St.  
 Los Angeles, CA 90038  
 (v) 323.365.2352  
 (f) 323.957.1079  
 (e) ofers@surveyinganddrafting.com  
 Contact:

**GEOTECHNICAL:**  
 Geosystems  
 1545 Victory Blvd.  
 Glendale, CA 91201  
 (v) 818.500.9533  
 (f) 818.500.0134  
 (e) geosys@pacbell.net  
 Contact: Scott Fishburn

**STRUCTURAL:**  
 Reiss Brown Ekmeleji Inc.  
 19960 Ventura Blvd., Suite 350  
 Tarzana, CA 91359  
 (v) 818.757.1501 x25  
 (f) 818.757.1509  
 Contact: Samir Ekmeleji

**LANDSCAPE:**  
 Courland Studio  
 505 E Colorado Blvd., Mezzanine C  
 Pasadena, CA 91101  
 (v) 818.788.9382  
 (f) 818.788.3217  
 Contact: Paul Lewis



## TREES



Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple



Olea europaea 'Swan Hill' / Fruitless Olive



Aloe vera / Aloe vera



Asparagus densiflorus 'Myers' / Myers asparagus



Juncus patens / California gray rush

## VINE



Ficus pumila / Creeping fig

## GROUND COVERS



Ceanothus 'Julia Phelps' / Julia Phelps ceanothus



Hedera helix / English ivy



Salvia 'Bee's Bliss' / Bee's Bliss sage



Senecio serpens 'Blue Chalksticks' / Blue chalksticks

## PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
<b>TREES</b>					
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	11	24" Box	M	multi-trunk
	Olea europaea 'Swan Hill' / Fruitless Olive	21	24" Box or 15g	L	multi-trunk
<b>SHRUBS</b>					
	Aloe vera / Aloe vera @ 24" o.c.			1g	L
	Asparagus densiflorus 'Myers' / Myers asparagus			1g	L
	Juncus patens / California gray rush			1g	L
<b>VINE</b>					
	Ficus pumila / Creeping Fig			1g	M
<b>GROUND COVERS</b>					
	Ceanothus 'Julia Phelps' / Julia Phelps ceanothus			5g	L
	Hedera helix / English ivy x sf @ 24" o.c.			1g	L
	Salvia 'Bee's Bliss' / Bee's Bliss sage			5g	L
	Senecio serpens 'Blue Chalksticks' / Blue chalksticks x sf @ 12" o.c.			flat	L

## SCHEMATIC LANDSCAPE PLAN

Project number  
 Date: 08/31/17  
 Drawn by: A.S.R./M.C.  
 Checked by: P.L.

# L1.0

Scale: 1/16" = 1'-0"



# DENSITY BONUS - OFF MENU



Quality Mapping Service

14549 Archwood St. Suite 301  
 Van Nuys, California 91405  
 Phone (818) 997-7949 - Fax (818) 997-0351  
 qmapping@qesqms.com

DRAWN BY:

THOMAS BROTHERS  
 Page: 565 Grid: C6

LEGAL  
 LOT: 35-41  
 TRACT: 1083  
 M B 17-84

CONTACT: HEATHER LEE CONSULTING

ASSESSOR PARCEL NUMBER:  
 5690-006-029

SITE ADDRESS: 1332 COLORADO BLVD.

CD: 14  
 CT: 1815.00  
 PA: 101 NORTHEAST LOS ANGELES  
 USES: FIELD

CASE NO:  
 SCALE: 1" = 100'  
 D.M.: 162A229, 162A227,  
 163-5A227, 163-5A229

PHONE: 310-906-6880

DATE: 02-17-17  
 Update:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NET AC: 0.63

NORTH

QMS: 17-075



COUNTY CLERK'S USE

CITY CLERK'S USE

**CITY OF LOS ANGELES**  
 OFFICE OF THE CITY CLERK  
 200 NORTH SPRING STREET, ROOM 360  
 LOS ANGELES, CALIFORNIA 90012

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**  
**NOTICE OF EXEMPTION**  
 (California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

<b>LEAD CITY AGENCY</b> City of Los Angeles Department of City Planning	<b>COUNCIL DISTRICT</b> 14
----------------------------------------------------------------------------	-------------------------------

<b>PROJECT TITLE</b> Ω	<b>LOG REFERENCE</b> ENV-2017-1104-CE
---------------------------	------------------------------------------

**PROJECT LOCATION**  
 Ω 1332 Colorado Boulevard

**DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:**  
 Ω New construction of 26-unit, 56,000 square foot mixed-use building.

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:**  
 Ω Imad Boukai

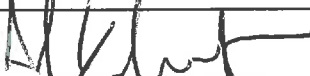
<b>CONTACT PERSON</b> Ω Heather Lee	<b>AREA CODE</b> Ω 310	<b>TELEPHONE NUMBER</b> Ω 906-6880	<b>EXT.</b>
----------------------------------------	---------------------------	---------------------------------------	-------------

**EXEMPT STATUS: (Check One)**

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
9 MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
9 DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
9 EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
Y CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1
Class <u>32</u> Category _____ (City CEQA Guidelines)		
9 OTHER	(See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)	

**JUSTIFICATION FOR PROJECT EXEMPTION:** In-fill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

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


<b>SIGNATURE</b> 	<b>TITLE</b> City Planning Associate	<b>DATE</b> 9/12/2017
---------------------------------------------------------------------------------------------------------	-----------------------------------------	--------------------------

<b>FEE:</b> \$2,280.00	<b>RECEIPT NO.</b> 35713	<b>REC'D. BY</b> Eric Claros	<b>DATE</b> 3/15/2017
---------------------------	-----------------------------	---------------------------------	--------------------------

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record  
 Rev. 11-1-03 **Rev. 1-31-06 Word**

IF FILED BY THE APPLICANT:

Ω HEATHER LEE  
 NAME (PRINTED)

  
 SIGNATURE

Ω 9/12/17  
 DATE

DAVID H. J. AMBROZ  
PRESIDENT

RENEE DAKE WILSON  
VICE-PRESIDENT

CAROLINE CHOE  
VAHID KHORSAND  
JOHN W. MACK  
SAMANTHA MILLMAN  
MARC MITCHELL  
VERONICA PADILLA-CAMPOS  
DANA M. PERLMAN

ROCKY WILES  
COMMISSION OFFICE MANAGER  
(213) 978-1300



ERIC GARCETTI  
MAYOR

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

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

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

JAN ZATORSKI  
DEPUTY DIRECTOR  
(213) 978-1273

<http://planning.lacity.org>

## JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2017-1104-CE

On September 12, 2017, the Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article III, Section 1, Class 32, Case No. ENV-2017-1104-CE.

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

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- (c) The project site has no value as habitat for endangered, rare or threatened species;
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- (e) The site can be adequately served by all required utilities and public services.

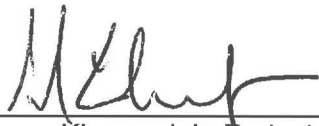
The project is for the construction of a new, 26-unit, approximately 56,000 square foot mixed use building with approximately 4,157 square feet of retail floor area. As a mixed use project, and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

The site is zoned [Q]C4-2D and has a General Plan Land Use Designation of Neighborhood Commercial. As shown in the case file, the project is consistent with the applicable Northeast Los Angeles Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.63 acres. Lots adjacent to the subject site are developed with the following urban uses: Properties to the north, across Colorado Boulevard, are zoned [Q]C4-2D and developed with a multi-family apartment building, low density multi-family structures, and single-family homes. Adjacent properties to the south are zoned R1-1 and developed with single-family homes. Properties to the east are zoned [Q]C4-2D and are developed with low-density multi-family structures. Properties to the west are zoned [Q]C4-2D and developed with a two-story commercial structure. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There are no trees being removed on the site. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance pollutant

discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. The traffic study, prepared by Linscott, Law, and Greenspan, dated May 2, 2017, concluded the project will result in 261 net new daily trips, including 15 trips in the a.m. peak hour and 23 trips in the p.m. peak hour. Therefore, the project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of a 26-unit mixed-use project will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

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

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes a 26-unit mixed use development in an area zoned and designated for such development. All adjacent lots are developed with commercial as well as multi-family residential uses, and the subject site is of a similar size and slope to nearby properties. Multi-family housing, as well as mixed use development, is not unusual for the vicinity of the subject site, and is similar in scope to other existing buildings in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The project site is approximately 35 miles away from Topanga Canyon State Scenic Highway. Therefore the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.



Azeen Khanmalek, Project Planner  
Central Project Planning  
Department of City Planning  
200 N. Spring Street, Rm. 621  
Los Angeles CA 90012

Phone: (213) 978-1336

E-mail: [Azeen.Khanmalek@lacity.org](mailto:Azeen.Khanmalek@lacity.org)