DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: July 11, 2019
Time: After 8:30 A.M.*
Place: Los Angeles City Hall,
Council Chambers
200 N. Spring Street
Los Angeles, CA 90012

Public Hearing: May 16, 2018
Appeal Status: Conditional Use and Site Plan Review are appealable to City Council by any party. Density Bonus is not appealable.
Expiration Date: July 11, 2019
Multiple Approval: Yes

Case No.: CPC-2017-1503-DB-CU-SPR
CEQA No.: ENV-2017-1504-SCEA; CF 18-0412
Related Cases: AA-2017-1505-PMLA
Council No.: 13 – O'Farrell
Plan Area: Hollywood
Specific Plan: None
Certified NC: Hollywood Hills West
GPLU: High Density Residential
Existing Zone: [Q]R4-2

Applicant: Thomas Safran, Montecito Apartments Housing, LP
Representative: Dana Sayles, Three6ixty

PROJECT LOCATION: **6650 – 6668 West Franklin Avenue; 1855 North Cherokee Avenue**

PROPOSED PROJECT: The project involves the maintenance of an existing historic, 10-story, 118-unit, 100% senior affordable multi-family building (The Montecito), and the construction of a 6-story, 68-unit, 100% senior affordable multi-family residential building. The new building (The Montecito II) is proposed at maximum height of 76'-8" tall and will contain 67 senior affordable housing units with one manager's unit, totaling 53,379 square feet of new building area, and approximately 7,000 square feet of recreation/open space area. The Montecito II will be physically connected to the existing Montecito building by way of a new common lobby providing access to both facilities, with shared amenities within. One unit within the existing building would be modified from a one bedroom to a studio to allow for the connection from the common lobby to the proposed new building.

REQUESTED ACTION:

1) Find, pursuant to Public Resources Code, Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 Sustainable Communities Environmental Assessment, No. ENV-2017-1504-SCEA ("SCEA"), and all comments received, after imposition of all mitigation measures there is no substantial evidence that the project will have a significant effect on the environment; FIND that the City Council held a hearing on and adopted the SCEA on February 20, 2019 (CF 18-0412) pursuant to Public Resources Code (PRC) Section 21155.2(b)(6); FIND the Project is a "transit priority project" as defined by PRC Section 21155 and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior EIR(s), including SCAG 2016-2040 RTP/SCS EIR SCH No. 2015031035; FIND all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA; FIND with respect to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the Project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency; FIND the SCEA reflects the independent judgment and analysis of the City; FIND the mitigation measures have been made enforceable conditions on the project; and adopted the SCEA and the Mitigation Monitoring Program prepared for the SCEA;

2) A Density Bonus (DB) pursuant to CA Government Code Section 65915(f)(3) and LAMC Section 12.22-A.25 to permit a Senior Residential Housing Development Project with 118 existing non-conforming units and 68 new units, dedicating 99% of proposed units restricted to Low and Very Low Income Households in exchange for the following incentives:

   a. An On-Menu Incentive for an increase in height to permit a new building with 76-feet, 8-inches in height in lieu of the otherwise permitted 72-foot height limit pursuant to Ordinance 165,656 and LAMC 12.21.1 B.2 for a site with more than 20 feet of grade change;

   b. A modification of a development standard not on the menu to allow a decrease in yards to permit a 4-foot, 6-inch northerly side yard fronting Franklin Boulevard in lieu of the otherwise required 9 feet for a 6-story building pursuant to LAMC 12.11 C.2; and

   c. A modification of a development standard not on the menu to allow a decrease in yards to permit a 10-foot rear yard in lieu of the otherwise required 18-foot rear yard for a 6- story building pursuant to LAMC 12.11 C.3;

3) A Conditional Use Permit to permit pursuant to 12.24 U.26, to permit a housing development project with a density increase greater than the maximum permitted in LAMC 12.22 A.25, for a total of 186 units; and

4) Site Plan Review (SPR) pursuant to LAMC 16.05 C, to permit the construction, use, and maintenance of 50 or more new residential units.

RECOMMENDED ACTIONS:

1) **Find**, pursuant to Public Resources Code (PRC), Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 Sustainable Communities Environmental Assessment, No. ENV-2017-1504-SCEA ("SCEA"), and all comments received, after imposition of all mitigation measures there is no substantial evidence that the project will have a significant effect on the environment; FIND that the City Council held a hearing on and adopted the SCEA on February 20, 2019 (CF 18-0412) pursuant to Public Resources Code (PRC) Section 21155.2(b)(6); FIND the Project is a "transit priority project" as defined by PRC Section 21155 and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior EIR(s), including SCAG 2016-2040 RTP/SCS EIR SCH No. 2015031035; FIND all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA; FIND with respect to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the Project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency; FIND the SCEA reflects the independent judgment and analysis of the City; FIND the mitigation measures have been made enforceable conditions on the project; and adopted the SCEA and the Mitigation Monitoring Program prepared for the SCEA;

2) **Approve** a Density Bonus (DB) pursuant to CA Government Code Section 65915(f)(3) and LAMC Section 12.22-A.25 to permit a 35% density bonus for a Senior Residential Housing Development Project with 118 existing non-conforming units and 68 new units, dedicating 99% of proposed units restricted to Low and Very Low Income Households in exchange for the following incentives:

   a. An increase in height to permit a new building with 76-feet, 8-inches in height in lieu of the otherwise permitted 72-foot height limit pursuant to Ordinance 165,656 and LAMC 12.21.1 B.2 for a site with more than 20 feet of grade change;

   b. A decrease in yards to permit a 4-foot, 6-inch northerly side yard fronting Franklin Boulevard in lieu of the otherwise required 9 feet for a 6-story building pursuant to LAMC 12.11 C.2; and

c. A decrease in yards to permit a 10-foot rear yard in lieu of the otherwise required 18-foot rear yard for a 6- story building pursuant to LAMC 12.11 C.3;

3) **Approve** a Conditional Use Permit to permit pursuant to 12.24 U.26, to permit a housing development project with a density increase greater than the maximum permitted in LAMC 12.22 A.25, for a total of 186 units;

4) **Approve** Site Plan Review (SPR) pursuant to LAMC 16.05 C, to permit the construction, use, and maintenance of 50 or more new residential units.

5) **Adopt** the attached **Conditions of Approval**; and

6) **Adopt** the attached **Findings.**

VINCENT P. BERTONI, AICP
Director of Planning

Nicholas Hendricks
Senior City Planner

Jenna Monterrosa
City Planner

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 525, 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) 978-1300.

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PROJECT ANALYSIS

Project Summary

The project involves the construction of a 6-story, 68-unit, 100% senior affordable multi-family residential building and along with the continued use of an existing building of 118 units called the Montecito. The proposed new building (Montecito II) proposes a maximum height of 76'-8" and will contain 67 senior housing units with one manager's unit, for a total of 68 units. The new building will be physically connected to the historic Montecito building by way of a new common lobby providing access to both facilities and the amenities within. The creation of hyphen connection between buildings will necessitate the partial removal of the site's existing outdoor garden courtyard. Additionally, one unit within the existing building would be modified from a one bedroom to a studio to allow for the connection from the common lobby to the proposed new building.

Existing Setting and Site Description

The subject site is rectangular-shaped property totaling approximately 33,793 square feet (0.78 acres) and located at the southwest corner of Franklin and Cherokee Avenues. Multi-family uses generally surround the site to the north, east, and west. The property has a frontage that extends 130 feet along on the south side of Franklin Avenue and 150 feet on the western side of Cherokee Avenue. The site is bounded the Las Palmas Senior Center to the west and a multi-family housing building to the south. The site slopes upward from the low point at the southeast corner of the property toward the highest northeast corner. The elevation of the high point along the eastern property line is 432 feet and the elevation at the low point in the southwest corner is 407 feet. The total change in grade across the site is more than 20 feet.

The site's existing Montecito building is a 10-story, 118-unit, 100% senior affordable, residential apartment building (The Montecito) containing two subterranean parking levels. The Montecito is a tax credit apartment building which means that it is owned by a landlord who participates in the federal low-income housing tax credit program. In return for renting units to low-income tenants

at a restricted rent, landlords claim tax credits for eligible buildings. The Montecito is a legal non-conforming structure that occupies the northeast corner of the subject property. The existing building is joined by garden to the west and a parking lot to the south. The building's two basement levels are fully exposed on this facade which consists of a flat wall surface articulated by irregularly placed window openings. A sloping driveway runs from Cherokee Avenue down to the lower basement level where a large garage doorway provides access to interior parking.

The Montecito was constructed in 1931 and is a registered National and California Historic Resource as an excellent example of an Art Deco architectural style building in Hollywood (1985). In 2019, the Montecito was designated locally as a Historic Cultural Monument. Designed by architect Marcus Phillips Miller (1892-1949), the Montecito was designed in the Art Deco architectural style with Mayan Revival-style detailing for The Cherokee Properties, Ltd. to provide housing for film industry workers. In 1985, the property was converted to affordable senior housing, which it continues to serve as today. H-shaped in plan, the apartment building is of reinforced concrete construction with shallow light courts on the east and west elevations and has a flat composition roof with a parapet wall. The primary, north-facing elevation features a recessed entryway with decorative marble and iron surrounds at the ground level and an inset fire escape that spans the height of the building. A highly decorative cast iron canopy with lamps is located directly above the entrance.

View of Entrance of the Montecito

Based on available building permits and photographs, the Montecito has undergone only minimal alterations over the years that include modifications to the parapet in 1956; the infill of a swimming pool at the rear of the building and interior remodel and unit reconfiguration in 1985; the replacement of a parking lot with a garden in 1986; and conversion of a studio unit to the manager's office and a one-bedroom unit on the tenth floor to a two-bedroom unit in 1997.

Historic Cultural Monument Designation

In 2018, the Montecito was nominated as a Historic Cultural Monument (HCM) by the Art Deco Society of the Los Angeles (HCM applicant). During the designation of the Montecito building, it was argued by the HCM applicant that the adjacent courtyard garden is significant as "an excellent example of a Mid-Century [Modern] formal garden" that warranted the inclusion of courtyard in its designation. During the review of the application, the Cultural Heritage Commission (CHC) designated the *entirety of the sit*e as an HCM, noting that while the existing garden is an attractive amenity for current residents, it was constructed as part of a rehabilitation project in the 1980s and *did not* rise to the level of meeting the Cultural Heritage Ordinance criteria as a representation of Mid-Century Modern landscape design.

Subsequent to the CHC's recommendation to include the entirety of the subject property as an HCM, the City Council's action to approve the nomination of the Montecito carved out the existing

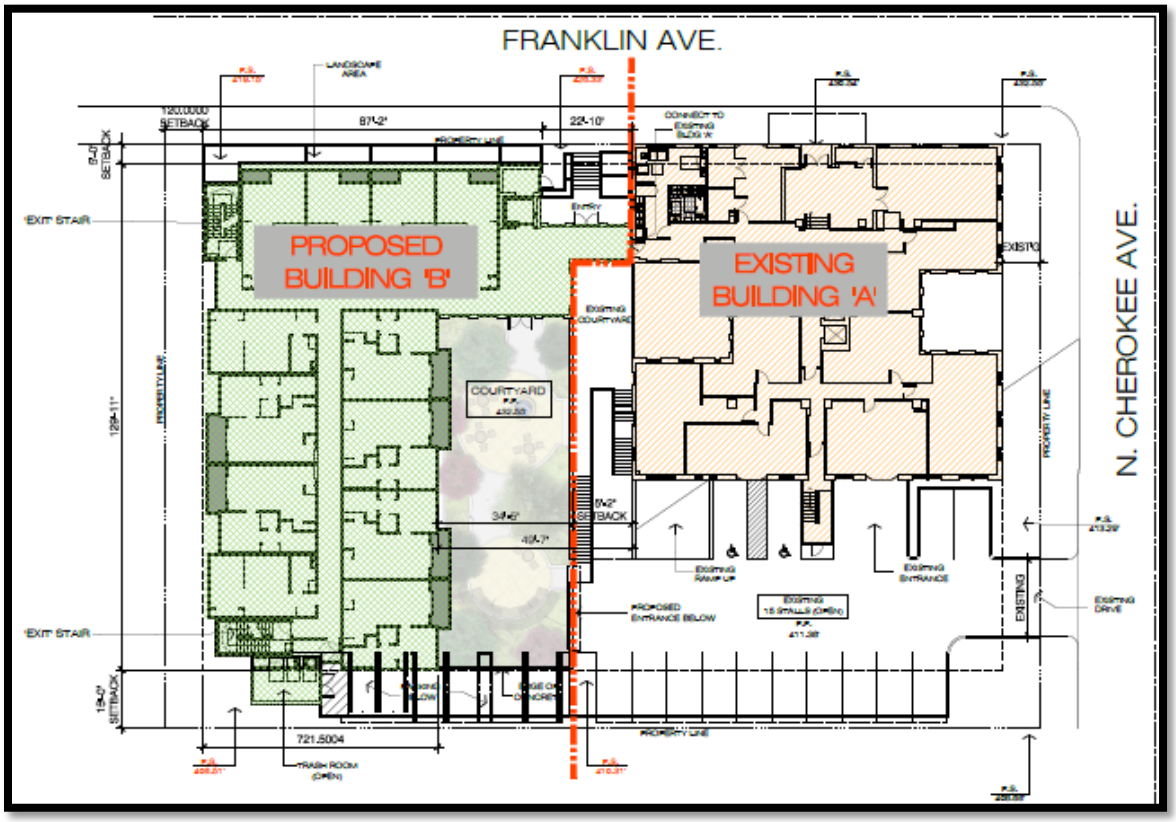
garden area from its historic designation. The City Council determined that the application did not provide sufficient evidence to support inclusion of the adjacent garden or parking lot into the historic cultural monument designation and thus moved to adopt the Cultural Heritage Commission's recommendation to designate the Montecito *with a modification to exclude the parking lot and garden area*.

Any construction plans proposed on the subject site, however, will require review by the Office of Historic Resources, pursuant to the Los Angeles Municipal Code. Pursuant to Los Angeles Municipal Code Section 91.106.4.5, (Permits for Historical and Cultural Buildings), the department shall not issue a permit to demolish, alter or remove a building or structure of historical, archaeological or architectural consequence if such building or structure has been officially designated, or has been determined by state or federal action to be eligible for designation, on the National Register of Historic Places, or has been included on the City of Los Angeles list of Historic Cultural Monuments, without the department having first determined whether the demolition, alteration or removal may result in the loss of or serious damage to a significant historical or cultural asset. Due to the fact that the existing Montecito building, and not entirety of the project site, has been identified as a historic resource, the review of any submitted plans will focus of the proposed connection or hyphen that will be constructed between the existing Montecito and proposed Montecito II building.

Project Details:

The total residential floor area of the proposed new building, including units, corridors, lobby, and amenity areas is 53,370 square feet. Calculated together with the existing Montecito building, the project site will contain approximately 71,450 square feet of floor area, bringing the total site's Floor Area Ratio (FAR) to a total of 4.57 to 1. The project will construct approximately 7,000 sf of recreation/open space areas composed of two open courtyards, an indoor community room, a roof deck, and private balcony space. Vehicular access to the project is proposed via the existing driveway on Cherokee Avenue. As designed, the new building will provide 57 parking spaces in two levels of subterranean parking. Vehicle parking for the project, as well as replacement parking for the existing surface spaces displaced by the new building will be provided in a subterranean structure on-site. This will result in a total of 101 on-site parking spaces provided for a total of 186 units cumulatively located within both buildings.

With exception to a manager's unit, the proposed new residential building will be solely dedicated to the housing of senior affordable housing units. The new building's proposed 68 residential units will be composed of 32 studio units and 36 one-bedroom units, ranging from approximately 420 to 520 square feet. An open plan concept is employed in the communal areas of the units to maximize interior space and flexibility. This unit plan layout would maximize the natural light in all common areas offering a visual connection to the outside from the living, kitchen and dining areas. Most units would feature a minimum 50 square feet of private balcony space off the living room providing private open space for relaxing and living. The kitchens would be furnished with Energy Star rated appliances. All bathroom and plumbing fixtures will be water-conserving fixtures.



Proposed Site Plan

The project consists of the following:

Project Summary	Total
Density	
Base (1 dwelling unit / 600 square feet)	*57*
Base + 35% Density Bonus	*77*
Base + 226% Density Bonus Increase	*186*
Total Number of Existing Units	*118*
Total Number of Proposed Units	*68*
Percentage Increase from Existing Number of Units	*57%*
Proposed New Residential Units (Montecito II)	
Unit Type A1 (Studio +1 Bathroom, 440 sf)	*20*
Unit Type A2 (Studio + 1 Bathroom, 420 sf)	*12*
Unit Type B1 (1-Bedroom + 2 Bathroom, 520 sf)	*36*
Total Units	**68**
New Units Square Footage	**32,560 sf**
Open Space (68 x 100 sf; 100 sf per unit w/less than 3 habitable rooms)	
Private Open Space	*1,700 sf*
Community Room	*1,300 sf*
Roof Deck on 6th Floor	*500 sf*
Podium Open Space	*2,400 sf*
Total New Open Space	**5,900 sf**
Required Open Space *(Existing Montecito does not require open space)*	**6,800 sf**
Portion of Existing Courtyard to Remain	*1,100 sf*
Total Open Space Provided	**7,000 sf**

Project Summary	Total
Parking	
Automobile Parking	
Existing On-Site Parking	*70 spaces*
Existing Parking to be Removed	*23 spaces*
Existing Parking to Remain	*47 spaces*
Proposed Parking in New Building Level 1	*27 spaces*
Proposed Parking in New Building Level 2	*30 spaces*
2-Bedroom	*39 spaces*
Total Automobile Parking Required by New Building (0.5/unit, 1/manager's unit)	**34 spaces**
Total New Automobile Parking Spaces Constructed	**54 spaces**
Total Automobile with Replacement Spaces Provided *(Existing to Remain + Newly Constructed)*	**101 spaces**
Bicycle Parking	
Total Existing Spaces	*0 spaces*
New Long Term Required (1/5,000 sf)	*7 spaces*
New Short Term Required (1/10,000 sf)	*3 spaces*
Total Bicycle Parking Required	**10 spaces**
Long Term Bicycle Parking Provided	**68 spaces**
Short Term Bicycle Parking Provided	**7 spaces**
Total Bicycle Parking Provided	**75 spaces**

Proposed Density

The proposed project includes the Montecito II, a new 68-unit residential building, with 67 restricted affordable units for Low Income and Very-Low Income senior residents and one market-rate manager's unit, along with the maintenance of the existing historic Montecito building that contains 118 units, with 117 reserved for Very-Low and Low Income senior units and one manager's unit. Due to the unique nature of the property and the existence of the historic Montecito building, the density calculation for the project must combine the number of new and existing units in the final density count, which results in a total of 186 units.

The base density permitted for the 33,793-square-foot property is calculated at 1 unit per 600 square feet, for a maximum total of 57 base units. The existing Montecito has non-conforming density rights with 118 units, which by today's zoning represents a 107% increase in density over that permitted by the zone. The addition of the Montecito II represents a 226% density increase from the site's base density of 57 units, a 57% increase from the 118 units that exist today, and a 142% increase from what is otherwise permitted by LAMC Section 12.22-A.25. As such, the application requires a Conditional Use Permit pursuant to LAMC 12.24 U.26 to exceed the 35% density bonus increase permitted by LAMC 12.22 A.25.

The applicant is entitled to a 35% density increase pursuant to LAMC 12.22 A.25(c)(1) because the project sets aside a minimum of 20% Low or 11% Very-Low Income units. The project proposes to make all but the manager's units rent-restricted, which means that automatically a minimum of 11% of the base units would be restricted for Very-Low Income residents or 20% of the base units would be restricted for Low Income residents. Therefore, the proposed project is eligible for a minimum 35% increase in base density.

In instances where a project is seeking a density bonus increase that is more than 35%, the amount of required set-aside affordable units shall vary depending on the requested amount of density bonus. For any project that requests a density bonus increase beyond 35%, the chart located in LAMC 12.22-A,25 must be extended to calculate the additional required affordable set-asides.

The following chart corresponds to the calculation of Very Low Income Households set-aside units required for an increase in project density. For every 1% of Very Low Income units provided, a project is entitled to an additional 2.5% increase in density:

% of VLI units	% of Density Bonus	% of VLI units	% of Density Bonus	% of VLI units	% of Density Bonus	% of VLI units	% of Density Bonus
5	20	26	72.5	47	125	68	177.5
6	22.5	27	75	48	127.5	69	180
7	25	28	77.5	49	130	70	182.5
8	27.5	29	80	50	132.5	71	185
9	30	30	82.5	51	135	72	187.5
10	32.5	31	85	52	137.5	73	190
11	35	32	87.5	53	140	74	192.5
12	37.5	33	90	54	142.5	75	195
13	40	34	92.5	55	145	76	197.5
14	42.5	35	95	56	147.5	77	200
15	45	36	97.5	57	150	78	202.5
16	47.5	37	100	58	152.5	79	205
17	50	38	102.5	59	155	80	207.5
18	52.5	39	105	60	157.5	81	210
19	55	40	107.5	61	160	82	212.5
20	57.5	41	110	62	162.5	83	215
21	60	42	112.5	63	165	84	217.5
22	62.5	43	115	64	167.5	85	220
23	65	44	117.5	65	170	86	222.5
24	67.5	45	120	66	172.5	87	225
25	70	46	122.5	67	175	88	227.5

The following chart corresponds to the calculation of Low Income Households set-aside units required for an increase in project density. For every 1% of Very Low Income units provided, a project is entitled to an additional 1.5% increase in density:

% of LI units	% of Density Bonus	% of LI units	% of Density Bonus	% of LI units	% of Density Bonus	% of LI units	% of Density Bonus
10	20	40	92	70	137	100	182
11	21.5	41	93.5	71	138.5	101	183.5
12	23	42	95	72	140	102	185
13	24.5	43	96.5	73	141.5	103	186.5
14	26	44	98	74	143	104	188
15	27.5	45	99.5	75	144.5	105	189.5
16	29	46	101	76	146	106	191
17	30.5	47	102.5	77	147.5	107	192.5
18	32	48	104	78	149	108	194
19	33.5	49	105.5	79	150.5	109	195.5
20	35	50	107	80	152	110	197
21	36.5	51	108.5	81	153.5	111	198.5
22	38	52	110	82	155	112	200
23	39.5	53	111.5	83	156.5	113	201.5
24	41	54	113	84	158	114	203
25	42.5	55	114.5	85	159.5	115	204.5
26	44	56	116	86	161	116	206
27	45.5	57	117.5	87	162.5	117	207.5
28	47	58	119	88	164	118	209
29	48.5	59	120.5	89	165.5	119	210.5
30	50	60	122	90	167	120	212
31	51.5	61	123.5	91	168.5	121	213.5
32	53	62	125	92	170	122	215
33	54.5	63	126.5	93	171.5	123	216.5
34	56	64	128	94	173	124	218
35	57.5	65	129.5	95	174.5	125	219.5
36	59	66	131	96	176	126	221
37	60.5	67	132.5	97	177.5	127	222.5
38	62	68	134	98	179	128	224
39	63.5	69	135.5	99	180.5	129	225.5

In order to obtain a 226% Density Bonus, the proposed project must set aside either 88% of the base density, or 51 units, to Very-Low Income Households, or 129% of its base density, or 74 units, to Low-Income Households. With a 100% senior affordable project, the project contains the requisite number of affordable housing units for its requested density, regardless if the combination of proposed Very-Low or Low Income Households. The applicant will set aside a combination of all new senior affordable units for Low and Very-Low income levels.

Requested Incentives

As permitted by Section 12.22 A.25(g)(3) and (SB 1818), the applicant is eligible for the following three development incentives, given its affordability component. These incentives are required to design a building that can accommodate the new 67 affordable senior units:

- An incentive to permit a building height of 76-feet, 8-inches in height in lieu of the otherwise permitted 72-foot height limit pursuant to Ordinance 165,656 and LAMC 12.21.1 B.2 on a site with more than 20 feet of grade change;

    - The site's existing Q limitation, which restricts the base height to 60 feet, prohibits the Montecito II from accommodating the necessary number of units for a financially viable project. The cost of providing the entirety of the new units as affordable to Low and Very Low Income households requires that the newly constructed Montecito II meet a critical mass of approximately 70 units.

      The applicant has arranged 67 residential units and one manager's unit, along with the required parking and open space, into six stories, which is the minimum required to house the necessary units. The Montecito II is designed to be four stories shorter than the existing Montecito, tapering down the high-rise form toward the neighboring property to the west. Therefore, the on-menu incentive to increase the height from a base of 72 feet to 76 feet, 8 inches is required to provide 67 affordable senior units.

- An incentive to permit a 4-foot, 6-inch northerly side yard fronting Franklin Boulevard in lieu of the otherwise required 9-foot front yard for a 6-story building pursuant to LAMC 12.11 C.2;

    - The applicant is seeking relief for the provision of the northerly side yard and the rear yard. The Montecito II is unable to provide a full 9-foot side yard on Franklin Avenue and simultaneously effectively provide circulation space that communicates with The Montecito. The existing Montecito building does not observe a setback on Franklin Street. The slightly reduced setback request allows the existing Montecito's prominent presence at the corner to remain, while creating a connection to the building that will allow for the construction of the project with share amenities for all residents. The proposed side yard of 4 feet, 6 inches will provide streetwall relief, space for landscaping, and a new shared ADA-accessible entrance onto the project site.

- An incentive to permit a 10-foot rear yard in lieu of the otherwise required 18-foot rear yard for a 6-story building pursuant to LAMC 12.11 C.3;

    - The project requires a rear yard of 18 feet. Providing this rear yard would constrain the building and preclude the provision of all 67 affordable units, which are needed for a financially viable senior affordable project. The eight feet are needed to provide adequate living space in the westerly units, particularly given the need for ADA accessibility provisions necessary in senior living facilities. In the rear yard, the project provides more than what would be required for a side yard to ensure adequate separation from the neighboring property. The site plan has designed the footprint of

the new building with yards that accommodate the minimum number of units while appropriately providing a buffer between the Project and adjacent uses (multi-family to the south and the Las Palmas Senior Center to the west). Therefore, the off-menu incentives to decrease the side yard from nine feet to four feet, six inches and the rear yard from 18 feet to 10 feet is required to provide 67 affordable senior units.

Architecture/Design

Existing:

Fenestration of the existing Montecito building consists of steel casement windows of varying sizes. Each elevation features Art Deco and Mayan Revival-style cast concrete ornamentation. The building contains a centrally located, rectangular machinery penthouse with a hipped copper and concrete roof set back from the principal roofline. The interior of the building features a lobby area with cast concrete moldings, Art Deco columns with flat and fluted surfaces, and marble baseboards, as well as a fireplace in the reception area, decorative window surrounds, and simple cast plaster moldings at the ceiling level.

Parcels located immediately west of the existing Montecito building were not originally part of the Montecito property when the building was constructed in 1931. As such, the existing Montecito building was designed with the understanding that the parcels to the west might be developed with new construction at a later date. The west-facing façade of the existing Montecito was left largely devoid of the decorative detail present on the other three facades and was also designed with fewer windows and a larger light well than the east façade in anticipation of potential new development to the west. Compared to the north-, east- and south-facing facades, the west façade, where the proposed Montecito II would be located, is the least important façade in terms of architectural detail.

Proposed:

The proposed Montecito II provides a variety of architectural materials and building planes, with noted attention to create a pedestrian-scaled project at the street level. The architectural design of the building is intended to reference the adjacent historical Montecito building without attempting to copy its 1920's art deco theme. The building incorporates clean lines and articulated details. The design alternates textures, colors, materials, and architectural treatments to add visual interest while avoiding dull and repetitive facades. The proposed landscaping plan provides a mix of ground cover and trees intended to complement the architecture exhibit a level of temperature hardiness and require low water use. The building has been designed and will be required to meet and, in some instances exceed, all City of Los Angeles current building code and Title 24 requirements.

During the preparation of the environmental analysis for the project, a Historic Assessment was prepared and approved, wherein which it was determined that the design of the proposed Montecito II and its connection to the existing Montecito was consistent with Secretary of Interior Standards and would not result in a significant direct or indirect impact to the adjoining Montecito building. As such, project has been conditioned herein to require the submission of construction plans on the property to the Office of Historic Resources (OHR) to ensure that the submitted plans are consistent with the plans considered during the environmental review of the project.

As described in the discussion about the Montecito's Historic Cultural Monument designation, any construction plans proposed on the subject site will require review and approval by the Office of Historic Resources. *While not required explicitly by Municipal Code*, subsequent to any determination made by the Planning Commission, the Office of Historic Resources *may* present the Montecito II's proposed plans to the CHC. Due to the fact that the existing Montecito building, and not entirety of the project site, has been identified as a historic resource, the review of any submitted plans will focus of the proposed connection or hyphen that will be constructed between the existing Montecito and proposed Montecito II building.

View of the Proposed Montecito II from the northwest

Parking

The existing Montecito building is served by 70 on-site vehicle parking spaces, located within two basement levels and a surface parking lot. The Montecito II will necessitate the removal of 23 existing spaces located on site, all of which will be replaced in the new project.

The proposed project is eligible for the parking ratios established by California AB 744, which specifies that:

> *For 100% affordable rental senior projects having paratransit service or unobstructed access, within ½ mile, to fixed bus route service that operates at least eight times per day, the City may not impose a parking requirement in excess of 0.5 spaces per unit; (LADCP, 2015).*

As previously described, the project site is adjacent to the Franklin/Cherokee stop of the DASH Hollywood route, which is a fixed bus route that operates at least eight times per day[1].

With 67 affordable senior units and one market-rate manager's unit, the new building is required to provide 34 new parking spaces. The applicant proposes 57 new on-site parking spaces within two levels of parking: 23 to replace the existing spaces and 34 spaces to meet code requirement for the new senior units. As with existing accessibility conditions, vehicular ingress and egress is located off Cherokee Avenue. The existing garage entrance and future entrances are and will be located within the interior of the site, ensuring that queuing on Cherokee Avenue is kept at a minimum.

At the time the project entitlements were filed, zoning regulations for bicycle parking required 1 long-term space for every unit and 0.1 short-term space for every residential unit. This resulted in a requirement totaling 75 spaces. Since the submittal of the application, bicycle parking requirements for senior housing developments have been reduced to a ratio of 1 short term

[1] LADOT provides an extensive program of fixed-route services comprised of 13 peak period Commuter Express routes, 5 DASH Downtown LA routes and 27 Community DASH routes.

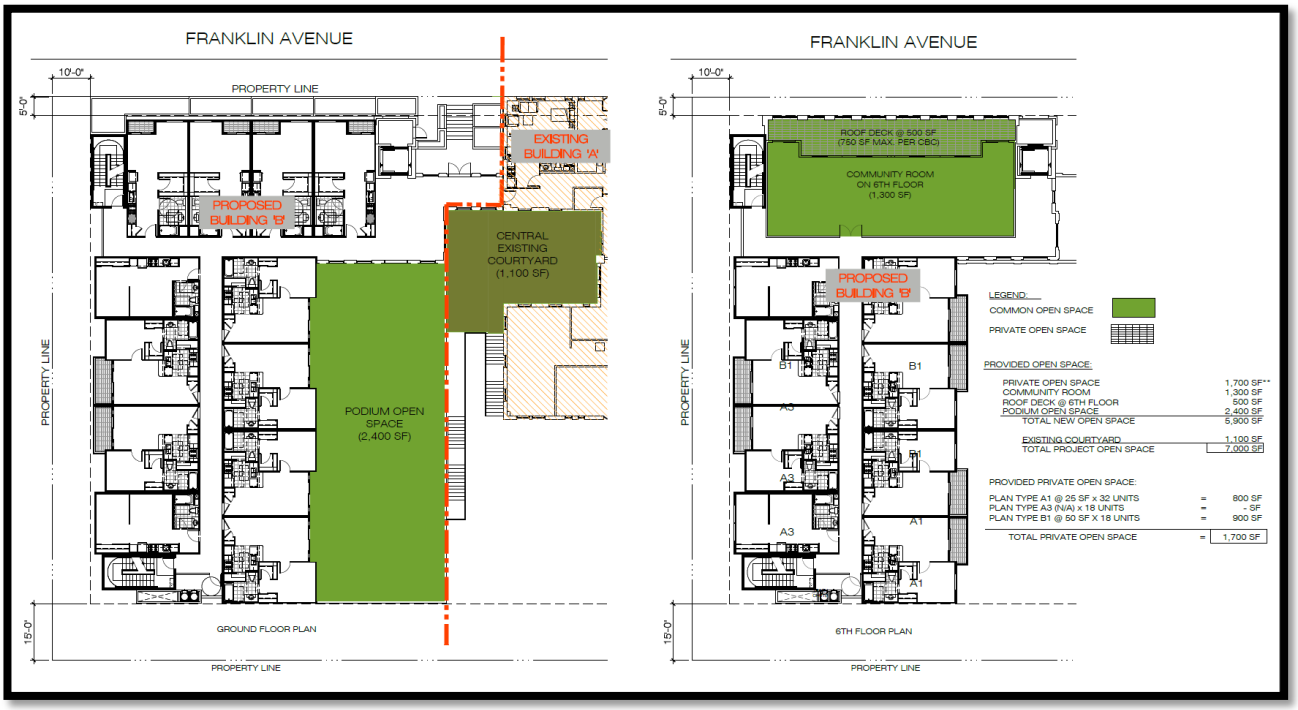
bicycle space for every 10,000 sq. ft. (minimum 2) and 1 long-term bicycle space for every 5,000 sq. ft. (minimum 2). This results in a requirements totaling 10 spaces. The project's plans indicate that 75 on-site bicycle parking spaces will be provided; however, the project has been conditioned to require bicycle parking pursuant to the current regulations of the zoning code.

Open Space

The existing Montecito is non-conforming with regards to the provision of open as to open space, as it did not require the provision of open space when it was constructed. An outdoor, garden courtyard is located immediately to the west of the existing building. This courtyard was constructed in 1986, nearly 50 years after the construction of the Montecito building and is not a part of the project's existing open space requirement (or historic designation as described previously).

Per LAMC 12.21 G, the proposed Montecito II is required to provide 100 square feet of useable open space for each studio and one-bedroom unit for a total requirement of 6,800 square feet of total usable open space. Fifty percent of the total usable open space is required to be designed as common open space in the new project.

The applicant proposes approximately 2,300 square feet of private open space in the form of balconies, a 1,300-square-foot indoor community room, a 500-square-foot rooftop deck, and a 2,900-square-foot courtyard at the podium level. In total, the Montecito II will result in the provision of 7,000 square feet of total useable open space, including 4,700 square feet of common open space. A minimum of 25% of the outdoor common open space will be landscaped with a palette of drought-tolerant plantings. Once completed, all common open spaces areas within the project site will be shared by residents of both buildings.



Site Plan with identified open space areas

View of Proposed New Courtyard

Property Description

General Plan Land Use Designation and Zoning

The existing Hollywood Community Plan designates the subject property for High Residential land uses, corresponding to the R4 and R5 Zones. The property is currently zoned [Q]R4-2, which permits by-right uses and area limitations consistent with the R4 Zone and a maximum Floor Area Ratio of 6:1. Pursuant to the Q condition established by Ordinance No. 165,656 the density and height of the underlying R4 zoning is restricted to 1 unit per 600 square feet of lot area and a maximum height of 60 feet. With a grade change of more than 20 feet, the Project is permitted an additional 12 feet in height for a maximum height of 72 feet.

The subject property is located within a Transit Priority Area in the City of Los Angeles, a Los Angeles State Enterprise Zone, the Hollywood Redevelopment Project area, and an Adaptive Reuse Incentive Area. The site is located within a Tier 3 Transit Oriented Community Program Incentive area. The property is located immediately east of the Las Palmas Senior Citizen Center and within 500 feet of the Yucca Community Center to the southwest of the site, at the northeast corner of Las Palmas Avenue and Yucca Street.

Surrounding Properties

Adjoining properties to the north, across Franklin Avenue, are zoned [Q]R4-1VI and developed with multi-family residential building ranging from three to five stories in height. The adjoining property to the south of the site is zoned [Q[R4-2 and improved with a two-story multi-family building. Properties to the east, across Cherokee Avenue, are zoned (T)(Q)R4-2 and [Q]R4-2 and improved with a three-story multi-family residential building. Immediately west of the site, is a

property zoned OS-1XL and developed with one-story senior citizen center that additionally houses a day care center.

Streets and Circulation

Franklin Avenue, abutting the property to north, is a Modified Avenue III with a designated right-of-way width of 60 feet and roadway width of 40 feet. Where Franklin Avenue fronts the project site the right-of-way width ranges from 60 to 70 feet.

Cherokee Avenue, abutting the property to the east, is a designated Local Street – Standard with a designated right-of-way width of 60 feet and roadway width of 36 feet. Where Cherokee Avenue fronts the project site the right-of-way measures 60 feet in width.

Regional and Local Access

Regional access to the project site is provided by U.S. Highway 101 (US 101), approximately 0.4 miles to the east of the site. Other regional access is provided by Hollywood Boulevard, two blocks south of the site, and Highland Avenue, two blocks to the west. The site is served by the DASH Hollywood line, directly abutting the property. The project site is adjacent to the Franklin/Cherokee stop of the DASH Hollywood route, which is a fixed bus route that operates at least eight times per day. Additionally, there are several major bus routes running along Franklin Avenue, Highland Avenue, Hollywood Boulevard and Cahuenga Boulevard. The site is less than one-half mile from the Hollywood/Highland Station of the Metro Red Line.

Site Related Cases and Permits:

Case No. AA-2017-1505-PMLA: On May 28, 2019, pursuant to Los Angeles Municipal Code (LAMC) Section 17.53, the Advisory Agency approved Preliminary Parcel Map No. AA-2017-1505-PMLA for a merger and re-subdivision of five (5) ground lots into one (1) ground lot and three (3) air space lots, with a request for haul route approval. Parcel A will contain the site's master ground lot. Parcel B will contain an existing 10-story residential building (with two existing subterranean parking levels). Parcel C will contain a proposed six-story residential building and Parcel D will contain proposed subterranean parking.

Ordinance No. 165,656: On March 23, 1990, the City Council approved an ordinance which imposed a series of [Q] classifications to properties in the vicinity. As it relates to the subject property, Lot 11 and 12 of the Hollywood Ocean View Tract, the follow [Q] classifications apply:

1. Residential uses permitted In the R4 zone provided that the residential density does not exceed a maximum of one dwelling unit per 600 (six hundred) square feet of lot;
2. Hotels, motels, and apartment hotels;
3. The following uses, subject to Zoning Administrator approval pursuant to Municipal Code Section 12.24.CI.5(j);
    a. Any other use permitted in the C1 Zone provided that the floor area ratio of such use does not exceed 1:1; and further provided that such commercial use Is combined with multiple unit residential use for which the floor area ratio is equal to or exceeds 2:1 and for which the number of dwelling units is equal to or exceeds twelve (12).
    b. The Zoning Administrator may impose such conditions as he deems necessary to secure an appropriate development in harmony with the objectives and intent of the Hollywood Community Plan and the Redevelopment Plan for Hollywood;
4. Building Height: No building or structure shall exceed a height of sixty (60) feet above grade.
5. Roof structures are exempt pursuant to Section 12.21.B.3 of the Municipal Code.

In addition, the Ordinance established the following limitation for all those properties east of Highland Avenue, south of Franklin Avenue, west of Wilcox Avenue and north of Yucca Street zoned [Q]R4-2:

a. Density. Residential density shall be limited to a maximum of one dwelling unit for each 600 (six hundred) square feet of lot;

b. Building Height. No building or structure shall exceed a height of 60 (sixty) feet above grade. Roof structures are exempt pursuant to Section 12.21.B.3 of the Municipal Code.

Previous Cases Filed On-Site

- Cas*e No. AA-2012-2386-PMEX* – Case terminated on November 3, 2014.
- *Case No. TT-41831* – Case terminated on February 24, 1982.

Previous Cases Filed on Surrounding Sites

- Case No. CPC-2014-4893-ZC-DB – On December 29, 2014, the Planning Commission approved a Density Bonus project with one off-menu incentive to allow for a maximum height of 58.5 feet in lieu of the otherwise maximum permitted height of 30 feet, for the development of 27 dwelling units at 1851 N. Highland Avenue.

- Case No. CPC-2013-521-DB-SPR-1A – On October 28, 2015, the Planning Commission approved a Density Bonus project with two on-menu incentives to average floor area ratio, density, parking, open space across two separate zones and one off-menu incentive to permit a 26-foot increase in height for the development of 224 dwelling units at 1718 N. Las Palmas Avenue.

Professional Volunteer Program (PVP)

The proposed project was reviewed by the Department of City Planning's Urban Design Studio - Professional Volunteer Program (PVP) on July 18, 2017. The professional volunteers in attendance did not note any issues of concern with the proposed project and appreciated that the new building did not completely mimic the existing. The volunteers noted that the project could potentially go further with its variation from the existing Montecito building and construct a more modern building in appearance.

The proposed new building will be subordinate to the existing Montecito in scale and massing. The new building would be six stories in height, considerably lower than the existing ten-story Montecito building. It will also be set back over nine feet behind the existing Montecito's Franklin Avenue street wall to preserve the dominant profile of the Montecito when viewed from Franklin Avenue.

The design of the new Montecito II building was analyzed as it relates the potential impacts to the historic Montecito building. A historic assessment was completed and approved by OHR for the proposed project where it was determined that the design of the new building will be deferential to that of the existing Montecito. The new building will be simple in design, with little of the decorative detail found on the Montecito. The primary facade will be articulated in a manner that echoes the rhythm of vertical piers and window bays found on the existing Montecito building with a regular, symmetrical arrangement of windows and balconies.

In accordance with Standard 9 of the Secretary of Interior Standards, construction of the proposed new residential building would not destroy historic materials or features that characterize the historic Montecito building. In accordance with Standard 10, the essential form and integrity of the Montecito building would be unimpaired if the proposed new building were removed in the future.

After construction of the proposed Montecito II, the distinctive form and design of the historic Montecito will remain intact and its architectural features will remain viewable and understandable by the public. The proposed new construction also adheres to the important principles identified in Preservation Brief 14, issued by the National Park Service U.S. Department of Interior, including the preservation of the significant historic materials, features and form of the existing Montecito, subordination to the Montecito and compatibility in design. Construction of the proposed new residential building would not result in a significant impact to the Montecito.

Public Hearing

A public hearing was conducted jointly by the Deputy Advisory Agency and the Hearing Officer on May 16, 2018, at Los Angeles City Hall in Downtown Los Angeles. The hearing was attended by approximately twelve (12) people, including the applicant, the applicant's representatives, a representative from the Hollywood Hills West Neighborhood Council, and a representative of Council District 13.

Community members in attendance spoke both in support and opposition to the project. Those in opposition, including Montecito and neighboring residents, raised concerns relative to construction impacts affecting temporary air quality within the existing building, noise impacts, temporary traffic impacts, and parking availability during construction. Additional concerns were raised regarding the project's location within the Hollywood Fault and the resulting loss of the site's existing garden that would result from the project. The Vice President of the Hollywood Hills West Neighborhood Council and Chair of its Land Use Committee spoke in support of the project, referring to the added availability of senior affordable units. Planning Director for the Council District 13, Craig Bullock, additionally spoke in support of the project.

The applicant team described the project and its requested entitlements. Members of the team shared that the applicant owns and operates 6 properties totaling 474 units of affordable housing in Hollywood. They stated that they had a total of 857 individuals on the combined waitlist for these properties, which is nearly twice the number of units that they have available. The existing Montecito's waitlist has been closed and not accepting new applications for 4 years. The team summarized their outreach efforts, reviewed their plans, noted changes they had made based on feedback, and addressed comments received.

At the time of the hearing, the project's environmental clearance, a Sustainable Communities Environmental Assessment, was pending adoption by the City Council. As such, staff received and responded to comments and directed community members to submit comments on potential environmental impacts to the Council File.

At the hearing, the Advisory Agency noted that they were inclined to approve of the proposed parcel map, pending the adoption of the project's environmental assessment.

Environmental Review

A Sustainable Communities Environmental Assessment (SCEA) for the Montecito II was prepared pursuant to Section 21155.2 of the California Public Resources Code. The State of California adopted Senate Bill (SB) 375, the Sustainable Communities and Climate Protection Act of 2008, to outline growth strategies and better integrate regional land use and transportation planning which will help the State meet its greenhouse gas reduction mandates. SB 375 requires the State's 18 metropolitan planning organizations to incorporate a "sustainable communities strategy" with the regional transportation plans to achieve their respective region's greenhouse gas emission reduction targets set by the California Air Resources Board (CARB). The Southern California Association of Governments (SCAG) is the metropolitan planning organization that has

jurisdiction over the project site. SCAG adopted the 2016-2040 Regional Transportation Plan/ Sustainable Communities Strategy (2016 RTP/SCS) on April 7, 2016. For the SCAG region, CARB has set greenhouse gas reduction targets to 8% below 2005 per capita emissions levels by 2020, and 13% below 2005 per capita emissions levels by 2035. The 2016 RTP/SCS outlines strategies to meet or exceed the targets set by ARB.

To achieve targets, SB 375 provides CEQA streamlining benefits to transit priority projects (TPPs), such as the ability to utilize a Sustainable Communities Environmental Assessment (SCEA). Projects that qualify for a SCEA are afforded with the following benefits as it relates to CEQA review: 1) They shall not treat as cumulatively considerable cumulative effects adequately addressed and mitigated in prior EIRs; 2) They are not required to reference, describe, discuss growth inducing impacts or project-specific or cumulative impacts from cars and light-duty truck trips generated by the project on global warming or the regional transportation network; and 3) They shall be reviewed under 'substantial evidence standard.'

The project was found to meet the necessary criteria to qualify for a SCEA. An analysis of the project, including a detailed explanation of required criteria was published within the completed assessment document. The SCEA was released for public comment from April 5, 2018 to May 7, 2018. On February 20, 2019, the City Council adopted the SCEA for the proposed project; however, as the decision maker the City Planning Commission must also adopt the SCEA in conjunction with the requested entitlements.

The following are two areas of discussion that were significantly discussed throughout the consideration of the SCEA:

Cultural (Historic) Resources:

During the comment period of the SCEA, commenters expressed concerns about potential impacts the Montecito II would create to the existing historical resource, the existing Montecito building. At the time of initial application submittal, the Montecito was listed in the National Register of Historic Places in 1985, and rehabilitated as affordable senior housing that same year. A parking lot to the immediate west of the building was converted to the currently existing garden space during, or soon after, the 1985 conversion.

The SCEA contains a detailed analysis on potential impacts to the existing Montecito. This analysis is based on the Montecito II Historic Resources Technical Report (Historic Resources Report), prepared by Historic Resources Group, dated July 2017, included as Appendix C to the SCEA. The Historic Resources Report was reviewed by the City of Los Angeles Department of City Planning's Office of Historic Resources and by representatives of Hollywood Heritage, Inc., an all-volunteer group whose mission is 'to preserve and protect the historic built environment of Hollywood'. The Historic Resources Report found that the project will not demolish any historically significant resource.

While the project will require partial demolition of the site's existing garden courtyard space located west of the Montecito, this garden was established in or around 1985 and is not considered a historic resource. The project will also require demolition of the western portion of the surface parking lot located immediately south of the Montecito building for use as a landscaped patio space. A one-story hyphen will connect the proposed new building to the Montecito building on the first floor. Preservation guidelines state that a successful way to reduce material loss when attaching a new exterior addition "is to link the addition to the historic building by means of a hyphen or connector. A connector provides a physical link while visually separating the old and new, and the connecting passageway penetrates and removes only a small portion of the historic wall." The hyphen connection of the proposed new building to the Montecito will require the removal of a small portion of historic fabric from the west-facing façade of the

Montecito. Removal of historic fabric from its west facing façade would not result in a substantial loss of integrity to the existing Montecito building because it would alter only a small portion of west-facing façade and the majority of the original fabric and character-defining features of the Montecito, including all of the existing original fabric and character defining features of the north, east, and south facades, will remain intact. With mitigation to ensure that the proposed connection is executed with minimal impact to the important character-defining features of the Montecito building, alteration by the proposed Montecito II project would not result in a significant impact to the existing Montecito.

New construction that is adjacent to or related to an existing historic resource is addressed in Standards 9 and 10 of the of the Secretary of the Interior's Standards for Rehabilitation. Standard 9 states in part: "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." Standard 10 states that "new additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired." National Park Service "Preservation Brief 14, New Exterior Additions to Historic Buildings: Preservation Concerns," provides additional guidance, stating that "the first place to consider placing a new addition is in a location where the least amount of historic material and character-defining features will be lost. In most cases, this will be on a secondary side or rear Preservation Brief 14 goes on to state that "a new addition should always be subordinate to the historic building; it should not compete in size, scale or design with the historic building. An addition that bears no relationship to the proportions and massing of the historic building—in other words, one that overpowers the historic form and changes the scale-will usually compromise the historic character as well." elevation.

The proposed Montecito II will be located to the west of the existing Montecito, partially obscuring its secondary west-facing façade. The parcels immediately west of the Montecito were not originally part of the property when the building was originally constructed in 1931. As such, the Montecito was designed with the understanding that the parcels to the west might be developed with new construction at a later date. The west-facing façade was left largely devoid of the decorative detail present on the other three facades, and was also designed with fewer windows and a larger light well than the east facade in anticipation of potential new development to the west. Compared to the north-, east- and south-facing facades, the west facade is the least important façade in terms of architectural detail.

The proposed new building will be subordinate to the Montecito in scale and massing. The new building would be six stories in height, considerably lower than the ten-story Montecito. It will also be set back over nine feet behind the existing Montecito building’s Franklin Avenue street wall to preserve the dominant profile of the Montecito when viewed from Franklin Avenue. The design of the new Montecito II building will also be deferential to that of the existing Montecito. The new building will be simple in design, with little of the decorative detail found on the Montecito. The primary façade will be articulated in a manner that echoes the rhythm of vertical piers and window bays found on the existing building with a regular, symmetrical arrangement of windows and balconies.

In accordance with Standard 9, construction of the proposed new residential building would not destroy historic materials or features that characterize the Montecito property. In accordance with Standard 10, the essential form and integrity of the Montecito would be unimpaired if the proposed new building were removed in the future. After construction of the Montecito II, the distinctive form and design of the existing Montecito will remain intact and its architectural features will remain viewable and understandable by the public. The proposed new construction also adheres to the important principles identified in Preservation Brief 14, including the preservation of the significant

historic materials, features, and form of the Montecito, subordination to the Montecito, and compatibility in design. Construction of the proposed new residential building would not result in a significant impact to the Montecito building.

The SCEA acknowledges and fully discloses that, based on expert review of the project, implementation would result in a visual change to the project area. However, as described extensively in the SCEA, Aesthetics, to the extent that there are changes to the visual character of the project vicinity, were determined to not result in a significant direct or indirect impact to the adjoining Montecito building. As such, the SCEA correctly concludes that impacts to historically resources would be less than significant.

Geotechnical:

In 2015, the California Supreme Court in California Building Industry Association v. Bay Area Air Quality Management District (CBIA v. BAAQMD) ruled that CEQA generally does not require a lead agency to consider the impacts of the environment on the future residents or users of the project. Specifically, the decision held that an impact of the existing environment on the project, including future users and/or residents, is not an impact for purposes of CEQA. However, if the project, including future users and residents, exacerbates existing conditions that already exist, that impact must be assessed, including how it might affect future users and/or residents of the project. Thus, in accordance with Appendix G of the State CEQA Guidelines and the CBIA v. BAAQMD ruling, the project would have a significant impact related to exposure of project residents and structures to hazards related to geology and soils only if the project would exacerbate existing conditions. Nevertheless,

The SCEA includes an analysis of potential impacts as result of underlying geotechnical conditions. The following reports and documentation supported the analysis provided in the Geology and Soils section of the SCEA:

- Evaluation of Potential Faulting, New Development at Southwest Corner of Cherokee and Franklin, Montecito Apartments 6650 and 6668 Franklin Avenue and 1850 Cherokee Court, Hollywood, CA 90028, conducted by Feffer Geological Consulting, dated March 23, 2016;
- Response to City of LA Correction Letter, Correction Letter Dated May 4, 2016 Log #92628, conducted by Feffer Geological Consulting, dated September 8, 2016; and

- Geology Report Approval Letter, City of Los Angeles Department of Building and Safety, dated October 3, 2016.

The SCEA acknowledges and discloses that the project site is located within an Official Alquist Priolo Earthquake Fault Zone that was established (November 6, 2014) by the California Geological Survey (CGS) for the Hollywood fault. The fault investigation by Feffer Geological Consulting included four test pits, eight bucket auger borings, two continuous core borings, four cone penetration tests, three trenches. The exploration identified artificial fill and several alluvial and colluvial units of various age on the site. Bedrock was identified at the northerly part of the site. Feffer Geological Consulting identified two faults crossing the subject site, which have been determined to be inactive; meaning there is unbroken soil overlying inactive faults which is older than 11,000 years. The City of Los Angeles Department of Building and Safety (LADBS) has determined that the referenced reports prepared by Feffer Geological Consulting are acceptable, and that the risk of loss, injury, or death involving the rupture of a known earthquake fault would be less than significant, provided the required Regulatory Compliance Measures are complied with during site development.

In addition, impacts related to strong seismic ground shaking will be reduced to a less than significant level by following all relevant California Building Code (CBC) and the City of Los Angeles Uniform Building Code (UBC) seismic standards; as well as the recommendations of the Geology Report, and the conditions contained in the Geology Report Approval Letter, as required by the City of Los Angeles Department of Building and Safety (LADBS).

The SCEA acknowledges and discloses that the project site is located in a designated liquefaction hazard zone as shown on the "Seismic Hazard Zones" map issued by the CGS; however, the potential liquefaction hazard would be addressed during the final construction development phase and design of the building foundations by the structural engineer in concert with the geotechnical engineer. Further, compliance with all relevant CBC and the City of Los Angeles UBC seismic standards, as well as the recommendations of the Geology Report, and the conditions contained in the Geology Report Approval Letter, dated October 3, 2016, as required by the LADBS were determined to ensure that potential impacts would be reduced to less than significant levels.

Conclusion

Based on the Public Hearing and information submitted to the record, staff is recommending that the City Planning Commission approve with conditions the project's Site Plan Review; the Conditional Use Permit to allow a 35% Density Bonus under 12.22-A.25 (totaling 77 units) and an additional 142% Density Bonus increase pursuant to 12.24-U.26, totaling a cumulative 226% Density Increase from the base 57 units, for a 100% senior affordable apartment building, utilizing Assembly Bill 744 parking option of 0.5 parking spaces per bedroom. Staff also recommends approval of the requested incentives as they relate to an increase in height and reduced setbacks.

Staff also recommends that the City Planning Commission find, pursuant to Public Resources Code, Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 Sustainable Communities Environmental Assessment, No. ENV-2017-1504-SCEA ("SCEA"), and all comments received, after imposition of all mitigation measures there is no substantial evidence that the project will have a significant effect on the environment; FIND that the City Council held a hearing on and adopted the SCEA on February 20, 2019 (CF 18-0412) pursuant to Public Resources Code (PRC) Section 21155.2(b)(6); FIND the Project is a "transit priority project" as defined by PRC Section 21155 and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior EIR(s), including SCAG 2016-2040 RTP/SCS EIR SCH No. 2015031035; FIND all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA; FIND with respect to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the Project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency; FIND the SCEA reflects the independent judgment and analysis of the City; FIND the mitigation measures have been made enforceable conditions on the project; and adopted the SCEA and the Mitigation Monitoring Program prepared for the SCEA.

CONDITIONS OF APPROVAL

Pursuant to Sections 12.24-U.26 and 16.05 of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

1. **Use.** All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

2. **Development.** The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", dated October 10, 2017, except as may be revised as a result of this action. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning, with each change being identified and justified in writing. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.

3. **Graffiti.** All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

4. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.

Density Bone/Conditional Use

5. **Residential Density**. The project, inclusive of existing units, shall be limited to a maximum density of 186 residential units including Density Bonus Units.

6. **Affordable Units.** With exception to the two manager's units, 100% of the project's residential units shall be reserved as affordable units for Very-Low, Low, or a combination of Very-Low and Low Income Households, as defined by the State Density Bonus Law 65915(C)(2).

7. **Granted Incentives.** The project shall be eligible for the following three (3) incentives:

    a. An increase in height to permit a new building with 76-feet, 8-inches in height in lieu of the otherwise permitted 72-foot height limit pursuant to Ordinance 165,656 and LAMC 12.21.1 B.2 for a site with more than 20 feet of grade change;

    b. A decrease in yards to permit a 4-foot, 6-inch northerly side yard fronting Franklin Boulevard in lieu of the otherwise required 9 feet for a 6-story building pursuant to LAMC 12.11 C.2; and

    c. A decrease in yards to permit a 10-foot rear yard in lieu of the otherwise required 18-foot rear yard for a 6- story building pursuant to LAMC 12.11 C.3;

8. **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 L.A.M.C. Section 12.22-A,25.

9. **Tenant Habitability Program.** The applicant shall be subject to all requirements of the City's Tenant Habitability Program, which includes but is not limited to the submission of the documentation to describe and address the impact of any proposed construction on the

habitability of affected rental units, including a discussion of impact severity and duration with regard to noise, utility interruption, exposure to hazardous materials, interruption of fire safety systems, inaccessibility of all or portions of each affected rental unit, and disruption of other tenant services, to the satisfaction of Los Angeles Housing and Community Investment Department.

10. **Tenant Relocation.** Any tenant located in a unit that will be modified as a result of the project shall be offered temporary rental housing within a vacant unit of the existing Montecito building or within a comparable unit, owned the property owner, and located within 3 miles of the subject site.
    a. Any incurred moving expenses shall be paid by the applicant.
    b. The temporary rental housing shall be comparable to the tenant household's existing housing in location, size, number of bedrooms, accessibility, type, and quality of construction, and proximity to services and institutions upon which the displaced tenant household depends.
    c. Upon completion of the Montecito II, the tenant shall be offered a unit within the new building at a rate equal to what they pay for their existing unit.
    d. These requirements shall be implemented in accordance with any requirements of the City's Tenant Habitability Program.
        i. As defined in the City's Tenant Habitability Program, the temporary relocation of a tenant from his/her permanent place of residence shall not constitute the voluntary vacation of the unit and shall not terminate the status and rights of a tenant, including the right to reoccupy the same unit, upon the completion of the Primary Renovation Work and any Related Work, subject to any rent adjustments as may be authorized under this chapter.

11. **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 all non-manager's units available to Very-Low, Low, or a combination of Very-Low and Low Income Households, for sale or 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 and to the Council Office and Neighborhood Council. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA. Refer to the Density Bonus Legislation Background section of this determination.

12. **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 pursuant to L.A.M.C. Section 12.22-A,25.

13. **Electric Vehicle Parking.** The project shall include at least 20 percent of the total code-required parking spaces 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 ampacity. Of the twenty percent EV Ready parking, five 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 required 20 percent or five percent 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.

14. **Unbundled Parking.** Market-rate residential parking shall be unbundled from the cost of the rental units.

Site Plan Review

15. **Bicycle Parking.** On-site bicycle parking shall be provided in accordance with LAMC Section 12.21 A16(a)(1)(i)(b).

16. **Solar Panels.** The project shall dedicate a minimum of 15% of the available rooftop space, for the installation of a solar power system as part of an operational photovoltaic system to be maintained for the life of the project, in substantial conformance with the plans stamped “Exhibit A”.

17. **Construction Equipment.** The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices. On-site power generators shall either be plug-in electric or solar powered.

18. **Construction Traffic Management Plan.** A Construction Management Plan shall be prepared and approved by the Department of Transportation prior to the issuance of any construction permits, to incorporate traffic and parking best management practices, as well as a Worksite Traffic Control Plan specifying the details of any sidewalk or lane closures. The Worksite Traffic Control Plan shall identify all traffic control measures, signs, delineators, and work instructions to be implemented by the construction contractor through the duration of the demolition and construction activity. The Traffic and Parking Best Management Practices to be included in these plans shall include but not be limited to:

    a. Maintain access for land uses near the Project site during construction.

    b. Schedule construction material deliveries to off-peak periods to the extent possible.

    c. Limit obstruction of traffic lanes to the extent feasible on Franklin or Cherokee adjacent to the Project site.

    d. Organize site deliveries and the staging of all equipment and materials in the most efficient manner possible, and on-site where possible, to avoid an impact to the surrounding roadways.

    e. Coordinate truck activity and deliveries to ensure trucks do not wait to unload or load at the site and impact roadway traffic. If needed, utilize an organized off-site staging area.

    f. Control truck and vehicle access to the Project site with flagmen.

    g. Limit sidewalk and lane closures to the maximum extent possible, and avoid peak hours to the extent possible. Where such closures are necessary, a Worksite Traffic

Control Plan will be prepared for approval by the City, to facilitate traffic and pedestrian movement, to minimize any potential impacts.

h. Onsite construction worker parking will be limited to key management personnel only. Parking for tradesmen will not be provided onsite. Therefore, construction workers will utilize parking in public pay lots in the surrounding areas and get shuttled in.

i. Public Parking Lots:

- Lot 649: Schrader & Sunset Parking Lot, 1533 N Schrader Blvd, Hollywood;
- Lot 670: Cherokee & Hollywood Parking Garage, 1710 Cherokee Ave, Hollywood;
- Lot 702: Vine & Hollywood Parking Lot, 1625 N Vine St, Hollywood;
- Lot 742: Wilcox & Hollywood Parking Lot 1637 N Wilcox Ave, Hollywood
- Lot 745: Hollywood & Highland Parking Garage, 6801 Hollywood Blvd, Hollywood
- Other private parking lots may be used.

19. **Greywater.** The project shall be constructed with an operable recycled water pipe system for onsite greywater use, to be served from onsite non-potable water sources such as showers, washbasins, or laundry and to be used as untreated subsurface irrigation for vegetation or for cooling equipment. The system specifics shall be required as determined feasible by the Department of Water and Power in consultation with the Department of City Planning.

20. **Design.**

a. **Office of Historic Resources Review.** Prior to the issuance of a building permit, the subject building shall be reviewed by the Office of Historic Resources to ensure consistency with the plans that were considered within the previously approved Historic Assessment for the project.

b. **Transformer.** The project proposed transformer shall be screened so as to not be visible from Franklin Avenue.

21. **Open Space.** The project shall provide a minimum of 8,300 square feet of open space.

a. All common open space/amenity areas shall be made available to all tenants of the subject site, including existing tenants of The Montecito.

Environmental Conditions

MM-1 That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.

- Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.

- Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains

in that condition throughout the entire construction period.

- If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres, or portion thereof. Each sign must be posted in a prominent location.

MM-2 The applicant will engage a historic preservation consultant that meets the Secretary of the Interior's Professional Qualifications Standards to en sure that the connection from the proposed new building to the Montecito Apartments is done with a minimum loss of historic fabric in compliance with the Secretary of the Interior's Standards for Rehabilitation. The historic preservation consultant will review drawings and conduct on-site construction monitoring throughout the construction phase.

MM-3 The project shall include a shoring plan to ensure the protection of the Montecito Apartments during construction from damage due to underground excavation and general construction procedures and to reduce the possibility of settlement due to the removal of adjacent soil.

MM-4 In the event that archaeological resources are uncovered on the Project Site during grading or other construction activities, the Applicant must notify the City of Los Angeles Planning Department immediately and work must stop within a 100-foot radius until a qualified archeologist to be approved by the City, has evaluated the find. Construction activity may continue unimpeded on other portions of the Project Site. If the find is determined by the qualified archeologist to be a unique archeological resource, as defined by Section 21083.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of Section 21083.2 of the Public Resources Code.

MM-5 If paleontological resources are discovered during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. A qualified paleontologist shall be retained to perform periodic inspections of excavation and grading activities of the Project Site. The frequency of inspections shall be based on consultation with the paleontologist and shall depend on the rate of excavation and grading activities, the materials being excavated, and if found, the abundance and type of fossils encountered. If paleontological materials are encountered, the paleontologist shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed material to facilitate evaluation and, if appropriate, salvage. The paleontologist shall assess the discovered material(s) and prepare a survey, study, or report evaluating the impact. The Applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report, and a copy of the paleontological survey, study or report shall be submitted to the Los Angeles County Natural History Museum. Ground-disturbing activities may resume once the paleontologist's recommendations have been implemented to the satisfaction of the paleontologist.

MM-6 All powered construction equipment shall be equipped with exhaust mufflers or other suitable noise reduction devices capable of achieving a sound attenuation of at least 3 dBA.

MM-7 Temporary sound barriers capable of achieving a sound attenuation of at least 10 dBA shall be erected along the Project's northern and western boundaries to obstruct line of sight noise travel from the Project site to Canyon Co-Op School, Las Palmas Senior Citizen Center, and Franklin Avenue Residences.

MM-8 At the Project's eastern and southern boundaries, temporary sound barriers capable of achieving a sound attenuation of at least 15 dBA shall be erected to obstruct line of sight noise travel between the Project site and Cherokee Avenue Residences.

MM-9 Pedestrian Safety

a. Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.

b. Temporary pedestrian facilities shall be adjacent to the Project Site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.

c. Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.

d. Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

PDF-1 The project applicant shall ensure that construction vehicles avoid, to the extent feasible, travel on Las Palmas Avenue adjacent to the Canyon Co-Op School and Las Palmas Senior Citizen Center.

PDF-2 The project applicant shall provide advance notification to the Canyon Co-Op School and Las Palmas Senior Citizen Center of the Project's anticipated general construction schedule and a specific schedule for site grading and preparation activities. Any earth moving activities shall be scheduled to avoid or minimize overlap with school activities, particularly outdoor play periods. The project applicant shall coordinate with administrative staff at Canyon Co-Op School and Las Palmas Senior Citizen Center to seal any building leaks adjacent to the construction site.

PDF-3 The project applicant shall provide dense windscreens on chain link fences gates at Canyon Co-Op School and Las Palmas Senior Citizen Center facing the Project Site to reduce dispersion of any dust plumes from earth moving activities. The applicant shall submit site plans and building plans as necessary to the LAPD Crime Prevention Unit to ensure the design incorporates building design standards that enhance police protection and meet Design Out Crime Guidelines. The project includes, but is not limited to, the following features:

a. Natural surveillance: Physical features, activities, and people gathering are as are placed in a way that maximizes visibility.

b. Mix of uses that provide good visual connection between uses, and no ambiguous unassigned spaces.

c. Natural access control: Restricting or encouraging people to come into a space through the placement of entrances, exits, fencing, landscaping, and lighting, which provide nighttime vision for pedestrians, residents, and businesspeople to permit pedestrians to see one another.

d. Clear well-lit paths from the street to the development through parking and landscape areas and within the development to building entries.

e. Territorial reinforcement: The establishment of the building perimeter creates physical attributes to define ownership and separate public and private spaces.

PDF-4 During construction, security measures shall be provided including security fen cing, lighting, and locked entries around the construction zones.

Administrative Conditions of Approval

22. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.

23. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.

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

25. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.

26. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.

27. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.

28. **Corrective Conditions.** The authorized use shall be conducted at all time with due regards to the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code to impose

additional corrective conditions, if in the Commission's or Director's opinion such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

29. **Expediting Processing Section.** Prior to the clearance of any conditions, the applicant shall show that all fees have been paid to the Department of City Planning Expedited Processing Section.

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

Applicant shall do all of the following:

a. 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.

b. 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.

c. 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 (b).

d. 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 (b).

e. 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 include 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

In order for the Conditional Use and Site Plan Review to be granted, all legally mandated findings delineated in Sections 12.22-A.25, 12.24-U,26 and 16.05 of the Los Angeles Municipal Code must be made in the affirmative:

Density Bonus/Affordable Housing Incentives / Waivers Compliance Findings

1. Pursuant to Section 12.22-A,25 of the LAMC and Government Code 65915, the Director shall approved a density bonus and requested incentive(s) / waiver(s) unless the director finds that:

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

The record does not contain substantial evidence that would allow the City Planning Commission to make a finding that the requested incentives / waivers do not result in identifiable and actual cost reduction 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.

In order to qualify for three incentives a project must agree to set aside a minimum of 15% of the base units for Very Low Income Households or 30% of the base units for Low Income Households. Based on the applicant's proposal to make all but the manager's unit affordable for either Low or Very Low Income Households, the Project by design qualifies for three incentives regardless of the mix of units reserved for Low or Very Low Income Households.

The project will provide the requisite number of base units for very-low and low- income household as a means to qualify for the requested incentive for height. The list of on-menu incentives in 12.22-A,25, including the herein request of 11 additional feet, were pre-evaluated at the time the Density Bonus Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Department of City Planning will always arrive at the conclusion that the density bonus on-menu incentives are required to provide for affordable housing costs because the incentives, by their nature, increase the size of the project.

The requested incentives to reduce required setbacks are not expressed in the Menu of Incentives per LAMC Section 12.22-A,25(f) and, as such, is subject to LAMC Section 12.22-A,25(g)(3). The requested setback requirements will result in a building design that provides cost reductions for affordable housing. The requested incentives allow the developer to expand the building envelope so the additional and affordable units can be constructed and the overall space dedicated to residential uses is increased. These incentives support the applicant's decision to set construct a 100% senior affordable housing development with income restricted units set aside for a period of 55 years.

b. The incentives/waivers <u>will have</u> a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily

mitigate or avoid the Specific Adverse Impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

There is no substantial evidence in the record that the proposed incentives / waivers will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22-A,25(b)). As required by Section 12.22-A,25(e)(2), the project meets the eligibility criterion that is required for density bonus projects. While the project involves a contributing structure on the City of Los Angeles list of Historical Cultural Monuments, the project has been determined to not have a specific adverse impact on the existing structure based on the proposed project plans. All proposed construction work will be completed in a manner that will abide by existing building code requirements, ensuring that the project will not have a 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. Therefore, there is no substantial evidence that the proposed incentive(s)/waiver(s) will have a specific adverse impact on public health and safety.

c. *The incentives/waivers are contrary to state or federal law.*

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

Conditional Use Findings, Pursuant to LAMC Section 12.24-U.26

Findings for a Density Bonus for a Housing Development Project in Which the Density Increase Is Greater than the Maximum Permitted in Section 12.22 A.25. (Amended by Ord. No. 185,373, Eff. 2/26/18.)

1. **That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

The proposed project will provide rent-restricted senior housing that will provide a needed housing resource for the surrounding community. Senior housing is a low-impact use, given the low number of vehicle trips, noise, vice, and nuisance uses. The proposed project will add 67 new residential units that will be covenanted with the City of Los Angeles, which will protect residents against burdensome rent increases. The location of the project in an established residential neighborhood, on the site of an existing senior housing development (The Montecito), and adjacent to the Las Palmas Senior Center. Resources provided on-site by way of open space uses and in the neighborhood by way of local transit and senior center will allow local Hollywood residents to age in place, surrounded by their own community and service providers. Therefore, the project enhances the built environment of an established senior citizen community, performs a function, and provides a service that is essential and beneficial to the community, city, and region.

2. **That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The proposed Montecito II has a proposed height of 76 feet, 8 inches and is adjacent to the existing 130-foot Montecito building. The new building is therefore approximately 53 feet lower

than the adjacent building. The operations in the new building will similar to the existing Montecito building and will provide on-site amenities that will be accessible to existing and future residents of the entire site. To the west, the Las Palmas Senior Center is buffered from the subject property by landscaping and fronts toward Las Palmas Avenue. To the south, two- and four-story buildings will be buffered from the Montecito II with an existing wall and a 15-foot side yard, which exceeds the 9-foot side yard required by LAMC 12.11. This area will be landscaped to buffer the transition between the new and existing buildings.

The façade of the Montecito II has been thoughtfully designed to contribute to the stately art deco theme of the existing improvements at the subject property. Parcels located immediately west of the existing Montecito building, where the Montecito II is proposed, were not originally part of the Montecito property when the building was originally constructed in 1931. As such, the Montecito building was designed with the understanding that the parcels to the west might be developed with new construction at a later date. The west-facing façade of the existing Montecito was left largely devoid of the decorative detail present on the other three facades and was also designed with fewer windows and a larger light well than the east façade in anticipation of potential new development to the west. Compared to the north-, east- and south-facing facades, the west façade, where the proposed Montecito II would be located, is the least important façade in terms of architectural detail.
The Montecito II provides a variety of architectural materials and building planes, with noted attention to create a pedestrian-scaled project at the street level. The architectural design of the building is intended to reference the adjacent historical Montecito building without attempting to copy the 1920's art deco theme. The building incorporates clean lines and articulated details. The design alternates textures, colors, materials, and architectural treatments to add visual interest while avoiding dull and repetitive facades. The proposed landscaping plan provides a mix of ground cover and trees intended to complement the architecture exhibit a level of temperature hardiness and require low water use.

Therefore, the project's location, size, height, operations, and features will be compatible with or will not degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

3. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The subject site is designated for High Density Residential land uses within the Hollywood Community Plan. As proposed, the project advances several specific goals and objectives of the existing community plan:

Hollywood Community Plan: Housing. *The intensity of residential land use in this Plan and the density of the population which can be accommodated thereon shall be limited in accordance with the following criteria:*

1. *The adequacy of the existing and assured circulation and public transportation systems within the area;*

   As an urban infill development site, the property has access to public transportation. The site is serviced by the DASH Hollywood line, directly abutting the property. Additionally, there are several major bus routes running along Franklin Avenue, Highland Avenue, Hollywood Boulevard and Cahuenga Boulevard. The property is less than one-half mile from the Hollywood/Highland Station of the Metro Red Line. Additionally, the site's proximity to Highway 101, Hollywood Boulevard, and Highland Avenue ensures adequate access to arterials roads and freeways for regional vehicular travel.

2. *The availability of sewers, drainage facilities, fire protection services and facilities, and other public utilities;*

   The property has existing connections to sewer and drainage facilities, and is served by Los Angeles Fire Department, Fire Station 27 (1327 Cole Avenue - 1 miles from subject property) and the Los Angeles Police Department, Hollywood Division (1358 N. Wilcox Avenue – 0.9 miles from subject property).

3. *The steepness of the topography of the various parts of the area, and the suitability of the geology of the area for development.*

   The property is located on a sloping site improved with an existing residential building and is surrounded by other multi-family residential buildings. A seismic hazard study has been conducted on the site including trenching required for a project in an Alquist-Priolo Zone and has cleared the site for development by the Department of Building and Safety.

Features:

Additional low and moderate-income housing is needed in all parts of this Community. Density bonuses for provision of such housing through Government Code 65915 may be granted in the Low-Medium I or less restrictive residential categories.

The project site is designated for High Density Residential uses and surrounded by other medium- and high-density residential development. The project is utilizing Government Code 65915 to achieve development waivers that will produce 67 new affordable senior housing units in the Hollywood Community Plan Area.

General Plan Framework Element: The Framework Element for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide polices regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following goals, objectives and policies relevant to the instant request:

> Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.
>
> > Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.
> >
> > Policy 3.1.4: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram.

The proposed project will result in the development of a multi-family residential structure that provides 68 dwelling units, with all but one manager's unit reserved for Very-Low Income Households, thereby contributing toward and facilitating the City's long-term economic viability and vision for a more livable city.

According to the General Plan Framework Long-Range Land Use Diagram for the Metro Subarea (Figure 3-1), the project site is located in or adjacent to a designated Regional Center near the intersection of Hollywood Boulevard and La Brea Avenue. Residential development in proximity of these Regional Centers will shorten and lessen the need for vehicle trips and vehicle miles traveled.

Thus, the project is consistent with Goal 3A, Objective 3.1, and Policy 3.1.4 of the General Plan Framework.

> Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.
>
> > Policy 3.2.1: Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.

The project is proper in relation to the project's location within the High-Density Residential land use designation, and its proximity to rail, bus transit stations, and major corridors. The approval allows for more intense, mixed-use development of the subject property, while reducing vehicular trips to and from the project, vehicle miles traveled, and air pollution.

Additionally, the project's location on an existing, under-utilized residentially zoned property enables the city to conserve nearby existing stable residential neighborhoods and lower-intensity commercial districts by allowing controlled growth away from such neighborhoods and districts.

Regional access to the project site is provided by U.S. Highway 101 (US 101), approximately 0.4 miles to the east of the site. Other regional access is provided by Hollywood Boulevard, two blocks south of the site, and Highland Avenue, two blocks to the west. The site is served by the DASH Hollywood line, directly abutting the property. The project site is adjacent to the Franklin/Cherokee stop of the DASH Hollywood route, which is a fixed bus route that operates at least eight times per day. Additionally, there are several major bus routes running along Franklin Avenue, Highland Avenue, Hollywood Boulevard and Cahuenga Boulevard. The site is less than one-half mile from the Hollywood/Highland Station of the Metro Red Line.

Thus, the project is consistent with Objective 3.2 and Policy 3.2.1 of the General Plan Framework as well as Chapter 4, which speaks to goals, objectives, and policies regarding housing within the City of Los Angeles.

Goal 4A: An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.

Objective 4.1: Plan the capacity for and develop incentives to encourage production of an adequate supply of housing units of various types within each City sub-region to meet the projected housing needs by income level of the future population to the year 2010.

Policy 4.1.1: Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within each City sub-region to meet the twenty-year projections of housing needs.

Policy 4.1.6: Create incentives and give priorities in permit processing for low- and very-low income housing developments throughout the City.

Housing Element: The Housing Element of the General Plan provides land use policies and programs that encourage development of affordable housing across the City. The project is consistent with the following policies of the Housing Element of the General Plan:

Goal 1: A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs.

The fastest growing age group aligns broadly with the "baby boom" generation, which is currently between about 45 and 65 years old. There are about 190,000 more people in the City within this age group, compared to 10 years ago. The number of "new seniors" (from 2000 to 2010) increased faster in the Los Angeles region than New York or any other metropolitan area[2] (p. 1-5).

According to demographers, the next decade will be marked by growth of households without children, primarily by those headed by householders aged 55 and older[3]. While the City's overall population is projected to increase by about 4.5% between 2010 and 2020, its senior population (65 and older) is expected to grow by approximately 45% percent during this time period (to approximately 562,992)[4]. By 2020, seniors are expected to account for more than 14% of the City's households, compared to 10.5% in 2010. This far exceeds the growth of any other age groups in the City. The increasing numbers of older Angelenos will have important effects on the demand for housing to come (p.1-6).

Older adults over the age of 65 own their homes at the highest rate of any age group (58%).[5] While most are likely to want to stay in their homes as long as they can, many older adults may seek out alternative housing options. When seniors move, they are most likely to move into rental apartments. Statewide projections for California indicate that, of those turning 65 in 2011, approximately 60% will have moved into apartments by 2029[6]. The additional demand placed on the City's rental stock by the aging population will be highly significant. (p. 1-18).

Seniors should have options allowing them to live in the most integrated setting possible. To provide for this, a full spectrum of affordable housing is needed, from

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conventional residences to transitional and permanent supportive housing, including group, congregate and independent housing. Independent, supported living in the most integrated setting possible is preferable, either through individual or shared single-family homes or apartments, providing individuals with their own bedroom and optional access to support services and auxiliary amenities. Persons who use wheelchairs need affordable, conveniently-located housing which has been specially adapted for wheelchair accessibility, along with other physical needs (p. 1-22). The project seeks to provide these options, by expanding the number of affordable units that are available for seniors and augmenting the existing Montecito to expand available amenities.

The **Mobility Element** of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. Franklin Avenue and Cherokee Avenue, abutting the property are Local Streets that are fully dedicated and improved with asphalt roadway and concrete curb, gutter and sidewalk. The project as designed will support the development of these Networks and meets the following goals and objectives of Mobility Plan 2035:

Policy 2.3: Recognize walking as a component of every trip and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

All vehicular access to the building is from Cherokee Avenue.

Policy 3.1: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement - as integral components of the City's transportation system.

Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

Policy 3.4: Provide all residents, workers and visitors with affordable, efficient, convenient, and attractive transit services.

Policy 3.5: Support "first-mile, last-mile solutions" such as multi-modal transportation services, organizations, and activities in the areas around transit stations and major bus stops (transit stops) to maximize multi-modal connectivity and access for transit riders.

Policy 3.7: Improve transit access and service to major regional destinations, job centers, and inter-modal facilities.

Policy 3.8: Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.

The project's proximity to existing regional transit services will reduce vehicular trips to and from the project, vehicle miles traveled, and will contribute to the improvement of air quality. The adjacency of the regional transit services along with the creation of 68 new dwelling units, ties the proposed project into a regional network of transit and housing.

In addition, the project will provide bicycle parking in accordance with the applicable zoning code.

Policy 5.4: Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.

As conditioned, a minimum of 20% of the Code-required parking spaces shall be capable of supporting future electric vehicle supply equipment (EVSE) and of those 20% EV Ready parking spaces, 5% of the total code required parking spaces shall be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas.

Therefore, the project is consistent with Mobility Plan 2035 goals, objectives and policies of the General Plan.

The **Air Quality Element** of the General Plan will be implemented by the recommended action herein. The Air Quality Element sets forth the goals, objectives and policies which will guide the City in the implementation of its air quality improvement programs and strategies. The Air Quality Element recognizes that air quality strategies must be integrated into land use decisions and represent the City's effort to achieve consistency with regional Air Quality, Growth Management, Mobility and Congestion Management Plans. The Air Quality Element includes the following Goal and Objective relevant to the instant request:

Goal 5: Energy efficiency through land use and transportation planning, the use of renewable resources and less polluting fuels, and the implementation of conservation measures including passive methods such as site orientation and tree planting.

Objective 5.1: It is the objective of the City of Los Angeles to increase energy efficiency of City facilities and private developments.

As conditioned, a minimum of 15% of the project roof area shall be reserved for the installation of a solar photovoltaic system, in conformance with the goals and policies of the Air Quality Element.

In addition to the findings set forth in Section 12.24-E., the City Planning Commission shall find that:

4. The project is consistent with and implements the affordable housing provisions of the Housing Element of the General Plan.

The City's Housing Element for 2013-2021 was adopted by City Council on December 3, 2013. The Housing Element is the City's blueprint for meeting housing and growth challenges. It identifies the City's housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City has committed to implement to create sustainable, mixed- income neighborhoods across the City. The Housing Element of the General Plan will be implemented by the recommended action herein.

As discussed in Finding No. 3, by providing 67 new affordable senior units and one market-rate manager's unit, in addition to maintaining the existing 117 number of affordable units (with one manger's unit) on site the project is consistent with a considerable number of the goals and objectives of the Housing Element of the General Plan.

5. The project contains the requisite number of Restricted Affordable Units, based on the number of units permitted by the maximum allowable density on the date of application, as follows:

a. 11% Very-Low Income Units for a 35% density increase; or

b. 20% Low Income Units for a 35% density increase; or

c. 40% Moderate Income Units for a 35% density increase in for-sale projects.

The project may then be granted additional density increases beyond 35% by providing additional affordable housing units in the following manner:

a. For every additional 1% set aside of Very-Low Income Units, the project is granted an additional 2.5% density increase; or

b. For every additional 1% set aside of Low Income Units, the project is granted an additional 1.5% density increase; or

c. For every additional 1% set aside of Moderate Income Units in for-sale projects, the project is granted an additional 1% density increase; or

d. In calculating the density increase and Restricted Affordable Units, each component of any density calculation, including base density and bonus density, resulting in fractional units shall be separately rounded up to the next whole number.

The proposed project includes the Montecito II, a new 68-unit residential building, with 67 restricted affordable units for Low Income and Very-Low Income senior residents and one market-rate manager's unit, along with the maintenance of the existing historic Montecito building that contains 118 units, with 117 reserved for Very-Low and Low Income senior units and one manager's unit. Due to the unique nature of the property and the existence of the historic Montecito building, the density calculation for the project must combine the number of new and existing units in the final density count, which results in a total of 186 units.

The base density permitted for the 33,793-square-foot property is calculated at 1 unit per 600 square feet, for a maximum total of 57 base units. The existing Montecito has non-conforming density rights with 118 units, which by today's zoning represents a 107% increase in density over that permitted by the zone. The addition of the Montecito II represent a 226% density increase from the site's base density of 57 units, a 57% increase from the 118 units that exist today, and a 142% increase from the 35% density increase permitted by LAMC Section 12.22-A.25. As such, the application requires a Conditional Use Permit pursuant to LAMC 12.24 U.26 to exceed the 35% density bonus increase permitted by LAMC 12.22 A.25.

The applicant is entitled to a 35% density increase pursuant to LAMC 12.22 A.25(c)(1) because the project sets aside a minimum of 20% Low or 11% Very-Low Income units. The project proposes to make all but the manager's units rent-restricted, which means that automatically a minimum of 11% of the base units would be restricted for Very-Low Income residents or 20% of the base units would be restricted for Low Income residents. Therefore, the proposed project is eligible for a minimum 35% increase in base density.

In order to obtain a cumulative 226% Density Bonus, as demonstrated by the following tables, the proposed project must set aside either 88% of the base density, or 51 units, to Very-Low Income Households, or 129% of its base density, or 74 units, to Low-Income Households. With a 100% senior affordable project, the project contains the requisite number of affordable housing units for its requested density, regardless if the combination of proposed Very-Low

or Low Income Households. The applicant will set aside a combination of all new senior affordable units for Low and Very-Low income levels.

In instances where a project is seeking a density bonus increase that is more than 35%, the amount of required set-aside affordable units shall vary depending on the requested amount of density bonus. Therefore, it is appropriate that any project that requests a density bonus increase beyond 35% would extend the existing set aside charts located in LAMC 12.22-A,25.

The following chart corresponds to the calculation of **Very Low** Income Households set-aside units required for an increase in project density. For every 1% of Very Low Income units provided, a project is entitled to an additional 2.5% increase in density:

% of VLI units	% of Density Bonus		% of VLI units	% of Density Bonus		% of VLI units	% of Density Bonus		% of VLI units	% of Density Bonus
5	20		26	72.5		47	125		68	177.5
6	22.5		27	75		48	127.5		69	180
7	25		28	77.5		49	130		70	182.5
8	27.5		29	80		50	132.5		71	185
9	30		30	82.5		51	135		72	187.5
10	32.5		31	85		52	137.5		73	190
11	35		32	87.5		53	140		74	192.5
12	37.5		33	90		54	142.5		75	195
13	40		34	92.5		55	145		76	197.5
14	42.5		35	95		56	147.5		77	200
15	45		36	97.5		57	150		78	202.5
16	47.5		37	100		58	152.5		79	205
17	50		38	102.5		59	155		80	207.5
18	52.5		39	105		60	157.5		81	210
19	55		40	107.5		61	160		82	212.5
20	57.5		41	110		62	162.5		83	215
21	60		42	112.5		63	165		84	217.5
22	62.5		43	115		64	167.5		85	220
23	65		44	117.5		65	170		86	222.5
24	67.5		45	120		66	172.5		87	225
25	70		46	122.5		67	175		88	227.5

The following chart corresponds to the calculation of **Low** Income Households set-aside units required for an increase in project density. For every 1% of Very Low Income units provided, a project is entitled to an additional 1.5% increase in density:

% of LI units	% of Density Bonus		% of LI units	% of Density Bonus		% of LI units	% of Density Bonus		% of LI units	% of Density Bonus
10	20		40	92		70	137		100	182
11	21.5		41	93.5		71	138.5		101	183.5
12	23		42	95		72	140		102	185
13	24.5		43	96.5		73	141.5		103	186.5
14	26		44	98		74	143		104	188
15	27.5		45	99.5		75	144.5		105	189.5
16	29		46	101		76	146		106	191
17	30.5		47	102.5		77	147.5		107	192.5
18	32		48	104		78	149		108	194
19	33.5		49	105.5		79	150.5		109	195.5
20	35		50	107		80	152		110	197
21	36.5		51	108.5		81	153.5		111	198.5
22	38		52	110		82	155		112	200
23	39.5		53	111.5		83	156.5		113	201.5
24	41		54	113		84	158		114	203
25	42.5		55	114.5		85	159.5		115	204.5
26	44		56	116		86	161		116	206
27	45.5		57	117.5		87	162.5		117	207.5
28	47		58	119		88	164		118	209
29	48.5		59	120.5		89	165.5		119	210.5
30	50		60	122		90	167		120	212

31	51.5		61	123.5		91	168.5		121	213.5
32	53		62	125		92	170		122	215
33	54.5		63	126.5		93	171.5		123	216.5
34	56		64	128		94	173		124	218
35	57.5		65	129.5		95	174.5		125	219.5
36	59		66	131		96	176		126	221
37	60.5		67	132.5		97	177.5		127	222.5
38	62		68	134		98	179		128	224
39	63.5		69	135.5		99	180.5		129	225.5

In order to obtain a 226% Density Bonus as described above, the proposed project must set aside either 88% of the base density, or 51 units, to Very-Low Income Households, or 129% of its base density, or 74 units, to Low-Income Households. With a 100% senior affordable project, the project contains the requisite number of affordable housing units for its requested density, regardless if the combination of proposed Very-Low or Low Income Households. The applicant will set aside a combination of all new senior affordable units for Low and Very-Low income levels.

Provided the above, the project contains the requisite number of Restricted Affordable Units, based on the number of units permitted by the maximum allowable density on the date of application.

6. The project meets any applicable dwelling unit replacement requirements of California Government Code Section 65915(c)(3).

The proposed project will not result in the permanent removal of an existing affordable unit. The Montecito II will be physically connected to the existing Montecito building by way of a new common lobby providing access to both facilities, with shared amenities within. One unit within the existing building would be modified from a one bedroom to a studio to allow for the connection from the common lobby to the proposed new building. During construction of the proposed building, the tenant within the existing one-bedroom unit will be temporarily relocated and offered a one-bedroom unit within the proposed new building.

7. The project's Restricted Affordable Units are subject to a recorded affordability restriction of 55 years from the issuance of the Certificate of Occupancy, recorded in a covenant acceptable to the Housing and Community Investment Department, and subject to fees as set forth in Section 19.14 of the Los Angeles Municipal Code.

The proposed project has been conditioned to record a covenant for affordability restriction of a period of 55 years from the issuance of the Certificate of Occupancy, to the satisfaction of the Housing and Community Investment Department, and subject to fees as set forth in Section 19.14 of the Los Angeles Municipal Code.

8. The project addresses the policies and standards contained in the City Planning Commission's Affordable Housing Incentives Guidelines.

The City Planning Commission approved the Affordable Housing Incentives Guidelines (CPC-2005-1101-CA) on June 9, 2005. The Guidelines were subsequently approved by City Council on February 20, 2008, as a component of the City of Los Angeles Density Bonus Ordinance. The Guidelines describe the density bonus provisions and qualifying criteria, incentives available, design standards, and the procedures through which projects may apply for a density bonus and incentives. The City of Los Angeles Housing and Community Investment Department (HCIDLA) utilizes these Guidelines in the preparation of Housing Covenants for Affordable Housing Projects.

The Guidelines prescribe that the design and location of affordable units be comparable to the market rate units, the equal distribution of amenities, HCIDLA monitoring requirements,

affordability levels, and procedures for obtaining HCIDLA sign-offs for building permits. The project would result in 68 new dwelling units, with 67 units reserved for Very-Low and Low Income senior households with floor areas equal to at least 90% of the floor areas of the affordable comparable market rate unit in accordance with the City's Affordable Housing Incentives Guidelines. Residents of any affordable unit will have access to all common and open space amenities within the building. The restricted units would comply with affordability requirements in the Guidelines set for the by HCIDLA in conformance with US Department of Housing and Urban Development (HUD). As part of the building permit process, the applicant will execute a covenant to the satisfaction of HCIDLA who will ensure compliance with the Guidelines. Therefore, the project will address the policies and standards contained in the Guidelines.

Site Plan Review Findings, Pursuant to LAMC Section 16.05

1. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The subject site is designated for High Density Residential land uses within the Hollywood Community Plan. As proposed, the project advances several specific goals and objectives of the existing community plan:

Hollywood Community Plan: Housing. *The intensity of residential land use in this Plan and the density of the population which can be accommodated thereon shall be limited in accordance with the following criteria:*

1. *The adequacy of the existing and assured circulation and public transportation systems within the area;*

   As an urban infill development site, the property has access to public transportation. The site is serviced by the DASH Hollywood line, directly abutting the property. Additionally, there are several major bus routes running along Franklin Avenue, Highland Avenue, Hollywood Boulevard and Cahuenga Boulevard. The property is less than one-half mile from the Hollywood/Highland Station of the Metro Red Line. Additionally, the site's proximity to Highway 101, Hollywood Boulevard, and Highland Avenue ensures adequate access to arterials roads and freeways for regional vehicular travel.

2. *The availability of sewers, drainage facilities, fire protection services and facilities, and other public utilities;*

   The property has existing connections to sewer and drainage facilities, and is served by Los Angeles Fire Department, Fire Station 27 (1327 Cole Avenue - 1 miles from subject property) and the Los Angeles Police Department, Hollywood Division (1358 N. Wilcox Avenue – 0.9 miles from subject property).

3. *The steepness of the topography of the various parts of the area, and the suitability of the geology of the area for development.*

   The property is located on a sloping site improved with an existing residential building and is surrounded by other multi-family residential buildings. A seismic hazard study has been conducted on the site including trenching required for a project in an Alquist-Priolo Zone and has cleared the site for development by the Department of Building and Safety.

Features:

Additional low and moderate-income housing is needed in all parts of this Community. Density bonuses for provision of such housing through Government Code 65915 may be granted in the Low-Medium I or less restrictive residential categories.

The project site is designated for High Density Residential uses and surrounded by other medium- and high-density residential development. The project is utilizing Government Code 65915 to achieve development waivers that will produce 67 new affordable senior housing units in the Hollywood Community Plan Area.

General Plan Framework Element: The Framework Element for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide polices regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following goals, objectives and policies relevant to the instant request:

Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.1.4: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram.

The proposed project will result in the development of a multi-family residential structure that provides 68 dwelling units, with all but one manager’s unit reserved for Very-Low Income Households, thereby contributing toward and facilitating the City’s long-term economic viability and vision for a more livable city.

According to the General Plan Framework Long-Range Land Use Diagram for the Metro Subarea (Figure 3-1), the project site is located in or adjacent to a designated Regional Center near the intersection of Hollywood Boulevard and La Brea Avenue. Residential development in proximity of these Regional Centers will shorten and lessen the need for vehicle trips and vehicle miles traveled.

Thus, the project is consistent with Goal 3A, Objective 3.1, and Policy 3.1.4 of the General Plan Framework.

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

Policy 3.2.1: Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.

The project is proper in relation to the project's location within the High-Density Residential land use designation, and its proximity to rail, bus transit stations, and major corridors. The approval allows for more intense, mixed-use development of the subject property, while reducing vehicular trips to and from the project, vehicle miles traveled, and air pollution.

Additionally, the project's location on an existing, under-utilized residentially zoned property enables the city to conserve nearby existing stable residential neighborhoods and lower-intensity commercial districts by allowing controlled growth away from such neighborhoods and districts.

Regional access to the project site is provided by U.S. Highway 101 (US 101), approximately 0.4 miles to the east of the site. Other regional access is provided by Hollywood Boulevard, two blocks south of the site, and Highland Avenue, two blocks to the west. The site is served by the DASH Hollywood line, directly abutting the property. The project site is adjacent to the Franklin/Cherokee stop of the DASH Hollywood route, which is a fixed bus route that operates at least eight times per day. Additionally, there are several major bus routes running along Franklin Avenue, Highland Avenue, Hollywood Boulevard and Cahuenga Boulevard. The site is less than one-half mile from the Hollywood/Highland Station of the Metro Red Line.

Thus, the project is consistent with Objective 3.2 and Policy 3.2.1 of the General Plan Framework as well as Chapter 4, which speaks to goals, objectives, and policies regarding housing within the City of Los Angeles.

Goal 4A: An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.

Objective 4.1: Plan the capacity for and develop incentives to encourage production of an adequate supply of housing units of various types within each City sub-region to meet the projected housing needs by income level of the future population to the year 2010.

Policy 4.1.1: Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within each City sub-region to meet the twenty-year projections of housing needs.

Policy 4.1.6: Create incentives and give priorities in permit processing for low- and very-low income housing developments throughout the City.

Housing Element: The Housing Element of the General Plan provides land use policies and programs that encourage development of affordable housing across the City. The project is consistent with the following policies of the Housing Element of the General Plan:

Goal 1: A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs.

The fastest growing age group aligns broadly with the "baby boom" generation, which is currently between about 45 and 65 years old. There are about 190,000 more people in the City within this age group, compared to 10 years ago. The number of "new seniors" (from 2000 to 2010) increased faster in the Los Angeles region than New York or any other metropolitan area[7] (p. 1-5).

According to demographers, the next decade will be marked by growth of households without children, primarily by those headed by householders aged 55 and older[8]. While the City's overall population is projected to increase by about 4.5% between 2010 and 2020, its senior population (65 and older) is expected to grow by approximately 45% percent during this time period (to approximately 562,992)[9]. By 2020, seniors are expected to account for more than 14% of the City's households, compared to 10.5% in 2010. This far exceeds the growth of any other age groups in the City. The increasing numbers of older Angelenos will have important effects on the demand for housing to come (p.1-6).

Older adults over the age of 65 own their homes at the highest rate of any age group (58%).[10] While most are likely to want to stay in their homes as long as they can, many older adults may seek out alternative housing options. When seniors move, they are most likely to move into rental apartments. Statewide projections for California indicate that, of those turning 65 in 2011, approximately 60% will have moved into apartments by 2029[11]. The additional demand placed on the City's rental stock by the aging population will be highly significant. (p. 1-18).

Seniors should have options allowing them to live in the most integrated setting possible. To provide for this, a full spectrum of affordable housing is needed, from conventional residences to transitional and permanent supportive housing, including group, congregate and independent housing. Independent, supported living in the most integrated setting possible is preferable, either through individual or shared single-family homes or apartments, providing individuals with their own bedroom and optional access to support services and auxiliary amenities. Persons who use wheelchairs need affordable, conveniently-located housing which has been specially adapted for wheelchair accessibility, along with other physical needs (p. 1-22). The project seeks to provide these options, by expanding the number of affordable units that are available for seniors and augmenting the existing Montecito to expand available amenities.

The **Mobility Element** of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. Franklin Avenue and Cherokee Avenue, abutting the property are Local Streets that are fully dedicated and improved with asphalt roadway and concrete curb, gutter and sidewalk. The project as designed will support the development of these Networks and meets the following goals and objectives of Mobility Plan 2035:

> Policy 2.3: Recognize walking as a component of every trip and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

All vehicular access to the building is from Cherokee Avenue.

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Policy 3.1: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement - as integral components of the City's transportation system.

Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

Policy 3.4: Provide all residents, workers and visitors with affordable, efficient, convenient, and attractive transit services.

Policy 3.5: Support "first-mile, last-mile solutions" such as multi-modal transportation services, organizations, and activities in the areas around transit stations and major bus stops (transit stops) to maximize multi-modal connectivity and access for transit riders.

Policy 3.7: Improve transit access and service to major regional destinations, job centers, and inter-modal facilities.

Policy 3.8: Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.

The project's proximity to existing regional transit services will reduce vehicular trips to and from the project, vehicle miles traveled, and will contribute to the improvement of air quality. The adjacency of the regional transit services along with the creation of 68 new dwelling units, ties the proposed project into a regional network of transit and housing.

In addition, the project will provide bicycle parking in accordance with the applicable zoning code.

Policy 5.4: Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.

As conditioned, a minimum of 20% of the Code-required parking spaces shall be capable of supporting future electric vehicle supply equipment (EVSE) and of those 20% EV Ready parking spaces, 5% of the total code required parking spaces shall be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas.

Therefore, the project is consistent with Mobility Plan 2035 goals, objectives and policies of the General Plan.

The **Air Quality Element** of the General Plan will be implemented by the recommended action herein. The Air Quality Element sets forth the goals, objectives and policies which will guide the City in the implementation of its air quality improvement programs and strategies. The Air Quality Element recognizes that air quality strategies must be integrated into land use decisions and represent the City's effort to achieve consistency with regional Air Quality, Growth Management, Mobility and Congestion Management Plans. The Air Quality Element includes the following Goal and Objective relevant to the instant request:

Goal 5: Energy efficiency through land use and transportation planning, the use of renewable resources and less polluting fuels, and the implementation of conservation measures including passive methods such as site orientation and tree planting.

Objective 5.1: It is the objective of the City of Los Angeles to increase energy efficiency of City facilities and private developments.

As conditioned, a minimum of 15% of the project roof area shall be reserved for the installation of a solar photovoltaic system, in conformance with the goals and policies of the Air Quality Element.

2. The Project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.

The project has been designed for optimal building orientation, lot coverage, massing, parking, and other required improvements for a residential project. Despite the strict reading of the narrowest frontage as the front yard on Cherokee Avenue, the building is designed to front Franklin Avenue in order to preserve and align with the existing apartments on-site and minimize any impact to that historic resource. The project provides an articulated and visually-interesting frontage along Franklin Avenue, with a new lobby that provides access to both buildings and generates a sense of compatibility and physical connection between the structures. On the west side of the subject property, the new structure is designed to complement the existing Las Palmas Senior Center.

All parking, trash, loading, and other back-of-house uses have been carefully located within the interior parking structure, out of sight from residents and visitors of the community, and from neighboring properties. Any rooftop equipment will be carefully screened to ensure development compatible with existing properties.

At the ground floor, the project has been carefully designed to enhance the pedestrian experience, with a pedestrian lobby entrance spanning the complementary structures on the Franklin Avenue frontage. Glass treatment and ample fenestration on the first floor provides transparency and lush landscaping will surround the project to enhance the pedestrian and ground floor experience along Franklin and Cherokee Avenues. Vehicular access to the parking garage is provided on the Cherokee Avenue side of the building, which has the least traffic of the adjacent streets. Pedestrian access to the residential portions of the building is provided a street-level lobby entrance on Franklin Avenue, which is the most direct path to transit and neighborhood-serving commercial amenities.

The project's material palette is intended to augment the subject property in a way that complements, rather than imitates, the existing Montecito building. Variations in materials, planes, and balconies provide articulation and visual interest for the public realm. The community space at the tallest story of the new structure provides a balcony and covered roof deck, creating a unique balance between the lowest and highest points of the building.

Off-street parking facilities and loading areas. The project will contain 104 parking spaces for the 186 residential units. Parking will be located on-grade at the rear of the property as well as in an enclosed structure within two levels: one above grade (wrapped by habitable uses) and one subterranean parking level. Vehicular access will be provided on Cherokee Street Avenue.

Lighting. The project will provide illumination at street level for security. All lighting on the upper levels will be shielded and focused on the project site and directed away from the neighboring land uses. The project will include architectural features and facades with a low

level of reflectivity. As such, the project will not result in a substantial amount of light that would adversely affect the day- or night-time views in the project vicinity.

Landscaping. The project proposes to provide substantial landscaping along the street level, as well as in the roof terraces and shared courtyards. The project will incorporate new street trees in the public right-of-way consistent with the City's landscape ordinance.

Trash collection. The project will provide trash collection within the building and will be located within the enclosed parking structure in order to minimize the effect on traffic on Franklin Avenue.

Thus, the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that will be compatible with existing and future development on adjacent properties and neighboring properties.

3. That any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

The building design carefully considers the needs of future residents with its programming, amenities and units. The development provides approximately 8,300 square feet of open space, distributed throughout the building on multiple levels. Two central courtyards are provided on the ground floor, providing 1,300 square feet of courtyard area, in addition to 2,900 square feet of podium open space. This configuration optimizes outdoor views for units facing the common space between the two structures and provides three sizable spaces from which residents can choose to enjoy. All three open spaces are open to the sun and sky, and will be furnished to create a place for socialization and repose. An indoor community room on the sixth floor opens to a 500-square-foot roof deck and balcony, providing visibility to Franklin Avenue and dynamic space to be shared by residents and the community. The courtyards, podium open space, and community room will provide a varied menu of options for accessing open space. Residents will be able to host friends and family outdoors or indoors without impacting the small parks in the neighborhood or public rights-of-way in front of neighboring properties.

Environmental Findings

1. **Environmental Findings.** Pursuant to Public Resources Code, Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 Sustainable Communities Environmental Assessment, No. ENV-2017-1504-SCEA ("SCEA"), and all comments received, after imposition of all mitigation measures the City Planning Commission FINDS there is no substantial evidence that the project will have a significant effect on the environment; FINDS that the City Council held a hearing on and adopted the SCEA on February 20, 2019 (CF 18-0412) pursuant to Public Resources Code (PRC) Section 21155.2(b)(6); FINDS the Project is a "transit priority project" as defined by PRC Section 21155 and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior EIR(s), including SCAG 2016-2040 RTP/SCS EIR SCH No. 2015031035; FINDS all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA; FINDS with respect to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the Project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency; FINDS the SCEA reflects the independent judgment and analysis of the City; FINDS the mitigation measures have been made enforceable conditions

on the project; and adopted the SCEA and the Mitigation Monitoring Program prepared for the SCEA.

2. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside of a Flood Zone.

PUBLIC HEARING AND COMMUNICATIONS

A public hearing was conducted jointly by the Hearing Officer for Case No. CPC-2017-1503-DB-CU-DB and the Deputy Advisory Agency for Case No. AA-2017-1505-PMLA on May 16, 2018, at at Los Angeles City Hall in Downtown Los Angeles.

A. Attendees

A public hearing was conducted jointly by the Deputy Advisory Agency and the Hearing Officer on May 16, 2018, at Los Angeles City Hall in Downtown Los Angeles. The hearing was attended by approximately twelve (12) people, including the applicant, the applicant's representatives, a representative from the Hollywood Hills West Neighborhood Council, and a representative of Council District 13.

B. Testimony - Oral

Community members in attendance spoke both in support and opposition to the project. Those in opposition, including Montecito and neighboring residents, raised concerns relative to construction impacts affecting temporary air quality within the existing building, noise impacts, temporary traffic impacts, and parking availability during construction. Additional concerns were raised regarding the project's location within the Hollywood Fault and the resulting loss of the site's existing garden that would result from the project. The Vice President of the Hollywood Hills West Neighborhood Council and Chair of its Land Use Committee spoke in support of the project, referring to the added availability of senior affordable units. Planning Director for the Council District 13, Craig Bullock, additionally spoke in support of the project.

Dana Sayles, the applicant's representative, and Mark Ross, the applicant, presented the project. The team described the project and its requested entitlements. Members of the team shared that the applicant owns and operates 6 properties totaling 474 units of affordable housing in Hollywood. They stated that they had a total of 857 individuals on the combined waitlist for these properties, which is nearly twice the number of units that they have available. The existing Montecito's waitlist has been closed and not accepting new applications for 4 years. The team summarized their outreach efforts, reviewed their plans, noted changes they had made based on feedback, and addressed comments received.

- At the hearing, the Advisory Agency noted that they were inclined to approve of the proposed parcel map, pending the adoption of the project's environmental assessment.

- The Hearing Officer asked about construction, particularly how parking will be managed and how the existing Montecito will be maintained during the project's construction phase.

C. Testimony - Written

- According to a letter dated February 22, 2018, the Hollywood Hills West Neighborhood Council considered the proposed project and voted to support CPC-2017-1504-DB-CU-SPR as filed.

- In a letter dated, April 2, 2018, Hollywood Heritage, Inc. shared their support for the proposed project. The letter describes that the applicant team engaged with their group and in response to conversation, incorporated feedback that lowered the elevations of the designed structure. Their letter also noted that the project would help relieve the deficit of affordable housing in Hollywood.

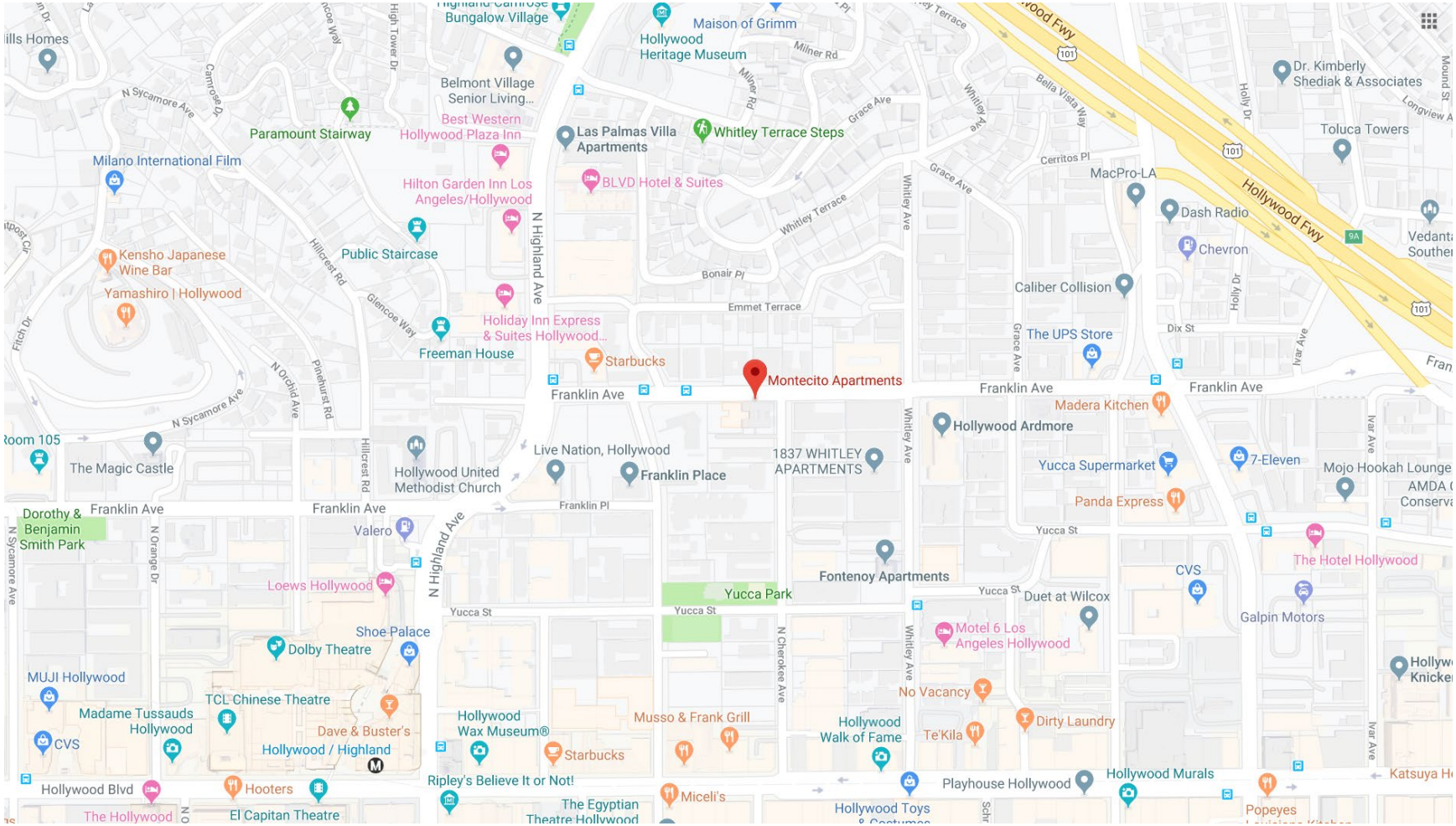
- Letters: Staff has received dozens of letters in opposition to the proposed project. The reasons cited in the letters note the concerns as described above.

- Petition: In advance of the public hearing for the case, staff received petitions signed in opposition to the proposed project. Concerns noted in the petitions include:

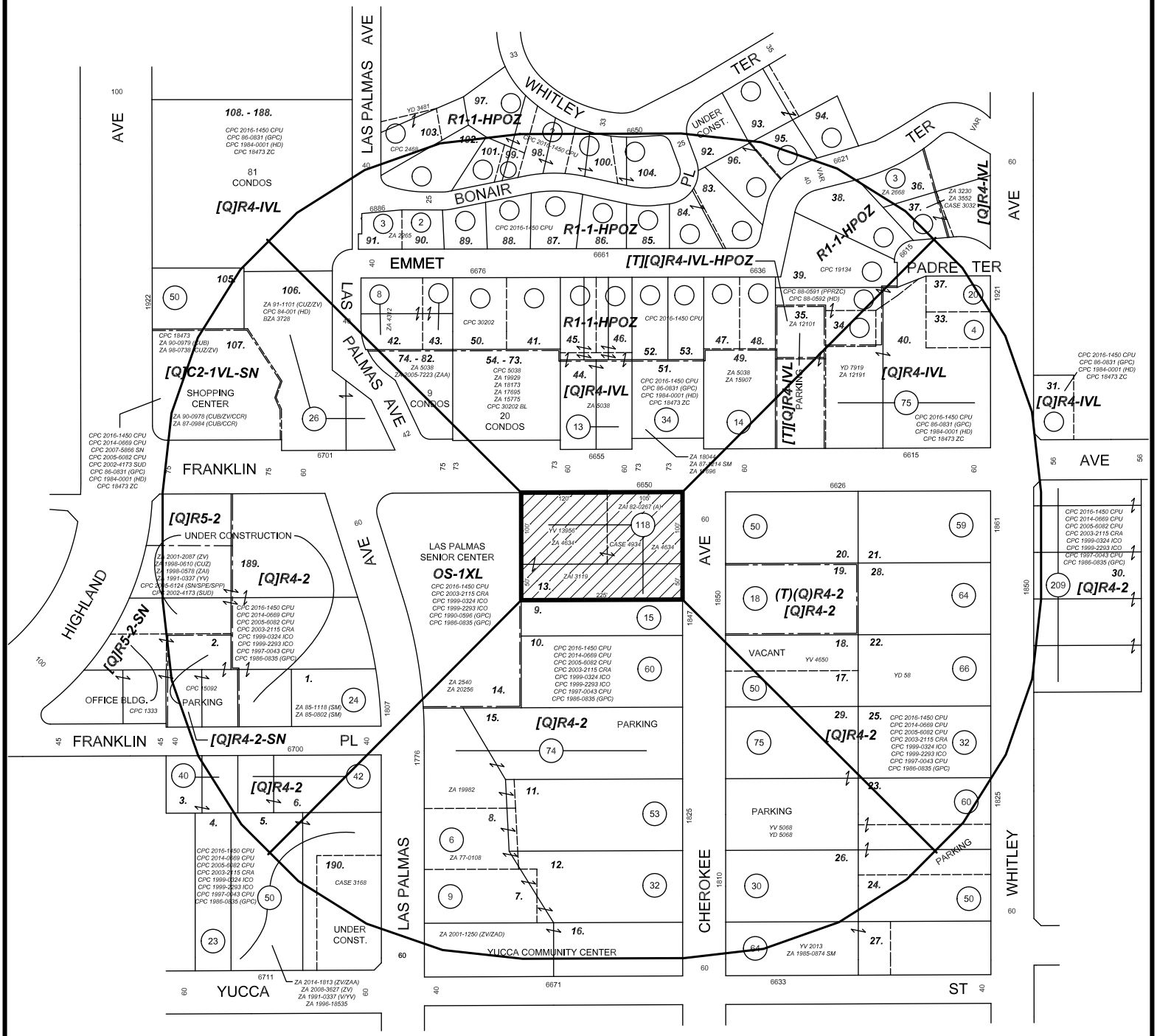
    - Negative construction impacts (air, noise, seismic, traffic) on existing residents;

    - The loss of the site's existing garden;

Map 1 – Vicinity Map



Map 2 - Radius Map



LEGAL: LOT 11 AND THE N'LY 50' PORTION OF LOT 12, BLOCK 2, HOLLYWOOD OCEAN VIEW TRACT (M.B. 1 - 62) "SEE APPLICATION"

DENSITY BONUS
CONDITIONAL USE - Z.A.
SITE PLAN REVIEW
VESTING PRELIMINARY PARCEL MAP NO. _ _ _ _

C.D. 13
C.T. 1902.02
P.A. HOLLYWOOD

L.A. MAPPING SERVICE
71 DEER CREEK ROAD
POMONA, CA 91766
(909) 595-0903

0.77 NET AC.

CASE NO.
DATE: 1 - 27 - 17
SCALE: 1" = 100'
USES FIELD
D.M. 150 A 185, 150A 187
148.5 A 185, 148.5 A 187

T.B. PAGE: 593 GRID: E - 4

ZIMAS INTRANET

Map 3 - General Plan Land Use Map

General Plan Land Use

City of Los Angeles
Department of City Planning

Address: 6650 W FRANKLIN AVE

APN: 5547003024

PIN #: 150A185 258

Tract: HOLLYWOOD OCEAN VIEW TRACT

Block: 2

Lot: 11

Arb: 4

Zoning: [Q]R4-2

General Plan: High Density Residential

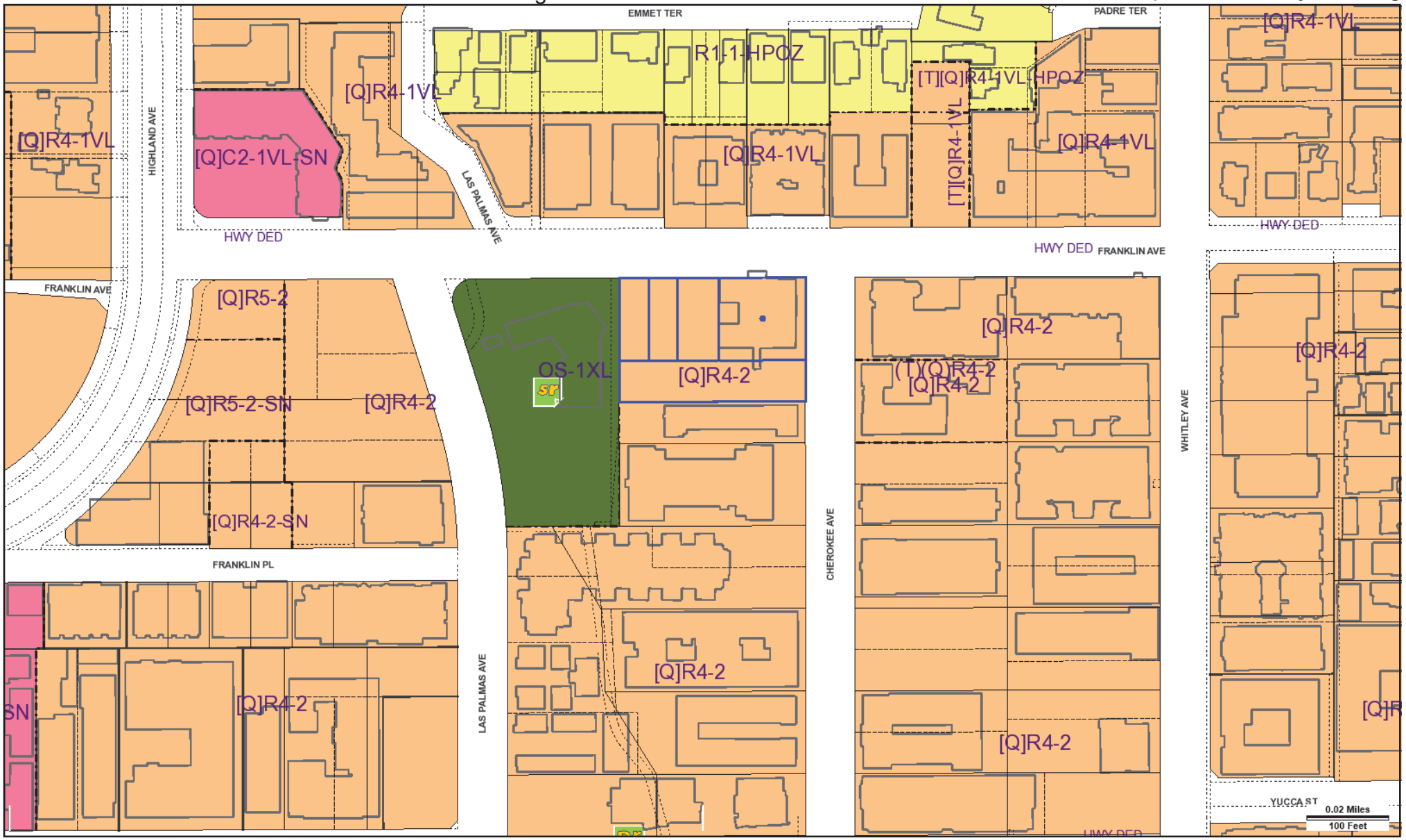
N
W E
S

Map 4 - Zoning Map

ZIMAS INTRANET

Generalized Zoning

City of Los Angeles
Department of City Planning



Address: 6650 W FRANKLIN AVE

APN: 5547003024

PIN #: 150A185 258

Tract: HOLLYWOOD OCEAN VIEW TRACT

Block: 2

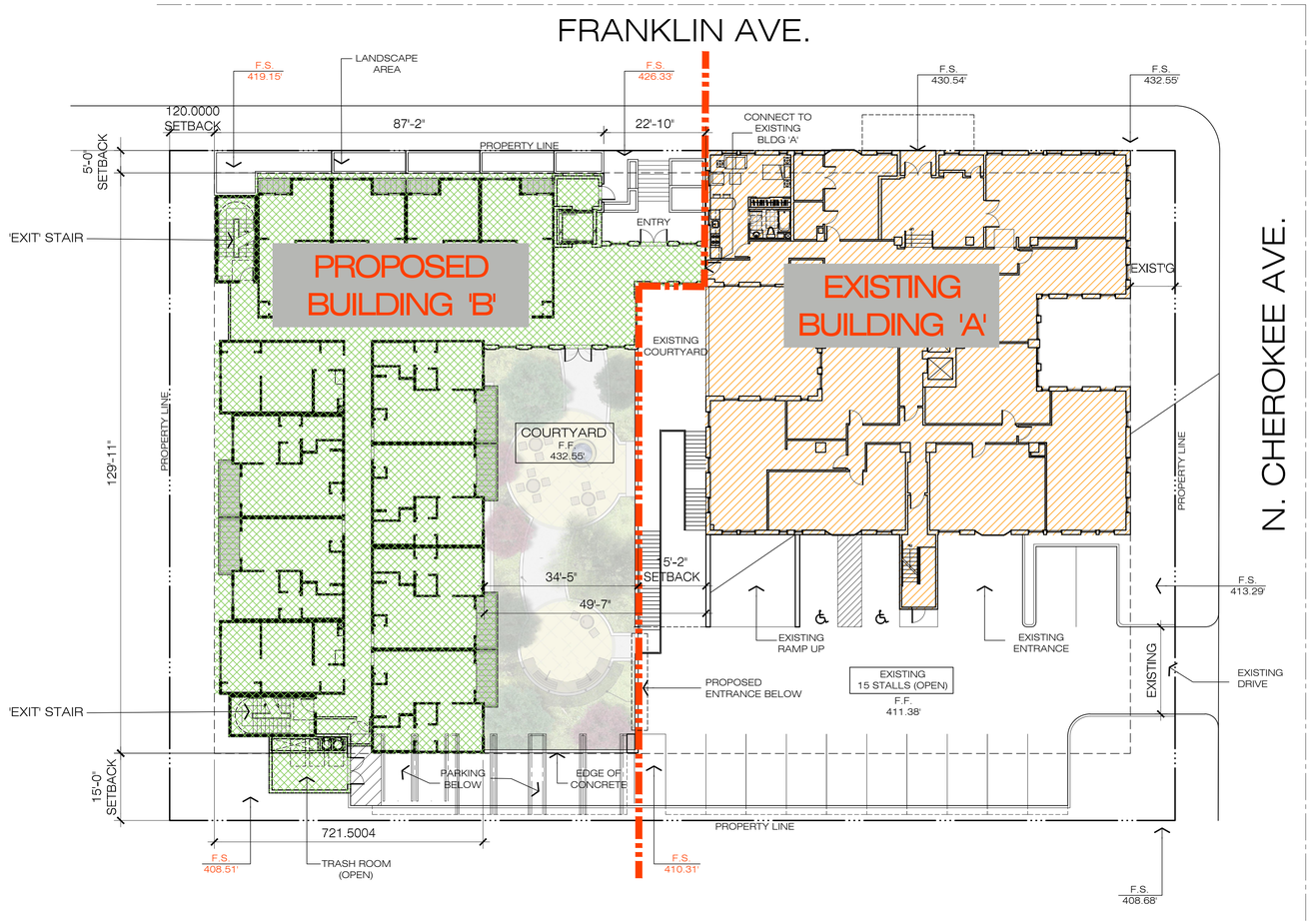
Lot: 11

Arb: 4

Zoning: [Q]R4-2

General Plan: High Density Residential

Exhibit A - Plans



SITE INFORMATION

PROJECT LOCATION:	6650-6668 W. FRANKLIN AVE 1855 N. CHEROKEE AVE HOLLYWOOD, CA 90028
APNS:	5547-003-023,-24
LEGAL DESCRIPTION:	PORTION OF LOT 11 & LOT 12, BLOCK 2, HOLLYWOOD OCEAN VIEW TRACT
LOT AREA:	33,793 SF / 0.78 ACRES

JURISDICTIONAL INFORMATION

COMMUNITY PLANNING AREA	HOLLYWOOD
AREA PLANNING COMMISSION	CENTRAL
NEIGHBORHOOD COUNCIL	HOLLYWOOD HILLS WEST
COUNCIL DISTRICT	CD 13 - MITCH O'FARRELL

ZONING

ZONE:	[Q]R4-2 (NO CHANGE)
GENERAL PLAN LAND USE:	HIGH DENSITY RESIDENTIAL (NO CHANGE)
DENSITY	
- ALLOWED:	1/600 SF - 57 UNITS
- EXISTING:	118 UNITS (117 SENIOR AFFORDABLE+1 MNGR)
- NEW BLDG:	68 UNITS (67 SENIOR AFFORDABLE+1 MNGR)
- **TOTAL PROPOSED:**	**186 UNITS (184 SENIOR AFFORDABLE+1 MNGR)**
FAR - EXISTING:	6:1
FAR - PROPOSED:	4.57:1 (EXISTING+NEW)
BUILDING AREA:	27,300 SF
FLOOR AREA	
- ALLOWED:	163,800 SF
- EXISTING:	71,450 SF
- NEW BLDG:	53,370 SF
- **TOTAL PROPOSED:**	**124,820 SF**
HEIGHT	
- ALLOWED:	60 FT / UNLIMITED STORIES
- EXISTING:	130 FT / 10 STORIES
- NEW BLDG:	76'-8" FT / 6 STORIES
OCCUPANCY:	R-2
CONSTRUCT. TYPE - NEW:	TYPE IIIA OVER TYPE I

SETBACKS

FRONT YARD - CHEROKEE AVE	
- REQUIRED:	15 FT
- EXISTING:	10 FT (NON-CONFORMING)
SIDE YARD - FRANKLIN AVE	
- REQUIRED:	9 FT
- PROPOSED:	4 FT, 6 IN (W DB INCENTIVE)
SIDE YARD - SOUTH PL	
- REQUIRED:	9 FT
- PROPOSED:	15 FT
REAR YARD - WEST PL	
- REQUIRED:	20 FT
- PROPOSED:	10 FT (W DB INCENTIVE)

OPEN SPACE SUMMARY

REQUIRED OPEN SPACE (12.21.G):

68 UNITS x 100 SF = 6,800 SF*

*100 SF PER UNIT W. LESS THAN 3 HABITABLE ROOMS

PROVIDED OPEN SPACE:

PRIVATE OPEN SPACE	1,700 SF
COMMUNITY ROOM	1,300 SF
ROOF DECK @ 6TH FLOOR	500 SF
PODIUM OPEN SPACE	2,400 SF
TOTAL NEW OPEN SPACE	5,900 SF
EXISTING COURTYARD	1,100 SF
TOTAL PROJECT OPEN SPACE	7,000 SF

PARKING

PARKING - EXISTING		
- TOTAL:	70 FT	
- TO REMAIN:	47 FT	
- TO BE REMOVED:	23 FT*	
PARKING - REQUIRED		
- 67 SENIOR UNITS	0.5/UNIT	33
- MANAGERS UNIT:	1/UNIT	1
*REPLACEMENT SPACES		23
		57 SPACES
PARKING - PROPOSED		
- PARKING LEVEL 1		25
- PARKING LEVEL 2		29
NEW SPACES		54 SPACES
EXISTING SPACES TO REMAIN		47
TOTAL PARKING SPACES		101 SPACES

BICYCLE PARKING - REQUIRED/PROVIDED

- EXISTING:	0 (NON-CONFORMING)	
- LONG TERM:	1/UNIT	68
- SHORT TERM:	0.1/UNIT	7

UNIT SUMMARY

PLAN	DESCRIPTION	QNTY.	NET AREA	TOTAL AREA
A1	STUDIO + 1BA	32 (47%)	440 SF	14,080 SF
A3	STUDIO + 1BA	18 (26.5%)	420 SF	7,560 SF
B1	1BR + 1BA	18 (26.5%)	520 SF	9,360 SF
	TOTAL	68	TOTAL	31,000 SF

VICINITY MAP

N.T.S.

PLOT PLAN

MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

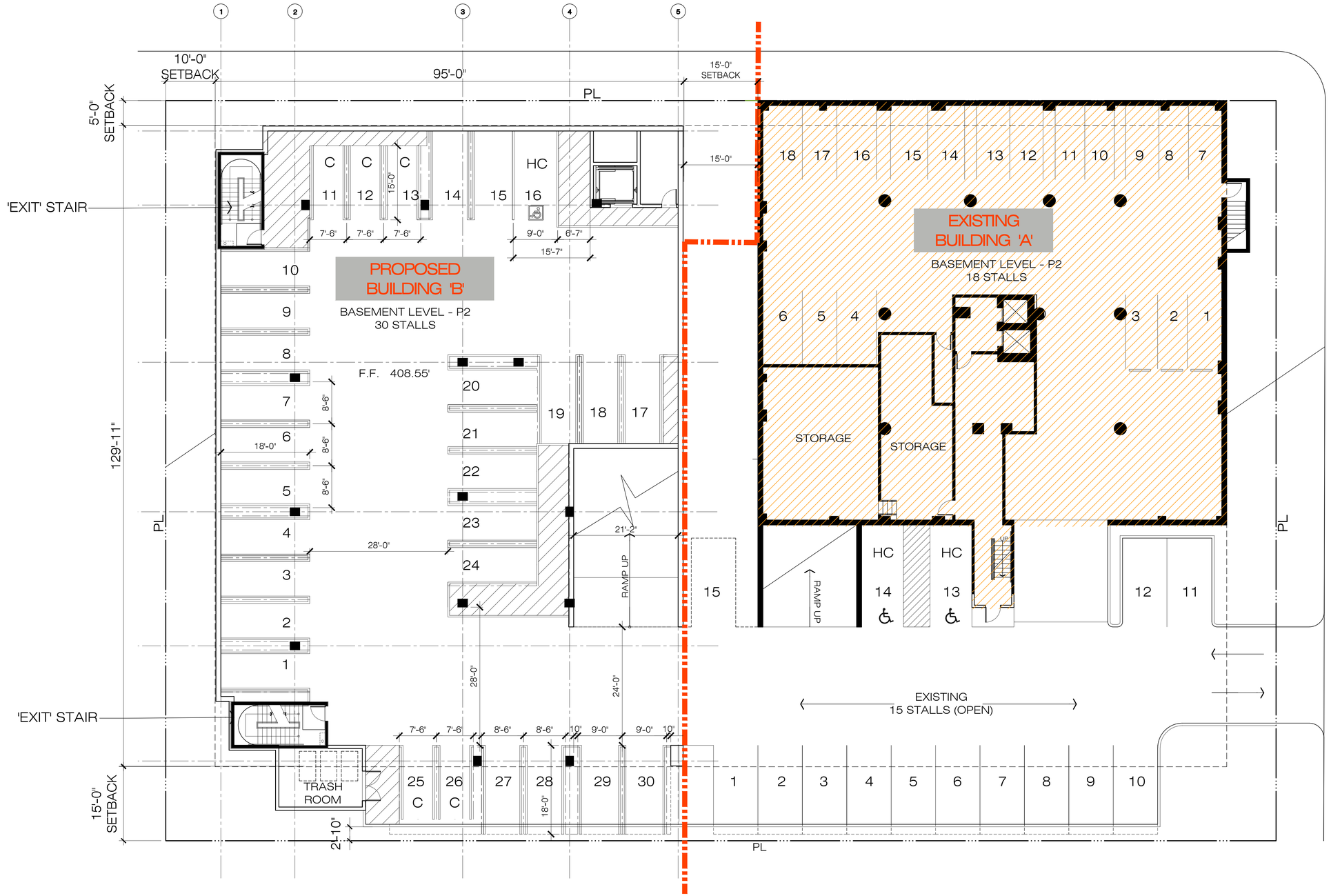
scale: 1" = 16'

0 16 32 48

WITHEE MALCOLM ARCHITECTS
2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com

Job No. B3003
Date.08.10.2017

SHEET 01



BASEMENT LEVEL - P2
F.F. 408.55'

MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

scale: 1" = 10'-0"
0 10 20 30

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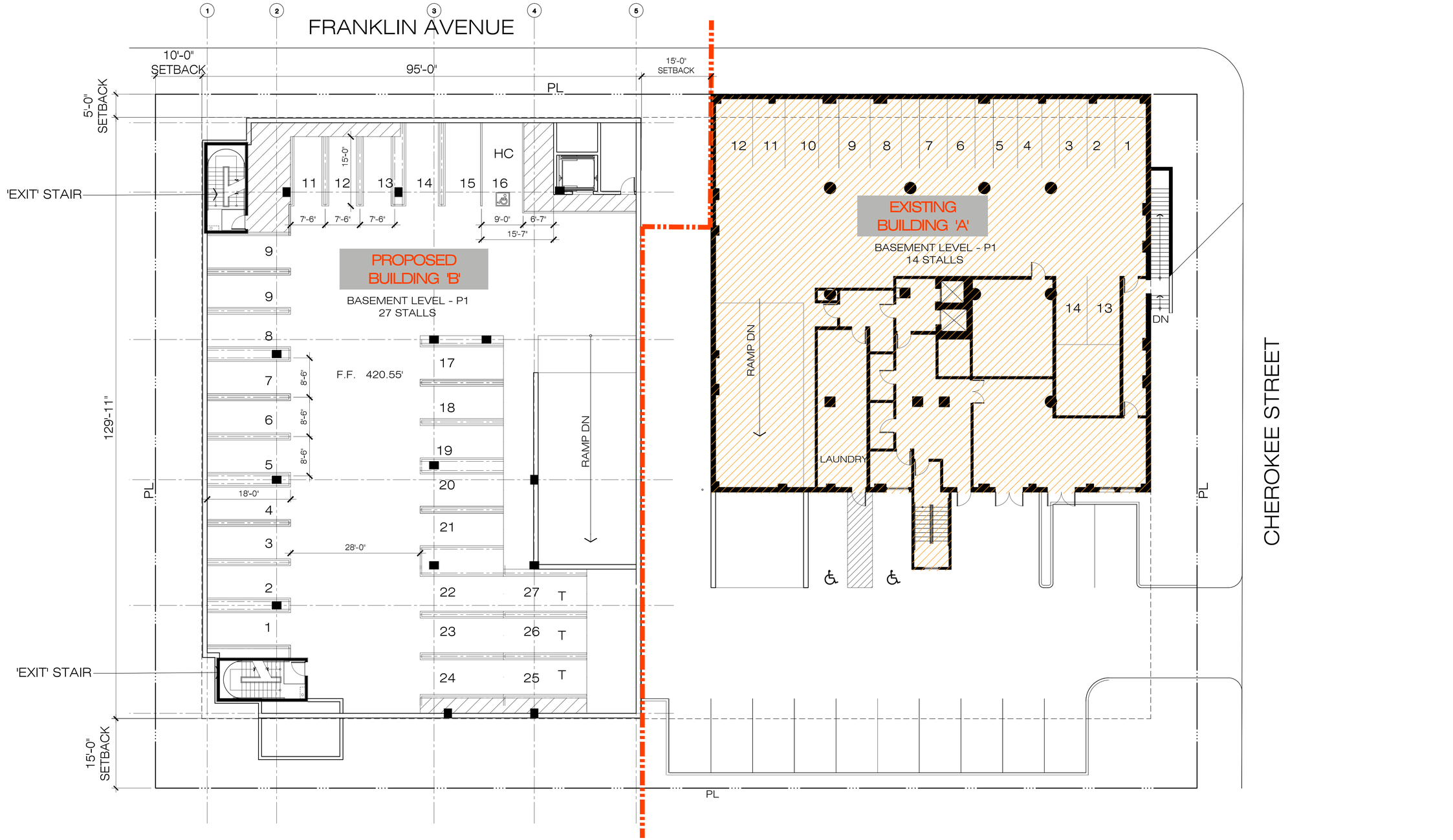
Job No. B3003
Date.08.10.2017

SHEET 02



BASEMENT LEVEL - P1
F.F. 420.55'

MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

scale: 1" = 10'-0"
0 10 20 30

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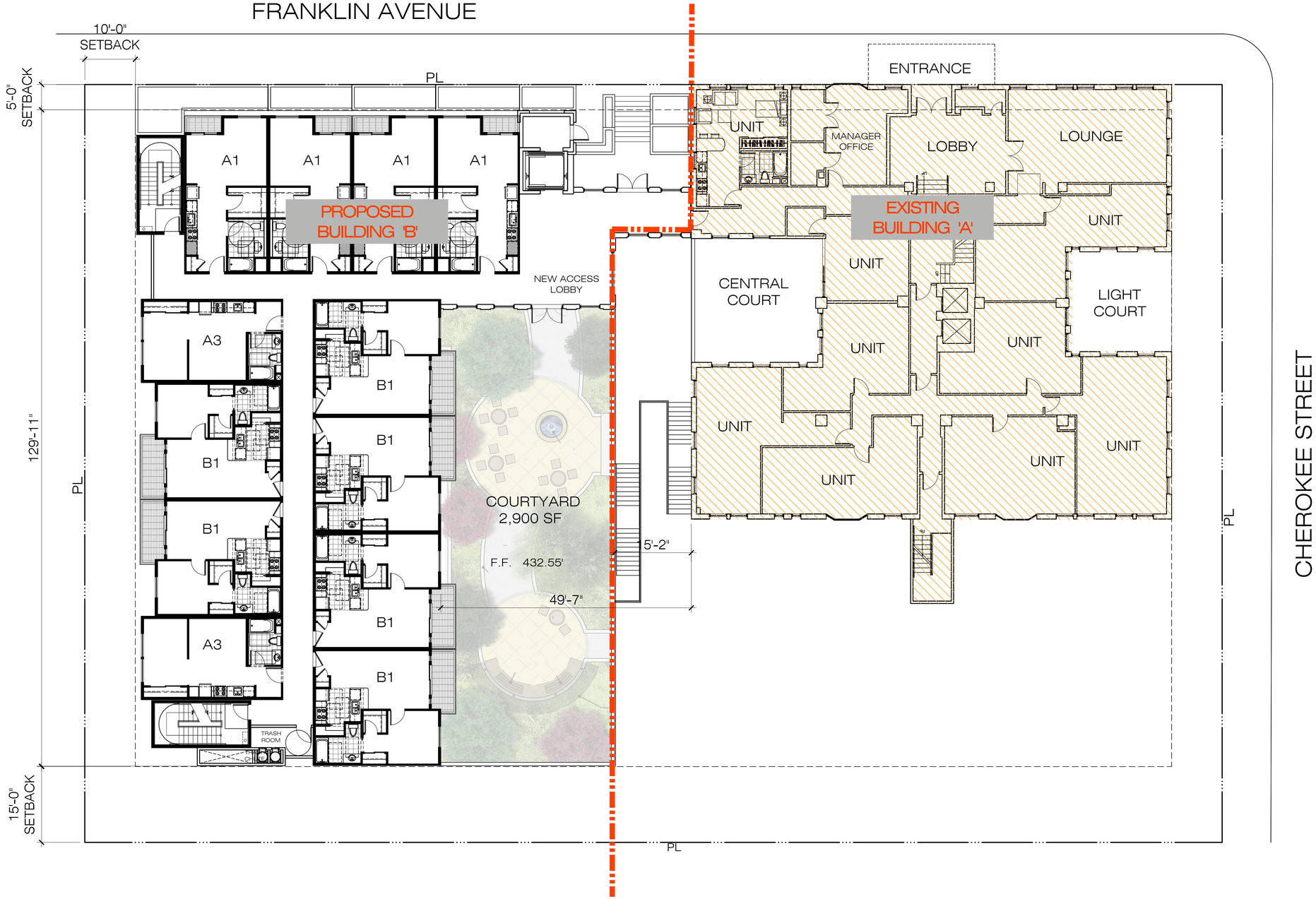
Job No. B3003
Date.08.10.2017

SHEET 03



GROUND FLOOR
F.F. 432.55'

MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

scale: 1" = 10'-0"
0 10 20 30

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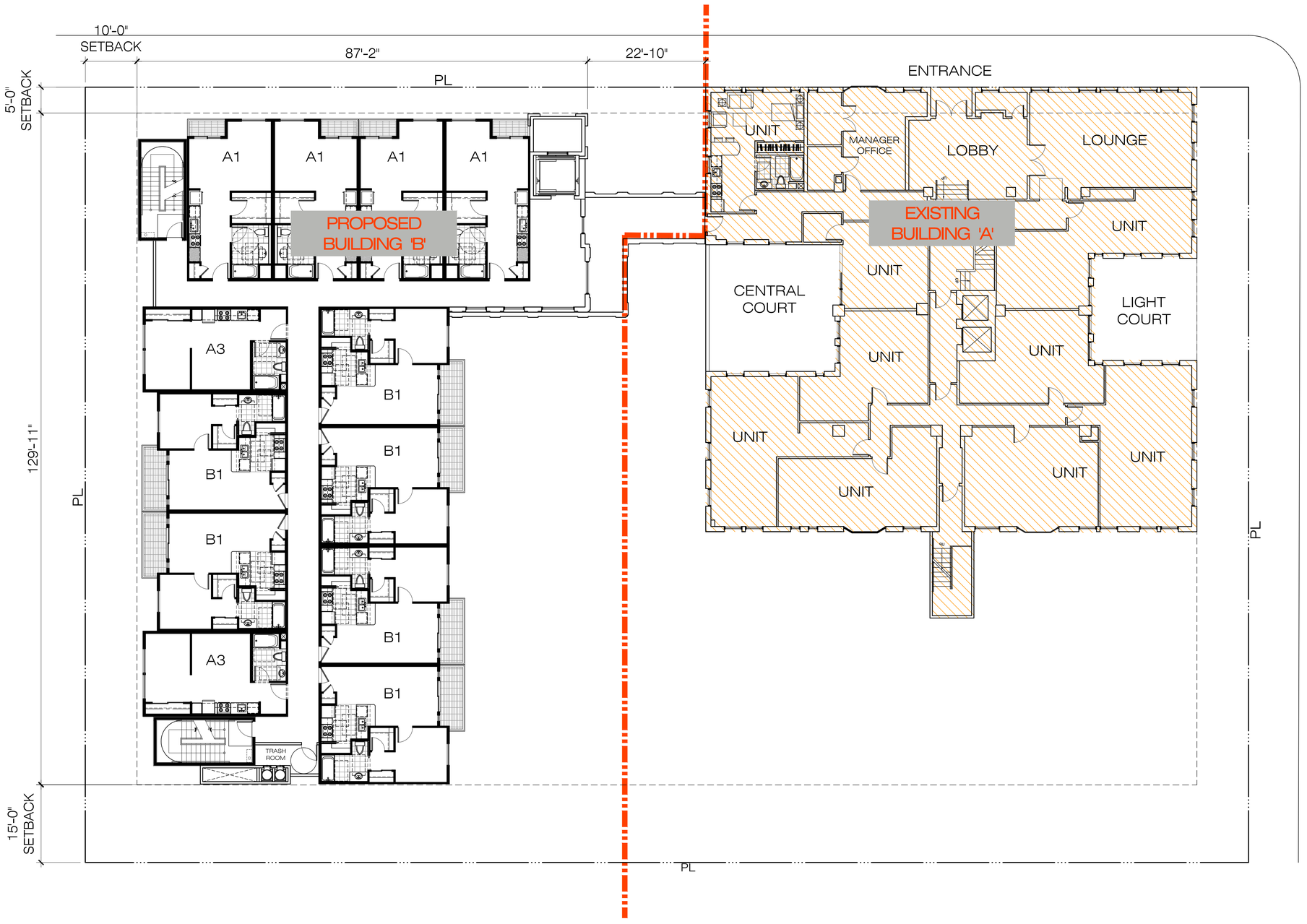
Job No. B3003
Date.08.29.2017

SHEET 04



LEVEL-2 TO LEVEL-5

F.F. 442.88' TO F.F. 482.88'

MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

scale: 1" = 10'-0"

0 10 20 30

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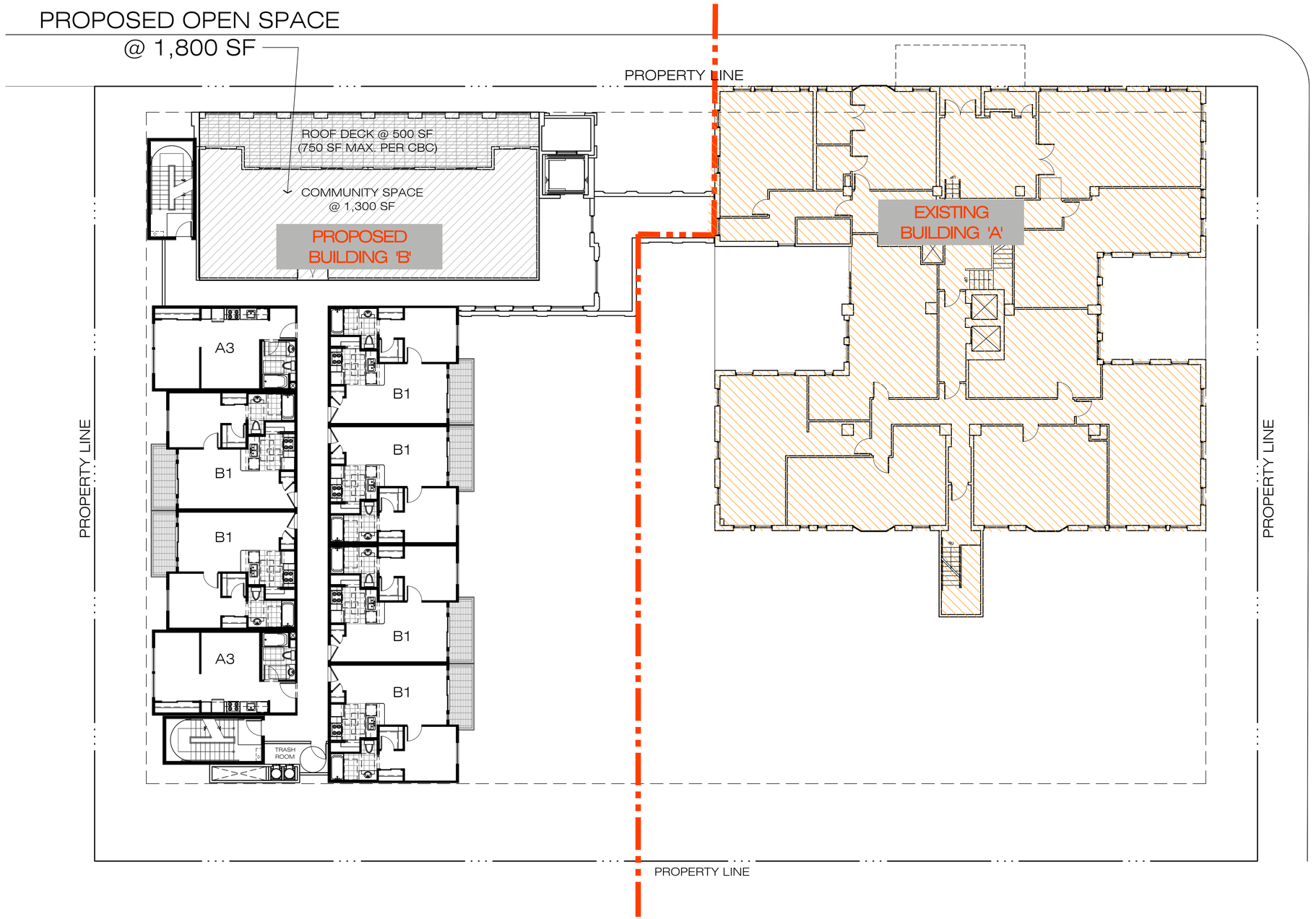
Job No. B3003
Date.08.10.2017

SHEET 05



LEVEL 6

MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

scale: 1" = 10'-0"
0 10 20 30

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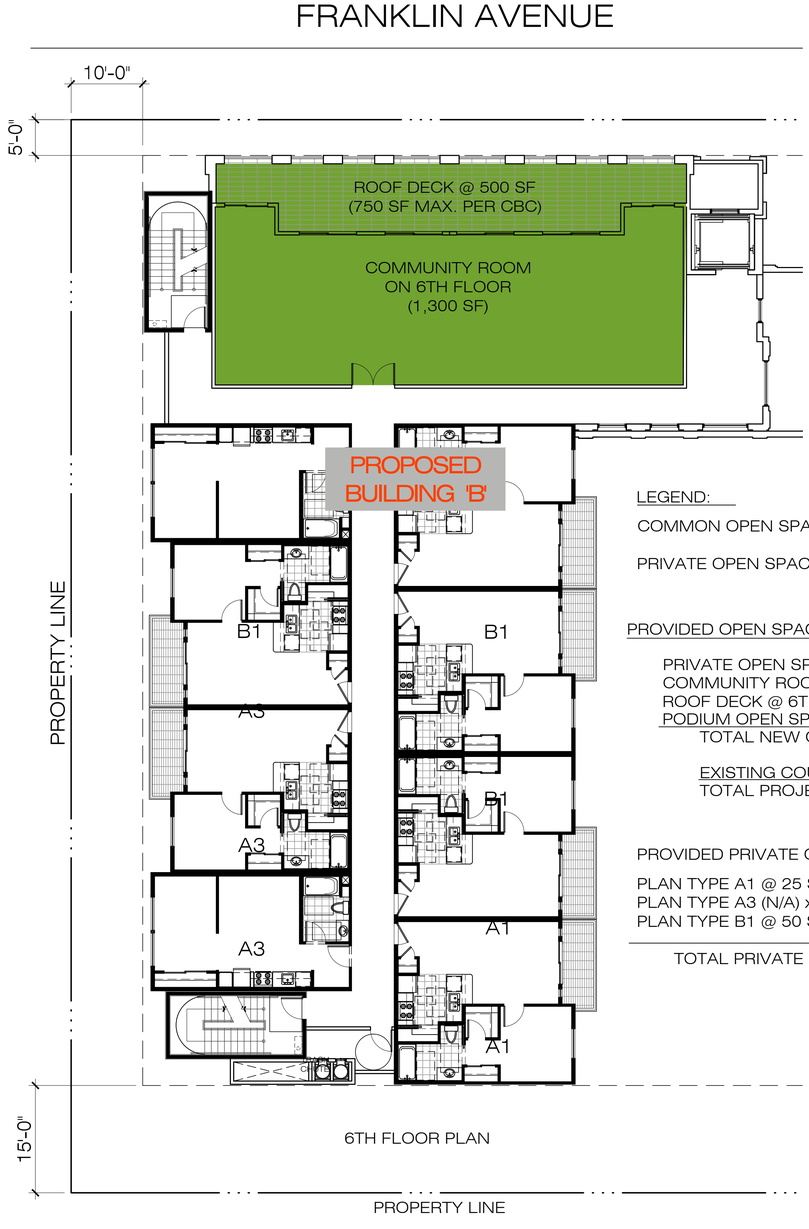
Job No. B3003
Date.08.10.2017

SHEET 06

GROUND FLOOR PLAN



6TH FLOOR PLAN

LEGEND:

COMMON OPEN SPACE

PRIVATE OPEN SPACE

PROVIDED OPEN SPACE:

PRIVATE OPEN SPACE	1,700 SF**
COMMUNITY ROOM	1,300 SF
ROOF DECK @ 6TH FLOOR	500 SF
PODIUM OPEN SPACE	2,400 SF
TOTAL NEW OPEN SPACE	5,900 SF
EXISTING COURTYARD	1,100 SF
TOTAL PROJECT OPEN SPACE	7,000 SF

PROVIDED PRIVATE OPEN SPACE:

PLAN TYPE A1 @ 25 SF x 32 UNITS	=	800 SF
PLAN TYPE A3 (N/A) x 18 UNITS	=	- SF
PLAN TYPE B1 @ 50 SF X 18 UNITS	=	900 SF
TOTAL PRIVATE OPEN SPACE	=	1,700 SF

OPEN SPACE DIAGRAM

MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

scale: 1" = 10'-0"

0 10 20 30

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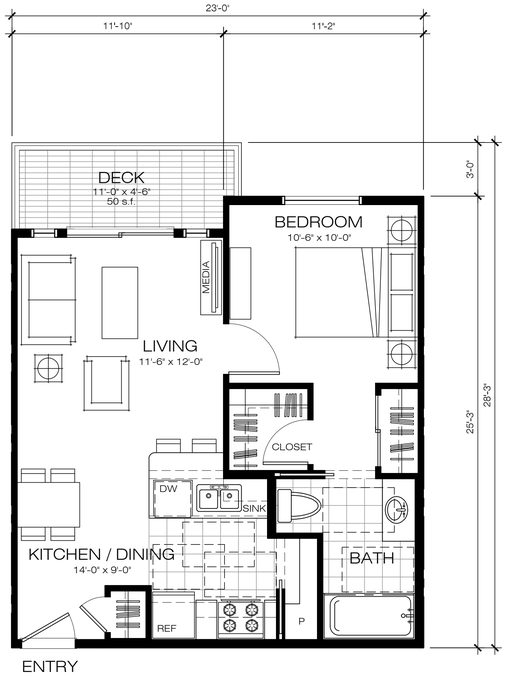
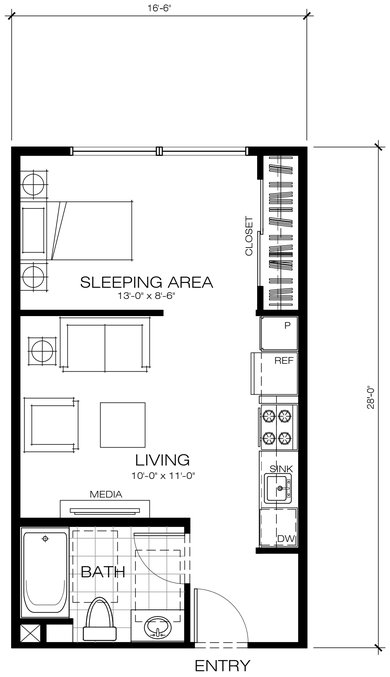
Job No. B3003
Date.08.10.2017

SHEET 07



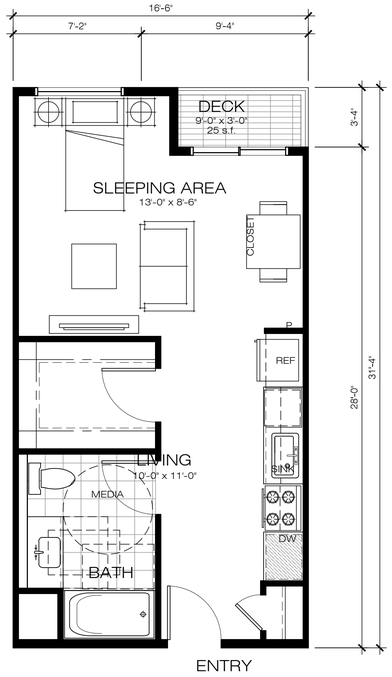
UNIT B-1

1BEDROOM / 1 BATH
NET UNIT SF = 520 S.F.
DECK AREA = 50 S.F.



UNIT A-2

STUDIO / 1 BATH
NET UNIT SF = 420 S.F.
DECK AREA = N/A



UNIT A-1

STUDIO / 1 BATH
NET UNIT SF = 440 S.F.
DECK AREA = 25 S.F.

TYPICAL UNIT PLANS

MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

scale: 1/4" = 1'-0"
0 4 8 12

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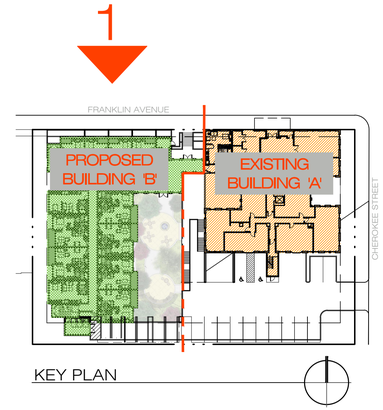
Job No. B3003
Date.08.10.2017

SHEET 08

1. FRANKLIN AVENUE ELEVATION



ELEVATION

MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

scale: 1" = 10'-0"

0 10 20 30

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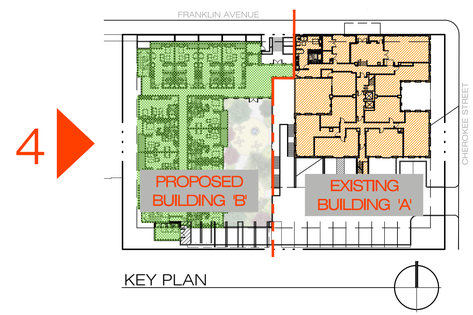
Job No. B3003
Date.08.10.2017

SHEET 09

4. WEST ELEVATION



ELEVATION

MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

scale: 1" = 10'-0"

0 10 20 30

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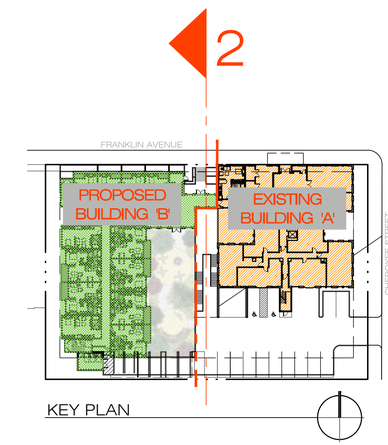
Job No. B3003
Date.08.10.2017

SHEET 12

2. EAST ELEVATION
(AT COURTYARD)



ELEVATION

MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

scale: 1" = 10'-0"
0 10 20 30

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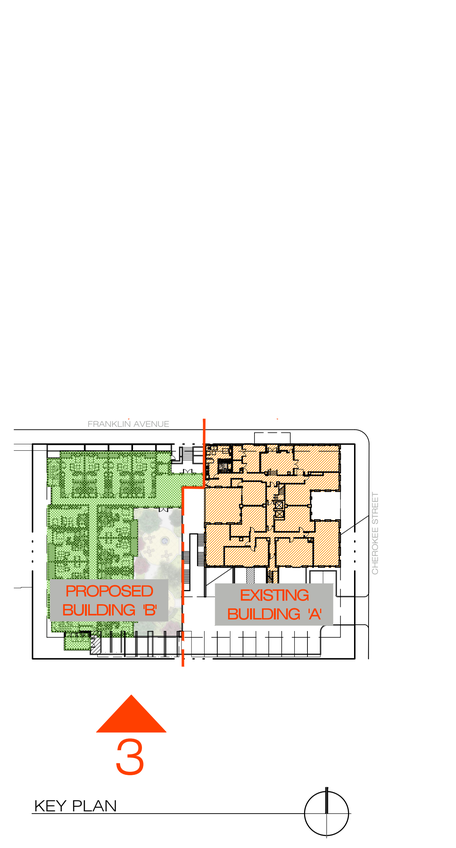
2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com

Job No. B3003
Date.08.29.2017

SHEET 10

3. SOUTH ELEVATION



ELEVATION

MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

scale: 1" = 10'-0"
0 10 20 30

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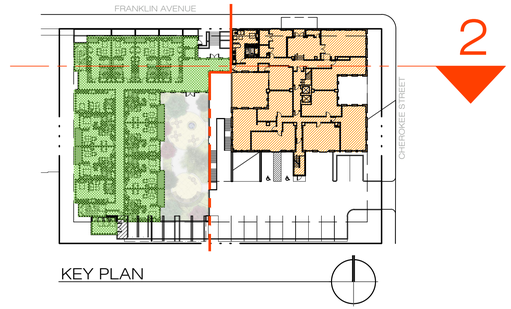
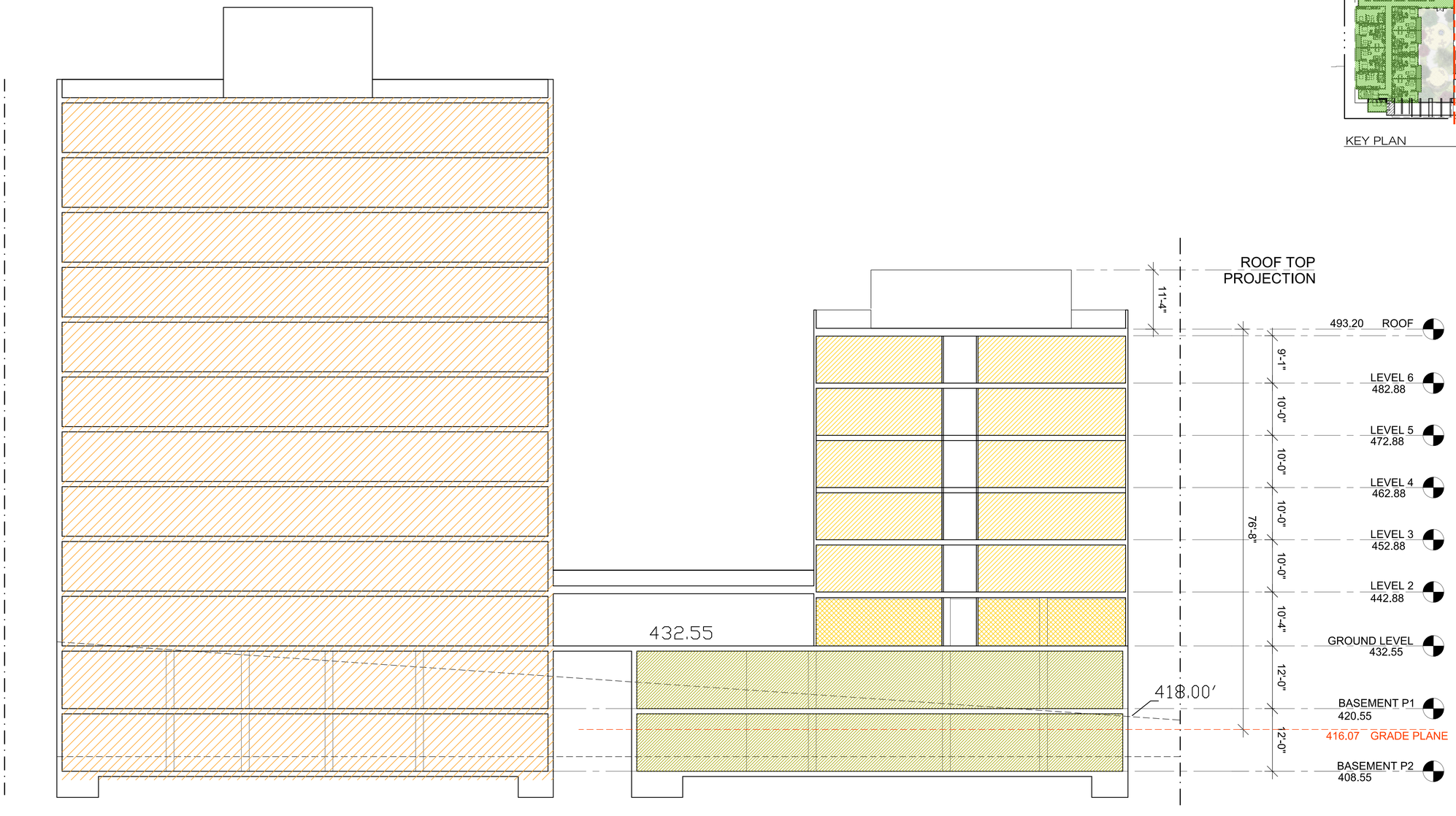
Date.08.29.2017

SHEET 11





1. BUILDING SECTION

SECTION

MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

scale: 1" = 10'-0"

0 10 20 30

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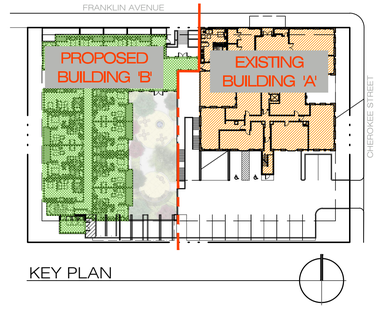
Job No. B3003
Date.08.10.2017

SHEET 13

1. VIEW ON FRANKLIN AVENUE LOOKING EAST

1



VIEW ON FRANKLIN AVENUE

MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

scale: 1" = 10'-0"
0 10 20 30

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Job No. B3003
Date.08.10.2017

1. OVERALL ELEVATION ON FRANKLIN AVENUE

ELEVATION ON FRANKLIN AVE.

MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

scale: 1" = 10'-0"
0 10 20 30

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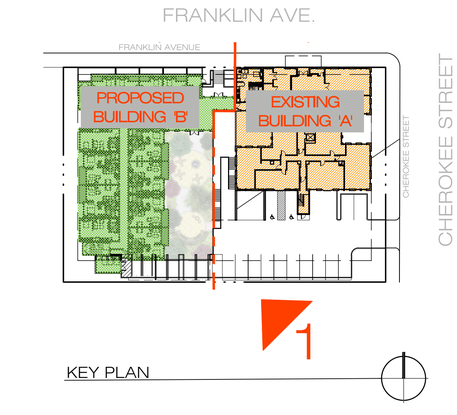
Job No. B3003
Date.08.10.2017

SHEET 15

1. VIEW AT COURTYARD



VIEW AT COURTYARD

MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

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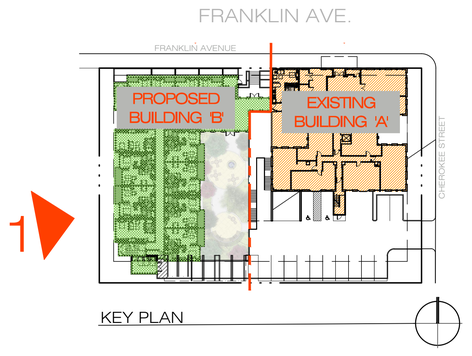
Job No. B3003
Date.08.10.2017

1. VIEW FROM SENIOR CENTER WITH PROPOSED BUILDING

1. EXISTING VIEW FROM SENIOR CENTER



VIEW FROM EXISTING SENIOR CENTER

MONTECITO SENIOR HOUSING

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Job No. B3003
Date.08.10.2017

SHEET 1 OF 2 SHEETS

HUD Project Name: Montecito Apartments
HUD Project Number: 122-11360
HUD Project Location: Los Angeles, California

Date of Survey Map / Plat:
JUNE 11, 2015 (UPDATED PER TEAM COMMENTS, NOT FIELD VERIFIED)
MAY 29, 2015 (UPDATED PER TEAM COMMENTS, NOT FIELD VERIFIED)
MAY 28, 2015 (UPDATED PER PROFORMA AND TEAM COMMENTS, NOT FIELD VERIFIED)
APRIL 8, 2015 (UPDATED PER NEW PTR AND TEAM COMMENTS, FIELD VERIFIED)
DECEMBER 3, 2014 (UPDATED PER NEW PTR AND TEAM COMMENTS)
SEPTEMBER 29, 2014 (ORIGINAL)

Date of Field Survey:
APRIL 3, 2015 (FIELD VERIFIED)
SEPTEMBER 22, 2014 (ORIGINAL)

Address:
6650 & 6668 FRANKLIN AVE., LOS ANGELES, CA. 90028

Adjoining Addresses:
THE ADJOINING ADDRESSES SHOWN ON THIS MAP ARE PER THE CITY OF LOS ANGELES NAVIGATE L.A. DATABASE.

Assessor's Parcel Number (A.P.N.):
5547–003–023 (PARCEL 2), 5547–003–024 (PARCEL 1)

General:
ALL EASEMENT DESCRIPTIONS SHOWN HEREON ARE PER PRELIMINARY REPORTS STATED HEREON AND MAY BE SHORTENED OR ABBREVIATED. ORIGINAL DOCUMENT MUST BE USED FOR COMPLETE VERBIAGE AND INTERPRETATION. OTHER EASEMENTS MAY EXIST WITHIN SUBJECT PROPERTY, NOT INCLUDED WITHIN SAID PRELIMINARY REPORTS. HAHN AND ASSOCIATES, INC. DID NOT PERFORM A TITLE SEARCH FOR THIS PROJECT. PROPERTY LINE CLEARS ARE ORIENTED IN PLAN VIEW, PERPENDICULAR TO PROPERTY LINE.

NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
THIS PROPERTY IS NOT SITUATED WITHIN A WETLAND AREA.

BUILDING AREA CALCULATIONS SHOWN HEREON INCLUDE SQUARE FOOTAGE TO THE OUTERMOST BUILDING FASCIA AT FIRST LIVING LEVEL, ACTUAL LIVING SPACE WILL BE SMALLER.

Bench Mark:
THE ELEVATION OF 416.204 ON BENCH MARK NO. 12–20810 (CUT SPK IN EAST CURB LAS PALMAS AVE. NORTH 2 FEET NORTH OF FRANKLIN AVE. SOUTH END CATCH BASIN) NAVD 1988 DATUM, 2000 ADJUSTMENT, AS SHOWN IN CITY OF LOS ANGELES NAVIGATE L.A. DATABASE WAS USED AS ELEVATION DATUM FOR THIS SURVEY.

Basis of Bearings:
THE BEARING OF NORTH ALONG THE CENTERLINE OF CHEROKEE AVE. (FORMERLY MAGNOLIA AVE.) AS SHOWN ON HOLLYWOOD OCEAN VIEW TRACT, MAP BOOK 1, PAGE 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

Boundary:
ESTABLISHED PER PTR, ADJUSTED TO FOUND CITY CENTERLINE MONUMENTS, USING STANDARD SURVEYING PROCEDURES.

Area:
GROSS AREA OF BOTH PARCELS: 33,793 SQUARE FEET, 0.78 ACRES
PARCEL 1: 21,792 SQUARE FEET, 0.50 ACRES
PARCEL 2: 12,002 SQUARE FEET, 0.28 ACRES

Flood Zone:
THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON FIRM MAP NUMBER OF 06037C1605F DATED SEPTEMBER 26, 2008. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

Zoning Information:
REFERENCE: ZIMAS.LACITY.ORG
AMLEGAL.COM(CALIFORNIA/LOS ANGELES PLANNING AND ZONING/MUNICIPAL CODE.)
CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING(CITYPLANNING.LACITY.ORG)

ZONE: [Q]R4–2 'QUALIFIED MULTIPLE DWELLING ZONE'

ZONE INFORMATION: ZI–2433 HOLLYWOOD COMMUNITY PLAN INJUNCTION
ZI–2436 PRELIMINARY HOLLYWOOD FAULT STUDY AREA
ZI–2374 LOS ANGELES STATE ENTERPRISE ZONE
ZI–1352 HOLLYWOOD REDEVELOPMENT PROJECT
ZI–2277 HOLLYWOOD REDEVELOPMENT PROJECT

MINIMUM BUILDING SETBACKS:

FRONT SETBACK: 15 FEET (BUILDING IS NOT IN COMPLIANCE) (7)

SIDE YARD SETBACK: 13 FEET (BUILDING IS NOT IN COMPLIANCE) (7)

REAR SETBACK: 20 FEET

REQUIRED PARKING: TO BE DETERMINED BY CITY PLANNING OFFICIAL (7)
(SPECIAL NOTE: INSTRUMENT NO. 86–1388699, REDUCES PARKING REQUIREMENT BY 40%)

Total Existing Parking:
STANDARD: 59 SPACES
COMPACT: 7 SPACES
HANDICAPPED: 1 SPACE
RESERVED: 1 SPACE
MAINTENANCE: 1 SPACE

TOTAL PARKING: 69 SPACES

Existing Ground Level Parking:
STANDARD: 40 SPACES
MAINTENANCE: 1 SPACE

TOTAL PARKING: 41 SPACES

Existing Upper Garage Parking:
STANDARD: 10 SPACES
COMPACT: 2 SPACE
RESERVED: 1 SPACE

TOTAL PARKING: 13 SPACES (SEE SHEET 2)

Existing Lower Garage Parking:
STANDARD: 9 SPACES
HANDICAPPED: 1 SPACE
COMPACT: 5 SPACES

TOTAL PARKING: 15 SPACES (SEE SHEET 2)

Utilities:
IF UNDERGROUND PUBLIC UTILITIES, OTHER SUBSTRUCTURES OR ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY. THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. IT IS ADVISED TO CALL UNDERGROUND SERVICE ALERT, (800) 227–2600, BEFORE DIGGING ON THIS SITE.

BURIED UTILITIES SHOWN HEREON PER L.A. CITY SUBSTRUCTURE MAPS 219–3C, 363–14, D–2227–1 & SEWER WYE MAPS 150A185 AND 4901–1.

Proforma ALTA Policy Report (PROFORMA):
PREPARED BY COMMONWEALTH LAND TITLE COMPANY, ORDER NO.: 08012507–919–JMH, DATED MAY 27, 2015.

Legal Description Per PROFORMA:
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

Parcel 1:
THE EAST 105 FEET OF LOT 11 AND THE NORTH HALF OF LOT 12 IN BLOCK 2 OF THE HOLLYWOOD OCEAN VIEW TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Parcel 2:
THE WEST 120 FEET OF LOT 11 IN BLOCK 2 OF THE HOLLYWOOD OCEAN VIEW TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Schedule B - Part 1 - Exceptions per PROFORMA:
△ A. NOT A SURVEY MATTER.

△ B. NOT A SURVEY MATTER.

△ C. NOT A SURVEY MATTER.

△ 1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

△ 2. NOT A SURVEY MATTER.

△ 3. NOT A SURVEY MATTER.

△ 4. A COVENANT AND AGREEMENT WHEREIN THE OWNERS OF SAID LAND COVENANT AND AGREE THAT SAID LAND SHALL BE HELD AS ONE PARCEL AND NO PORTION SHALL BE SOLD SEPARATELY, WHICH COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS.
RECORDED JUNE 11, 1984, AS INSTRUMENT NO. 84–693771, OFFICIAL RECORDS

△ 5. A DOCUMENT SUBJECT TO ALL TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.

ENTITLED: PERPETUAL PRESERVATION AND CONSERVATION RESTRICTION AND AGREEMENT
BY AND BETWEEN: MONTECITO APARTMENTS LIMITED, A CALIFORNIA LIMITED PARTNERSHIP (GRANTOR) AND UNITED COMMUNITY HOUSING AND DEVELOPMENT CORP., A CALIFORNIA NON–PROFIT PUBLIC BENEFIT CORPORATION (GRANTEE)
RECORDED: DECEMBER 31, 1984, AS INSTRUMENT NO. 84–1523595, OFFICIAL RECORDS

REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

⬠ 6. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
PURPOSE: PUBLIC UTILITIES
RECORDED: JULY 22, 1985, AS INSTRUMENT NO. 85–839954, OFFICIAL RECORDS
AFFECTS: THE WESTERLY 3 FEET OF THE NORTH 50 FEET OF LOT 12.

△ 7. THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED OCTOBER 15, 1986, AS INSTRUMENT NO. 86–1388699, OF OFFICIAL RECORDS.

REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

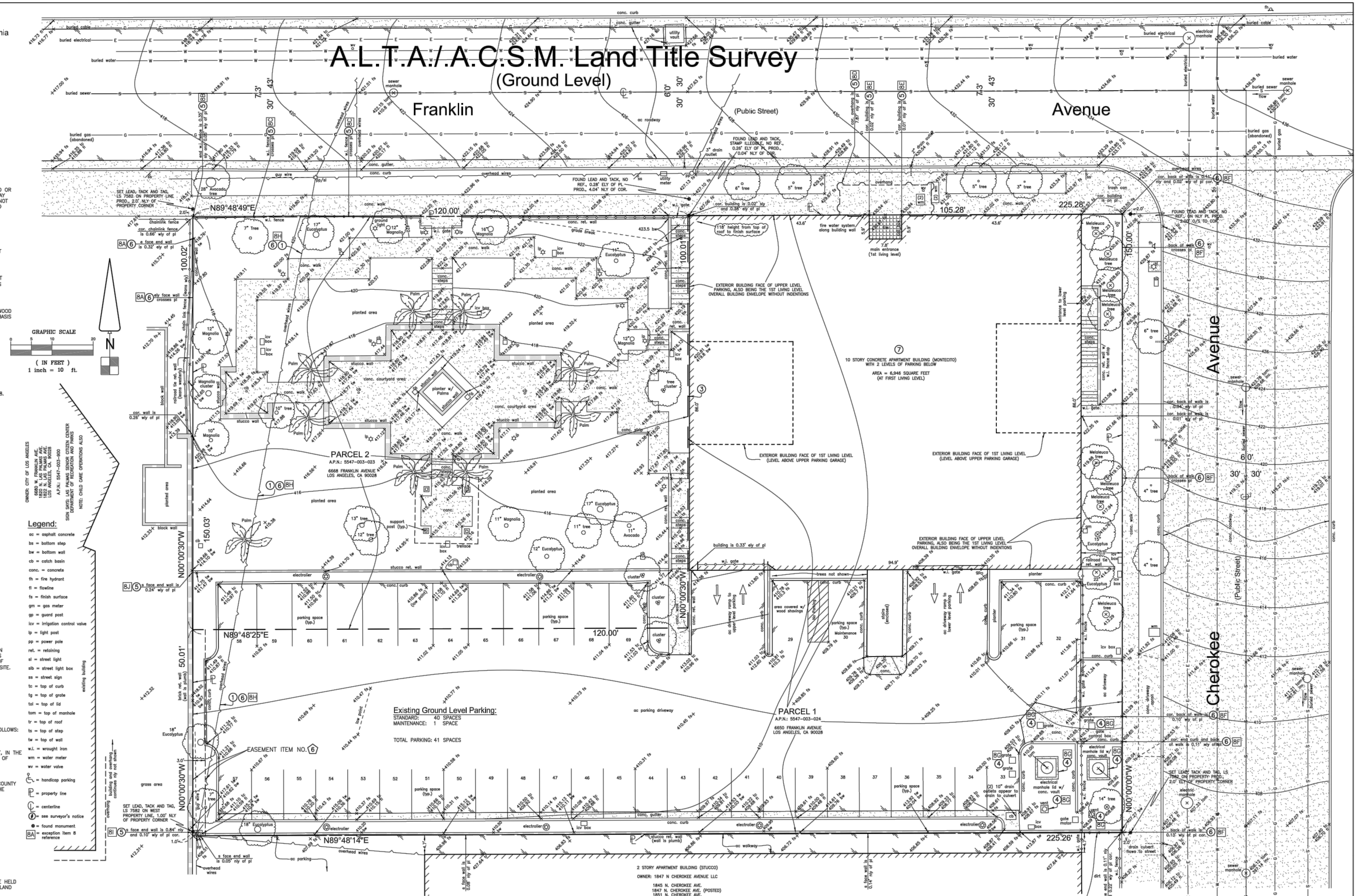
AMONG OTHER THINGS, SAID DOCUMENT PROVIDES FOR:

WE DO HEREBY COVENANT AND AGREE TO AND WITH SAID CITY TO DEVELOP THE ADDITIONAL PARKING SPACES REQUIRED IN THE EVENT THE DEVELOPMENT CEASES TO QUALITY UNDER 12 21A(U)(1).

⬠ 8. ANY RIGHTS, INTEREST, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON A SURVEY PLAT

ENTITLED: A.L.T.A./A.C.S.M. LAND TITLE SURVEY
DATED: SEPTEMBER 29, 2014 AND LAST REVISED__________, 2015
PREPARED BY: HAHN AND ASSOCIATES, INC.
PROJECT NO.: 0106–11–001

8A A) A 0.32' ENCROACHMENT OF A WALL ONTO THE PROPERTY FROM THE LAND ADJOINING TO THE WEST. SAID ENCROACHMENT IS NEAR THE NORTHWEST CORNER OF SAID PROPERTY.
8B B) A 0.05' ENCROACHMENT OF A WROUGHT IRON FENCE ONTO THE LAND ADJOINING TO THE WEST. SAID ENCROACHMENT IS NEAR THE NORTHWEST CORNER OF SAID PROPERTY.
8C C) AN ENCROACHMENT OF A WROUGHT IRON FENCE INTO THE STREET RIGHT OF WAY OF FRANKLIN AVENUE, TO UNDISCLOSED AMOUNTS.
8D D) A 7.87' ENCROACHMENT OF A BUILDING OVERHANG INTO THE STREET RIGHT OF WAY OF FRANKLIN AVENUE, TO UNDISCLOSED AMOUNTS.
8E E) A 0.01' TO 0.02' ENCROACHMENT OF A AN EXISTING 10–STORY BUILDING INTO THE STREET RIGHT OF WAY OF FRANKLIN AVENUE.
8F F) A 0.04' TO 0.13' ENCROACHMENT OF A CONCRETE SIDEWALK ONTO THE PROPERTY FROM THE STREET RIGHT OF WAY OF CHEROKEE AVENUE.
8G G) AN UNRECORDED EASEMENT OR LESSER RIGHT FOR TWO CONCRETE ELECTRICAL VAULTS WITH MANHOLES AND VENTS LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY.



8H H) AN ENCROACHMENT OF OVERHEAD UTILITY WIRES RUNNING NORTH–SOUTH ACROSS THE WESTERLY PORTION OF THE PROPERTY ACROSS THE NORTH AND SOUTH BOUNDARIES.
8I I) A 0.1' ENCROACHMENT OF A WALL ONTO THE LAND ADJOINING THE PROPERTY TO THE WEST. SAID ENCROACHMENT IS AT THE SOUTHWEST CORNER OF SAID PROPERTY.
8J J) AN 0.24' ENCROACHMENT OF A WALL ONTO THE LAND ADJOINING THE PROPERTY TO THE WEST. SAID ENCROACHMENT IS NEAR THE MID–POINT OF THE WEST BOUNDARY OF SAID PROPERTY.

△ 9. INTENTIONALLY DELETED.

△ 10. INTENTIONALLY DELETED.

△ 11. INTENTIONALLY DELETED.

△ 12. INTENTIONALLY DELETED.

△ 13. INTENTIONALLY DELETED.

△ 14. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: EASEMENT AND MEMORANDUM OF AGREEMENT
RECORDING DATE: APRIL 3, 2012
RECORDING NO: AS INSTRUMENT NO. 20120500494, OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

(BLANKET IN NATURE)

△ 15. INTENTIONALLY DELETED.

△ 16. INTENTIONALLY DELETED.

△ 17. INTENTIONALLY DELETED.

△ 18. INTENTIONALLY DELETED.

△ 19. INTENTIONALLY DELETED.

Schedule B - Part 2 - Exceptions per PROFORMA:
△ 1. NOT A SURVEY MATTER.

△ 2. NOT A SURVEY MATTER.

△ 3. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.
ENTITLED: AGREEMENT CONTAINING COVENANTS AFFECTING REAL PROPERTY
DATED: OCTOBER 22, 1996
BY AND BETWEEN: THOMAS L. SAFRAN, AN UNMARRIED MAN, AND THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA, A PUBLIC BODY, CORPORATE AND POLITIC
RECORDED: OCTOBER 31, 1996, AS INSTRUMENT NO. 96–1770322, OFFICIAL RECORDS

REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

BY THE PROVISION OF AN AGREEMENT:
DATED: JUNE 1, 2011
EXECUTED BY: MONTECITO APARTMENTS HOUSING, LP, A CALIFORNIA LIMITED PARTNERSHIP; THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA, A PUBLIC BODY CORPORATE AND POLITIC; WELLS FARGO BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS
RECORDED: JUNE 27, 2011 AS INSTRUMENT NO. 20110867647 OF OFFICIAL RECORDS

SAID INSTRUMENT WAS MADE SUBORDINATE TO THE REGULATORY AGREEMENT RECORDED JUNE 27, 2011 AS INSTRUMENT NOS. 20110867642 OF OFFICIAL RECORDS.

AN AGREEMENT RECORDED RECORDING DATE OF SUBORDINATION AGREEMENT AS INSTRUMENT NO. RECORDING NO. OF SUBORDINATION AGREEMENT WHICH STATES THAT THIS INSTRUMENT WAS SUBORDINATED TO THE DOCUMENT OR INTEREST DESCRIBED IN THE INSTRUMENT

RECORDING DATE:
RECORDING NO:

△ 4. NOT A SURVEY MATTER.

△ 5. NOT A SURVEY MATTER.

△ 6. NOT A SURVEY MATTER.

△ 7. NOT A SURVEY MATTER.

Exceptions Legend:
△ = NOT PLOTTABLE
(SEE TITLE REPORT AND ACTUAL DOCUMENTS FOR DETAILS)

⬠ = PLOTTED HEREON
(SEE TITLE REPORT AND ACTUAL DOCUMENTS FOR DETAILS)

Surveyor's Notice:
(1) = NO EASEMENT STATED ON TITLE REPORT FOR OVERHEAD WIRES.
(2) = INTENTIONALLY DELETED.
(3) = THE PLACEMENT OF THE DIVIDING LINE BETWEEN PARCELS 1 & 2 OF PTR HAS BEEN DETERMINED BY CHAIN OF TITLE DOCUMENTS. SENIOR DEED RIGHTS BELONG TO PARCEL 2 OF PTR, GIVING IT THE DEED SPECIFIED "WEST 120 FEET OF LOT 11". ALL EXCESS (APPROXIMATELY 3") HAS BEEN ALLOCATED TO PARCEL 1 OF PTR.
(4) = NO EASEMENT STATED ON TITLE REPORT FOR ELECTRICAL UTILITY STRUCTURES OR POSSIBLE BURIED ELECTRICAL.
(5) = ENCROACHMENT BY SUBJECT PROPERTY ONTO OTHERS.
(6) = ENCROACHMENT ONTO SUBJECT PROPERTY BY OTHERS.
(7) = SUBJECT PROPERTY IS LISTED AS A CALIFORNIA HISTORICAL RESOURCE (N1363)
REFERENCE NO.: 5379–19–0168 & REFERENCE NO.: 0053–0799–0000

Survey Prepared For:
Thomas Safran & Associates
11812 San Vicente Blvd., Suite 600
Los Angeles, CA 90049
(310) 820-4888

Survey Prepared By:
Hahn and Associates, Inc.
26074 Avenue Hall, Suite 2
Valencia, CA 91355
(661) 775-9500

HAHN AND ASSOCIATES, INC.

Surveyor's Certificate:
TO MONTECITO HOUSING APARTMENTS LP; WELLS FARGO BANK, NATIONAL ASSOCIATION; CALIFORNIA COMMUNITY REINVESTMENT CORPORATION; LAWYERS TITLE COMPANY; COMMONWEALTH LAND TITLE COMPANY; DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD); AND TO THEIR SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 10(b), 11(b), 12, 13, 14, 16, 17, 18, 19, 20(a) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 3, 2015.

DATE OF PLAT OR MAP: JUNE 11, 2015

NAME: BRANDON M. HAHN

DATE OF SIGNATURE: JUNE 11, 2015

REGISTRATION NO.: PLS. 7582

LICENSED LAND SURVEYOR — BRANDON M. HAHN — EXP. 12-31-15 — NO. LS 7582 — STATE OF CALIFORNIA

HAHN JOB NO.: 0106–11–001 G

LAND SURVEY

MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

scale: 1" = 16'-0"
0 16 32 48

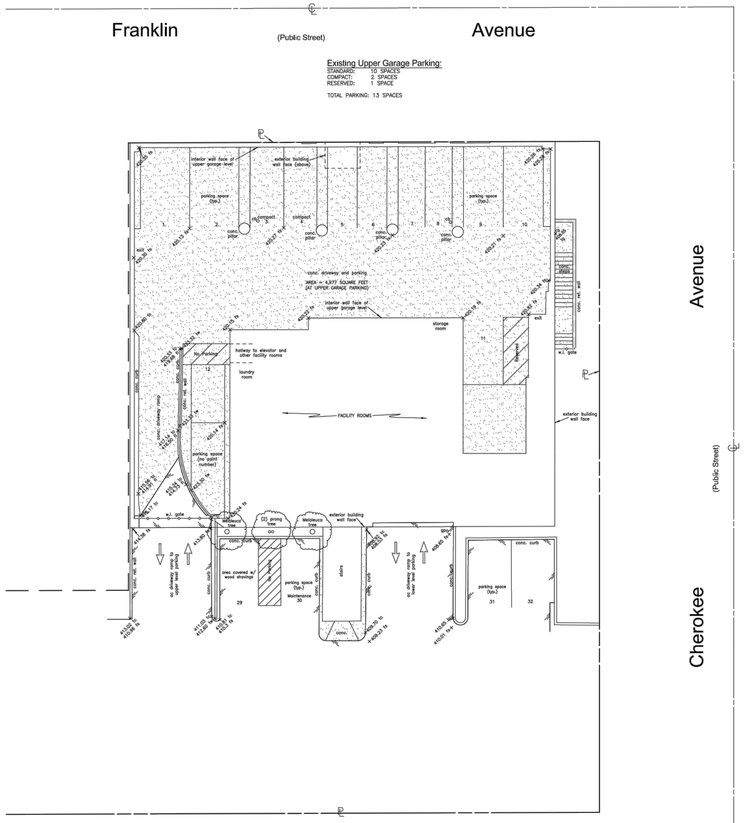
WITHEE MALCOLM
ARCHITECTS
2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com
Job No. B3003
Date 08.10.2017

SHEET
18

SHEET 2 OF 2 SHEETS

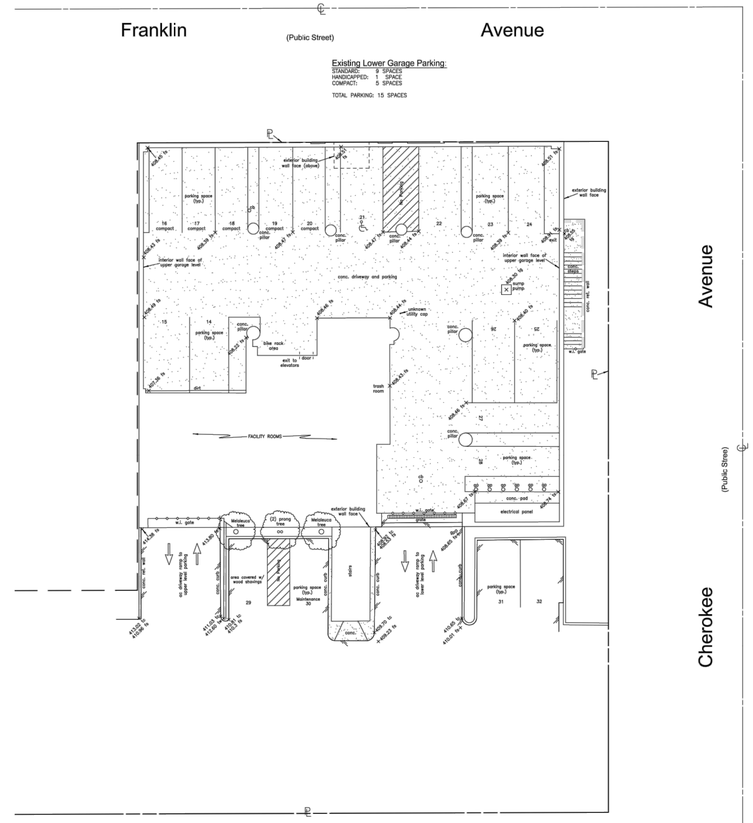
A.L.T.A./.A.C.S.M. Land Title Survey

(Lower Level and Upper Level Garage)

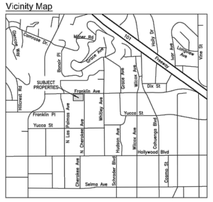


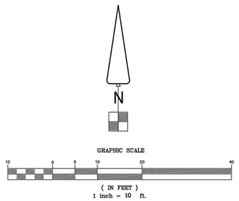
Legend:

- ac = asphalt concrete
- cb = catch basin
- conc. = concrete
- fl = flowline
- fs = finish surface
- gp = guard post
- tc = top of curb
- tg = top of grate
- ts = top of step
- tw = top of wall
- w.i. = wrought iron
- = handicap parking
- = property line
- = centerline



Vicinity Map





Survey Prepared For:

Thomas Safran & Associates
11812 San Vicente Blvd , Suite 600
Los Angeles, CA 90049
(310) 820-4888

Survey Prepared By:

Hahn and Associates, Inc.
26074 Avenue Hall, Suite 2
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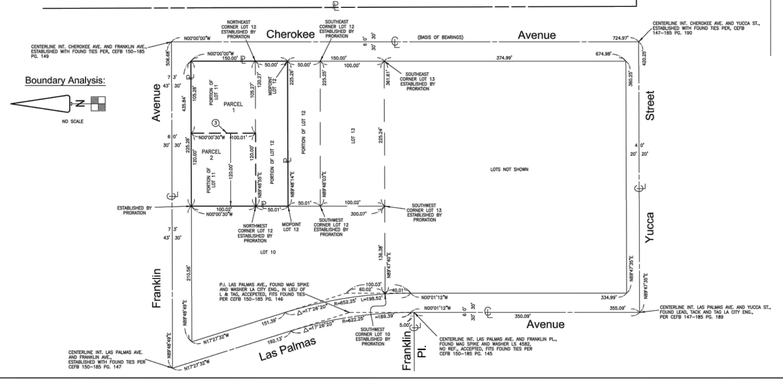
(661) 775-9500

HAHN AND ASSOCIATES, INC.



MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

LAND SURVEY

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2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com

Job No. B3003
Date.08.10.2017

EXHIBIT B – ENV-2017-1504-SCEA

HYPERLINKS FOR ENV-2017-1504-SCEA	
ENV-2017-1504-SCEA Sustainable Communities Environmental Assessment	http://clkrep.lacity.org/onlinedocs/2018/18-0412_misc_05-10-2018.pdf
APPENDICES	http://clkrep.lacity.org/onlinedocs/2018/18-0412_misc_02-15-2019.pdf
DEPARTMENT'S RESPONSE TO COMMENTS January, 2019	http://clkrep.lacity.org/onlinedocs/2018/18-0412_misc_01-31-2019.pdf

EXHIBIT C – Historic Cultural Monument Designation

HYPERLINKS FOR THE MONTECITO'S HCM DESIGNATION	
REPORT FROM THE CULTURAL HERITAGE COMMISSION	http://clkrep.lacity.org/onlinedocs/2018/18-0412-S1_rpt_CHC_09-18-2018.pdf
REPORT FROM THE PLANNING AND LAND USE MANAGEMENT COMMITTEE OF THE CITY COUNCIL	http://clkrep.lacity.org/onlinedocs/2018/18-0412-s1_rpt_plum_11-6-18.pdf
OFFICIAL ACTION BY THE CITY COUNCIL, November 21, 2018	http://clkrep.lacity.org/onlinedocs/2018/18-0412-S1_CAF_11-21-2018.pdf

GEOLOGY AND SOILS REPORT APPROVAL LETTER

October 5, 2017

LOG # 99156-01
SOILS/GEOLOGY FILE - 2
LIQ/AP

Thomas Safran and Associates
11812 San Vicente Boulevard, #600
Los Angeles, CA 90049

TRACT:	Hollywood Ocean View Tract (MP 1-62)
BLOCK:	2
LOT(S):	11 (Arbs. 1-4) and 12 (Arb. 1)
LOCATION:	6650 & 6668 W. Franklin Avenue and 1855 N. Cherokee Avenue

CURRENT REFERENCE REPORT/LETTER(S)	REPORT No.	DATE(S) OF DOCUMENT	PREPARED BY
Addendum Report	1584-54	09/12/2017	Feffer Geological Consulting

PREVIOUS REFERENCE REPORT/LETTER(S)	REPORT No.	DATE(S) OF DOCUMENT	PREPARED BY
Dept. Review Letter	99156	08/11/2017	LADBS
Geology/Soils Report	1584-54	07/06/2017	Feffer Geological Consulting
Laboratory Test Report	SL15.1966	06/19/2017	Soil Labworks LLC
Laboratory Test Report	SL15.1966	01/15/2016	Soil Labworks LLC
Dept. Approval Letter	92628-01	10/03/2016	LADBS
Addendum Report (Fault Study)	1584-54	09/08/2016	Feffer Geological Consulting
Dept. Correction Letter	92628	05/04/2016	LADBS
Geology Report (Fault Study)	1584-54	03/23/2016	Feffer Geological Consulting

The Grading Division of the Department of Building and Safety has reviewed the referenced reports that provide recommendations for the proposed six-story apartment building over two levels of parking (8-stories total). The parking levels will be partially to fully subterranean. Retaining walls ranging up to 20 feet in height are proposed for the subterranean parking levels. The subject property is developed with 10-story apartment building at the northeast portion of the property. The remaining areas to the west and south of the existing structure consist of a terraced landscaping area and parking lot. Subsurface exploration performed by the consultant consisted of three hollow-stem auger borings, six bucket-auger borings, three fault trenches, and three test pits along the central portion of the property. The earth materials at the subsurface exploration locations consist of up to 21½ feet of uncertified fill underlain by alluvium/colluvium and sandstone and siltstone bedrock. Geologic structure observed by the consultant consisted of

northeasterly dipping bedding of 42 degrees. The consultants recommend to support the proposed structure on mat-type foundations bearing on a blanket of properly placed fill a minimum of 5 feet thick.

The subject property was previously investigated by the consultant in 2016 to evaluate the potential for fault rupture. Subsurface exploration included continuous core borings and CPT soundings in addition to the exploration described above. The consultant identified two fault strands traversing east-west across the site. The faults were determined to be inactive. The fault displacement had resulted in relatively shallow bedrock on the northern portion of the site and thick alluvium/colluvium on the southern portion. The report had been reviewed by the Department and conditionally approved in a letter dated 10/03/2016, Log #92628-01.

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

The property is located within an Official Alquist-Priolo Earthquake Fault Zone that was established (November 6, 2014) by the California Geological Survey (CGS) for the Hollywood fault. The site is also located in a designated liquefaction hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. The Liquefaction study included as a part of the report demonstrates that the site soils are subject to liquefaction. The earthquake induced total and differential settlements are calculated to be 1.87 and 1.2 inches, respectively. To mitigate the earthquake induced settlements it is proposed to use a mat foundation. The requirements of the 2017 City of Los Angeles Building Code have been satisfied.

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

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

1. All conditions of the above referenced Department approval letter dated 10/03/2016, Log #92628-01 shall apply except as specifically modified herein.

2. Approval shall be obtained from the Department of Public Works, Bureau of Engineering, Development Services and Permits Program for the proposed removal of support and/or retaining of slopes adjoining to public way. (3307.3.2)

   201 N. Figueroa Street 3rd Floor, LA (213) 482-7045

3. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans that clearly indicates the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports. (7006.1)

4. All recommendations of the reports that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.

5. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)

6. A grading permit shall be obtained for all structural fill and retaining wall backfill. (106.1.2)

7. All graded, brushed or bare slopes shall be planted with low-water consumption, native-type plant varieties to protect slopes against erosion. (7012)

8. All new graded slopes shall be no steeper than 2H:1V (7010.2 & 7011.2).

9. Prior to the issuance of any permit, an accurate volume determination shall be made and included in the final plans, with regard to the amount of earth material to be exported from the site. For grading involving import or export of more than 1000 cubic yards of earth materials within the grading hillside area, approval is required by the Board of Building and Safety. Application for approval of the haul route must be filed with the Board of Building and Safety Commission Office. Processing time for application is approximately 8 weeks to hearing plus 10-day appeal period.

10. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density (D1556). Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.7011.3 of the Code. (7011.3)

11. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department, and obtained approval. (7008.2)

12. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill. (1809.2, 7011.3)

13. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction. (7013.12)

14. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cu yd. (7007.1)

15. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety. (3301.1)

16. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle

10511272017458 76

of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)

17. Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property or structures, a supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction. Report shall include a plot plan and cross-section(s) showing the construction type, number of stories, and location of adjacent structures, and analysis incorporating all surcharge loads that demonstrate an acceptable factor of safety against failure. (7006.2 & 3307.3.2)

18. Prior to the issuance of any permit which authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation. (3307.1)

19. Unsurcharged temporary excavations exposing unsupported geology and/or unsupported bedding planes shall be trimmed back along the lowest unsupported plane or shored.

20. The soils engineer shall review and approve the shoring plans prior to issuance of the permit. (3307.3.2)

21. Prior to the issuance of the permits, the soils engineer and the structural designer shall evaluate all applicable surcharge loads for the design of the retaining walls and shoring.

22. Unsurcharged temporary excavation may be cut vertical up to 5 feet. For excavations over 5 feet, the lower 5 feet may be cut vertically and the portion of the excavation above 5 feet shall be trimmed back at a gradient not exceeding 1:1 (horizontal to vertical), as recommended.

23. Shoring shall be designed for a minimum EFP of 30 PCF; all surcharge loads shall be included into the design, as recommended.

24. Shoring shall be designed for a maximum lateral deflection of ½ inch, as recommended.

25. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.

26. All foundations shall derive entire support from a blanket of properly placed fill a minimum of 3 feet thick, as recommended and approved by the geologist and soils engineer by inspection.

27. Slabs placed on approved compacted fill shall be at least 5 inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way.

28. Concrete floor slabs placed on expansive soil shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane.

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29. The seismic design shall be based on a Site Class D as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.

30. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Retaining Walls" starting on page 17 of the 07/06/2017 report. All surcharge loads shall be included into the design.

31. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device. (7013.11)

32. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soil report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record. (1805.4)

33. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector. (108.9)

34. Basement walls and floors shall be waterproofed/damp-proofed with an L.A. City approved "Below-grade" waterproofing/damp-proofing material with a research report number. (104.2.6)

35. Prefabricated drainage composites (Miradrain) (Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.

36. The structure shall be connected to the public sewer system. (P/BC 2014-027)

37. All roof and pad drainage shall be conducted to the street in an acceptable manner. (7013.10)

38. An on-site storm water infiltration system at the subje ct site shall not be implemented, as recommended.

39. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to utilization in the field. (7008.2, 7008.3)

40. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading. (7008 & 1705.6)

41. Prior to the pouring of concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. He/She shall post a notice on the job site for the LADBS Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)

42. Prior to excavation, an initial inspection shall be called with LADBS Inspector at which time sequence of construction, shoring, pile installation, protection fences and dust and traffic control will be scheduled. (108.9.1)

43. Installation of shoring, underpinning, slot cutting excavations and/or pile installation shall be performed under the inspection and approval of the soils engineer and deputy grading inspector. (1705.6)

44. The installation and testing of tie-back anchors shall comply with the recommendations included in the report or the standard sheets titled "Requirement for Tie-back Earth Anchors", whatever is more restrictive. (Research Report #23835)

45. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. He/She shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the LADBS Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included. (7011.3)

46. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.

EDMOND LEE
Engineering Geologist Associate II

YING LIU
Geotechnical Engineer I

Log No. 99156-01
213-482-0480

cc: Feffer Geological Consulting, Project Consultant
LA District Office

EXPEDITE

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
Grading Division

District	LA	Log No.	99156-01

APPLICATION FOR REVIEW OF TECHNICAL REPORTS

INSTRUCTIONS

A. Address all communications to the Grading Division, LADBS, 201 N. Figueroa St., 3rd Fl., Los Angeles, CA 90012 Telephone No. (213)482-0480.
B. Submit two copies (three for subdivisions) of reports, one "pdf" copy of the report on a CD-Rom or flash drive, and one copy of application with items "1" through "10" completed.
C. Check should be made to the City of Los Angeles.

1. LEGAL DESCRIPTION
Tract: HOLLYWOOD OCEAN VIEW TRACT (MP 1-62)
Block: 2 Lots: 11 (Arbs. 4, 3, 2 & 1) and 12 (Arb. 1)

2. PROJECT ADDRESS: 6650 & 6668 Franklin Avenue &1850 Cherokee Court

3. OWNER: Thomas Safran and Associates
Address: 11812 San Vicente Blvd. #600
City: Los Angeles Zip: 90049
Phone (Daytime):

4. APPLICANT Feffer Geological Consulting
Address: 1990 S Bundy Drive Suite 400
City: Los Angeles Zip: 90024
Phone (Daytime): 310 207 5048
E-mail address: admin@feffergeo.com, yvette@feffergeo.com

5. Report(s) Prepared by: Feffer Geological Consulting

6. Report Date(s): 9/12/17

7. Status of project: ☒ Proposed ☐ Under Construction ☐ Storm Damage

8. Previous site reports? ☒ YES if yes, give date(s) of report(s) and name of company who prepared report(s)
7/6/17; Feffer Geological Consulting

9. Previous Department actions? ☒ YES if yes, provide dates and attach a copy to expedite processing.
Dates: 8/11/17

10. Applicant Signature: [signature] Position: Geologist

EXPEDITE

(DEPARTMENT USE ONLY)

REVIEW REQUESTED	FEES	REVIEW REQUESTED	FEES
☐ Soils Engineering		No. of Lots	
☐ Geology		No. of Acres	
☐ Combined Soils Engr. & Geol.		☐ Division of Land	
☐ Supplemental		Other	
☒ Combined Supplemental	363.00	☒ Expedite EXPEDITE	181.50
☐ Import-Export Route		☐ Response to Correction	
Cubic Yards:		☐ Expedite ONLY	
		Sub-total	544.50
		One-Stop Surcharge	129.80
		TOTAL FEE	674.30

Fee Due: 674.30
Fee Verified By: PP Date: 9/20/17
(Cashier Use Only)

ACTION BY:

THE REPORT IS: ☐ NOT APPROVED
☐ APPROVED WITH CONDITIONS ☐ BELOW ☐ ATTACHED

For Geology Date

For Soils Date

10511327017458 76

FEFFER
GEOLOGICAL CONSULTING

September 12, 2017 File No: 1584-54

Steve Frandsen
Thomas Safran and Associates
11812 San Vicente Blvd. #600
Los Angeles, CA 90049

Subject: **RESPONSE TO CITY OF LA CORRECTION LETTER**
Correction Letter Dated August 11, 2017 Log #99156

Reference: **GEOTECHNICAL INVESTIGATION**
Proposed Six-Story Building Over Two Subterranean Levels
Montecito Apartments 6650 And 6668 W. Franklin Avenue
And 1855 N. Cherokee Avenue, Hollywood, CA 90028
By Feffer Geological Consulting, Dated July 6, 2017

Dear Mr. Frandsen:

As requested, Feffer Geological Consultants is providing this response to the referenced City of Los Angeles correction letter.

We appreciate the opportunity to be of service. Should you have any questions regarding the information contained in this report, please do not hesitate to contact us.

Sincerely,

FEFFER GEOLOGICAL CONSULTING, INC.

Joshua R. Feffer
Principal Geologist
C.E.G. 2138

PROFESSIONAL GEOLOGIST
JOSHUA FEFFER
No. 2138
Certified Engineering Geologist
STATE OF CALIFORNIA

Dan Daneshfar
Principal Engineer
P.E. 68377

REGISTERED PROFESSIONAL ENGINEER
KOUROSH DAN DANESHFAR
No. C 68377
EXP. 9-30-17
CIVIL
STATE OF CALIFORNIA

Distribution: Addressee– (1)

Item 1
The subject site is located in a State of California liquefaction hazard zone and groundwater seepage was encountered at a depth of 30 feet below ground surface. Provide liquefaction analysis in conformance with the Department guidelines presented in the Memorandum dated 07/16/2014.

Response
The latest California Geological Survey, Special Publication 117A, (*Guidelines for Evaluating and Mitigating Seismic Hazards in California, 2008*) states that previously used ground motion values contained in the Seismic Hazard Zone reports should not be used for liquefaction studies. The City of Los Angeles issued a memo on July 16, 2014 that provided updated 2014 requirements that were required. Pursuant to the memo the PGA based on a 10% probability of exceedance in 50 years (475-year return interval) should correspond to 2/3 of the PGA_M used to determine seismically induced settlements. The PGA potential settlements are determined when factors of safety are less than 1.1. Based upon the USGS Interactive Deaggregation web site the probabilistic modal earthquake magnitude is 6.7 and the peak horizontal ground acceleration (PGA_M) is 0.998g, 2/3rds of the PGA_M is 0.665g.

Additionally, the City Bulletin/Memo requires that PGA corresponding to a 2% exceedance in 50 years (2475-year return interval) be assessed and that settlement may occur when factors of safety are below 1.0. The corresponding PGA_M for a 2475-year return interval is 0.998g and the probabilistic modal earthquake magnitude is 6.7. These ground motions, while unlikely to occur, have been adopted for the liquefaction study pursuant to the new requirements.

3.4.2 Liquefaction

Liquefaction is a process that occurs when saturated sediments are subjected to repeated strain reversals during an earthquake. The strain reversals cause increased pore water pressure such that the internal pore pressure approaches the overburden pressure and the shear strength approaches zero. Liquefied soils may be subject to flow or excessive strain, which can cause settlement. Liquefaction occurs in soils below the groundwater table. Soils commonly subject to liquefaction include loose to medium dense sand and silty sand. Predominantly fine-grained soils, such as silts and clay, are less susceptible to liquefaction. Generally, plastic soils with a plasticity index of 18 or more and a moisture content not greater than 80% of the liquid limit are not considered subject to liquefaction.

Soils and data collected in the borings were utilized to quantify the liquefaction potential of the site. Parameters consisting of latitude and longitude were used to obtain the predominant earthquake magnitude from the United States Geological Survey (USGS) Interactive Deaggregation web site (see references) for a peak ground acceleration (PGA) corresponding to a 10% probability in 50 years (475-year return period) and a 2% probability of exceedance in 50 years (2475-year return period). A ground acceleration of 0.665g ($2/3^{rd}$ of PGA for 10% exceedance) and 0.998g (PGA 2% exceedance) and a design magnitude earthquake of 6.7 were used for the analyses. It was assumed that the groundwater will be within 30 feet of the ground surface (seepage encountered in boring).

The stresses, strains, and safety factor for liquefaction were calculated using the methodologies by T.L. Youd, et. al., (*Liquefaction Resistance of Soils: Summary Report from the 1996 NCEER and 1998 NCEER/NSF Workshops on Evaluation of Liquefaction Resistance of Soils*, 1998), P.K. Robertson (*Cyclic Liquefaction and its Evaluation Based on the SPT and CPT, 1997*), P.K. Robertson, 2009, (*Guide to Cone Penetration Testing for Geotechnical Engineering*), "*Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Liquefaction in California*" (Southern California Earthquake Center, 2002), California Geological Survey, Special Publication 117A, (*Guidelines for Evaluating and Mitigating Seismic Hazards in California, 2008*) and R. B. Seed, et. al., 2003, *(Recent Advances in Soil Liquefaction Engineering: a Unified and Consistent Framework*), and *The City of Los Angeles issued memo on July 16, 2014.*

Dissipation of excess pore pressure after liquefaction can result in settlement. The volumetric strain and accompanying settlement of saturated soils was estimated using procedures set forth by the City of Los Angeles, 2014 Los Angeles Building Code (LABC) Requirements, and Special Publication 117 Guidelines for Evaluating and Mitigating Seismic Hazards in California. Our analyses focus on boring B-1, advanced within the project site. Using site averages of SPT blow counts and our engineering judgment, site specific soil parameters were utilized in our settlement analyses.

Seismic-induced settlements were determined for specific layers with a factor of safety less than 1.1 (475-year) and 1.0 (2475-year). Analysis of the settlement associated with the PGA of 10% probability of exceedance in 50 years (475-year return interval) indicates that total settlement of 1.87" (B-1) may occur. The associated differential settlement of 1.2" may occur. It should be noted that the total calculated settlement is limited only to the dry seismic settlement and the no liquefaction settlement will occur above the water table.

Analysis of the settlement associated with the PGA of 2% probability of exceedance in 50 years (2475-year return interval) indicates that total settlement of 5.58" (B-1) may occur. The associated differential settlement of 2.8" was determined.

We understand that a mat type foundation will be used for this project. The amount of seismic settlement for the PGA of 10% probability of exceedance in 50 years (475-year return interval) will be within the tolerable limits for mat type foundation however, the structural engineer should state positively that due to a 2475-return interval earthquake that the total and differential settlement will not cause collapse of the proposed structure. The dynamic settlement of "dry" soil, above the groundwater was evaluated using the procedure outline by Kramer, 1996.

Liquefaction Screening of Fine-Grained Soils

We also performed a liquefaction screening for the silty clay/clayey silt below a depth of 30 feet in Boring B-3, following the conclusions presented in the paper titled "Assessment of the Liquefaction Susceptibility of Fine-Grained Soils," prepared by Jonathan D. Bray and Rodolfo C. Sancio in 2006. The conclusions of the paper were that

fine grained Soils with PI values less than 18 and moisture contents (WC) above 80 percent of the Liquid Limit (LL) are potentially susceptible to liquefaction.

We performed Atterberg Limits tests on representative soil samples collected from boring B-3 at a depth of approximately 30 feet. Results of the Atterberg Limits tests and our Liquefaction Screening are summarized in Table 1 below.

Table 1. Results of Liquefaction Screening – Bray and Sancio Method

Boring	Sample depth	Sample Description	LL	PI	WC*	WC/LL (percent)
B-3	30	Silty clay/clayey silt	34	13	13	38
B-3	35	Silty clay/clayey silt	35	20	16	46
B-3	45	Silty clay/clayey silt	32	16	13	72
B-3	50	Silty clay/clayey silt	34	19	16	47

Based on the results of the screening, it appears that the silty clay/clayey silt represented in the sample from Boring B-3 at a depth below 30 feet is not susceptible to liquefaction based on the Bray and Sancio Criteria as the WC is less than 80 percent of the LL.

Lateral Spreading Hazard

Saturated soils that have experienced liquefaction may be subject to lateral spreading where located adjacent to free-faces, such as slopes, channels, and rivers. The site is remote to free-faces and the lateral spreading hazard at the site is nil.

Secondary Ground Effects

The thickness of the over-burden relative to the depth and thickness of the liquefaction layers indicate that secondary ground effects will not occur. Special foundation design is not required.

Item 2
Provide seismic settlement analysis, including dynamic settlement of unsaturated soils.

Response

Please see response to item 1.

Item 3
Storm water infiltration is not allowed on any site where the water may saturate soils that are subject to liquefaction, and the total and differential settlement (static and seismic) is greater than 1.5 inches and 0.75 inches, respectively. Provide liquefaction analysis assuming that the groundwater will rise to the bottom of the infiltration device and revise recommendations accordingly.

Response
Infiltration at the subject site should not occur since the calculated total and differential settlement for the site is greater than the 1.5 and .75 inches, respectively (see response to Item 1).

We recommend an alternative to infiltration be used to conform to LID/SUSMP requirements.

CITY OF LOS ANGELES
CALIFORNIA

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT REVIEW LETTER

August 11, 2017

LOG # 99156
SOILS/GEOLOGY FILE - 2
LIQ/AP

Thomas Safran and Associates
11812 San Vicente Boulevard, #600
Los Angeles, CA 90049

TRACT:	Hollywood Ocean View Tract (MP 1-62)
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Oversized Doc(s).	"	"	"
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The Grading Division of the Department of Building and Safety has reviewed the referenced reports that provide recommendations for the proposed six-story apartment building over two levels of parking (8-stories total). The parking levels will be partially to fully subterranean. Retaining walls ranging up to 20 feet in height are proposed for the subterranean parking levels. The subject property is developed with 10-story apartment building at the northeast portion of the property. The remaining areas to the west and south of the existing structure consist of a terraced landscaping area and parking lot. Subsurface exploration performed by the consultant consisted of three hollow-stem auger borings, six bucket-auger borings, three fault trenches, and three test pits along the central portion of the property. The earth materials at the subsurface exploration locations consist of up to 21½ feet of uncertified fill underlain by alluvium/colluvium and sandstone and siltstone bedrock. Geologic structure observed by the consultant consisted of northeasterly dipping bedding of 42 degrees. The consultants recommend to support the proposed

structure on mat-type foundations bearing on a blanket of properly placed fill a minimum of 5 feet thick.

The subject property was previously investigated by the consultant in 2016 to evaluate the potential for fault rupture. Subsurface exploration included continuous core borings and CPT soundings in addition to the exploration described above. The consultant identified two fault strands traversing east-west across the site. The faults were determined to be inactive. The fault displacement had resulted in relatively shallow bedrock on the northern portion of the site and thick alluvium/colluvium on the southern portion. The report had been reviewed by the Department and conditionally approved in a letter dated 10/03/2016, Log #92628-01.

The property is located within an Official Alquist-Priolo Earthquake Fault Zone that was established (November 6, 2014) by the California Geological Survey (CGS) for the Hollywood fault. The site is also located in a designated liquefaction hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. The review of the subject reports cannot be completed at this time and will be continued upon submittal of an addendum to the report which shall include, but not be limited to, the following:

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

1. The subject site is located in a State of California liquefaction hazard zone and groundwater seepage was encountered at a depth of 30 feet below ground surface. Provide liquefaction analysis in conformance with the Department guidelines presented in the Memorandum dated 07/16/2014.

2. Provide seismic settlement analysis, including dynamic settlement of unsaturated soils.

3. Storm water infiltration is not allowed on any site where the water may saturate soils that are subject to liquefaction, and the total and differential settlement (static and seismic) is greater than 1.5 inches and 0.75 inches, respectively. Provide liquefaction analysis assuming that the groundwater will rise to the bottom of the infiltration device and revise recommendations accordingly.

The geologist and soils engineer shall prepare a report containing an itemized response to the review items indicated in this letter. If clarification concerning the review letter is necessary, the report review engineer and/or geologist may be contacted. Two copies of the response report, including one unbound wet-signed original for archiving purposes, a pdf-copy of the complete report in a CD or flash drive, and the appropriate fees will be required for submittal.

EDMOND LEE
Engineering Geologist Associate II

YING LIU
Geotechnical Engineer I

Log No. 99156
213-482-0480

cc: Feffer Geological Consulting, Project Consultant
Soil Labworks LLC, Project Consultant
LA District Office

SOIL LABWORKS LLC

SL15.1966
June 19, 2017

Feffer Geological Consulting
1990 S. Bundy Drive
4th Floor
Los Angeles, California 90025

Attn: Joshua R. Feffer

Subject: Laboratory Testing

Subject: Laboratory Testing

Site: 6650 W Franklin
Los Angeles, California

Job: FEFFER/SAFRON/MONTECITO APARTMENTS

Reference: Laboratory Testing, Soil Labworks, LLC., June 20, 2015 (Revised January 15, 2016)

Laboratory testing for the subject property was performed by Soil Labworks, LLC., under the supervision of the undersigned Engineer. Previous work is presented in the referenced report. Samples of the earth materials were obtained from the subject property by personnel of Feffer Geological and transported to the laboratory of Soil Labworks for testing and analysis. The laboratory tests performed are described and results are attached.

Services performed by this facility for the subject property were conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

Respectfully Submitted:

SOIL LABWORKS, LLC

REGISTERED PROFESSIONAL ENGINEER
JON ALAN IRVINE
GE 2891
Exp. 6-30-18
GEOTECHNICAL
STATE OF CALIFORNIA

JON A. IRVINE
G.E. 2891

Enc: Appendix

...J Townsgate Road, Suite E, Westlake Village, California 91361
(805) 370-1338 FAX (805) 371-4693

SOIL LABWORKS LLC

SL15.1966
June 19, 2017

APPENDIX

Laboratory Testing

Sample Retrieval - Drill Rig

Samples of earth materials were obtained at frequent intervals by driving a thick-walled steel sampler conforming to the most recent 2016 version of ASTM D 3550-01 (2007)(withdrawn 2016) with successive drops of a 140 pound hammer falling 30". The earth material was retained in brass rings of 2.416 inches inside diameter and 1.00 inch height. The central portion of the sample was stored in close-fitting, water-tight containers for transportation to the laboratory.

Moisture Density

The field moisture content and dry density were determined for each of the soil samples. The dry density was determined in pounds per cubic foot following ASTM 2937-17. The moisture content was determined as a percentage of the dry soil weight conforming to ASTM 2216-10. The results are presented below in the following table. The percent saturation was calculated on the basis of an estimated specific gravity. Description of earth materials used in this report and shown on the attached Plates were provided by the client.

Test Pit/Boring No.	Sample Depth (Feet)	Soil Type	Dry Density (pcf)	Moisture Content (percent)	Percent Saturation (G_s=2.65)
B3	7	Fill	97.3	10.1	38
B3	10	Alluvium	112.4	9.1	51
B3	15	Alluvium	113.9	13.6	79
B3	20	Alluvium	114.3	10.2	60
B3	25	Alluvium	121.6	11.9	88
B3	30	Alluvium	110.0	13.3	70
B3	35	Alluvium	112.2	15.7	88
B3	40	Alluvium	116.3	13.4	84
B3	45	Alluvium	119.9	12.6	88
B3	50	Alluvium	114.2	16.1	95

2500 Townsgate Road, Suite E, Westlake Village, California 91361
(805) 370-1338 FAX (805) 371-4693

Compaction Character

Compaction tests were performed on bulk samples of the earth materials in accordance with ASTM D1557-12ei. The results of the tests are provided on the table below and on the "Moisture-Density Relationship", A-Plates. The specific gravity of the fill/alluvium was estimated from the compaction curves.

Test Pit/Boring No.	Sample Depth (Feet)	Soil Type	Maximum Dry Density (pcf)	Optimum Moisture Content (Percent)
B3	0-50	Remolded Compacted fill	122.6	12.5

Shear Strength

The peak and ultimate shear strengths of the remolded compacted fill and alluvium were determined by performing consolidated and drained direct shear tests in conformance with ASTM D3080/D3080M-11. The tests were performed in a strain-controlled machine manufactured by GeoMatic. The rate of deformation was 0.01 inches per minute. Samples were sheared under varying confining pressures, as shown on the "Shear Test Diagrams," B-Plates. Remolded samples were prepared at 90 percent of the maximum density for shear tests. The remolding procedure consists of selecting a representative sample from a bulk bag and sieving it through a No. 4 sieve. The moisture content of the material is then determined. A formula is then used to calculate the weight of the material that must fit in a ring when compacted to 90 percent of the maximum density. This calculated amount of material is then weighed out and pounded into a ring until all the material is used and the ring is full. The moisture conditions during testing are shown on the following table and on the B-Plates. The samples indicated as saturated were artificially saturated in the laboratory. All saturated samples were sheared under submerged conditions.

Test Pit/ Boring No.	Sample Depth (Feet)	Dry Density (pcf)	As-Tested Moisture Content (percent)
B3	10	112.4	20.7
B3*	0-50	110.3	20.4

* Sample remolded to 90 % of the laboratory maximum density.

Consolidation

One-dimensional consolidation tests were performed on samples of the alluvium in a consolidometer manufactured by GeoMatic in conformance with ASTM D2435/D2435M-11. The tests were performed on 1-inch high samples retained in brass rings. The samples were initially loaded to approximately ½ of the field over-burden pressure and then unloaded to compensate for the effects of possible disturbance during sampling. Loads were then applied in a geometric progression and resulting deformation recorded. Water was added at a specific load to determine the effect of saturation. The results are plotted on the "Consolidation Test," C-Plates. Remolded sample was prepared at 90 percent of the maximum density for shear tests. The remolding procedure consists of selecting a

representative sample from a bulk bag and sieving it through a No. 4 sieve. The moisture content of the material is then determined. A formula is then used to calculate the weight of the material that must fit in a ring when compacted to 90 percent of the maximum density. This calculated amount of material is then weighed out and pounded into a ring until all the material is used and the ring is full

Atterberg Limits

Atterberg limits determinations were performed on samples of the alluvium in accordance with ASTMD4318-10e1. The test results are presented on the table below.

Test Pit/Boring No.	Sample Depth (Ft)	Soil Type	Liquid Limit	Plastic Limit	Plasticity Index
B3	30	Alluvium	34	21	13
B3	35	Alluvium	35	20	15
B3	45	Alluvium	32	16	16
B3	50	Alluvium	34	19	15

Grain Size Distribution

The amount of material in the soil finer than 1 No. 200 sieve was determined on selected samples in conformance with ASTM D1140-17. Wash sieving disperses clay and other fine material that are removed from the soil during the test. The percent of fine material in the soil sample is the calculated base on the loss of mass. The results are present in the table below.

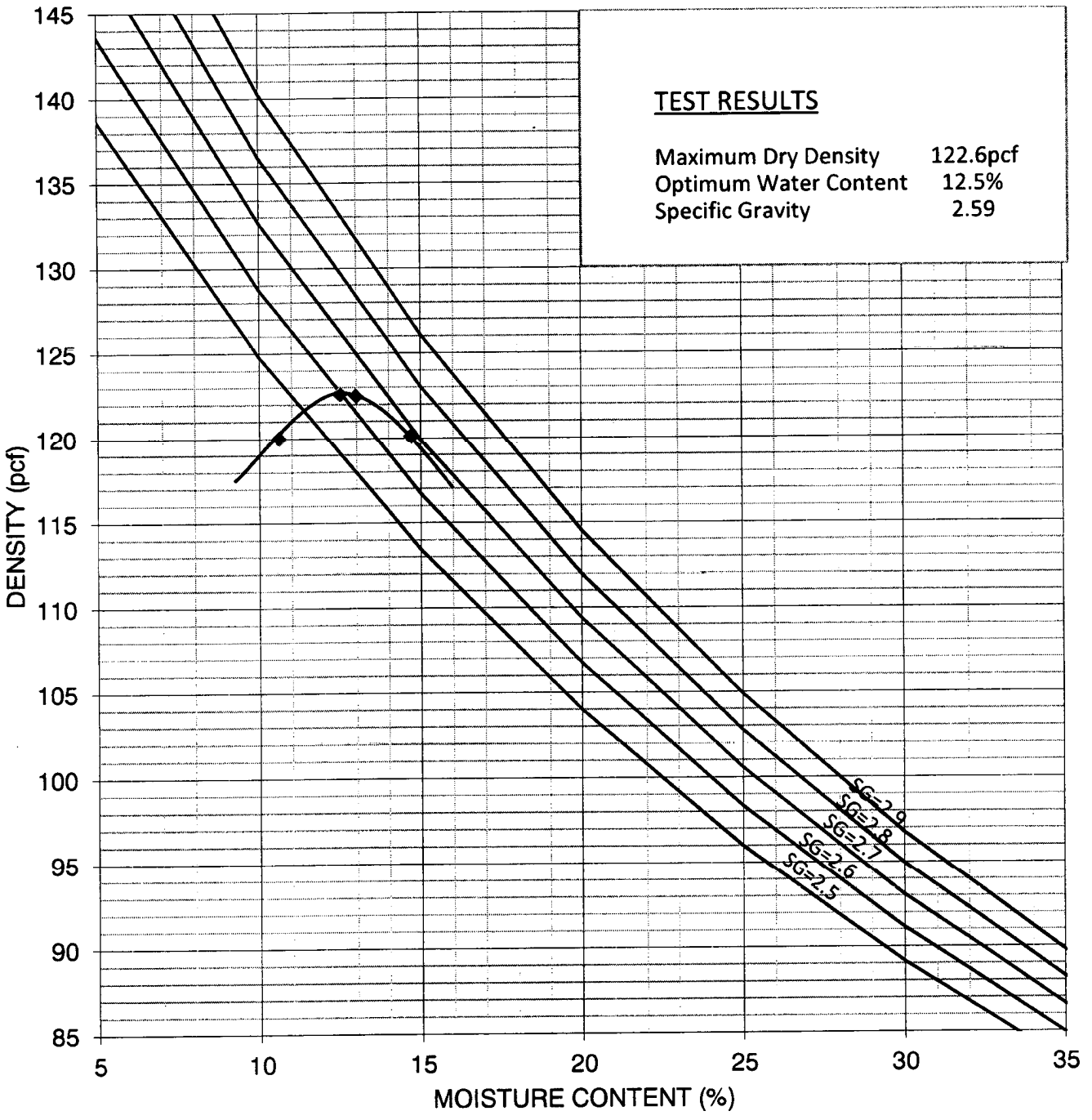
Boring No	Depth	Soil Type	(%) Passing 200 Sieve
B3	30	Alluvium	47.1
B3	35	Alluvium	52.6
B3	45	Alluvium	42.7
B3	50	Alluvium	52.9

SOIL LABWORKS LLC

MOISTURE-DENSITY RELATIONSHIP A-1

JN: SL15.1966 CONSULTANT: JAI
CLIENT: Feffer/Montecito AptsS-6650 W Franklin B3 @ 0-50'
EARTH MATERIAL: Remolded Compacted Fill

NOTE: ASTM Test Method D-1557-12



SOIL LABWORKS LLC

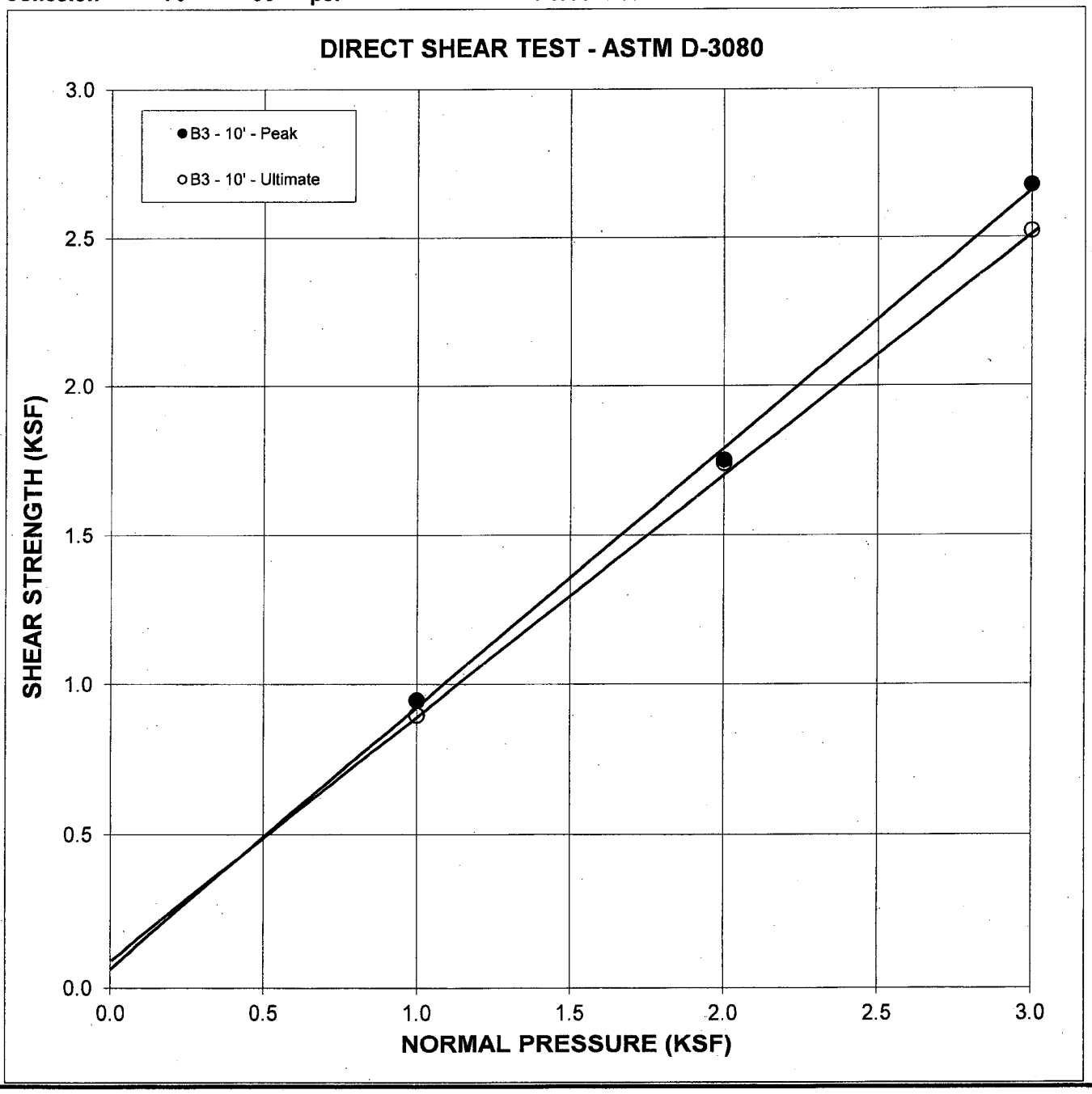
SHEAR DIAGRAM B-3

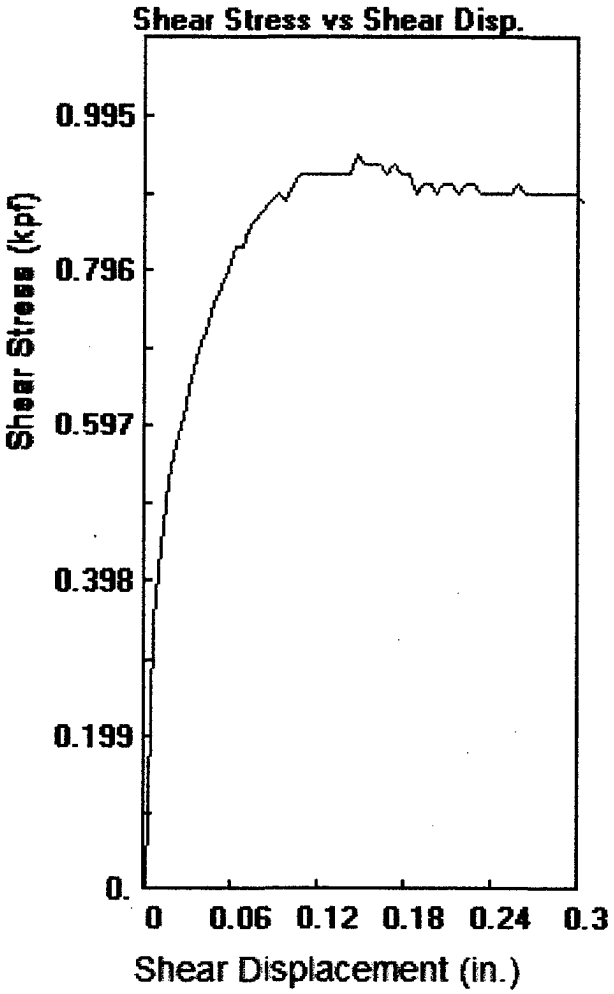
JN: SL15.1966 CONSULTANT JAI
CLIENT: Feffer/Montecito Apartments-6650 W Franklin

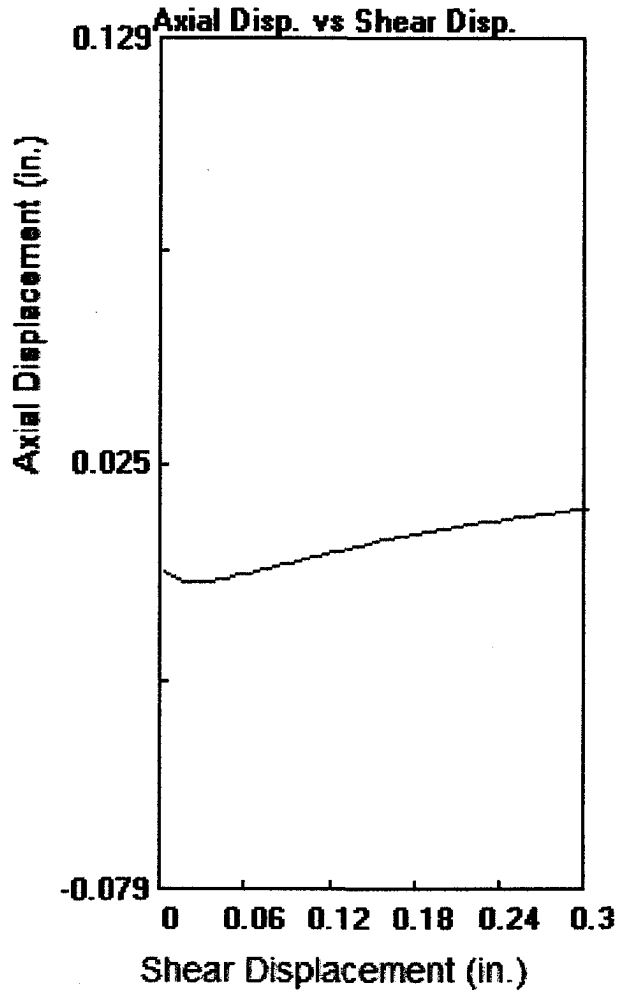
EARTH MATERIAL: ALLUVIUM

	PEAK	ULTIMATE	
Phi Angle	41	39	degrees
Cohesion	70	90	psf

Average Moisture Content	20.7%
Average Dry Density (pcf)	112.4
Percent Saturation	100.0%







Parameters

Client: FEFFER/MONTECITO APT

Location: 6650 W FRANKLIN

Job # 1966

Sample: 1

Boring: B3

Depth: 10 ft.

File: 196B3101.dat

Soil Type:ALLUVIUM

Technician: BF

Axial Load: 1000 psf

Shear Rate: 0.010 in./sec.

Distance: 0.30 in.

Stress at Max Def
948 0.146

Stress at Max Disp
0.296 900

Maximum Load

948 psf

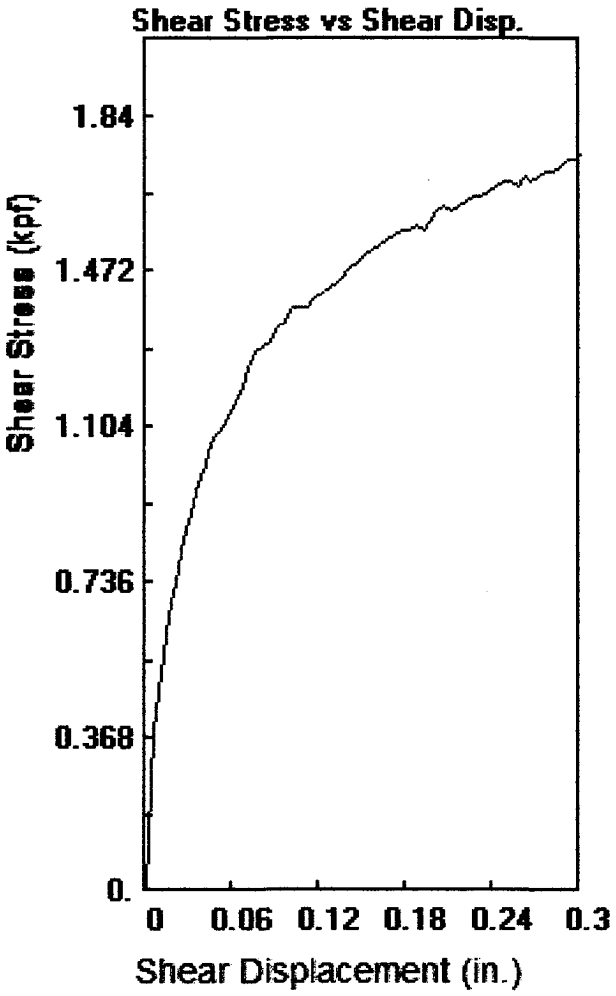
Shear Displacement at maximum Load

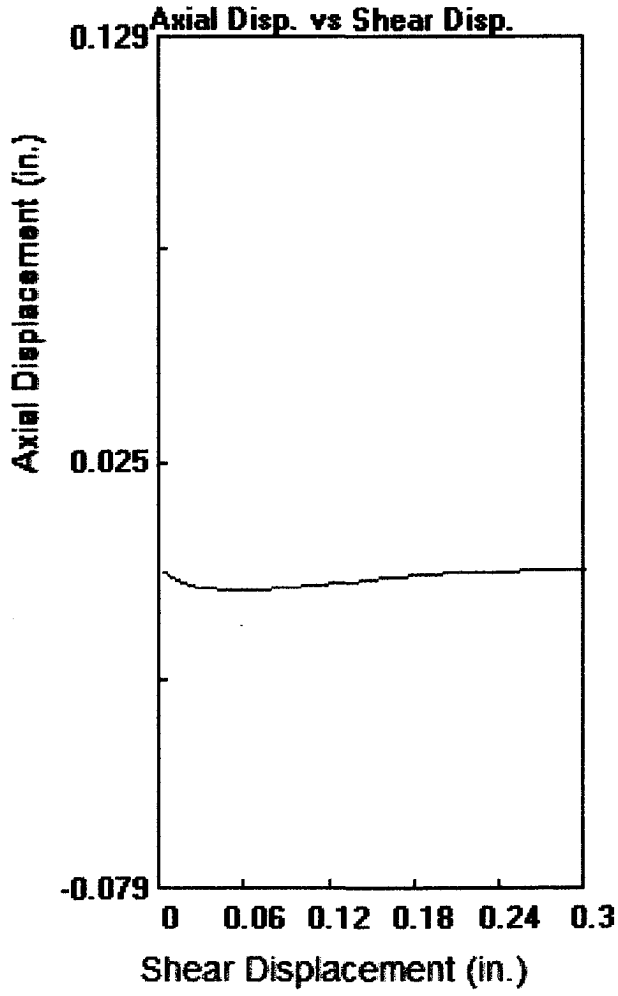
0.1456 in.

Date

6/6/2017

Robertson Geotechnical





Parameters

Client: FEFFER/MONTECITO APT

Location: 6650 W FRANKLIN

Job # 1966

Sample: 2

Boring: B3

Depth: 10 ft.

File: 196683102.dat

Soil Type:ALLUVIUM

Technician: BF

Axial Load: 2000 psf

Shear Rate: 0.010 in./sec.

Distance: 0.30 in.

Stress at Max Def
1752 0.3

Stress at Max Disp
0.296 1740

Maximum Load

1752 psf

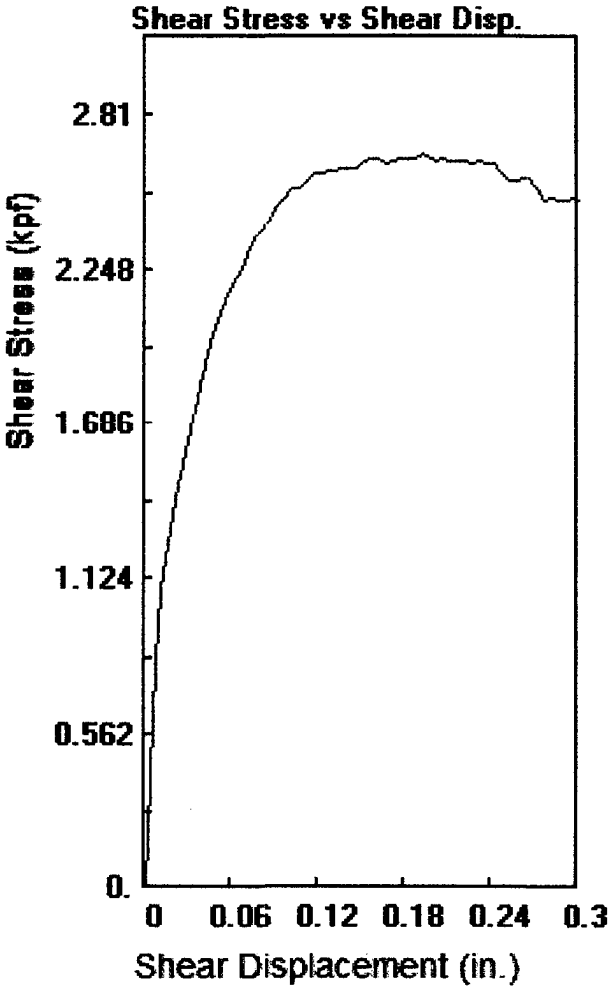
Shear Displacement at maximum Load

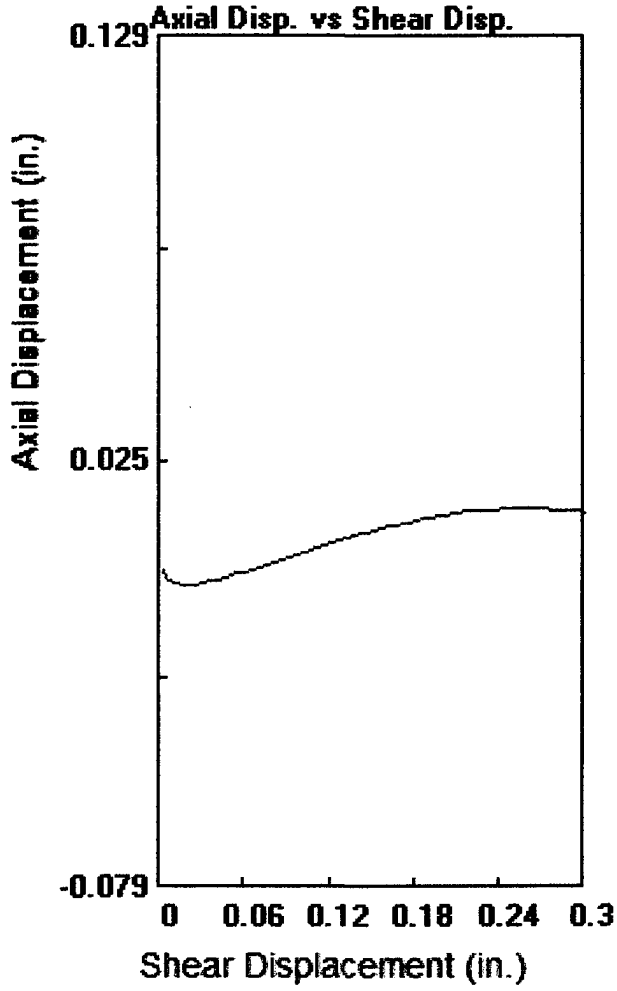
0.3004 in.

Date

6/6/2017

Robertson Geotechnical





Parameters

Client: FEFFER/MONTECITO APT

Location: 6650 W FRANKLIN

Job # 1966

Soil Type:ALLUVIUM

Sample: 3

Technician: BF

Boring: B3

Axial Load: 3000 psf

Depth: 10 ft.

Shear Rate: 0.010 in./sec.

File: 196683103.dat

Distance: 0.30 in.

Stress at Max Def
2676 0.191

Stress at Max Disp
0.296 2520

Maximum Load

2676 psf

Shear Displacement at maximum Load

0.1907 in.

Date

6/6/2017

Robertson Geotechnical

SOIL LABWORKS LLC

SHEAR DIAGRAM B-4

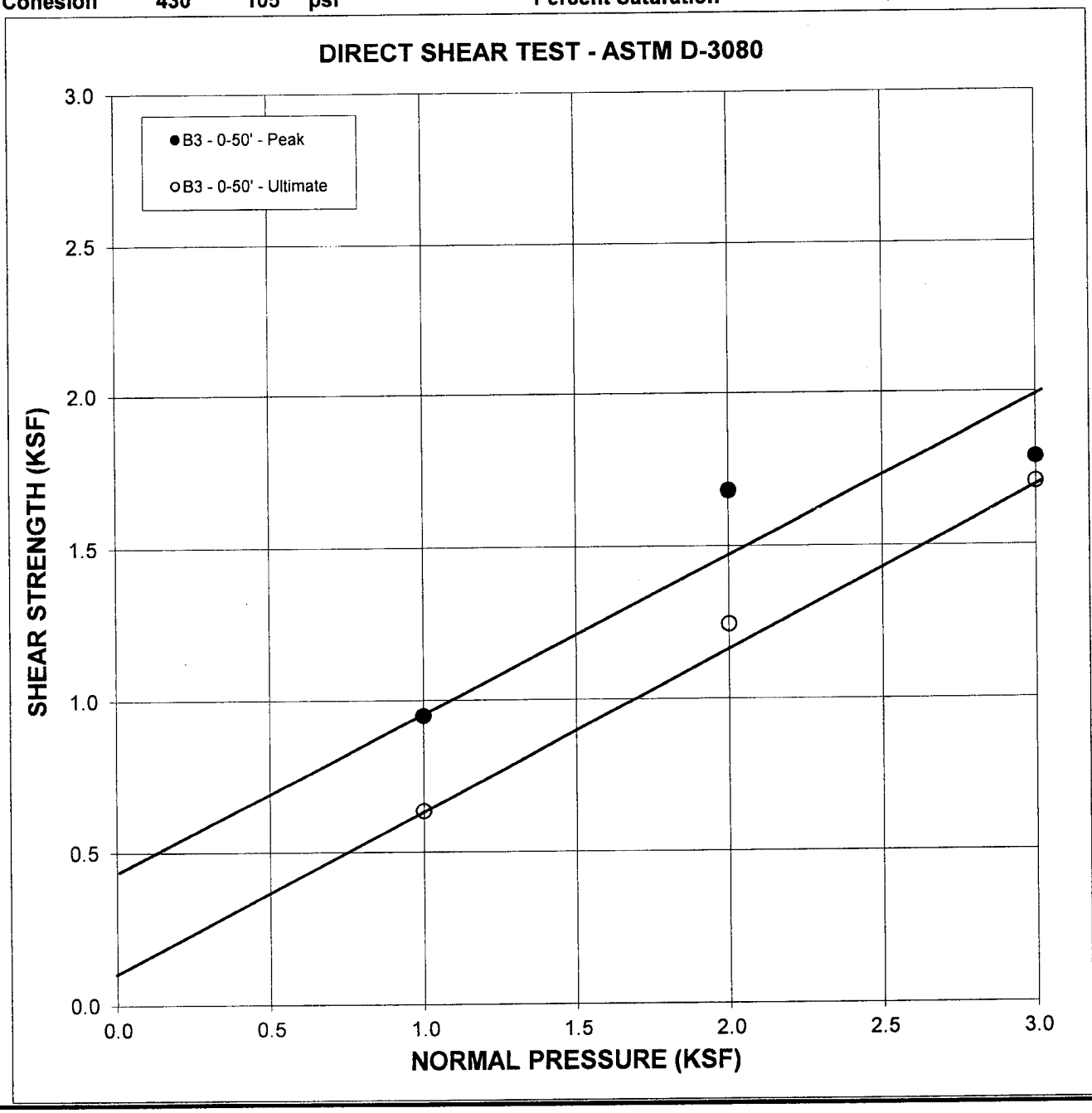
JN: SL15.1966 CONSULTANT JAI
CLIENT: Feffer/Montecito Apartments-6650 W Franklin

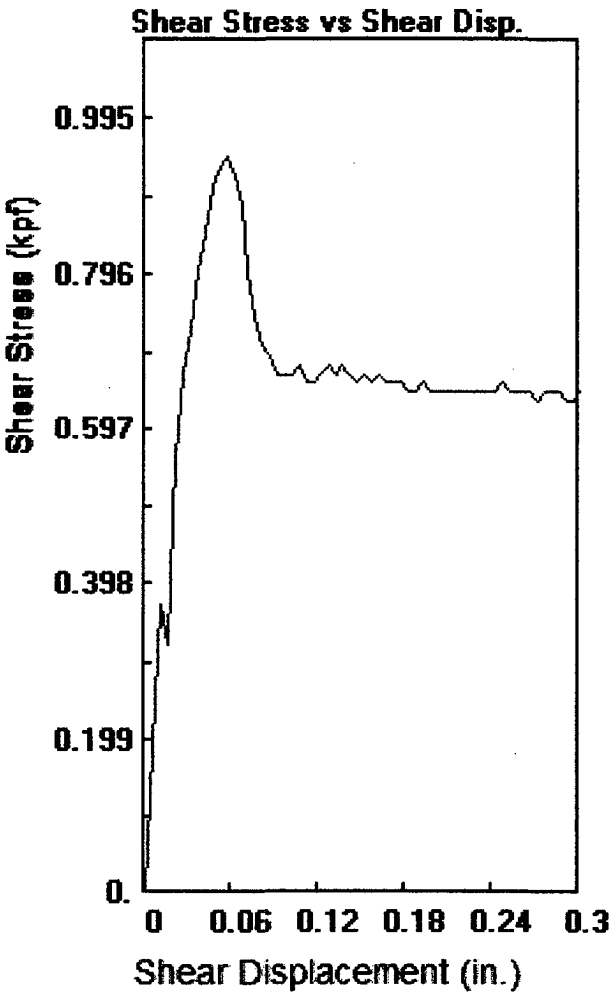
EARTH MATERIAL: REMOLDED COMPACTED FILL

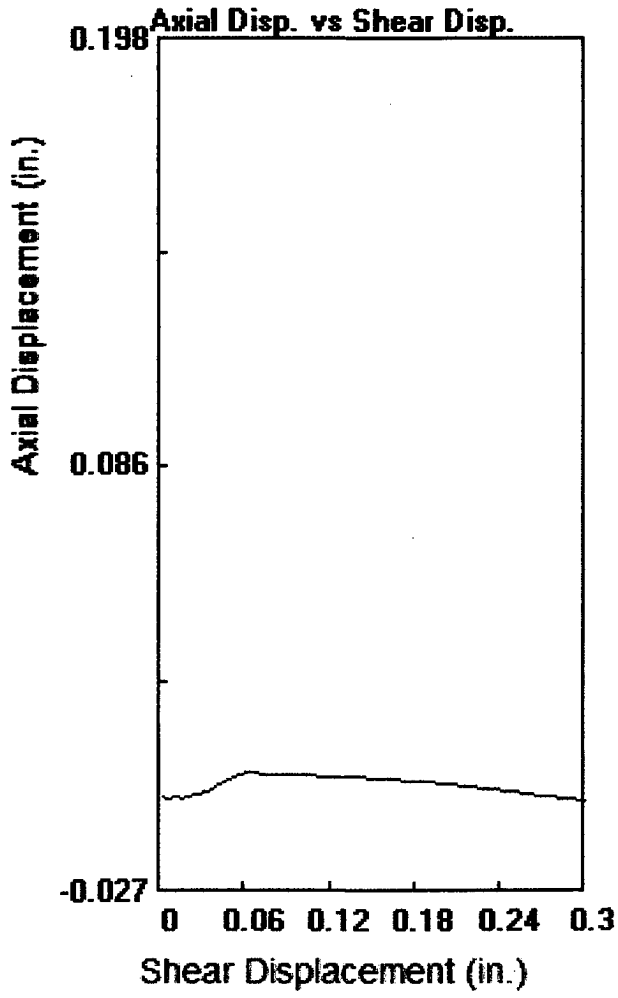
Sample remolded to 90 % of the laboratory maximum density

	PEAK	ULTIMATE	
Phi Angle	27	27.5	degrees
Cohesion	430	105	psf

Average Moisture Content	20.4%
Average Dry Density (pcf)	110.3
Percent Saturation	100.0%







Parameters

Client: FEFFER/MONTECITO APTS

Location: 6650 W FRANKLLIN

Job # 1966

Soil Type:FILL/ALLUVIUM

Sample: 1

Technician: BF

Boring: B3

Axial Load: 1000 psf

Depth: 0-50 ft.

Shear Rate: 0.010 in./sec.

File: 1966B30-501 RMLD.dat

Distance: 0.30 in.

Stress at Max Def
948 0.056

Stress at Max Disp
0.296 636

Maximum Load

948 psf

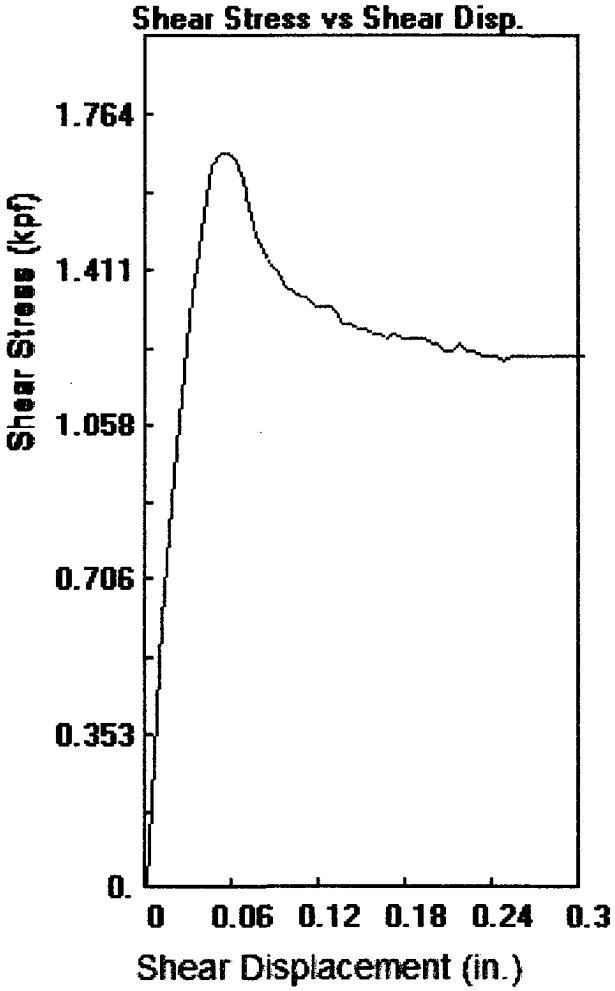
Shear Displacement at maximum Load

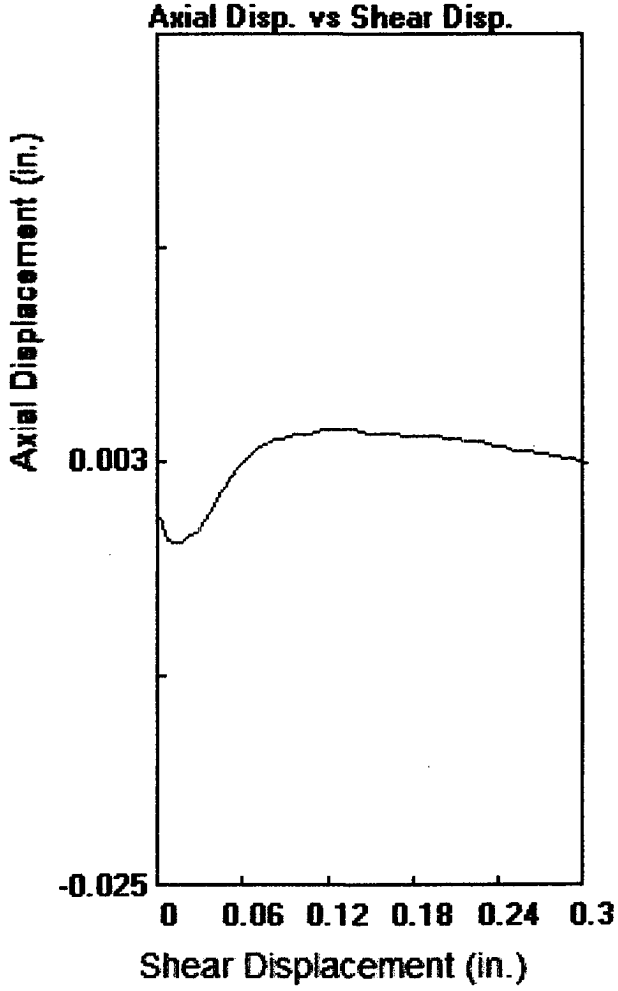
0.0556 in.

Date

6/16/2017

Soil Labworks





Parameters

Client: FEFFER/MONTECITO

Location: 6650 W FRANKLIN

Job # 1966

Sample: 2

Boring: B3

Depth: 0-50 ft.

File: 1966B30-502 RMLD.dat

Soil Type:FILL/ALLUVIUM

Technician: BF

Axial Load: 2000 psf

Shear Rate: 0.010 in./sec.

Distance: 0.30 in.

Stress at Max Def
1680 0.051

Stress at Max Disp
0.296 1224

Maximum Load

1680 psf

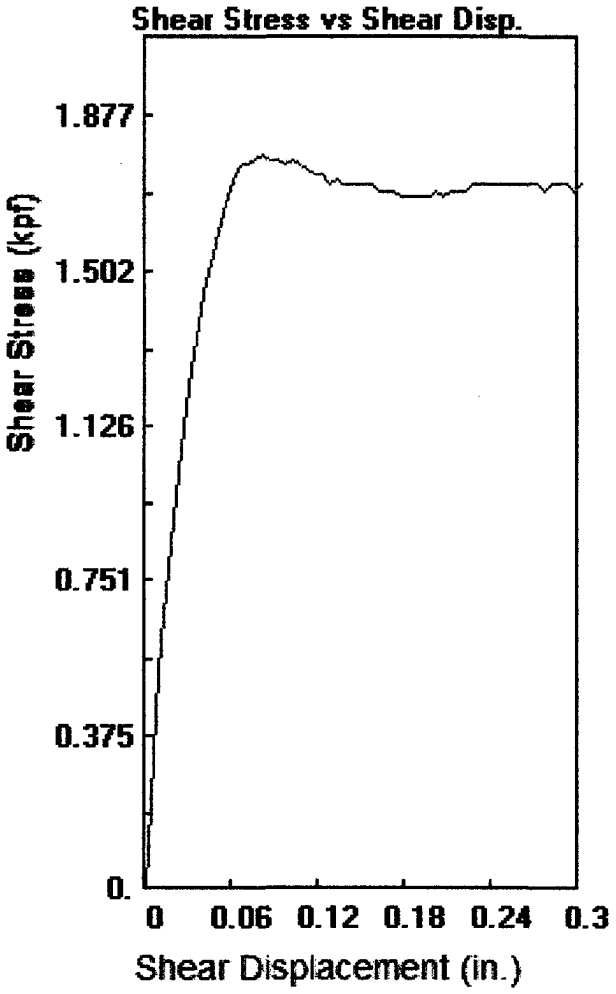
Shear Displacement at maximum Load

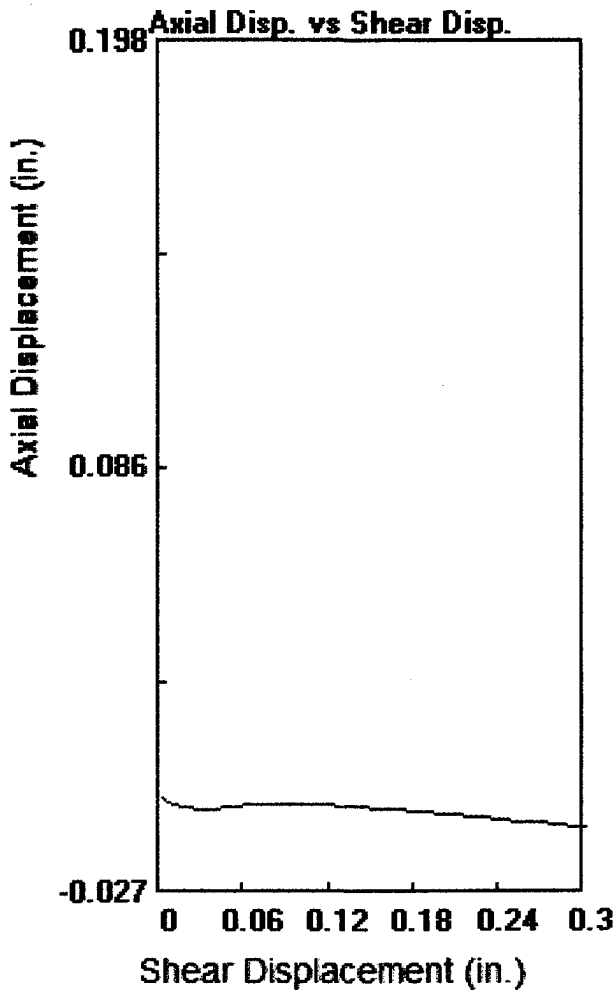
0.0506 in.

Date

6/16/2017

Robertson Geotechnical





Parameters

Client: FEFFER/MONTECITO APTS

Location: 6650 W FRANKLLIN

Job # 1966

Soil Type:FILL/ALLUVIUM

Sample: 3.

Technician: BF

Boring: B3

Axial Load: 3000 psf

Depth: 0-50 ft.

Shear Rate: 0.010 in./sec.

File: 1966B30-503 RMLD.dat

Distance: 0.30 in.

Stress at Max Def
1788 0.081

Stress at Max Disp
0.296 1704

Maximum Load

1788 psf

Shear Displacement at maximum Load

0.0807 in.

Date

6/16/2017

Soil Labworks

SOIL LABWORKS LLC

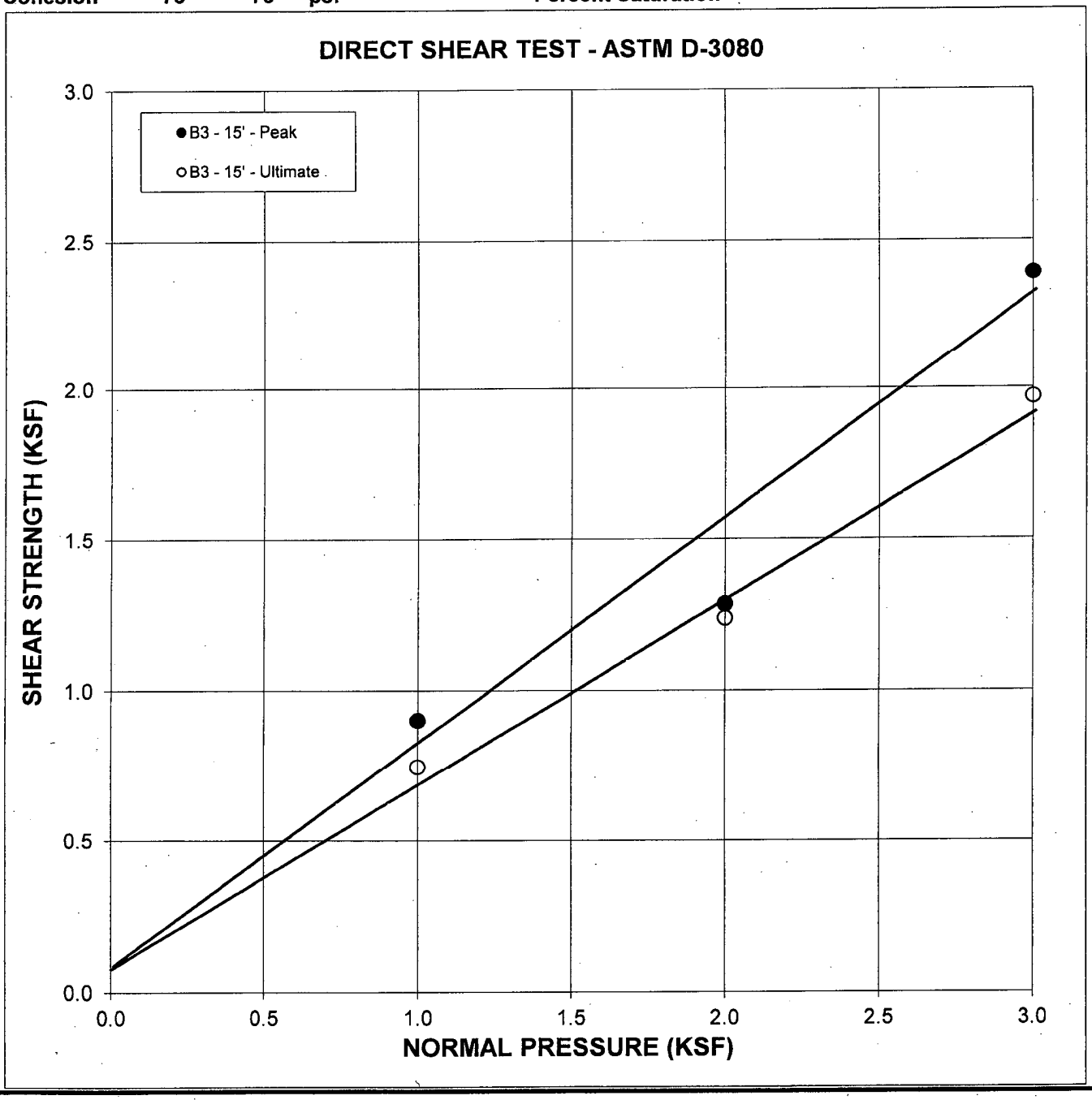
SHEAR DIAGRAM B-5

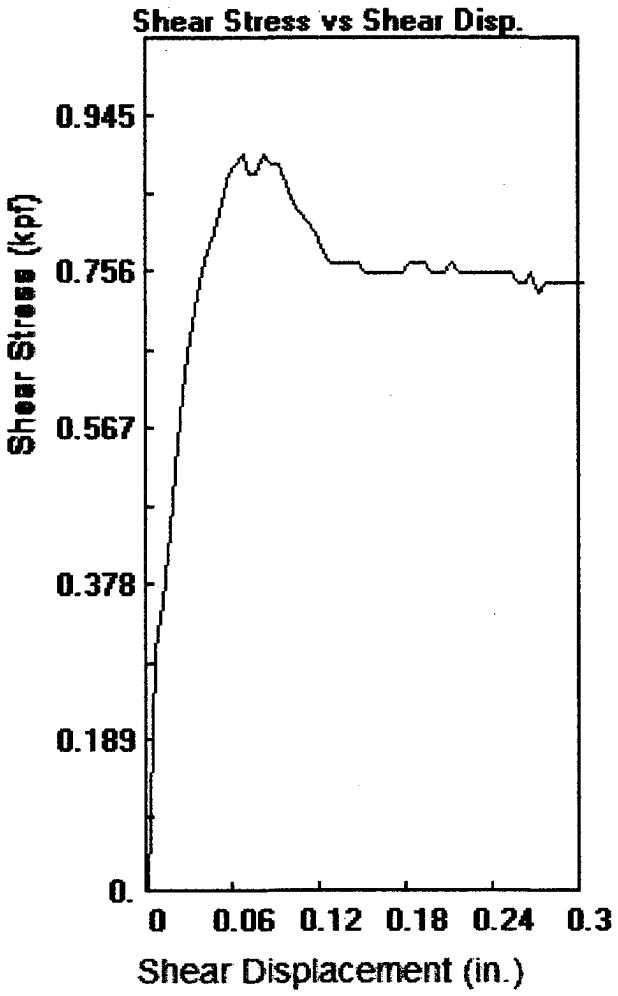
JN: SL15.1966 CONSULTANT JAI
CLIENT: Feffer/Montecito Apts-6650 W Franklin

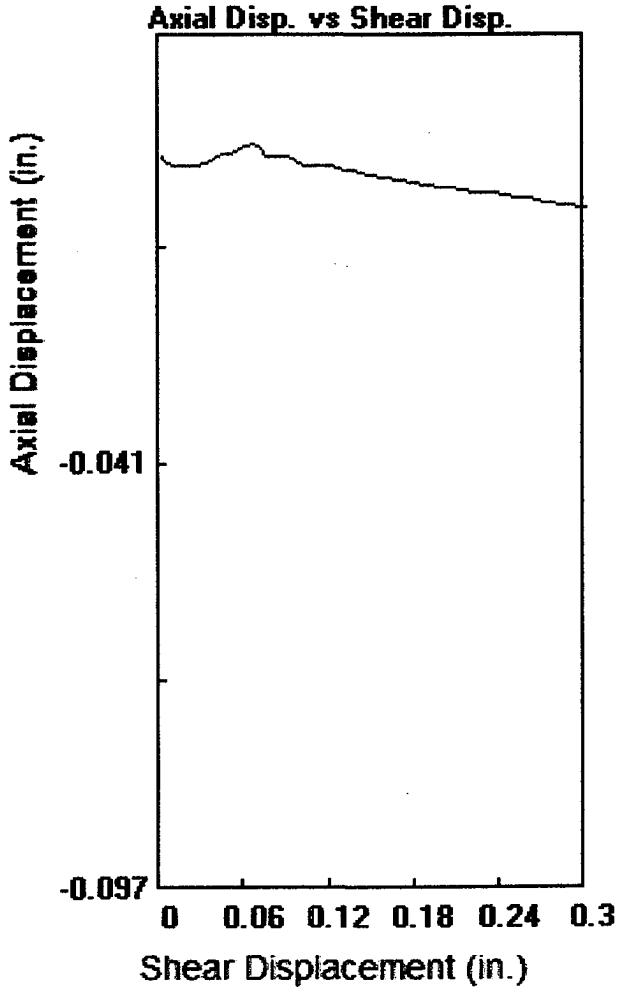
EARTH MATERIAL: ALLUVIUM

	PEAK	ULTIMATE	
Phi Angle	36.5	31	degrees
Cohesion	75	75	psf

Average Moisture Content	23.7%
Average Dry Density (pcf)	113.9
Percent Saturation	100.0%







Parameters

Client: FEFFER/MONTECITO APTS

Location: 6650 W FRANKLIN

Job # 1966

Soil Type:ALLUVIUM

Sample: 1

Technician: BF

Boring: B3

Axial Load: 1000 psf

Depth: 15 ft.

Shear Rate: 0.010 in./sec.

File: 196683151.dat

Distance: 0.30 in.

Stress at Max Def
900 0.066

Stress at Max Disp
0.296 744

Maximum Load

900 psf

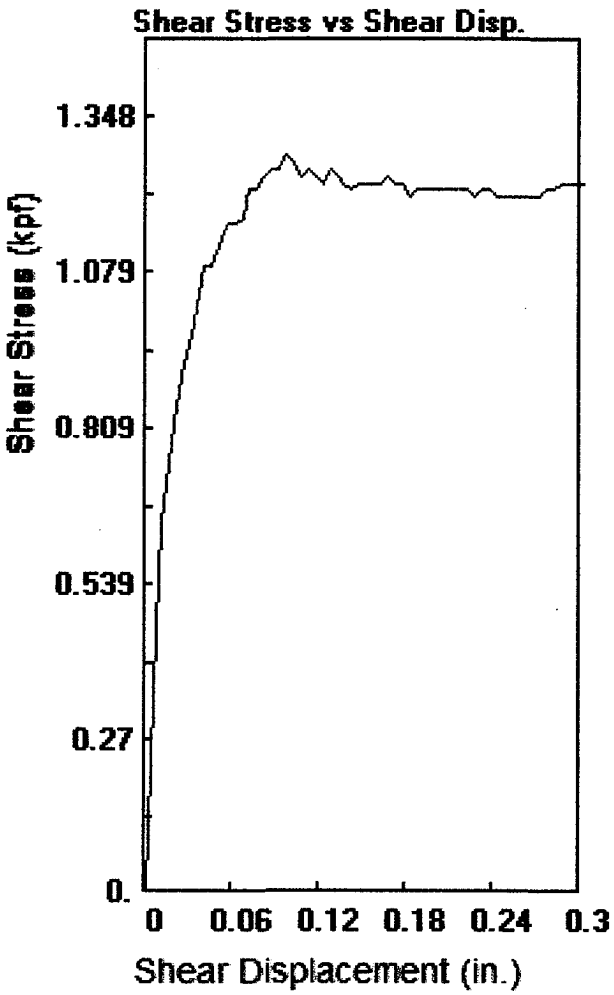
Shear Displacement at maximum Load

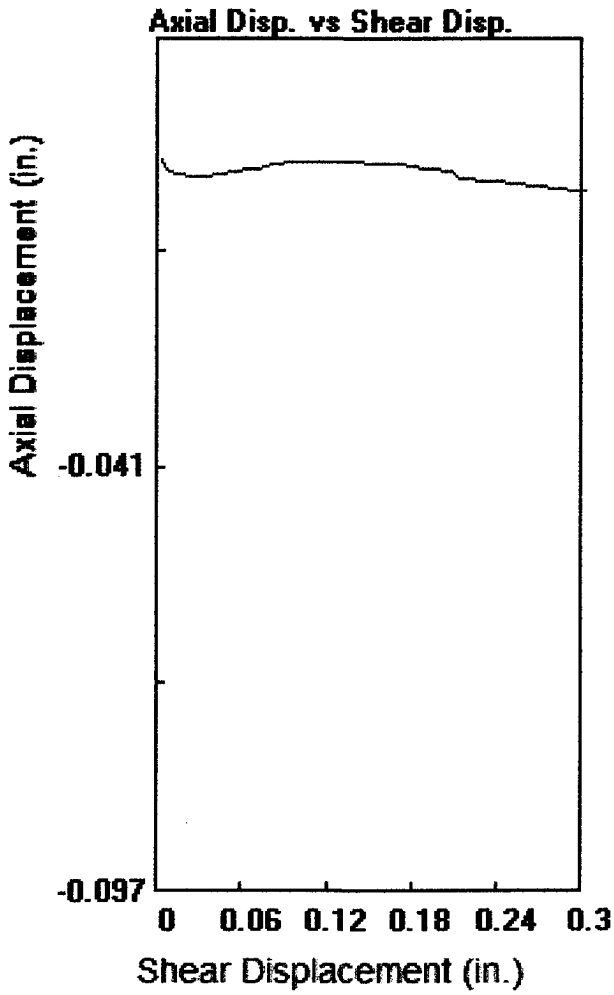
0.0656 in.

Date

6/30/2017

Robertson Geotechnical





Parameters

Client: FEFFER/MONTECITO APTS

Location: 6650 W FRANKLIN

Job # 1966

Sample: 2

Boring: B3

Depth: 15 ft.

File: 196B3152.dat

Soil Type:ALLUVIUM

Technician: BF

Axial Load: 2000 psf

Shear Rate: 0.010 in./sec.

Distance: 0.30 in.

Stress at Max Def
1284 0.096

Stress at Max Disp
0.296 1236

Maximum Load

1284 psf

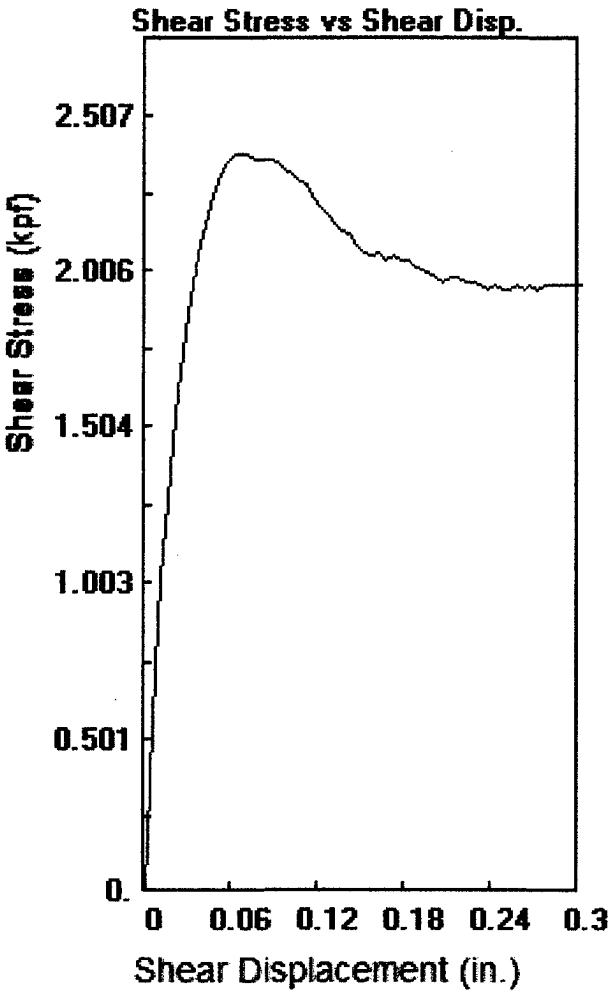
Shear Displacement at maximum Load

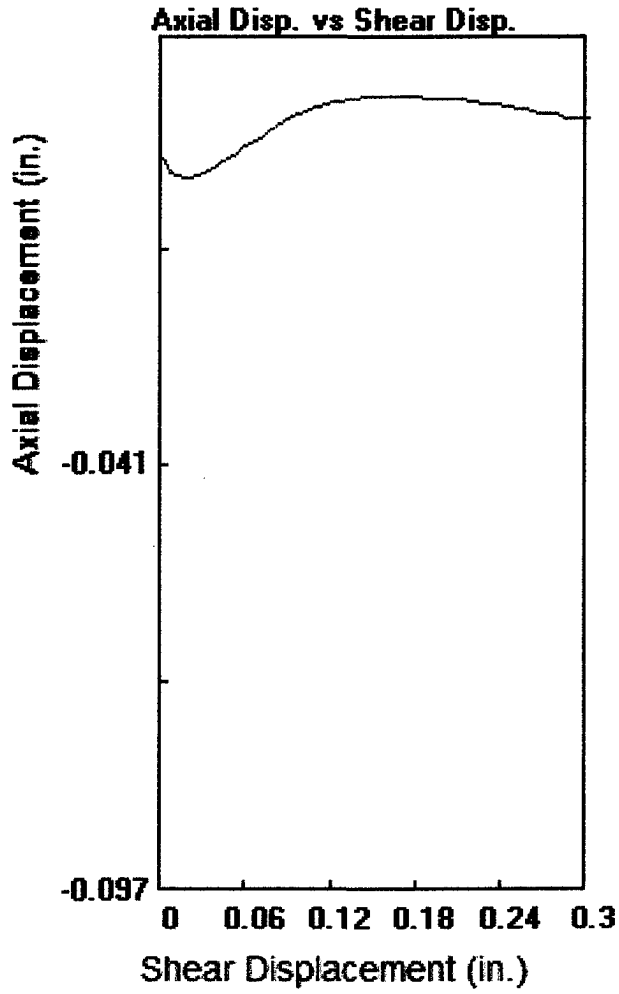
0.0955 in.

Date

6/30/2017

Robertson Geotechnical





Parameters

Client: FEFFER/MONTECITO APTS

Location: 6650 W FRANKLIN

Job # 1966

Soil Type:ALLUVIUM

Sample: 3

Technician: BF

Boring: B3

Axial Load: 3000 psf

Depth: 15 ft.

Shear Rate: 0.010 in./sec.

File: 196683153.dat

Distance: 0.30 in.

Stress at Max Def
2388 0.061

Stress at Max Disp
0.296 1968

Maximum Load

2388 psf

Shear Displacement at maximum Load

0.0606 in.

Date

6/30/2017

Robertson Geotechnical

SOIL LABWORKS LLC

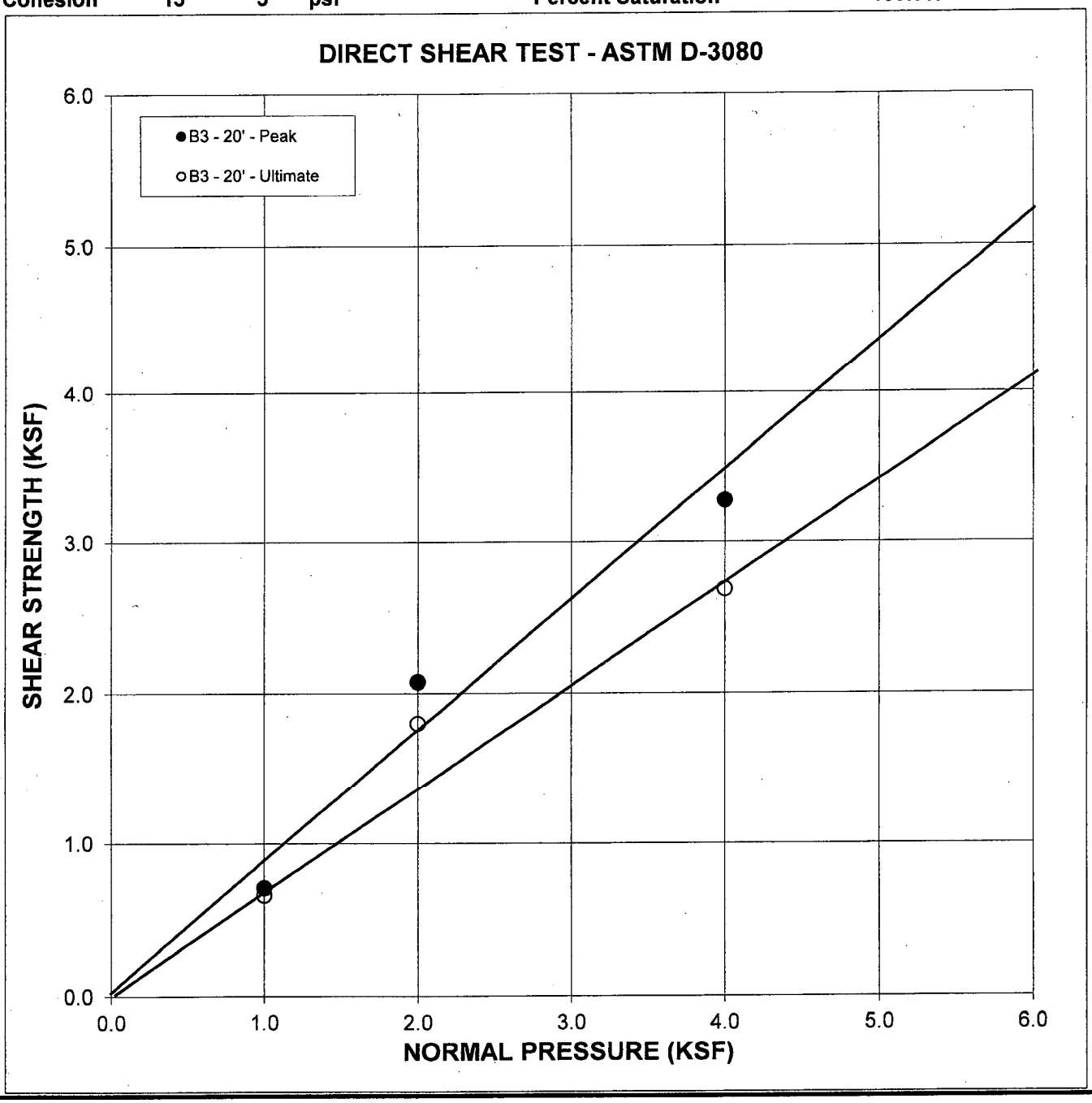
SHEAR DIAGRAM B-6

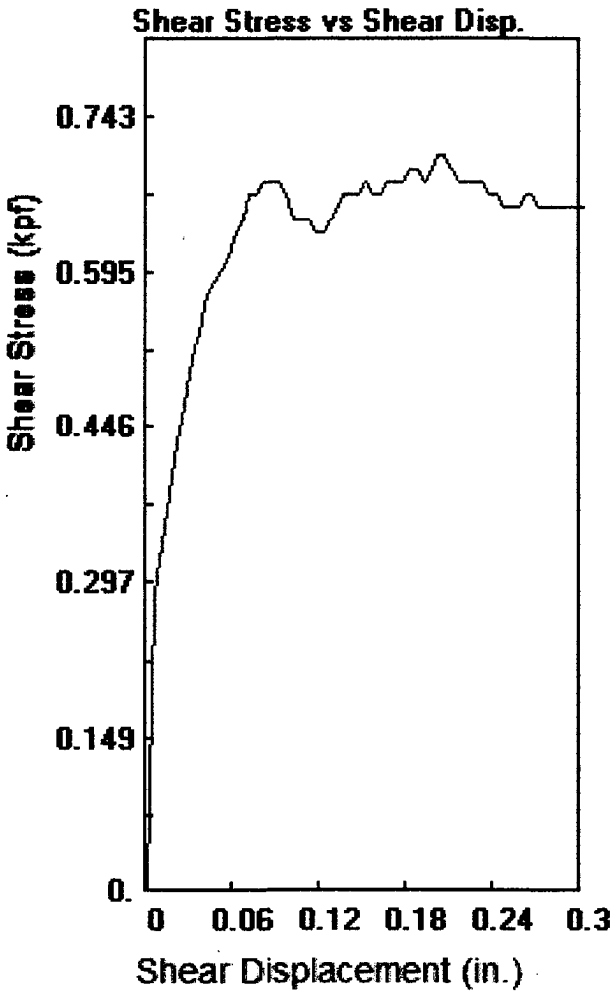
JN: SL15.1966 CONSULTANT JAI
CLIENT: Feffer/Montecito Apts-6650 W Franklin

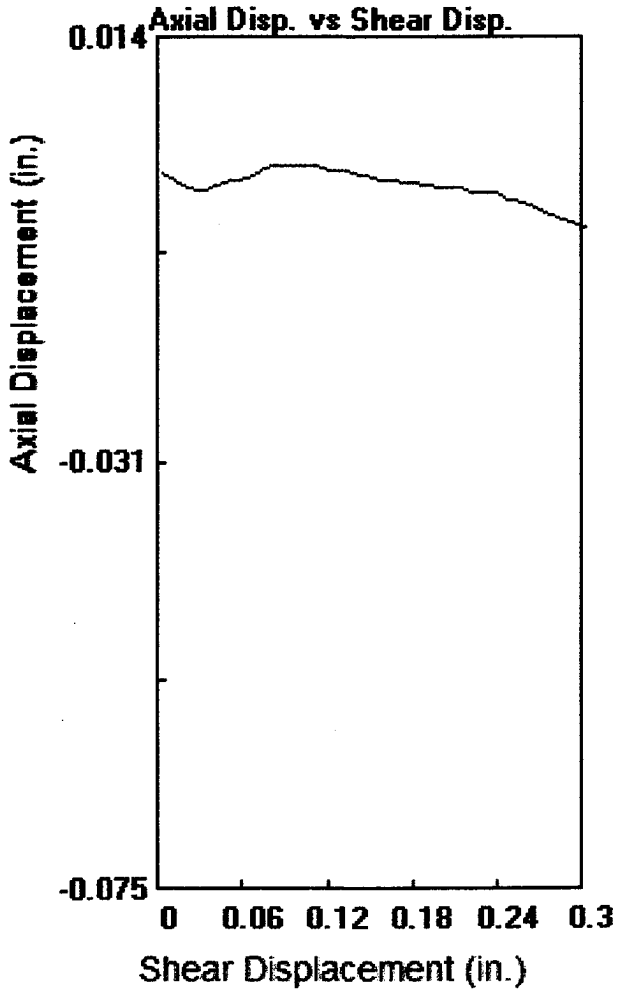
EARTH MATERIAL: ALLUVIUM

	PEAK	ULTIMATE	
Phi Angle	40.5	34	degrees
Cohesion	15	5	psf

Average Moisture Content	21.7%
Average Dry Density (pcf)	114.3
Percent Saturation	100.0%







Parameters

Client: FEFFER/MONTECITO APTS

Location: 6650 W FRANKLIN

Job # 1966

Sample: 1

Boring: B3

Depth: 20 ft.

File: 1966B3201.dat

Soil Type:ALLUVIUM

Technician: BF

Axial Load: 1000 psf

Shear Rate: 0.010 in./sec.

Distance: 0.30 in.

Stress at Max Def
708 0.201

Stress at Max Disp
0.296 660

Maximum Load

708 psf

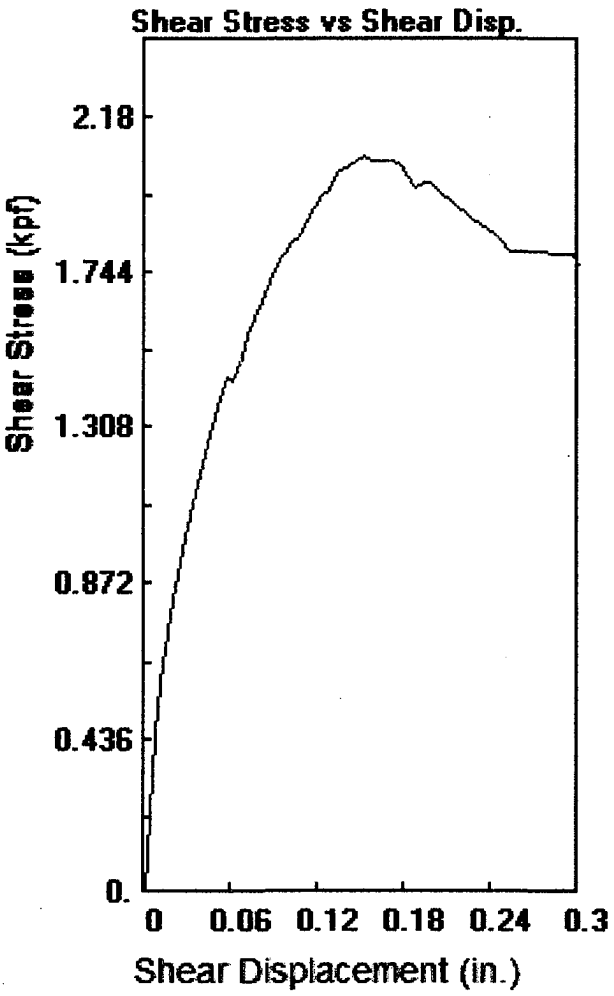
Shear Displacement at maximum Load

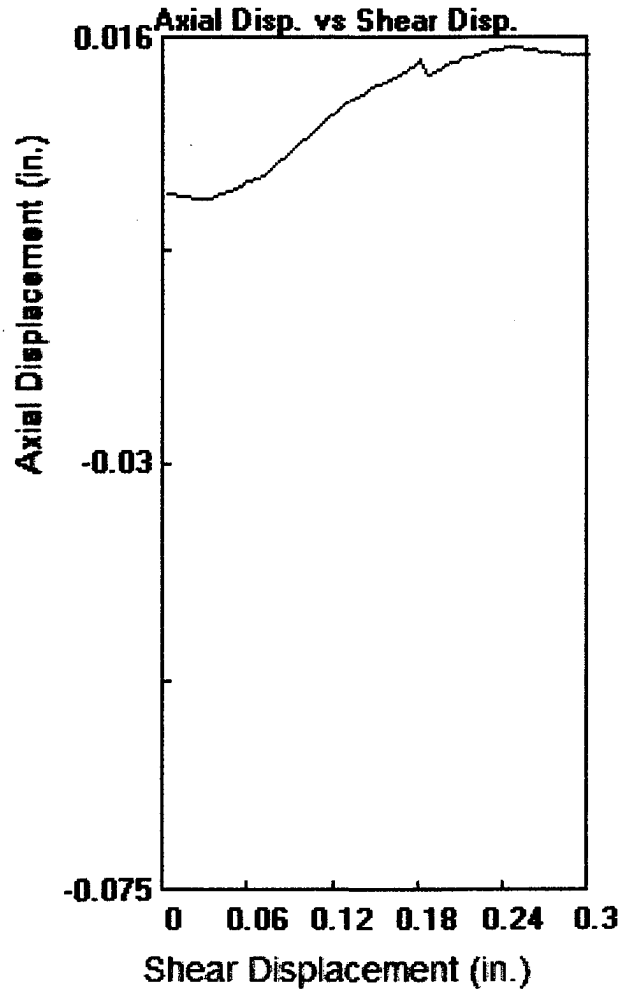
0.2005 in.

Date

6/30/2017

Soil Labworks





Parameters

Client: FEFFER/MONTECITO APTS

Location: 6650 W FRANKLIN

Job # 1966

Soil Type:ALLUVIUM

Sample: 2

Technician: BF

Boring: B3

Axial Load: 2000 psf

Depth: 20 ft.

Shear Rate: 0.010 in./sec.

File: 1966B3202.dat

Distance: 0.30 in.

Stress at Max Def
2076 0.151

Stress at Max Disp
0.296 1800

Maximum Load

2076 psf

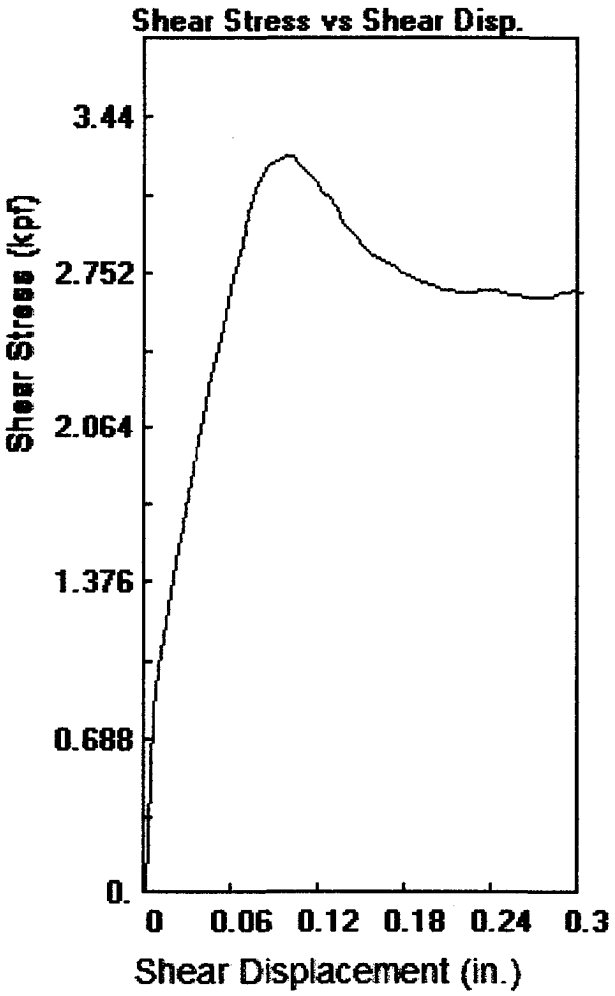
Shear Displacement at maximum Load

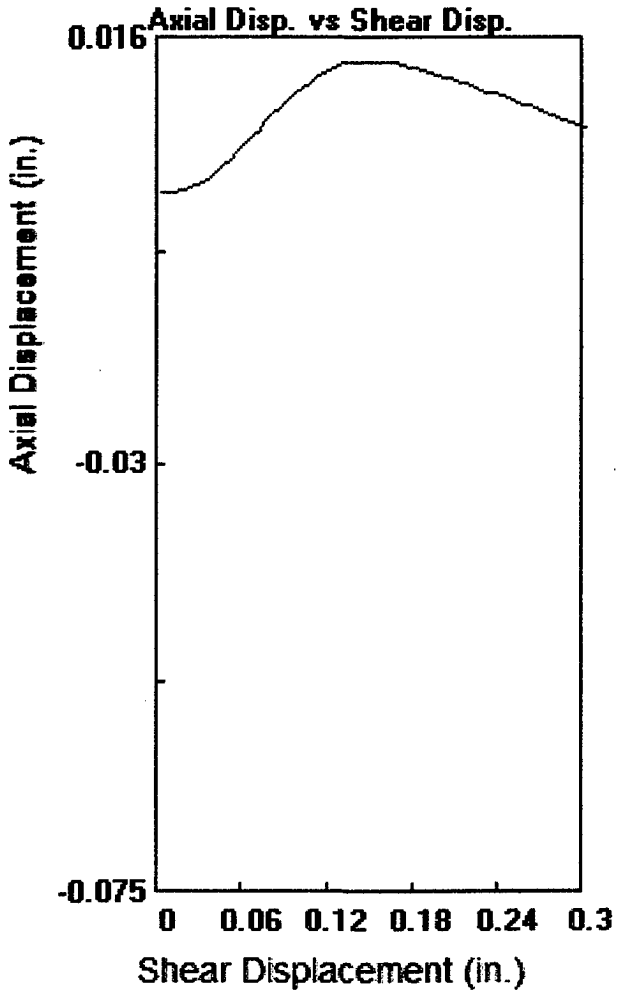
0.1507 in.

Date

6/30/2017

Soil Labworks





Parameters

Client: FEFFER/MONTECITO APTS

Location: 6650 W FRANKLIN

Job # 1966

Soil Type:ALLUVIUM

Sample: 3

Technician: BF

Boring: B3

Axial Load: 4000 psf

Depth: 20 ft.

Shear Rate: 0.010 in./sec.

File: 1966B3204.dat

Distance: 0.30 in.

Stress at Max Def
3276 0.096

Stress at Max Disp
0.296 2688

Maximum Load

3276 psf

Shear Displacement at maximum Load

0.0956 in.

Date

6/30/2017

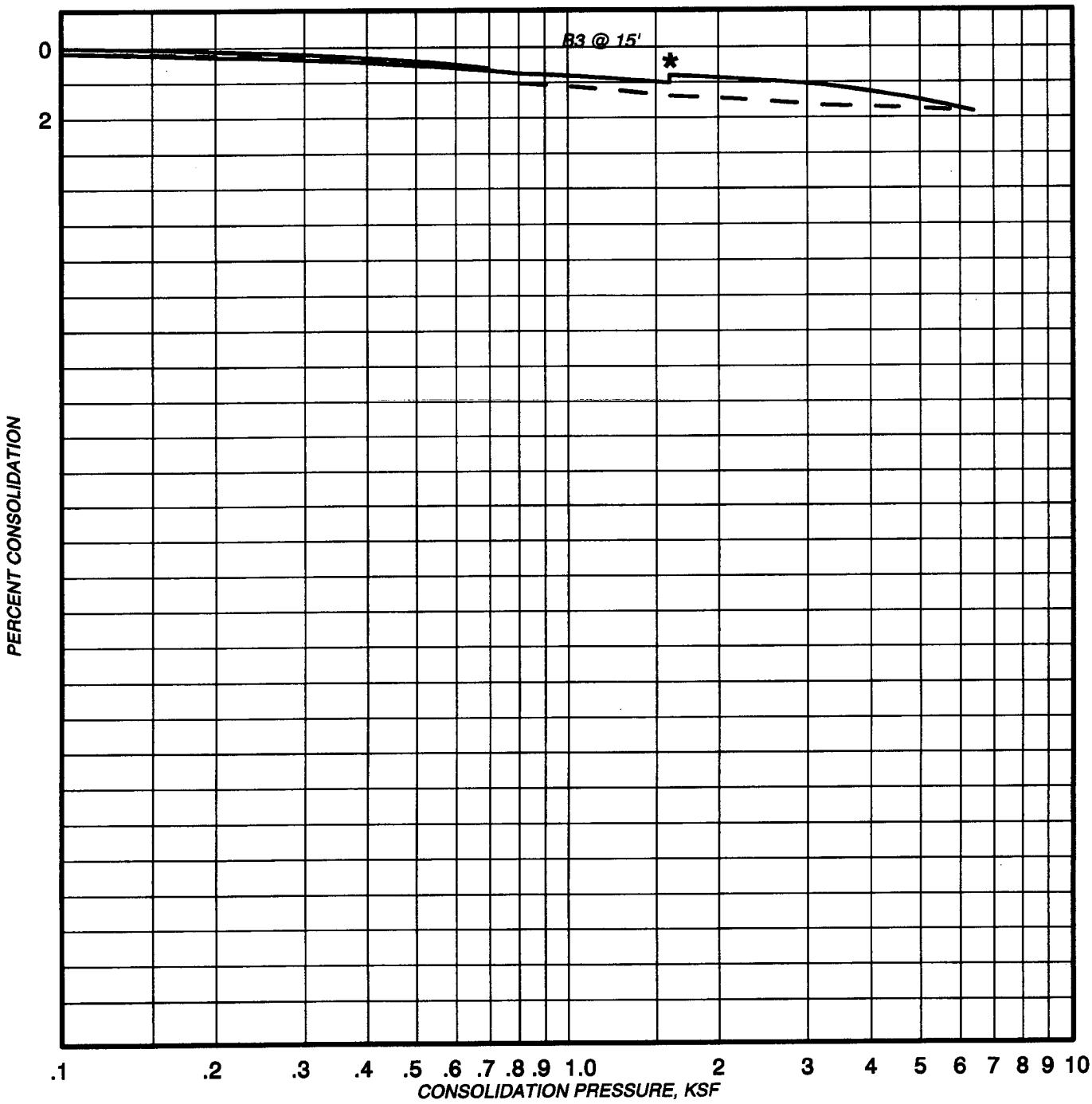
Soil Labworks

CONSOLIDATION TEST

PROJECT: 1966 FEFFER MONTECITO APARTMENTS-6650 W FRANKLIN

SAMPLE: B3 @ 15'

ALLUVIUM



* Water Added

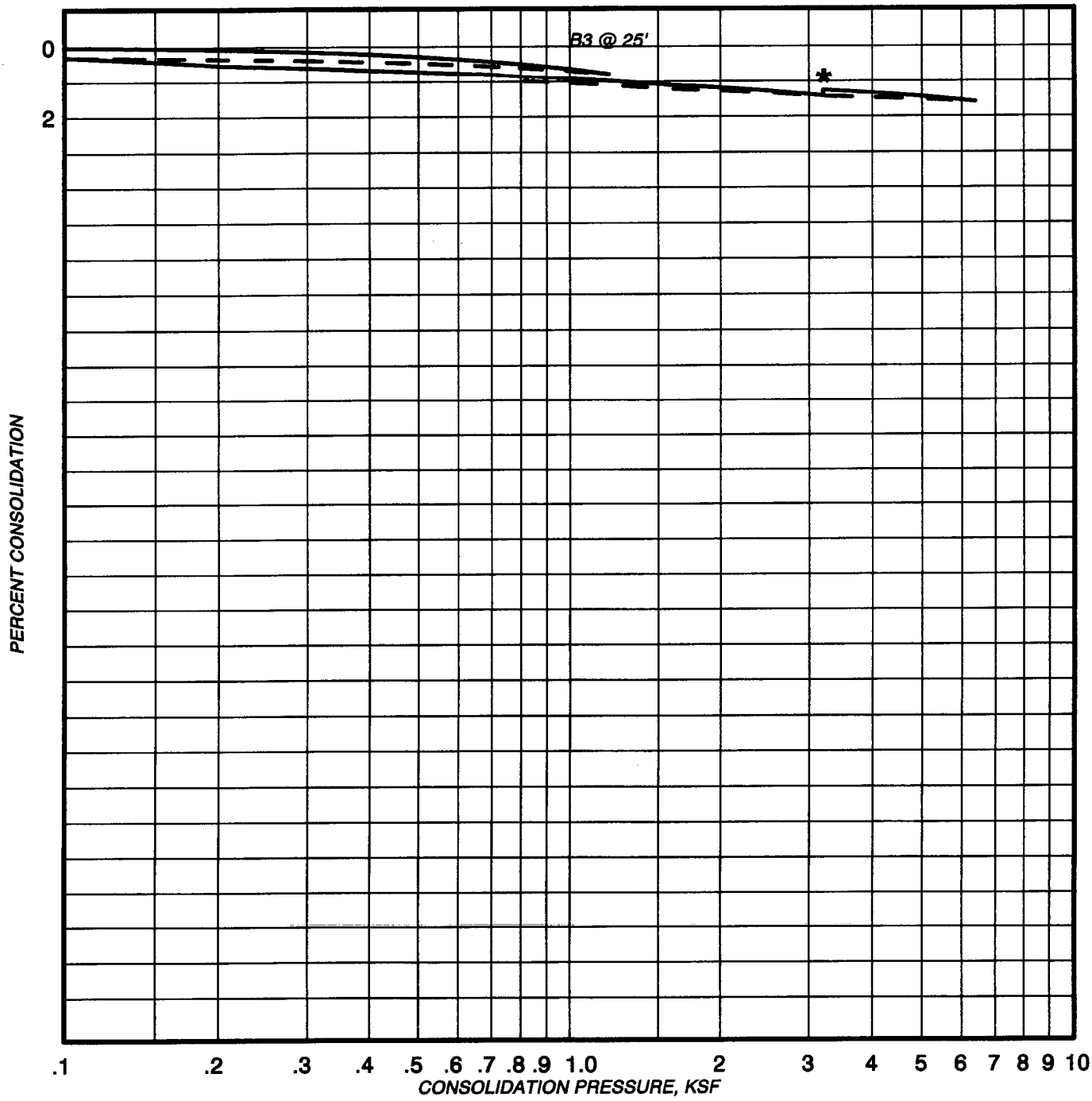
PLATE:

CONSOLIDATION TEST

PROJECT: 1966 FEFFER MONTECITO APARTMENTS-6650 W FRANKLIN

SAMPLE: B3 @ 25'

ALLUVIUM



* Water Added

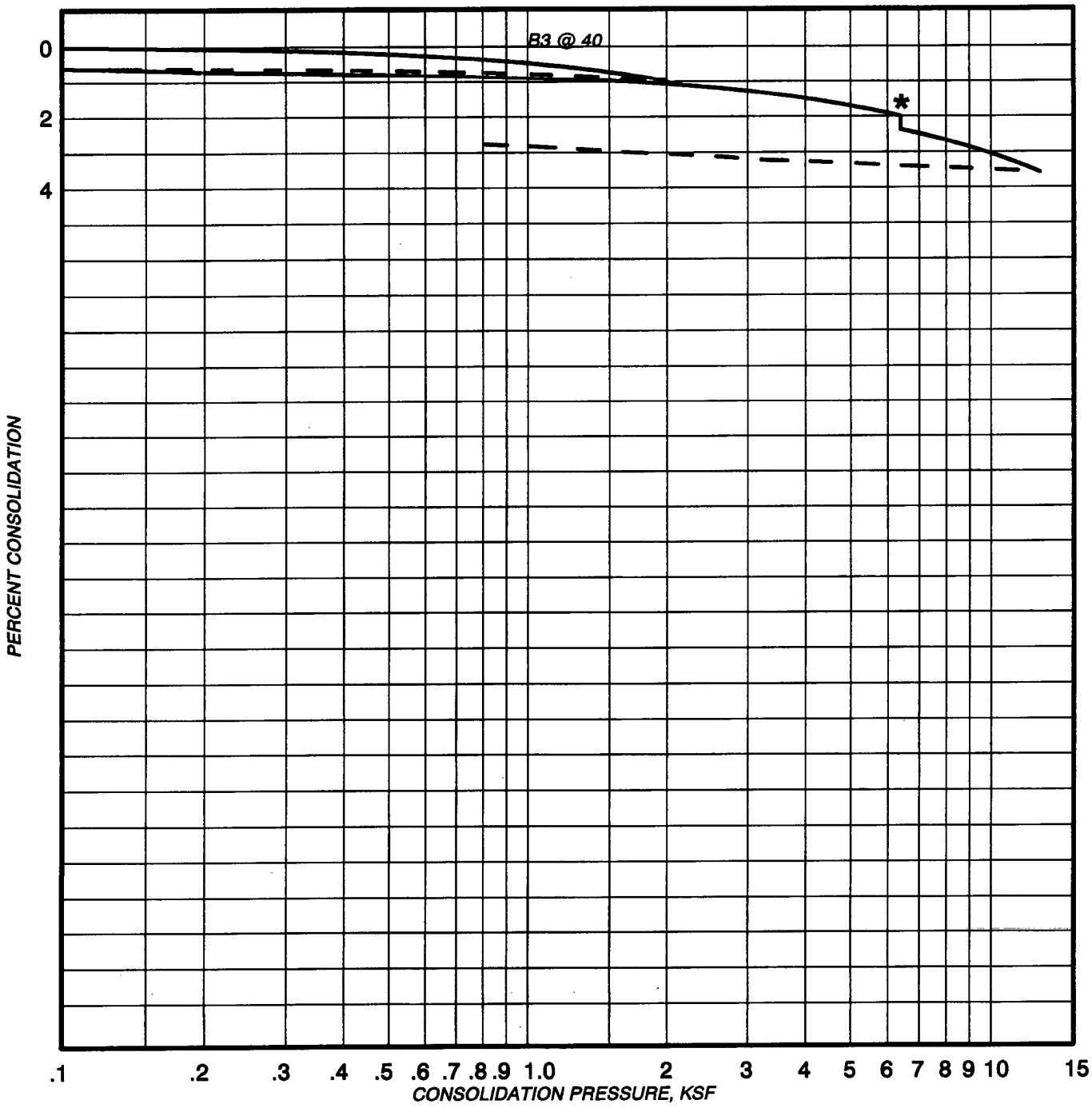
PLATE:

CONSOLIDATION TEST

PROJECT: 1966 FEFFER MONTECITO APARTMENTS-6650 W FRANKLIN

SAMPLE: B3 @ 40

ALLUVIUM



* Water Added

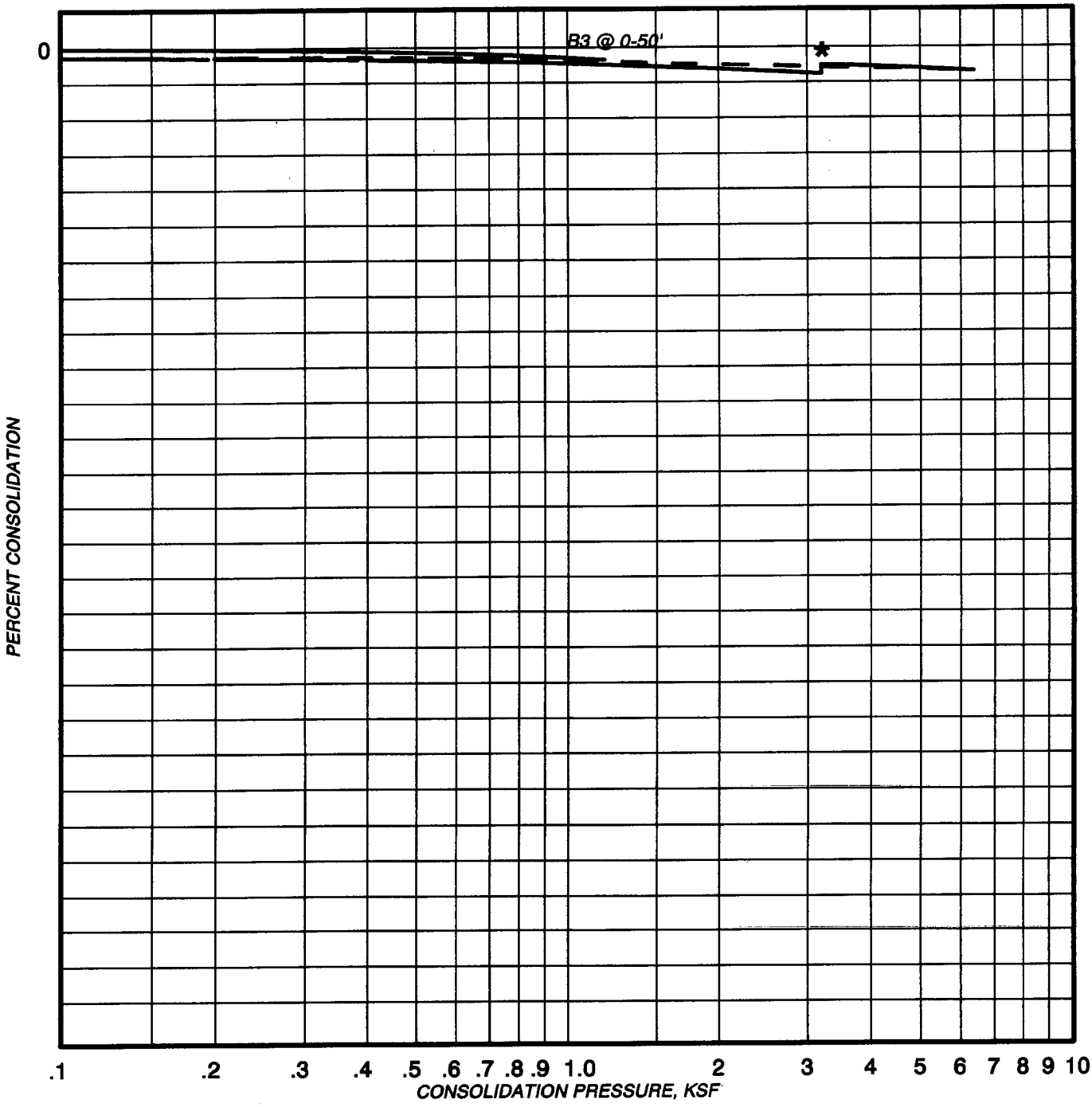
PLATE:

CONSOLIDATION TEST

PROJECT: 1966 FEFFER MONTECITO APARTMENTS-6650 W FRANKLIN - REMOLDED TO 90% MAX DENSITY

SAMPLE: B3 @ 0-50'

FILL/ALLUVIUM



* Water Added

PLATE:

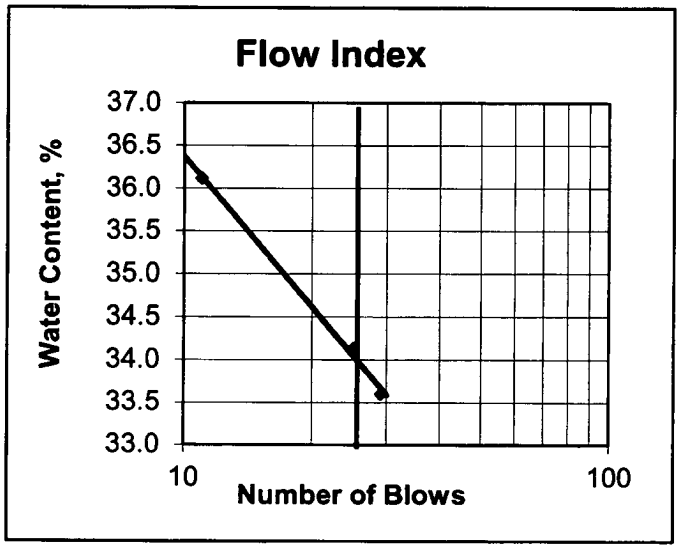
File No.: SL15.1966 September 12, 2017

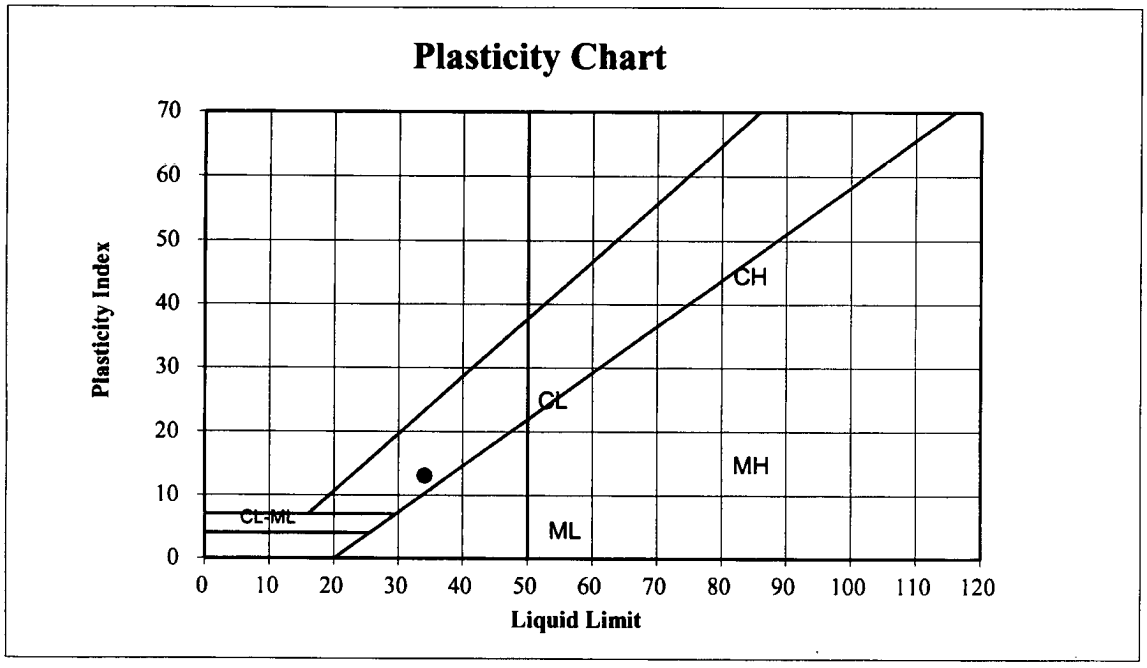
PLASTICITY INDEX

ASTM D-4318

Job Name: Feffer/Montecito Apts-6650 W Franklin
Sample ID: B3 @ 30'
Soil Description: ML/CL

DATA SUMMARY				TEST RESULTS	
Number of Blows:	11	25	29	**LIQUID LIMIT**	**34**
Water Content, %	36.1	34.1	33.6	**PLASTIC LIMIT**	**21**
Plastic Limit:	21.3	21.5		**PLASTICITY INDEX**	**13**





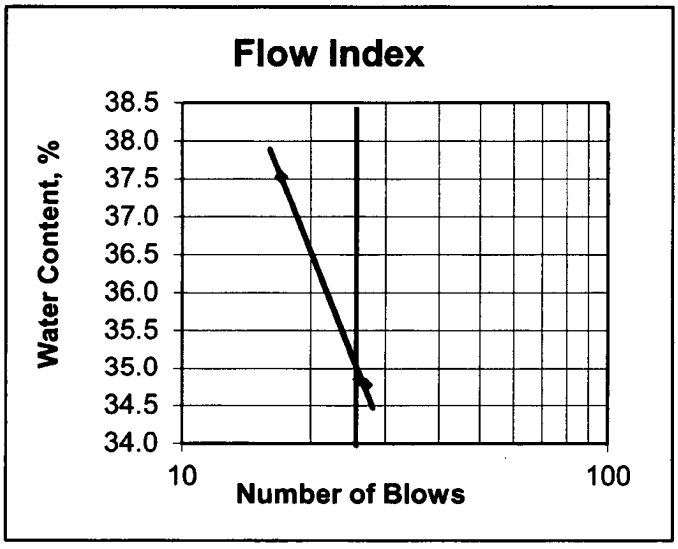
File No.: SL15.1966 September 12, 2017

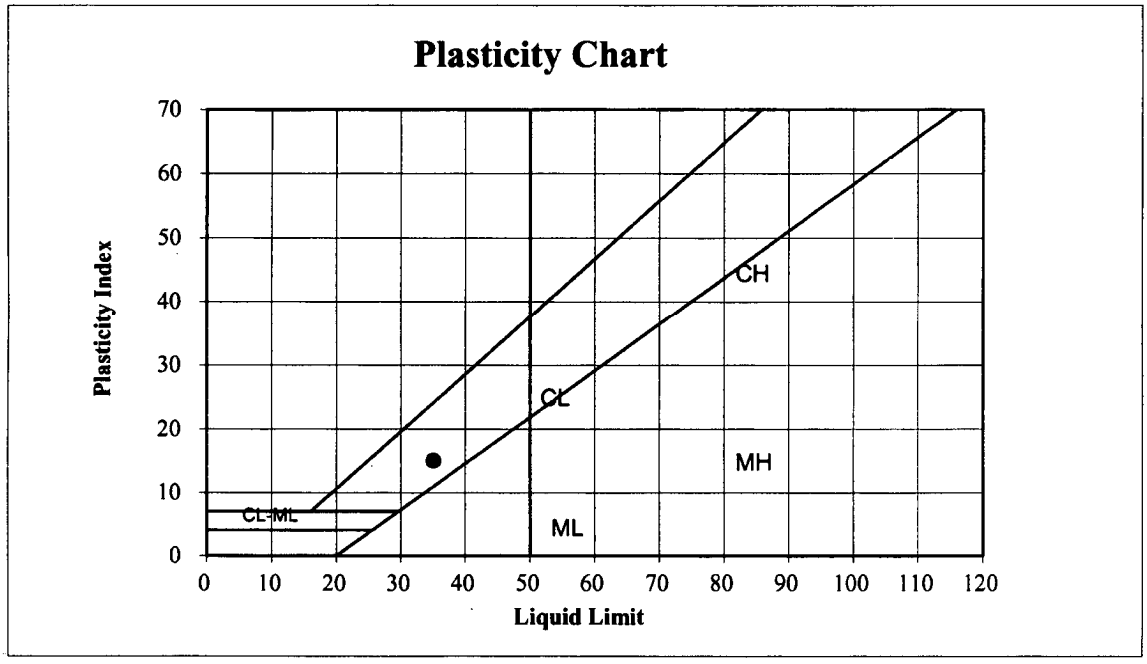
PLASTICITY INDEX

ASTM D-4318

Job Name: Feffer/Montecito Apts-6650 W Franklin
Sample ID: B3 @ 35'
Soil Description: ML/CL

DATA SUMMARY				TEST RESULTS	
Number of Blows:	17	26	27	**LIQUID LIMIT**	**35**
Water Content, %	37.5	34.8	34.8	**PLASTIC LIMIT**	**20**
Plastic Limit:	19.7	19.6		**PLASTICITY INDEX**	**15**





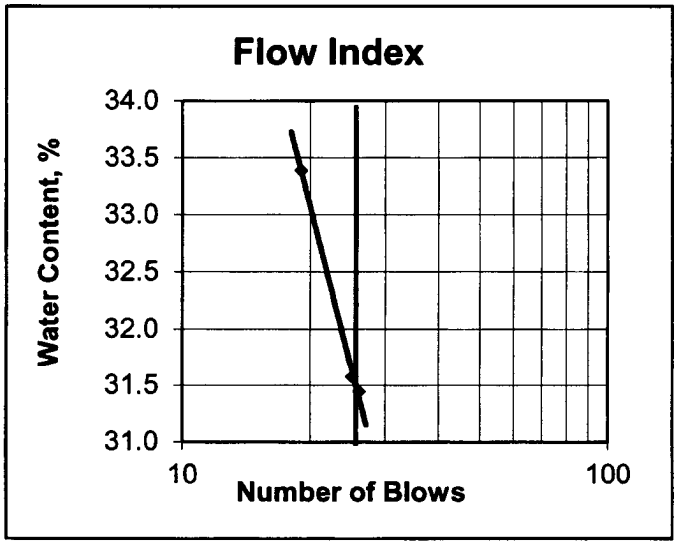
File No.: SL15.1966 September 12, 2017

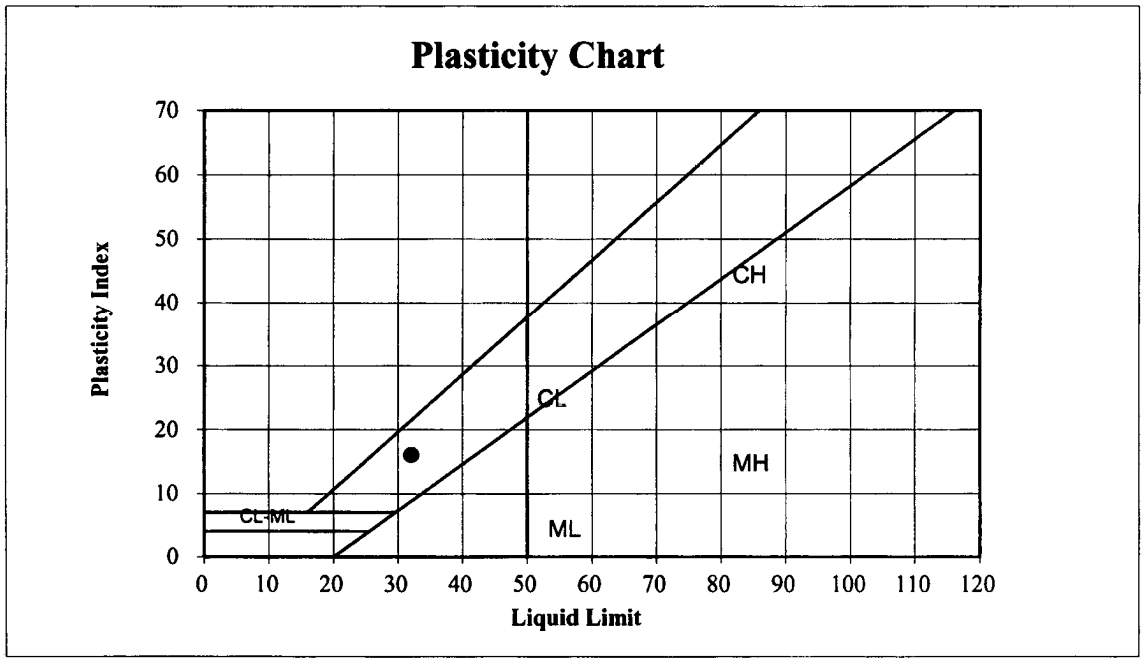
PLASTICITY INDEX

ASTM D-4318

Job Name: Feffer/Montecito Apts-6650 W Franklin
Sample ID: B3 @ 45'
Soil Description: ML/CL

DATA SUMMARY				TEST RESULTS	
Number of Blows:	19	25	26	**LIQUID LIMIT**	**32**
Water Content, %	33.4	31.6	31.4	**PLASTIC LIMIT**	**16**
Plastic Limit:	16.2	16.2		**PLASTICITY INDEX**	**16**





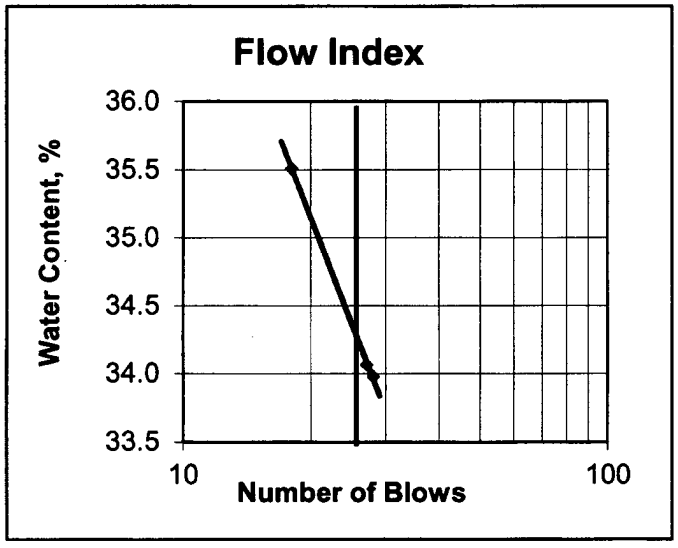
File No.: SL15.1966 September 12, 2017

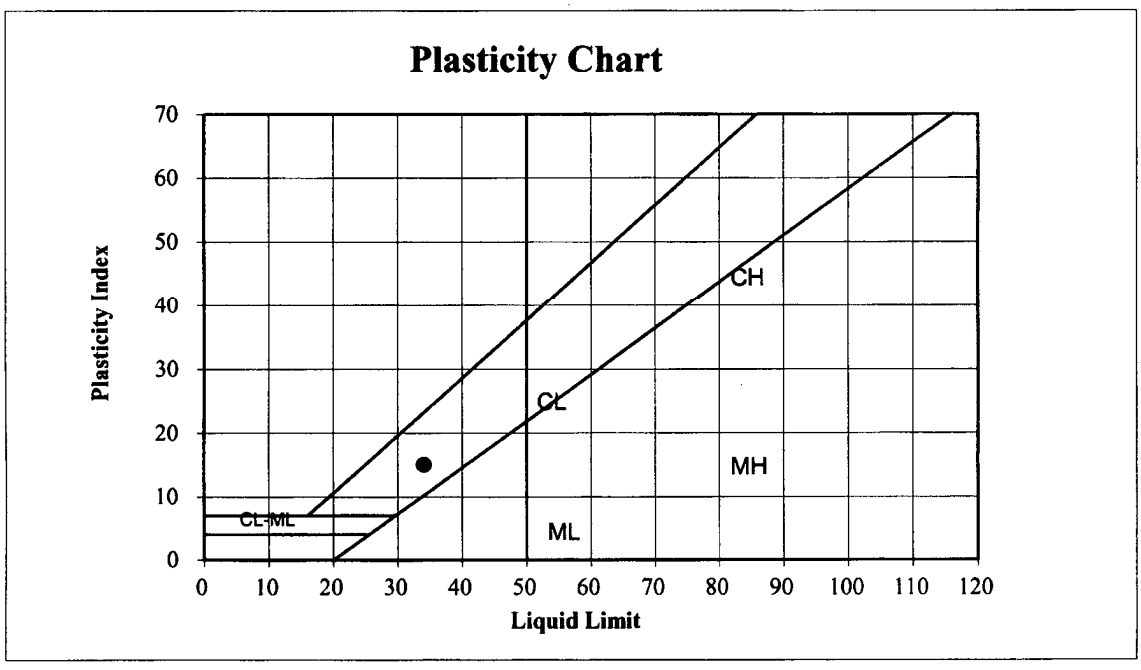
PLASTICITY INDEX

ASTM D-4318

Job Name: Feffer/Montecito Apts-6650 W Franklin
Sample ID: B3 @ 50'
Soil Description: ML/CL

DATA SUMMARY				TEST RESULTS	
Number of Blows:	18	27	28	**LIQUID LIMIT**	**34**
Water Content, %	35.5	34.1	34.0	**PLASTIC LIMIT**	**19**
Plastic Limit:	19.1	18.9		**PLASTICITY INDEX**	**15**



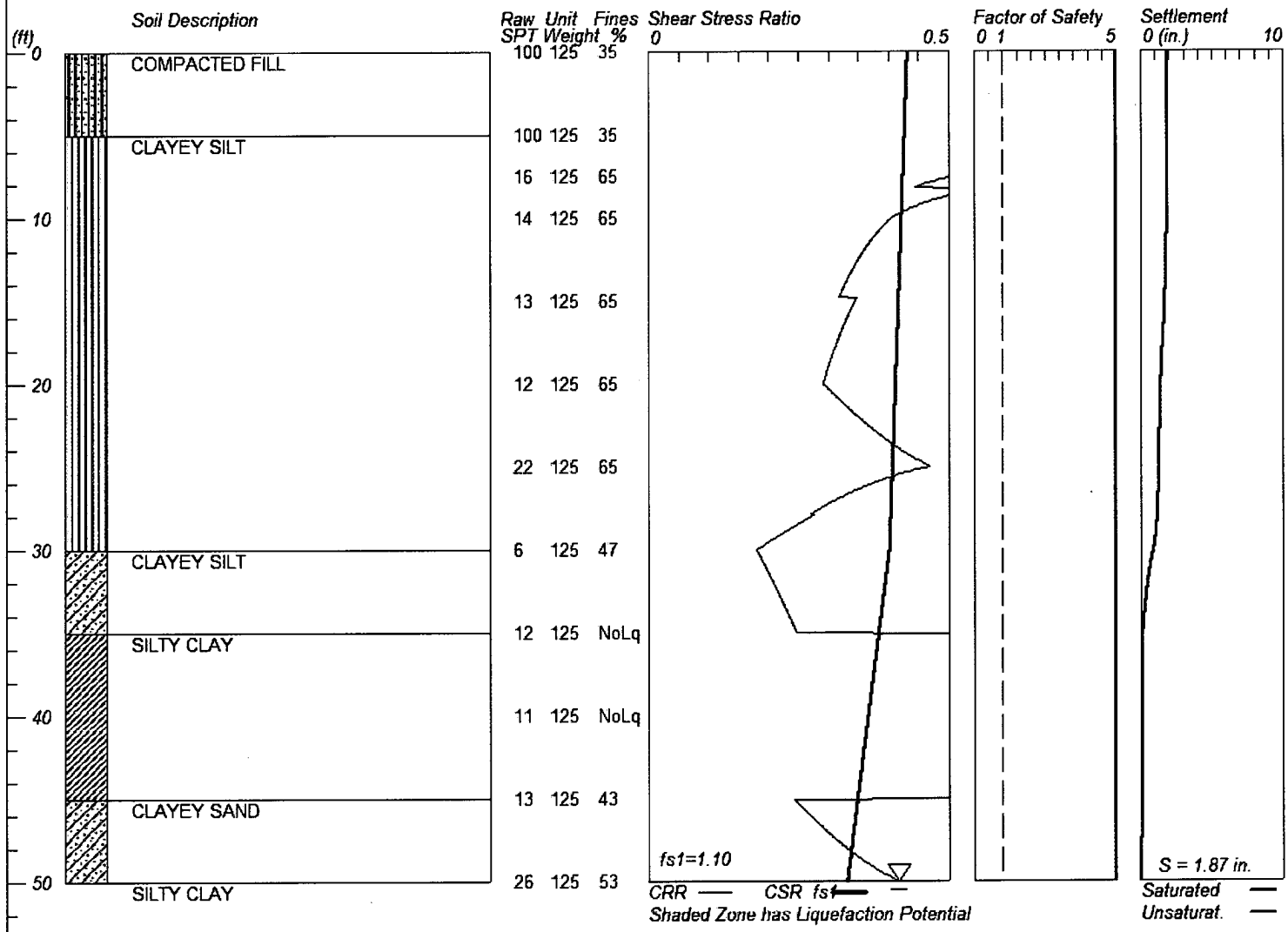


LIQUEFACTION ANALYSIS

Mptecito-B-1-10%

Hole No.=B-1 Water Depth=50 ft

Magnitude=6.67
Acceleration=0.665g



LiquefyPro CivilTech Software USA www.civiltech.com

Advanced Geo Group, Inc. **Subtitle or Proj No.** **Plate A-1**

****

LIQUEFACTION ANALYSIS CALCULATION SHEET

****

Licensed to , 9/19/2017 5:58:57 PM

Input File Name: E:\Liquefy5\Motecito-B-1--10%.liq
Title: Mptecito-B-1-10%
Subtitle: Subtitle or Proj No.

Surface Elev.=
Hole No.=B-1
Depth of Hole= 50.0 ft
Water Table during Earthquake= 50.0 ft
Water Table during In-Situ Testing= 30.0 ft
Max. Acceleration= 0.67 g
Earthquake Magnitude= 6.7

Irput Data:
Surface Elev.=
Hole No.=B-1
Depth of Hole=50.0 ft
Water Table during Earthquake= 50.0 ft
Water Table during In-Situ Testing= 30.0 ft
Max. Acceleration=0.67 g
Earthquake Magnitude=6.7

1. SPT or BPT Calculation.
2. Settlement Analysis Method: Ishihara / Yoshimine*
3. Fines Correction for Liquefaction: Stark/Olson et al.*
4. Fine Correction for Settlement: During Liquefaction*
5. Settlement Calculation in: All zones*
6. Hammer Energy Ratio, Ce = 1.25
7. Borehole Diameter, Cb= 1
8. Sampling Method, Cs= 1
9. User request factor of safety (apply to CSR) , User= 1.1

10. Use Curve Smoothing: Yes*
* Recommended Options

In-Situ Test Data:

Depth ft	SPT	gamma pcf	Fines %
0.0	100.0	125.0	35.0
5.0	100.0	125.0	35.0
7.5	16.0	125.0	65.0
10.0	14.0	125.0	65.0
15.0	13.0	125.0	65.0
20.0	12.0	125.0	65.0
25.0	22.0	125.0	65.0
30.0	6.0	125.0	47.0
35.0	12.0	125.0	NoLiq
40.0	11.0	125.0	NoLiq
45.0	13.0	125.0	43.0
50.0	26.0	125.0	53.0

Output Results:
Settlement of Saturated Sands=0.00 in.
Settlement of Unsaturated Sands=1.87 in.
Total Settlement of Saturated and Unsaturated Sands=1.87 in.
Differential Settlement=0.937 to 1.237 in.

Depth ft	CRRm	CSRsf	F.S.	S_sat. in.	S_dry in.	S_all in.
0.00	2.70	0.43	5.00	0.00	1.87	1.87
0.50	2.70	0.43	5.00	0.00	1.87	1.87
1.00	2.70	0.43	5.00	0.00	1.87	1.87
1.50	2.70	0.43	5.00	0.00	1.87	1.87
2.00	2.70	0.43	5.00	0.00	1.87	1.87
2.50	2.70	0.43	5.00	0.00	1.87	1.87
3.00	2.70	0.43	5.00	0.00	1.87	1.87
3.50	2.70	0.43	5.00	0.00	1.87	1.87
4.00	2.70	0.43	5.00	0.00	1.87	1.87
4.50	2.70	0.43	5.00	0.00	1.87	1.87
5.00	2.70	0.43	5.00	0.00	1.87	1.87
5.50	2.70	0.43	5.00	0.00	1.87	1.87
6.00	2.70	0.43	5.00	0.00	1.87	1.87
6.50	2.70	0.43	5.00	0.00	1.87	1.87
7.00	2.70	0.43	5.00	0.00	1.87	1.87
7.50	0.51	0.42	5.00	0.00	1.86	1.86
8.00	0.46	0.42	5.00	0.00	1.86	1.86
8.50	0.53	0.42	5.00	0.00	1.85	1.85
9.00	0.47	0.42	5.00	0.00	1.84	1.84
9.50	0.43	0.42	5.00	0.00	1.84	1.84
10.00	0.41	0.42	5.00	0.00	1.83	1.83

10.50	0.39	0.42	5.00	0.00	1.82	1.82
11.00	0.38	0.42	5.00	0.00	1.81	1.81
11.50	0.37	0.42	5.00	0.00	1.80	1.80
12.00	0.36	0.42	5.00	0.00	1.79	1.79
12.50	0.35	0.42	5.00	0.00	1.78	1.78
13.00	0.34	0.42	5.00	0.00	1.77	1.77
13.50	0.33	0.42	5.00	0.00	1.75	1.75
14.00	0.33	0.42	5.00	0.00	1.73	1.73
14.50	0.32	0.42	5.00	0.00	1.71	1.71
15.00	0.34	0.42	5.00	0.00	1.69	1.69
15.50	0.34	0.42	5.00	0.00	1.66	1.66
16.00	0.33	0.42	5.00	0.00	1.64	1.64
16.50	0.32	0.42	5.00	0.00	1.61	1.61
17.00	0.32	0.42	5.00	0.00	1.58	1.58
17.50	0.31	0.41	5.00	0.00	1.54	1.54
18.00	0.31	0.41	5.00	0.00	1.50	1.50
18.50	0.30	0.41	5.00	0.00	1.45	1.45
19.00	0.30	0.41	5.00	0.00	1.44	1.44
19.50	0.30	0.41	5.00	0.00	1.42	1.42
20.00	0.29	0.41	5.00	0.00	1.41	1.41
20.50	0.30	0.41	5.00	0.00	1.39	1.39
21.00	0.32	0.41	5.00	0.00	1.37	1.37
21.50	0.33	0.41	5.00	0.00	1.36	1.36
22.00	0.35	0.41	5.00	0.00	1.34	1.34
22.50	0.37	0.41	5.00	0.00	1.33	1.33
23.00	0.38	0.41	5.00	0.00	1.32	1.32
23.50	0.40	0.41	5.00	0.00	1.30	1.30
24.00	0.42	0.41	5.00	0.00	1.29	1.29
24.50	0.44	0.41	5.00	0.00	1.28	1.28
25.00	0.47	0.41	5.00	0.00	1.27	1.27
25.50	0.41	0.41	5.00	0.00	1.26	1.26
26.00	0.37	0.41	5.00	0.00	1.24	1.24
26.50	0.34	0.41	5.00	0.00	1.23	1.23
27.00	0.31	0.41	5.00	0.00	1.21	1.21
27.50	0.29	0.40	5.00	0.00	1.18	1.18
28.00	0.27	0.40	5.00	0.00	1.15	1.15
28.50	0.25	0.40	5.00	0.00	1.11	1.11
29.00	0.22	0.40	5.00	0.00	1.06	1.06
29.50	0.20	0.40	5.00	0.00	0.99	0.99
30.00	0.18	0.40	5.00	0.00	0.89	0.89
30.50	0.19	0.40	5.00	0.00	0.77	0.77
31.00	0.19	0.40	5.00	0.00	0.66	0.66
31.50	0.20	0.40	5.00	0.00	0.57	0.57
32.00	0.21	0.39	5.00	0.00	0.49	0.49
32.50	0.21	0.39	5.00	0.00	0.41	0.41
33.00	0.22	0.39	5.00	0.00	0.34	0.34
33.50	0.23	0.39	5.00	0.00	0.28	0.28
34.00	0.23	0.39	5.00	0.00	0.23	0.23

34.50	0.24	0.39	5.00	0.00	0.17	0.17
35.00	0.25	0.38	5.00	0.00	0.13	0.13
35.50	2.00	0.38	5.00	0.00	0.12	0.12
36.00	2.00	0.38	5.00	0.00	0.12	0.12
36.50	2.00	0.38	5.00	0.00	0.12	0.12
37.00	2.00	0.38	5.00	0.00	0.12	0.12
37.50	2.00	0.38	5.00	0.00	0.12	0.12
38.00	2.00	0.37	5.00	0.00	0.12	0.12
38.50	2.00	0.37	5.00	0.00	0.12	0.12
39.00	2.00	0.37	5.00	0.00	0.12	0.12
39.50	2.00	0.37	5.00	0.00	0.12	0.12
40.00	2.00	0.37	5.00	0.00	0.12	0.12
40.50	2.00	0.37	5.00	0.00	0.12	0.12
41.00	2.00	0.36	5.00	0.00	0.12	0.12
41.50	2.00	0.36	5.00	0.00	0.12	0.12
42.00	2.00	0.36	5.00	0.00	0.12	0.12
42.50	2.00	0.36	5.00	0.00	0.12	0.12
43.00	2.00	0.36	5.00	0.00	0.12	0.12
43.50	2.00	0.35	5.00	0.00	0.12	0.12
44.00	2.00	0.35	5.00	0.00	0.12	0.12
44.50	2.00	0.35	5.00	0.00	0.12	0.12
45.00	2.00	0.35	5.00	0.00	0.12	0.12
45.50	0.25	0.35	5.00	0.00	0.10	0.10
46.00	0.27	0.35	5.00	0.00	0.09	0.09
46.50	0.28	0.34	5.00	0.00	0.07	0.07
47.00	0.30	0.34	5.00	0.00	0.06	0.06
47.50	0.31	0.34	5.00	0.00	0.05	0.05
48.00	0.33	0.34	5.00	0.00	0.04	0.04
48.50	0.35	0.34	5.00	0.00	0.03	0.03
49.00	0.37	0.34	5.00	0.00	0.02	0.02
49.50	0.39	0.33	5.00	0.00	0.01	0.01
50.00	0.42	0.33	5.00	0.00	0.00	0.00

* F.S.<1, Liquefaction Potential Zone
(F.S. is limited to 5, CRR is limited to 2, CSR is limited to 2)

Units Depth = ft, Stress or Pressure = tsf (atm), Unit Weight = pcf, Settlement = in.

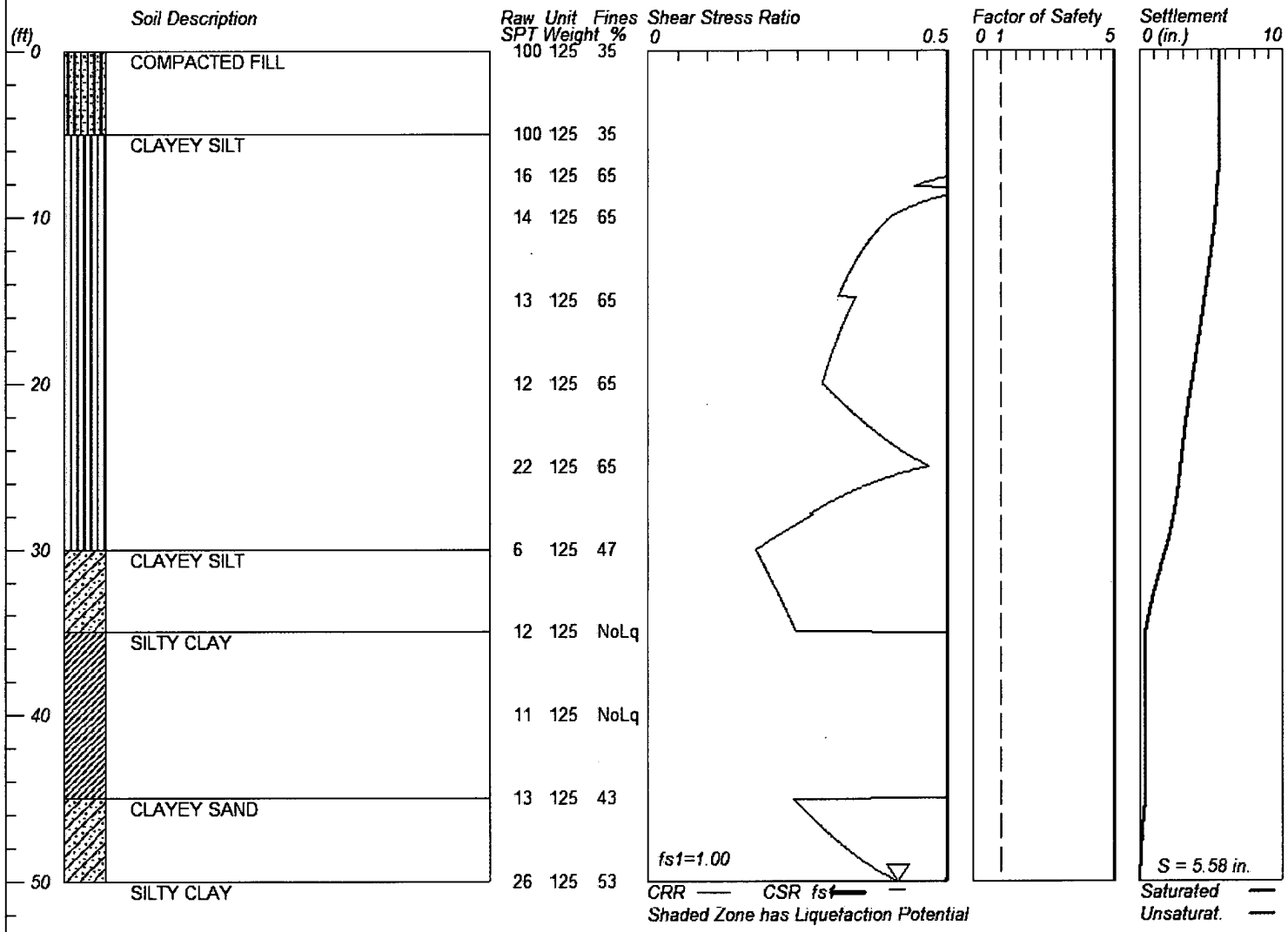
CRRm	Cyclic resistance ratio from soils
CSRsf	Cyclic stress ratio induced by a given earthquake (with user request factor of safety)
F.S.	Factor of Safety against liquefaction, F.S.=CRRm/CSRsf
S_sat	Settlement from saturated sands
S_dry	Settlement from Unsaturated Sands
S_all	Total Settlement from Saturated and Unsaturated Sands
NoLiq	No-Liquefy Soils

LIQUEFACTION ANALYSIS

Mptecito-B-1-2%

Hole No.=B-1 Water Depth=50 ft

Magnitude=6.67
Acceleration=0.998g



Advanced Geo Group, Inc. **Subtitle or Proj No.** **Plate A-1**

```
*******************************************************************************************
*******************
                          LIQUEFACTION ANALYSIS CALCULATION SHEET

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                              (425) 453-6488  Fax (425) 453-5848

*******************************************************************************************
*******************
        Licensed to ,   9/19/2017       6:19:21 PM

        Input File Name: E:\Liquefy5\Motecito-B-1--2%.liq
        Title:  Mptecito-B-1-2%
        Subtitle:  Subtitle or Proj No.

        Surface Elev.=
        Hole No.=B-1
        Depth of Hole= 50.0 ft
        Water Table during Earthquake= 50.0 ft
        Water Table during In-Situ Testing= 30.0 ft
        Max. Acceleration= 1 g
        Earthquake Magnitude= 6.7

 Input Data:
        Surface Elev.=
        Hole No.=B-1
        Depth of Hole=50.0 ft
        Water Table during Earthquake= 50.0 ft
        Water Table during In-Situ Testing= 30.0 ft
        Max. Acceleration=1 g
        Earthquake Magnitude=6.7

        1. SPT or BPT Calculation.
        2. Settlement Analysis Method: Ishihara / Yoshimine*
        3. Fines Correction for Liquefaction: Stark/Olson et al.*
        4. Fine Correction for Settlement: During Liquefaction*
        5. Settlement Calculation in: All zones*
        6. Hammer Energy Ratio,                          Ce = 1.25
        7. Borehole Diameter,                               Cb= 1
        8. Sampling Method,                                 Cs= 1
        9. User request factor of safety (apply to CSR) ,   User= 1

        10. Use Curve Smoothing: Yes*
        * Recommended Options
```


In-Situ Test Data:

Depth ft	SPT	gamma pcf	Fines %
0.0	100.0	125.0	35.0
5.0	100.0	125.0	35.0
7.5	16.0	125.0	65.0
10.0	14.0	125.0	65.0
15.0	13.0	125.0	65.0
20.0	12.0	125.0	65.0
25.0	22.0	125.0	65.0
30.0	6.0	125.0	47.0
35.0	12.0	125.0	NoLiq
40.0	11.0	125.0	NoLiq
45.0	13.0	125.0	43.0
50.0	26.0	125.0	53.0

Output Results:
Settlement of Saturated Sands=0.00 in.
Settlement of Unsaturated Sands=5.58 in.
Total Settlement of Saturated and Unsaturated Sands=5.58 in.
Differential Settlement=2.789 to 3.681 in.

Depth ft	CRRm	CSRsf	F.S.	S_sat. in.	S_dry in.	S_all in.
0.00	2.70	0.65	5.00	0.00	5.58	5.58
0.50	2.70	0.65	5.00	0.00	5.58	5.58
1.00	2.70	0.65	5.00	0.00	5.58	5.58
1.50	2.70	0.65	5.00	0.00	5.58	5.58
2.00	2.70	0.65	5.00	0.00	5.58	5.58
2.50	2.70	0.64	5.00	0.00	5.57	5.57
3.00	2.70	0.64	5.00	0.00	5.57	5.57
3.50	2.70	0.64	5.00	0.00	5.57	5.57
4.00	2.70	0.64	5.00	0.00	5.57	5.57
4.50	2.70	0.64	5.00	0.00	5.57	5.57
5.00	2.70	0.64	5.00	0.00	5.57	5.57
5.50	2.70	0.64	5.00	0.00	5.57	5.57
6.00	2.70	0.64	5.00	0.00	5.57	5.57
6.50	2.70	0.64	5.00	0.00	5.56	5.56
7.00	2.70	0.64	5.00	0.00	5.56	5.56
7.50	0.51	0.64	5.00	0.00	5.52	5.52
8.00	0.46	0.64	5.00	0.00	5.46	5.46
8.50	0.53	0.64	5.00	0.00	5.40	5.40
9.00	0.47	0.64	5.00	0.00	5.37	5.37
9.50	0.43	0.63	5.00	0.00	5.34	5.34
10.00	0.41	0.63	5.00	0.00	5.29	5.29

10.50	0.39	0.63	5.00	0.00	5.24	5.24
11.00	0.38	0.63	5.00	0.00	5.18	5.18
11.50	0.37	0.63	5.00	0.00	5.10	5.10
12.00	0.36	0.63	5.00	0.00	5.02	5.02
12.50	0.35	0.63	5.00	0.00	4.95	4.95
13.00	0.34	0.63	5.00	0.00	4.87	4.87
13.50	0.33	0.63	5.00	0.00	4.78	4.78
14.00	0.33	0.63	5.00	0.00	4.70	4.70
14.50	0.32	0.63	5.00	0.00	4.61	4.61
15.00	0.34	0.63	5.00	0.00	4.53	4.53
15.50	0.34	0.63	5.00	0.00	4.45	4.45
16.00	0.33	0.62	5.00	0.00	4.36	4.36
16.50	0.32	0.62	5.00	0.00	4.28	4.28
17.00	0.32	0.62	5.00	0.00	4.19	4.19
17.50	0.31	0.62	5.00	0.00	4.10	4.10
18.00	0.31	0.62	5.00	0.00	4.01	4.01
18.50	0.30	0.62	5.00	0.00	3.92	3.92
19.00	0.30	0.62	5.00	0.00	3.84	3.84
19.50	0.30	0.62	5.00	0.00	3.75	3.75
20.00	0.29	0.62	5.00	0.00	3.65	3.65
20.50	0.30	0.62	5.00	0.00	3.55	3.55
21.00	0.32	0.62	5.00	0.00	3.46	3.46
21.50	0.33	0.62	5.00	0.00	3.38	3.38
22.00	0.35	0.62	5.00	0.00	3.29	3.29
22.50	0.37	0.61	5.00	0.00	3.22	3.22
23.00	0.38	0.61	5.00	0.00	3.14	3.14
23.50	0.40	0.61	5.00	0.00	3.07	3.07
24.00	0.42	0.61	5.00	0.00	3.00	3.00
24.50	0.44	0.61	5.00	0.00	2.93	2.93
25.00	0.47	0.61	5.00	0.00	2.87	2.87
25.50	0.41	0.61	5.00	0.00	2.81	2.81
26.00	0.37	0.61	5.00	0.00	2.74	2.74
26.50	0.34	0.61	5.00	0.00	2.66	2.66
27.00	0.31	0.61	5.00	0.00	2.57	2.57
27.50	0.29	0.61	5.00	0.00	2.48	2.48
28.00	0.27	0.61	5.00	0.00	2.38	2.38
28.50	0.25	0.61	5.00	0.00	2.27	2.27
29.00	0.22	0.60	5.00	0.00	2.14	2.14
29.50	0.20	0.60	5.00	0.00	2.00	2.00
30.00	0.18	0.60	5.00	0.00	1.84	1.84
30.50	0.19	0.60	5.00	0.00	1.66	1.66
31.00	0.19	0.60	5.00	0.00	1.50	1.50
31.50	0.20	0.60	5.00	0.00	1.34	1.34
32.00	0.21	0.59	5.00	0.00	1.20	1.20
32.50	0.21	0.59	5.00	0.00	1.05	1.05
33.00	0.22	0.59	5.00	0.00	0.92	0.92
33.50	0.23	0.58	5.00	0.00	0.79	0.79
34.00	0.23	0.58	5.00	0.00	0.66	0.66

34.50	0.24	0.58	5.00	0.00	0.54	0.54
35.00	0.25	0.58	5.00	0.00	0.42	0.42
35.50	2.00	0.57	5.00	0.00	0.41	0.41
36.00	2.00	0.57	5.00	0.00	0.41	0.41
36.50	2.00	0.57	5.00	0.00	0.41	0.41
37.00	2.00	0.57	5.00	0.00	0.41	0.41
37.50	2.00	0.56	5.00	0.00	0.41	0.41
38.00	2.00	0.56	5.00	0.00	0.41	0.41
38.50	2.00	0.56	5.00	0.00	0.41	0.41
39.00	2.00	0.56	5.00	0.00	0.41	0.41
39.50	2.00	0.55	5.00	0.00	0.41	0.41
40.00	2.00	0.55	5.00	0.00	0.41	0.41
40.50	2.00	0.55	5.00	0.00	0.41	0.41
41.00	2.00	0.55	5.00	0.00	0.41	0.41
41.50	2.00	0.54	5.00	0.00	0.41	0.41
42.00	2.00	0.54	5.00	0.00	0.41	0.41
42.50	2.00	0.54	5.00	0.00	0.41	0.41
43.00	2.00	0.53	5.00	0.00	0.41	0.41
43.50	2.00	0.53	5.00	0.00	0.41	0.41
44.00	2.00	0.53	5.00	0.00	0.41	0.41
44.50	2.00	0.53	5.00	0.00	0.41	0.41
45.00	2.00	0.52	5.00	0.00	0.41	0.41
45.50	0.25	0.52	5.00	0.00	0.35	0.35
46.00	0.27	0.52	5.00	0.00	0.29	0.29
46.50	0.28	0.52	5.00	0.00	0.24	0.24
47.00	0.30	0.51	5.00	0.00	0.19	0.19
47.50	0.31	0.51	5.00	0.00	0.15	0.15
48.00	0.33	0.51	5.00	0.00	0.11	0.11
48.50	0.35	0.51	5.00	0.00	0.08	0.08
49.00	0.37	0.50	5.00	0.00	0.05	0.05
49.50	0.39	0.50	5.00	0.00	0.02	0.02
50.00	0.42	0.50	5.00	0.00	0.00	0.00

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* F.S.<1, Liquefaction Potential Zone
(F.S. is limited to 5, CRR is limited to 2, CSR is limited to 2)

Units Depth = ft, Stress or Pressure = tsf (atm), Unit Weight = pcf, Settlement = in.

CRRm	Cyclic resistance ratio from soils
CSRsf	Cyclic stress ratio induced by a given earthquake (with user request factor of safety)
F.S.	Factor of Safety against liquefaction, F.S.=CRRm/CSRsf
S_sat	Settlement from saturated sands
S_dry	Settlement from Unsaturated Sands
S_all	Total Settlement from Saturated and Unsaturated Sands
NoLiq	No-Liquefy Soils

CITY OF LOS ANGELES
CALIFORNIA

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT REVIEW LETTER

August 11, 2017

LOG # 99156
SOILS/GEOLOGY FILE - 2
LIQ/AP

Thomas Safran and Associates
11812 San Vicente Boulevard, #600
Los Angeles, CA 90049

TRACT:	Hollywood Ocean View Tract (MP 1-62)
BLOCK:	2
LOT(S):	11 (Arbs. 1-4) and 12 (Arb. 1)
LOCATION:	6650 & 6668 W. Franklin Avenue and 1855 N. Cherokee Avenue

CURRENT REFERENCE REPORT/LETTER(S)	REPORT No.	DATE(S) OF DOCUMENT	PREPARED BY
Geology/Soils Report	1584-54	07/06/2017	Feffer Geological Consulting
Oversized Doc(s).	"	"	"
Laboratory Test Report	SL15.1966	06/16/2017	Soil Labworks LLC
Laboratory Test Report	SL15.1966	01/15/2016	Soil Labworks LLC

PREVIOUS REFERENCE REPORT/LETTER(S)	REPORT No.	DATE(S) OF DOCUMENT	PREPARED BY
Dept. Approval Letter	92628-01	10/03/2016	LADBS
Addendum Report (Fault Study)	1584-54	09/08/2016	Feffer Geological Consulting
Dept. Correction Letter	92628	05/04/2016	LADBS
Geology Report (Fault Study)	1584-54	03/23/2016	Feffer Geological Consulting

The Grading Division of the Department of Building and Safety has reviewed the referenced reports that provide recommendations for the proposed six-story apartment building over two levels of parking (8-stories total). The parking levels will be partially to fully subterranean. Retaining walls ranging up to 20 feet in height are proposed for the subterranean parking levels. The subject property is developed with 10-story apartment building at the northeast portion of the property. The remaining areas to the west and south of the existing structure consist of a terraced landscaping area and parking lot. Subsurface exploration performed by the consultant consisted of three hollow-stem auger borings, six bucket-auger borings, three fault trenches, and three test pits along the central portion of the property. The earth materials at the subsurface exploration locations consist of up to 21½ feet of uncertified fill underlain by alluvium/colluvium and sandstone and siltstone bedrock. Geologic structure observed by the consultant consisted of northeasterly dipping bedding of 42 degrees. The consultants recommend to support the proposed

structure on mat-type foundations bearing on a blanket of properly placed fill a minimum of 5 feet thick.

The subject property was previously investigated by the consultant in 2016 to evaluate the potential for fault rupture. Subsurface exploration included continuous core borings and CPT soundings in addition to the exploration described above. The consultant identified two fault strands traversing east-west across the site. The faults were determined to be inactive. The fault displacement had resulted in relatively shallow bedrock on the northern portion of the site and thick alluvium/colluvium on the southern portion. The report had been reviewed by the Department and conditionally approved in a letter dated 10/03/2016, Log #92628-01.

The property is located within an Official Alquist-Priolo Earthquake Fault Zone that was established (November 6, 2014) by the California Geological Survey (CGS) for the Hollywood fault. The site is also located in a designated liquefaction hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. The review of the subject reports cannot be completed at this time and will be continued upon submittal of an addendum to the report which shall include, but not be limited to, the following:

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

1. The subject site is located in a State of California liquefaction hazard zone and groundwater seepage was encountered at a depth of 30 feet below ground surface. Provide liquefaction analysis in conformance with the Department guidelines presented in the Memorandum dated 07/16/2014.

2. Provide seismic settlement analysis, including dynamic settlement of unsaturated soils.

3. Storm water infiltration is not allowed on any site where the water may saturate soils that are subject to liquefaction, and the total and differential settlement (static and seismic) is greater than 1.5 inches and 0.75 inches, respectively. Provide liquefaction analysis assuming that the groundwater will rise to the bottom of the infiltration device and revise recommendations accordingly.

The geologist and soils engineer shall prepare a report containing an itemized response to the review items indicated in this letter. If clarification concerning the review letter is necessary, the report review engineer and/or geologist may be contacted. Two copies of the response report, including one unbound wet-signed original for archiving purposes, a pdf-copy of the complete report in a CD or flash drive, and the appropriate fees will be required for submittal.

EDMOND LEE
Engineering Geologist Associate II

YING LIU
Geotechnical Engineer I

Log No. 99156
213-482-0480

cc: Feffer Geological Consulting, Project Consultant
Soil Labworks LLC, Project Consultant
LA District Office

1050915201742371

FEFFER
GEOLOGICAL CONSULTING

July 6, 2017 File No: 1584-54

Steve Frandsen
Thomas Safran and Associates
11812 San Vicente Blvd. #600
Los Angeles, CA 90049

Subject: **GEOTECHNICAL INVESTIGATION**
Proposed Six-Story Building Over Two Subterranean Levels
Montecito Apartments 6650 And 6668 W. Franklin Avenue
And 1855 N. Cherokee Avenue, Hollywood, CA 90028

Dear Mr Frandsen,

As requested, Feffer Geological Consultants performed a geotechnical investigation at the subject site. The purpose of this investigation was to evaluate the geotechnical conditions at the site in the areas of the proposed construction and to provide geotechnical parameters for design and construction.

Based on our investigation, it is our opinion that the proposed construction is feasible from a geotechnical standpoint provided the recommendations contained herein are incorporated into the project plans and specifications. This report should be reviewed in detail prior to proceeding further with the planned development. When final plans for the proposed construction become available, they should be forwarded to this office for review and comment.

We appreciate the opportunity to be of service. Should you have any questions regarding the information contained in this report, please do not hesitate to contact us.

Sincerely,

FEFFER GEOLOGICAL CONSULTING, INC.

PROFESSIONAL GEOLOGIST JOSHUA FEFFER No. 2138 Certified Engineering Geologist STATE OF CALIFORNIA

Joshua R. Feffer
Principal Geologist
C.E.G. 2138

REGISTERED PROFESSIONAL ENGINEER KOUROSH DAN DANESHFAR No. C 68377 EXP. 9-30-17 CIVIL STATE OF CALIFORNIA

Dan Daneshfar
Principal Engineer
P.E. 68377

Distribution: Addressee– (1)

1990 S Bundy Drive, Suite 400, Los Angeles, CA 90025 o 310-207-5018 f 310-826-0182 www.feffergeo.com

1.0 INTRODUCTION

1.1 PURPOSE

The purpose of this investigation was to evaluate the existing geotechnical conditions at the subject site and to provide design and construction criteria for the proposed apartment building development.

1.2 SCOPE OF SERVICES

The scope of work performed during this investigation involved the following;

- Research and review of available pertinent geotechnical literature;
- Subsurface exploration consisting of the excavation of four test pits (TP-1, TP-2, TP-3, TP-4) and drilling of three borings (B-1, B-2, B-3);
- As part of a separate fault investigation, subsurface exploration consisted of advancing four cone penetration test soundings (CPT-1, CPT-2, CPT-3, CPT-4), excavation of three Fault Trenches (ST-1, ST-2, ST-3), drilling of two continuous core borings (B1, B2), drilling of six bucket auger borings (BA-1, BA-2, BA-3, BA-4, BA-5, BA-6) ;
- Sampling and logging of the subsurface soils;
- Laboratory testing of selected soil samples collected from the subsurface exploration to determine the engineering properties of underlying earth materials;
- Engineering and geologic analysis of the field and laboratory data;
- Preparation of this report presenting our findings, conclusions and recommendations for the proposed construction.

1.3 SITE DESCRIPTION

The project site is located at 6650 Franklin Avenue, on the southwest corner of the intersection of Franklin Avenue and Cherokee Avenue in the City of Los Angeles, CA (Figure 1). The project site consists of an on-grade parking lot on the southern half of the lot, open space on a gentle south-descending slope in the northwest quadrant, and a high rise residential building in the northeast quadrant (Figure 2). Existing apartment buildings and commercial buildings surround the site. The area surrounding the site slopes down to the west and south and the lot has about 20 feet of overall elevation change. In the area of the proposed development there is about 10 feet of gradient change. A recent aerial photograph of the site is shown as Figure 3. Surface drainage is by sheet flow to the east to the street.

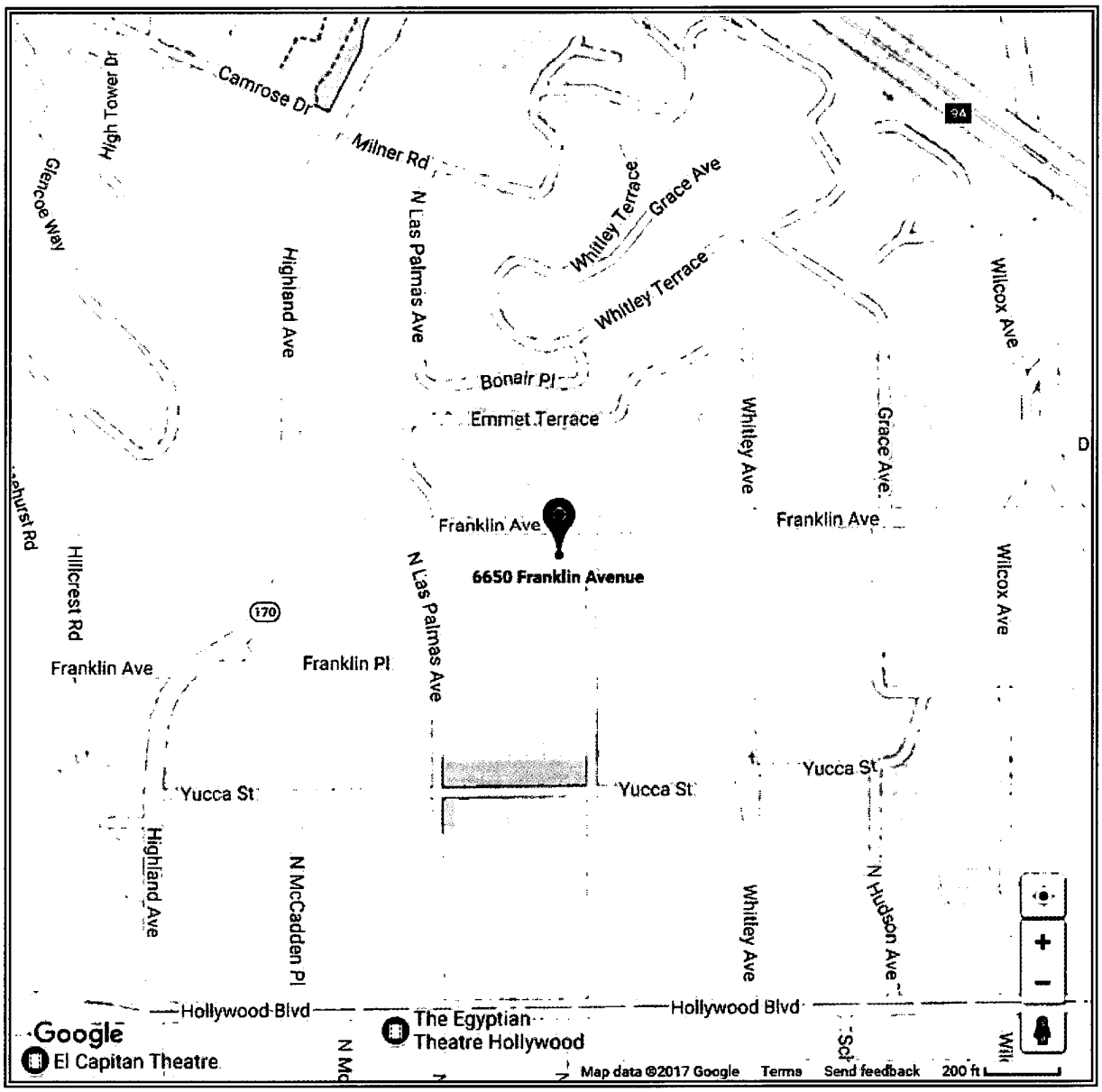


Figure 1. Location map of the subject site.

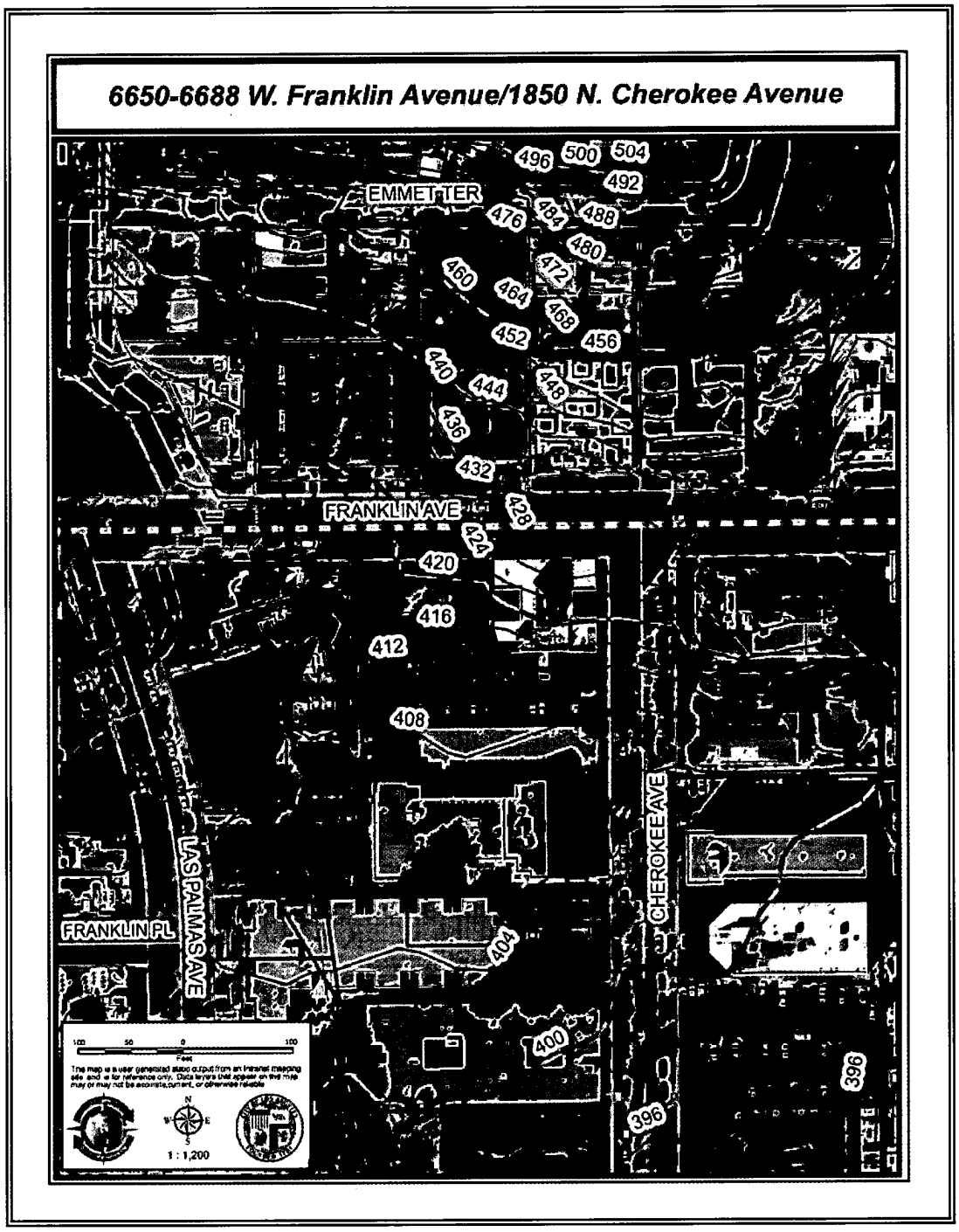


Figure 2. Aerial photograph with topographic overlay from Navigate LA. Location is designated by a red star.

Figure 3. Oblique aerial Photograph of subject lot and surrounding area.

1.4 PROPOSED CONSTRUCTION

Based on the information provided to us, the project will consist of constructing a new six story residential apartment building along the west side of the site in the existing open landscape area and parking lot. The building will be situated above two parking levels, one of which will be entirely subterranean, and one of which will be partially subterranean. A Site Plan and Cross Sections showing the proposed development are included in Appendix C.

Although formal plans have not yet been prepared it is our understanding that column loads will range from 400-500 kips and wall loads will be between 3 to 4 kips per foot.

1.5 DOCUMENT REVIEW

An Evaluation of Potential Faulting for the subject site was prepared by Feffer Geological Consulting on March 23, 2016. The City of Los Angeles issued a Correction Letter on May 4, 2016 (Log# 92628). Feffer Geological Consulting issued a Response Letter on September 8, 2016 and the City of Los Angeles issued an Approval Letter on October 3, 2016. No active faults were found on the subject site.

2.0 INVESTIGATION

2.1 GENERAL

Our field investigation was performed on July 10, 2015, March 18, 2016, and May 22, 2017 and consisted of a review of site conditions and exploration involving the drilling of three borings, excavation of four test pits, and soil sampling. Our investigation also included laboratory testing of selected soil samples. A brief summary of these various tasks is provided below.

2.2 FIELD EXPLORATION

The geotechnical subsurface investigation performed at the site consisted of drilling three borings (B-1, B-2, B-3) with a hollow-stem auger drill rig and excavating four test pits (TP-1, TP-2, TP-3, TP-4) with hand labor. The purpose of the exploratory borings and test pits were to determine the existing subsurface conditions and to collect subsurface soil in the areas of the proposed construction and throughout the site.

The borings were drilled to a maximum depth of 61.5' below the existing ground surface.

The earth materials encountered in the borings consisted of up to eight feet of artificial fill over Alluvium and Older Alluvium. The soil materials encountered in the test pits consisted of up to six feet of artificial fill over Alluvium, Quaternary Soil and Bedrock. A review of geologic maps[1] indicates that the material underlying the subject site is comprised of Alluvium (Qae) of Quaternary age (Figure 4).

The borings were logged by our field geologists using both visual and tactile means. Both bulk and relatively undisturbed soil samples were obtained.

The approximate locations of the borings and test pits, as well as explorations associated with the fault investigation are shown on the attached Site Plan included in Appendix C. Detailed test pit and boring logs are presented in Appendix A.

2.3 LABORATORY TESTING

Laboratory testing was performed on representative samples obtained during our field explorations. Samples were tested for the purpose of estimating material properties for use in subsequent engineering evaluations. Testing included in-place moisture and density, hydro-response-swell/collapse, and shear strength testing. A summary of the laboratory test results is included in Appendix B.

A summary of the laboratory test results is included in Appendix B. The physical properties of the soils were tested at Soil Labworks, LLC. The above signed geologist and engineer have reviewed the data and concur and accept responsibility for the data therein.

[1] Dibblee, T.W., 1991, Geologic Map of the Hollywood and Burbank (South ½) Quadrangles, Los Angeles County, California, Dibblee Foundation Map, DF #30.

3.0 SITE GEOLOGY, SEISMICITY, POTENTIAL HAZARDS

3.1 SITE GEOLOGY

Regional Geologic Maps[2], and the subsurface exploration indicated that the property is underlain by Quaternary Age Alluvium (Qae) and Topanga Formation bedrock (Ttusi), which is overlain by fill (Af) and Quaternary Soil (Qs). Descriptions of the materials encountered in our exploratory borings are described below; for additional descriptions see the above referenced Evaluation of Potential Faulting and Response Letter to the City of Los Angeles Correction Letter.

3.1.1 Fill (Af)

The fill consists of pebbly silty sand to silty sand. The color is medium brown to mottled brown to light brown. The fill is moist and medium dense. The fill encountered is as deep as eight feet below the ground surface.

3.1.2 Soil (Qs)

The Soil consists of surficial deposits of silty sand and sandy silt that are generally tan to dark brown, moist, and medium dense.

3.1.3 Alluvium (Qae)

The Alluvium consists of admixtures of clayey sandy silt to clayey silty sand, silty clay, silty sand, pebbly silty sand, which vary from tan brown to mottled brown to orange brown to red brown. The Alluvium was moist, medium dense to dense/stiff. The Alluvium is generally weakly horizontally layered with no significant structural planes. Generally, the Alluvium becomes more granular with depth.

3.1.6 Bedrock (Ttusi)

The bedrock consists of Topanga Formation interbedded shales, claystones, and sandstones that are generally gray to tan to yellow, and variably semi-friable to hard. The observed bedrock was predominantly massive. Minor bedding was observed dipping to the northeast which is consistent with the regional geologic map.

[2] Dibblee, T.W., and Ehrenspeck, H.E., ed.: Geologic Map of the Hollywood and Burbank (south ½) quadrangles, Los Angeles, California - 1991, Dibblee Foundation Map, DF-30, scale 1:24,000.

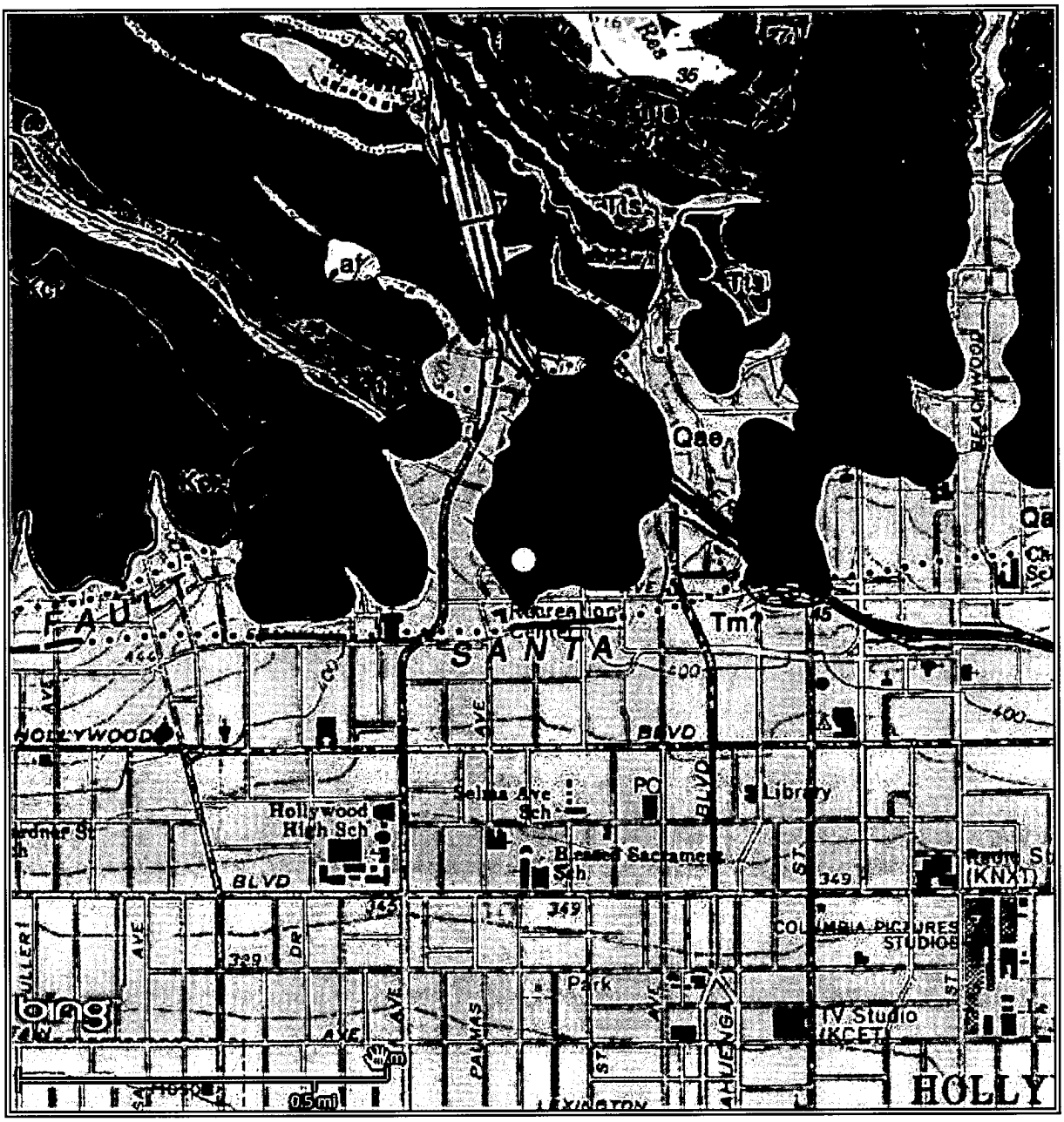


Figure 4. Portion of Geologic Map of the Hollywood and Burbank (south ½) quadrangles. Site is designated by a red diamond.

3.2 GROUNDWATER

Groundwater was not encountered at a depth of 61.5 feet during the excavations. A seep was encountered at 30 feet depth in boring B-1. Historically highest groundwater in this area of Los Angeles is estimated to be more than 80 feet below the ground surface (Plate 1.2, *Historically Highest Groundwater Contours and Borehole Log Data Locations, Hollywood 7½ Minute Quadrangle in Seismic Hazard Zone Report for the Hollywood Quadrangle,* SHZR-026).

3.2.1 Infiltration

The City of Los Angeles has prepared P/BC 2017-118 in order to provide guidelines for storm water infiltration in accordance with LID/SUSMP requirements. According to the guidelines (section IV.2) foundations shall be set back a minimum of 10 feet from the infiltration facility and the bottom of the footing shall be a minimum of 10 feet from the expected zone of saturation. Additionally, infiltration should not occur within 10 feet of the groundwater table.

When the preliminary design of the proposed system is provided to us we can perform the associated testing to determine infiltration rates.

3.3 SEISMICITY

A risk common to all areas of Southern California that should not be overlooked is the potential for damage resulting from seismic events (earthquakes). The site is located within a seismically active area, as is all of Southern California.

Review of the recently completed California Geological Survey Earthquake Zones of Required Investigation for the Hollywood Quadrangle indicates that the subject site is located in an area requiring investigation and also within an Alquist-Priolo Fault Zone (Figure 5) as shown on the recently published Hollywood Quadrangle (Figure 6). As per the findings of the referenced Evaluation of Potential Faulting for the site issued March 23, 2016, and Response to City of LA Correction Letter, issued September 8, 2016 by Feffer Geological Consulting, no active faults cross the subject property. Since no active faults cross the property, the surface rupture hazard at the site is nil.

Shaking from earthquakes generated on large regional faults such as the San Andreas and Newport-Inglewood Faults will affect the site.

Although we did not locate any active faults on or within the immediate vicinity of the site, earthquakes generated on large regional faults such as the San Andreas and Newport-Inglewood Faults could affect the site.

Due to the distance from the coastline the site is not susceptible to the effects of tsunamis and seiches. The subject site is not located in an area identified as being subject to earthquake-induced liquefaction or landslides.

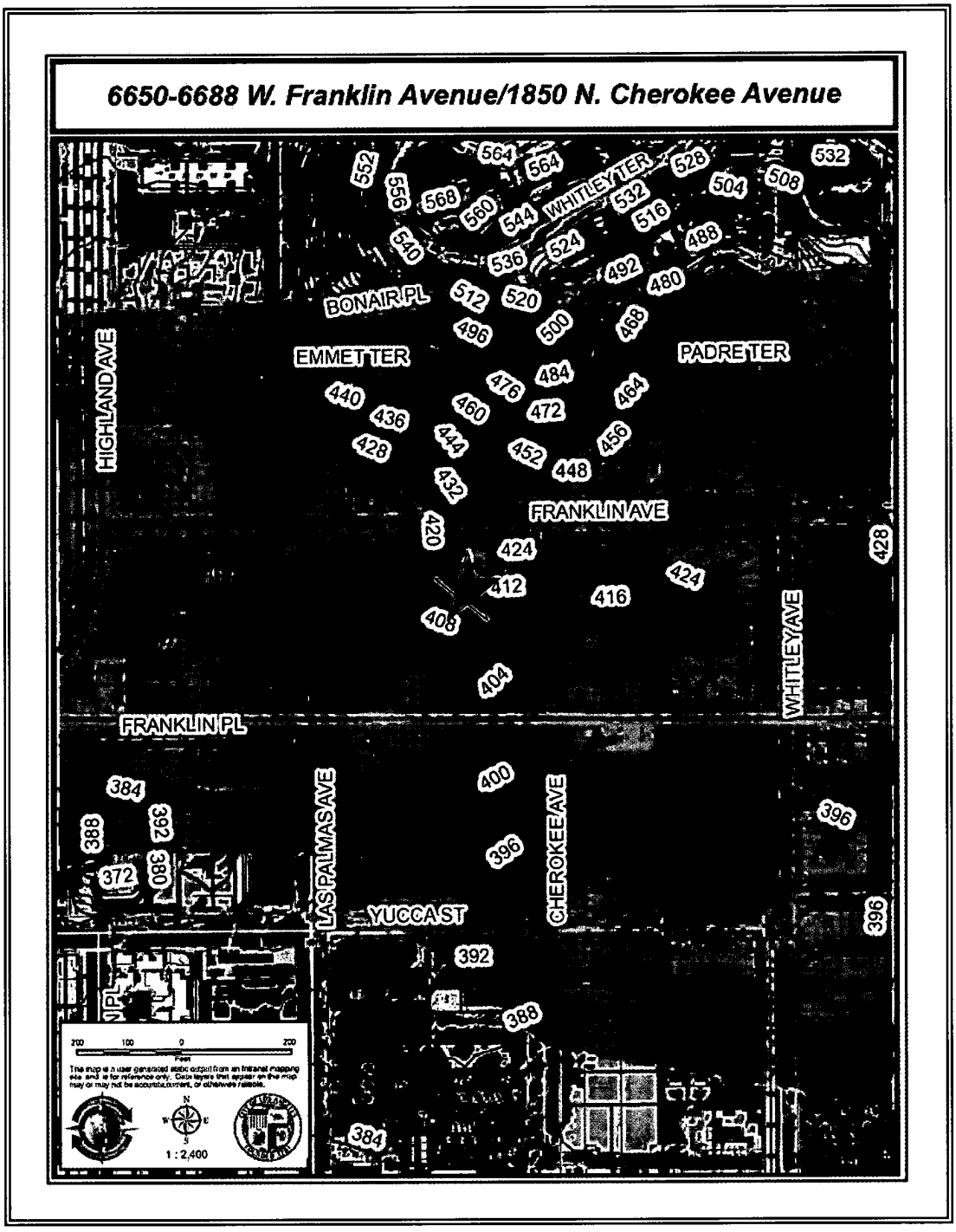


Figure 5. Navigate LA map of subject site designated with red star and vicinity. Purple shaded area designates Alquist-Priolo Zone.

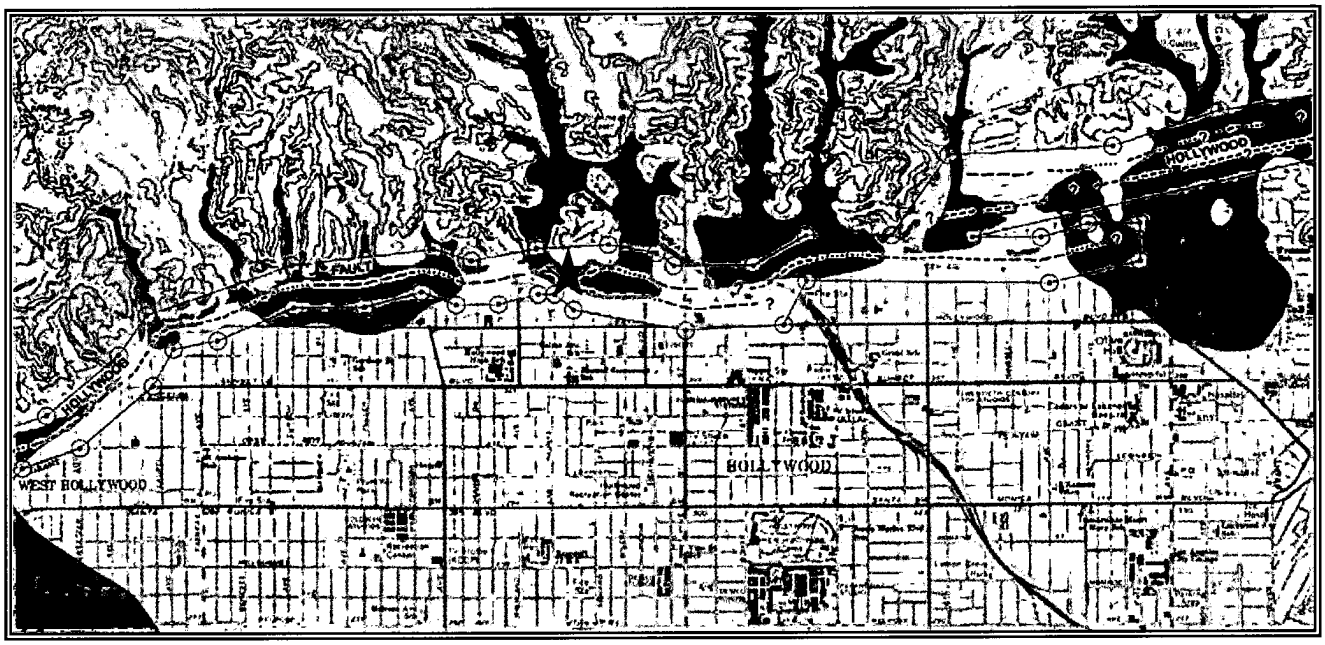


Figure 6. Portion of the CGS Earthquake Zones of Required Investigation, Hollywood Quadrangle. The location of the subject site is shown with a red star. The yellow and light green areas are zones where fault investigations are required.

3.4 2017 CALIFORNIA BUILDING CODE CONSIDERATIONS

The proposed development may be designed in accordance with seismic considerations contained in the 2017 California Building Code, Section 1613, the following parameters may be considered for design:

Mapped Spectral Response Acceleration Parameters:

	S_S	:	2.597g
	S_1	:	0.936g
Site Class:	D	:	Stiff Soil
Site Coefficients:	F_a	:	1.0
	F_v	:	1.5

Maximum Considered Earthquake Spectral Response Acceleration Parameters:

S_{MS}	:	2.597g
S_{M1}	:	1.404g

Design Spectral Response Acceleration Parameters:

S_{DS}	:	1.731g
S_{D1}	:	0.936g
PGA_M	:	0.998g

4.0 GEOTECHNICAL CONSIDERATIONS

4.1 SUBSURFACE SOIL CONDITIONS

Subsurface materials at the site consist of a layer of fill over alluvium in the southern portion of the site and a layer of fill and soil over bedrock in the northern portion of the site. Laboratory testing indicates that the alluvium and bedrock at the depth of the proposed foundation has a low potential for consolidation and hydrocollapse. The alluvium and bedrock at the subject site are competent and capable of supporting engineered structures and appurtenances. The following paragraph provides general discussions about settlement and expansive soil activity.

4.2 SETTLEMENT

Our investigation indicated that the consolidation and hydrocollapse potential of the alluvium and bedrock at the depth of the proposed construction is low. The in-situ dry densities are high for the samples taken at the foundation level and it is our experience that these earth materials have a very low potential for consolidation. Recommendations are presented below to mitigate the settlement hazard associated with consolidation of the near surface soils/earth materials.

4.3 EXPANSIVE SOILS

The on-site, near surface soils were found to possess low to medium expansive characteristics based upon field soil classifications.

4.4 SLOPE STABILITY

There are no significant slopes on the property.

The property has less than twenty feet of overall elevation change at gradients in excess of 5:1 (horizontal to vertical). A slope stability analysis is not required for the property per City of Los Angeles Department of Building and Safety Information Bulletin P/BC 2017-49.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 BASIS

Conclusions and recommendations contained in this report are based upon information provided, information gathered, laboratory testing, engineering, and geologic evaluations, experience, and judgment. Recommendations contained herein should be considered minimums consistent with industry practice. More rigorous criteria could be adopted if lower risk of future problems is desired. Where alternatives are presented, regardless of what approach is taken, some risk will remain, as is always the case. Usually the lowest risk is associated with the greatest cost.

5.2 SITE SUITABILITY

The site is within an area including completed housing and building developments. Geotechnical exploration, analyses, experience, and judgment result in the conclusion that the proposed development is suitable from a geotechnical standpoint.

It is our opinion that the site can be improved without hazard of landslide, slippage, or settlement, and improvement can occur without similar adverse impact on adjoining properties. Realizing this expectation will require adherence to good construction practice, agency and code requirements, the recommendations in this report, and possible addendum recommendations made after plan review and at the time of construction.

Based on the results of our subsurface investigation, the fact that the site is not located within a liquefaction zone, the over-consolidated nature of the alluvial deposits and bedrock, and the depth of groundwater at the subject site, the potential for liquefaction at the site during earthquake shaking is considered to be nil.

It should be realized that the purpose of the seismic design utilizing the above parameters is to safeguard against major structural failures and loss of life, but not to prevent damage altogether. Even if the structural engineer provides designs in accordance with the applicable codes for seismic design, the possibility of damage cannot be ruled out if moderate to strong shaking occurs as a result of a large earthquake. This is the case for essentially all structures in Southern California.

5.3 EARTHWORK

5.3.1 General

If the proposed construction will require grading of the site; it should be done in accordance with good construction practice, minimum code requirements, and recommendations to follow. Grading criteria are included within Appendix D.

5.3.2 Site Preparation and Grading

The subject site is underlain by both bedrock and alluvium. In order to create a uniform soil substrate we recommend that structural foundations be founded in a compacted fill cap and that a mat foundation be used. Prior to the start of grading operations, utility lines within the project area, if any, should be located and marked in the field so they can be rerouted or protected during site development. All debris and perishable material should be removed from the site. Although currently not anticipated, all permanent cut and fill slopes should not be constructed steeper than 2:1.

If fill is to be placed the upper six to eight inches of surface exposed by the excavation should be scarified; moisture conditioned to two to four percent over optimum moisture content, and compacted to 90 percent relative compaction[3]. If localized areas of relatively loose soils prevent proper compaction, over-excavation and re-compaction will be necessary.

5.3.3 Excavation Characteristics

The borings did not encounter hard earth materials. Within the portion of the site underlain by alluvium (Qae) difficult excavation conditions are not anticipated. However, the soil at the site has considerable amounts of sand and gravel and caving may occur in some excavations.

The test pits encountered moderately hard to cemented bedrock. Within the portion of the site underlain by bedrock (Ttusi), excavation difficulty is a function of the degree of weathering and amount of fracturing within the bedrock. The bedrock generally becomes harder and more difficult to excavate with increasing depth. Hard cemented layers are also known to occur at random locations and depths and may be encountered during foundation excavation. Should a hard cemented layer be encountered, coring or the use of jackhammers may be necessary.

[3] Relative compaction refers to the ratio of the in-place dry density of soil to the maximum dry density of the same material as obtained by the "modified proctor" (ASTM D1557-14) test procedure.

5.5 FOUNDATION SUPPORT

All proposed footings shall be embedded within a compacted fill cap in accordance with the recommendations below. The compacted fill cap should extend to a minimum of five feet below the bottom of the proposed mat foundation.

5.5.1 Mat Foundation

A mat foundation is appropriate for the subject site. For vertical capacity, the mat may be assumed to have an allowable uniform bearing capacity of 2,500 psf. The bearing value shown above is for the total of dead and frequently applied live loads and may be increased by one third for short duration loading, which includes the effects of wind or seismic forces.

For computing deflection, a subgrade modulus of 100 lbs/in^3 may be assumed. The Mat foundations should be a minimum of 12 inches in thickness and areas that support wall or column loads should be embedded at least 18" below the adjacent exterior grade. For aesthetic reasons, the deflection should not exceed ½ inch in 30 feet.

The actual design of the foundations and reinforcement should be determined by the structural engineer.

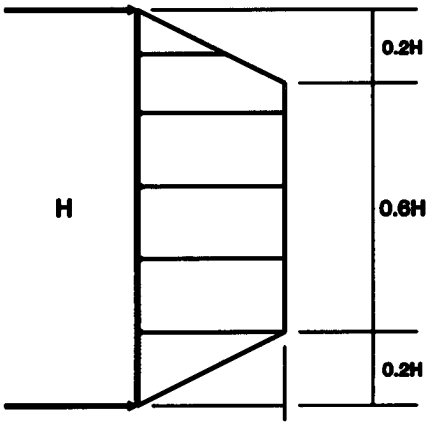
5.6 RETAINING WALLS

5.6.1 Retaining Wall

Cantilevered retaining walls up to 20 feet high supporting fill, soil, alluvium, bedrock, and approved retaining wall backfill may be designed for an equivalent fluid pressure of 37 pounds per cubic foot for level backslopes.

The design at-rest earth pressure on walls is 70 pcf. Restrained braced retaining walls that are pinned at the top by a non-yielding floor should be for the trapezoidal pressure distribution shown on the adjacent figure of 36H. The uniform trapezoidal pressure may be assumed over the central six tenths of the wall height. The pressure may be decreased to zero at the top and bottom of the wall.

TRAPEZOIDAL DISTRIBUTION OF PRESSURE



36H

Retaining walls should be provided with a subdrain or weepholes covered with a minimum of 12 inches of ¾ inch crushed gravel.

It is recommended that retaining walls be waterproofed. Waterproofing design and inspection of its installation is not the responsibility of the geotechnical engineer. A qualified waterproofing consultant should be retained in order to recommend a product or method, which would provide protection to below grade walls.

Retaining walls higher than six feet need to consider a seismic surcharge from the Design Earthquake. The seismic surcharge should be calculated using a factor of safety of 1.0 with the PGA corresponding to ½ of 2/3rds of the PGA_M. The PGA_M is 0.998 and therefore the corresponding seismic design value is 0.33g.

A seismic surcharge for retaining walls designed for active conditions is considered for a 20 foot high retaining wall. For a 20 foot high retaining wall with level backfill, the static design force is equal to 7.4 kips (12ft^2 *37pcf /2).

For a ground motion of 0.33g and a FS of 1.0, the enclosed calculations indicate an unbalanced force under seismic conditions from the Maximum Considered Earthquake is 7.27 kips.

Since the static design force is higher than the seismic force for level backfill, an additional seismic surcharge need not be added to the wall design.

5.6.2 Retaining Wall Backfill

Retaining wall backfill should be compacted to a minimum of 90 percent of the maximum density as determined by ASTM D 1557-14. It should be pointed out that the use of heavy compaction equipment in close proximity to retaining walls can result in excess wall movement and/or soil loadings exceeding design values. In this regard, care should be taken during backfilling operations.

5.6.3 Waterproofing

Moisture affecting retaining walls is one of the most common post-construction complaints. Poorly applied or omitted waterproofing can lead to effflorescence or standing water inside the building. Efflorescence is a process in which a powdery substance is produced on the surface of the concrete by the evaporation of water. The white powder usually consists of soluble salts such as gypsum, calcite, and/or halite (common salt). Efflorescence is common to retaining walls and generally does not affect their strength or integrity.

It is recommended that retaining walls be waterproofed. Waterproofing design and inspection of its installation is not the responsibility of the geotechnical engineer. A qualified waterproofing consultant should be retained in order to recommend a product or method, which would provide protection to below grade walls.

5.7 TEMPORARY EXCAVATIONS

All vertical cuts shall be inspected by our office to verify geologic continuity.

Un-shored vertical cuts to a height of five feet (5') may be made in soil materials at the site. Un-shored cuts in excess of five feet (5') shall be sloped at a gradient of no steeper than 1:1 (horizontal to vertical) for the portion of the excavation above the vertical cut.

A representative of the geotechnical engineer or geologist should be present during grading to see temporary slopes. All excavations, including: caissons, footings, and utility trenches, shall be properly and adequately fenced and/or covered to ensure the safety of all those working on the project.

All temporary excavations shall be stabilized as soon as possible after the initial excavation.

Cuts that will remove support from offsite property and/or existing structures should be supported with shoring. Shoring should be designed to retain an equivalent fluid pressure of 30 PCF.

5.7.1 Shoring

Shoring may consist of cast-in-place concrete piles with wood-lagging. Shoring piles should be a minimum of 18 inches in diameter and a minimum of 8 feet below the base of the excavation. Piles may be assumed fixed 3 feet below the base of the excavation. For the vertical forces, piles may be designed for a skin friction of 300 pounds per square foot for that portion of pile in contact with the alluvium and 500 pounds per square foot for the portion in contact with bedrock. Shoring piles should be spaced a maximum of 10 feet on center.

The friction value is for the total of dead and frequently applied live loads and may be increased by one third for short duration loading, which includes the effects of wind or seismic forces. Resistance to lateral loading may be provided by passive earth pressure within the alluvium and bedrock below the base of the excavation.

Passive earth pressure may be computed as an equivalent fluid having a density of 400 pounds per cubic foot for alluvium and 600 pounds per cubic foot for bedrock. The maximum allowable earth pressure is 4,000 pounds per square foot for alluvium and 6,000 for bedrock. For design of isolated piles, the allowable passive and maximum earth pressures may be increased by 100 percent. Piles spaced more than 2½ pile diameters on center may be considered isolated.

5.7.2 Earth Anchors

If required, Tie-back anchors may be used to resist lateral loads. Pressure grouted friction anchors are recommended. For design purposes, it is assumed that the active wedge adjacent to the shoring is defined by a plane drawn at 30 degrees with the vertical through the bottom of the excavation. Friction anchors should extend at least 15 feet beyond the potential active wedge or to a greater length if necessary to develop the desired capacities.

The capacities of the anchors should be determined by testing of the initial anchors as outlined in a following section. For preliminary design purposes, it is estimated that cast-in-place gravity anchors will develop an average value of 300 pounds per square foot. Pressure grouted and post grouted anchors will develop much higher capacities. Only the frictional resistance developed beyond the active wedge would be effective in resisting lateral loads. If the anchors are spaced at least six feet on center, no reduction in the capacity of the anchors need be considered due to group action.

The anchors may be installed at angles of 20 to 40 degrees below the horizontal. Caving and sloughing of the anchor hole should be anticipated and provisions made to minimize such caving and sloughing. To minimize chances of caving and sloughing that portion of the anchor shaft within the active wedge should be backfilled with sand before testing the anchor. This portion of the shaft should be filled tightly and flush with the face of the excavation. The sand backfill should be placed by pumping; the sand may contain a small amount of cement to facilitate pumping.

At least 10 percent of the initial anchors for a 24-hour 200 percent test and 10 percent additional anchors for quick 200 percent tests. The specific anchors selected for the 200 percent test should be representative and acceptable to the geotechnical engineer. The purpose of the 200 percent tests is to verify the friction value assumed in design. The anchors should be tested to develop twice the assumed friction value. Anchor rods of sufficient strength should be installed in these anchors to support the 200 percent test loading. Where satisfactory tests are not achieved on the initial anchors, the anchor diameter, and/or length should be increased until satisfactory test results are obtained. The total deflection during the 24-hour 200 percent test should not exceed 12 inches. During the 24-hour test, the anchor deflection should not exceed 0.75 inch measured after the 200 percent test load is applied. If the anchor movement after the 200 percent load has been applied for 12 hours is less than 0.5 inch, and the movement over the previous four hours has been less than 0.1 inch, the 24-hour test may be terminated.

For the quick 200 percent tests, the 200 percent test load should be maintained for 30 minutes. The total deflection of the anchor during the 200 percent quick tests should not exceed 12 inches; the deflection after the 200 percent test load has been applied should not exceed 0.25 inch during the 30-minute period.

All of the anchors should be pretested to at least 150 percent of the design load; the total deflection during the test should not exceed 12 inches. The rate of creep under the 150 percent test should not exceed 0.1 inch over a 15-minute period for the anchor to be approved for the design loading.

After a satisfactory test, each anchor should be locked-off at the design load. The locked-off load should be verified by rechecking the load in the anchor. If the locked-off load varies by more than 10 percent from the design load, the load should be reset until the anchor is locked-off within 10 percent of the design load.

The installation of the anchors and the testing of the completed anchors should be observed by a deputy grading inspector under the direction of the geotechnical engineer.

5.7.3 Lagging

Lagging will be required between piles. Due to arching in the soils, the pressure on the lagging will be less that on the shoring piles. It is recommended that the lagging be designed for the full design pressure but be limited to a maximum of 400 pounds per square foot. The void between the lagging and the back-cut should be slurry-filled and observed by a representative of the geotechnical engineer.

5.7.4 Deflection

It is difficult to accurately predict the amount of deflection of a shored embankment. It should be realized that some deflection will occur. It is estimated that the deflection could be on the order of ½ to one inch at the top of the shored embankment. If greater deflection occurs during construction, additional bracing may be necessary to minimize settlement of adjacent buildings and utilities in adjacent street and alleys. If desired to reduce the deflection, a greater active pressure could be used in the shoring design. Where internal bracing is used, the rakers should be tightly wedged to minimize deflection. The proper installation of the raker braces and the wedging will be critical to the performance of the shoring.

5.7.5 Monitoring

Because of the depth of the excavation, some means of monitoring the performance of the shoring system are suggested. The monitoring should consist of periodic surveying of the lateral and vertical locations of the tops of all soldier piles and the lateral movement along the entire lengths of selected soldier piles. Also, some means of periodically checking the load on selected anchors will be necessary, where applicable.

Some movement of the shored embankments should be anticipated as a result of the relatively deep excavation. It is recommended that photographs of the existing buildings on the adjacent properties be made during construction to record any movements for use in the event of a dispute.

Monitoring of the performance of the shoring system is recommended. The monitoring should consist of periodic surveying of the lateral and vertical locations of the tops of all the soldier piles. Also, some means of periodically checking the load on selected anchors may be necessary.

5.8 SLAB-ON-GRADE

If a slab-on-grade is used for the interior of the building it should be a minimum of five inches thick and reinforced with No. 4 bars at 16 inches on center, both ways. The slab should be underlain by a 10-mil Visqueen plastic membrane. Green Building Code requirements should be followed. The plastic Visqueen barrier should be sealed at all splices, around plumbing, and at the perimeter of slab areas. Every effort should be made to provide a continuous barrier and care should be taken to not puncture the membrane. The splices between layers should be generously staggered. The slab can be placed directly on two feet of compacted fill.

5.9 EXTERIOR FLATWORK AND AUXILIARY STRUCTURES

Whenever planned, exterior flatwork should be placed directly on alluvium, bedrock, or over a two-foot blanket of approved compacted fill. Five inch net sections with #4 bars at 18 inches o.c.e.w. are also advised. Control joints should be planned at not more than twelve foot spacing for larger concrete areas. Narrower areas of flatwork such as walkways should have control joints planned at not greater than 1.5 times the width of the walkway. Recommendations provided above for interior slabs can also be used for exterior flatwork, but without a sand layer or Visqueen moisture barrier. Additionally, it is also recommended that at least 12-inch deepened footings be constructed along the edges of larger concrete areas.

Movement of slabs adjacent to structures can be mitigated by doweling slabs to perimeter footings. Doweling should consist of No. 4 bars bent around exterior footing reinforcement. Dowels should be extended at least two feet into planned exterior slabs. Doweling should be spaced consistent with the reinforcement schedule for the slab. With doweling, 3/8-inch minimum thickness expansion joint material should be provided. Where expansion joint material is provided, it should be held down about 3/8 inch below the surface. The expansion joints should be finished with a color matched, flowing, flexible sealer (e.g., pool deck compound) sanded to add mortar-like texture. As an option to doweling, an architectural separation could be provided between the main structures and abutting appurtenant improvements.

Auxiliary structures such as trash enclosures and garden walls can be placed directly on alluvium, bedrock, or on a two foot blanket of compacted fill.

5.10 CONCRETE

We recommend that the low permeable concrete be utilized at the site to limit moisture transmission through slab and foundation. If groundwater is encountered during construction pumping will be required to lower its level. Any concrete placed below the water table should have an appropriate increase of psi in accordance with the Building Code. For this purpose, the water/cement ratio to be used at the site should be limited to 0.5 (0.45 preferred). Limited use (subject to approval of mix designs) of a water reducing agent may be included to increase workability. The concrete should be properly cured to minimize risk of shrinkage cracking. One-inch hard rock mixes should be provided. Pea gravel mixes are specifically not recommended but could be utilized for relatively non-critical improvements (e.g., flatwork) and other improvements provided the mix designs consider limiting shrinkage.

Contractors/other designers should take care in all aspects of designing mixes, detailing, placing, finishing, and curing concrete. The mix designers and contractor are advised to consider all available steps to reduce cracking. The use of shrinkage compensating cement or fiber reinforcing should be considered. Mix designs proposed by the contractor should be considered subject to review by the project engineer.

5.11 DRAINAGE

Drainage should be directed away from structures via non-erodible conduits to suitable disposal areas. Two percent drainage is recommended directly away from structures. Building Code and Civil Engineer requirements and recommendations take precedence. All enclosed planters should be provided with a suitably located drain or drains and/or flooding protection in the form of weep holes or similar. Preferably, structures should have roof gutters and downspouts tied directly to the area drainage system.

5.12 PLAN REVIEW

When detailed grading and structural plans are developed, they should be forwarded to this office for review and comment.

5.13 AGENCY REVIEW

All soil, geologic, and structural aspects of the proposed development are subject to the review and approval of the governing agency(s). It should be recognized that the governing agency(s) can dictate the manner in which the project proceeds. They could approve or deny any aspect of the proposed improvements and/or could dictate which foundation and grading options are acceptable.

5.14 SUPPLEMENTAL CONSULTING

During construction, a number of reviews by this office are recommended to verify site geotechnical conditions and conformance with the intentions of the recommendations for construction. Although not all possible geotechnical observation and testing services are required by the governing agencies, the more site reviews requested, the lower the risk of future site problems. The following site reviews are advised, some of which will probably be required by the agencies.

Preconstruction/pregrading meeting	Advised
Cut and/or shoring observation	Required
Periodic geotechnical observations and testing during grading	Required
Reinforcement for all foundations	Advised
Slab subgrade moisture barrier membrane	Advised
Slab subgrade rock placement	Advised
Presaturation checks for all slabs in primary structure areas	Required
Presaturation checks for all slabs for appurtenant structures	Advised
Slab steel placement, primary and appurtenant structures	Advised

Compaction of utility trench backfill ..... Advised

Unless otherwise agreed to in writing, all supplemental consulting services will be provided on an as-needed, time-and-expense, fee schedule basis.

5.15 PROJECT SAFETY

The contractor is the party responsible for providing a safe site. This consultant will not direct the contractor's operations and cannot be responsible for the safety of personnel other than his own representatives on site. The contractor should notify the owner if he is aware of and/or anticipates unsafe conditions. If the geotechnical consultant at the time of construction considers conditions unsafe, the contractor, as well as the owner's representative, will be notified. Within this report the terminology safe or safely may have been utilized. The intent of such use is to imply low risk. Some risk will remain, however, as is always the case.

6.0 REMARKS

Only a portion of subsurface conditions have been reviewed and evaluated. Conclusions, recommendations and other information contained in this report are based upon the assumptions that subsurface conditions do not vary appreciably between and adjacent to observation points. Although no significant variation is anticipated, it must be recognized that variations can occur.

This report has been prepared for the sole use and benefit of our client. The intent of the report is to advise our client on geotechnical matters involving the proposed improvements. It should be understood that the geotechnical consulting provided and the contents of this report are not perfect. Any errors or omissions noted by any party reviewing this report, and/or any other geotechnical aspect of the project, should be reported to this office in a timely fashion. The client is the only party intended by this office to directly receive the advice. Subsequent use of this report can only be authorized by the client. Any transferring of information or other directed use by the client should be considered "advice by the client."

Geotechnical engineering is characterized by uncertainty. Geotechnical engineering is often described as an inexact science or art. Conclusions and recommendations presented herein are partly based upon the evaluations of technical information gathered, partly on experience, and partly on professional judgment. The conclusions and recommendations presented should be considered "advice." Other consultants could arrive at different conclusions and recommendations. Typically, "minimum" recommendations have been presented. Although some risk will always remain, lower risk of future problems would usually result if more restrictive criteria were adopted. Final decisions on matters presented are the responsibility of the client and/or the governing agencies. No warranties in any respect are made as to the performance of the project.

APPENDIX 'A'

Subsurface
Investigation Logs

LOG OF EXPLORATORY BORING

Job Number: 1584-54
Project: Montecito Apartments
Date Performed: 7/10/15

Geotechnical Boring No: B-1
Boring Location: 6650 W. Franklin Avenue; west side of parking lot
Drill Type: 8"Hollow Stem Drill Rig

Depth in Feet	Blows per 6"	Sample Type: Undisturbed	Sample Type: Bulk	Bedrock/ Soil Description	Color	Density	Moisture
0				4" Asphalt, 3" Base	Medium brown	Medium dense	Moist
				Fill (Af): Silty sand	Mottled brown	Medium dense	Moist
2.5	10/5/6		SPT				
5	3/4/5		SPT				
7.5	5/7/9		SPT	Alluvium (Qae): Clayey sandy silt	Tan, Light Brown	Medium dense	Moist
10	7/7/7		SPT				
12.5	7/7/7		SPT				
15	5/6/7		SPT				
17.5	5/7/7		SPT				
20	5/5/7		SPT	Sandy silty clay, contains scattered bedrock fragments	Tan to Mottled Brown, Orange-Brown	Medium dense	Moist
22.5	7/12/13		SPT				
25	7/11/11		SPT				
27.5	3/4/7		SPT	Clayey sandy silt	Mottled Brown	Medium dense	Moist
30	3/3/3		SPT	Seep At 30'			
32.5	3/3/6		SPT				
35	4/5/7		SPT	Silty clay	Red Brown	Stiff	Moist
37.5	5/7/9		SPT				
40	4/5/6		SPT				

Feffer Geological Consulting

Figure

LOG OF EXPLORATORY BORING

Job Number: 1584-54
Project: Montecito Apartments
Date Performed: 7/10/15

Geotechnical Boring No: B-1
Boring Location: 6650 W. Franklin Avenue; west side of parking lot
Drill Type: 8"Hollow Stem Drill Rig

Depth in Feet	Blows per 6"	Sample Type: Undisturbed	Sample Type: Bulk	Bedrock/ Soil Description	Color	Density	Moisture
40	4/5/6		SPT	Silty clay	Red Brown	Stiff	Moist
42.5	7/9/11		SPT				
45	5/6/7		SPT				
47.5	9/11/13		SPT				
50	7/11/15		SPT	No Recovery			
52.5	7/11/13		SPT				
55	6/4/13		SPT				
55.5	9/11/23		SPT				
60	7/9/11		SPT				
				End At 61.5', Fill To 6', Seep At 30', No Caving			
65							
70							
75							
80							

Feffer Geological Consulting

Figure

LOG OF EXPLORATORY BORING

Job Number: 1584-54
Project: Montecito Apartments
Date Performed: 7/10/15

Geotechnical Boring No: B-2
Boring Location: 6650 W. Franklin Avenue; west side of parking lot
Drill Type: 8"Hollow Stem Drill Rig

Depth in Feet	Blows per 6"	Sample Type: Undisturbed	Sample Type: Bulk	Bedrock/ Soil Description	Color	Density	Moisture
0				4" Asphalt, 5" Base			
				Fill (Af): Sandy silt	Dark Brown	Dense	Moist
5	5/5	R					
				Alluvium (Qae): Sandy silt	Dark Brown	Medium dense	Moist
10	11/11	R					
15	8/10	R					
20	8/11	R		Gravelly silty sand	Tan to Mottled Brown	Medium dense	Moist
25	13/17	R		Clayey sandy silt	Tan to Mottled Brown	Medium dense	Moist
30	12/10	R		Silty clay	Red Brown, Mottled Brown, Brown	Stiff	Moist
32.5	7/12/13			No Recovery			
35	7/9	R					
37.5	9/11/16	R					
40	15/17						

Feffer Geological Consulting

Figure

LOG OF EXPLORATORY BORING

Job Number: 1584-54
Project: Montecito Apartments
Date Performed: 7/10/15

Geotechnical Boring No: B-2
Boring Location: 6650 W. Franklin Avenue; west side of parking lot
Drill Type: 8"Hollow Stem Drill Rig

Depth in Feet	Blows per 6"	Sample Type: Undisturbed	Sample Type: Bulk	Bedrock/ Soil Description	Color	Density	Moisture
40	15/17		R	Silty clay, contains scattered bedrock fragments	Red Brown, Mottled Brown, Brown	Stiff	Moist
42.5	7/10/15		R				
45	9/19		R				
47.5	5/9/15		R				
50	9/11		R				
				End At 51.5', Fill To 6', No Water, No Caving			
55							
60							
65							
70							
75							
80							

Feffer Geological Consulting

Figure

LOG OF EXPLORATORY BORING

Job Number: 1584-54
Project: Montecito Apartments
Date Performed: 5/22/17

Geotechnical Boring No: B-3
Boring Location: 6650 W. Franklin Avenue; west side of parking lot
Drill Type: 8"Hollow Stem Drill Rig

Depth in Feet	Blows per 6"	Sample Type: Undisturbed	Sample Type: Bulk	Bedrock/ Soil Description	Color	Density	Moisture
0				3" Asphalt, 5" Base			
				Fill (Af): Pebbly silty sand, contains scattered concrete fragments, bricks, and debris	Medium Brown to Light Brown	Medium Dense	Moist
5							
	7/9	R					
				Alluvium (Qae):			
10	20/28	R		Pebbly silty sand	Medium Brown to Red Orange Brown	Dense	Moist
15	10/16	R		Silty sand, scattered pebbles	Medium Brown to Red Orange Brown	Dense	Moist
20	15/19	R		Silty sand, scattered pebbles	Medium Brown to Red Orange Brown	Dense	Moist
25	16/21	R		Silty sand, scattered pebbles	Medium Brown to Red Orange Brown	Dense	Moist
30	10/13	R		Silty sand, scattered pebbles	Medium Brown to Red Orange Brown	Dense	Moist
35	16/18	R		Clayey silty sand, scattered pebbles	Medium Brown to Brown Red Orange	Dense	Moist
40							

Feffer Geological Consulting

Figure

LOG OF EXPLORATORY BORING

Job Number: 1584-54
Project: Montecito Apartments
Date Performed: 5/22/17

Geotechnical Boring No: B-3
Boring Location: 6650 W. Franklin Avenue; west side of parking lot
Drill Type: 8"Hollow Stem Drill Rig

Depth in Feet	Blows per 6"	Sample Type: Undisturbed	Sample Type: Bulk	Bedrock/ Soil Description	Color	Density	Moisture
40	14/16		R	Clayey silty sand, scattered pebbles	Medium Brown, Red Orange Brown	Dense	Moist
45	14/16		R	Clayey pebbly silty sand	Medium Brown, Red Orange Brown	Dense	Moist
50	19/30		R	Clayey pebbly silty sand	Dark Red Brown	Dense	Moist
				End At 51.5', Fill To 8', No Water, No Caving			
55							
60							
65							
70							
75							
80							

Feffer Geological Consulting

Figure

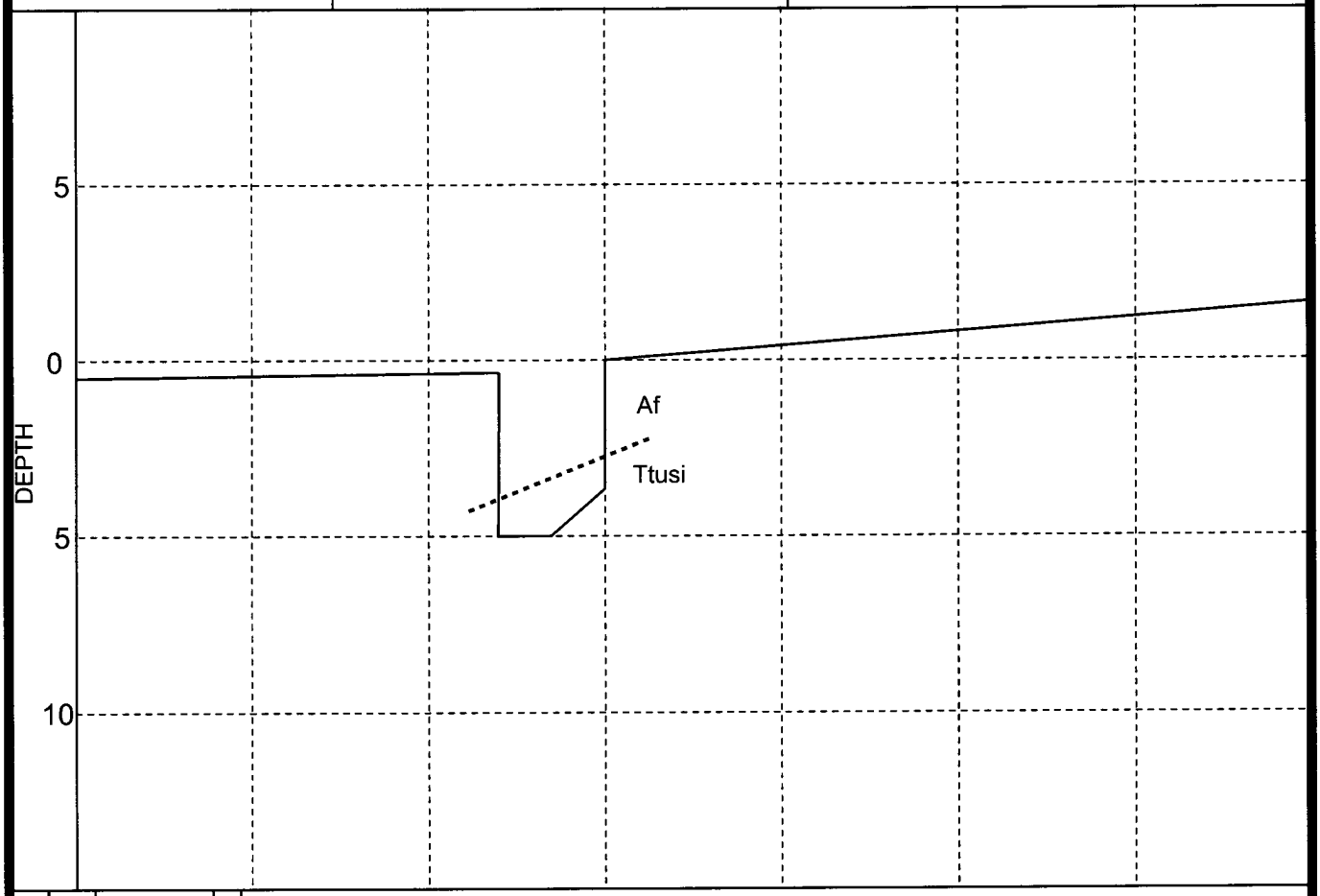
GRAPHIC LOG

APPROXIMATE SCALE : 1"=5'

DATE LOGGED : 7/10/15 BY : RAM

TEST EXCAVATION : 1

ADDRESS: 6650 W. Franklin Avenue



RING	BULK	SAMPLE DEPTH	Blows
		1	
		2	
		3	
■		4	
		5	
		6	
		7	
		8	
		9	
		10	
		11	
		12	
		13	
		14	

LOCATION : See Site Map

DESCRIPTION: Classification (USCS), color, moisture, consistency etc.

0-3' Fill (Af):
Clayey sandy silt, tan, yellow brown, moist, dense, contains scattered rootlets, roots and rock fragments

3-5' Bedrock (Ttusi):
Topanga Formation siltstone, orange brown, gray, moist, hard, thinly bedded moist, hard

@4' Bedding Observed N24W 42NE

End At 5', Fill To 3', No Water, No Caving

FEFFER GEO CONSULTING	F.N. 1584-54	Montecito Apartments (TSA)	PLATE

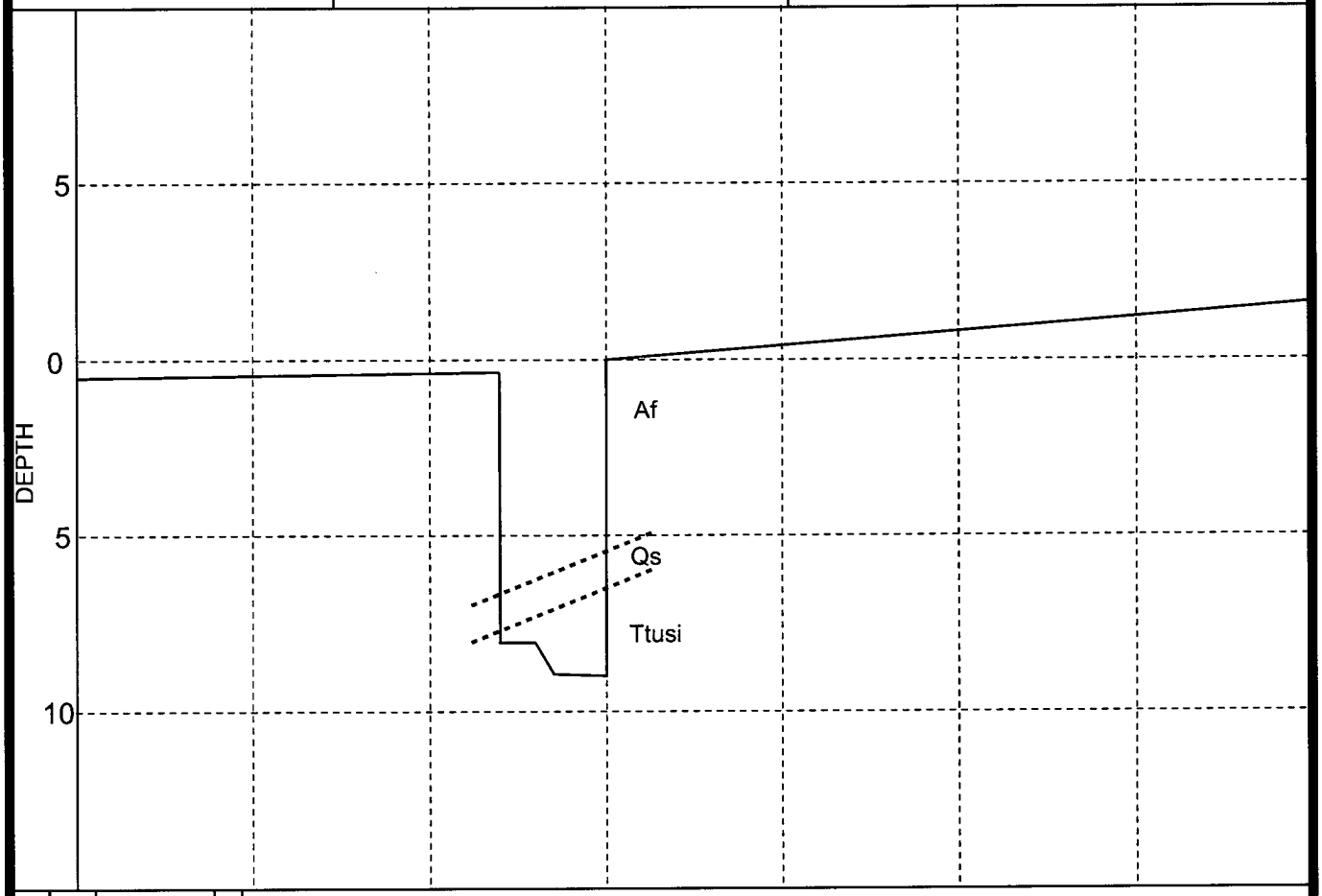
GRAPHIC LOG

APPROXIMATE SCALE : 1"=5'

DATE LOGGED : 7/10/15 BY : RAM

TEST EXCAVATION : 2

ADDRESS: 6650 W. Franklin Avenue



RING	BULK	SAMPLE DEPTH	Blows	LOCATION : See Site Map DESCRIPTION: Classification (USCS), color, moisture, consistency etc.
		1		0-6' Fill (Af): 0-2' Sandy silt, dark brown, moist, dense, contains scattered roots, rock fragments and debris
		2		
		3		
		4		2-4' Silty sand, mottled brown, yellow brown, moist, dense, contains scattered rootlets, roots, rock fragments and concrete debris
		5		
		6		4-6' Silty sand, mottled brown, dark brown, moist, medium dense, contains scattered rootlets and rock fragments
		7		
		8		
		9		6-7' Quaternary Soil (Qs): Sandy silt, dark brown, mottled brown, moist, medium dense
		10		
		11		7-9' Bedrock (Ttusi): Topanga Formation siltstone, yellow brown, tan, moist, hard, weathered
		12		
		13		End At 9', Fill To 6', No Water, No Caving
		14		

FEFFER GEO CONSULTING	F.N. 1584-54	Montecito Apartments (TSA)	PLATE

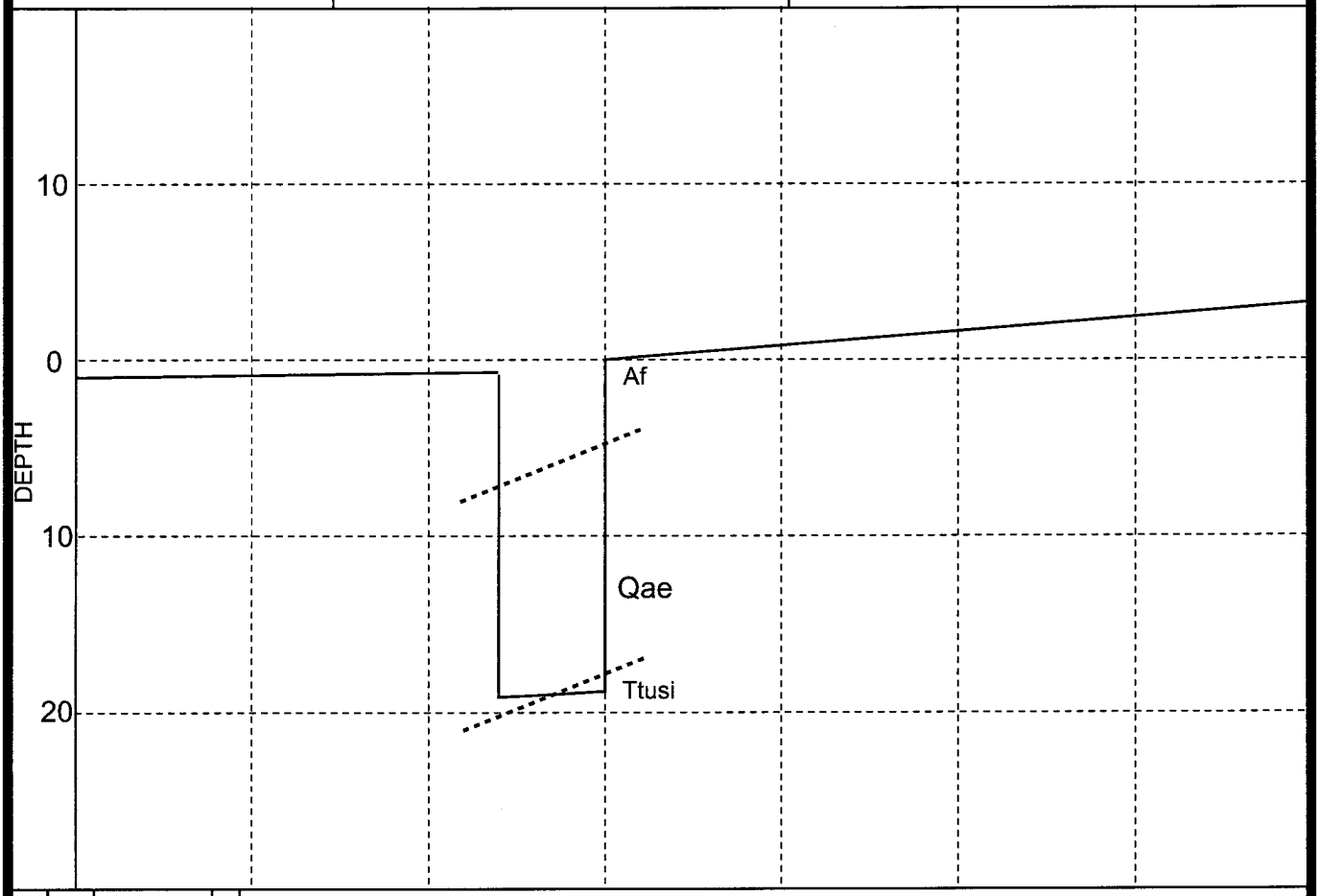
GRAPHIC LOG

APPROXIMATE SCALE : 1"=5'

DATE LOGGED : 7/10/15 BY : RAM

TEST EXCAVATION : 3

ADDRESS: 6650 W. Franklin Avenue



RING	BULK	SAMPLE DEPTH	Blows	LOCATION : See Site Map DESCRIPTION: Classification (USCS), color, moisture, consistency etc.
		2		0-6' Fill (Af): 0-2' Silty sand, dark brown, brown, moist, dense, contains scatter rootletts, roots and concrete debris
■		4		
		6		
		8		2-6' Silty sand, orange brown, yellow brown, moist, dense, contains scattered rootlets and debris
■		10		
		12		6-19' Alluvium (Qae): @6'Sandy silt, clayey sandy silt, dark brown, mottled brown, moist, dense @13'Silty sand, yellow brown, tan, moist, dense @16' Gravelly silty sand, tan, yellow brown, mottled brown, moist, contains scattered rock fragments
■		14		
		16		
■		20		
		18		
		22		Bedrock (Ttusi): Topanga Formation interbedded siltstone and sandstone, yellow brown, tan, mottled brown, moist, very hard, highly weathered
		24		
		26		
		29		End At 19', Fill To 6', No Water, No Caving

FEFFER GEO CONSULTING	F.N. 1584-54	Montecito Apartments (TSA)	PLATE

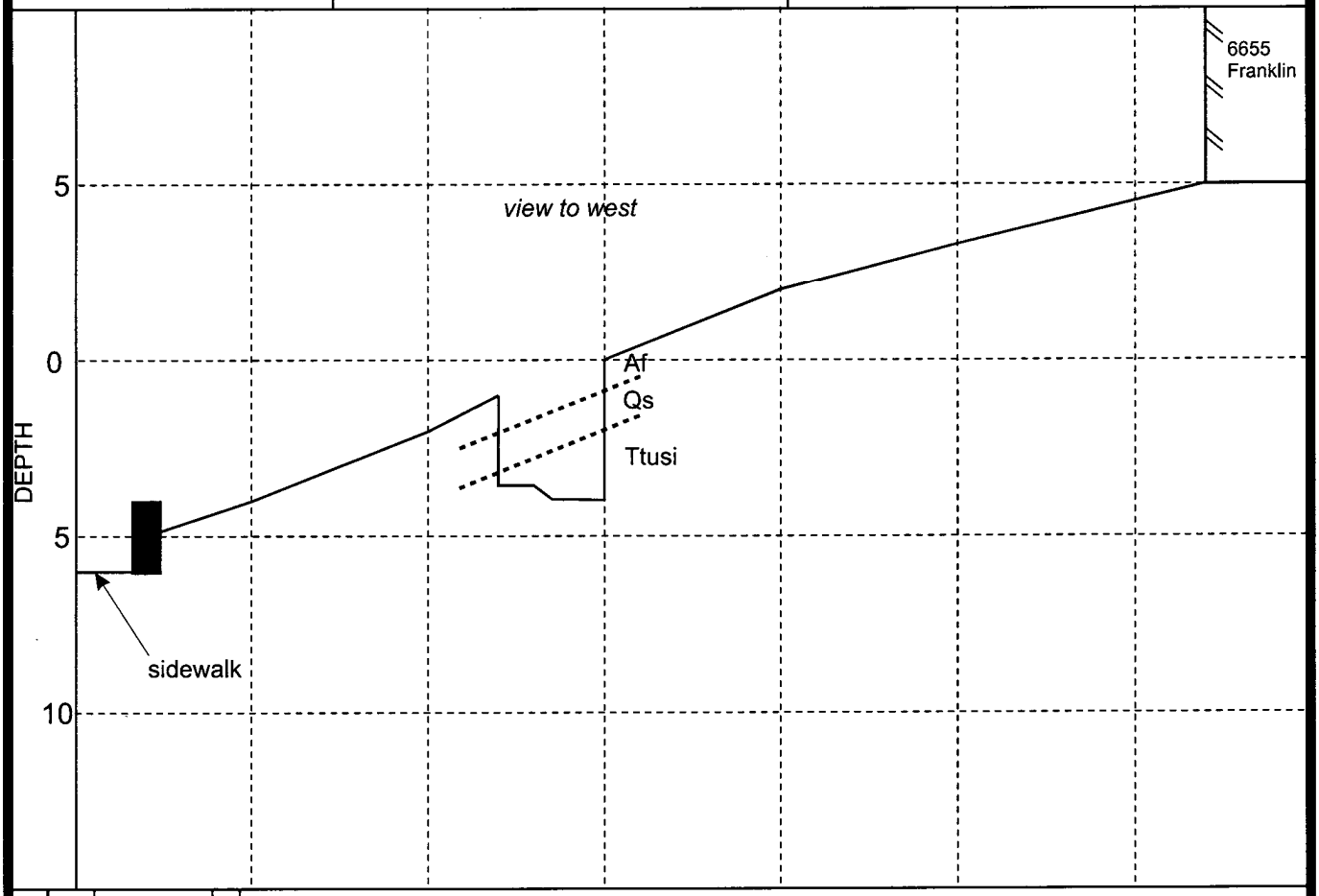
GRAPHIC LOG

APPROXIMATE SCALE : 1"=5'

DATE LOGGED : 3/18/16 BY : PB

TEST EXCAVATION : 4

ADDRESS: 6655 W. Franklin Avenue



RING	BULK	SAMPLE DEPTH	Blows

LOCATION : See Site Map

DESCRIPTION: Classification (USCS), color, moisture, consistency etc.

1
2
3
4
5
6
7
8
9
10
11
12
13
14

0-1' Fill (Af):
Silty sand, brown, slightly moist to moist, medium dense, contains scattered rootlets, roots

1-2' Quaternary Soil (Qs):
Silty sand, tan brown, moist, medium dense, contains scattered subangular pebbles, slightly gradational contact with underlying bedrock

2-4' Bedrock (Ttusi):
Topanga Formation interbedded shale and sandstone, gray-tan-yellow-brown, moist, hard

End At 4', Fill To 1', No Water, No Caving

FEFFER GEO CONSULTING	F.N. 1584-54	Montecito Apartments (TSA)	PLATE

APPENDIX 'B'

Laboratory Testing

SOIL LABWORKS LLC

SL15.1966
July 20, 2015
Revised January 15, 2016

Feffer Geological Consulting
1990 S. Bundy Drive
4th Floor
Los Angeles, California 90025

Attn: Joshua R. Feffer

Subject: Laboratory Testing

Site: 6650 W Franklin
Los Angeles, California

Job: FEFFER/SAFRON/MONTECITO APARTMENTS

Laboratory testing for the subject property was performed by Soil Labworks, LLC., under the supervision of the undersigned Engineer in conjunction with a geotechnical investigation. Samples of the earth materials were obtained from the subject property by personnel of Feffer Geological Consulting and transported to the laboratory of Soil Labworks for testing and analysis. The laboratory tests performed are described and results are attached.

Services performed by this facility for the subject property were conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

Respectfully Submitted:

SOIL LABWORKS, LLC

REGISTERED PROFESSIONAL ENGINEER
JON ALAN IRVINE
GE 2891
Exp. 6-30-16
GEOTECHNICAL
STATE OF CALIFORNIA

JON A. IRVINE
G.E. 2891

Enc: Appendix

2500 Townsgate Road, Suite E, Westlake Village, California 91361
(805) 370-1338 FAX (805) 371-4693

SOIL LABWORKS LLC

SL15.1966
July 20, 2015
Revised January 15, 2016

APPENDIX

Laboratory Testing

Sample Retrieval - Drill Rig

Samples of earth materials were obtained at frequent intervals by driving a thick-walled steel sampler conforming to the most recent version of ASTM D 3550-01 (2007) with successive drops of a 140 pound hammer falling 30". The earth material was retained in brass rings of 2.416 inches inside diameter and 1.00 inch height. The central portion of the sample was stored in close-fitting, water-tight containers for transportation to the laboratory. Standard Penetration Tests (SPT) were performed at discrete intervals within the 8 inch diameter, hollow stem auger borings drilled on the site. The tests were performed using the 1-3/8 inch inside diameter, split-barrel sampler in accordance with ASTMD1586-11. Standard penetration test samples were retained in air-tight bags.

Moisture Density

The field moisture content and dry density were determined for each of the soil samples. The dry density was determined in pounds per cubic foot following ASTM 2937-10. The moisture content was determined as a percentage of the dry soil weight conforming to ASTM 2216-10. The results are presented below in the following table. The percent saturation was calculated on the basis of an estimated specific gravity. Description of earth materials used in this report and shown on the attached Plates were provided by the client.

Test Pit/Boring No.	Sample Depth (Feet)	Soil Type	Dry Density (pcf)	Moisture Content (percent)	Percent Saturation (G_s=2.65)
B2	5	Fill	100.5	12.9	53
B2	10	Alluvium	116.4	9.4	59
B2	15	Alluvium	101.8	16.3	69
B2	20	Alluvium	118.3	6.8	46
B2	25	Alluvium	116.1	14.4	90
B2	30	Alluvium	110.3	18.9	100
B2	35	Alluvium	111.1	13.5	73
B2	40	Alluvium	114.5	16.6	99
B2	45	Alluvium	110.5	18.4	98
B2	50	Alluvium	110.4	16.9	90
TP1	4	Bedrock	81.6	22.9	59
TP2	8	Bedrock	117.8	7.9	52
TP3	5	Alluvium	92.1	14.8	49
TP3	10	Alluvium	105.3	12.4	58
TP3	15	Alluvium	111.0	10.0	54
TP3	19	Weathered Bedrock	111.1	9.2	50

2500 Townsgate Road, Suite E, Westlake Village, California 91361
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Shear Strength

The peak and ultimate shear strengths of the bedrock were determined by performing consolidated and drained direct shear tests in conformance with ASTM D3080/D3080M-11. The tests were performed in a strain-controlled machine manufactured by GeoMatic. The rate of deformation was 0.01 inches per minute. Samples were sheared under varying confining pressures, as shown on the "Shear Test Diagrams," B-Plates. The moisture conditions during testing are shown on the following table and on the B-Plates. The samples indicated as saturated were artificially saturated in the laboratory. All saturated samples were sheared under submerged conditions.

Test Pit/ Boring No.	Sample Depth (Feet)	Dry Density (pcf)	As-Tested Moisture Content (percent)
TP1	4	81.6	35.3
TP2	8	117.8	23.6

SOIL LABWORKS LLC

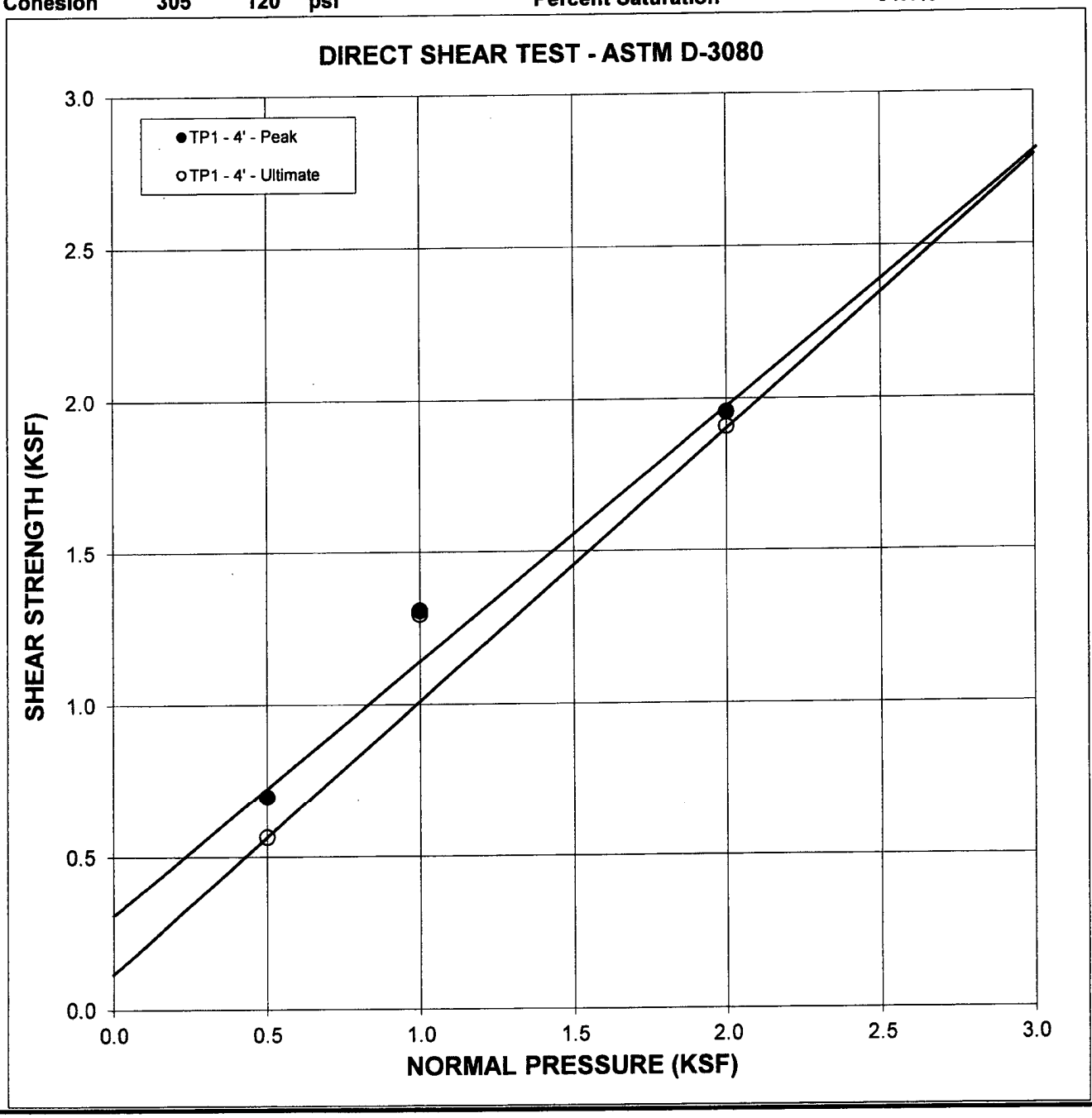
SHEAR DIAGRAM B-1

JN: SL15.1966 CONSULTANT JAI
CLIENT: Feffer/Safran Montecito Apts-6650 W Franklin

EARTH MATERIAL: BEDROCK

	PEAK	ULTIMATE	
Phi Angle	39.5	41.5	degrees
Cohesion	305	120	psf

Average Moisture Content	35.3%
Average Dry Density (pcf)	81.6
Percent Saturation	91.1%



SOIL LABWORKS LLC

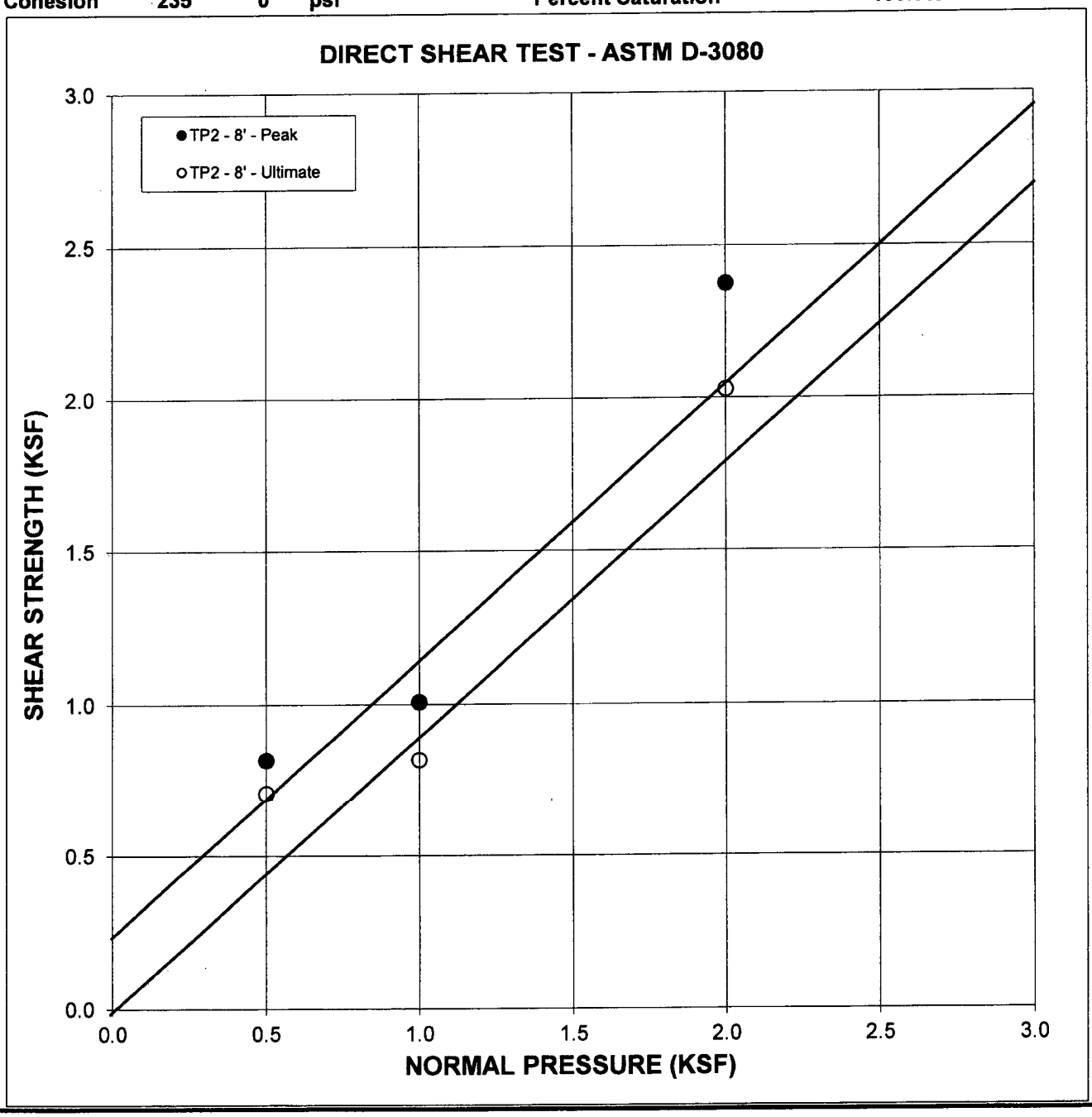
SHEAR DIAGRAM B-2

JN: SL15.1966 CONSULTANT JAI
CLIENT: Feffer/Safran Montecito Apts-6650 W Franklin

EARTH MATERIAL: BEDROCK

	PEAK	ULTIMATE	
Phi Angle	42	41	degrees
Cohesion	235	0	psf

Average Moisture Content	23.6%
Average Dry Density (pcf)	117.8
Percent Saturation	100.0%



SOIL LABWORKS LLC

SL15.1966
June 19, 2017

Feffer Geological Consulting
1990 S. Bundy Drive
4th Floor
Los Angeles, California 90025

Attn: Joshua R. Feffer

Subject: Laboratory Testing

Subject: Laboratory Testing

Site: 6650 W Franklin
Los Angeles, California

Job: FEFFER/SAFRON/MONTECITO APARTMENTS

Reference: Laboratory Testing, Soil Labworks, LLC., June 20, 2015 (Revised January 15, 2016)

Laboratory testing for the subject property was performed by Soil Labworks, LLC., under the supervision of the undersigned Engineer. Previous work is presented in the referenced report. Samples of the earth materials were obtained from the subject property by personnel of Feffer Geological and transported to the laboratory of Soil Labworks for testing and analysis. The laboratory tests performed are described and results are attached.

Services performed by this facility for the subject property were conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

Respectfully Submitted:

SOIL LABWORKS, LLC

JON A. IRVINE
G.E. 2891

REGISTERED PROFESSIONAL ENGINEER
JON ALAN IRVINE
GE 2891
Exp. 6-30-18
GEOTECHNICAL
STATE OF CALIFORNIA

Enc: Appendix

...0 Townsgate Road, Suite E, Westlake Village, California 91361
(805) 370-1338 FAX (805) 371-4693

SOIL LABWORKS LLC

SL15.1966
June 19, 2017

APPENDIX

Laboratory Testing

Sample Retrieval - Drill Rig

Samples of earth materials were obtained at frequent intervals by driving a thick-walled steel sampler conforming to the most recent 2016 version of ASTM D 3550-01 (2007)(withdrawn 2016) with successive drops of a 140 pound hammer falling 30". The earth material was retained in brass rings of 2.416 inches inside diameter and 1.00 inch height. The central portion of the sample was stored in close-fitting, water-tight containers for transportation to the laboratory.

Moisture Density

The field moisture content and dry density were determined for each of the soil samples. The dry density was determined in pounds per cubic foot following ASTM 2937-17. The moisture content was determined as a percentage of the dry soil weight conforming to ASTM 2216-10. The results are presented below in the following table. The percent saturation was calculated on the basis of an estimated specific gravity. Description of earth materials used in this report and shown on the attached Plates were provided by the client.

Test Pit/Boring No.	Sample Depth (Feet)	Soil Type	Dry Density (pcf)	Moisture Content (percent)	Percent Saturation (G_s=2.65)
B3	7	Fill	97.3	10.1	38
B3	10	Alluvium	112.4	9.1	51
B3	15	Alluvium	113.9	13.6	79
B3	20	Alluvium	114.3	10.2	60
B3	25	Alluvium	121.6	11.9	88
B3	30	Alluvium	110.0	13.3	70
B3	35	Alluvium	112.2	15.7	88
B3	40	Alluvium	116.3	13.4	84
B3	45	Alluvium	119.9	12.6	88
B3	50	Alluvium	114.2	16.1	95

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Compaction Character

Compaction tests were performed on bulk samples of the earth materials in accordance with ASTM D1557-12ei. The results of the tests are provided on the table below and on the "Moisture-Density Relationship", A-Plates. The specific gravity of the fill/alluvium was estimated from the compaction curves.

Test Pit/Boring No.	Sample Depth (Feet)	Soil Type	Maximum Dry Density (pcf)	Optimum Moisture Content (Percent)
B3	0-50	Remolded Compacted fill	122.6	12.5

Shear Strength

The peak and ultimate shear strengths of the remolded compacted fill and alluvium were determined by performing consolidated and drained direct shear tests in conformance with ASTM D3080/D3080M-11. The tests were performed in a strain-controlled machine manufactured by GeoMatic. The rate of deformation was 0.01 inches per minute. Samples were sheared under varying confining pressures, as shown on the "Shear Test Diagrams," B-Plates. Remolded samples were prepared at 90 percent of the maximum density for shear tests. The remolding procedure consists of selecting a representative sample from a bulk bag and sieving it through a No. 4 sieve. The moisture content of the material is then determined. A formula is then used to calculate the weight of the material that must fit in a ring when compacted to 90 percent of the maximum density. This calculated amount of material is then weighed out and pounded into a ring until all the material is used and the ring is full. The moisture conditions during testing are shown on the following table and on the B-Plates. The samples indicated as saturated were artificially saturated in the laboratory. All saturated samples were sheared under submerged conditions.

Test Pit/ Boring No.	Sample Depth (Feet)	Dry Density (pcf)	As-Tested Moisture Content (percent)
B3	10	112.4	20.7
B3*	0-50	110.3	20.4

* Sample remolded to 90 % of the laboratory maximum density.

Consolidation

One-dimensional consolidation tests were performed on samples of the alluvium in a consolidometer manufactured by GeoMatic in conformance with ASTM D2435/D2435M-11. The tests were performed on 1-inch high samples retained in brass rings. The samples were initially loaded to approximately ½ of the field over-burden pressure and then unloaded to compensate for the effects of possible disturbance during sampling. Loads were then applied in a geometric progression and resulting deformation recorded. Water was added at a specific load to determine the effect of saturation. The results are plotted on the "Consolidation Test," C-Plates. Remolded sample was prepared at 90 percent of the maximum density for shear tests. The remolding procedure consists of selecting a

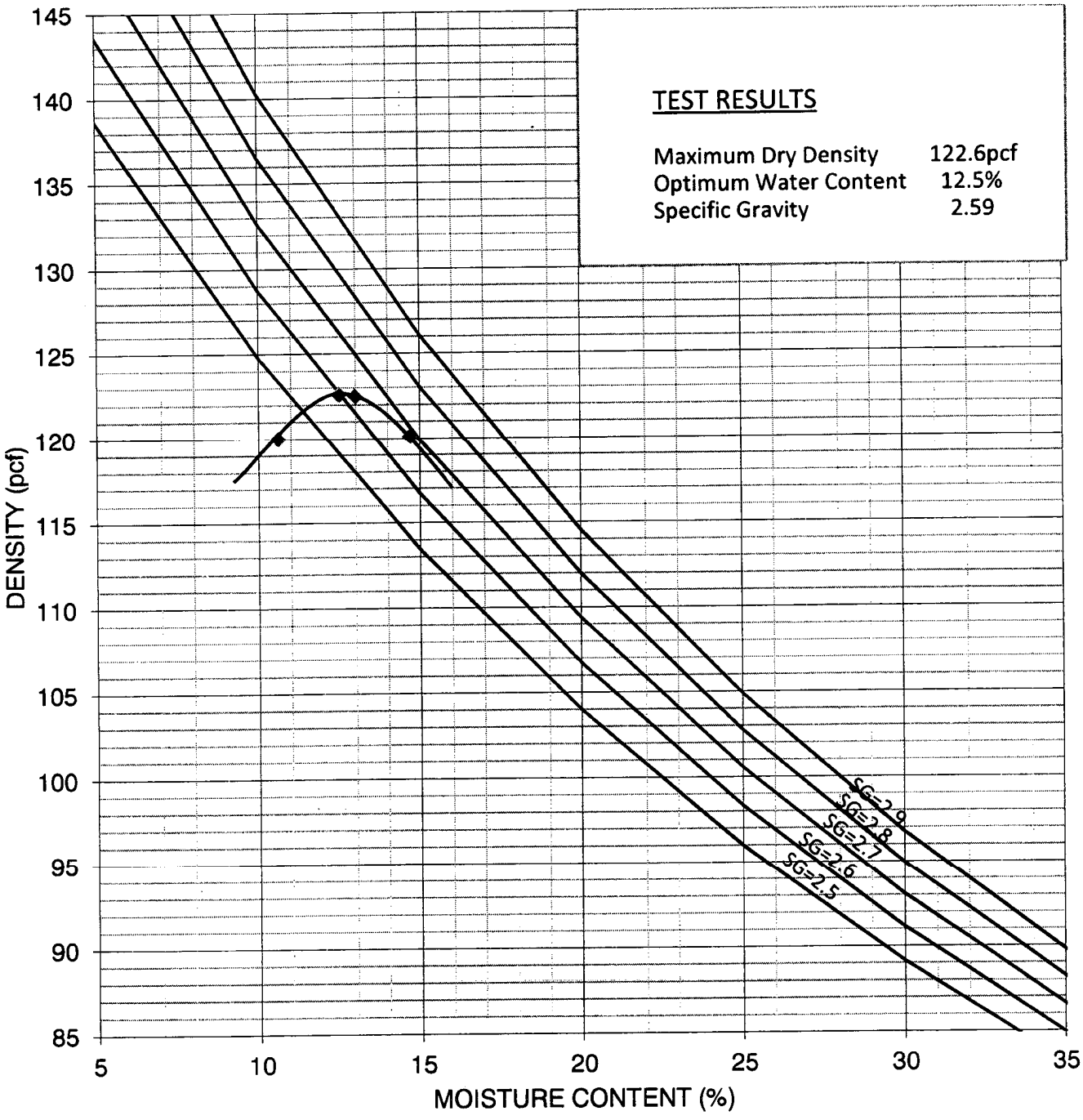
representative sample from a bulk bag and sieving it through a No. 4 sieve. The moisture content of the material is then determined. A formula is then used to calculate the weight of the material that must fit in a ring when compacted to 90 percent of the maximum density. This calculated amount of material is then weighed out and pounded into a ring until all the material is used and the ring is full

SOIL LABWORKS LLC

MOISTURE-DENSITY RELATIONSHIP A-1

JN: SL15.1966 CONSULTANT: JAI
CLIENT: Feffer/Montecito AptsS-6650 W Franklin B3 @ 0-50'
EARTH MATERIAL: Remolded Compacted Fill

NOTE: ASTM Test Method D-1557-12



SOIL LABWORKS LLC

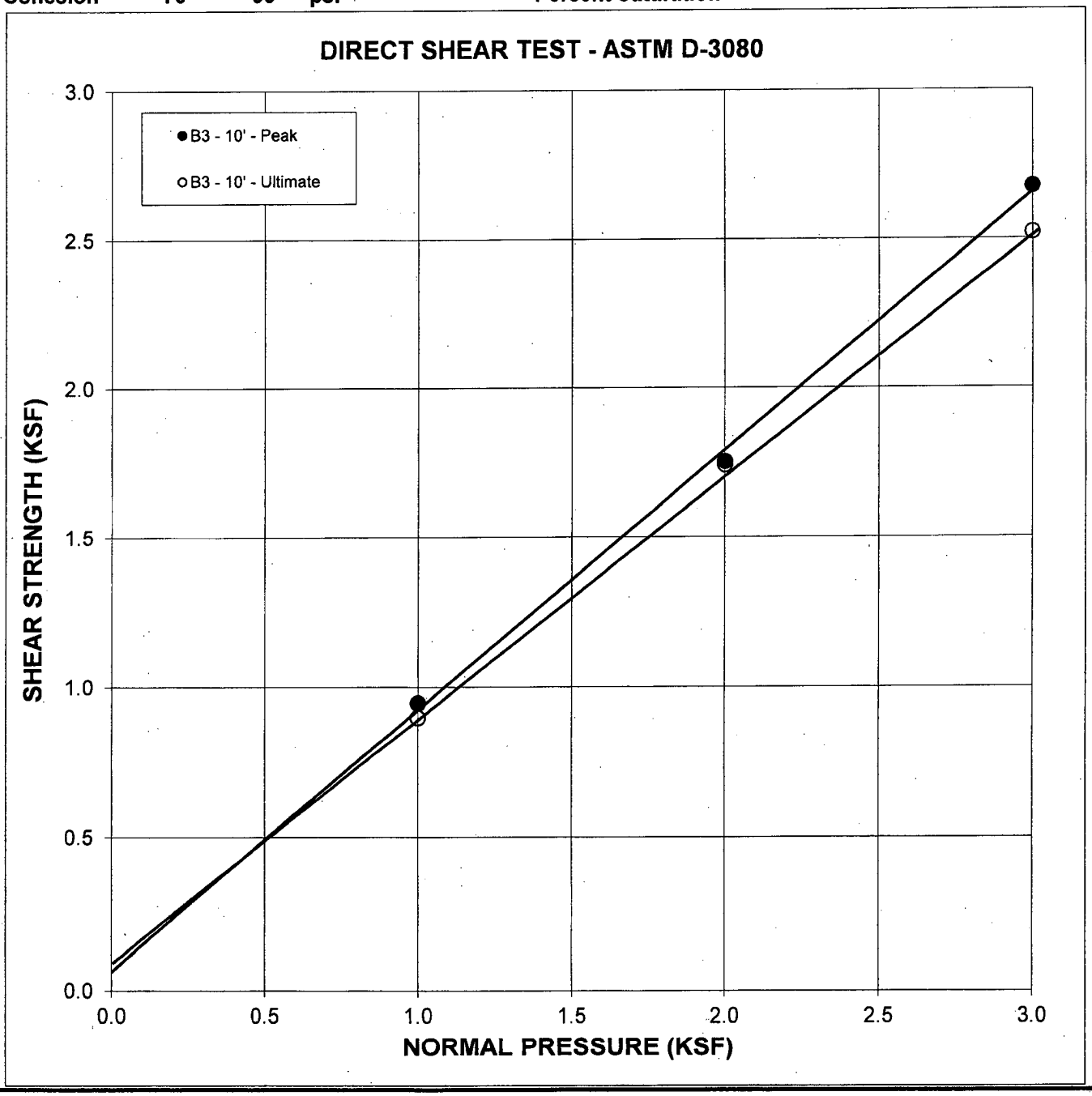
SHEAR DIAGRAM B-3

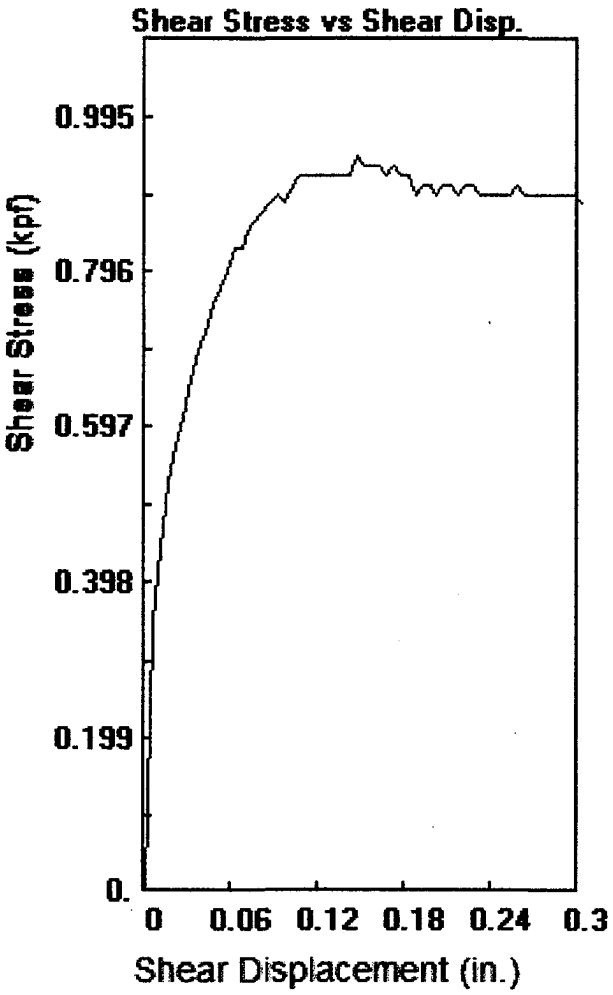
JN: SL15.1966 CONSULTANT JAI
CLIENT: Feffer/Montecito Apartments-6650 W Franklin

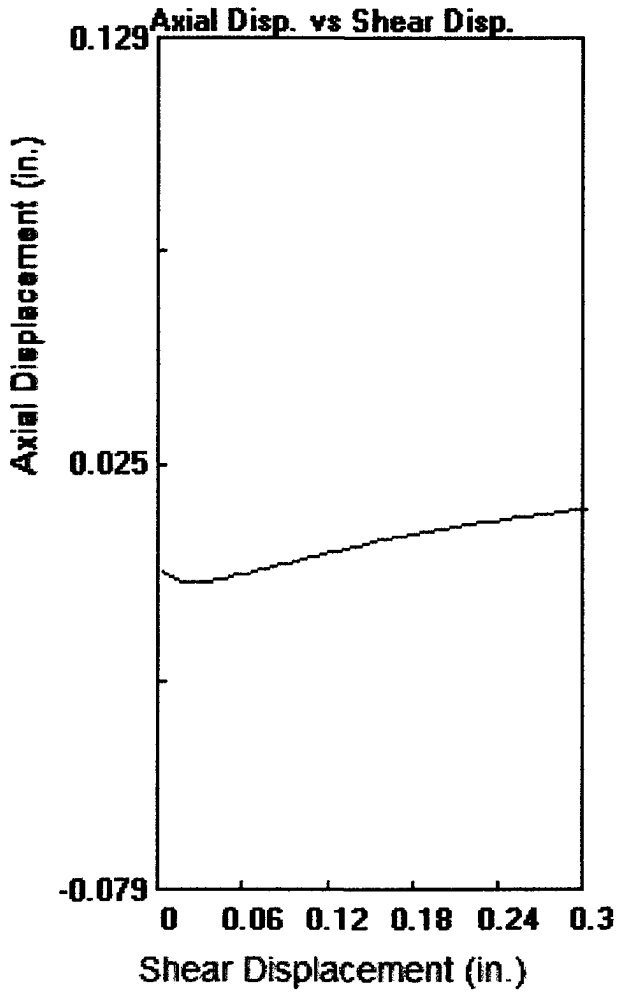
EARTH MATERIAL: ALLUVIUM

	PEAK	ULTIMATE	
Phi Angle	41	39	degrees
Cohesion	70	90	psf

Average Moisture Content	20.7%
Average Dry Density (pcf)	112.4
Percent Saturation	100.0%







Parameters

Client: FEFFER/MONTECITO APT

Location: 6650 W FRANKLIN

Job # 1966

Soil Type:ALLUVIUM

Sample: 1

Technician: BF

Boring: B3

Axial Load: 1000 psf

Depth: 10 ft.

Shear Rate: 0.010 in./sec.

File: 1966B3101.dat

Distance: 0.30 in.

Stress at Max Def
948 0.146

Stress at Max Disp
0.296 900

Maximum Load

948 psf

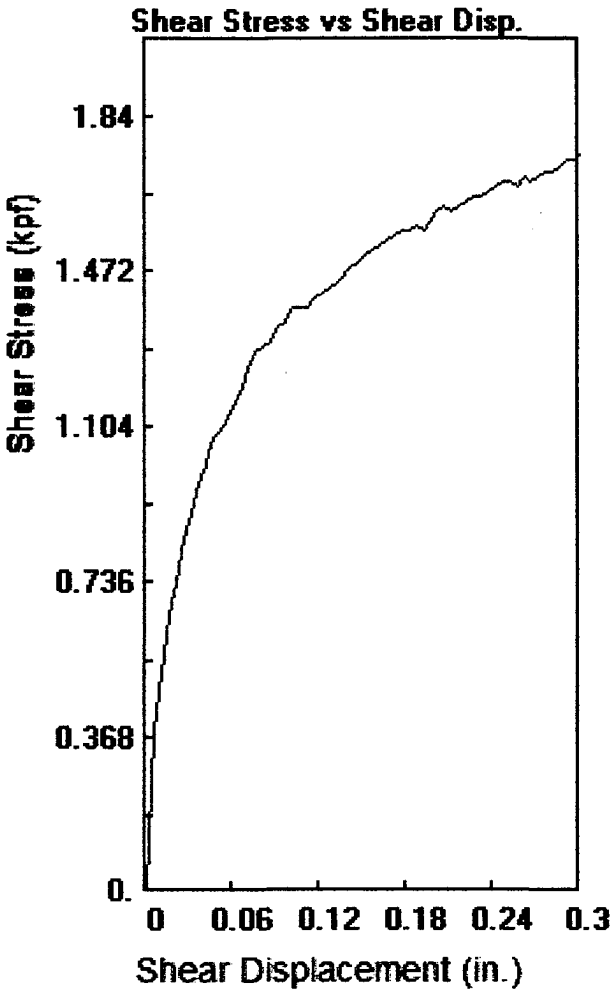
Shear Displacement at maximum Load

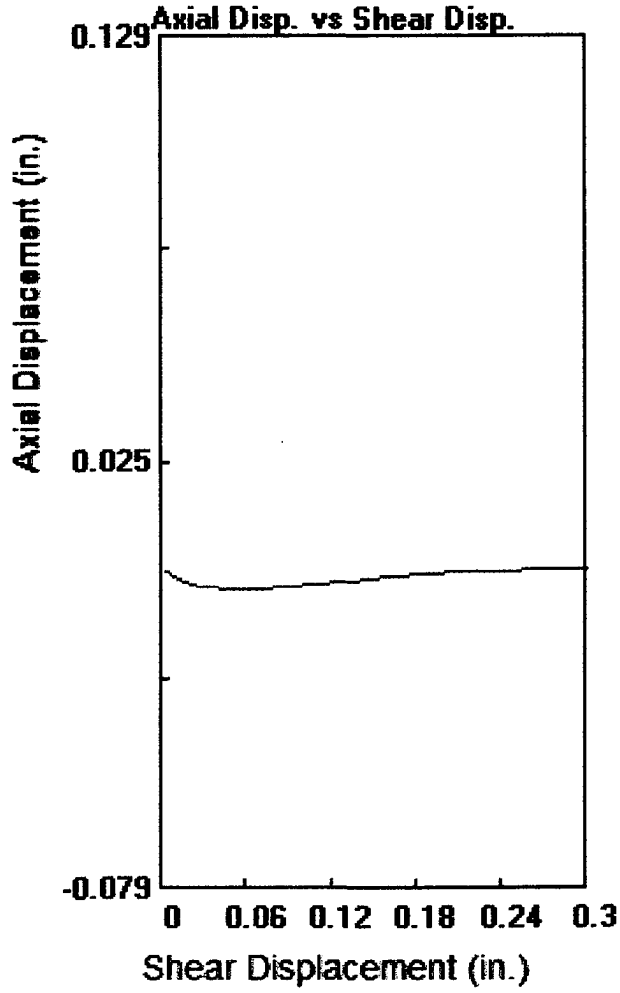
0.1456 in.

Date

6/6/2017

Robertson Geotechnical





Parameters

Client: FEFFER/MONTECITO APT

Location: 6650 W FRANKLIN

Job # 1966

Soil Type:ALLUVIUM

Sample: 2

Technician: BF

Boring: B3

Axial Load: 2000 psf

Depth: 10 ft.

Shear Rate: 0.010 in./sec.

File: 196683102.dat

Distance: 0.30 in.

Stress at Max Def
1752 0.3

Stress at Max Disp
0.296 1740

Maximum Load

1752 psf

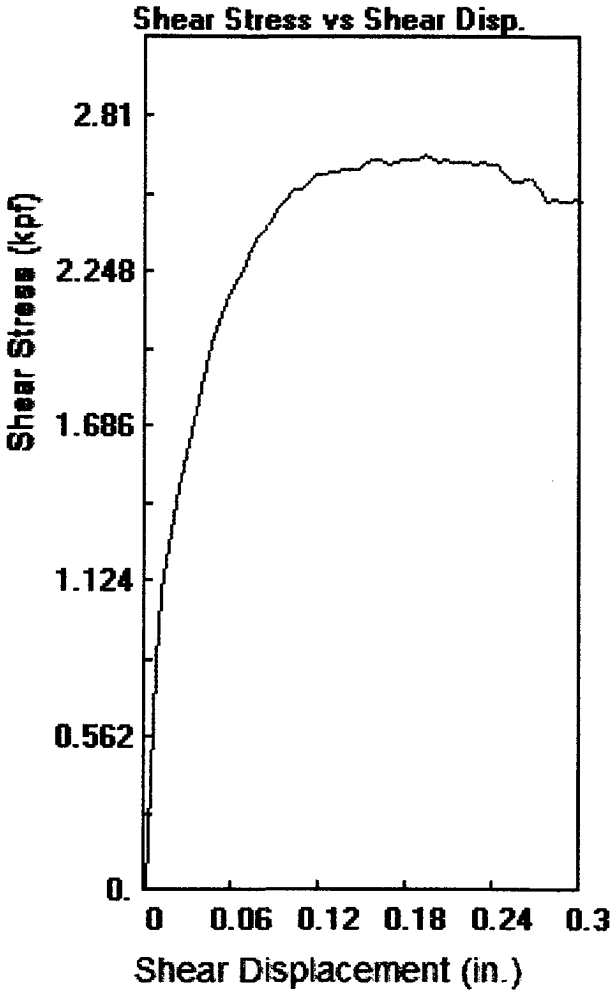
Shear Displacement at maximum Load

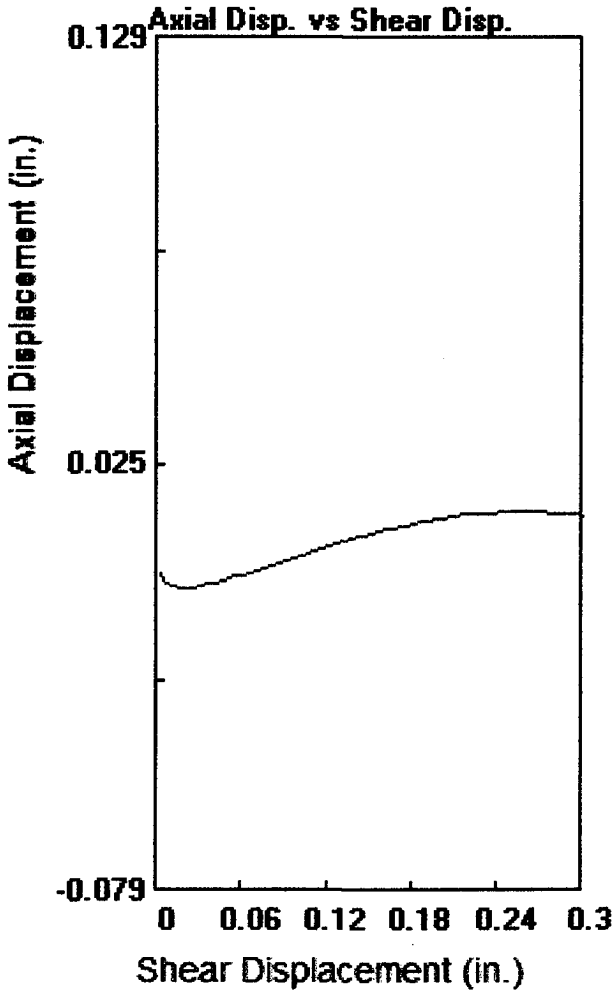
0.3004 in.

Date

6/6/2017

Robertson Geotechnical





Parameters

Client: FEFFER/MONTECITO APT

Location: 6650 W FRANKLIN

Job # 1966

Sample: 3

Boring: B3

Depth: 10 ft.

File: 1966B3103.dat

Soil Type:ALLUVIUM

Technician: BF

Axial Load: 3000 psf

Shear Rate: 0.010 in./sec.

Distance: 0.30 in.

Stress at Max Def
2676 0.191

Stress at Max Disp
0.296 2520

Maximum Load

2676 psf

Shear Displacement at maximum Load

0.1907 in.

Date

6/6/2017

Robertson Geotechnical

SOIL LABWORKS LLC

SHEAR DIAGRAM B-4

JN: SL15.1966 CONSULTANT JAI
CLIENT: Feffer/Montecito Apartments-6650 W Franklin

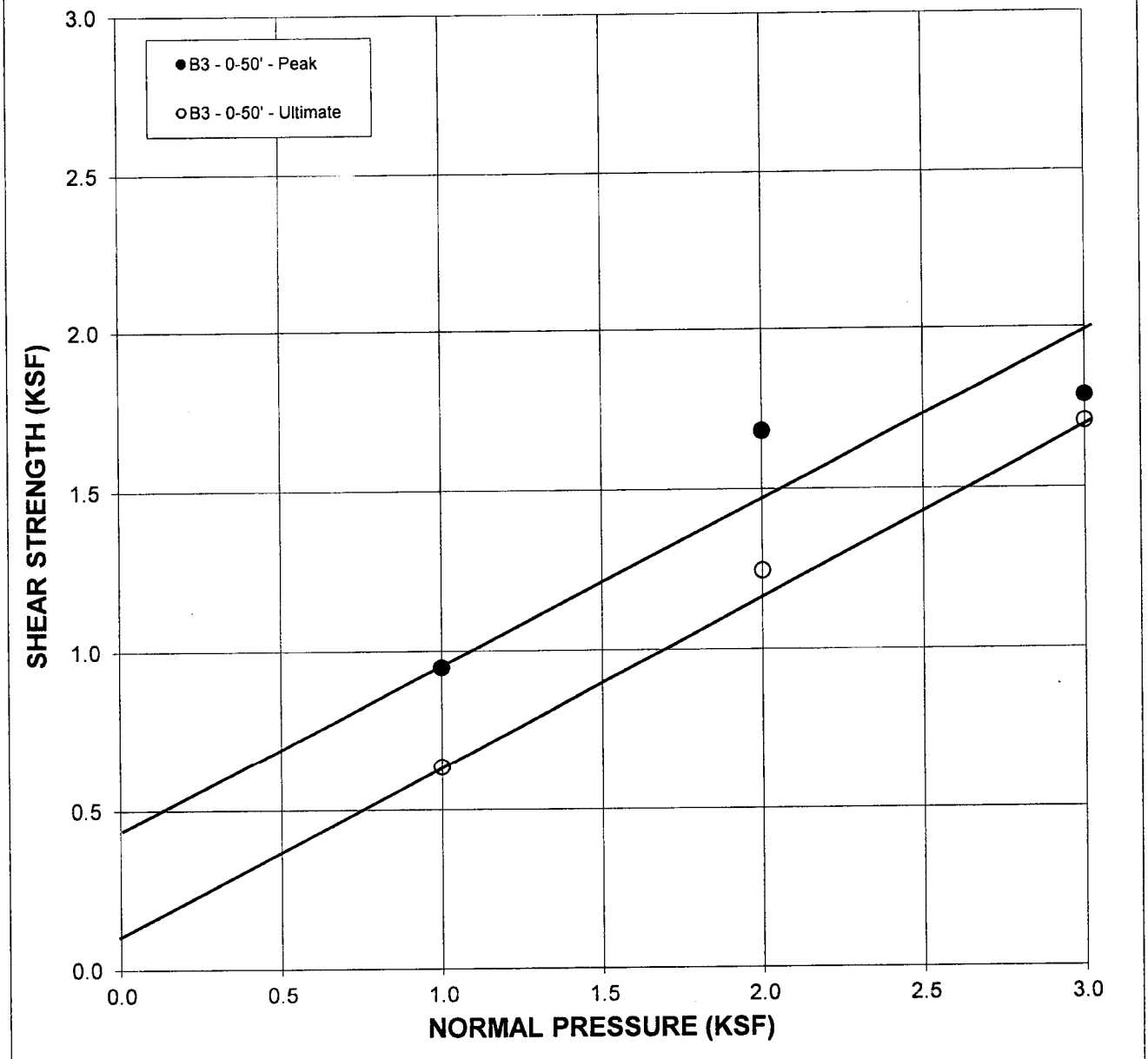
EARTH MATERIAL: REMOLDED COMPACTED FILL

Sample remolded to 90 % of the laboratory maximum density

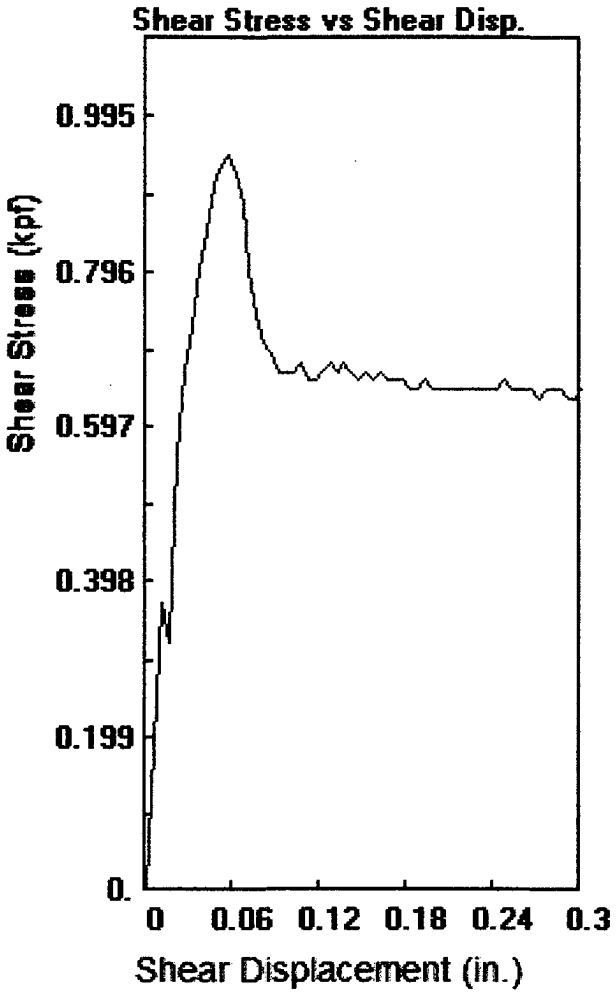
	PEAK	ULTIMATE	
Phi Angle	27	27.5	degrees
Cohesion	430	105	psf

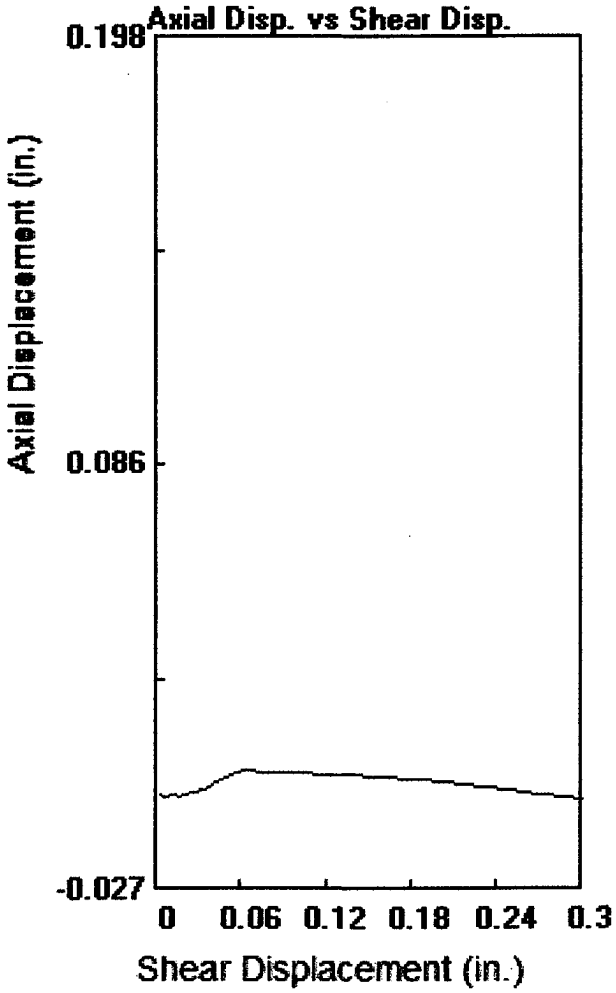
Average Moisture Content	20.4%
Average Dry Density (pcf)	110.3
Percent Saturation	100.0%

DIRECT SHEAR TEST - ASTM D-3080



1 0 5 0 9 1 5 2 0 1 7 4 2 3 7 1





Parameters

Client: FEFFER/MONTECITO APTS

Location: 6650 W FRANKLLIN

Job # 1966

Soil Type:FILL/ALLUVIUM

Sample: 1

Technician: BF

Boring: B3

Axial Load: 1000 psf

Depth: 0-50 ft.

Shear Rate: 0.010 in./sec.

File: 1966B30-501 RMLD.dat

Distance: 0.30 in.

Stress at Max Def
948 0.056

Stress at Max Disp
0.296 636

Maximum Load

948 psf

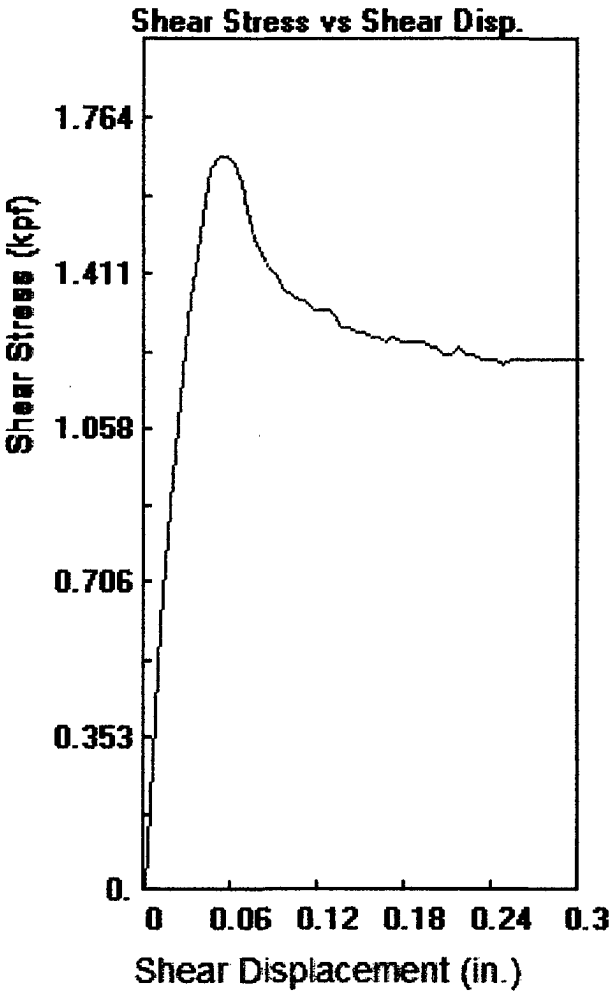
Shear Displacement at maximum Load

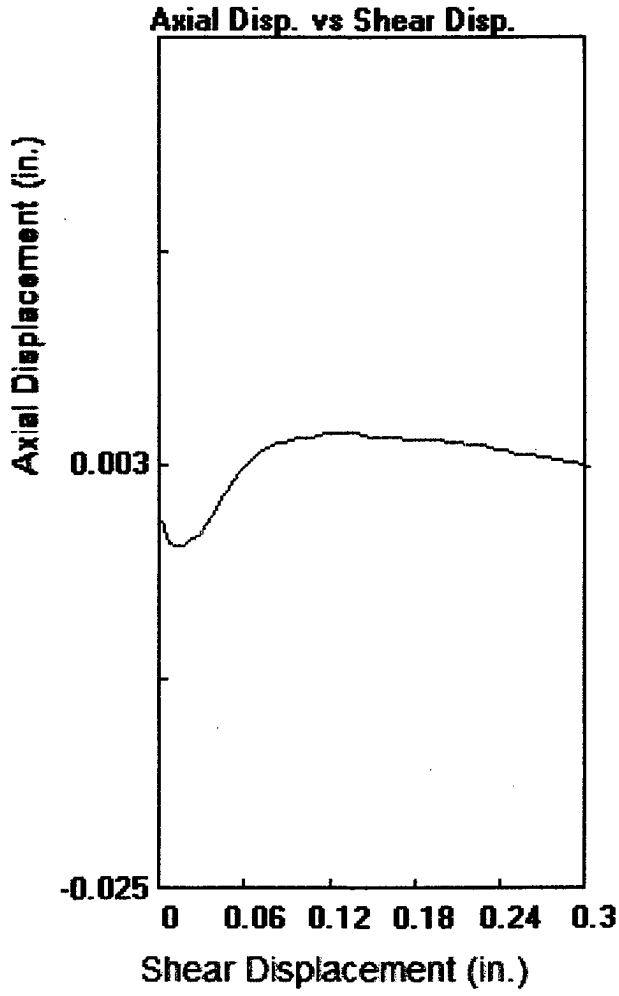
0.0556 in.

Date

6/16/2017

Soil Labworks





Parameters

Client: FEFFER/MONTECITO

Location: 6650 W FRANKLIN

Job # 1966

Soil Type:FILL/ALLUVIUM

Sample: 2

Technician: BF

Boring: B3

Axial Load: 2000 psf

Depth: 0-50 ft.

Shear Rate: 0.010 in./sec.

File: 1966B30-502 RMLD.dat

Distance: 0.30 in.

Stress at Max Def
1680 0.051

Stress at Max Disp
0.296 1224

Maximum Load

1680 psf

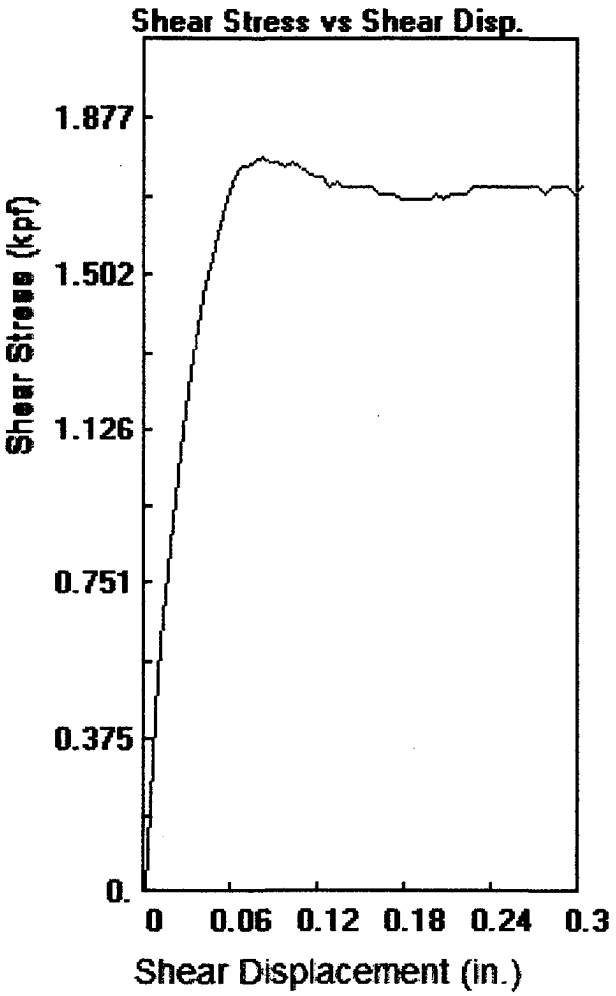
Shear Displacement at maximum Load

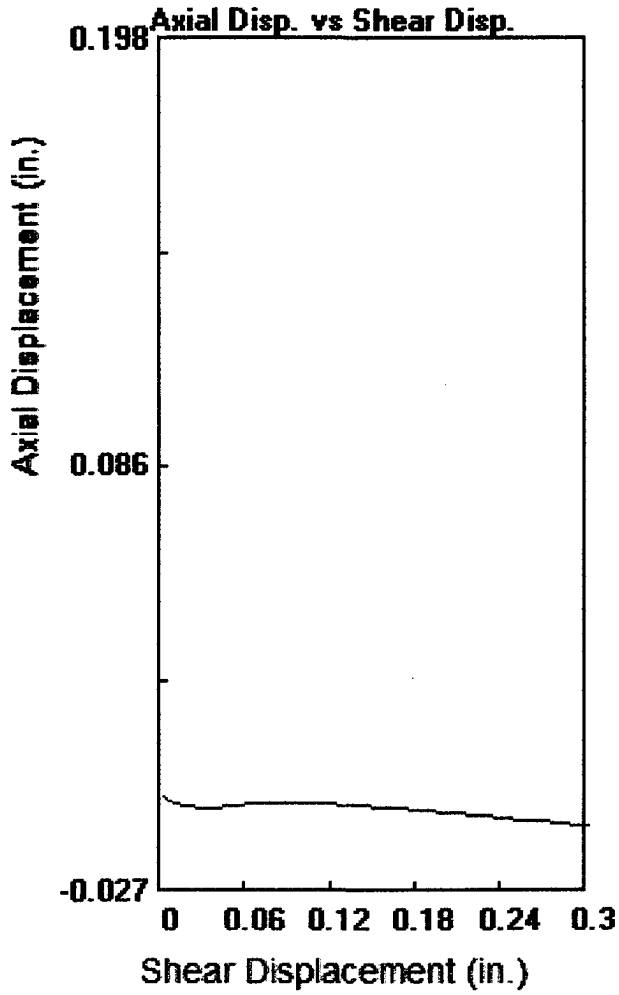
0.0506 in.

Date

6/16/2017

Robertson Geotechnical





Parameters

Client: FEFFER/MONTECITO APTS

Location: 6650 W FRANKLLIN

Job # 1966

Soil Type:FILL/ALLUVIUM

Sample: 3.

Technician: BF

Boring: B3

Axial Load: 3000 psf

Depth: 0-50 ft.

Shear Rate: 0.010 in./sec.

File: 1966B30-503 RMLD.dat

Distance: 0.30 in.

Stress at Max Def
1788 0.081

Stress at Max Disp
0.296 1704

Maximum Load

1788 psf

Shear Displacement at maximum Load

0.0807 in.

Date
6/16/2017

Soil Labworks

SOIL LABWORKS LLC

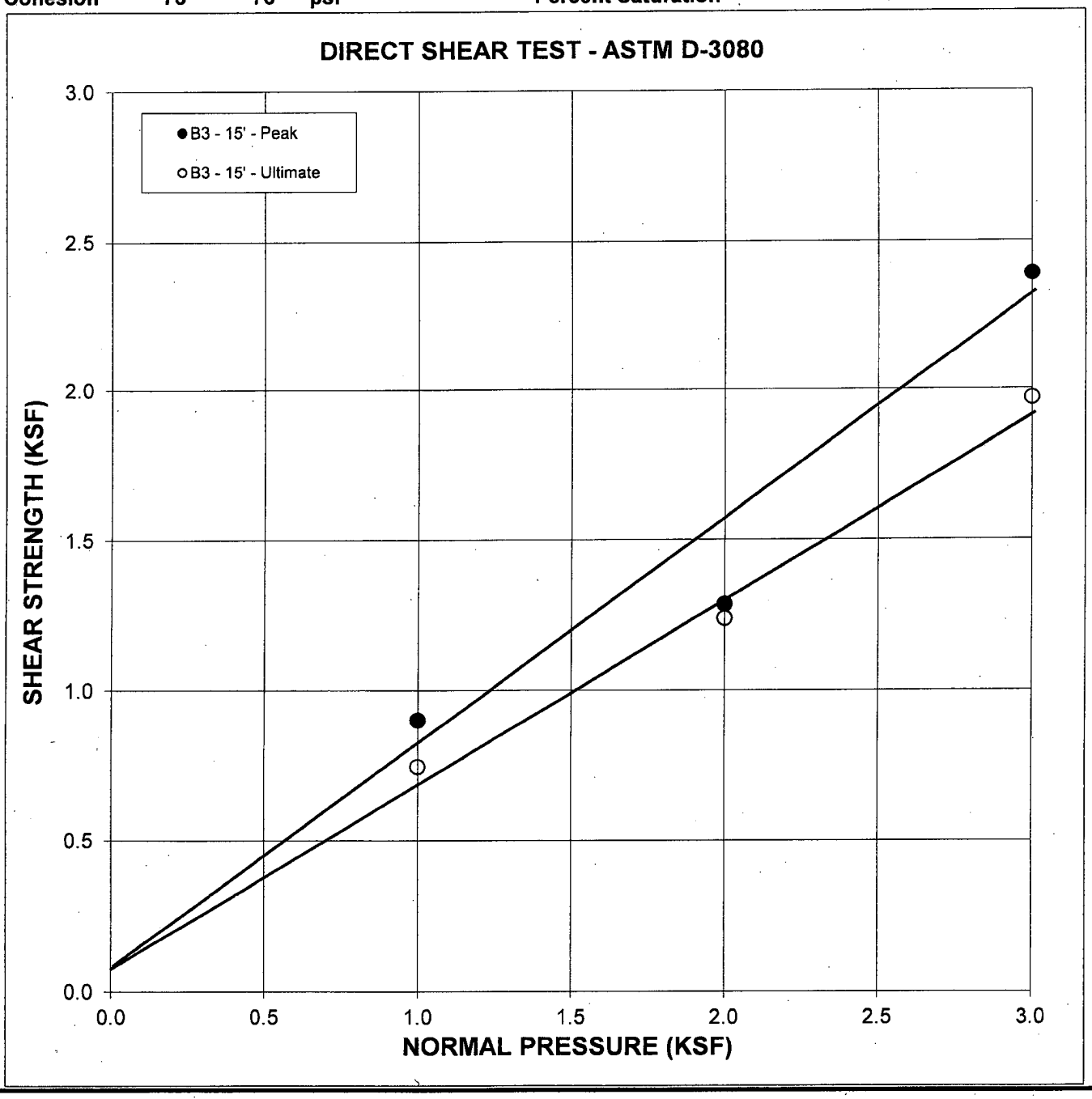
SHEAR DIAGRAM B-5

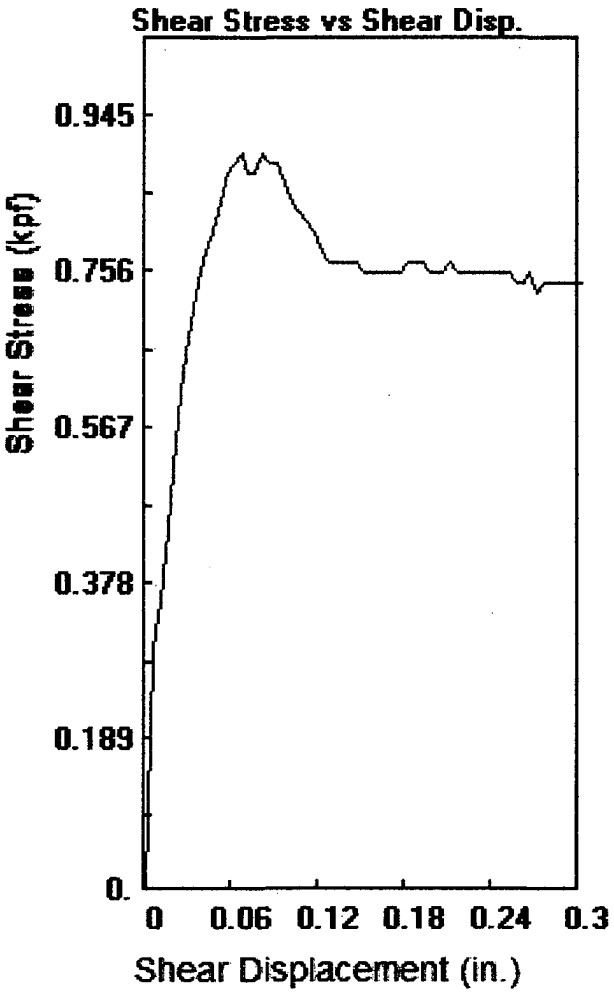
JN: SL15.1966 CONSULTANT JAI
CLIENT: Feffer/Montecito Apts-6650 W Franklin

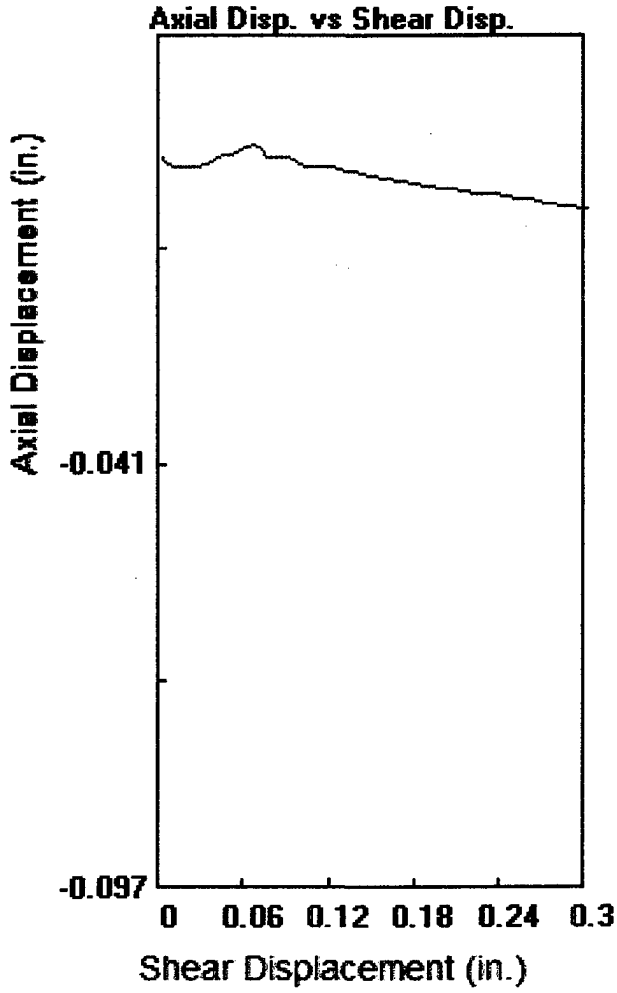
EARTH MATERIAL: ALLUVIUM

	PEAK	ULTIMATE	
Phi Angle	36.5	31	degrees
Cohesion	75	75	psf

Average Moisture Content	23.7%
Average Dry Density (pcf)	113.9
Percent Saturation	100.0%







Parameters

Client: FEFFER/MONTECITO APTS

Location: 6650 W FRANKLIN

Job # 1966

Sample: 1

Boring: B3

Depth: 15 ft.

File: 1966B3151.dat

Soil Type:ALLUVIUM

Technician: BF

Axial Load: 1000 psf

Shear Rate: 0.010 in./sec.

Distance: 0.30 in.

Stress at Max Def
900 0.066

Stress at Max Disp
0.296 744

Maximum Load

900 psf

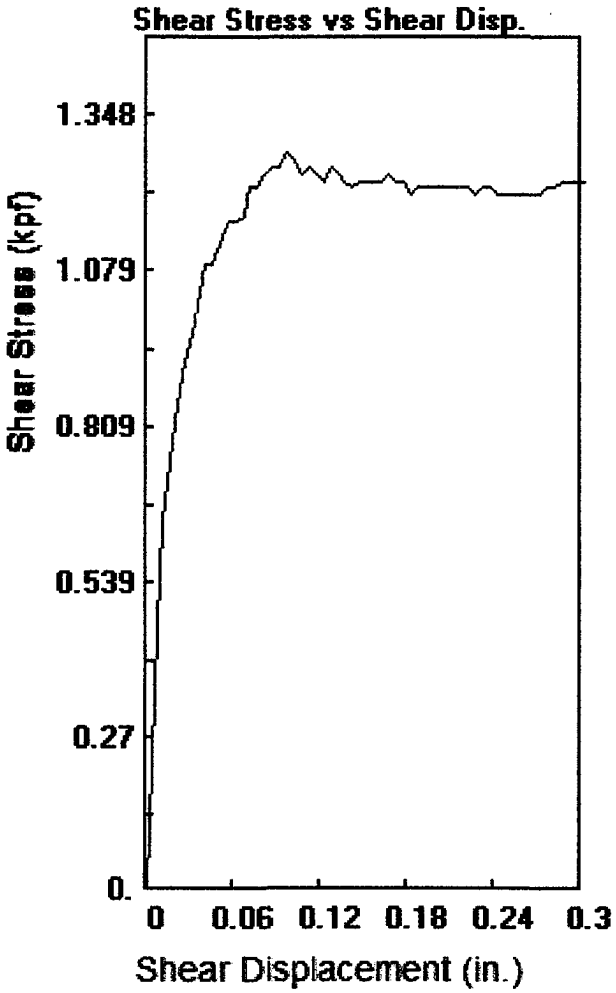
Shear Displacement at maximum Load

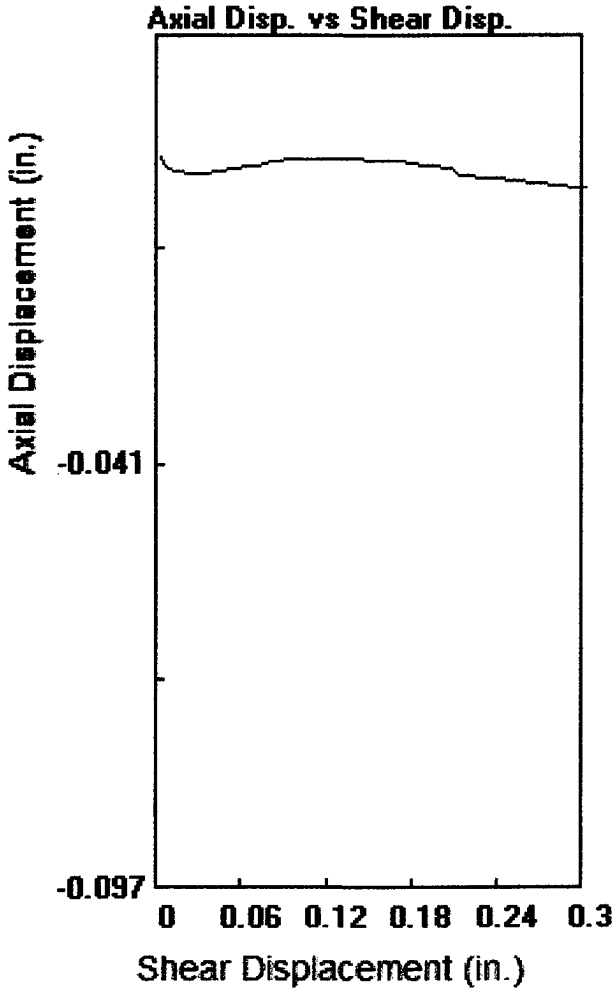
0.0656 in.

Date

6/30/2017

Robertson Geotechnical





Parameters

Client: FEFFER/MONTECITO APTS

Location: 6650 W FRANKLIN

Job # 1966

Sample: 2

Boring: B3

Depth: 15 ft.

File: 196683152.dat

Soil Type:ALLUVIUM

Technician: BF

Axial Load: 2000 psf

Shear Rate: 0.010 in./sec.

Distance: 0.30 in.

Stress at Max Def
1284 0.096

Stress at Max Disp
0.296 1236

Maximum Load

1284 psf

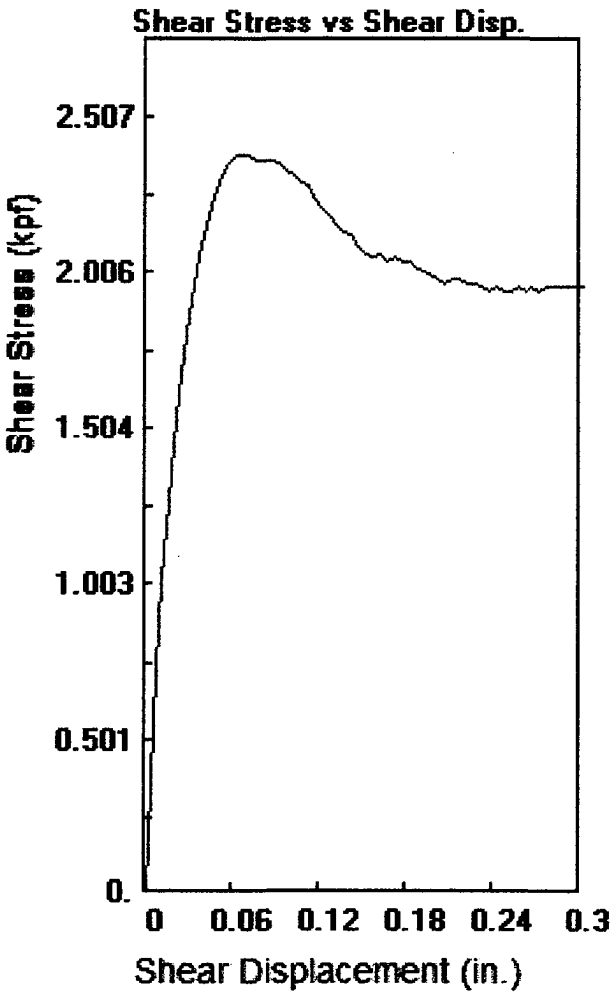
Shear Displacement at maximum Load

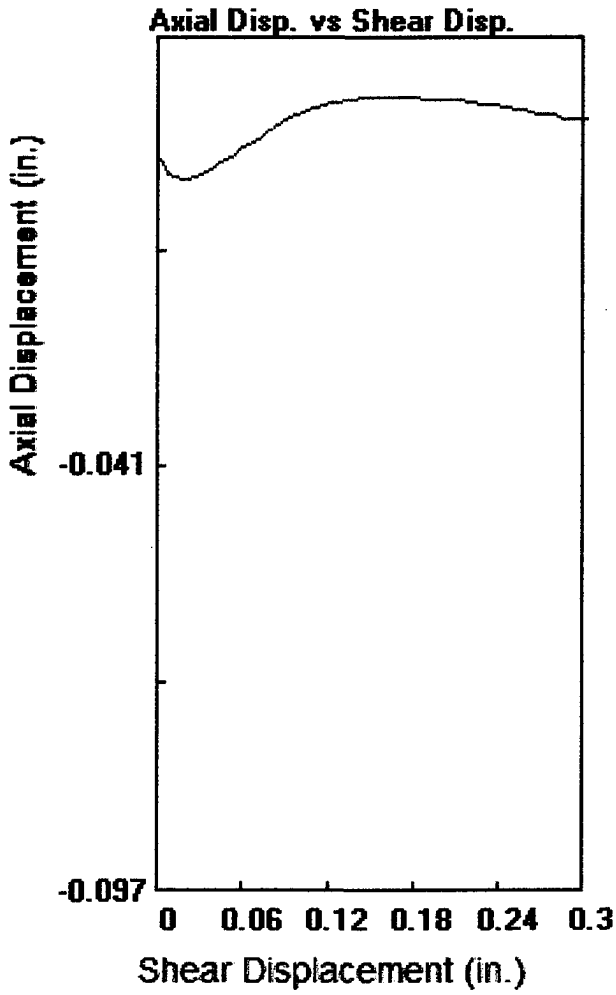
0.0955 in.

Date

6/30/2017

Robertson Geotechnical





Parameters

Client: FEFFER/MONTECITO APTS

Location: 6650 W FRANKLIN

Job # 1966

Soil Type:ALLUVIUM

Sample: 3

Technician: BF

Boring: B3

Axial Load: 3000 psf

Depth: 15 ft.

Shear Rate: 0.010 in./sec.

File: 196683153.dat

Distance: 0.30 in.

Stress at Max Def
2388 0.061

Stress at Max Disp
0.296 1968

Maximum Load

2388 psf

Shear Displacement at maximum Load

0.0606 in.

Date

6/30/2017

Robertson Geotechnical

SOIL LABWORKS LLC

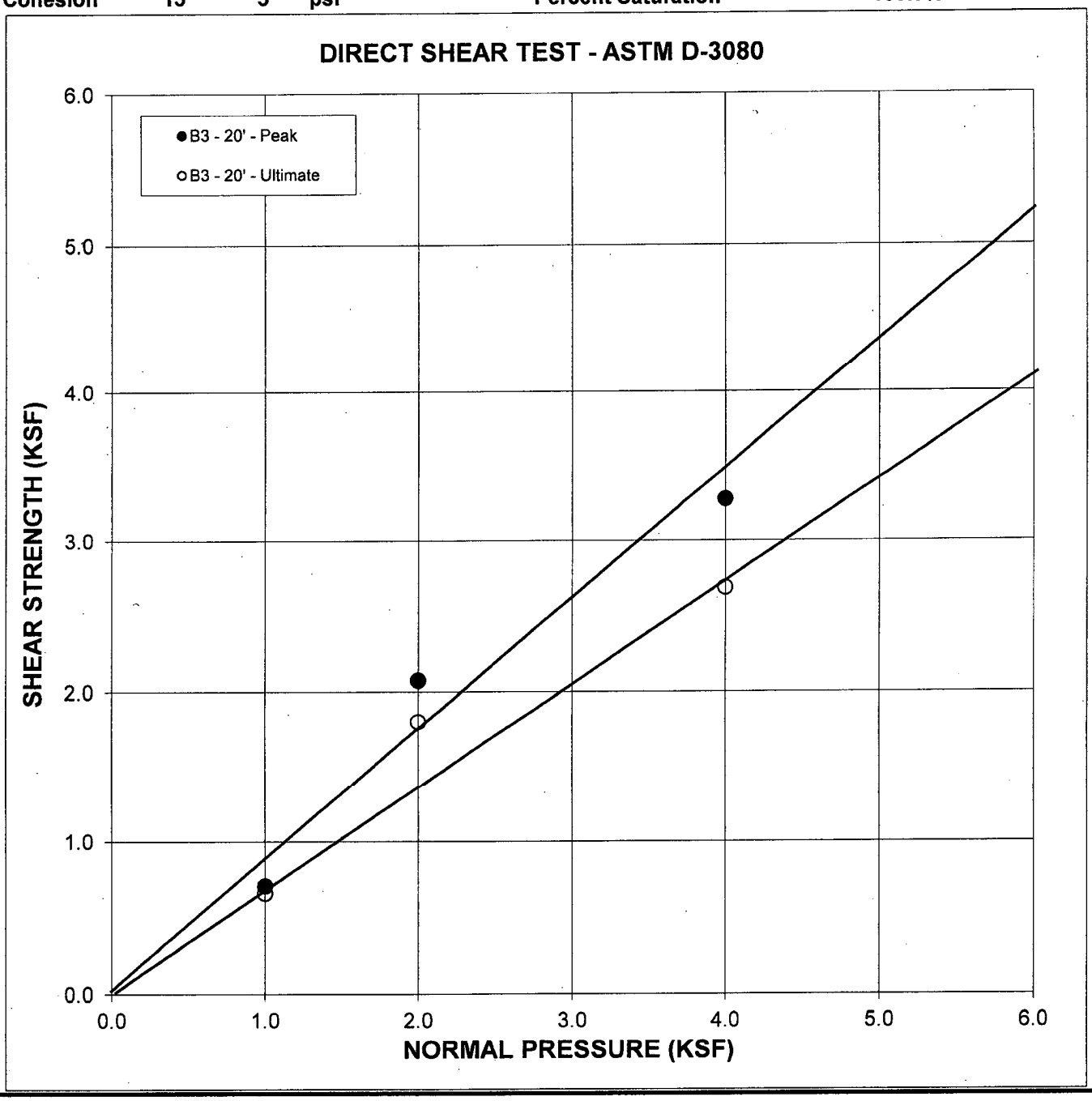
SHEAR DIAGRAM B-6

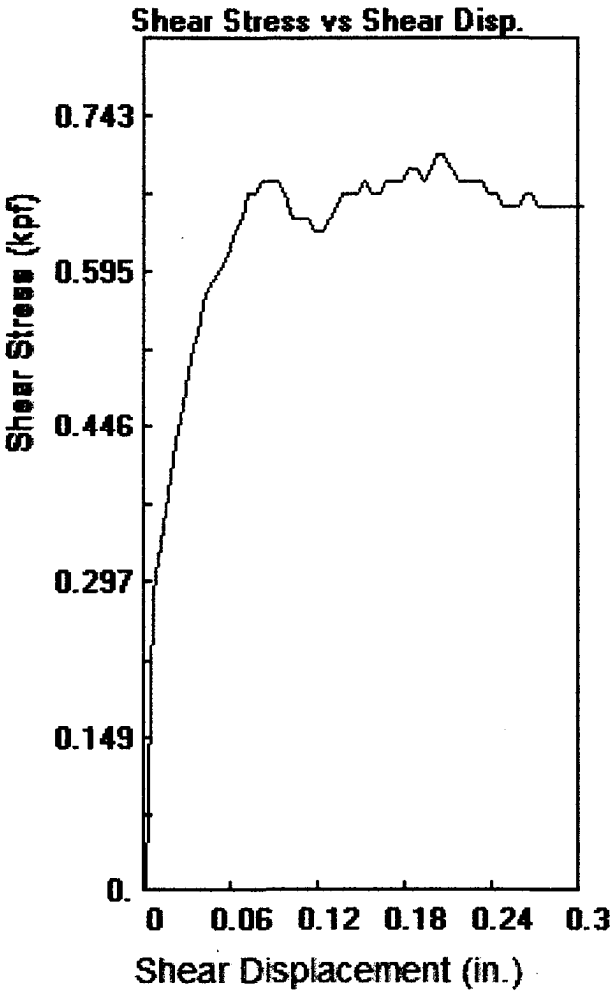
JN: SL15.1966 CONSULTANT JAI
CLIENT: Feffer/Montecito Apts-6650 W Franklin

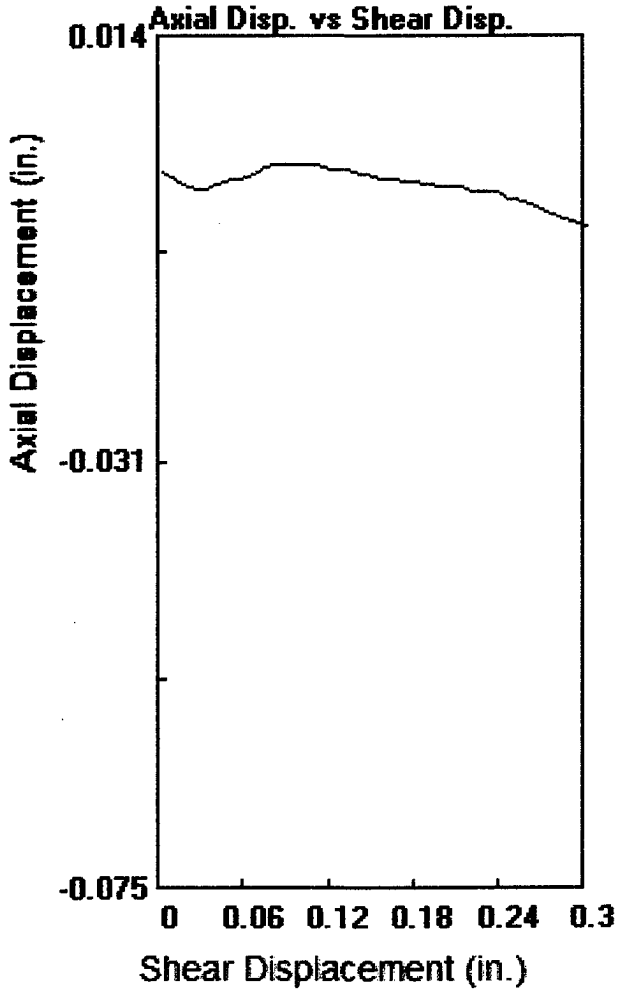
EARTH MATERIAL: ALLUVIUM

	PEAK	ULTIMATE	
Phi Angle	40.5	34	degrees
Cohesion	15	5	psf

Average Moisture Content	21.7%
Average Dry Density (pcf)	114.3
Percent Saturation	100.0%







Parameters

Client: FEFFER/MONTECITO APTS

Location: 6650 W FRANKLIN

Job # 1966

Sample: 1

Boring: B3

Depth: 20 ft.

File: 196683201.dat

Soil Type:ALLUVIUM

Technician: BF

Axial Load: 1000 psf

Shear Rate: 0.010 in./sec.

Distance: 0.30 in.

Stress at Max Def
708 0.201

Stress at Max Disp
0.296 660

Maximum Load

708 psf

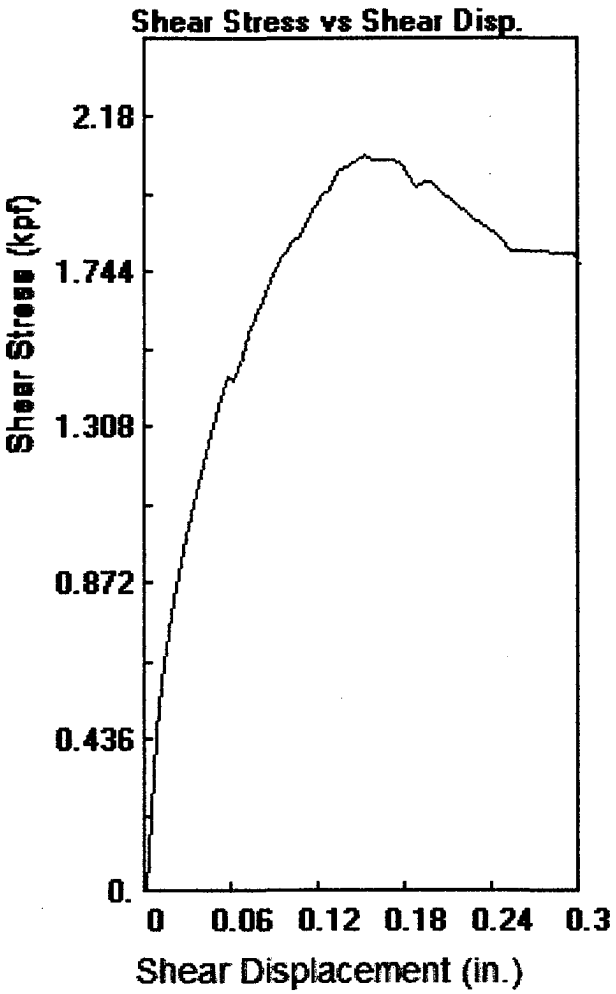
Shear Displacement at maximum Load

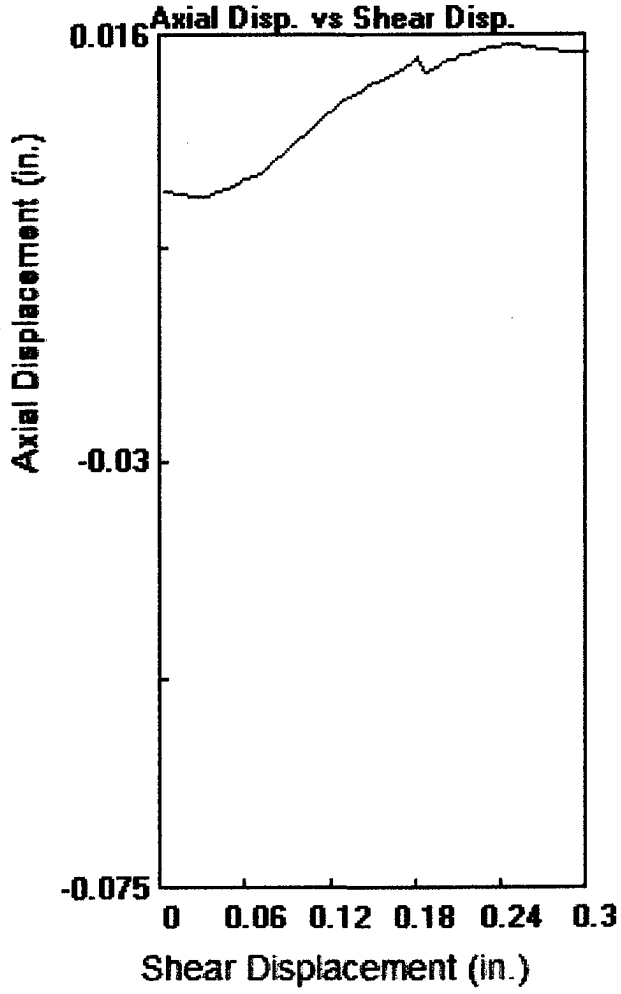
0.2005 in.

Date

6/30/2017

Soil Labworks





Parameters

Client: FEFFER/MONTECITO APTS

Location: 6650 W FRANKLIN

Job # 1966

Soil Type:ALLUVIUM

Sample: 2

Technician: BF

Boring: B3

Axial Load: 2000 psf

Depth: 20 ft.

Shear Rate: 0.010 in./sec.

File: 1966B3202.dat

Distance: 0.30 in.

Stress at Max Def
2076 0.151

Stress at Max Disp
0.296 1800

Maximum Load

2076 psf

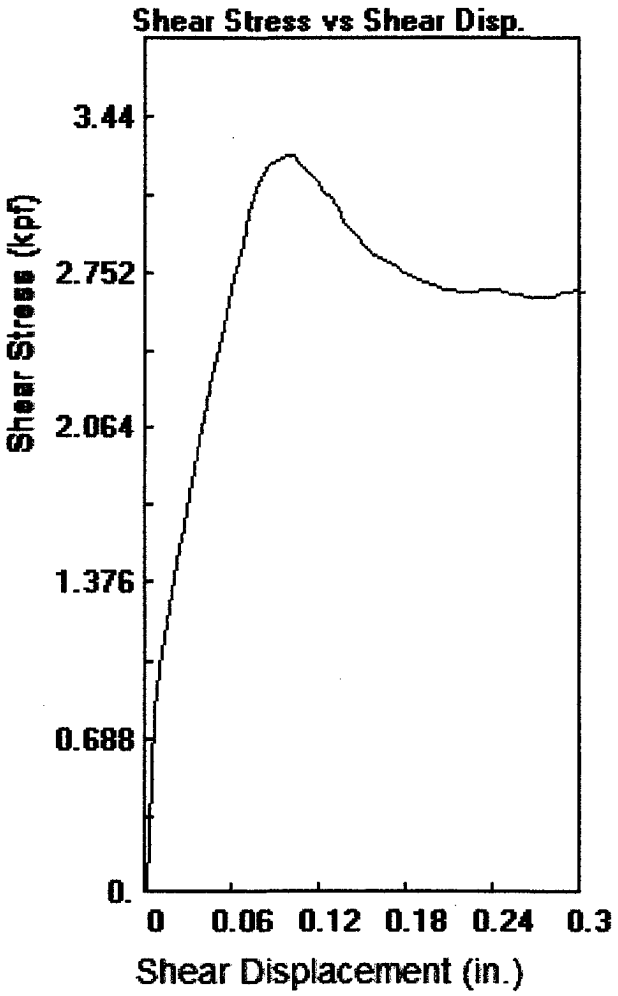
Shear Displacement at maximum Load

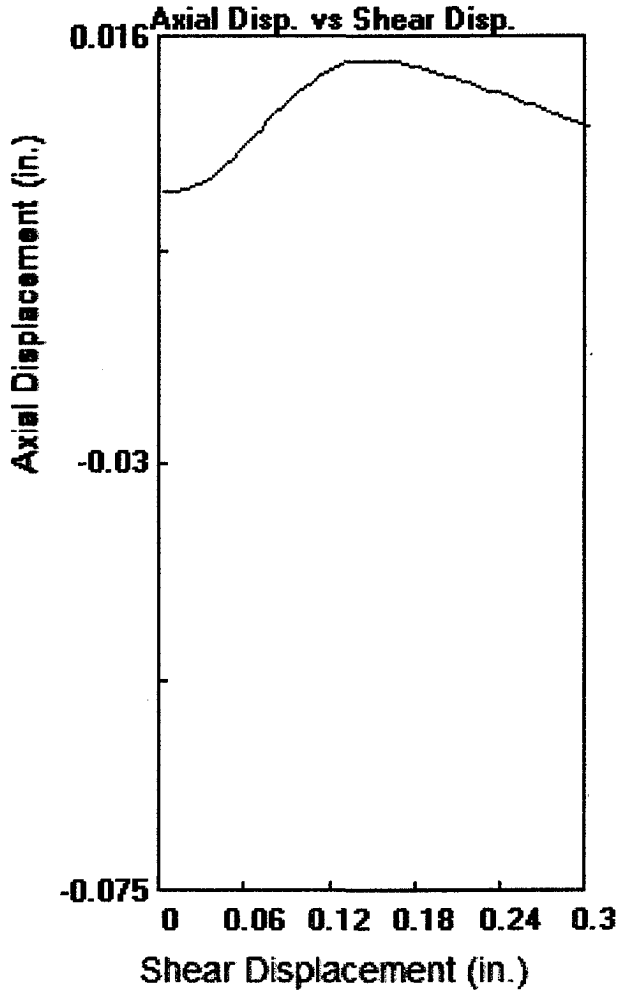
0.1507 in.

Date

6/30/2017

Soil Labworks





Parameters

Client: FEFFER/MONTECITO APTS

Location: 6650 W FRANKLIN

Job # 1966

Sample: 3

Boring: B3

Depth: 20 ft.

File: 19668 3204.dat

Soil Type:ALLUVIUM

Technician: BF

Axial Load: 4000 psf

Shear Rate: 0.010 in./sec.

Distance: 0.30 in.

Stress at Max Def
3276 0.096

Stress at Max Disp
0.296 2688

Maximum Load

3276 psf

Shear Displacement at maximum Load

0.0956 in.

Date

6/30/2017

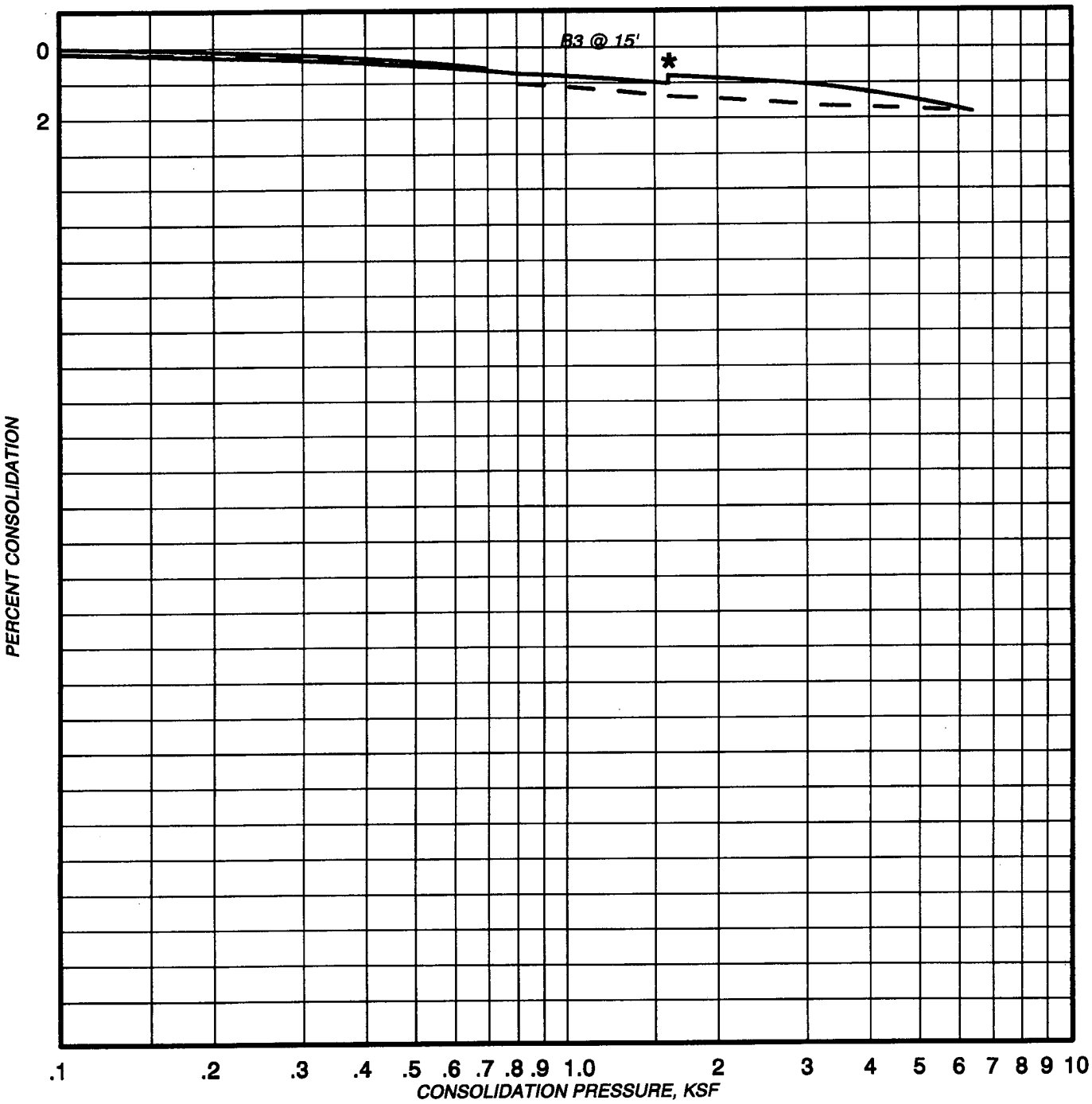
Soil Labworks

CONSOLIDATION TEST

PROJECT: 1966 FEFFER MONTECITO APARTMENTS-6650 W FRANKLIN

SAMPLE: B3 @ 15'

ALLUVIUM



* Water Added

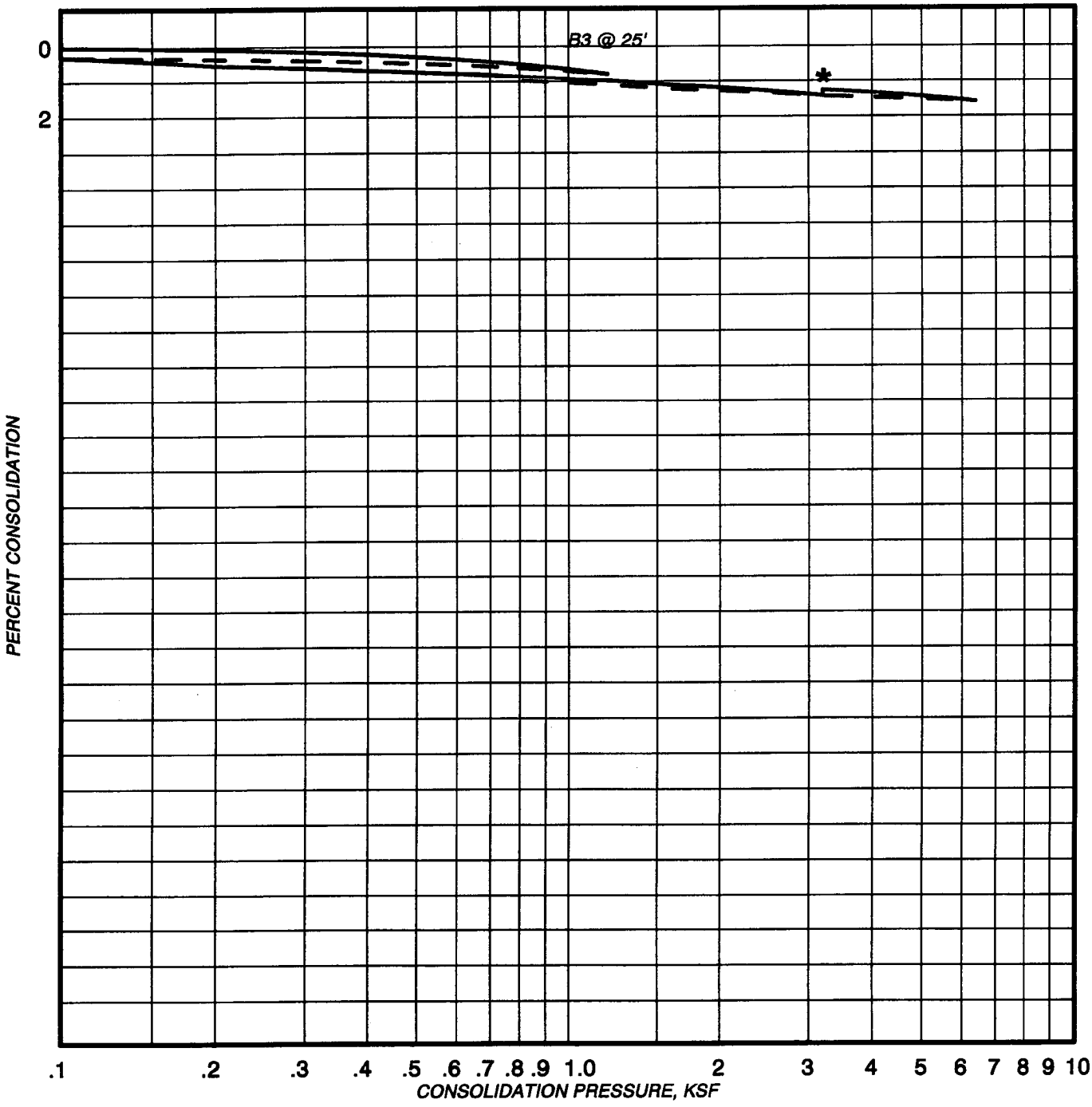
PLATE:

CONSOLIDATION TEST

PROJECT: 1966 FEFFER MONTECITO APARTMENTS-6650 W FRANKLIN

SAMPLE: B3 @ 25'

ALLUVIUM



* Water Added

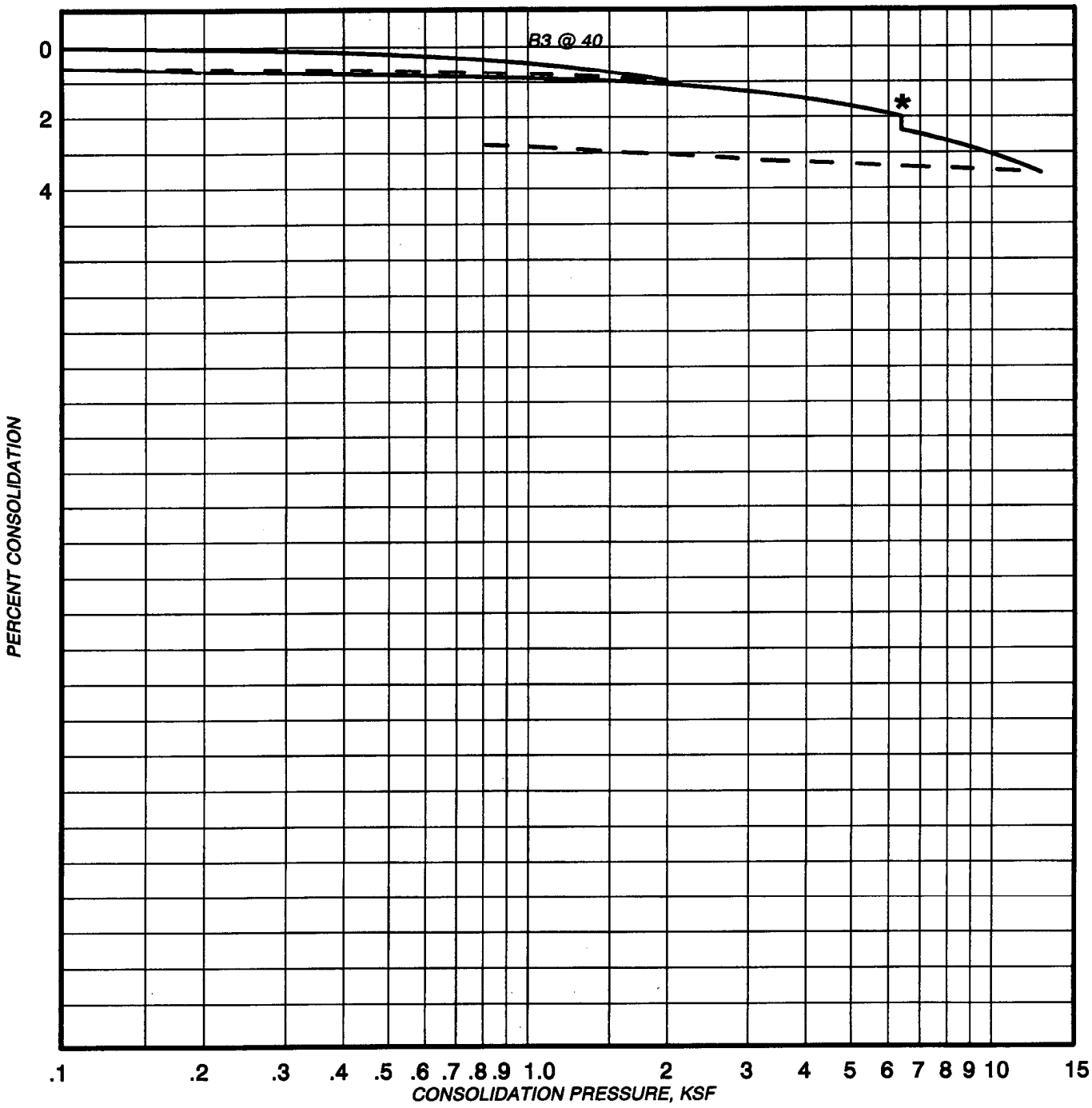
PLATE:

CONSOLIDATION TEST

PROJECT: 1966 FEFFER MONTECITO APARTMENTS-6650 W FRANKLIN

SAMPLE: B3 @ 40

ALLUVIUM



* Water Added

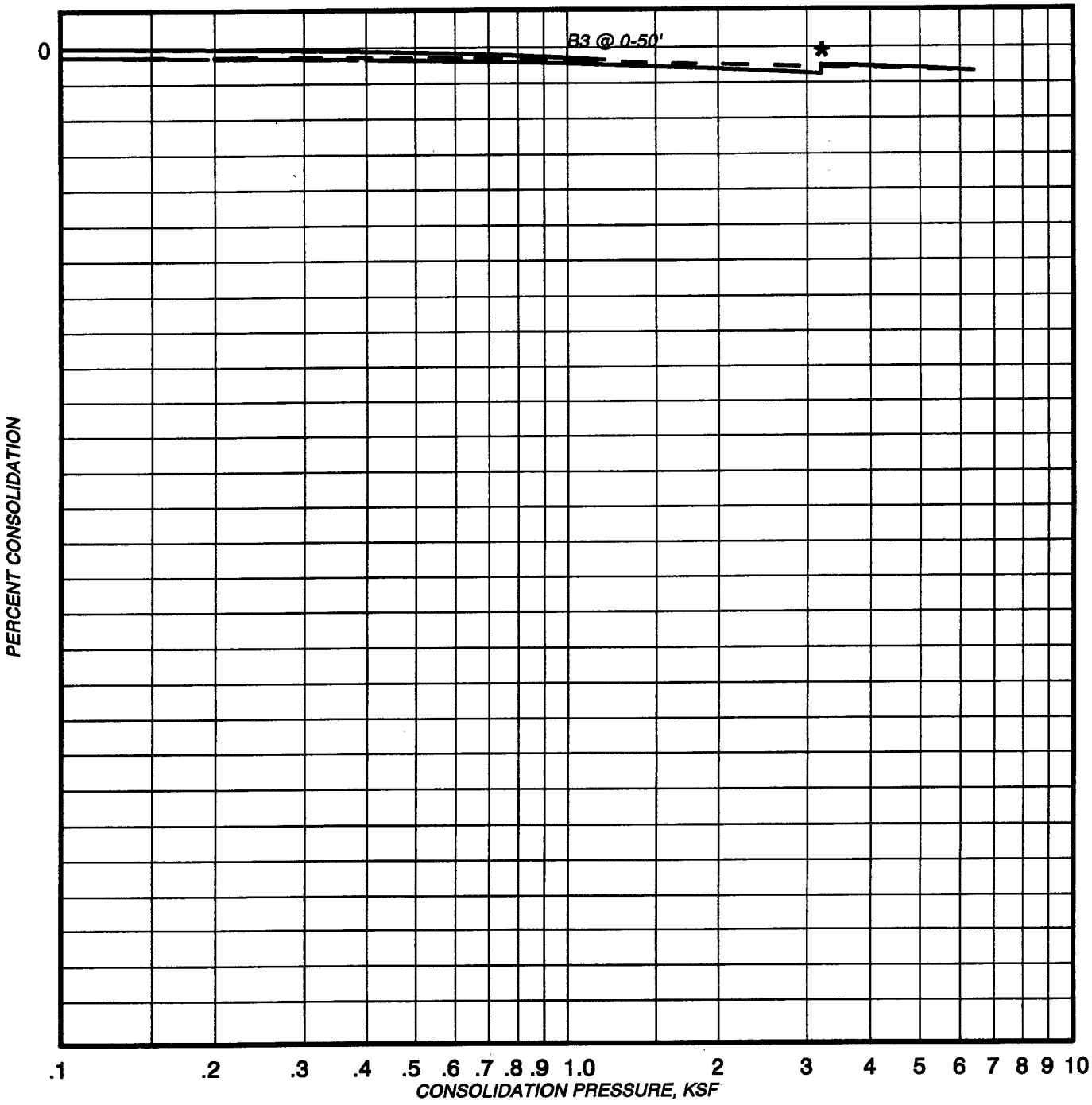
PLATE:

CONSOLIDATION TEST

PROJECT: 1966 FEFFER MONTECITO APARTMENTS-6650 W FRANKLIN - REMOLDED TO 90% MAX DENSITY

SAMPLE: B3 @ 0-50'

FILL/ALLUVIUM



* Water Added

PLATE:

APPENDIX 'C'

Site Plan
&
Cross Sections

GRADING
OVERSIZE DOCUMENT

To view the Grading
oversize document for:

Tract: Hollywood Ocean View Tract (MP 1-62)
Block: 2 Lot: 11 (Arb. 1-4) & 12 (Arb. 1)
Job Address: 6650 & 6668 W. Franklin Ave. & 1855 N. Cherokee Ave.
X-Ref: 2x Date: 7-6-17

Look for the document type called "Grading Oversize Document" dated 7-6-17 from the Document Type list in IDIS Retrieval; copy the corresponding Reel/Batch/Doc numbers (document location on microfilm); and request assistance from the Records Counter staff to view the film and/or print a copy of the images.

SHEET 1 OF 2 SHEETS

HUD Project Name: Montecito Apartments
HUD Project Number: 122-11360
HUD Project Location: Los Angeles, California

A.L.T.A./A.C.S.M. Land Title Survey

(Ground Level)

TP-4 (projected from 6865 Franklin Avenue)

Franklin Avenue (Public Street)

Cherokee Avenue

PROPOSED SIX-STORY BUILDING OVER TWO SUBTERRANEAN LEVELS

PARCEL 1
APN: 5547-003-024

PARCEL 2
APN: 5547-003-023

Af/Qs/Qae/Ttusi

Af/Qae/Ttusi

Existing Ground Level Parking:
ASSIGNED: 40 SPACES
HANDICAPPED: 1 SPACE
TOTAL PARKING: 41 SPACES

EASEMENT ITEM NO. 6

SITE MAP

JOB NO.	1584-54
DATE	7/6/17
SCALE	1"=10'
REF:	BASE MAP FROM SURVEY

NAME: MONTECITO APARTMENTS
SITE: PB
6650 W. FRANKLIN AVENUE

LEGEND
- TP-4 LOCATION OF HAND DUG TEST PITS
- B-3 LOCATION OF GEOTECHNICAL BORING
- BA-6 LOCATION OF BUCKET AUGER
- B — B' SECTION LINE
- LOCATION OF FAULT TRENCH
- GEOLOGIC CONTACT
- SUBJECT PROPERTY LINE
- STRIKE AND DIP OF BEDDING

Date of Survey Map / Plat:
JUNE 11, 2013 (UPDATED PER TEAM COMMENTS, NOT FIELD VERIFIED)
MAY 29, 2015 (UPDATED PER TEAM COMMENTS, NOT FIELD VERIFIED)
MAY 29, 2015 (UPDATED PER PROFORMA AND TEAM COMMENTS, NOT FIELD VERIFIED)
APRIL 8, 2015 (UPDATED PER NEW PER AND TEAM COMMENTS, FIELD VERIFIED)
DECEMBER 3, 2014 (UPDATED PER NEW PER AND TEAM COMMENTS)
SEPTEMBER 29, 2014 (ORIGINAL)

Date of Field Survey:
APRIL 3, 2013 (FIELD VERIFIED)
SEPTEMBER 22, 2014 (ORIGINAL)

Address:
6650 W. 6666 FRANKLIN AVE., LOS ANGELES, CA. 90028

Addressing Addresses:
THE FOLLOWING ADDRESSES SHOWN ON THIS MAP ARE PER THE CITY OF LOS ANGELES NAVIGATE L.A. DATABASE.

Assessor's Parcel Number (A.P.N.):
5547-003-023 (PARCEL 2), 5547-003-024 (PARCEL 1)

General:
ALL EASEMENT DESCRIPTIONS SHOWN HEREON ARE PER PRELIMINARY REPORTS STATED HEREON AND MAY BE SHORTENED OR ABBREVIATED. ORIGINAL DOCUMENT MUST BE USED FOR COMPLETE VERBIAGE AND INTERPRETATION. OTHER EASEMENTS MAY AFFECT SUBJECT PROPERTY BUT EXCLUDED WITH SAID PRELIMINARY REPORTS. THIS MAP / SURVEY DOES NOT CONFORM TO A TITLE SEARCH FOR THIS PROJECT. PROPERTY LINE TIES ARE GRADIENT IN PLAN VIEW, PERPENDICULAR TO PROPERTY.

NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
THIS PROPERTY IS NOT SITUATED WITHIN A WETLAND AREA.

BUILDING AREA CALCULATIONS SHOWN HEREON INCLUDE SQUARE FOOTAGE TO THE OUTERMOST BUILDING FASCIA AT FIRST LIVING LEVEL. ACTUAL LIVING SPACE WILL BE SMALLER.

Bench Mark:
THE ELEVATION OF 418.204 ON BENCH MARK NO. 12-20810 (CUT SPK IN EAST CURB LAS PALMAS AVE, NORTH 2 FEET NORTH OF FRANKLIN AVE, SOUTH END CATCH BASIN) WAS 1988 DATUM, 2000 ADJUSTMENT, AS SHOWN IN CITY OF LOS ANGELES NAVIGATE L.A. DATABASE WAS USED AS ELEVATION DATUM FOR THIS SURVEY.

Basis of Bearings:
THE BEARING OF NORTH ALONG THE CENTERLINE OF CHEROKEE AVE. (FORMERLY MAGNOLIA AVE.) AS SHOWN ON HOLLYWOOD OCEAN VIEW TRACT, MAP BOOK 1, PAGE 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

Boundary:
ESTABLISHED PER PER, ADJUSTED TO FOUND CITY CENTERLINE MONUMENTS, USING STANDARD SURVEYING PROCEDURES.

Area:
GROSS AREA OF BOTH PARCELS: 33,793 SQUARE FEET, 0.78 ACRES
PARCEL 1: 21,782 SQUARE FEET, 0.50 ACRES
PARCEL 2: 12,000 SQUARE FEET, 0.28 ACRES

Flood Zone:
THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON FEMA MAP NUMBER OF 06037C1605F DATED SEPTEMBER 26, 2008. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

Zoning Information:
REFERENCE: ZIMAS.LACITY.ORG
(ZIMAS.CONCITYMAP.ORG/LOS ANGELES PLANNING AND ZONING/MUNICIPAL CODE.)
CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING(CITYPLANNING.LACITY.ORG)

ZONE: [Q]R4-2 "QUALIFIED MULTIPLE DWELLING ZONE"

ZONE INFORMATION: 2-2433 HOLLYWOOD COMMUNITY PLAN SUBJECTION
2-2436 PRELIMINARY HOLLYWOOD FIRE STUDY AREA
2-2371 LOS ANGELES STATE ENTERPRISE ZONE
2-1352 HOLLYWOOD REDEVELOPMENT PROJECT
2-2277 HOLLYWOOD REDEVELOPMENT PROJECT

MINIMUM BUILDING SETBACKS:
FRONT SETBACK: 15 FEET (BUILDING IS NOT IN COMPLIANCE) (7)
SIDE YARD SETBACK: 13 FEET (BUILDING IS NOT IN COMPLIANCE) (7)
REAR SETBACK: 20 FEET
REQUIRED PARKING: TO BE DETERMINED BY CITY PLANNING OFFICER. (9)
(SPECIAL NOTE: INSTRUMENT NO. 86-1388889, REDUCES PARKING REQUIREMENT BY 40%)

Total Existing Parking:
STANDARD: 56 SPACES
COMPACT: 9 SPACES
HANDICAPPED: 1 SPACE
RESERVED: 1 SPACE
MAINTENANCE: 1 SPACE

Existing Upper Garage Parking:
STANDARD: 13 SPACES
COMPACT: 1 SPACE
RESERVED: 1 SPACE
TOTAL PARKING: 15 SPACES (SEE SHEET 2)

TOTAL PARKING: 69 SPACES

Existing Ground Level Parking:
STANDARD: 40 SPACES
HANDICAPPED: 1 SPACE
MAINTENANCE: 1 SPACE

Existing Lower Garage Parking:
STANDARD: 9 SPACES
HANDICAPPED: 1 SPACE
COMPACT: 5 SPACES
TOTAL PARKING: 15 SPACES (SEE SHEET 2)

TOTAL PARKING: 41 SPACES

Utilities:
IF UNDERGROUND PUBLIC UTILITIES, OTHER SUBSTRUCTURES OR ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES, BUT FROM OTHERS NOT ASSOCIATED WITH THIS COMPANY. THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. IT IS ADVISED TO CALL UNDERGROUND SERVICE ALERT, (800) 227-2600, BEFORE DIGGING ON THIS SITE.

BURIED UTILITIES SHOWN HEREON PER L.A. CITY SUBSTRUCTURE MAPS 219-3C, 363-14, D-2227-1 & SEWER WYE MAPS 150A185 AND 480-1.

Proforma ALTA Policy Report (PROFORMA):
PREPARED BY: CHICAGO TITLE COMPANY, ORDER NO.: 08012507-619-JM4, DATED MAY 27, 2015.

Legal Description Per PROFORMA:
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

Parcel 1:
THE EAST 105 FEET OF LOT 11 AND THE NORTH HALF OF LOT 12 IN BLOCK 2 OF THE HOLLYWOOD OCEAN VIEW TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Parcel 2:
THE WEST 120 FEET OF LOT 11 IN BLOCK 2 OF THE HOLLYWOOD OCEAN VIEW TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Schedule B - Part 1 - Exceptions per PROFORMA:
△1. NOT A SURVEY MATTER.
△A. NOT A SURVEY MATTER.
△C. NOT A SURVEY MATTER.
△1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
△2. NOT A SURVEY MATTER.
△3. NOT A SURVEY MATTER.
△4. A COVENANT AND AGREEMENT WHEREIN THE OWNERS OF SAID LAND COVENANT AND AGREE THAT SAID LAND SHALL BE HELD AS ONE PARCEL AND NO PORTION SHALL BE SOLD SEPARATELY, WHICH COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS.
RECORDED: JUNE 11, 1984, AS INSTRUMENT NO. 84-683771 OFFICIAL RECORDS
△5. A DOCUMENT SUBJECT TO ALL TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.
ENTITLED: PERPETUAL PRESERVATION AND CONSERVATION RESTRICTION AND AGREEMENT
BY AND BETWEEN: MONTECITO APARTMENTS LIMITED, A CALIFORNIA LIMITED PARTNERSHIP (GRANTOR) AND UNITED COMMUNITY HOUSING AND DEVELOPMENT CORP., A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION (GRANTEE)
RECORDED: DECEMBER 31, 1984, AS INSTRUMENT NO. 84-1423595, OFFICIAL RECORDS
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
○6. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
PURPOSE: PUBLIC UTILITIES
RECORDED: JULY 22, 1985, AS INSTRUMENT NO. 85-830954, OFFICIAL RECORDS
AFFECTS: THE NORTHERLY 3 FEET OF THE NORTH 50 FEET OF LOT 11
△7. THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED OCTOBER 15, 1986, AS INSTRUMENT NO. 86-1388889, OF OFFICIAL RECORDS.
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
AMONG OTHER THINGS, SAID DOCUMENT PROVIDES FOR:
WE DO HEREBY COVENANT AND AGREE TO AND WITH SAID CITY TO DEVELOP THE ADDITIONAL PARKING SPACES REQUIRED IN THE EVENT THE DEVELOPMENT CEASES TO QUALIFY UNDER 12 21A(D)(1).
○8. ANY RIGHTS, INTEREST, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON A SURVEY PLAT
ENTITLED: ALTA/ACSM LAND TITLE SURVEY
DATED: SEPTEMBER 29, 2014 AND LAST REVISED,_____ 2015
PREPARED BY: HAHN AND ASSOCIATES, INC.
PROJECT NO.: 6109-11-001
(8A) A) A 0.32' ENCROACHMENT OF A WALL ONTO THE PROPERTY FROM THE LAND ADJOINING TO THE WEST. SAID ENCROACHMENT IS NEAR THE NORTHWEST CORNER OF SAID PROPERTY.
(8B) B) A 0.05' ENCROACHMENT OF A WROUGHT IRON FENCE ONTO THE LAND ADJOINING TO THE WEST. SAID ENCROACHMENT IS NEAR THE NORTHWEST CORNER OF SAID PROPERTY.
(8C) C) AN ENCROACHMENT OF A WROUGHT IRON FENCE INTO THE STREET RIGHT OF WAY OF FRANKLIN AVENUE, TO UNDISCLOSED AMOUNTS.
(8D) D) A 1.87' ENCROACHMENT OF A BUILDING OVERHANG INTO THE STREET RIGHT OF WAY OF FRANKLIN AVENUE, TO UNDISCLOSED AMOUNTS.
(8E) E) A 0.01' TO 0.02' ENCROACHMENT OF A AN EXISTING 1-STORY BUILDING INTO THE STREET RIGHT OF WAY OF FRANKLIN AVENUE.
(8F) F) A 0.04' TO 0.13' ENCROACHMENT OF A CONCRETE SIDEWALK ONTO THE PROPERTY FROM THE STREET RIGHT OF WAY OF CHEROKEE AVENUE.
(8G) G) AN UNRECORDED EASEMENT OR LESSER RIGHT FOR TWO CONCRETE ELECTRICAL VAULTS WITH MANHOLES AND VENTS LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY.

(8H) H) AN ENCROACHMENT OF OVERHEAD UTILITY WIRES RUNNING NORTH-SOUTH ACROSS THE WESTERLY PORTION OF THE PROPERTY ACROSS THE NORTH AND SOUTH BOUNDARIES.
(8I) I) A 0.1' ENCROACHMENT OF A WALL ONTO THE LAND ADJOINING THE PROPERTY TO THE WEST. SAID ENCROACHMENT IS AT THE SOUTHWEST CORNER OF SAID PROPERTY.
(8J) J) AN 0.24' ENCROACHMENT OF A WALL ONTO THE LAND ADJOINING THE PROPERTY TO THE WEST. SAID ENCROACHMENT IS NEAR THE MID-POINT OF THE WEST BOUNDARY OF SAID PROPERTY.

△9. INTENTIONALLY DELETED.
△10. INTENTIONALLY DELETED.
△11. INTENTIONALLY DELETED.
△12. INTENTIONALLY DELETED.
△13. INTENTIONALLY DELETED.
△14. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: EASEMENT AND MEMORANDUM OF AGREEMENT
RECORDING DATE: APRIL 3, 2013
RECORDING NO: AS INSTRUMENT NO. 20130500484, OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(BLANKET IN NATURE)
△15. INTENTIONALLY DELETED.
△16. INTENTIONALLY DELETED.
△17. INTENTIONALLY DELETED.
△18. INTENTIONALLY DELETED.
△19. INTENTIONALLY DELETED.

Schedule B - Part 2 - Exceptions per PROFORMA:
△1. NOT A SURVEY MATTER.
△2. NOT A SURVEY MATTER.
△3. A DOCUMENTS SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.
ENTITLED: AGREEMENT CONTAINING COVENANTS AFFECTING REAL PROPERTY
DATED: OCTOBER 22, 1986
BY AND BETWEEN: THOMAS L. SAFRAN, AN UNMARRIED MAN, AND THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA, A PUBLIC BODY, CORPORATE AND POLITIC
RECORDED: OCTOBER 31, 1986, AS INSTRUMENT NO. 86-1370330, OFFICIAL RECORDS
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS
BY THE PROVISION OF AN AGREEMENT:
DATED: JUNE 3, 2011
EXECUTED BY: MONTECITO APARTMENTS HOUSING, LP, A CALIFORNIA LIMITED PARTNERSHIP; THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA, A PUBLIC BODY CORPORATE AND POLITIC; WELLS FARGO BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS
RECORDED: JUNE 27, 2011 AS INSTRUMENT NO. 20110867647 OF OFFICIAL RECORDS
SAID INSTRUMENT WAS MADE SUBORDINATE TO THE REGULATORY AGREEMENT RECORDED JUNE 27, 2011 AS INSTRUMENT NOS. 20110867642 OF OFFICIAL RECORDS.
AN AGREEMENT RECORDED RECORDING DATE OF SUBORDINATION AGREEMENT AS INSTRUMENT NO. RECORDING NO. OF SUBORDINATION AGREEMENT WHICH STATES THAT THIS INSTRUMENT WAS SUBORDINATED TO THE DOCUMENT OR INTEREST DESCRIBED IN THE INSTRUMENT
RECORDING DATE:
RECORDING NO:
△4. NOT A SURVEY MATTER.
△5. NOT A SURVEY MATTER.
△6. NOT A SURVEY MATTER.
△7. NOT A SURVEY MATTER.

Exceptions Legend:
△= NOT PLOTTABLE (SEE TITLE REPORT AND ACTUAL DOCUMENTS FOR DETAILS)
○= PLOTTED HEREON (SEE TITLE REPORT AND ACTUAL DOCUMENTS FOR DETAILS)

Surveyor's Notice:
(1) = NO EASEMENT STATED ON TITLE REPORT FOR OVERHEAD WIRES.
(2) = INTENTIONALLY DELETED.
(3) = THE PLACEMENT OF THE DIVIDING LINE BETWEEN PARCELS 1 & 2 OF PTR HAS BEEN DETERMINED BY CHAIN OF TITLE DOCUMENTS. SENIOR DEED RIGHTS BELONG TO PARCEL 2 OF PTR, GIVING IT THE DEED SPECIFIED "WEST 120 FEET OF LOT 11". ALL EXCESS (APPROXIMATELY 3') HAS BEEN ALLOCATED TO PARCEL 1 OF PTR.
(4) = NO EASEMENT STATED ON TITLE REPORT FOR ELECTRICAL UTILITY STRUCTURES OR POSSIBLE BURIED ELECTRICAL.
(5) = ENCROACHMENT BY SUBJECT PROPERTY ONTO OTHERS.
(6) = ENCROACHMENT ONTO SUBJECT PROPERTY BY OTHERS.
(7) = SUBJECT PROPERTY IS LISTED AS A CALIFORNIA HISTORICAL RESOURCE (#1363)
REFERENCE NO.: 5379-19-0168 & REFERENCE NO.: 0053-0798-0000

Survey Prepared For:
Thomas Safran & Associates
11812 San Vicente Blvd., Suite 600
Los Angeles, CA 90049
(310) 820-4888

Survey Prepared By:
Hahn and Associates, Inc.
26074 Avenue Hall, Suite 2
Valencia, CA 91355
(661) 775-9500

HAHN AND ASSOCIATES, INC.

Surveyor's Certificate:
TO MONTECITO HOUSING APARTMENTS LP; WELLS FARGO BANK, NATIONAL ASSOCIATION; CALIFORNIA COMMUNITY REINVESTMENT CORPORATION; LAWYERS TITLE COMPANY; COMMONWEALTH LAND TITLE COMPANY; DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD); AND TO THEIR SUCCESSORS AND ASSIGNS;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b1), 8, 9, 10(a), 10(b), 11(b), 12, 13, 14, 16, 17, 18, 19, 20(a) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 3, 2015.

DATE OF PLAT OR MAP: JUNE 11, 2015

NAME: BRANDON M. HAHN

DATE OF SIGNATURE: JUNE 11, 2015

REGISTRATION NO.: PLS 7962

BRANDON M. HAHN — LICENSED LAND SURVEYOR — EXP. 12-31-16 — NO. LS 7962 — STATE OF CALIFORNIA

6109 JOB NO.: 6109-11-001 A

1050915201742371

SHEET 1 OF 2 SHEETS

HUD Project Name: Montec[illegible] Apartments
HUD Project Number: 122-[illegible]360
HUD Project Location: Los [illegible]geles, California

Date of Survey Map / Plat:
JUNE 11, 2015 (UPDATED PER TEAM COMMENTS, NOT FIELD VERIFIED)
MAY 29, 2015 (UPDATED PER TEAM COMMENTS, NOT FIELD VERIFIED)
MAY 22, 2015 (UPDATED PER PROFORMA AND TEAM COMMENTS, NOT FIELD VERIFIED)
APRIL 6, 2015 (UPDATED PER NEW PTR AND TEAM COMMENTS, FIELD VERIFIED)
DECEMBER 3, 2014 (UPDATED PER NEW PTR AND TEAM COMMENTS)
SEPTEMBER 29, 2014 (ORIGINAL)

Date of Field Survey:
APRIL 3, 2015 (FIELD VERIFIED)
SEPTEMBER 22, 2014 (ORIGINAL)

Address:
6650 & 6660 FRANKLIN AVE., LOS ANGELES, CA 90028

Adjoining Addresses:
THE ADJOINING ADDRESSES SHOWN ON THIS MAP ARE PER THE CITY OF LOS ANGELES NAVIGATE L[illegible]

Assessor's Parcel Number (A.P.N.):
5547-003-023 (PARCEL 2), 5547-003-024 (PARCEL 1)

General:
ALL EASEMENT DESCRIPTIONS SHOWN HEREON ARE PER PRELIMINARY REPORTS STATED HEREON AN[illegible] ABBREVIATED. ORIGINAL DOCUMENT MUST BE USED FOR COMPLETE VERBIAGE AND INTERPRETATION. [illegible] EXIST WITHIN SUBJECT PROPERTY, NOT INCLUDED WITHIN SAID PRELIMINARY REPORTS. HAHN AND AS[illegible] PERFORM A TITLE SEARCH FOR THIS PROJECT. PROPERTY LINE CLEARS ARE ORIENTED IN PLAN VIE[illegible] PROPERTY LINE.

NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY [illegible]
NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING [illegible]
NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
THIS PROPERTY IS NOT SITUATED WITHIN A WETLAND AREA.

BUILDING AREA CALCULATIONS SHOWN HEREON INCLUDE SQUARE FOOTAGE TO THE OUTERMOST BUIL[illegible] LIVING LEVEL. ACTUAL LIVING SPACE WILL BE SMALLER.

Bench Mark:
THE ELEVATION OF 418.204 ON BENCH MARK NO. 12-20810 (CUT SPK IN EAST CURB LAS PALMA[illegible] NORTH OF FRANKLIN AVE. SOUTH END CATCH BASIN) NAVD 1988 DATUM, 2000 ADJUSTMENT, AS S[illegible] ANGELES NAVIGATE L.A. DATABASE WAS USED AS ELEVATION DATUM FOR THIS SURVEY.

Basis of Bearings:
THE BEARING OF NORTH ALONG THE CENTERLINE OF CHEROKEE AVE. (FORMERLY MAGNOLIA AVE.) A[illegible] OCEAN VIEW TRACT, MAP BOOK 1, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, [illegible] OF BEARINGS FOR THIS SURVEY.

Boundary:
ESTABLISHED PER PTR, ADJUSTED TO FOUND CITY CENTERLINE MONUMENTS, USING STANDARD SUR[illegible]

Area:
GROSS AREA OF BOTH PARCELS: 33,783 SQUARE FEET, 0.78 ACRES
PARCEL 1: 21,782 SQUARE FEET, 0.50 ACRES
PARCEL 2: 12,002 SQUARE FEET, 0.28 ACRES

Flood Zone:
THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON FIRM MAP NUMBER OF 06037C1605F DATED [illegible] AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

Zoning Information:
REFERENCE: ZIMAS.LACITY.ORG
AMLEGAL.COM(CALIFORNIA/LOS ANGELES PLANNING AND ZONING/MUNICIPAL CODE)
CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING(CITYPLANNING.LACITY.ORG)

ZONE: [Q]R4-2 "QUALIFIED MULTIPLE DWELLING ZONE"

ZONE INFORMATION: D-2433 HOLLYWOOD COMMUNITY PLAN INJUNCTION
D-2436 PRELIMINARY HOLLYWOOD FAULT STUDY AREA
D-2374 LOS ANGELES STATE ENTERPRISE ZONE
D-1352 HOLLYWOOD REDEVELOPMENT PROJECT
D-2277 HOLLYWOOD REDEVELOPMENT PROJECT

MINIMUM BUILDING SETBACKS:

FRONT SETBACK: 15 FEET (BUILDING IS NOT IN COMPLIANCE) (7)

SIDE YARD SETBACK: 13 FEET (BUILDING IS NOT IN COMPLIANCE) (7)

REAR SETBACK: 20 FEET

REQUIRED PARKING: TO BE DETERMINED BY CITY PLANNING OFFICIAL (7)
(SPECIAL NOTE: INSTRUMENT NO. 86-1308889, REDUCES PARKING REQU[illegible]

Total Existing Parking:
STANDARD: 58 SPACES
COMPACT: 7 SPACES
HANDICAPPED: 1 SPACE
RESERVED: 1 SPACE
MAINTENANCE: 1 SPACE

TOTAL PARKING: 69 SPACES

Existing Ground Level Parking:
STANDARD: 40 SPACES
MAINTENANCE: 1 SPACE

TOTAL PARKING: 41 SPACES

Existing Upper Garage Parking:
STANDARD: 10 SPACES
COMPACT: 2 SPACE
RESERVED: 1 SPACE

TOTAL PARKING: 13 SPACES (SEE SHEET 2)

Existing Lower Garage Parking:
STANDARD: 9 SPACES
HANDICAPPED: 1 SPACE
COMPACT: 5 SPACES

TOTAL PARKING: 15 SPACES (SEE SHEET 2)

Utilities:
IF UNDERGROUND PUBLIC UTILITIES, OTHER SUBSTRUCTURES OR ZONE, SETBACK AND STREET WIDT[illegible] HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURC[illegible] NOT CONNECTED WITH THIS COMPANY, THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY [illegible] SAID INFORMATION. IT IS ADVISED TO CALL UNDERGROUND SERVICE ALERT, (800) 227-2600, BEFO[illegible]

BURIED UTILITIES SHOWN HEREON PER L.A. CITY SUBSTRUCTURE MAPS 218-3C, 363-14, D-2227-[illegible] SEWER WYE MAPS 130A185 AND 4601-1.

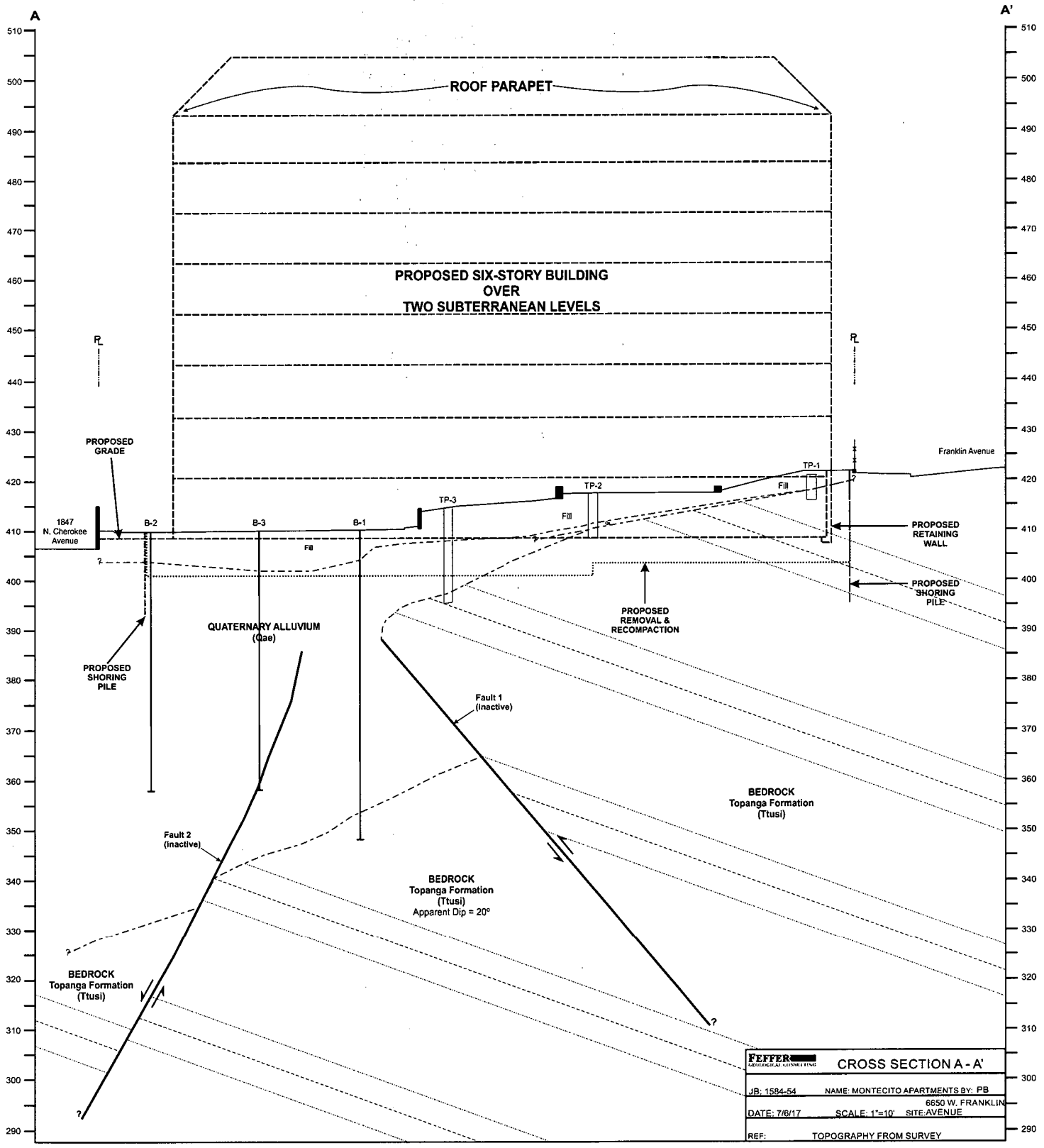
Proforma ALTA Policy Report (PROFORMA):
PREPARED BY COMMONWEALTH LAND TITLE COMPANY, ORDER NO.: 08012507-919-AMH,
DATED MAY 27, 2015.

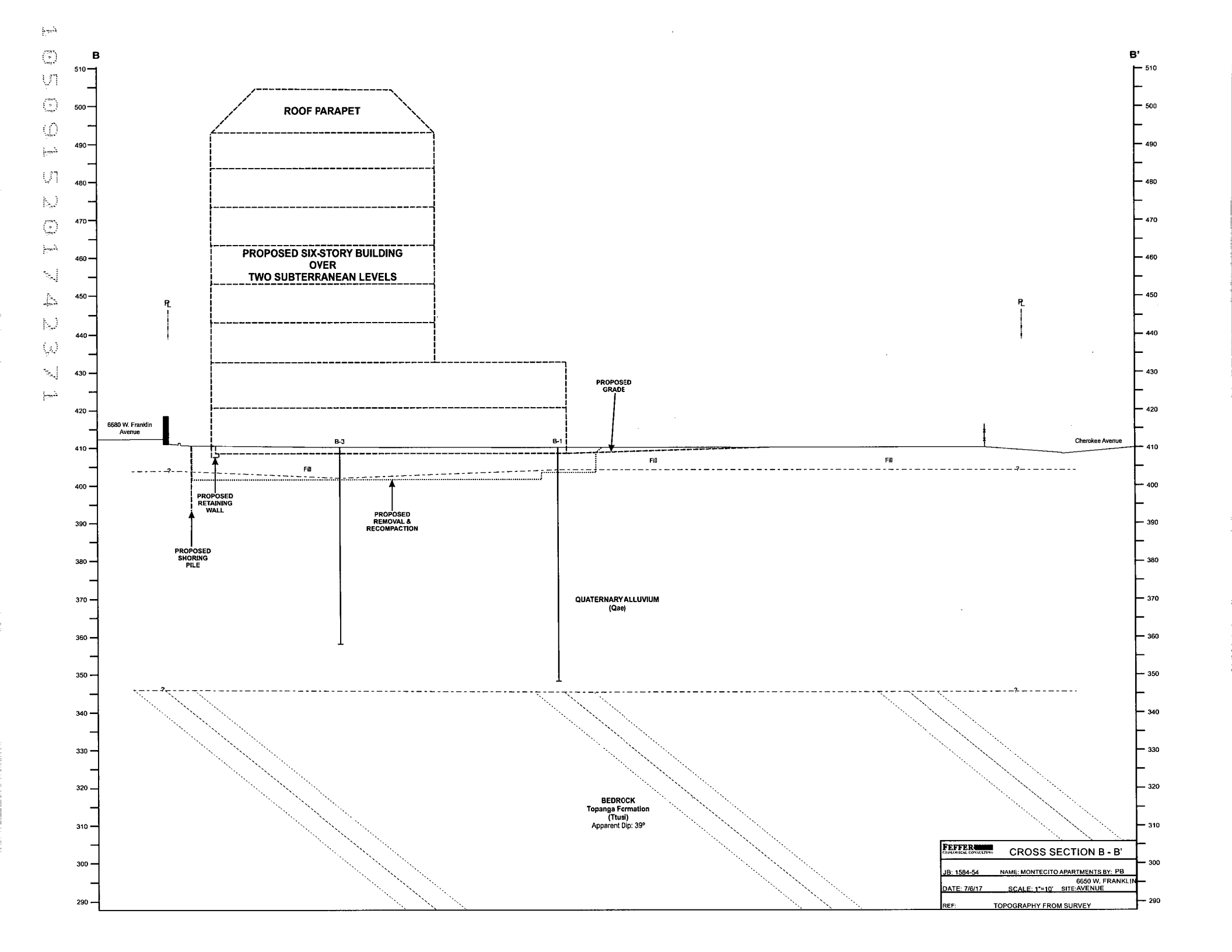
Legal Description Per PROFORMA:
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORN[illegible]

Parcel 1:
THE EAST 105 FEET OF LOT 11 AND THE NORTH HALF OF LOT 12 IN BLOCK 2 OF THE HOLLYWOO[illegible] CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED [illegible] MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Parcel 2:
THE WEST 120 FEET OF LOT 11 IN BLOCK 2 OF THE HOLLYWOOD OCEAN VIEW TRACT, IN THE CITY [illegible] OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 63 OF MAPS, [illegible] COUNTY RECORDER OF SAID COUNTY.

Schedule B - Part 1 - Exceptions per PROFORMA:
△ A. NOT A SURVEY MATTER.
△ B. NOT A SURVEY MATTER.
△ C. NOT A SURVEY MATTER.
△ 1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
△ 2. NOT A SURVEY MATTER.
△ 3. NOT A SURVEY MATTER.
△ 4. A COVENANT AND AGREEMENT WHEREIN THE OWNERS OF SAID LAND COVENANT AND AGREE THAT [illegible] AS ONE PARCEL, AND NO PORTION SHALL BE SOLD SEPARATELY, WHICH COVENANT IS EXPRESSED [illegible] AND BE BINDING UPON FUTURE OWNERS.
RECORDED JUNE 11, 1984, AS INSTRUMENT NO. 84-683771, OFFICIAL RECORDS
△ 5. A DOCUMENT SUBJECT TO ALL TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.
ENTITLED: PERPETUAL PRESERVATION AND CONSERVATION RESTRICTION AND AGREEMENT
BY AND BETWEEN: MONTECITO APARTMENTS LIMITED, A CALIFORNIA LIMITED PARTNERSHIP (GRANTO[illegible] HOUSING AND DEVELOPMENT CORP., A CALIFORNIA NON-PROFIT PUBLIC BENEF[illegible] CORPORATION
RECORDED: DECEMBER 31, 1984, AS INSTRUMENT NO. 84-1523595, OFFICIAL RECORDS
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
○ 6. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORT[illegible] IN A DOCUMENT
PURPOSE: PUBLIC UTILITIES
RECORDED: JULY 22, 1985, AS INSTRUMENT NO. 85-838854, OFFICIAL RECORDS
AFFECTS: THE WESTERLY 3 FEET OF THE NORTH 50 FEET OF LOT 12.
△ 7. THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED OCT[illegible] 15, 1986, AS INSTRUMENT NO. 86-1308889, OF OFFICIAL RECORDS.
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
AMONG OTHER THINGS, SAID DOCUMENT PROVIDES FOR:
WE DO HEREBY COVENANT AND AGREE TO AND WITH SAID CITY TO DEVELOP THE ADDITIONAL PA[illegible] SPACES RE[illegible] THE EVENT THE DEVELOPMENT CEASES TO QUALIFY UNDER 12 21A(U)(1).
○ 8. ANY RIGHTS, INTEREST, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING [illegible] SHOWN O[illegible] SURVEY PLAT
ENTITLED: ALTA/ACSM LAND TITLE SURVEY
DATED: SEPTEMBER 29, 2014 AND LAST REVISED __________ 2015
PREPARED BY: HAHN AND ASSOCIATES, INC.
PROJECT NO.: 0109-11-001
8A A) A 0.32' ENCROACHMENT OF A WALL ONTO THE PROPERTY FROM THE LAND ADJOINING TO TH[illegible] WEST. SAID [illegible] IS NEAR THE NORTHWEST CORNER OF SAID PROPERTY.
8B B) A 0.05' ENCROACHMENT OF A WROUGHT IRON FENCE ONTO THE LAND ADJOINING TO THE [illegible] SAID ENCRO[illegible] NEAR THE NORTHWEST CORNER OF SAID PROPERTY.
8C C) AN ENCROACHMENT OF A WROUGHT IRON FENCE INTO THE STREET RIGHT OF WAY OF FRA[illegible] UNDISCLOSED AMOUNTS.
8D D) A 7.67' ENCROACHMENT OF A BUILDING OVERHANG INTO THE STREET RIGHT OF WAY OF FR[illegible] UNDISCLOSED AMOUNTS.
8E E) A 0.01' TO 0.02' ENCROACHMENT OF A AN EXISTING 10-STORY BUILDING INTO THE STREET [illegible] FRANKLIN AVENUE.
8F F) A 0.04' TO 0.13' ENCROACHMENT OF A CONCRETE SIDEWALK ONTO THE PROPERTY FROM TH[illegible] CHEROKEE AVENUE.
8G G) AN UNRECORDED EASEMENT OR LESSER RIGHT FOR TWO CONCRETE ELECTRICAL VAULTS WIT[illegible] LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY.




B
B'
ROOF PARAPET
PROPOSED SIX-STORY BUILDING
OVER
TWO SUBTERRANEAN LEVELS
PROPOSED GRADE
6680 W. Franklin Avenue
Cherokee Avenue
B-3
B-1
Fill
Fill
Fill
PROPOSED RETAINING WALL
PROPOSED SHORING PILE
PROPOSED REMOVAL & RECOMPACTION
QUATERNARY ALLUVIUM
(Qae)
BEDROCK
Topanga Formation
(Ttus)
Apparent Dip: 39°
510
500
490
480
470
460
450
440
430
420
410
400
390
380
370
360
350
340
330
320
310
300
290
FEFFER GEOLOGICAL CONSULTING
CROSS SECTION B - B'
JB: 1584-54
NAME: MONTECITO APARTMENTS BY: PB
6650 W. FRANKLIN
DATE: 7/6/17
SCALE: 1"=10'
SITE:AVENUE
REF:
TOPOGRAPHY FROM SURVEY

APPENDIX 'D'

Grading Specifications

STANDARD GRADING SPECIFICATIONS

These specifications present the usual and minimum requirements for grading operations performed under our supervision.

GENERAL

1) The Geotechnical Engineer and Engineering Geologist are the developer's representative on the project.

2) All clearing, site preparation or earth work performed on the project shall be conducted by the contractor under the supervision of the Geotechnical Engineer.

3) It is the contractor's responsibility to prepare the ground surface to receive the fills to the satisfaction of the Geotechnical Engineer and to place, spread, mix, water, and compact the fill in accordance with the specifications of the Geotechnical Engineer. The contractor shall also remove all material considered unsatisfactory by the Geotechnical Engineer.

4) It is the contractor's responsibility to have suitable and sufficient compaction equipment on the job site to handle the amount of fill being placed. If necessary, excavation equipment will be shut down to permit completion of compaction. Sufficient watering apparatus will also be provided by the contractor, with due consideration for the fill material, rate of placement and time of year.

5) A final report shall be issued by our firm outlining the contractor's conformance with these specifications.

SITE PREPARATION

1) All vegetation and deleterious materials such as rubbish shall be disposed of off-site. Soil, alluvium or rock materials determined by the Geotechnical Engineer as being unsuitable for placement in compacted fills shall be removed and wasted from the site. Any material incorporated as a part of a compacted fill must be approved by the Geotechnical Engineer.

2) The Engineer shall locate all houses, sheds, sewage disposal systems, large trees or structures on the site or on the grading plan to the best of his knowledge prior to preparing the ground surface.

Any underground structures such as cesspools, cisterns, mining shafts, tunnels, septic tanks, wells, pipe lines, or others not located prior to grading are to be removed or treated in a manner prescribed by the Geotechnical Engineer.

3) After the ground surface to receive fill has been cleared, it shall be scarified, disced or bladed by the contractor until it is uniform and free from ruts, hollows, hummocks or other uneven features which may prevent uniform compaction.

The scarified ground surface shall then be brought to optimum moisture, mixed as required, and compacted as specified. If the scarified zone is greater than twelve inches (12") in depth, the excess shall be removed and placed in lifts restricted to six inches (6").

Prior to placing fill, the ground surface to receive fill shall be inspected, tested and approved by the Geotechnical Engineer.

PLACING, SPREADING AND COMPACTION OF FILL MATERIALS

1) The selected fill material shall be placed in layers which when compacted shall not exceed six inches (6") in thickness. Each layer shall be spread evenly and shall be thoroughly mixed during the spreading to insure uniformity of material and moisture of each layer.

2) Where the moisture content of the fill material is below the limits specified by the Geotechnical Engineer, water shall be added until the moisture content is as required to assure thorough bonding and thorough compaction.

3) Where the moisture content of the fill material is above the limits specified by the Geotechnical Engineer, the fill materials shall be aerated by blading or other satisfactory methods until the moisture content is adequate.

COMPACTED FILLS

1) Any material imported or excavated on the property may be utilized in the fill, provided each material has been determined to be suitable by the Geotechnical Engineer. Roots, tree branches or other matter missed during clearing shall be removed from the fill as directed by the Geotechnical Engineer.

2) Rock fragments less than six inches (6") in diameter may be utilized in the fill, provided:

a) They are not placed in concentrated pockets.

b) There is a sufficient percentage of fine-grained material to surround the rocks.

c) The distribution of the rocks is supervised by the Geotechnical Engineer.

3) Rocks greater than six inches (6") in diameter shall be taken off-site, or placed in accordance with the recommendations of the Geotechnical Engineer in areas designated as suitable for rock disposal. Details for rock disposal such as location, moisture control, percentage of rock placed, will be referred to in the "Conclusions and Recommendations" section of the geotechnical report.

If the rocks greater than six inches (6") in diameter were not anticipated in the preliminary geotechnical and geology report, rock disposal recommendations may not have been made in the "Conclusions and Recommendations" section. In this case, the contractor shall notify the Geotechnical Engineer if rocks greater than six inches (6') in diameter are encountered. The Geotechnical Engineer will than prepare a rock disposal recommendation or request that such rocks be taken off-site.

4) Representative samples of materials to be utilized as compacted fill shall be analyzed in the laboratory by the Geotechnical Engineer to determine their physical properties. If any materials other than that previously tested is encountered during grading, the appropriate analysis of this material shall be conducted by the Geotechnical Engineer as soon as possible.

Material that is spongy, subject to decay or otherwise considered unsuitable shall not be used in the compacted fill.

5) Each layer shall be compacted to a minimum of ninety percent (90%) of the maximum density in compliance with the testing method specified by the controlling governmental agency (ASTM D-1557).

If compaction to a lesser percentage is authorized by the controlling governmental agency because of a specific land use or expansive soil conditions, the area to receive fill compacted to less than ninety percent (90%) shall either be delineated on the grading plan or appropriate reference made to the area in the geotechnical report.

6) Compaction shall be by sheeps foot roller, multi-wheeled pneumatic tire roller, or other types of acceptable rollers. Rollers shall be of such design that they will be able to compact the fill to the specified density. Rolling shall be accomplished while the fill material is at the specified moisture content. The final surface of the lot areas to receive slabs-on-grade should be rolled to a smooth, firm surface.

7) Field density tests shall be made by the Geotechnical Engineer of the compaction of each layer of fill. Density tests shall be made at intervals not to exceed two feet (2') of fill height provided all layers are tested. Where the sheeps foot rollers are used, the soil may be disturbed to a depth of several inches and density readings shall be taken in the compacted material below the disturbed surface. When these readings indicate the density of any layer of fill or portion thereof is below the required ninety percent (90%) density, the particular layer or portion shall be reworked until the required density has been obtained.

8) Buildings shall not span from cut to fill. Cut areas shall be over excavated and compacted to provide a fill mat of three feet (3').

FILL SLOPES

1) All fills shall be keyed and benched through all top soil, colluvium, alluvium, or creep material into sound bedrock or firm material where the slope receiving fill exceeds a ratio of five (5) horizontal to one (1) vertical, in accordance with the recommendations of the Geotechnical Engineer.

2) The key for side hill fills shall be a minimum of fifteen feet (15') within bedrock or firm materials, unless otherwise specified in the geotechnical report.

3) Drainage terraces and subdrainage devices shall be constructed in compliance with the ordinances of the controlling governmental agency, or with the recommendations of the Geotechnical Engineer.

4) The Contractor will be required to obtain a minimum relative compaction of ninety percent (90%) out to the finish slope face of fill slopes, buttresses, and stabilization fills. This may be achieved by either over-building

the slope and cutting back to the compacted core, or by direct compaction of the slope face with suitable equipment, or by any other procedure which produces the required compaction.

5) All fill slopes should be planted or protected from erosion by methods specified in the geotechnical report and by the governing agency.

6) Fill-over-cut slopes shall be properly keyed through topsoil, colluvium, or creep material into rock or firm materials. The transition zone shall be stripped of all soil prior to placing fill.

CUT SLOPES

1) The Engineering Geologist shall inspect all cut slopes excavated in rock, lithified, or formation material at vertical intervals not exceeding ten feet (10').

2) If any conditions not anticipated in the preliminary report such as perched water, seepage, lenticular or confined strata of a potentially adverse nature, unfavorably inclined bedding, joints, or fault planes, are encountered during grading, these conditions shall be analyzed by the Engineering Geologist and Geotechnical Engineer; and recommendations shall be made to treat these problems.

3) Cut slope that face in the same direction as the prevailing drainage shall be protected from slope wash by a non-erosive interceptor swale placed at the top of the slope.

4) Unless otherwise specified in the geological and geotechnical report, no cut slopes shall be excavated higher or steeper than that allowed by the ordinances of the controlling governmental agencies.

5) Drainage terraces shall be constructed in compliance with the ordinances of controlling governmental agencies, or with the recommendations of the Geotechnical Engineer or Engineering Geologist.

GRADING CONTROL

1) Inspection of the fill placement shall be provided by the Geotechnical Engineer during the progress of grading.

2) In general, density tests should be made at intervals not exceeding two feet (2') of fill height or every five hundred (500) cubic yards of fill placed. These criteria will vary depending on soil conditions and the size of the job. In any event, an adequate number of field density tests shall be made to verify that the required compaction is being achieved.

3) Density tests should also be made on the surface materials to receive fill as required by the Geotechnical Engineer.

4) All clean-out, processed ground to receive fill, key excavations, subdrains, and rock disposal must be inspected and approved by the Geotechnical Engineer prior to placing any fill. It shall be the Contractor's responsibility to notify the Geotechnical Engineer when such areas are ready for inspection.

CONSTRUCTION CONSIDERATIONS

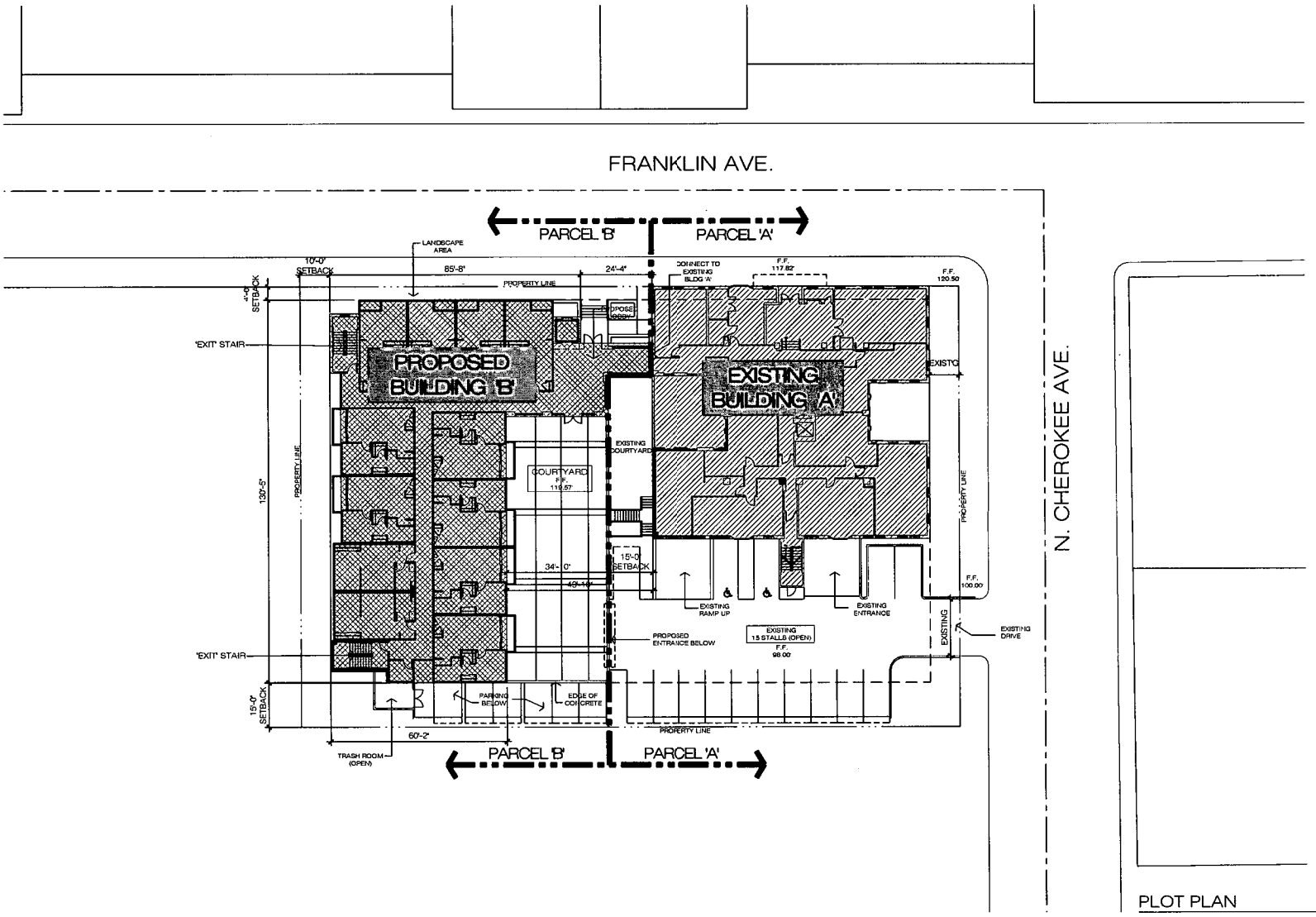
1) Erosion control measures, when necessary, shall be provided by the Contractor during grading and prior to the completion and construction of permanent drainage controls.

2) Upon completion of grading and termination of inspections by the Geotechnical Engineer, no further filling or excavating, including that necessary for footings, foundations, large tree wells, retaining walls, or other features shall be performed without the approval of the Geotechnical Engineer or Engineering Geologist.

3) Care shall be taken by the contractor during final grading to preserve any berms, drainage terraces, interceptor swales, or other devices of a permanent nature on or adjacent to the property.

APPENDIX 'E'

Architectural Development Plans



PLOT PLAN

MONTECITO SENIOR HOUSING

Hollywood - California

THOMAS SAFRAN & ASSOCIATES

scale: 1" = 16'

WITHEE MALCOLM ARCHITECTS
2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com

Job No. 15003
Date 02.03.2017

SHEET 02

APPENDIX 'F'

Engineering Analysis

SHORING PILE

IC: 1584-54 CONSULT: JF
CLIENT: Montecito Apartments (TSA)

CALCULATION SHEET #

CALCULATE THE DESIGN MINIMUM EQUIVALENT FLUID PRESSURE (EFP) FOR PROPOSED RETAINING WALLS. THE WALL HEIGHT AND BACKSLOPE AND SURCHARGE CONDITIONS ARE LISTED BELOW. ASSUME THE BACKFILL IS SATURATED WITH NO EXCESS HYDROSTATIC PRESSURE. USE THE MONONOBE-OKABE METHOD FOR SEISMIC FORCES.

CALCULATION PARAMETERS

EARTH MATERIAL:	BEDROCK	RETAINED LENGTH	24 feet
SHEAR DIAGRAM:	B-1	BACKSLOPE ANGLE:	0 degrees
COHESION:	305 psf	SURCHARGE:	250 pounds
PHI ANGLE:	39.5 degrees	SURCHARGE TYPE:	U Uniform
DENSITY	132 pcf	INITIAL FAILURE ANGLE:	10 degrees
SAFETY FACTOR:	1.25	FINAL FAILURE ANGLE:	70 degrees
PILE FRICTION	10 degrees	INITIAL TENSION CRACK:	2 feet
CD (C/FS):	244.0 psf	FINAL TENSION CRACK:	40 feet

PHID = ATAN(TAN(PHI)/FS) = 33.4 degrees

HORIZONTAL PSEUDO STATIC SEISMIC COEFFICIENT (k_h) 0 %g

VERTICAL PSEUDO STATIC SEISMIC COEFFICIENT (k_v) 0 %g

CALCULATED RESULTS

CRITICAL FAILURE ANGLE	60 degrees
AREA OF TRIAL FAILURE WEDGE	159.2 square feet
TOTAL EXTERNAL SURCHARGE	2250.0 pounds
WEIGHT OF TRIAL FAILURE WEDGE	23265.8 pounds
NUMBER OF TRIAL WEDGES ANALYZED	2379 trials
LENGTH OF FAILURE PLANE	22.0 feet
DEPTH OF TENSION CRACK	4.9 feet
HORIZONTAL DISTANCE TO UPSLOPE TENSION CRACK	11.0 feet
CALCULATED THRUST ON PILE	**6105.2 pounds**
CALCULATED EQUIVALENT FLUID PRESSURE	**21.2 pcf**
DESIGN EQUIVALENT FLUID PRESSURE	**30.0 pcf**

THE CALCULATION INDICATES THAT THE PROPOSED SHORING PILES MAY MAY BE DESIGNED FOR AN EQUIVALENT FLUID PRESSURE OF 30 POUNDS PER CUBIC FOOT. THE FLUID PRESSURE SHOULD BE MULTIPLIED BY THE PILE SPACING.

RETAINING WALL

IC: 1584-54 CONSULT: JF
CLIENT: Montecito Apartments (TSA)

CALCULATION SHEET #

CALCULATE THE DESIGN MINIMUM EQUIVALENT FLUID PRESSURE (EFP) FOR PROPOSED RETAINING WALLS. THE WALL HEIGHT AND BACKSLOPE AND SURCHARGE CONDITIONS ARE LISTED BELOW. ASSUME THE BACKFILL IS SATURATED WITH NO EXCESS HYDROSTATIC PRESSURE. USE THE MONONOBE-OKABE METHOD FOR SEISMIC FORCES.

CALCULATION PARAMETERS

EARTH MATERIAL:	FUTURE COMPACTED FII	WALL HEIGHT	20 feet
SHEAR DIAGRAM:	B-4	BACKSLOPE ANGLE:	0 degrees
COHESION:	430 psf	SURCHARGE:	0 pounds
PHI ANGLE:	27 degrees	SURCHARGE TYPE:	U Uniform
DENSITY	128 pcf	INITIAL FAILURE ANGLE:	10 degrees
SAFETY FACTOR:	1	FINAL FAILURE ANGLE:	70 degrees
WALL FRICTION	10 degrees	INITIAL TENSION CRACK:	2 feet
CD (C/FS):	430.0 psf	FINAL TENSION CRACK:	40 feet

PHID = ATAN(TAN(PHI)/FS) = 27.0 degrees

HORIZONTAL PSEUDO STATIC SEISMIC COEFFICIENT (k_h) 0.333 %g

VERTICAL PSEUDO STATIC SEISMIC COEFFICIENT (k_v) 0 %g

CALCULATED RESULTS

CRITICAL FAILURE ANGLE	44 degrees
AREA OF TRIAL FAILURE WEDGE	185.4 square feet
TOTAL EXTERNAL SURCHARGE	0.0 pounds
WEIGHT OF TRIAL FAILURE WEDGE	23726.4 pounds
NUMBER OF TRIAL WEDGES ANALYZED	2379 trials
LENGTH OF FAILURE PLANE	19.5 feet
DEPTH OF TENSION CRACK	6.5 feet
HORIZONTAL DISTANCE TO UPSLOPE TENSION CRACK	14.0 feet
CALCULATED HORIZONTAL THRUST ON WALL	**7273.0 pounds**

THE CALCULATION INDICATES THAT THE SEISMIC FORCE IS 7.27 KIPS WHICH IS LESS THAN THE RETAINING WALL PRESSURE. NO ADDITIONAL SEISMIC FORCE IS NEEDED.

RETAINING WALL

IC: 1584-54 CONSULT: JF
CLIENT: Montecito Apartments (TSA)

CALCULATION SHEET #

CALCULATE THE DESIGN MINIMUM EQUIVALENT FLUID PRESSURE (EFP) FOR PROPOSED RETAINING WALLS. THE WALL HEIGHT AND BACKSLOPE AND SURCHARGE CONDITIONS ARE LISTED BELOW. ASSUME THE BACKFILL IS SATURATED WITH NO EXCESS HYDROSTATIC PRESSURE. USE THE MONONOBE-OKABE METHOD FOR SEISMIC FORCES.

CALCULATION PARAMETERS

EARTH MATERIAL:	FUTURE COMPACTED FI	WALL HEIGHT	20 feet
SHEAR DIAGRAM:	B-4	BACKSLOPE ANGLE:	0 degrees
COHESION:	430 psf	SURCHARGE:	250 pounds
PHI ANGLE:	27 degrees	SURCHARGE TYPE:	U Uniform
DENSITY	128 pcf	INITIAL FAILURE ANGLE:	10 degrees
SAFETY FACTOR:	1.5	FINAL FAILURE ANGLE:	70 degrees
WALL FRICTION	10 degrees	INITIAL TENSION CRACK:	2 feet
CD (C/FS):	286.7 psf	FINAL TENSION CRACK:	40 feet

PHID = ATAN(TAN(PHI)/FS) = 18.8 degrees

HORIZONTAL PSEUDO STATIC SEISMIC COEFFICIENT (k_h) 0 %g

VERTICAL PSEUDO STATIC SEISMIC COEFFICIENT (k_v) 0 %g

CALCULATED RESULTS

CRITICAL FAILURE ANGLE	53 degrees
AREA OF TRIAL FAILURE WEDGE	144.5 square feet
TOTAL EXTERNAL SURCHARGE	2500.0 pounds
WEIGHT OF TRIAL FAILURE WEDGE	20990.0 pounds
NUMBER OF TRIAL WEDGES ANALYZED	2379 trials
LENGTH OF FAILURE PLANE	19.9 feet
DEPTH OF TENSION CRACK	4.1 feet
HORIZONTAL DISTANCE TO UPSLOPE TENSION CRACK	12.0 feet
CALCULATED HORIZONTAL THRUST ON WALL	**7056.3 pounds**
CALCULATED EQUIVALENT FLUID PRESSURE	**35.3 pcf**
DESIGN EQUIVALENT FLUID PRESSURE	**37.0 pcf**

THE CALCULATION INDICATES THAT THE PROPOSED RETAINING WALL MAY BE DESIGNED FOR AN EQUIVALENT FLUID PRESSURE OF 37 POUNDS PER CUBIC FOOT.

CITY OF LOS ANGELES
CALIFORNIA

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

GEOLOGY REPORT APPROVAL LETTER

October 3, 2016

LOG # 92628-01
SOILS/GEOLOGY FILE - 2
LIQ/AP

Thomas Safran and Associates
11812 San Vicente Boulevard, Suite 600
Los Angeles, CA 90049

TRACT:	HOLLYWOOD OCEAN VIEW TRACT (MP 1-62)
BLOCK:	2
LOTS:	11 (Arbs. 4, 3, 2 & 1) and 12 (Arb. 1)
LOCATION:	6650 & 6668 W. Franklin Avenue and 1855 N. Cherokee Avenue

CURRENT REFERENCE REPORT/LETTER	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Response Fault Study Report	1584-54	09/08/2016	Feffer Geological Consulting
Oversized Documents	``	``	``

PREVIOUS REFERENCE REPORT/LETTER(S)	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Dept. Correction Letter	92628	05/04/2016	LADBS
Geology Report (Fault Study)	1584-54	03/23/2016	Feffer Geological Consulting

The Grading Division of the Department of Building and Safety has reviewed the referenced reports that provide a surface fault rupture hazard evaluation for the subject site. According to the reports, the site is occupied by an apartment building at the northeast corner and an open space/courtyard area at the northwest corner. The southern half of the property consists of a parking lot. It is the understanding of the Department that detailed development plans have not yet been prepared.

The property is located within an Official Alquist-Priolo Earthquake Fault Zone that was established (November 6, 2014) by the California Geological Survey (CGS) for the Hollywood fault. The site is also located in a designated liquefaction hazard zone as shown on the "Seismic Hazard Zones" map issued by the CGS; however, the potential liquefaction hazard would be addressed by subsequent geotechnical investigation.

The fault investigation by Feffer Geological Consulting included 4 test pits (TP-1 to TP-4), 8 bucket auger borings (B-1, B-2, BA-1 through BA-6), 2 continuous core borings (B1 and B2), 4 cone-penetration tests (C1 to C4) and 3 trenches (ST-1, ST-2 and ST-3). The exploration identified artificial fill and several alluvial and colluvial units of various age on the site. Bedrock was

identified at the northerly part of the site. The consultants identified two faults crossing the subject site, which they interpret as inactive.

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

(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2014 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. Prior to issuance of any permit, a geology/soils report shall be submitted to the Grading Division to provide design recommendations for the proposed grading/construction along with an evaluation by the project geologist to confirm that the proposed habitable structures are located within the shadow zone of the fault study exploration.

2. During construction, the project engineering geologist shall observe all excavations that expose the natural alluvial soils and bedrock to verify the conclusions of the fault investigation and that no Holocene faults or ground deformation are exposed. The project engineering geologist shall post a notice on the job site for the City Inspector and the Contractor stating that the excavation (or portion thereof) has been observed, documented and meets the conditions of the report. No fill or lagging shall be placed until the LADBS Inspector has verified the documentation.

3. A supplemental report that summarizes the geologist's observations (including photographs and simple logs of excavations) shall be submitted to the Grading Division of the Department upon completion of the excavations. If evidence of active faulting is observed, the Grading Division shall be notified immediately. (7009)

CASEY LEE JENSEN
Engineering Geologist Associate II

CLJ/clj
Log No. 92628-01
213-482-0480

cc: Feffer Geological Consulting, Project Consultant
LA District Office

CITY OF LOS ANGELES
CALIFORNIA

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

GEOLOGY REPORT CORRECTION LETTER

May 4, 2016

LOG # 92628
SOILS/GEOLOGY FILE - 2
LIQ/AP

Thomas Safran and Associates
11812 San Vicente Boulevard, Suite 600
Los Angeles, CA 90049

TRACT:	HOLLYWOOD OCEAN VIEW TRACT (MP 1-62)
BLOCK:	2
LOTS:	11 (Arbs. 4, 3, 2 & 1) and 12 (Arb. 1)
LOCATION:	6650 & 6668 W. Franklin Avenue and 1855 N. Cherokee Avenue

CURRENT REFERENCE REPORT/LETTER	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Geology Report (Fault Study)	1584-54	03/23/2016	Feffer Geological Consulting
Oversized Documents	"	"	"

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides a surface fault rupture hazard evaluation for the subject site. According to the report, the site is occupied by an apartment building at the northeast corner and an open space/courtyard area at the northwest corner. The southern half of the property consists of a parking lot. It is the understanding of the Department that detailed development plans have not yet been prepared.

The property is located within an Official Alquist-Priolo Earthquake Fault Zone that was established (November 6, 2014) by the California Geological Survey (CGS) for the Hollywood fault. The site is also located in a designated liquefaction hazard zone as shown on the "Seismic Hazard Zones" map issued by the CGS, however the potential liquefaction hazard would be addressed by subsequent geotechnical investigation.

The fault investigation by Feffer Geological Consulting included 3 test pits (TP-1 to TP-3), 8 bucket auger borings (B-1, B-2, BA-1 through BA-6) and 2 trenches (ST-1 and ST-2). The exploration identified artificial fill and several alluvial and colluvial units of various age on the site. Bedrock was identified at the northerly part of the site. The consultants identified two faults crossing the subject site, which they interpret as inactive.

The review of the subject report cannot be completed at this time will be continued upon submittal of an addendum to the reports which includes, but need not be limited to, the following:

(Note: P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. Verify and correct the current legal description and addresses for all lots part of the project site.

2. Provide a more detailed description of the site's geomorphic setting, including a geomorphic map requested in Section 8 c of P/BC 2014-129. The topographic discussion on page 10 of the report is not clear.

3. Where the two faults are converging toward the surface, as shown on Cross Section A-A', the overlying colluvial and alluvial units do not correlate very well as significant subsurface variations exist between ST-2, BA-6 and BA-4. Provide additional exploration and analysis to rule out the presence of active faulting at the site. It seems that extending ST-2 to the south would be very helpful.

4. Discuss the significance of sandstone of the Monterey formation identified in BA-2. Correct Cross Section A-A' to show this formation.

5. It is not clear how faulting is ruled out 50 feet north and south of the subject property along all fault orientations. It appears that further exploration is required to arrive at this conclusion.

6. It does not appear that fault trench ST-2 and bucket auger borings BA-4, BA-6 were plotted correctly on the cross section as the log contact depths do not appear to match. Provide revised cross sections and analysis of the subsurface materials accordingly.

7. Provide a geologic map that shows the location of the previous fault studies in the area of the site discussed in the report. Include the previous trench excavations observed by the California Geological Survey identified a "major fault break" through the north half of 1850 N. Cherokee Avenue just east of the subject lot. Note: The trench logs and report discussing fault activity were never published.

8. Provide detailed graphic logs similar to ST-1, ST-2 and BA-4 through BA-6 for the test pits and all bucket auger borings. Also, provide boring logs for B-1 and B-2.

9. Provide deeper exploration to determine the groundwater level south of fault 2. Note: The consultants did not discuss groundwater conditions in bucket augers BA-4 to BA-6 in the groundwater section of the referenced report.

The geologist and soils engineer shall prepare a report containing the corrections indicated in this letter. The report shall be in the form of an itemized response. It is recommended that once all correction items have been addressed in a response report, to contact the report review engineer and/or geologist to schedule a verification appointment to demonstrate compliance with all the corrections. Do not schedule an appointment until all corrections have been addressed. Bring three copies of the response report, including one unbound wet-signed original for microfilming in the event that the report is found to be acceptable.

CASEY LEE JENSEN
Engineering Geologist Associate II

DANIEL C. SCHNEIDEREIT
Engineering Geologist II

CLJ/DCS:clj/dcs
Log No. 92628
213-482-0480

cc: Feffer Geological Consulting, Project Consultant
LA District Office

FEFFER
GEOLOGICAL CONSULTING

March 23, 2016 File No. 1584-54

Thomas Safran and Associates
11812 San Vicente Blvd. #600
Los Angeles, CA 90049

SUBJECT: **EVALUATION OF POTENTIAL FAULTING**
New Development at Southwest Corner of Cherokee and Franklin
Montecito Apartments 6650 and 6668 Franklin Avenue and 1850 Cherokee Court
Hollywood, CA 90028

Dear Mr. Frandsen:

We are pleased to submit this report summarizing our fault rupture hazard investigation for the subject site at 6650 Franklin Avenue in Hollywood, California. The purpose of this investigation was to assess the potential for surface fault rupture at the site and determine if the area of the planned development is suitable for the construction of human-occupied structures. The mapped trace of the Hollywood Fault Zone was not found on the subject site and is presumed to be located to the south of the project site.

This study consisted of a review of published and unpublished data, geomorphic analysis, and subsurface exploration. The subsurface exploration program consisted of two overlapping trench exposures totaling 57 lineal feet and 6 large diameter (BA-1 to BA-6) borings, in which a total of 250 vertical feet of borehole was drilled and logged. Additionally, exploratory test pits on the subject site were excavated. This fault rupture evaluation has found no active faults traversing the parcel. The combination of nearly continuous, unbroken Late Pleistocene soil horizons and stratigraphy provides compelling evidence to demonstrate the absence of active faulting beneath the entire project site area. Thus the project site is not exposed to the hazard of surface fault rupture. Accordingly, no fault setback distances or "no-build" zones have been established across the entire project site area, and there should be no limit on future development. The subsurface exploration extended a minimum of 50 feet to the south and north of the proposed building on the subject site including data from adjacent geological studies that shadow and overlap this current investigation.

Joshua R. Feffer
Principal Geologist
C.E.G. 2138

PROFESSIONAL GEOLOGIST
JOSHUA FEFFER
No. 2138
Certified Engineering Geologist
STATE OF CALIFORNIA

John Helms
Project Geologist
C.E.G. 2272

REGISTERED GEOLOGIST
JOHN G. HELMS
No. 2272
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

INTRODUCTION AND BACKGROUND

The project site is located at 6650 Franklin Avenue, within a developed portion of the City of Los Angeles (Figure 1). The project site consists of an on-grade parking lot on the southern half of the lot, open space in the northwest quadrant, and a high rise residential building in the northeast quadrant. The site is bounded to the north by Franklin Avenue and to the east by Cherokee Avenue. Existing apartment buildings surround the site. Southern portions of the project site have been graded flat with less than about three feet of overall elevation difference, and the northern portion of the site area slopes gently to the south from Franklin Avenue with less than about seven feet of overall elevation difference (Figure 2).

The original structure on this parcel was constructed prior to the development of the Earthquake Fault Zone (EFZ). Thus, this property had not previously been investigated for the hazard of surface fault rupture. The Hollywood Fault Zone is mapped to the south of the site (Figure 3). In the vicinity of the project site area, the location of the Hollywood Fault Zone is poorly constrained and is mapped as being concealed or buried and approximately located (CGS, 2014).

The mapped location of the Hollywood Fault was also obtained from the City of Los Angeles NavigateLA.lacity.org website and is shown as Figure 4. It should be pointed out that the subject site is located over 300 feet north of the fault location shown in Figure 4.

Development of the site is subject to the conditions of the Alquist-Priolo Special Studies Zone Act of 1972 (California Public Resources Code, Chapter 7.5, Division 2). The Act is designed specifically to mitigate the hazard of surface fault rupture in future earthquakes and defines a fault as active if it has demonstrated movement in Holocene time (past 11,000 years). The Alquist-Priolo Act mandates that sites located within "special studies zones", which are delineated by the California Geologic Survey (CGS) along active faults, require detailed geologic investigation to preclude the construction of human-occupied structures astride active fault strands. The 1994 Seismic Hazards Mapping Act changed the name of the zones from Special Studies Zones to Earthquake Fault Zones (EFZ). The purpose of this investigation, therefore, was to assess the potential for surface fault rupture at the site and determine if the area of the proposed residential development is suitable for construction of human-occupied structures.

SCOPE OF WORK

Typically, trenching is the preferred method for evaluating the presence or absence of faults because it offers a continuous, direct exposure of the fault zone or near surface stratigraphy. However, the Hollywood fault zone has been difficult to expose in trenches due to the dense urban cover and thick accumulation of young Holocene aged alluvium that has been deposited across the fault since the last rupture. Therefore, trenching and exploratory test pits were utilized across the northern portion of the site area and a series of strategically placed Bucket Auger (BA) borings were drilled to resolve the issue of surface faulting hazard across the southern half of the site area.

The scope of work for this fault rupture hazard investigation consisted of the following tasks:

- Review of published and unpublished geotechnical data in the site vicinity;
- Analysis of topographic maps of the site vicinity;

- Geologic reconnaissance of the site;
- Excavate, clean, describe, and log 57 linear feet of trench exposure (ST-1 and ST-2);
- Excavation of Exploratory Test Pits on the subject site.
- Describe the soil profile exposed in the southern trench exposure (ST-2) and estimate stratigraphic unit ages
- Drill, clean, describe, and log a total of 250 vertical feet of material in six 2-foot diameter Bucket Auger (BA) borings across the site;
- Preparation of this report.

This study conforms to the provisions of the Alquist-Priolo Act and Title 24 of the California Code of Regulations.

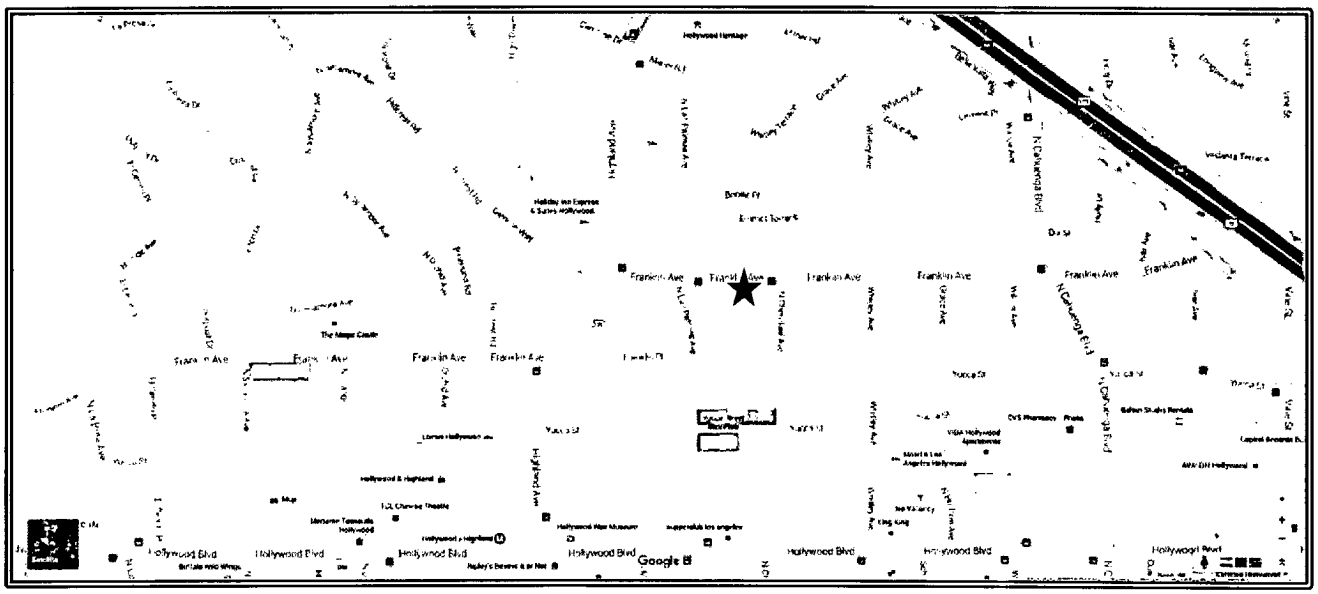


Figure 1. Location of the subject site. A red star is placed on the site location.

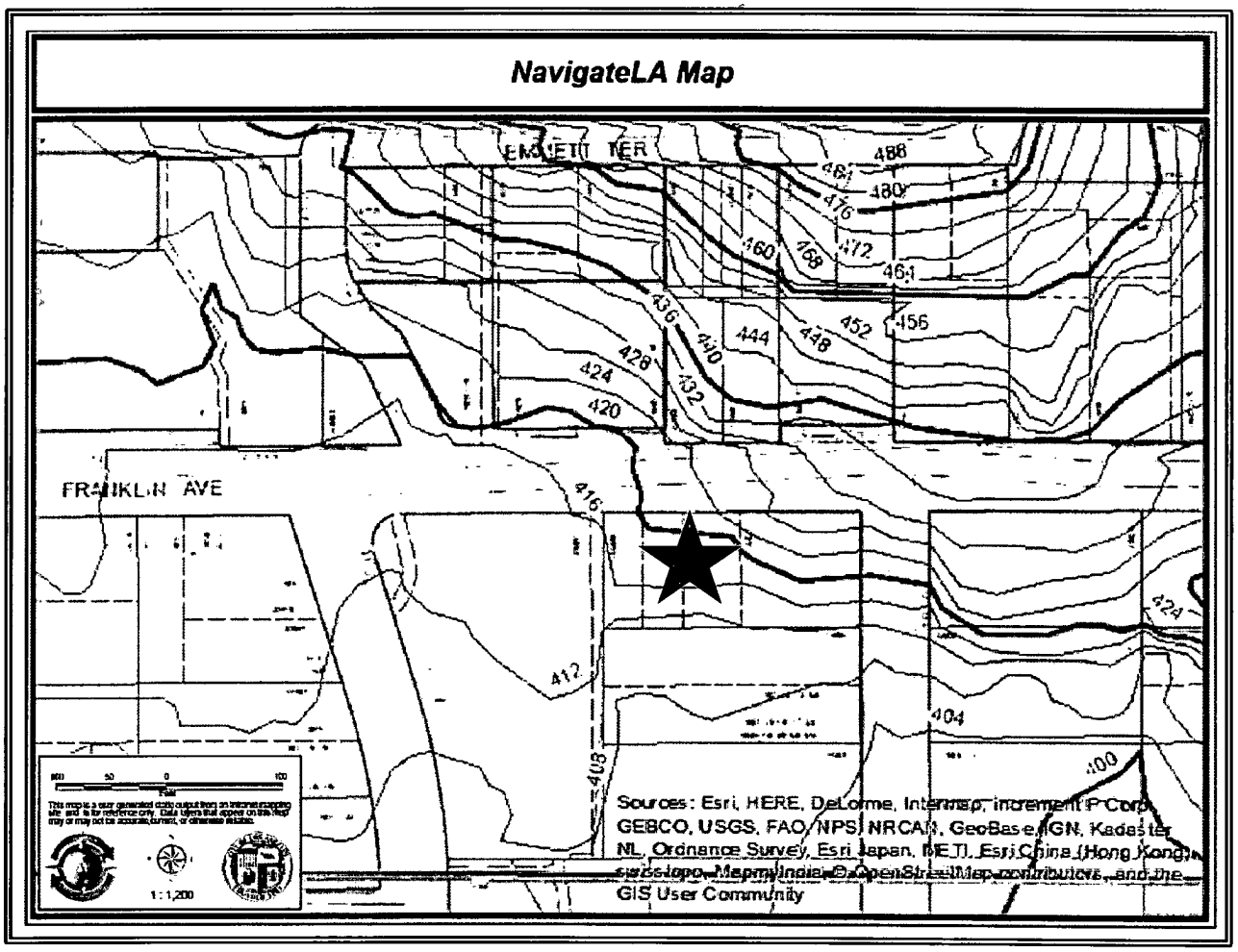


Figure 2. Topographic Map of the Subject Site from NavigateLA website. A red star is placed on the site location.

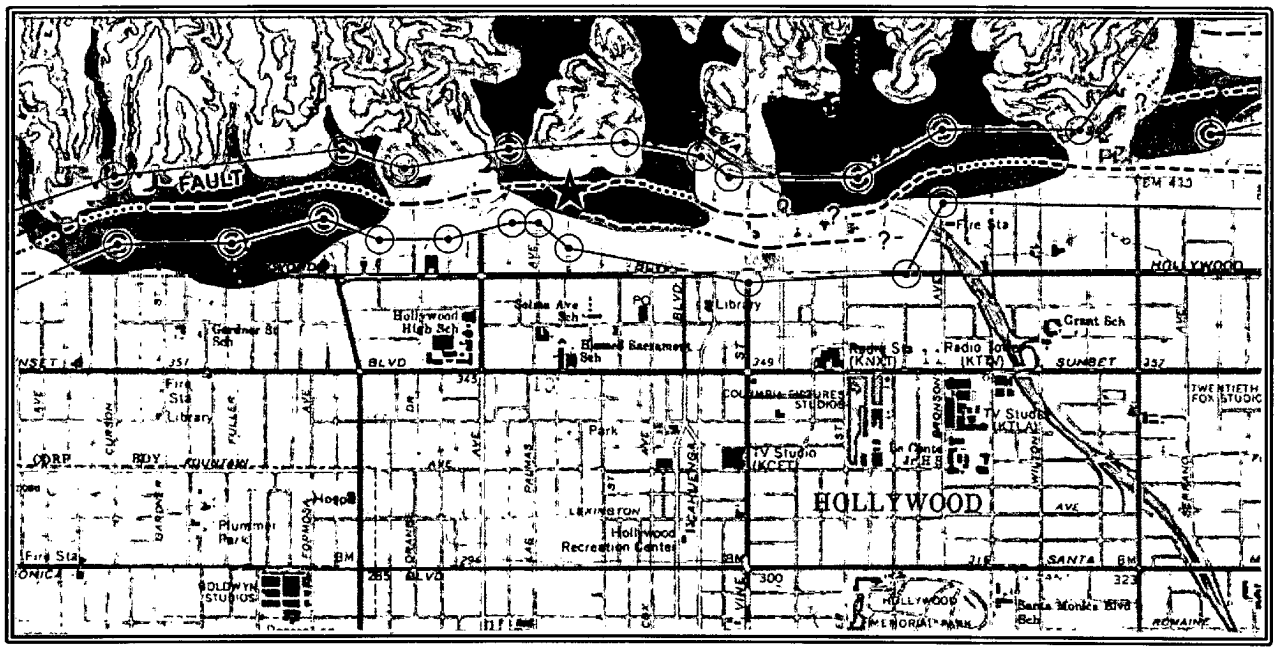


Figure 3. Portion of CGS Hollywood Quadrangle Earthquake Fault Zone Map. Official Map issued November 6, 2014. Subject site designated with a red star.

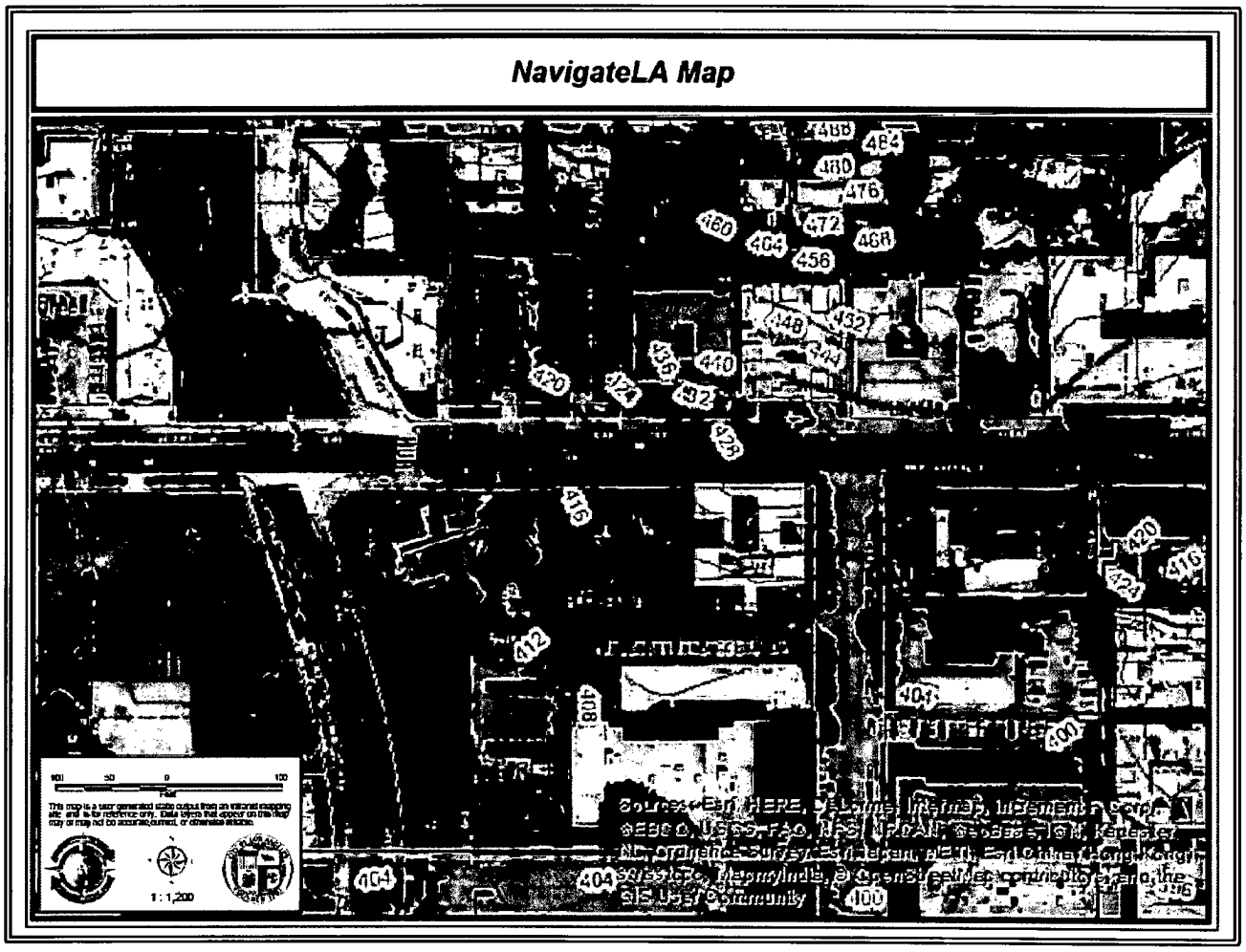


Figure 4. Map from NavigateLA website. Subject site is designated with a red star. The orange/red line is the mapped location of the Hollywood Fault.

FAULT ACTIVITY CRITERIA

The criteria used in our investigation to evaluate fault activity is the same criteria used by the California Geological Survey (CGS) that defines an active fault as those that have had surface displacement within Holocene time (about the last 11,000 years). This criteria for defining an active fault is based on standards developed by the CGS for the Alquist-Priolo Earthquake Fault Zoning Program (Bryant and Hart, 2007). Faults that have not moved in the last 11,000 years are not considered active.

In general, the activity rating of a fault is determined by establishing the age of the youngest materials displaced by the fault. If datable material is present, a numerical absolute age can sometimes be established; if no datable material exists, then only a relative age can be assigned to movement on the fault. For faults that have evidence of movement in the last 11,000 years, to be included in an Alquist-Priolo fault hazard zone, these faults must prove to be "sufficiently active and well-defined".

As indicated in CGS SP 42:

- A fault is deemed "sufficiently active" if there is evidence of Holocene surface displacement along one or more of its segments or branches. Holocene surface displacement may be directly observable or inferred and does not need to be present everywhere along a fault to qualify a fault for zoning.

- A fault is considered "well-defined" if its trace is clearly detectable by a trained geologist as a physical feature at or just below the ground surface. The fault may be identified by direct observation or by indirect method. The critical consideration is that the fault or some part of it can be located in the field with sufficient precision and confidence to indicate that the required site-specific investigations would meet with some success.

REGIONAL AND LOCAL GEOLOGY

The project site is located in the north central Hollywood Basin, which makes up part of the Transverse Ranges Geomorphic province. The Hollywood Basin lies at the southern edge of the Transverse Ranges geomorphic province and near the northern boundary of the Peninsular Ranges geomorphic provinces (Yerkes et al. 1965). The basin is bounded on the north by the Santa Monica Mountains and the Hollywood fault, on the east by the Elysian Hills, the west by the Newport-Inglewood Uplift and the south by the La Brea high, an area of shallow bedrock (DWR, 2004).

The most predominate structures near the project site is the east-west trending Hollywood Fault Zone that separates older surficial deposits to the south from the bedrock units found in the Santa Monica Mountains to the north. In the project site area, alluvial fans have been created by sediments carried by water flowing out of area canyons, and colluvium shed from the bedrock slopes to the north blanket the site area. The adjacent area of the Santa Monica Mountains are composed primarily of Miocene Aged Sedimentary Rock. Figure 5 is a portion of the Dibblee Geologic Map of the site area.

Hollywood Fault Zone

The ~15-km long Hollywood fault is expressed as a series of linear, ~N70°E to ~N78°E trending scarps and faceted south-facing ridges along the southern margin of the eastern Santa Monica Mountains. Active deposition of numerous small alluvial fans at the mountain front and a lack of fan incision suggest late Quaternary uplift of the Santa Monica Mountains along the Hollywood fault (Dolan and others, 1997; Dolan and Sieh, 1992; Crook and others, 1983). The fault dips steeply to the north and has juxtaposed pre-Tertiary granite, metamorphic, and Tertiary sedimentary rocks over young sedimentary deposits of the northern Los Angeles basin. The Hollywood fault has not produced any damaging earthquakes during the historical period and has had relatively minor micro seismic activity.

The linear trace of the Hollywood fault and steep dips found in exposures and borings (65 to 90 degrees) suggest that motion along the fault may be largely strike-slip (Dolan and Sieh, 1993). Other westerly trending faults in the Transverse Ranges exhibit a left-lateral component of slip such as the Santa Ynez, San Fernando, Raymond, and Malibu Coast faults. The orientation of the Hollywood fault suggests that the horizontal component of slip also would be left-lateral. If the entire 15-km-long Hollywood fault ruptured by itself, it could produce an Mw ~6.6 earthquake (Dolan and others, 1997). However, if the fault ruptures together with other faults to the west (Santa Monica, Malibu Coast) or to the east (Raymond), then earthquakes much larger than Mw ~6.6 could result. Assuming a minimum slip rate of 0.35 mm/yr for the Hollywood fault, Dolan and others (1997) estimate a recurrence interval of ~4,000 years for an Mw 6.6 event. Dolan and others, 2000, also documented an early to mid-Holocene earthquake on the Hollywood fault zone. The timing of the most recent earthquake is constrained between 6 and 11 ka.

The precise location of the Hollywood fault currently is poorly defined along much of its length. Large scale geomorphic features such as the southern margin of the Hollywood Hills and the over-steepened alluvial fans along this range front have provided the basis for identifying the fault's approximate location. However, the precise locations of individual fault strands within the Hollywood fault zone have been documented only at a few sites. The Hollywood fault has been difficult to study due primarily to (1) the dense urbanization that covers nearly the entire fault trace; and (2) the accumulation of young alluvium at the base of the mountain front which locally buries the fault.

Because the city was developed primarily in the first quarter of this century before the widespread use of mechanized grading equipment, development was draped over the existing landscape with minimal modification to the natural ground surface (Dolan and others, 1997). Therefore, fault scarps and other topographic features are preserved locally beneath the pavement and can be observed along some streets of Hollywood, West Hollywood and Beverly Hills. Many of the scarps, however, are broad features of significant width (>50-200 ft) that preclude one from precisely locating a particular fault trace on geomorphic evidence alone.

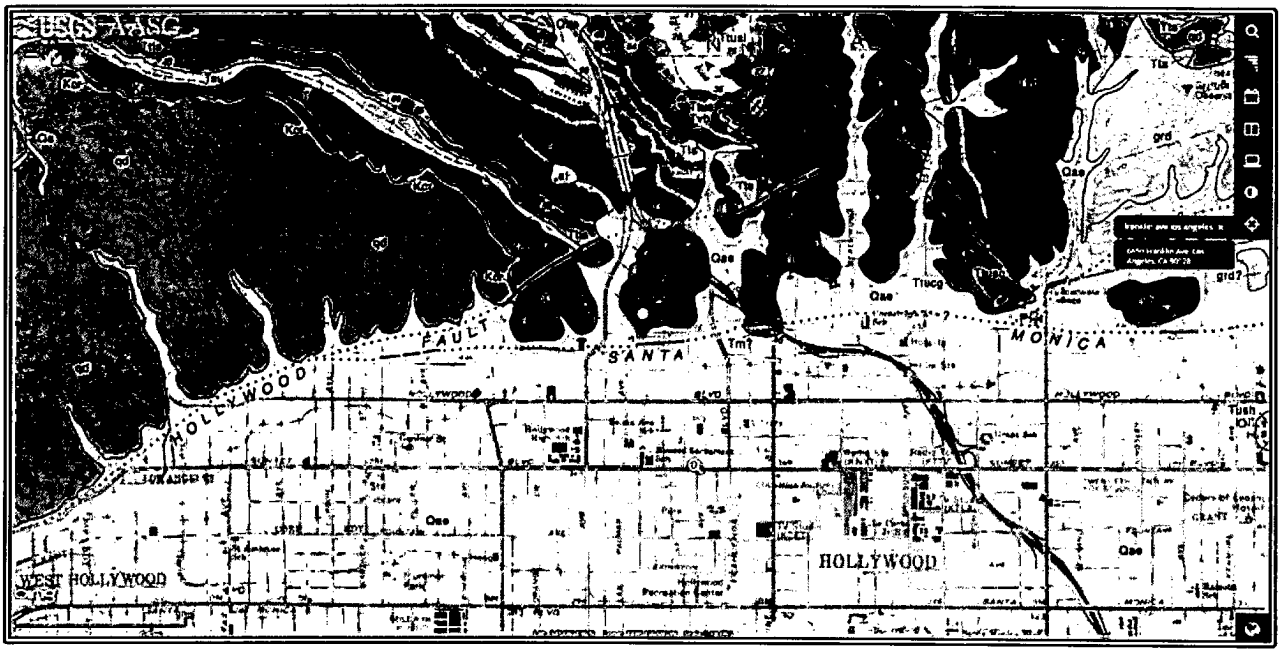


Figure 5. Portion of Dibblee Geologic Map of the Hollywood Quadrangle. The subject site location is at the base of the red diamond.

TOPOGRAPHIC REVIEW

A combined review of previous geomorphic analyses (ECI, 2016, and Dolan and others, 1997) with a review of detailed topographic maps ((Figure 2) with a 4 foot contour interval was performed. The topographic maps show a rough alignment of steep slopes across and south of Franklin Avenue and across the southwestern portion of the project site area. The maps and previous analyses show a wide and degraded fault scarp with several minor slope inflections that occur approximately 30 feet south of the site area (ECI, 2016). This strand aligns roughly with the previously mapped trace of the Franklin Fault strand of the Hollywood Fault zone (Figure 2). Farther south a sharp break in slope occurs over 250 feet south of the site along Argyle Street. This strand aligns with the previously mapped trace of the Yucca Fault strand of the Hollywood Fault zone (Figure 3). These recognizable scarps or breaks in slope may suggest the location of a left step within or parallel discontinuous fault strands of the Hollywood Fault zone south of the project site.

No other significant topographic features suggestive of surface faulting were found projecting towards or in the vicinity of the project site. The breaks in slope located south of Franklin Avenue can be observed in the field and are illustrated in the 2016 ECI report along Cherokee Avenue.

PREVIOUS INVESTIGATION

A review of previous geotechnical and fault rupture hazard investigations that have been completed in the project site's vicinity was conducted for any information that may be pertinent to the project site area. The reports reviewed are summarized below.

The closest completed and most recent study to the project site area was by Advanced Geotechniques (2015) and Earth Consultants International (2016), for a proposed development located on the east side of North Cherokee Avenue (1846 North Cherokee Avenue) approximately 50 feet southeast of the project site. They identified a northeast-trending north dipping fault across the center of the property, and the fault appeared to juxtapose Topanga formation bedrock over older alluvium. This fault was determined to be inactive based on the pedogenic development of the alluvial units that overly this fault zone. Based on discussion with Earth Consultants International, it is our understanding that the soil that overlies the reported fault is unaffected bv rupture and since the soil is older than Holocene age the identified fault is not active. A boring and CPT transect conducted for this study found no faulting in the area that shadows the area south of this project site's southern property line.

To the west of the project site area the closest study to recognize faulting was located at 1840 Highland Avenue (locality 13) where LAW/Crandall (2000) and GeoPentech (2001a, b; 2013c) found evidence of several well-constrained fault strands crossing the northern portion of the site. The faults in the northern and central portion of the site were identified as active. Faulting at this locality consisted of steeply north-dipping faults (about 80°) for the northern strands, and a building setback zone was established. The southern portion of the site contains continuous Holocene and Pleistocene soils and stratigraphic units which are unaffected by faulting.

South of the project site area, a study for the Los Angeles MetroRail project (Converse *et al;* 1981, 1983) found evidence that the Hollywood Fault is located south of Yucca Street at Cahuenga Boulevard (locality 14). The location for this fault corresponds well with differences in groundwater reported at

locality 15 to the east, and a groundwater barrier just south of Yucca Street to the west (Dolan *et al.*, 1997).

To the northwest of the site, a study at Franklin and Sierra Bonita Avenues (Crook et al., 1983 and Crook and Proctor, 1992) found several thin shallowly north-dipping gouge layers and a thicker (60+ cm) gouge mass that they assumed to be part of the Hollywood Fault Zone located at the base of the Santa Monica mountains north of Franklin Avenue. Their investigation extended south of Franklin, further down the fan surface, and found no faulting south of Franklin Avenue.

Farther to the northwest, an additional study for the La Brea Avenue Metro Red Line Transect (Dolan *et al.*, 1997; Earth Technology Corporation, 1993) was performed. Evidence for faulting was found north of Franklin Avenue and includes quartz diorite apparently thrust over Quaternary alluvium and shallow groundwater was encountered north of the fault at depths between about 10 feet to 43 feet. South of the fault and south of Franklin Avenue, groundwater was not encountered within the upper 200 feet of borings. The study reported that the fault dip steepens with depth, ranging from 25° to 60° to the north.

Similarly, Dolan *et al.* (1997) and Earth Technology Corporation (1993) completed a fault study along the Camino Palmero-Martel Avenue Metro Red Line transect. They found evidence for faulting north of Highland Avenue which included groundwater barriers and quartz diorite bedrock faulted over alluvium, with average dips of ~77° to the north. They reported up to four fault strands with apparent north side-up displacement of the granitic bedrock at depth. Groundwater elevation changes were reported on the order of 40 or 50 feet across the fault zone.

East of the project site, a study was completed by Feffer Geological Consulting (2014), for a proposed development located on the southeast corner of Franklin and Western Avenues. The study encountered older alluvial fan deposits that are common along the southern margin of the range front. All of the alluvial deposits observed on this site were observed to be unfaulted. The City of Los Angeles approved the findings on March 16, 2015 Log #86433-01.

Fault Evaluation Report (FER) 253 was recently published by the California Geological Survey on February 14, 2014. As can be seen on Figure 6 (Figure 12 of FER-253) the subject site is located at the eastern end of Segment 2 and is north of the mapped location of the mapped fault traces. Both fault traces are mapped south of the site area in this publication. As described in FER-253 the Franklin Avenue fault strand in this area is marked by a subtle scarp mapped east of Cherokee Ave. and south of Franklin Ave. The subject site is located on a steep alluvial apron and along the western margin of a buried bedrock spur and according to the FER-253 report is north of the area of reported faulting.

Supplement #1 to FER-253 was issued on November 5, 2014 and as can be seen on Figure 7 this supplement revised the locations of the Franklin and Yucca strands of the Hollywood fault in the project site area based on comments from the public and from the ongoing accumulation of new data from geological consultants. The Franklin strand of the Hollywood fault shifted north and straightened on the maps presented in the supplemental report (Figures 6 and 7) and now the Franklin strand of the Hollywood fault clips the southern boundary of the project site area. To the south, the Yucca strand of the Hollywood fault is no longer mapped as a through going feature in the project site area.

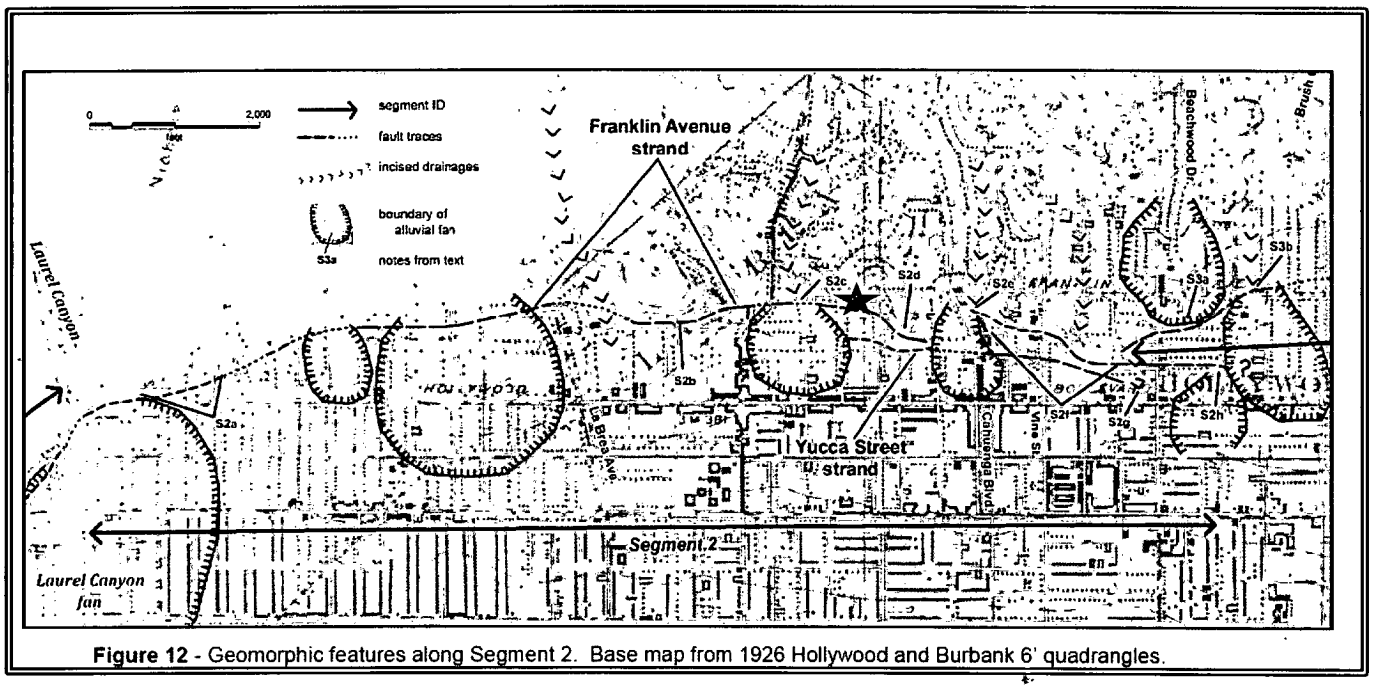


Figure 12 - Geomorphic features along Segment 2. Base map from 1926 Hollywood and Burbank 6' quadrangles.

Figure 6. Figure 12 from FER-253. The approximately location of the subject site is designated with a red star.

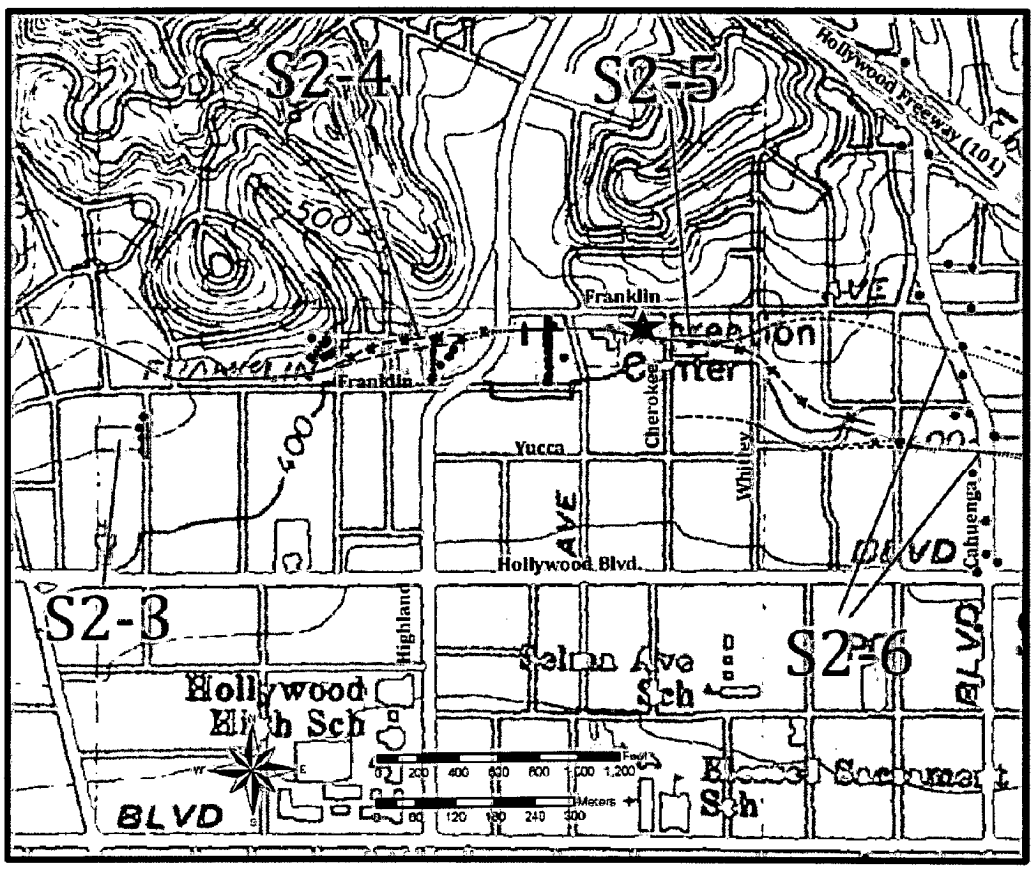


Figure 5 – Localities within Segment 2; S2-3 through S2-6. Red lines indicate mapped fault trace locations for the Official Zone Map. Black fault traces with purple hachures indicate where the fault trace was modified from the preliminary zoned trace. Green and black symbols are boring/CPT locations or transects. Orange lines are trench locations. Light blue shaded areas indicate reports received subsequent to the issuance of the FER.

Figure 7. Figure 5 from FER-253 supplement. The approximately location of the subject site is designated with a red star.

METHODOLOGY

Approach

The subsurface investigation was designed to investigate across the entire subject parcel (see Geological Map in Appendix A). Typically, trenching is the preferred method for evaluating the presence or absence of faults because it offers a continuous, direct exposure of the fault zone or near surface stratigraphy. However, the Hollywood fault zone has been difficult to expose in trenches due to the dense urban cover and thick accumulation of young Holocene aged alluvium that has been deposited across the fault since the last rupture. At the subject site however, due to the proximity of bedrock to the ground surface a trench was able to be excavated along the north side of the property that was supplemented with a series of strategically placed, bucket auger (BA) borings across the southern portion of the site area. In addition, exploratory test pits located along the northern portion of the site and on the adjacent lots to the north indicate that bedrock is located near the ground surface below a few feet of soil.

The boreholes are located on a 1 inch = 20 foot scale base map (Appendix A). The transect was approximately 95 feet long and was designed to capture any east northeast striking fault strands of the Hollywood Fault zone that might traverse the site (Figure 3). The north-south trending trench and BA transect was located across the central portion of the property, starting at the southern property boundary and extending to the north. The northern end of the transect is anchored by a test pit exposure located on the north side of the subject property and by testing at 6651 Franklin Avenue approximately 40 feet from the northern property line.

Field Exploration

Prior to beginning the subsurface field exploration, a literature review, topographic analysis, and geologic reconnaissance of the site was performed. Following this general review, Underground Service Alert (USA) was notified to identify buried utilities in the vicinity of the proposed excavations, as required by law.

Subsurface conditions at the site were explored in four phases along a single north-south oriented transect of subsurface explorations. The first phase was performed on September 10, 2015 and included a forty foot long trench (ST-1) exposure located approximately 45 feet from the center of the northern property line. Phase 2 was performed on November 3 and 4, 2015 and consisted of a nesting of 3 BA borings (BA-1, BA-2, and BA-3) near the center of the site area. Phase 3 was performed on December 9, 2015 and included a fifteen foot long trench (ST-2) exposure located to the south of Trench ST-1 and shadowing the nested BA borings (BA-1, BA-2, and BA-3). Phase 4 was performed from January 27 to 29, 2016 and consisted of 3 evenly spaced BA borings (BA-4, BA-5, and BA-6) across the southern portion of the site area.

Field explorations were located on a 1 inch = 10 foot scale base map provided by the landowners (Appendix A). Horizontal stationing (in feet) along the trench explorations were established with a tape measure and by assuming Station 0 was coincident with the northwestern corner of each trench. This allowed for consistent stationing across the entire project site area.

Trench (ST-1) was excavated using a 3-foot-wide bucket on an extenda-hoe backhoe and was approximately 20 feet-deep. Trench (ST-2) was excavated using a 3-foot-wide bucket on a track mounted excavator and was approximately 22 feet-deep (Appendix A). The entire eastern wall of each trench was scraped clean to obtain a fresh and continuous exposure prior to logging the geologic and pedogenic contacts. A level line was constructed on the wall of each trench to establish horizontal and vertical stationing. The eastern trench walls were logged in the field at a scale of 1 inch = 5 feet. The trench logs are presented in Appendix A. Upon completion of logging and describing each of the trench exposures, field trench inspection meetings were conducted with the City of Los Angeles and California Geological Survey Geologists. These meetings concluded with all parties in concurrence over the presented trench logs and trench log interpretation. A soil description was completed nearest station 4 feet in trench ST-2, and Appendix B presents the soil relative dates and stratigraphic unit correlations. Upon completion of logging, both trenches were backfilled.

The BA borings were drilled using a truck mounted 2-foot diameter bucket auger. The bucket auger excavations were logged and reviewed in the field. Upon completion of logging, all boreholes were backfilled with cuttings. Upon completion of logging and describing each of the borings, field inspection meetings were conducted with the City of Los Angeles and California Geological Survey Geologists. These meetings concluded with all parties in concurrence over the BA boring log interpretations.

RESULTS

This investigation shows that there are no active faults in the area explored. No lineaments or geomorphic features suggestive of active faulting traverse the project site. Two inactive faults were found to be deeply buried across the central portion of the project site area. The transect (Appendix A) found two in-active faults that project across the central portion of the project site area. The faults are numbered 1 and 2 in order of occurrence from north to south. Across this area studied, the section of Holocene- and Pleistocene-aged Alluvium and Colluvium encountered thickens to the south across faults 1 and 2.

Groundwater

An important indicator for the presence or absence of faulting is the depth to groundwater. Past studies have shown that both inactive and active fault strands along the Hollywood Fault zone act as groundwater barriers and produce abrupt steps in the groundwater surface.

Along the attached cross section (Appendix A), groundwater was encountered at the base of trenches ST-1 and 2 in the northern and central portions of the site and in the northern most BA borings (BA-1, BA-2, and BA-3). This data generally indicates that the Hollywood Fault Zone should be located south of the area explored where an abrupt larger step in the groundwater surface is present. Depths to groundwater in the project site area step downward over 25 feet to the south across the buried zone of inactive faults identified. Groundwater was observed at a depth of 20 feet below the ground surface in the northern portion of the site in trench ST-1, and groundwater was observed at a depth of 30 feet below the ground surface in the northern most BA borings (BA-1, BA-2, and BA-3).

Faults

Fault 1, the northern most fault along the transect is an inactive steeply north dipping reverse fault. Fault 1 was observed in borings BA-2 and BA-3 as a bifurcating, undulatory, and wavy zone of shearing. The fault strikes north 65 – 73 west and dips vertically to 80 degrees north, and juxtaposes bedrock on the northeast against stratigraphic units Qoc2 on the southwest. A secondary thin and wavy fault or fracture found in BA-2 strikes north 32 west and dips 69 degrees south. A zone of water seeps was observed along the northern margin of this fault zone at depths between 23 and 27 feet below the ground surface. The tip of Fault 1 was not exposed in the BA borings, so the Phase 3 portion of this study was initiated. Trench ST-2 exposed the tip of fault 1 at a depth of 19 to 20 feet below the ground surface. The fault juxtaposes Monterey formation bedrock against stratigraphic unit Qoc2. A thick section of stratigraphic unit Qoc1 was observed to directly overly this fault zone. The fault as observed in trench exposure ST-2 was orientated north 76 west and dips 53 degrees north. The Qoc1 stratigraphic unit was deposited over a highly degraded (eroded) scarp in this area. The overlying stratigraphic unit Qoc1 unit shows advanced degrees of pedogensis and has a soil relative age date estimate of 29 - 56 ka (Appendix C). Fault 1 is inactive.

Fault 2, the southernmost fault encountered along the transect, lies between trench ST-2 and boring BA-6. Fault 2 was observed in boring BA-6 as a bifurcating, thin, and wavy zone of shearing. The fault strikes north 75 east and dips 63 degrees south, and juxtaposes stratigraphic unit Qoa3 on the north against stratigraphic unit Qoc3 on the south. No water seeps was observed along this fault zone. The tip of a splay of Fault 2 was exposed in boring BA-6, at a depth of 24.5 feet below the ground surface. A thick section of stratigraphic unit Qoc1 was observed to directly overly this fault zone and the Qoc1 unit in BA-6 projects well or straight into Qoc1 unit as observed in the southern end of trench ST-2. The Qoc1 stratigraphic unit was deposited over a short or highly degraded south facing scarp in this area. The Qoc1 unit shows advanced degrees of pedogensis and overlies Fault 2 in this area. Unit Qoc1 has a soil relative age date estimate of 29 - 56 ka (Appendix C). Fault 2 is inactive and discontinuous. Fault 2 is a normal fault, most likely related to hanging wall deformation related to the north dipping off-site faulting and deformation to the south of the project site area.

Alluvium and Soil Horizons

The continuity of soil horizons and primary stratigraphic contacts provides essential data to evaluate the presence or absence of faulting. Several continuous and conformable stratigraphic units within the colluvium and alluvium were encountered in each of the trench exposures and borings along the transect (Appendix A and B).

The youngest unit (Qal1) encountered on site is interpreted as an Holocene aged alluvial sheet wash or braided stream channel deposit and appears continuous and unbroken across the southern portion of the transect (Appendix A). A thin to moderately thick layer of artificial fill and pavement overlies this unit. The Qal1 material typically consists of slightly oxidized, soft, dry, silty SAND with gravel that is coarse-grained with 10 YR soil color hues. Stratigraphic unit Qal1 is massive and abruptly overlies unit Qc across the central and southern portions of the project site area. The Qal material has scoured into unit Qc across the southern portion of the site as observed in BA boring exposures BA-4, BA-5, and BA-6. To the north, the Qal1 material thins and laps onto the underlying colluvium (Qc). The Qal1 stratigraphic unit contains a truncated and weakly developed soil profile. Stratigraphic unit Qal1 does

not have an estimated soil relative age date, but geomorphic and stratigraphic relationships with adjacent dated units indicate an age of 4 – 8 ka for this unit (Appendix C).

The uppermost continuous unit (Qc) encountered on site is interpreted as a Early Holocene to Latest Pleistocene aged colluvial / alluvial apron deposit and appears continuous and unbroken across the entire length of the transect (Appendix A). A moderately thick layer of artificial fill overlies this unit across the northern half of the site. The Qc material typically consists of organic rich, slightly hard, dry, silty SAND with clay and gravel that is coarse-grained with 7.5YR color hues. Stratigraphic unit Qc is massive to crudely stratified with diffuse cobble lines, and this unit directly overlies Monterey Formation sandstone bedrock across the northern portion of the site as observed in trench exposure ST-1. To the south, the Qc material directly overlies unit Qoc1 and then overlays a thin alluvial sheet wash / braided stream channel deposit (Qoa1). The Qc stratigraphic unit contains a truncated soil profile with at least 3 stacked and buried weakly developed argillic soil horizons. Stratigraphic unit Qc has an estimated soil relative age date of 8 to 13 ka (Appendix C).

Unit Qoa1 directly underlies unit Qc and is interpreted as latest Pleistocene alluvial sheet flow or braided stream channel deposit and appears continuous and unbroken across the southern half of the transect(Appendix A). The Qoa1 material typically consists of slightly well oxidized, slightly hard, dry, silty SAND with gravel that is coarse-grained with 7.5YR color hues. Stratigraphic unit Qoa1 is well stratified consisting of a fining upwards sequence. This unit abruptly overlies unit Qoc1 and has differentially scoured lower boundary across the central and southern portions of the site as observed in the trench ST-2 exposure and in boring exposures BA-1 through BA-6. To the north, the Qoa1 material thins and laps onto the Qoc1 stratigraphic unit as observed in trench exposure ST-2. The Qoa1 stratigraphic unit contains a highly truncated soil profile with 2 thinly stacked, buried, and weakly developed transitional (BC) argillic soil horizons. Stratigraphic unit Qoa1 has an estimated soil relative age date of 16 to 26 ka (Appendix C).

Unit (Qoc1) encountered on site is interpreted as a Late Pleistocene aged colluvial / alluvial apron deposit and appears continuous and unbroken across the majority of the length of the transect (Appendix A). The Qoc1 material typically consists of moderately well oxidized, hard, slightly moist, silty SAND with clay and gravel to clayey SAND with gravel that is coarse-grained with 7.5YR color hues. Stratigraphic unit Qoc1 is massive to crudely stratified with diffuse cobble lines, and directly overlies and laps onto the Monterey Formation sandstone bedrock across the northern portion of the site as observed in trench exposure ST-1. In the central portion of the site and south of Fault 1, the Qoc1 material directly overlies unit Qoc2 as observed in trench exposure ST-2. To the south, the Qoc1 material directly overlies a thin alluvial fan deposit (Qoa2). To the east stratigraphic unit Qoc1 interfingers with alluvial fan unit Qoa2, and farther east at adjacent study sites to the east along Cherokee Avenue the Qoc1 unit pinches out and unit Qoa2 is exhumed at the ground surface. The Qoc1 stratigraphic unit contains a highly truncated and well developed soil profile with at least 2 stacked and buried argillic soil horizons. Stratigraphic unit Qoc1 has an estimated soil relative age date of 29 to 56 ka (Appendix C).

Unit (Qoa2) encountered on site is interpreted as a Late Pleistocene aged alluvial fan deposit and appears continuous and unbroken across the southern portion of the transect (Appendix A). The Qoa1 material typically consists of moderately well oxidized, hard, moist, clayey SAND that is coarse-grained with 7.5YR color hues. Stratigraphic unit Qoa1 is well to crudely stratified, and directly overlies and

laps onto stratigraphic unit Qoc2 in the central portion of the site. South of the trench ST-2 exposure, this unit thickens as observed in boring exposures BA-4, -BA-5, and BA-6. In the central and southern portions of the site and south of Fault 2, the Qoa2 material directly overlies a thin and truncated Qoc2 deposit. To the west stratigraphic unit Qoa2 is exhumed at the ground surface at adjacent study sites to the east along Cherokee Avenue. The Qoa2 stratigraphic unit contains a highly truncated and well developed soil profile with at least 2 stacked and buried argillic soil horizons. Stratigraphic unit Qoa2 does not have an estimated soil relative age date, but geomorphic and stratigraphic relationships with adjacent dated units indicate that the Qoa2 and Qoc2 deposits are chronostratigraphic equivalents and an age date of > 29 to 56 ka has been assigned to this unit (Appendix C).

Unit Qoc2 is the lowest unfaulted stratigraphic unit observed across the transect (Appendix A), and is interpreted as a Pleistocene aged colluvial / alluvial apron deposit. The Qoc2 material typically consists of well oxidized, hard, wet, silty SAND with clay and gravel to clayey SAND that is coarse-grained with 7.5YR color hues. Stratigraphic unit Qoc2 is massive to crudely stratified with diffuse cobble lines, and directly overlies and is faulted against the Monterey Formation sandstone bedrock across the central portion of the site as observed in trench exposure ST-2. In the central and southern portions of the site and over Fault 2, the Qoc2 material directly overlies unit Qoc3 as observed in borings BA-4, BA-5, and BA-6. The Qoc2 stratigraphic unit contains a highly truncated and well developed soil profile with at least 2 stacked and buried argillic soil horizons. Stratigraphic unit Qoc2 does not have an estimated soil relative age date, but geomorphic and stratigraphic relationships with adjacent dated units indicate that the Qoc2 deposit must be > 29 to 56 ka in age (Appendix C).

Unit Qoc3 is the youngest faulted stratigraphic unit observed across the transect (Appendix A), and is interpreted as a Pleistocene aged colluvial / alluvial apron deposit. The Qoc3 material typically consists of well oxidized, hard, wet, clayey SAND with gravel that is coarse-grained with 7.5YR color hues. Stratigraphic unit Qoc3 is massive to crudely stratified with diffuse cobble lines. This unit has been faulted under the Monterey Formation sandstone bedrock across Fault 1 in the central portion of the site. Over Fault 2, the base of the Qoc3 material is juxtaposed against stratigraphic unit Qoa3 to the north as observed in boring BA-6. The Qoc3 unit thickens across the site to the south as observed in borings BA-4 and BA-5. The Qoc3 stratigraphic unit contains a stacked and well developed soil profile with at least 2 stacked and buried argillic soil horizons. Stratigraphic unit Qoc3 does not have an estimated soil relative age date, but geomorphic and stratigraphic relationships with adjacent dated units indicate that the Qoc3 deposit must be > 29 to 56 ka in age (Appendix C).

Unit Qoc4 is a localized stratigraphic unit observed in the southern portion of the transect (Appendix A), and is interpreted as a Pleistocene aged colluvial / alluvial apron deposit. The Qoc4 material typically consists of well oxidized, hard, wet, clayey SAND that is coarse-grained with 7.5YR color hues. Stratigraphic unit Qoc4 is massive to crudely stratified. This unit was observed near the base of boring BA-5. Stratigraphic unit Qoc4 laps onto the surface of the underlying Qoa3 deposit to the north near the central portion of the site. The Qoc4 stratigraphic unit contains a highly truncated and well developed soil profile with one remnant argillic soil horizon. Stratigraphic unit Qoc4 does not have an estimated soil relative age date, but geomorphic and stratigraphic relationships with adjacent dated units indicate that the Qoc4 deposit must be in > 29 to 56 ka in age (Appendix C).

Qoa3 is the lowest and oldest alluvial stratigraphic unit encountered on site and is interpreted as Pleistocene aged alluvial fan deposit. This unit appears unbroken across the southern portion of the

transect (Appendix A), and is truncated against Fault 1 to the north. The Qoa3 material typically consists of well oxidized, very hard, wet, sandy CLAY that is coarse-grained with 7.5 to 5 YR color hues. Stratigraphic unit Qoa3 is massive, and is faulted beneath bedrock in the central portion of the site. This unit is steeply inclined to the south as observed in boring exposure BA-5. The Qoa3 stratigraphic unit contains a highly truncated and very mature soil profile with at multiple stacked and buried argillic soil horizons that are plugged with alluvial clay. Stratigraphic unit Qoa3 does not have an estimated soil relative age date, but geomorphic, stratigraphic relationships, and comparisons to adjacent sites with dated units indicate that the Qoa3 deposit is in excess of 100 ka in age (Appendix C).

No features characteristic of faulting, such as shear zones or high angle contacts between units were observed above stratigraphic unit Qoc2 in the two trench exposures or six borings observed. The stratigraphic units described provide visually and texturally distinct, mapable contacts that are overlapping along the entire length of transect A (Appendix A).

EVIDENCE FOR THE ABSENCE OF FAULTING

Several subsurface geologic relationships at the project site provide direct evidence to preclude the presence of Holocene faulting. The topographic analysis also provides indirect evidence that the site is not traversed by active faults. When these relationships are considered together, there is compelling evidence for the absence of faulting beneath the subject site. The primary lines of evidence that support the interpretation that no active faults traverse the site are:

- **Continuous, unfaulted Pleistocene aged soil horizons and primary stratigraphy across the site.** The transect exhibits multiple continuous stratigraphic horizons across the trench and BA boring transect. The conclusion that the upper units are not faulted is based on the assumption that any faults would exhibit a vertical slip component that, over repeated seismic events, would produce recognizable, vertical separations of the units. It would be more difficult to make this case for a pure strike-slip fault. However, even strike-slip faults would likely produce an apparent dip-slip component or truncation of units due to the juxtaposition of different Pleistocene strata or pedogenic horizons.

- **No active faults were encountered in the subsurface exploration.** No features characteristic of active faulting, such as shear zones or high angle contacts between Holocene aged units were observed within the trench and BA boring transect. This line of evidence by itself is not considered compelling enough to preclude the presence of faulting, but it is consistent with and corroborates the other lines of evidence.

- **No irregularities or topographic features indicative of faulting were observed in the project site area.** The topographic maps show a rough alignment of steep slopes south of Franklin Avenue, clipping the southern boundary of the project site area. This feature has been shown to be in active in this study and in adjacent studies (ECI, 2016). Farther south a sharp break in slope occurs over 250 feet south of the site along Argyle Street. This recognizable scarp or break in slope may suggest the location of an active fault strand of the Hollywood Fault zone in the vicinity of the project site.

CONCLUSIONS AND RECOMMENDATIONS

This fault rupture evaluation at 6650 and 6668 Franklin Avenue and 1850 Cherokee Court has found no active faults traversing the subject property. The presence of multiple continuous Pleistocene stratigraphic horizons provide compelling evidence to demonstrate the absence of active faulting beneath the site.

Because no active faults were found to traverse the site within 50 feet beyond the northern and southern site boundaries, the project site is not exposed to the hazard of surface fault rupture. Accordingly, there are no fault setback distances or "no-build" zones recommended for the project site area. These setback zones do not impact the current plans for the new development.

The main trace of the Hollywood fault zone is likely located over 200 feet south of the project site. While the area explored in our study is not subject to the hazard of surface faulting, a future earthquake on the Hollywood or Santa Monica fault zones will likely produce very strong, near-field ground motions at the project site that could possibly exceed the provisions set forth in the current building codes.

LIMITATIONS

The conclusions and recommendations presented herein are the results of an inherently limited scope. Specifically, the scope of services consisted of an assessment of whether or not active faults are present within the area explored at the site. The conclusions and recommendations contained in this report are professional opinions derived in accordance with current standards of professional practice. No warranty is expressed or implied.

This report has been prepared for the exclusive use of CLIENT and applies only to the proposed construction located at 6650 and 6668 Franklin Avenue and 1850 Cherokee Court in the City of Los Angeles, California. In the event that significant changes in the construction plans should occur, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed by Feffer Geological Consulting, and the conclusions and recommendations of this report are verified in writing.

REFERENCES

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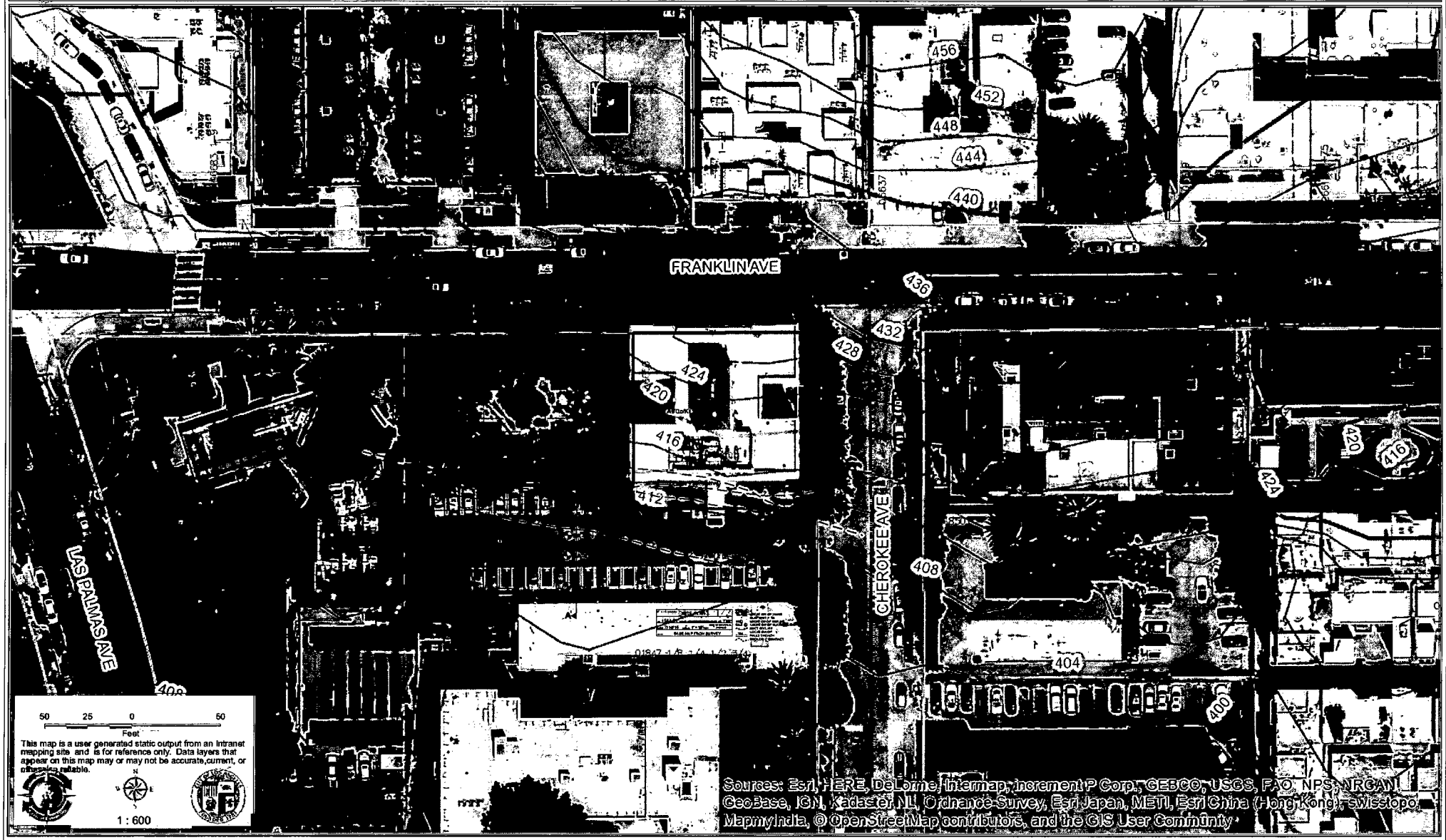
APPENDIX 'A'

Geologic Map
&
Cross Sections

NavigateLA Map



SHEET 1 OF 2 SHEETS

HUD Project Name: Montecito Apartments
HUD Project Number: 122-11380
HUD Project Location: Los Angeles, California

A.L.T.A./A.C.S.M. Land Title Survey

(Ground Level)

Date of Survey Map / Plat:
JUNE 17, 2015 (UPDATED PER TEAM COMMENTS, NOT FIELD VERIFIED)
MAY 6TH, 2015 (UPDATED PER TEAM COMMENTS, NOT FIELD VERIFIED)
MAY 5TH, 2015 (UPDATED PER PROFORMA AND TEAM COMMENTS, NOT FIELD VERIFIED)
APRIL 8, 2015 (UPDATED PER NEW PTR AND TEAM COMMENTS, FIELD VERIFIED)
DECEMBER 3, 2014 (UPDATED PER NEW PTR AND TEAM COMMENTS)
SEPTEMBER 29, 2014 (ORIGINAL)

Date of Field Survey:
APRIL 8, 2015 (FIELD VERIFIED)
SEPTEMBER 22, 2014 (ORIGINAL)

Address:
5559 & 5565 FRANKLIN AVE., LOS ANGELES, CA, 90028

Adjoining Addresses:
THE FOLLOWING ADDRESSES SHOWN ON THIS MAP ARE PER THE CITY OF LOS ANGELES NAVIGATE L.A. DATABASE

Assessor's Parcel Number (A.P.N.):
5547-003-033 (PARCEL 2), 5547-003-034 (PARCEL 1)

General:
ALL EASEMENT DESCRIPTIONS SHOWN HEREON ARE PER PRELIMINARY REPORTS STATED HEREON AND MAY BE SHORTENED OR ABBREVIATED. ORIGINAL DOCUMENT MUST BE USED FOR COMPLETE WORDING AND INTERPRETATION. OTHER EASEMENTS MAY EXIST WITHIN SUBJECT PROPERTY, NOT INCLUDED WITHIN SAID PRELIMINARY REPORTS. HAHN AND ASSOCIATES, INC. DID NOT PERFORM A TITLE SEARCH FOR THIS PROJECT. PROPERTY LINE CLOSURE ARE DRAWN IN PLAN VIEW, PERPENDICULAR TO PROPERTY LINE.

NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL
NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS
NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
THIS PROPERTY IS NOT SITUATED WITHIN A WETLAND AREA

BUILDING AREA CALCULATIONS SHOWN HEREON INCLUDE SQUARE FOOTAGE TO THE OUTERMOST BUILDING FASCIA AT FIRST LIVABLE LEVEL. ACTUAL LIVING SPACE WILL BE SMALLER.

Bench Mark:
THE ELEVATION OF 418.304 ON BENCH MARK NO. 13-20810 (CUT SQ'D IN EAST CURB LAS PALMAS AVE. NORTH 2 FEET NORTH OF FRANKLIN AVE. SOUTH END CATCH BASIN) AND 1988 DATUM, 2000 ADJUSTMENT, AS SHOWN IN CITY OF LOS ANGELES NAVIGATE L.A. DATABASE WAS USED AS ELEVATION DATUM FOR THIS SURVEY.

Basis of Bearings:
THE BEARING OF NORTH ALONG THE CENTERLINE OF CHEROKEE AVE. (FORMERLY MAGNOLIA AVE.) AS SHOWN ON HOLLYWOOD OCEAN VIEW TRACT, MAP BOOK 1, PAGE 82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

Boundary:
ESTABLISHED PER PTR, ADJUSTED TO FOUND CITY CENTERLINE MONUMENTS, USING STANDARD SURVEYING PROCEDURES.

Area:
GROSS AREA OF BOTH PARCELS: 33,783 SQUARE FEET, 0.78 ACRES
PARCEL 1: 21,783 SQUARE FEET, 0.50 ACRES
PARCEL 2: 12,000 SQUARE FEET, 0.28 ACRES

Flood Zone:
THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON FIRM MAP NUMBER OF 06037C1805F DATED SEPTEMBER 26, 2008. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

Zoning Information:
REFERENCE REPORT/LETTER:
LA/COM_ZONE(CALIFORNIA/LOS ANGELES PLANNING AND ZONING/MUNICIPAL CODE)
CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING(ZIMAS.LACITY.ORG)

ZONE: [QC]RD6-2 "QUALIFIED MULTIPLE DWELLING ZONE"

ZONE INFORMATION: ZI-2433 HOLLYWOOD COMMUNITY PLAN IMPLEMENTATION
ZI-2374 PRELIMINARY HOLLYWOOD FAULT STUDY AREA
ZI-1374 LOS ANGELES STATE ENTERPRISE ZONE
ZI-1352 HOLLYWOOD REDEVELOPMENT PROJECT
ZI-2277 HOLLYWOOD REDEVELOPMENT PROJECT

MINIMUM BUILDING SETBACKS:
FRONT SETBACK: 15 FEET (BUILDING IS NOT IN COMPLIANCE) ?
SIDE YARD SETBACK: 13 FEET (BUILDING IS NOT IN COMPLIANCE) ?
REAR SETBACK: 20 FEET
REQUIRED PARKING TO BE DETERMINED BY CITY PLANNING DEPARTMENT ? (SPECIAL NOTE: INSTRUMENT NO. 88-1388888, REQUIRES PARKING REQUIREMENT BY 40%)

Total Existing Parking:
STANDARD: 38 SPACES
COMPACT: 7 SPACES
HANDICAPPED: 1 SPACE
SERVICE: 1 SPACE
MAINTENANCE: 1 SPACE
TOTAL PARKING: 68 SPACES

Existing Upper Garage Parking:
STANDARD: 10 SPACES
COMPACT: 2 SPACES
HANDICAPPED: 1 SPACE
TOTAL PARKING: 13 SPACES (SEE SHEET 2)

Existing Ground Level Parking:
STANDARD: 40 SPACES
MAINTENANCE: 1 SPACE
TOTAL PARKING: 41 SPACES

Existing Lower Garage Parking:
STANDARD: 1 SPACES
HANDICAPPED: 1 SPACE
COMPACT: 3 SPACES
TOTAL PARKING: 15 SPACES (SEE SHEET 2)

Utilities:
ALL UNDERGROUND PUBLIC UTILITIES, OTHER SUBSTRUCTURES OR ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON. IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY, THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. IT IS ADVISED TO CALL UNDERGROUND SERVICE ALERT, (800) 227-2600, BEFORE DIGGING ON THIS SITE.

BURIED UTILITIES SHOWN HEREON PER L.A. CITY SUBSTRUCTURE MAPS 219-3C, 363-14, D-2227-1 &
SEWER MYE MAPS 150A186 AND 150A187-1

Proforma ALTA Policy Report (PROFORMA):
PREPARED BY: CHICAGO TITLE COMPANY, ORDER NO.: 0001950?-918-HH, DATED MAY 27, 2015.

Legal Description Per PROFORMA:
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

Parcel 1:
THE EAST 120 FEET OF LOT 11 AND THE NORTH HALF OF LOT 12 IN BLOCK 2 OF THE HOLLYWOOD OCEAN VIEW TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Parcel 2:
THE WEST 120 FEET OF LOT 11 IN BLOCK 2 OF THE HOLLYWOOD OCEAN VIEW TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Schedule B - Part 1 - Exceptions per PROFORMA:
△1. NOT A SURVEY MATTER.
△2. NOT A SURVEY MATTER.
△3. NOT A SURVEY MATTER
△4. UNDER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
△5. NOT A SURVEY MATTER.
△6. NOT A SURVEY MATTER
△7. A COVENANT AND AGREEMENT WHEREIN THE OWNERS OF SAID LAND COVENANT AND AGREE THAT SAID LAND SHALL BE HELD AS ONE PARCEL AND NO PORTION SHALL BE SOLD SEPARATELY, WHICH COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS.
RECORDED JUNE 11, 1964, AS INSTRUMENT NO. 64-962771, OFFICIAL RECORDS
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
△8. A DOCUMENT SUBJECT TO ALL TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.
ENTITLED: PERPETUAL PRESERVATION AND CONSERVATION RESTRICTION AND AGREEMENT
BY AND BETWEEN MONTECITO APARTMENTS LIMITED, A CALIFORNIA LIMITED PARTNERSHIP (GRANTOR) AND UNITED COMMUNITY HOUSING AND DEVELOPMENT CORP., A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION (GRANTEE)
RECORDED: DECEMBER 31, 1980, AS INSTRUMENT NO. 80-1823065, OFFICIAL RECORDS
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
○9. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
PURPOSE: PUBLIC UTILITIES
RECORDED: JULY 22, 1980, AS INSTRUMENT NO. 80-728054, OFFICIAL RECORDS
AFFECTS: THE WESTERLY 2 FEET OF THE NORTH 90 FEET OF LOT 12.
△10. THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED OCTOBER 15, 1968, AS INSTRUMENT NO. 80-1368590, OF OFFICIAL RECORDS.
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
AMONG OTHER THINGS, SAID DOCUMENT PROVIDES FOR:
WE DO HEREBY COVENANT AND AGREE TO AND WITH SAID CITY TO DEVELOP THE ADDITIONAL PARKING SPACES REQUIRED IN THE EVENT THE DEVELOPMENT CEASES TO QUALIFY UNDER 19 314(D)(1).
○11. ANY RIGHTS, INTEREST, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON A SURVEY PLAT:
ENTITLED: ALTA/ACSM LAND TITLE SURVEY
DATED: SEPTEMBER 29, 2014 AND LAST REVISED, _____, 2015
PREPARED BY: HAHN AND ASSOCIATES, INC.
PROJECT NO.: 0108-11-001
○A 1) A 0.53' ENCROACHMENT OF A WALL ONTO THE PROPERTY FROM THE LAND ADJOINING TO THE WEST. SAID ENCROACHMENT IS NEAR THE NORTHWEST CORNER OF SAID PROPERTY.
○B 2) A 0.05' ENCROACHMENT OF A WROUGHT IRON FENCE ONTO THE LAND ADJOINING TO THE WEST. SAID ENCROACHMENT IS NEAR THE NORTHWEST CORNER OF SAID PROPERTY.
○C 3) AN ENCROACHMENT OF A WROUGHT IRON FENCE INTO THE STREET RIGHT OF WAY OF FRANKLIN AVENUE, TO UNDISCLOSED AMOUNTS.
○D 4) A 7.67' ENCROACHMENT OF A BUILDING OVERHANG INTO THE STREET RIGHT OF WAY OF FRANKLIN AVENUE, TO UNDISCLOSED AMOUNTS.
○E 1) A 0.01' TO 3.02' ENCROACHMENT OF AN EXISTING 10-STORY BUILDING INTO THE STREET RIGHT OF WAY OF FRANKLIN AVENUE
○F 1) A 0.04' TO 0.15' ENCROACHMENT OF A CONCRETE SIDEWALK ONTO THE PROPERTY FROM THE STREET RIGHT OF WAY OF CHEROKEE AVENUE.
○G 2) AN UNRECORDED EASEMENT OR LESSER RIGHT FOR TWO CONCRETE ELECTRICAL VAULTS WITH MANHOLES AND VENTS LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY.
○H 4) AN ENCROACHMENT OF OVERHEAD UTILITY WIRES RUNNING NORTH-SOUTH ACROSS THE WESTERLY PORTION OF THE PROPERTY ACROSS THE NORTH AND SOUTH BOUNDARIES.
○I 2) A 0.1' ENCROACHMENT OF A WALL ONTO THE LAND ADJOINING THE PROPERTY TO THE WEST. SAID ENCROACHMENT IS AT THE SOUTHWEST CORNER OF SAID PROPERTY.
○J 1) AN 0.15' ENCROACHMENT OF A WALL ONTO THE LAND ADJOINING THE PROPERTY TO THE WEST. SAID ENCROACHMENT IS NEAR THE MID-POINT OF THE WEST BOUNDARY OF SAID PROPERTY.

△9 INTENTIONALLY DELETED.
△10 INTENTIONALLY DELETED.
△11 INTENTIONALLY DELETED.
△12 INTENTIONALLY DELETED.
△13 INTENTIONALLY DELETED.
△14 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: EASEMENT AND MEMORANDUM OF AGREEMENT
RECORDING DATE: APRIL 2, 2013
RECORDING NO: AS INSTRUMENT NO. 20130600494, OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(BLANKET IN NATURE)
△15 INTENTIONALLY DELETED
△16 INTENTIONALLY DELETED.
△17 INTENTIONALLY DELETED.
△18 INTENTIONALLY DELETED.
△19 INTENTIONALLY DELETED.

Schedule B - Part 2 - Exceptions per PROFORMA:
△1. NOT A SURVEY MATTER.
△2. NOT A SURVEY MATTER
△3. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.
ENTITLED: AGREEMENT CONTAINING CONTAINING AFFECTING REAL PROPERTY
DATED: OCTOBER 22, 1986
BY AND BETWEEN: THOMAS L. SAFRAN, AN UNMARRIED MAN, AND THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA, A PUBLIC BODY, CORPORATE AND POLITIC
RECORDED: OCTOBER 31, 1986, AS INSTRUMENT NO. 86-1773329, OFFICIAL RECORDS
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
BY THE PROVISION OF AN AGREEMENT
DATED: JUNE 1, 2011
EXECUTED BY: MONTECITO APARTMENTS HOUSING, LP, A CALIFORNIA LIMITED PARTNERSHIP, THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA, A PUBLIC BODY CORPORATE AND POLITIC WELLS FARGO BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS
RECORDED: JUNE 27, 2011 AS INSTRUMENT NO. 20110897847 OF OFFICIAL RECORDS
SAID INSTRUMENT WAS MADE SUBORDINATE TO THE REGULATORY AGREEMENT RECORDED JUNE 27, 2011 AS INSTRUMENT NOS. 20110897842 OF OFFICIAL RECORDS
AN AGREEMENT PROVIDED RECORDING DATE OF SUBORDINATION AGREEMENT AS INSTRUMENT NO. RECORDING NO. OF SUBORDINATION AGREEMENT WHICH STATES THAT THIS INSTRUMENT WAS SUBORDINATED TO THE DOCUMENT OR INTEREST DESCRIBED IN THE INSTRUMENT
RECORDING DATE:
RECORDING NO:
△4. NOT A SURVEY MATTER.
△5. NOT A SURVEY MATTER.
△6. NOT A SURVEY MATTER.
△7. NOT A SURVEY MATTER.

Exceptions Legend:
△- NOT PLOTTABLE (SEE TITLE REPORT AND ACTUAL DOCUMENTS FOR DETAILS)
○- PLOTTED HEREON (SEE TITLE REPORT AND ACTUAL DOCUMENTS FOR DETAILS)

Surveyor's Notes:
1. NO EASEMENT STATED ON TITLE REPORT FOR OVERHEAD WIRES
2. INTENTIONALLY DELETED.
3. THE PLACEMENT OF THE DIVIDING LINE BETWEEN PARCELS 1 & 2 OF PTR HAS BEEN DETERMINED BY CHAIN OF TITLE DOCUMENTS. SEWER DEED RIGHTS BELONG TO PARCEL 2 OF PTR, GIVING IT THE DEED SPECIFIED "WEST 120 FEET OF LOT 11". ALL EXCESS (APPROXIMATELY 9') WAS DEED ALLOCATED TO PARCEL 1 OF PTR
4. NO EASEMENT STATED ON TITLE REPORT FOR ELECTRICAL UTILITY STRUCTURES OR POSSIBLE BURIED ELECTRICAL
5. ENCROACHMENT BY SUBJECT PROPERTY ONTO OTHERS.
6. ENCROACHMENT ONTO SUBJECT PROPERTY BY OTHERS.
7. SUBJECT PROPERTY IS LISTED AS A CALIFORNIA HISTORICAL RESOURCE (H1383) REFERENCE NO.: 5379-19-0160 & REFERENCE NO.: 0053-0789-0000

Survey Prepared For:
Thomas Safran & Associates
11612 San Vicente Blvd., Suite 800
Los Angeles, CA 90049
(310) 820-4688

Survey Prepared By:
Hahn and Associates, Inc.
26074 Avenue Hall, Suite 2
Valencia, CA 91355
(661) 775-6500

HAHN AND ASSOCIATES, INC.

Surveyor's Certificate:
TO MONTECITO HOUSING APARTMENTS LP, WELLS FARGO BANK, NATIONAL ASSOCIATION, CALIFORNIA COMMUNITY REINVESTMENT CORPORATION, LAWYERS TITLE COMPANY, COMMONWEALTH LAND TITLE COMPANY, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) AND TO THEIR SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(b), 13(a), 13, 14, 16, 17, 18, 19, 20(a) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 8, 2015.

DATE OF PLAT OR MAP: JUNE 11, 2015

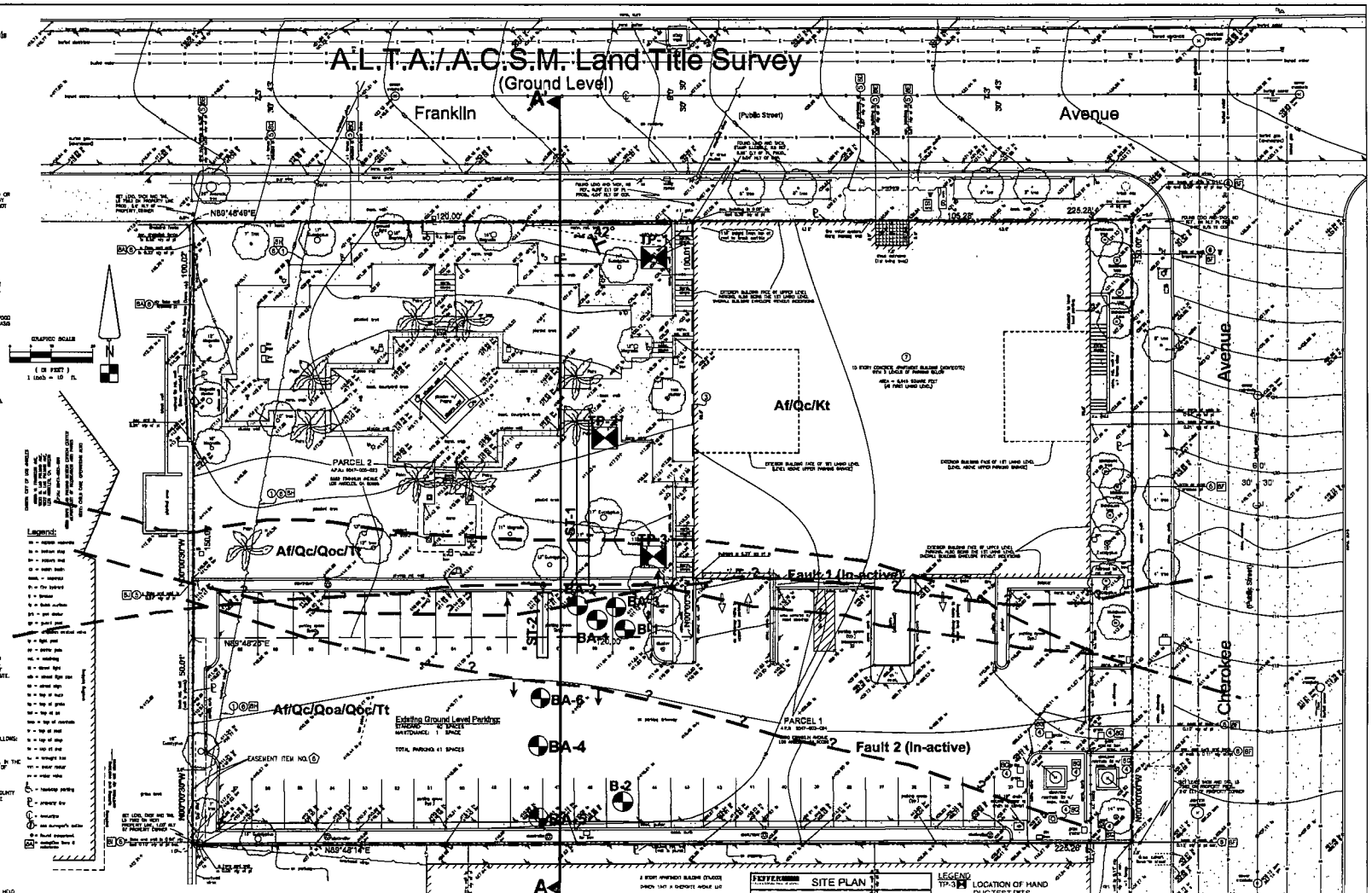
NAME: BRANDON E. HAHN
DATE OF SIGNATURE: JUNE 11, 2015
REGISTRATION NO.: PLS 7562

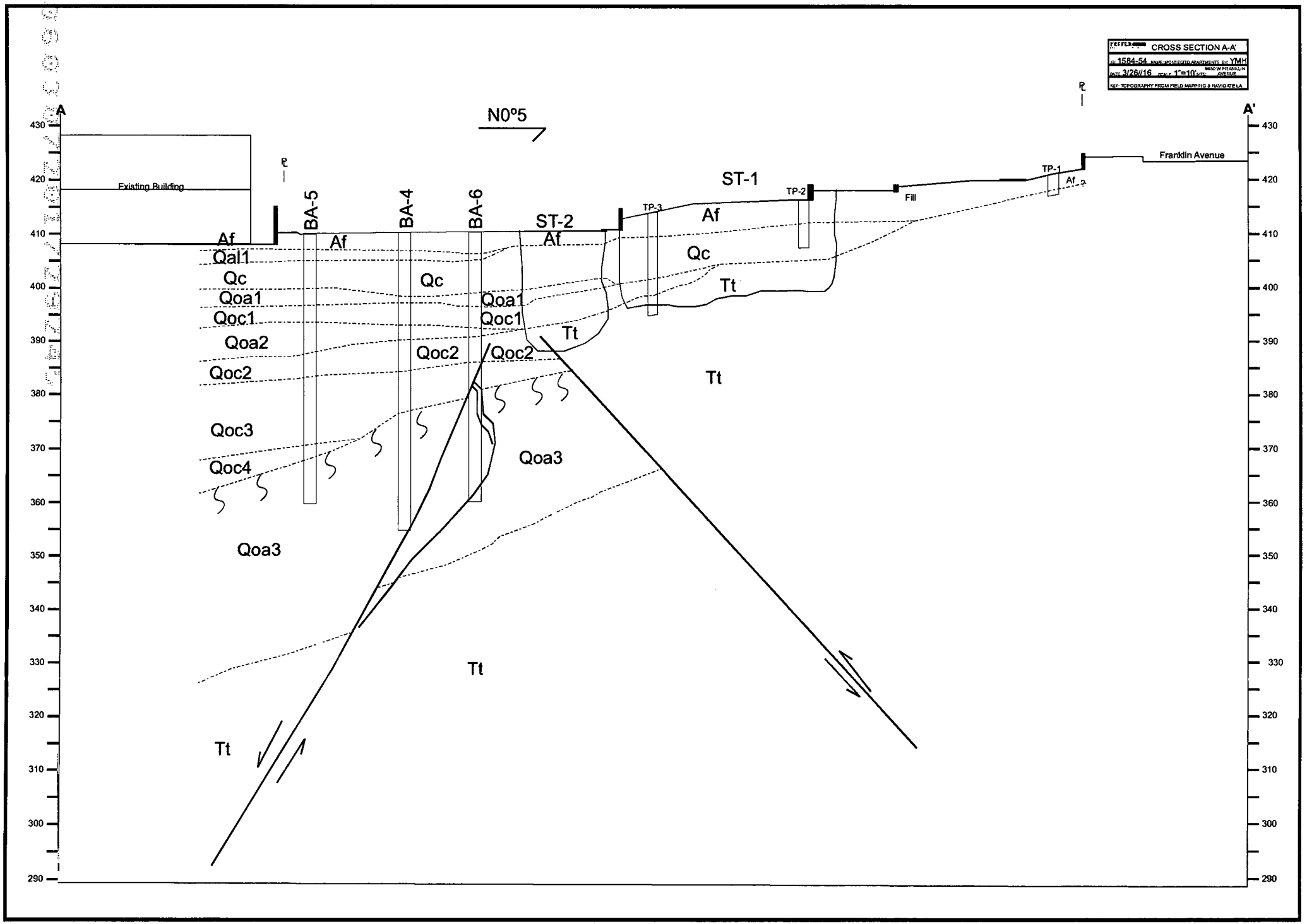
LICENSED LAND SURVEYOR — BRANDON E. HAHN — EXP. 9-30-16 — NO. LS 7562 — STATE OF CALIFORNIA

HAHN JOB NO. 0108-11-001 B

REVISIONS: SITE PLAN 1
JOB: 1584-54 NAME: MONTECITO APARTMENTS BY: YMH
DATE: 3/23/16 SCALE: 1"=16'±0"
REF: BASE MAP FROM SURVEY

LEGEND
TP-3 LOCATION OF HAND DUG TEST PITS
B2 LOCATION OF BORING
BA-8 LOCATION OF BUCKET AUGER
A—A' SECTION LINE
ST-1 LOCATION OF FAULT TRENCH
Af/Qc/Kt GEOLOGIC CONTACT

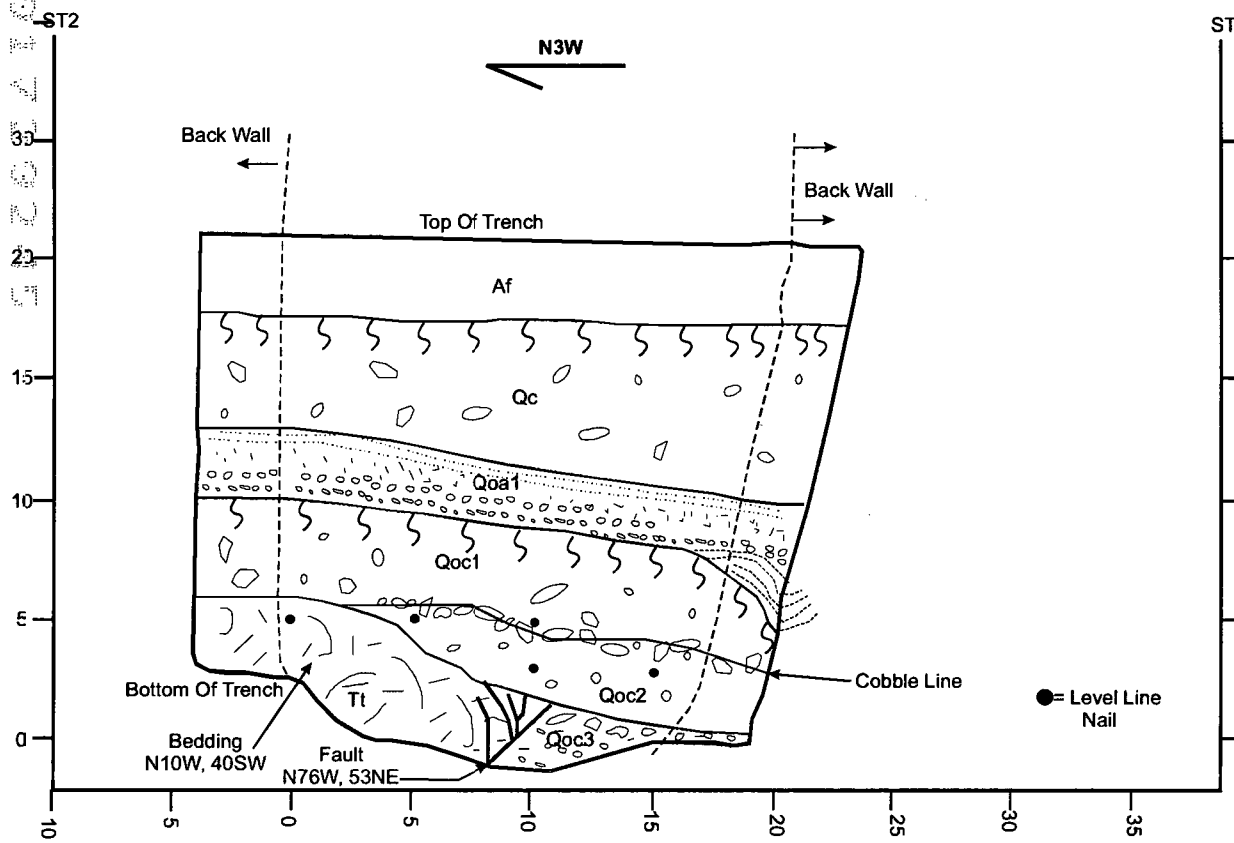



CROSS SECTION A-A'
JOB 1584-54 NAME MONTECITO APARTMENTS BY YMH
DATE 3/26//16 SCALE 1"=10' SITE 6650 W FRANKLIN AVENUE
REF. TOPOGRAPHY FROM FIELD MAPPING & NAVIGATE LA
A
A'
N0°5
Existing Building
Franklin Avenue
BA-5
BA-4
BA-6
ST-1
ST-2
TP-1
TP-2
TP-3
Fill
Af
Qal1
Qc
Qoa1
Qoc1
Qoa2
Qoc2
Qoc3
Qoc4
Qoa3
Tt
430
420
410
400
390
380
370
360
350
340
330
320
310
300
290

APPENDIX 'B'

Test Pit
&
Boring
&
Trench Logs

Montecito AP-Trench ST-2 12/9/15



Scale 1"=5"

Trench ST-2

Af-Artificial Fill, surficial layer, dark brown, silty SAND, with concrete debris, clear planar boundary to unit Qc;

Qc-Holocene Colluvium, colluvial apron deposit, continuous across entire trench exposure. Brown (7.5YR 4/4m), silty SAND with clay, massive, slightly hard, moderately sticky, slightly plastic, friable, coarse-grained poorly sorted sand, slight organics, with common fine and medium slate and sandstone sub angular gravel, few fine and medium pores, few fine and medium roots, clear smooth lower boundary to unit Qoa1 across entire trench exposure.

Qoa1-Late Pleistocene Alluvium, sheet wash / channel scour deposit, continuous across entire trench exposure. Strong brown (7.5YR 5/4m), silty SAND, stratified, slightly hard, slightly sticky, slightly plastic, friable, medium-to coarse-grained poorly sorted sand, slightly well oxidized, with localized beds of common to many fine and medium sub angular gravel, abrupt smooth lower boundary to unit Qoc1 across entire trench exposure.

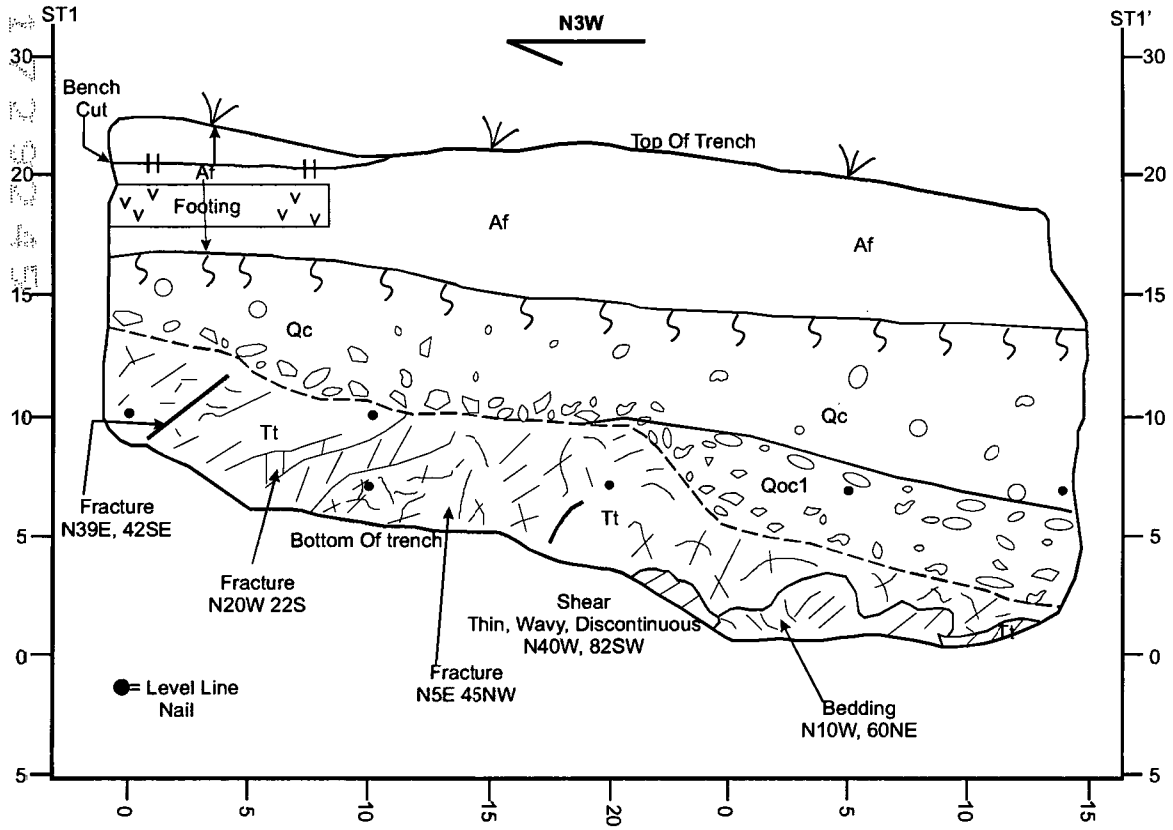
Qoc1-Late Pleistocene Colluvium, colluvial apron deposit, continuous across entire trench exposure. Brown (7.5YR 5/4m), clayey SAND, crudely stratified to massive, hard, moderately sticky, moderately plastic, friable to firm, coarse-grained poorly sorted sand, slightly well oxidized, with common to many fine and medium sandstone sub angular gravel, clear wavy lower boundary to unit Tt across northern half of trench, and gradational smooth lower boundary to unit Qoc2 across southern half of trench.

Qoc2-Late Pleistocene Colluvium, colluvial apron deposit, continuous across southern half of trench exposure. Strong Brown (7.5YR 5/6m), sandy CLAY, crudely stratified to massive, hard, moderately to very sticky, moderately plastic, friable to firm, coarse-grained poorly sorted sand, moderately well oxidized, with common fine and medium highly weathered sandstone sub angular gravel, clear wavy lower boundary to unit Tt to unit Qoc3 across southern half of trench.

Qoc3-Pleistocene Colluvium, colluvial apron deposit, continuous across southern half of trench exposure. Strong Brown (7.5YR 5/8m), sandy CLAY, massive, hard, very sticky, very plastic, firm, coarse-grained poorly sorted sand, moderately well oxidized, with common fine and medium highly weathered sandstone sub angular gravel, abrupt faulted northern boundary to unit Tt, and undetermined lower boundary across southern half of trench.

Tt-Tertiary Topanga Formation, Sandstone (yellowish brown) with interbedded Shale (gray), continuous across northern half of trench exposure. Highly weathered, weak to moderately strong rock strength, blocky rock structure, highly fractured (randomly orientated, tight to slightly open, and discontinuous), localized mottling, abrupt faulted southern boundary to unit Qoc3, and undetermined lower boundary across northern half of trench.

Montecito AP-Trench ST-1 9/1/15



Scale 1"=5"

Montecito Trench Log Unit Descriptions

Trench ST-1

Af-Artificial Fill, surficial layer, dark brown, silty SAND, with abandoned footing and concrete debris, clear planar boundary to unit Qc;

Qc-Holocene Colluvium, colluvial apron deposit, continuous across entire trench exposure. Brown (10YR 5-4/3m), silty SAND with clay, massive, slightly hard, moderately sticky, slightly plastic, friable, coarse-grained poorly sorted sand, slight organics, with common fine and medium slate and sandstone sub angular gravel, few fine and medium pores, few fine and medium roots, clear wavy lower boundary to unit Tt across northern half of trench, and gradational smooth lower boundary to unit Qoc1 across southern half of trench exposure.

Qoc1-Late Pleistocene Colluvium, colluvial apron deposit, continuous across southern half of trench exposure. Brown (10YR 5/4m), clayey SAND, crudely stratified to massive, hard, moderately sticky, moderately plastic, friable to firm, coarse-grained poorly sorted sand, slightly well oxidized, with common to many fine and medium slate and sandstone sub angular gravel, few fine and medium pores, few fine and medium roots, clear wavy lower boundary to unit Tt across northern half of trench, and gradational smooth lower boundary to unit Qoc2 across southern half of trench exposure.

Tt-Tertiary Topanga Formation, Sandstone (yellowish brown) with interbedded Shale (gray), continuous across entire trench exposure. Highly weathered, weak to moderately strong rock strength, blocky rock structure, highly fractured (randomly orientated, tight to slightly open, and discontinuous), localized MnO coatings, undetermined lower boundary.

LOG OF EXPLORATORY BORING

Job Number: 1584-54
Project: Montecito Apartments

Date Performed: 11/3/15

Boring No: BA-1
Boring Location:
Groundwater Level: 32.0'
Drill Type: Bucket Auger

Depth in Feet	Soil Type	Bedrock/ Soil Description	Color	Density	Soil Type
2.5		**Artifical (Af):** Mixed soil and debris. Silty SAND, dry. **Note:** slight organics		Hard	Af
5		**Colluvium (Qc):** Surface soil. Silty SAND with clay, massive, medium to coarse grained poorly sorted sand with few fine and medium subangular gravel Note: organic rich **Gradational smooth lower boundary.**	Brown 10YR 4/3d, 3/2m	Hard	Qc (AB)
7.5		**Colluvium (Qc):** Weak subsoil. Silty SAND with gravel, massive, friable, coarse grained poorly sorted sand with common to many fine, medium, and large subangular and angular gravel, slightly moist. **Clear smooth gently north dipping boundary..**	Brown Slightly oxidized 10YR 5/4d, 4/3m	Slightly Hard	Qc (Btj/BC)
10		**Old Alluvium (Qoc_1):** Terrace deposits,-truncated. Silty SAND to silty sand with gravel, fined upwards, stratified, slightly hard- hard, medium to coarse grained moderately-well to poorly sorted sand with many fine and medium gravels at base.	Yellowish Brown 10YR 6/4d, 5/3m	Slightly Hard to Hard	Qoc_1 (Qt)(2C)
12.5		**Old Colluvium (Qoc_1):** Old colluvium, truncated argillic. Silty SAND with clay, massive, coarse grained poorly sorted sand with few to common subangular gravel, few to common fine clay films, slightly moist.	Brown Moderately well oxidized 10YR 4/4d, 3/3m	Hard	Qoc_1 (3Btjb)
15					
17.5					
20					

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Figure

LOG OF EXPLORATORY BORING

Job Number: 1584-54
Project: Montecito Apartments

Date Performed: 11/3/15

Boring No: BA-1
Boring Location:
Groundwater Level: 32.0'
Drill Type: Bucket Auger

Depth in Feet	Soil Type	Bedrock/ Soil Description	Color	Density	Soil Type
22.5		**Wavy gradational lower boundary.** **Old Colluvium (Qoc_1):** Stacked subsoil, weak argillic. Silty SAND with clay and gravel, massive, coarse grained poorly sorted sand with common to many fine, medium, and large subangular and angular gravel-sandstone, moist. **Note:** gradational loss of clay with depth.	Yellowish Brown Slightly oxidized 10YR 6/4d, 4/3m	Hard	Qoc_1 (4BCb)
25		**Clear Planar south dipping contact.**			
27.5		**Old Colluvium (Qoc_2):** Stacked, truncated argillic. Silty SAND with gravel, massive, friable, common fine, medium, and large subangular gravel, highly weathered	Strong Brown 7.5YR 4/6d, 3/4m	Hard	Qoc_2 (5Btjb)
30					
32.5		Groundwater encountered at 32'			
35		END at 35'			
37.5					
40					

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Figure

LOG OF EXPLORATORY BORING

Job Number: 1584-54
Project: Montecito Apartments

Date Performed: 11/3/15

Boring No: BA-2
Boring Location:
Groundwater Level: 32.0'
Drill Type: Bucket Auger

Depth in Feet	Soil Type	Bedrock/ Soil Description	Color	Density	Soil Type
2.5		**Artificial Fill (Af):** West and South walls contain mixed soil and brick debris. Silty SAND. **Note:** slight organics. North and East walls contain bricked wall no motor. Filled with soil debris, dry to slightly moist.		Hard	Af +Wall
5					
7.5					
10					
12.5					
15					
17.5					
20					

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Figure

LOG OF EXPLORATORY BORING

Job Number: 1584-54
Project: Montecito Apartments

Date Performed: 11/3/15

Boring No: BA-2
Boring Location:
Groundwater Level: 32.0'
Drill Type: Bucket Auger

Depth in Feet	Soil Type	Bedrock/ Soil Description	Color	Density	Soil Type
22.5		**Artificial Fill (Af):** Described above			Qoc_2(Bt)
		Old Alluvium (Qoc_2): Truncated argillic, Clayey SAND, massive, slightly moist, basal contact north dipping and clear and irregular. **Note:** slight organics	Brown 10YR 4/3d, 3/3m	Slightly Hard toHard	{R} Qoc_2 (BC)
25		**Old Colluvium (Qoc_2):** Stacked soil. Silty SAND with gravel, massive, coarse grained poorly sorted sand with gravel, fine to large subangular, moist to wet, exposed on North and West wall.	Brown 10YR 5/4d, 4/3m	Hard	Tt
27.5		**Old Colluvium (Qoc_3):** Truncated argillic. Sandy CLAY with gravel, massive, coarse grained poorly sorted sand with common highly weathered subangular gravel exposed on North and West walls, faulted to South and East against –	Strong Brown Moderately well oxidized 7.5YR 4/6d, 3/4m	Very Hard	Qoc_3 (2Btb)
30		**Monterey Formation (Tt):** Sandstone Bedrock, medium grained, locally mottled, highly weathered, intensely fractured, weak to moderately strong rock strength, massive rock structure, wet.	Tan		
32.5		Groundwater encountered at 32' @ Fault ~1" thick, white clay gouge zone, plaster, N32W, 695? @ Fault 2 - ~0.25 to 1" thick, white clay gouge zone and shear wavy and biforcately, N73E, 80N-90			
35		END at 35'			
37.5					
40					

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Figure

LOG OF EXPLORATORY BORING

Job Number: 1584-54
Project: Montecito Apartments

Date Performed: 11/3/15

Boring No: BA-3
Boring Location:
Groundwater Level: 30.0'
Drill Type: Bucket Auger

Depth in Feet	Soil Type	Bedrock/ Soil Description	Color	Density	Soil Type
		Asphalt and Base			
2.5		**Artificial Fill (Af):** Mixed soil, rock, concrete, and brick. Massive, slightly moist. Note: slight organics.			Af
5		**Colluvial Top Soil (Qc):** Silty SAND, massive, friable, medium to coarse grained poorly sorted sand with few pores and roots, few fine subangular gravel. Note: organic rich.	Dark Brown 10YR 3/3d, 2/2m	Slightly Hard	Qc (AB)
7.5		**Colluvium (Qc):** Weak subsoil. Silty SAND with gravel, massive, friable, medium to coarse grained poorly sorted sand with common to many fine, medium, and large subangular and angular gravel, poorly sorted sand, few roots, slightly moist.	Brown Slightly oxidized 10YR 4/4d, 3/2m	Slightly Hard to Hard	QC (Btj/BC)
10		**Old Alluvium (Qoa_1):** Terrace deposit. Silty SAND with gravel, stratified, fined upwards, medium to coarse grained poorly sorted sand with common small subangular gravel at base, sl. moist	Yellowish Brown , Slightly oxidized 10YR 6/4d, 4/3m	Slightly Hard	Qoa_1/ +(2c)
12.5		**Old Colluvium (Qoc_1):** Truncated argillic. Silty SAND with clay, massive, medium to coarse grained poorly sorted sand with few and fine subangular gravel, few to common fine clay films on red faces with weak subangular block structure, slightly moist.	Brown, slightly oxidized 10YR 4/4d, 3/3m	Hard	Qoc_1 (3Btjb)
15					
17.5		**Old Colluvium (Qoc_1):** Stacked soil. Silty SAND with gravel, massive, coarse grained poorly sorted sand with many fine, medium, and large subangular and angular gravel sandstone, moist to wet.	Brown 10YR 5/4d, 4/3m	Slightly Hard to Hard	Qoc_1 (3BCb)
20					

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Figure

LOG OF EXPLORATORY BORING

Job Number: 1584-54
Project: Montecito Apartments

Date Performed: 11/3/15

Boring No: BA-3
Boring Location:
Groundwater Level: 30.0'
Drill Type: Bucket Auger

Depth in Feet	Soil Type	Bedrock/ Soil Description	Color	Density	Soil Type
22.5		**Old Colluvium (Qoc1):** Described above.	Brown 10YR 5/4d, 4/3m	Slightly Hard to Hard	Qoc1 (3BCb)
25		**Old Colluvium (Qoc_3):** Truncated and Faulted, argillic. Sandy CLAY with gravel, massive, coarse grained poorly sorted sand with common subangular highly weathered sandstone, fine, medium, and large gravel.	Strong Brown Moderately well oxidized 7.5YR, 4/6d, 3/4m	Hard to Very Hard	Qoc_3 (5Btb)
27.5		**Old Colluvium (Qoc_2):** Silty SAND with gravel, coarse grained, poorly sorted sand, many subangular fine, medium, and large sandstone gravel, massive, wet.. NOTE: Fault- 0.25 TO 0.50" thick white gouge, wavy N65°-73°W,90° ~4" vertical seperation on unit Qoc_2 Groundwater encountered at 30'.	Brown 10YR, 5/4d, 4/3m	Slightly Hard to Hard	Qoc_2 (4BCb)
30		END at 30' Logged to 27' Groundwater encountered at 30'			
32.5					
35					
37.5					
40					

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Figure

LOG OF EXPLORATORY BORING

Job Number: 1584-54
Project: Montecito Apartments

Date Performed: 1/27/16

Boring No: BA-4
Boring Location: See Site Map
Groundwater Level: N/A
Drill Type: Bucket Auger

Depth in Feet	Soil Type	Bedrock/ Soil Description	Color	Density	Soil Type
0–3	Af	**Artificial Fill (Af)**: Clayey sand with gravel, massive with concrete and construction debris, abrupt planer lower boundary	Brown		Af
4–5		**(Qal) Alluvium**, sheet wash deposit, massive, silty sand,very friable, coarse grained, poorly sorted sand, slightly oxidized, with few fine gravel, clear smooth lower boundary	Yellowish brown	Loose	Qal
6–7		**Qc (AB) Colluvium**, truncated AB soil horizon, silty sand with clay, organic rich, massive, medium grained moderately well sorted sand with few fine and medium subrounded gravel, gradational wavy lower boundary	Brown	Slightly hard	Qc (AB)
8–10		**Qc (Bt) Colluvium (Base)**, argilic horizon, silty sand, massive to crudely stratified, slightly well oxidized, gradational loss of clay with depth, coarse grained, poorly sorted sand with common fine, medium and large gravel, abrupt planar lower boundary	Yellowish brown	Slightly hard	Qc (Bt)
11–12		**Qoa1 Old Alluvium**, thin sheet wash deposit, crudely stratified, sand with silt, friable, medium grained, moderately well sorted sand with few common fine and medium gravel, clear planer lower boundary	Light brown	Soft	Qoa1
13–16		**Qoc1 (Bt) Old Colluvium**, truncated argillic soil horizon, silty sand with clay, massive, moderately well oxidized, plugged with clay, coarse grained poorly sorted sand with common fine and medium gravel, slightly moist, abrupt wavy lower boundary	Reddish brown	Hard	Qoc1 (Bt)
17–20		**Qoa2 (BC) Old Alluvium**, well stratified beds of silty sand and sand with silt and gravel, very friable, abrupt wavy lower boundary	Yellowish brown	Soft	Qoa2 (BC)

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Figure

LOG OF EXPLORATORY BORING

Job Number: 1584-54
Project: Montecito Apartments

Date Performed: 1/27/16

Boring No: BA-4
Boring Location: See Site Map
Groundwater Level: N/A
Drill Type: Bucket Auger

Depth in Feet	Soil Type	Bedrock/ Soil Description	Color	Density	Soil Type
20					
21		**Qoc2 (Bt) Old Colluvium**, truncated argillic horizon, massive, silty sand with clay to clayey sand, medium grained moderately well sorted sand with few fine and medium completely weathered gravel, plugged with clay, gradational wavy lower boundary	Brown	Hard	Qoc2 (Bt)
23					
24					
25					
26		**Qoc3 (Bt) Old Colluvium** argillc subsurface soil horizon massive, clayey sand, , medium grained moderately well sorted sand with few to common completely weathered fine and medium gravel, gradational increase in clay with depth, clear wavy lower boundary	Yellow brown	Hard	Qoc3 (Bt)
27					
28					
29					
30					
31					
32					
33					
34					
35					
36					
37					
38					
39					
40					

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Figure

LOG OF EXPLORATORY BORING

Job Number: 1584-54
Project: Montecito Apartments

Date Performed: 1/27/16

Boring No: BA-4
Boring Location: See Site Map
Groundwater Level: N/A
Drill Type: Bucket Auger

Depth in Feet	Soil Type	Bedrock/ Soil Description	Color	Density	Soil Type
40–50		**Qoa3 (Bt) Old Alluvium**, truncated mature argillic, sandy clay, massive, , plugged with clay, well oxidized, strong soil structure, undetermined lower boundary	Reddish brown	Very hard, firm	Qoa3 (Bt)
50–55	SLUFF				
55–60		Logged To 50', Drilled To 55'			

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Figure

LOG OF EXPLORATORY BORING

Job Number: 1584-54
Project: Montecito Apartments

Date Performed: 1/27/16

Boring No: BA-5
Boring Location: See Site Map
Groundwater Level: N/A
Drill Type: Bucket Auger

Depth in Feet	Soil Type	Bedrock/ Soil Description	Color	Density	Soil Type
0 – 3	Af	**Artificial Fill (Af)** silty sand with gravel and concrete debris, massive	Brown		Af
3 – 5		**Qal (Btj / BC) Alluvium**, sheet wash/channel deposit, juvenile argillic to transitional soil horizon, silty sand to sandy silt, massive, friable, coarse grained poorly sorted sand with common fine slate and sandstone gravel, abrupt smooth lower boundary	Olive brown	Soft	Qal (Btj / BC)
6 – 8		**Qc (AB) Colluvium**, near surface truncated and buried transitional soil horizon, silty sand, massive, organic rich, coarse grained poorly sorted sand with few to common fine and medium subangular gravel, gradational wavy lower boundary	Dark brown	Soft to slightly hard	Qc (AB)
9 – 11		**Qc (Bt /BC) Colluvium**, argillic to transitional soil horizon, silty sand, massive, slight organics, coarse grained poorly sorted sand, with few fine sub angular gravel, clear smooth lower boundary	Yellowish brown	Slightly hard	Qc (Bt /BC)
12 – 13		**Qoa1 (Bt) Old Alluvium**, sheet wash/channel deposit, crudely stratified, fining upwards, silty sand to sandy with silt and gravel, soft, fine to coarse grained well to poorly sorted and with few to common fine medium sub rounded gravel, abrupt smooth lower boundary	Light yellowish brown		Qoa1 (Bt)
14 – 17		**Qoc1 (Bt) Old Colluvium**, truncated argillic soil horizon, massive, silty sand with clay, slightly well oxidized, coarse grained poorly sorted sand with few fine and medium sub angular gravel, clear smooth lower boundary	Brown	Hard	Qoc1 (Bt)
18 – 20		**Qoa2 (Bt) Old Alluvium**, sheet wash / channel deposit, massive to crudely stratified, silty sand with gravel, coarse grained poorly sorted sand with common fine and medium sub angular highly weathered gravel, slightly moist, localized sand lenses, gradational boundary to;	Yellowish brown	Slightly hard	Qoa2 (Bt)

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Figure

LOG OF EXPLORATORY BORING

Job Number: 1584-54
Project: Montecito Apartments

Date Performed: 1/27/16

Boring No: BA-5
Boring Location: See Site Map
Groundwater Level: N/A
Drill Type: Bucket Auger

Depth in Feet	Soil Type	Bedrock/ Soil Description	Color	Density	Soil Type
20					
21		**Qoa2 (BC) Old Alluvium**, channel deposit, well stratified, silty sand to sandy silt, fine grained well sorted sand, localized pocket scours with many small and medium sub rounded gravel, few common wavy CaCo3 lined fractures (randomly orientated and discontinuous), clear wavy lower boundary	Yellowish brown		Qoa2 (BC)
23		**Qoc2 (Bt1) Old Colluvium**, truncated argillic soil horizon, massive, clayey sand to sandy clay, coarse grained poorly sorted sand with few fine and medium highly weathered gravel, slightly well oxidized, few CaC03 lined fractures on NW wall (discontinuous and wavy to planer), gradational lower boundary	Strong brown	Hard	Qoc2 (Bt1)
28		**Qoc3 (Bt2) Old Colluvium**, argillic subsurface soil horizon, silty sand with clay, massive, coarse grained poorly sorted sand with few fine and medium highly weathered sub angular gravel, (@28'- localized zone of many highly weathered gravel), gradational lower boundary	Brown	Slightly hard to hard	Qoc3 (Bt2)
37		**Qoc3 (BC) Old Colluvium**, transitional soil horizon, silty sand with clay, massive, coarse grained poorly sorted sand common fine and medium sub angular highly weathered gravel, clear smooth lower boundary	Dark yellowish brown	Slightly hard	Qoc3 (BC)
40					

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Figure

LOG OF EXPLORATORY BORING

Job Number: 1584-54
Project: Montecito Apartments

Date Performed: 1/27/16

Boring No: BA-5
Boring Location: See Site Map
Groundwater Level: N/A
Drill Type: Bucket Auger

Depth in Feet	Soil Type	Bedrock/ Soil Description	Color	Density	Soil Type
40–42		**Qoc4 (Bt) Old Colluvium**, truncated and stacked strong argillic horizon, massive, clayey sand, hard, coarse grains poorly sorted sand with few fine and medium completely weathered gravel, abrupt wavy lower boundary	Brown	Hard	Qoc4 (Bt) Old Colluvium
43–44		**Qoa3 (Bt) Old Alluvium**, truncated strongly developed argillic soil, massive, well oxidized, plugged with clay, , sandy clay, , coarse grained poorly sorted sand, undetermined lower boundary	Reddish brown	Very hard	Qoa3 (Bt)
45–49	SLUFF	Sluff			
50		Logged To 45', Drilled To 50'			
51–60					

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Figure

LOG OF EXPLORATORY BORING

Job Number: 1584-54
Project: Montecito Apartments

Date Performed: 1/27/16

Boring No: BA-6
Boring Location: See Site Map
Groundwater Level: N/A
Drill Type: Bucket Auger

Depth in Feet	Soil Type	Bedrock/ Soil Description	Color	Density	Soil Type
0–4	Af	**Artificial Fill (Af)**, silty sand with gravel and construction debris, massive, abrupt wavy lower boundary	Dark brown		Af
4–5		**Qal -Alluvium**, channel scour deposit, silty sand with gravel, massive, coarse grained and poorly sorted sand with common fine sub rounded gravel, irregular south dipping lower boundary	Olive brown	Slightly hard	Qal
5–7		**Qc (AB) Colluvium**, truncated transitional soil horizon, silty sand, massive, slight organics,coarse grained poorly sorted sand with few sub angular gravel, gradational wavy lower boundary	Dark brown	Slightly hard to hard	Qc (AB)
7–8		**Qc (Btj/BC) Colluvium**, juvenile argillic soil horizon, silty sand, massive, coarse grained poorly sorted sand with few subangular gravel, gradational smooth lower boundary			Qc (Btj/BC)
8–9		**Qoc1 (Bt) Old Colluvium**, truncated argillic soil horizon, massive, , silty sand with gravel, coarse grained poorly sorted sand, common to many fine and medium sub angular gravel, clear wavy south dipping lower boundary	Yellowish brown		Qoc1 (Bt)
9–10		**Qoa2 (Btj) Old Alluvium**, truncated juvenile argillic soil horizon, sheet wash/channel deposit, sand with silt and gravel, massive,friable, many fine and medium sub rounded gravel, abrupt wavy lower boundary	Light brown	Loose	Qoa2 (Btj)
10–11		**Qoa2 (BC) Old Alluvium**, transitional soil horizon, channel deposit, silty sand, well-stratified, few fine and medium sub rounded gravel, medium grained moderately well sorted sand, abrupt smooth lower boundary	Light brown	Soft	Qoa2 (BC)
11–12		**Qoa2 (BC) Old Alluvium**, transitional soil horizon, channel deposit, silty sand, well-stratified, soft, few fine and medium sub rounded gravel, medium grained moderately well sorted sand, abrupt smooth lower boundary	Light brown		Qoa2 (BC)
12–18		**Qoc2 (Bt) Old Colluvium**, truncated argillic Horizon, silty sand with clay, slight organics, slightly oxidized, massive, coarse grained poorly sorted sand with few fine sub angular gravel, gradational wavy, north dipping lower boundary	Brown		Qoc2 (Bt)
18–19		**Qoc2 (BC) Old Colluvium**, transitional soil horizon, silty sand, slightly medium grained moderately well sorted sand, massive, clear wavy west sloping lower boundary	Light brown	Slightly hard	Qoc2 (BC)
19–20					

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Figure

LOG OF EXPLORATORY BORING

Job Number: 1584-54
Project: Montecito Apartments

Date Performed: 1/27/16

Boring No: BA-6
Boring Location: See Site Map
Groundwater Level: N/A
Drill Type: Bucket Auger

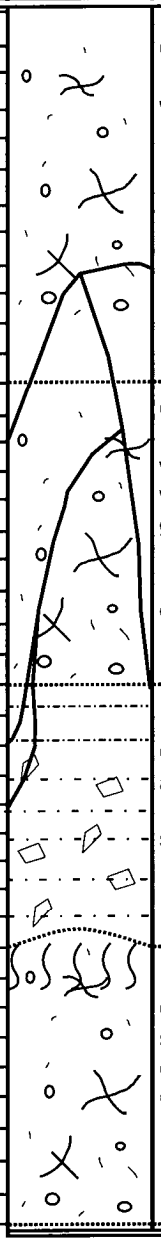
Depth in Feet	Soil Type	Bedrock/ Soil Description	Color	Density	Soil Type
20–26		**Qoc2 (BC) Old Colluvium**, transitional soil horizon,silty sand, medium grained moderately well sorted sand, massive, clear wavy west sloping lower boundary	Light brown	Slightly hard	Qoc2 (BC)
26–31		**Qoc3 (Bt) Old colluvium**, truncated, strong argillic horizon, , clayey sand with gravel, massive, slightly well oxidized, coarse grained poorly sorted sand with common fine and medium highly weathered gravel Fault-Thin wavy shear N75E 63S irregular west dipping contact	Strong brown	Hard	Qoc3 (Bt)
31–35		**Qoa3 (Bt1) Old Alluvium**, stacked and truncated argillic soil horizon, , sandy clay, , massive, moderately well oxidized coarse grained poorly sorted sand with few fine highly weathered gravel Fault on west wall, thin wavy shear N85W, 65S	Reddish brown	Very hard	Qoa3 (Bt1)
35–40		**Qoa3 (Bt2 gley) Old alluvium**, argillic subsurface soil horizon, clayey sand with gravel, massive, coarse grained with few fine medium and large completely weathered gravel, wet, clear wavy north sloping boundary;	Partially gleyed gray, pale brown	Hard	Qoa3 (Bt2 gley)

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Figure

LOG OF EXPLORATORY BORING

Job Number: 1584-54
Project: Montecito Apartments

Date Performed: 1/27/16

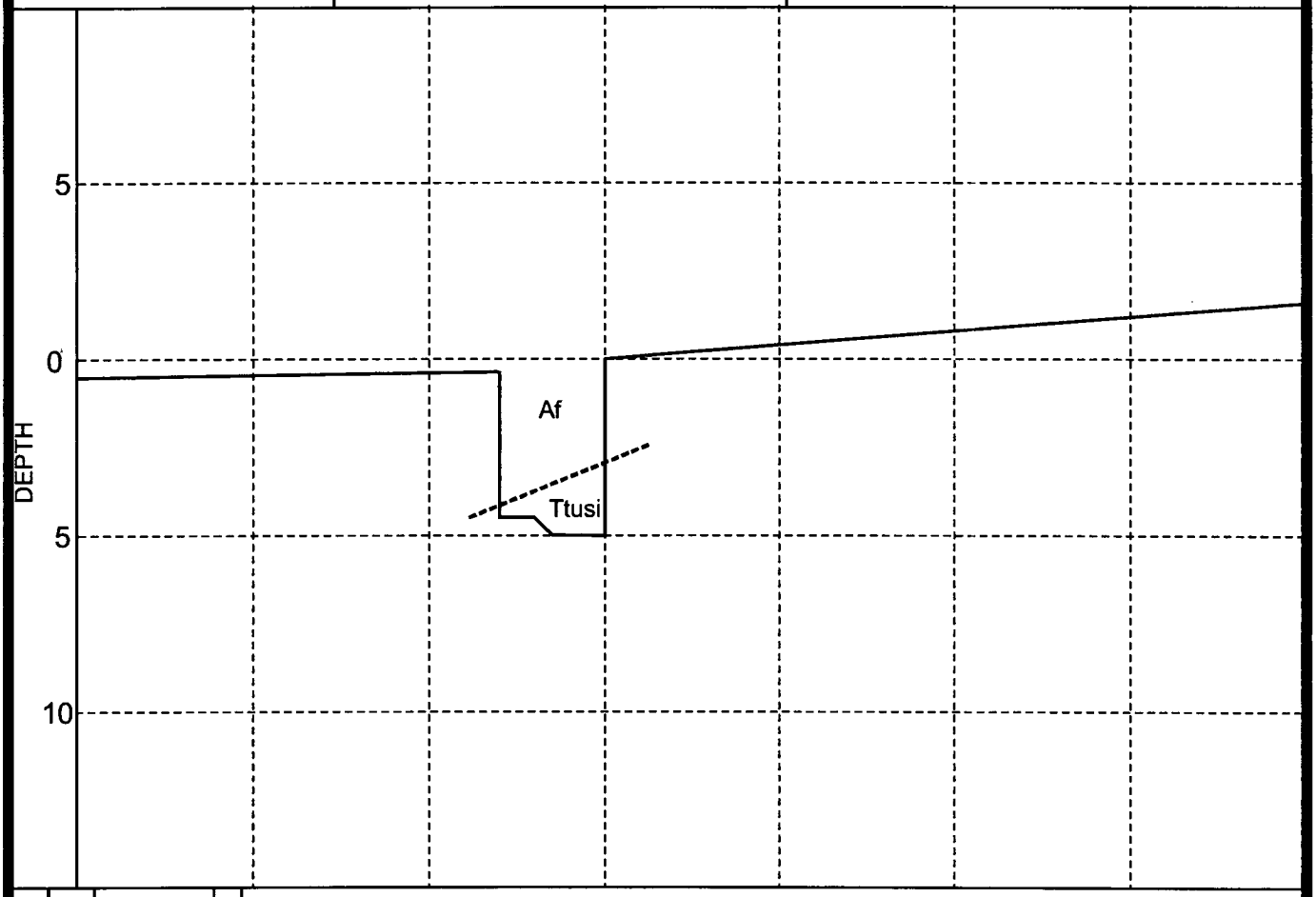
Boring No: BA-6
Boring Location: See Site Map
Groundwater Level: N/A
Drill Type: Bucket Auger

Depth in Feet	Soil Type	Bedrock/ Soil Description	Color	Density	Soil Type
40					
41	SLUFF	**Qoa3 (Bt3) Old alluvium**, argillic subsurface soil horizon, , sandy clay, massive, , plugged with clay, well oxidized, medium grained moderately well sorted sand with few pea gravel, wet, undetermined lower boundary	Reddish brown	Very hard	Qoa3 (Bt3)
42					
43					
44					
45		Drilled to 45'			
46					
47					
48					
49					
50					
51					
52					
53					
54					
55					
56					
57					
58					
59					
60					

Feffer Geological Consulting

Figure

GRAPHIC LOG	APPROXIMATE SCALE : 1"=5'	TEST EXCAVATION : 1
	DATE LOGGED : 7/10/15 BY : RAM	ADDRESS: 6650 W. Franklin Avenue



RING	BULK	SAMPLE DEPTH	Blows	LOCATION : See Site Map DESCRIPTION: Classification (USCS), color, moisture, consistency etc.
		1		0-3' Fill (Af): Clayey sandy silt, tan, yellow brown, moist, dense, contains scattered rootlets, roots and rock fragments
		2		
		3		
		4		3-5' Bedrock (Ttusi): Topanga Formation siltstone, orange brown, gray, moist, hard, thinly bedded moist, hard
		5		
		6		
		7		@4' Bedding Observed N24W 42NE
		8		
		9		End At 4', Fill To 1', No Water, No Caving
		10		
		11		
		12		
		13		
		14		

FEFFER GEO CONSULTING	F.N. 1584-54	Montecito Apartments (TSA)	PLATE

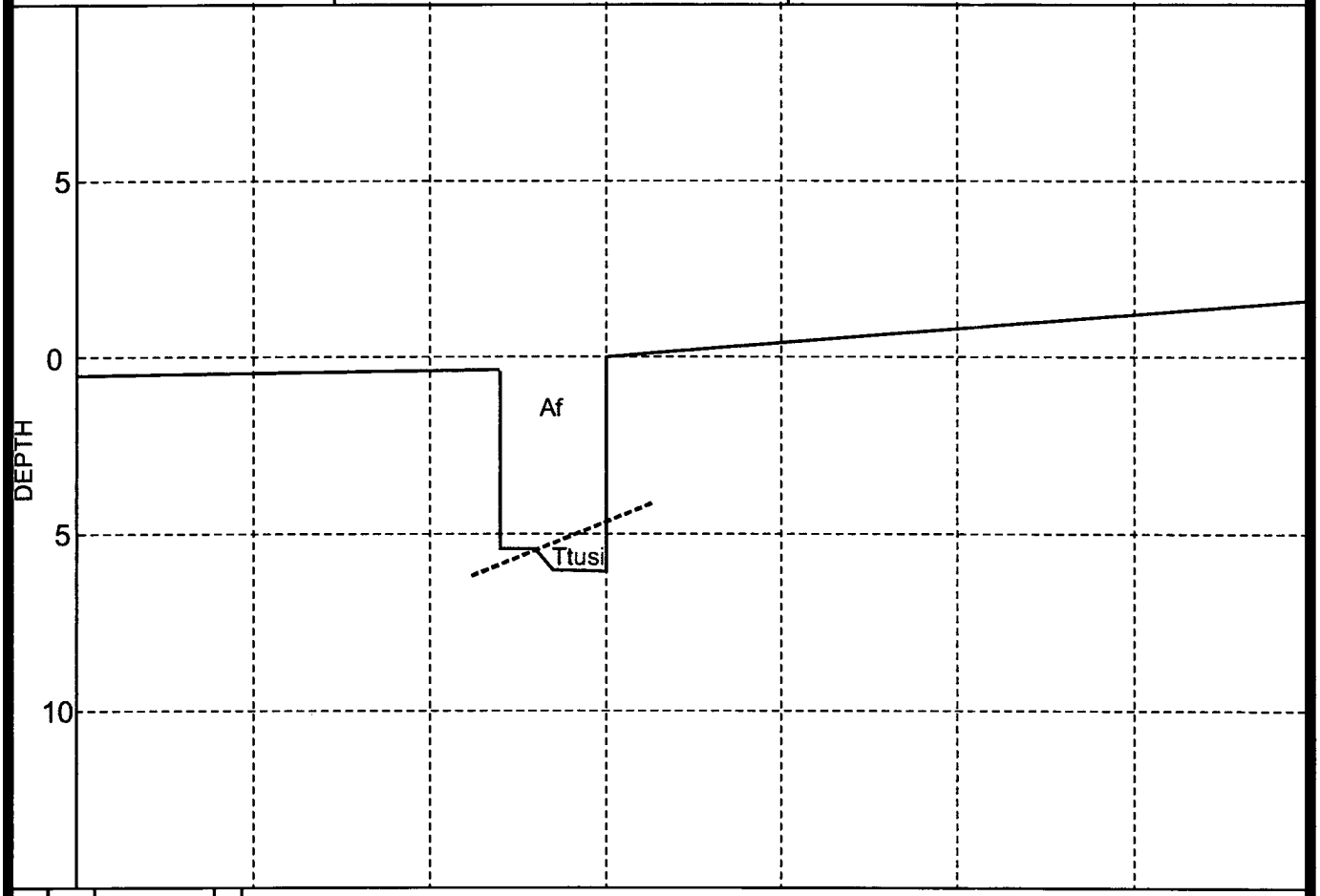
GRAPHIC LOG

APPROXIMATE SCALE : 1"=5'

TEST EXCAVATION : 2

DATE LOGGED : 7/10/15 BY : RAM

ADDRESS: 6650 W. Franklin Avenue



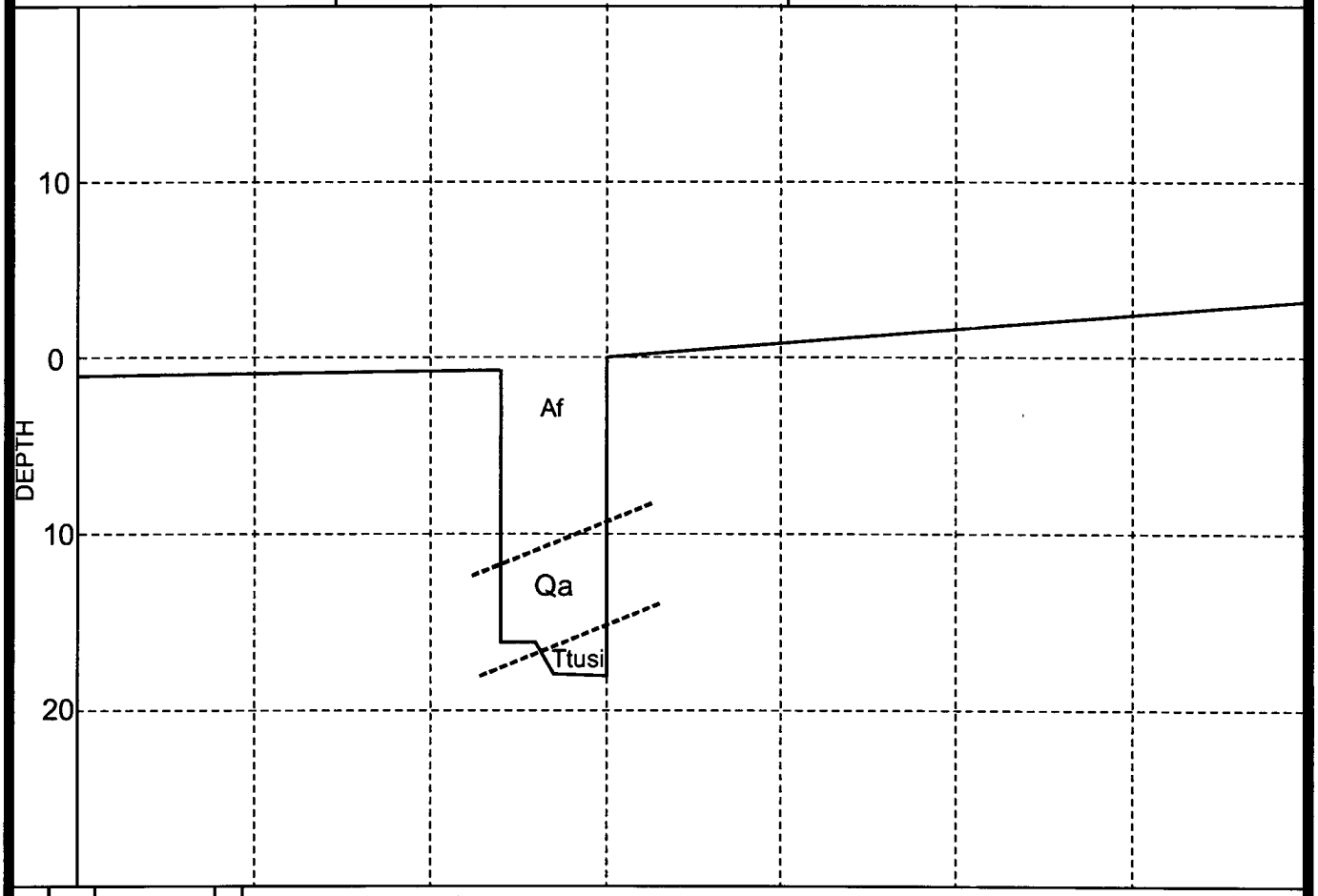
RING	BULK	SAMPLE DEPTH	Blows	LOCATION : See Site Map DESCRIPTION: Classification (USCS), color, moisture, consistency etc.
		1		0-6' Fill (Af): 0-2' Sandy silt, dark brown, moist, dense, contains scattered roots, rock fragments and debris
		2		
		3		
		4		2-4' Silty sand, mottled brown, yellow brown, moist, dense, contains scattered rootlets, roots, rock fragments and concrete debris
		5		
		6		4-6' Silty sand, mottled brown, dark brown, moist, medium dense, contains scattered rootlets and rock fragments
		7		
		8		
		9		6-7' Quaternary Soil (Qs): Sandy silt, dark brown, mottled brown, moist, medium dense
		10		
		11		7-9' Bedrock (Ttusi): Topanga Formation siltstone, yellow brown, tan, moist, hard, weathered
		12		
		13		End At 9', Fill To 6', No Water, No Caving
		14		

FEFFER GEO CONSULTING	F.N. 1584-54	Montecito Apartments (TSA)	PLATE

1 0 6 0 3 0 7 2 8 1 7 2 0 2 4 5

GRAPHIC LOG

APPROXIMATE SCALE : 1"=5'	TEST EXCAVATION : 3
DATE LOGGED : 7/10/15 BY : RAM	ADDRESS: 6650 W. Franklin Avenue



RING	BULK	SAMPLE DEPTH	Blows	LOCATION : See Site Map DESCRIPTION: Classification (USCS), color, moisture, consistency etc.
		2		0-6' Fill (Af): 0-2' Silty sand, dark brown, brown, moist, dense, contains scatter rootletts, roots and concrete debris
		4		
		6		
		8		2-6' Silty sand, orange brown, yellow brown, moist, dense, contains scattered rootlets and debris
		10		
		12		6-19' Alluvium (Qa): @6'Sandy silt, clayey sandy silt, dark brown, mottled brown, moist, dense @13'Silty sand, yellow brown, tan, moist, dense @16' Gravelly silty sand, tan, yellow brown, mottled brown, moist, contains scattered rock fragments
		14		
		16		
		20		
		18		
		22		Bedrock (Ttusi): Topanga Formation interbedded siltstone and sandstone, yellow brown, tan, mottled brown, moist, very hard, highly weathered
		24		
		26		
		29		End At 19', Fill To 6', No Water, No Caving

FEFFER GEO CONSULTING	F.N. 1584-54	Montecito Apartments (TSA)	PLATE

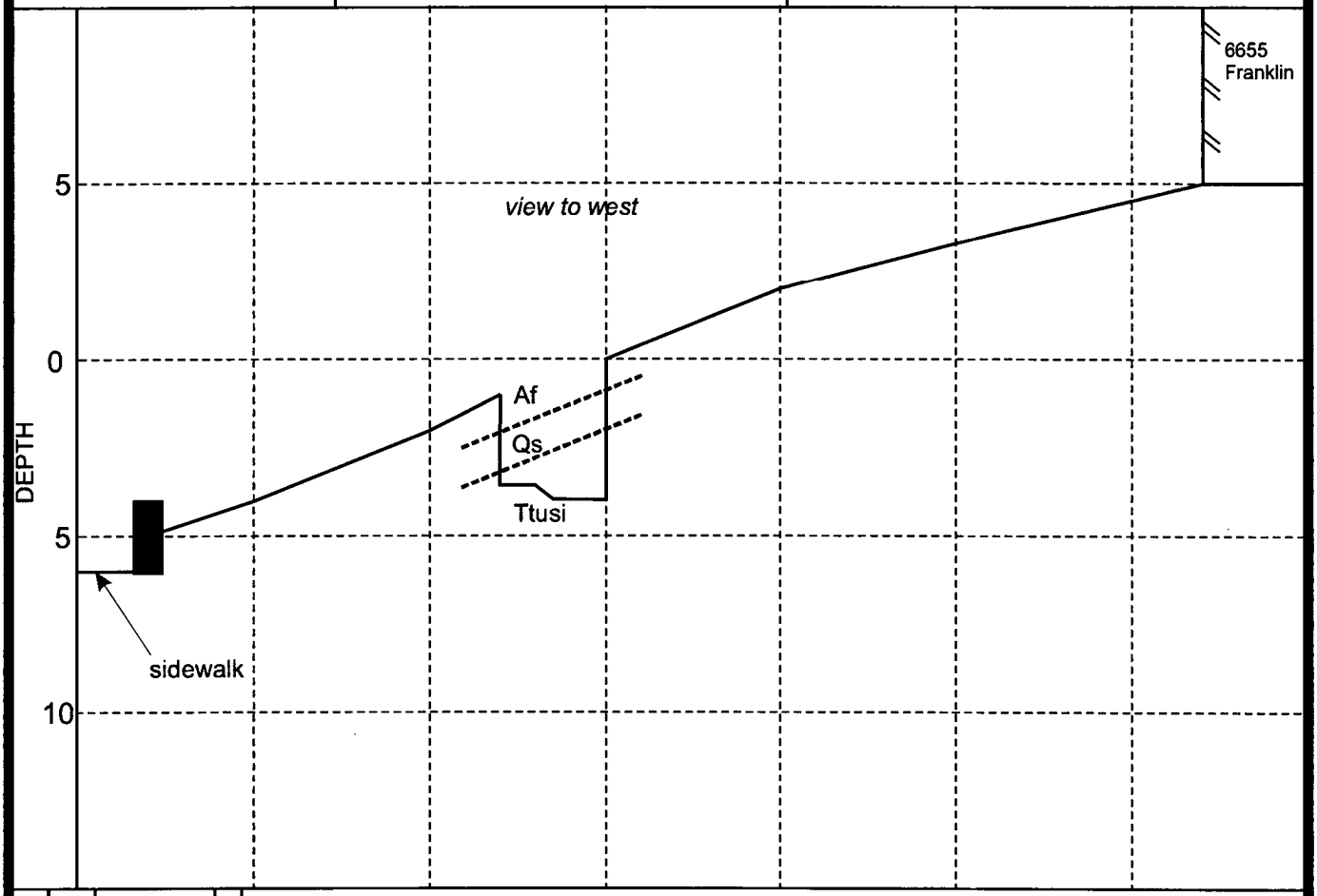
GRAPHIC LOG

APPROXIMATE SCALE : 1"=5'

DATE LOGGED : 3/18/16 BY : PB

TEST EXCAVATION : 4

ADDRESS: 6655 W. Franklin Avenue



RING	BULK	SAMPLE DEPTH	Blows

LOCATION : See Site Map

DESCRIPTION: Classification (USCS), color, moisture, consistency etc.

1
2
3
4
5
6
7
8
9
10
11
12
13
14

0-1' Fill (Af):
Silty sand, brown, slightly moist to moist, medium dense, contains scattered rootlets, roots

1-2' Quaternary Soil (Qs):
Silty sand, tan brown, moist, medium dense, contains scattered subangular pebbles, slightly gradational contact with underlying bedrock

2-4' Bedrock (Ttusi):
Topanga Formation interbedded shale and sandstone, gray-tan-yellow-brown, moist, hard

End At 4', Fill To 1', No Water, No Caving

FEFFER GEO CONSULTING	F.N. 1584-54	Montecito Apartments (TSA)	PLATE

Soil Stratigraphy Study And Relative Age Estimates
For A Fault Rupture Hazard Assessment At
6650 Franklin Avenue, City Of Los Angeles, California

Prepared by:

John Helms, CEG
40344 Wood Court, Palmdale, California 93551
Voice & FAX (661) 206-5860

Submitted to:

Mr. Josh Feffer, CEG
Feffer Geological Consulting, Inc.
1990 South Bundy Drive, 4th Floor
Los Angeles, CA 90025

March 29, 2016

John Helms, CEG
40344 Wood Court, Palmdale, CA 93551; (661) 206-5860

Mr. Josh Feffer, CEG
Feffer Geological Consulting, Inc.
1990 South Bundy Drive, 4th Floor
Los Angeles, CA 91025

March 29, 2016

Subject: **Soil Stratigraphy Study And Relative Age Estimates For A Fault Rupture Hazard Study At 6650 Franklin Avenue, City of Los Angeles, California.**

Dear Mr. Feffer:

I am pleased to present to you this soil stratigraphic study and relative-age determinations to be used with your fault rupture hazard assessment at 6650 Franklin Avenue, City of Los Angeles, California. This information presents the relative age estimate for a deposit in a single trench (T-2) exposure.

Feffer Geological Consulting, Inc. (FGC) retained John Helms CEG to describe the exposed soil stratigraphy and to assign relative age dates for the deposits identified. Soil descriptions are used to calculate various soil development indices (or SDIs). The SDI values were then compared to the SDI values from similar described soils with known ages to estimate age ranges for the soils understudy.

The attached report classifies and describes a soil profile, identifies stratigraphic relationships, defines soil chronosequences, and estimates relative age for the deposit under study. Calculated SDI's show strong correlations to the SDI values of other published, described, and dated soil profiles with similar parent materials. Age estimates range from 33 to 64 ka for the entire stratigraphic section under study. The youngest member of the stratigraphic section ranges in relative age from approximately 8 to 13 ka. Please see Table 2 in the attached report for a summary listing of the determined relative ages at the study site.

Thank you for this opportunity to be of service. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

John Helms, CEG 2272

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Tables

Figures

Soil Stratigraphy Study And Relative Age Estimates For A Fault Rupture Hazard Investigation At 6650 Franklin Avenue, City of Los Angeles, California.

INTRODUCTION

One soil profile has been studied for geomorphic characteristics and relative degrees of weathering to estimate a deposit's relative-ages. The relative age estimates are based on index value comparisons with other published and dated soil profile descriptions. The comparative soils are from areas with a similar climate and similar parent material to this study area. The estimated relative ages in this report will be used by Feffer Geological Consulting Inc. (FGC) to assess the recency and recurrence of faulting across the study area. Alluvial units are assessed chronostratigraphically across a single trench exposure that is located in the central portion of the project site area. In this study, the soil stratigraphy is defined with soil field description data, and no laboratory data. This study identifies the soil stratigraphy and estimates the relative age of a single soil profile. The trench exposure is located across a graded alluvial apron surface that buries a short bedrock spur.

For the Quaternary geologist, a soil can be defined as a natural body that consists of horizons of organic and/or mineral constituents which differ from it's parent material in some way (Birkland, 1984). A chronosequence is a group of soils for which all soil forming factors (such as topography, parent material, vegetation, and climate) except time is relatively equal (Jenny, 1941). Recent geologic studies in the coastal region of southern California provide age constraints for several deposits and geomorphic surfaces ranging in age from middle Pleistocene to recent (McFadden, 1982; Rockwell, 1988; and WLA, 1998). Often it has proven difficult to date older deposits due to changes in past climatic regimes. Studies on the impacts of glacial to interglacial climatic changes on soil development in specific regions (McFadden, 1982; Birkland, 1984; McFadden, 1988) indicate that soil development has occurred throughout the Quaternary.

This study is concerned with a section of alluvium along the southern range front of the Santa Monica Mountains, which is within the Transverse Ranges Geomorphic Province. A series of stacked and truncated soil subsurface horizons within the stratigraphic section studied indicates that the modified ground surface across the entire study area is moderately old. Ages range from 8 to 13 ka for the thick surficial colluvial soil that underlies artificial fill across the project site area. The colluvium is characterized as a massive to crudely bedded, clayey, and gravel-rich deposit that is hard, coarse-grained with weak to moderately strong sub angular and angular blocky ped structure. The stacked and buried soils encountered in this study classify as alfisols that relative age estimates range from 8 to 13 ka for the surface soil in soil profile 1 to 33 to 64 ka for the third and lowest buried soil. Soil relative age estimates have broad ranges, dependant upon the pool of comparative data used. The soils across the study area fall into a great group classification (Soil Conservation Service, 2000) of Typic Haploxeralfs. Soil profile locations are indicated on the geologic map and trench log of trench ST-2 that has been provided with the FGI fault rupture hazard investigation report.

MATERIALS AND METHODS

One soil profile from station 4 feet in trench exposure ST-2 was described, sampled, classified, and quantified within the study area. The soil was described in the field, using guidelines set by the Soil Survey Staff (1991 and 1999). Soil horizons were sampled as to prevent contamination from adjacent horizons (Soil Survey Staff, 1991). Sample sizes varied according to the gravel content of the soil horizon. Soil horizons thicker than 2 feet were sampled on a 1-foot interval.

Soil profile field description values quantify soil properties that are used to develop a soil development index (SDI) value as outlined by Harden (1982). Points are assigned to descriptive data for each of several observed soil properties, such as dry color, moist color, texture, structure, dry, moist, and wet consistence, clay film content, and calcium carbonate stage level, for every horizon in a profile relative to the horizon's thickness, and normalized to a common depth. The maturity of a soil profile is gauged through data collected from active wash deposits (or raw alluvium).

Table 1.1 lists the soil description for each studied surface in longhand format. Table 1.2 lists the soil description in soil conservation service notation and shows the SDI calculations. This table shows the calculated SDI values, the soil profile description, and the normalization values for raw alluvium. SDI values are calculated by assigning point values to described soil properties. The points are summed for each soil horizon and divided by the total number of descriptive properties used. This equals the mean horizon index value (HI). HI values are multiplied by the corresponding soil horizon thickness. The SDI value equals the sum of the normalized horizon indices. The maximum horizon index (MHI) is the value of the horizon with the largest summed descriptive value. MHI is independent of horizon thickness, and is usually the diagnostic subsurface soil horizon for most soil profiles. Table 1.2 lists all of the determined HI, SDI, and MHI values for the soil under study.

SDI values have shown significant correlations to soil age in many recent studies (Harden, 1981; Rockwell *et al.*, 1985; Reheis *et al.*, 1990; Rockwell *et al.*, 1994). The soils described in this study are compared to soils described and dated by McFadden (1982 and 1987) in San Bernardino County near Mission Creek, by Rockwell (1988) in the Ventura River basin, and by William Lettis and Associates, Inc. (1998) in the Hollywood Basin. SDI values are calibrated to a common depth of 7 feet.

The changes in the subsurface pedogenic properties of the alfisol soil order allows for relative age determinations by emphasizing specific soil properties (such as color and clay film content) that are most diagnostic. Soil properties that express themselves well through time are most often used in the assessment of soil relative ages through a specific soil property index such as the color or clay film index. MHI is a comparison of a soil pedons master (or diagnostic) subsurface horizon (typically an argillic or cambic horizon). Independent of horizon thickness, the MHI directly compares the properties of the soil profiles strongest soil horizon. The color index (Rockwell *et al.,* 1985, 1994) is used to quantify observed colors (in Mussel notation) of each profile in order to compare relative degrees of reddening. The color index is simply the summation of an entire profile's horizon index values for dry colors. The clay film index (Rockwell *et al.,* 1985, 1994) is used to quantify field descriptions of this soil property in order to compare relative profile maturity. The clay film index is simply the summation of an entire soil profile's horizon index values for clay films.

SOIL RELATIVE AGE METHODS

Soil relative ages are calculated and compared independently for each soil profile described. The soil profile under study is located across a colluvial surface that may laterally differ in relative age, facies of deposition, and degrees of preservation. A sequence of stacked, buried, and truncated gravelly soils with illuvial clays characterizes the soil profile described on the project site.

The soil profile described has a surface age implied by estimating the time of inception for the exposed surficial soil. The soil within this study area also contains a series of stacked or buried soils. In this case, a deposit age assessment is obtained by identifying and isolating the different parent materials (or deposits). Then comparing a set of abridged calculated indices to an additional suite of similar soils that have been radiometrically dated yields the equivalent to a surface age estimate. Such burial relationships are common along the southern Santa Monica Mountains range front; especially where soils have developed into alluvial fan and apron deposits that buries or locally truncates older soils that have developed previously in older sediments. A cumulic soil profile estimated age can assess landform age, and has potential to assess rates of erosion, rates of landform evolution, and rates of tectonic activity across the study area.

Each described soil member has an SDI value, which is used to estimate the soil relative age. Cumuli relative age estimates for a stacked or buried soil profile are specifically referred to as "deposit ages". The relative age estimate for the surface profile or modern soil is referred to as the "surface age". All of the relative age estimates given are considered minimum ages given that an unknown amount of erosion has occurred after the formation of and before the burial of each truncated soil studied.

DISCUSSION AND RESULTS

The attached Table 1.1 presents the soil profile descriptions in longhand format. Figure 1 is the soil profile illustration that shows the nature of the described soil horizon boundaries, physical characteristics of the soil, and views of the related surface morphology. Table 1.2 presents the results of the calculated SDI values. Table 2 is a summary of the soil relative age estimates the soil profile under study. Table 3 is a compilation of the comparative data in a format that compares to the data generated for this study. Table 4 is a soil abbreviation key to be used in conjunction with the SDI calculation sheets. Table 5 lists the stratigraphic unit correlations and relative ages for the project site area.

The soil description, SDI calculations, and relative age determinations follow for the soil profile studied.

Soil Profile 1
Test Pit Exposure

Soil profile 1 is located nearest station 4 feet in trench exposure ST-2 excavated near the center of the project site area. The soil profile lies across a graded surface that is geomorphically inactive. This soil profile consists of a series of stacked, truncated, and buried argillic soil horizons. Most of the diagnostic soil horizons observed are moderately well developed and the individual soil members are classified as Alfisol soils. The surface soil member has developed within an alluvial apron deposit that has draped over and buried a bedrock spur and truncated the lower soil members described. The soil profile described contains a surface soil and one buried soil to a depth of approximately 16.2 feet below the ground surface. A detailed soil description for this profile is listed in table 1.1, the calculated soil development indices for this soil profile and relative age estimates are listed in table 1.2, and the individual soil profile members are briefly described below.

The surface soil profile is classified as a thick and truncated remnant Haploxeralf. This soil is slightly well oxidized and displays 10YR and 7.5YR mixed soil color hues. The deposit is massive to crudely bedded and coarse-grained, and has a scoured contact with the underlying buried soil. Diagnostic properties observed within this soil are an organic rich transitional (ABt) horizon over a series of argillic Bt subsurface soil horizons that contain very few moderately thick and common fine clay films on ped faces and common moderately thick coating clasts. This soil horizon is slightly hard to hard with weak sub angular and angular blocky structure. This deposit forms a scoured and clear contact with the underlying buried soil. A relative age estimate of 8 to 13 ka for the surface soil remnant in profile 1 was obtained by comparing the observed clay film development and soil development index values to the more mature soil profile Qt3 in the Ventura Basin soil chronosequence (Rockwell, 1988) and the less mature soil profile S-4 in the Mission Creek soil chronosequence (McFadden, 1988).

Buried soil 1 is classified as a truncated Haploxeralf. The horizonation is characterized by a 2Btb argillic horizon. This deposit is well stratified and fine- to medium-grained. Diagnostic properties observed within this soil's argillic Bt subsurface horizon contains common fine clay films on ped faces and common moderately thick coating clasts. This soil has weak to moderately strong sub angular and angular blocky structure. A relative age estimate of 8 to 13 ka for buried soil 1 in soil profile 1 was obtained by comparing the observed clay film development and soil development index values to the more mature soil profile Qt3 in the Ventura Basin soil chronosequence (Rockwell, 1988). and the less mature soil profile S-4 in the Mission Creek soil chronosequence (McFadden, 1988).

Buried soil 2 is classified as a truncated Paleoxeralf. The horizonation is characterized by a mature 3Btb argillic horizon. This deposit is massive to crudely stratified and coarse-grained. Diagnostic properties observed within this soil's argillic Bt subsurface horizon contains common fine and few moderately thick clay films on ped faces and common moderately thick coating clasts. This soil has moderately strong sub angular and angular blocky structure. A relative age estimate of 13 to 30 ka for buried soil 2 in soil profile 1 was obtained by comparing the observed clay film development and soil development index values to the more mature soil profile Qt5a in the Ventura Basin soil chronosequence (Rockwell, 1988) and the less mature soil profile S-4 in the Mission Creek soil chronosequence (McFadden, 1988).

Buried soil 3 is classified as a truncated Inceptisol. The horizonation is characterized by a remnant residual 4Crb weathered bedrock horizon. This deposit is massive and medium- to coarse-grained. Diagnostic properties observed within this soil's residual C basal soil horizon contains very fine clay films on ped faces. This soil has a massive structure. A relative age estimate of 4 to 8 ka for buried soil 3 in soil profile 1 was obtained by comparing the observed clay film development and soil development index values to the more mature soil profile S-4 in the Mission Creek soil chronosequence (McFadden, 1988) and the less mature soil profile Qt3 in the Ventura Basin soil chronosequence (Rockwell, 1988).

In conclusion, the entire stratigraphic section for soil profile 1 is estimated to be 33 to 64 ka. Most of this age resides within the lowest (or buried) soil in this exposure. The materials described in this test pit exposure for soil profile 1 appear similar to the materials exposed across the trench exposure.

TABLE 1.1 Soil Profile – 1, Trench T-2, Station 4 feet.

Fault Rupture Hazard Study at 6650 Franklin Avenue, City of Los Angeles, California.

Soil Classification: Series of stacked and truncated Alfisols
Geomorphic Surface: Alluvial / Colluvial Apron
Parent Material: Santa Monica Range Front Alluvium
Vegetation: Urban
Described By: John Helms
Date Described: 12/10/15
Exposure Type: Trench Exposure

Horizon	Depth (ft.)	Thickness (ft.)	Description of T-2, Sta. 4 ft.
Af	0 – 1.9	1.9	Artificial Fill – Dark Brown, loam, coarse-grained with construction debris and buried footing, abrupt smooth lower boundary to;
AB / Bt1	1.9 – 3.7	1.8	Yellowish brown (10YR 5/4 d; 10YR 4/3 m); clay loam to loam; massive to weak medium and coarse sub angular blocky; slightly hard, firm, moderately sticky, moderately to very plastic; dark yellowish brown (10YR 4/4 d; 10YR 3/3 m) clay and humus films few to common thin and very few moderately thick on ped faces, few to common thin common fine coating clasts; slight organics, slightly oxidized, fine-grained well sorted sand; 0 - 5% fine sub rounded gravel; few to common fine and medium pores, no roots, dry; massive truncated transitional to argillic horizon; gradational wavy lower boundary to:
Bt2	3.7 – 5.4	1.7	Brown (7.5YR 4/4 d; 7.5YR 3/3 m); clay loam; moderately strong fine and medium angular blocky; hard, firm, moderately to very sticky, very plastic; dark brown (7.5YR 3/3 d; 7.5YR 2.5/2 m) clay films common thin and few moderately thick on ped faces, common few thin coating clasts, and common few thin lining pores; trace organics, slightly well oxidized, fine-grained well sorted sand; 0 - 5% fine sub rounded sandstone gravel; no roots, few fine and medium pores, dry to slightly moist; sub soil argillic horizon, massive scour deposit; gradational wavy lower boundary to:

Horizon	Depth (ft.)	Thickness (ft.)	Description of T-2, Sta. 4 ft. (Cont.)
Bt3	5.4 – 7.4	2.0	Brown (7.5YR 4/3 d; 7.5YR 3/3 m); sandy loam to loam; weak to moderately strong fine and medium sub angular blocky; slightly hard, friable, moderately to slightly sticky, slightly plastic; brown (7.5YR 4/3d; 7.5YR 2.5/3 m) clay films few thin on ped faces, and few thin coating clasts; slightly well oxidized, fine to medium-grained moderately well sorted sand; 5 - 10% fine and medium sub rounded and sub angular highly weathered sandstone gravel; no roots, no pores, slightly moist; massive, sub soil argillic horizon, scour deposit; clear smooth lower boundary to:
2Bt1b / 2BCb1	7.4 – 8.9	1.5	Brown (7.5YR 4/4 d; 7.5YR 3/3 m); clay loam to loam; weak to moderately strong fine and medium angular blocky; hard, friable, moderately to very sticky, very plastic; slightly well oxidized, medium-grained moderately well sorted sand; 10 - 15% fine and medium rounded gravel; dark brown (7.5YR 3/4 d; 7.5YR 3/2 m) clay films common thin on ped faces and common moderately thick coating clasts; no roots, no pores, slightly moist; truncated transitional or sub surface argillic horizon, crudely stratified stacked scour / sheet wash deposit, gradational wavy lower boundary to:
2Bt2b / 2BCb2	8.9 – 10.0	1.1	Strong brown (7.5YR 5/4 d; 7.5YR 4/3 m); sandy loam to loam; massive to weak fine sub angular blocky; soft to slightly hard, friable, slightly sticky, slightly plastic; moderately well oxidized, medium-grained moderately well sorted sand; 10 - 25% fine and medium sub rounded and rounded gravel; brown (7.5YR 4/3d; 7.5YR 2.5/3 m) clay films few thin on ped faces, and few thin coating clasts; no roots, no pores, slightly moist; transitional or sub surface argillic horizon, well stratified fining upwards scour deposit, abrupt wavy lower boundary to:

Horizon	Depth (ft.)	Thickness (ft.)	Description of T-2, Sta. 4 ft. (Cont.)
3Btb1	10.0 – 12.9	2.9	Strong brown (7.5YR 5/6 d; 7.5YR 4/4 m); clay loam; moderately strong medium and coarse angular blocky; hard, firm, very sticky, very plastic; brown (7.5YR 4/3 d; 7.5YR 3/2 m) clay films common thin, few moderately thick, and very few thick on ped faces, and common moderately thick coating clasts; moderately well oxidized, medium-grained moderately well sorted sand; 5 - 10% fine and medium sub rounded and sub angular highly weathered sandstone gravel; no roots, few fine pores, slightly moist; truncated argillic horizon, massive colluvial deposit; gradational wavy lower boundary to:
3Btb2 / 3BCb1	12.9 – 14.2	1.3	Brown (7.5YR 5/4 d; 7.5YR 4/3 m); sandy loam; single grained to weak medium and coarse sub angular blocky; hard, friable, slightly to moderately sticky, slightly plastic; brown (7.5YR 4/3 d; 7.5YR 3/2 m) clay films common thin, few moderately thick, on ped faces, and few moderately thick coating clasts; moderately well oxidized, MnO webbing on ped faces, fine to medium-grained moderately well sorted sand; 25 - 50% fine, medium, and coarse sub angular highly weathered sandstone gravel; no roots, no pores, moist; transitional to sub soil argillic horizon, base of massive colluvial deposit; gradational clear irregular lower boundary to:
4Crb	14.2 – 16.2+	2.0+	Grayish brown (10YR 5/2 d; 10YR 3/1 m); Topanga Formation sandstone bedrock; highly weathered, moderate rock strength, massive to blocky rock structure, crudely bedded, completely fractured, fractures are tight to slightly open, stepped, randomly orientated, and closely spaced, moist; breaks to loamy sand; single grained; hard, friable, slightly to non-sticky, non-plastic; localized moderately well oxidized beds, medium-grained moderately well sorted sand; 0 - 3% fine rounded gravel; no roots, no pores; undetermined lower boundary.

TABLE 1.2 - Soil Development Index Calculation Sheet
Soil Profile - 1, Trench Exposure

Unit	Thickness (Feet)	Color				Texture		Structure		Consistence				Clay Films		Horizon Values	Mean Hor. Values
		Dry		Moist						Dry		Wet					
Raw Alluvium	*3*	*2.5Y 7/2*	*X/10*	*10YR 6/3*	*X/10*	*s*	*X/6*	*sg*	*X/6*	*lo*	*X/5*	*so, po*	*X/6*	*0*	*X/15*		
Profile 1																	
ABt1	1.8	10YR 5/4	0.3	10YR 4/3	0	l-cl	0.58	1 sbk	0.33	sh	0.33	s, p-vp	0.75	1-2fpt, v1mkpt, 2fcl	0.47	0.39	0.71
Bt2	1.7	7.5YR 4/4	0.4	7.5YR 3/3	0.1	cl	0.67	2 abk	0.67	h	0.6	s-vs, vp	0.92	1mkpf, 2fpf, 1dpo, 1dcl	0.63	0.57	0.97
Bt3	2	7.5YR 4/3	0.3	7.5YR 3/3	0.1	sl-l	0.42	1 sbk	0.33	sh	0.33	ss-s, ps	0.42	1fpf, 1fcl	0.32	0.32	0.63
2Bt1b / 2BC1b	1.5	7.5YR 4/4	0.4	7.5YR 3/3	0.1	l-cl	0.58	1-2 abk	0.58	h	0.6	s-vs, vp	0.92	2fpf, 2dcl	0.43	0.52	0.77
2Bt2b / 2BC2b	1.1	7.5YR 5/4	0.4	7.5YR 4/3	0.1	sl-l	0.42	1 sbk	0.33	so-sh	0.25	ss, ps	0.33	v1-1fpf	0.18	0.29	0.32
3Bt1b	2.9	7.5YR 5/6	0.6	7.5YR 4/4	0.2	cl	0.67	2 abk	0.67	h	0.6	vs, vp	1.00	2fpf, 1dpf, 2dcl	0.63	0.62	1.81
3Bt2b/ 3BCb	1.3	7.5YR 5/4	0.4	7.5YR 4/3	0.1	l	0.5	1 sbk	0.33	h	0.6	s-ss, ps	0.42	2fpf, v1dpf, 2dcl	0.48	0.40	0.53
4Crb	2	10YR 5/2	0.3	10YR 3/1	0	ls	0.17	m	0.00	h	0.6	ss, po	0.17		0	0.18	0.35

INDEX VALUES AND ESTIMATED AGES (ka)

Soil Member	MHI	Mean Soil Index	SDI @ 7 feet	Color Index	Clay Film Index	Soil Age Estimate ka	Section Age Estimate ka	Stratigraphic Unit
Surface Soil	**0.57**	**2.31**	**2.94**	**1.2**	**1.42**	**8 - 13**	**8 - 13**	**Qc**
Buried Soil 1	**0.52**	**1.09**	**2.94**	**1**	**0.61**	**8 - 13**	**16 - 26**	**Qoa1**
Buried Soil 2	**0.62**	**2.34**	**3.89**	**1.3**	**1.11**	**13 - 30**	**29 - 56**	**Qoc1**
Buried Soil 3	**0.18**	**0.35**	**1.24**	**0.3**	**0.00**	**4 - 8**	**33 - 64**	**Tt**

Table 2. Soil Surface Relative-Age Estimates

Summary Table

Profile Number	Soil Member	MHI Value	SDI Value	Clay Film	Age (ka)
1	Surface Soil	0.57	2.94	1.42	**8 - 13**
	Buried Soil 1	0.52	2.94	0.61	**16 - 26**
	Buried Soil 2	0.62	3.89	1.11	**29 - 56**
	Buried Soil 3	0.18	1.24	0	**33 - 64**

Table 3. Comparison Soil Data Indices Value Summary

(McFadden) Mission Creek Soils	SDI At 7'	MHI	Reddening Index	Clay Film Index
S7 0-1000 yrbp	5.9	0.12	0	0
S5 4-13 ka	10.2	0.3	0.1	0
S4 13-70 ka	31.4	0.37	3.94	7.37
S2 70-250 ka	56.10	0.61	4.80	6.24
S1 250-700 ka	25.70	0.39	6.20	10.31

(Rockwell) Ventura River Basin Soils	SDI At 7'	MHI	Reddening Index	Clay Film Index
Qt3 4 - 8 ka	17	0.17	0.5	0
Qt4 10 -15 ka	27	0.43	2	4
Qt5a 15 – 20 ka	28	0.37	3.5	4.2
Qt5b 30 ka	32	0.46	5	7

(WLA) West Hollywood Buried Soils	SDI At 7'	MHI	Reddening Index	Clay Film Index
Qol1 100 ka	21.4	0.42	1.05	1.99
Qol2 100-300 ka	73.5	0.8	8.2	13.2

TABLE 4. Soil Field Description Abbreviation Key

Texture		Structure		Consistence						Clay Films		Calcium Carbonate	
				Dry		Moist		Wet				(Pedogenic CaCO3)	
S	- sand	m	- massive	l	- loose	vfr	-very friable	so	non stickey	v1	veryfew	sl dis	slightly dissemenated
LS	- loamy sand	sg	- single grained	so	-soft	fr	-friable	ss	slightly stickey	1	few	I	slight coatings common on clast bottoms
SL	- sandy loam		**OR**	sh	-slightly hard	fi	-firm	s	moderately siteckey	2	common	II	moderately thick coatings on clast bottoms; few medium common fine nooduses
L	- loam	1	- weak	h	-hard	vfi	-very firm	vs	very stickey	3	continuous	III	thick coatings common on clast bottoms, common medium nodules, common fine pendants, many fine nodules
CL	- clay loam	2	- moderate	vh	-very hard				**AND**		**AND**	VI	many thick coatings on clasts bottoms common coarse pendants few clasts completely enveloped
SCL	- sandy clay loam	3	- strong	eh	-extremely hard			po	non plastci	vn	stains	V	many thick coatings on clasts bottoms, many coarse pendants common clasts completely enveloped- petrocalcic
C	- clay		**AND**					ps	slightly plastic	n	thin	V+	many thick coatings on clasts bottoms, many coarse pendants many clasts completely enveloped, completely disseminated in matrix - petrocalcic
Si	- silt	vf	- very fine					p	moderately plastic	mk	moderately thick		
SiL	- silt loam	f	- fine					vp	very plastic	k	thick		
SiCL	- silt clay loam	m	- medium								**AND**		
SiC	- silty clay	c	- coarse							cl	coating clasts		
		vc	- very coarse							pf	ped faces		
			AND							br	brodgeing sand grains		
		gr	- granular							po	lining pores		
		pl	- platty										
		pr	-prismatic										
		abk	-angular blockey										
		sbk	- sub angular blockey										

Table 5. Stratigraphic Unit Correlation

Strat. Unit	Locality	Deposit Type	Age (ka)
Qal	BA4 - BA6	Surficial channel or sheet flow deposit	< 8.0 - 13.0
Qc	FT-2	Surficial alluvial apron deposit	8.0 - 13.0
Qoa1	FT-2	Buried channel or sheet flow deposit	16.0 - 26.0
Qoc1	FT-2	Buried alluvial apron deposit	29.0 - 56.0
Qoa2	BA4 - BA6	Buried channel or sheet flow deposit	> 29.0 - 56.0
Qoc2	BA4 - BA6	Buried alluvial apron deposit	> 29.0 - 56.0
Qoc3	BA4 - BA6	Buried alluvial apron deposit	> 29.0 - 56.0
Qoc4	BA4 - BA6	Buried alluvial apron deposit	> 29.0 - 56.0
Qoa3	BA4 - BA6	Buried alluvial fan remnant	~ 150.0

CONCLUSIONS

The soils observed across the study area are alfisols that have developed in alluvial environments. The soil profile described consists of a series of stacked, truncated, and buried soil horizons. The soil profile appears laterally continuous across the project site area area. In this sedimentological environment surfaces that have been stable long enough to form a soil, can suddenly be buried by a new deposit, or scoured out (truncated) and possibly in-filled with younger material. The amount of erosion that has occurred with each truncated soil under study is unknown. Thus the relative age estimates given in this study are minimum ages.

The soil relative age estimates given are consistent with the general geologic and pedogenic observations of soils in southern California. Strongly developed, well horizonated, thick, and oxidized alfisols can be as much as 200 ka in age. Erosion tends to act as a rejuvenating aspect in soil development, by decreasing the strength of the soil development properties consequent age estimates are younger. In that past magnitudes and rates of erosion is difficult to assess the soil relative age estimates should be utilized as minimum ages.

The truncated and buried soil with an argillic sub surface soil horizon is moderately well developed. The buried alfisol soil typically has 7.5YR colors with a moderate amount of secondary (pedogenic) clay. Structure is typically moderately strong angular blocky and hard. Clay films are moderately abundant and moderately thick.

The soils exposed in the trench ST-2 exposure are Late Pleistocene in age. The stacked soils display soil horizons that have moderately strong argillic horizon development. The stratigraphic section for profile 1 is estimated to be 33 to 64 ka. Most of this age resides within the second buried soil in this exposure.

LIMITATIONS

The conclusions and recommendations presented herein are the results of an inherently limited scope. Specifically, the scope of services consisted of an assessment of relative age at the site. The conclusions and recommendations contained in this report are professional opinions derived in accordance with current standards of professional practice. No warranty is expressed or implied.

This report has been prepared for the exclusive use of Feffer Geological Consulting, Inc. and applies only to the Fault Rupture Hazard Study located at 6650 Franklin Avenue. In the event that significant changes in the interpretations of this study are to be made, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed by John Helms, CEG, and the conclusions and recommendations of this report are verified in writing.

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6650 Franklin Avenue

Soil Profile 1, Trench ST-2, Station 4 feet

Soil Classifications (Stratigraphic Unit)

Artificial Fill
Af

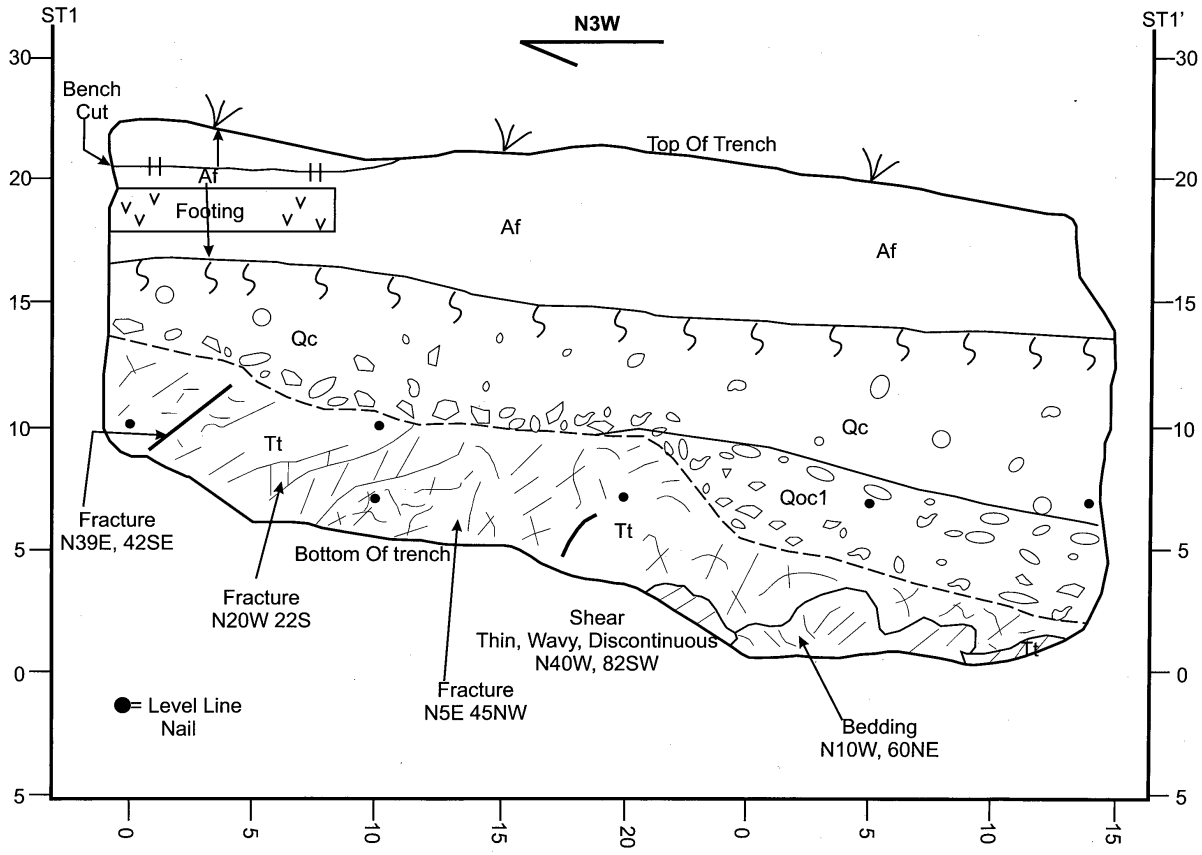
Haploxeralf
Qc

Haploxeralf
Qoa1

Haploxeralf
Qoc1

Bedrock
Tt

Montecito AP-Trench ST-1 9/1/15



Scale 1"=5"

Montecito Trench Log Unit Descriptions

Trench ST-1

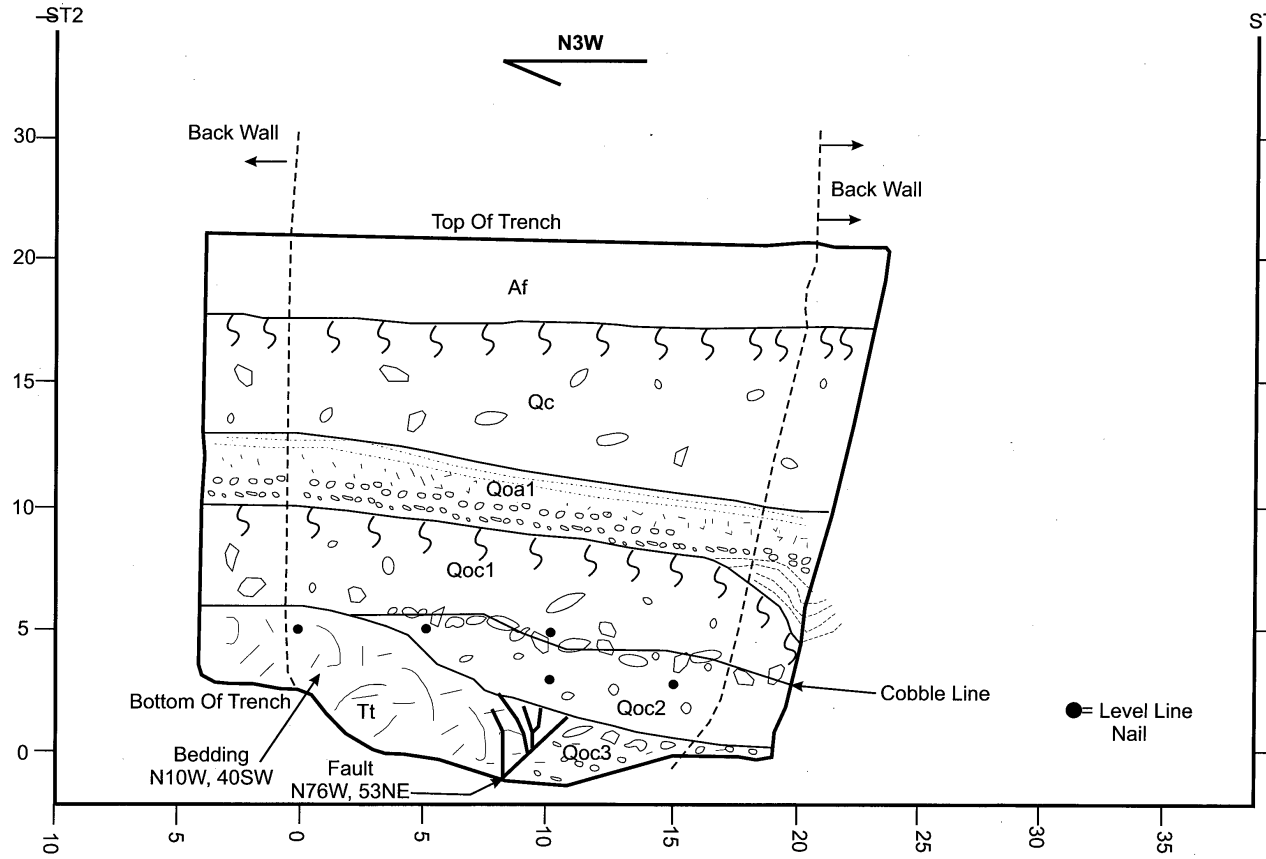
Af-Artificial Fill, surficial layer, dark brown, silty SAND, with abandoned footing and concrete debris, clear planar boundary to unit Qc;

Qc-Holocene Colluvium, colluvial apron deposit, continuous across entire trench exposure. Brown (10YR 5-4/3m), silty SAND with clay, massive, slightly hard, moderately sticky, slightly plastic, friable, coarse-grained poorly sorted sand, slight organics, with common fine and medium slate and sandstone sub angular gravel, few fine and medium pores, few fine and medium roots, clear wavy lower boundary to unit Tt across northern half of trench, and gradational smooth lower boundary to unit Qoc1 across southern half of trench exposure.

Qoc1-Late Pleistocene Colluvium, colluvial apron deposit, continuous across southern half of trench exposure. Brown (10YR 5/4m), clayey SAND, crudely stratified to massive, hard, moderately sticky, moderately plastic, friable to firm, coarse-grained poorly sorted sand, slightly well oxidized, with common to many fine and medium slate and sandstone sub angular gravel, few fine and medium pores, few fine and medium roots, clear wavy lower boundary to unit Tt across northern half of trench, and gradational smooth lower boundary to unit Qoc2 across southern half of trench exposure.

Tt-Tertiary Topanga Formation, Sandstone (yellowish brown) with interbedded Shale (gray), continuous across entire trench exposure. Highly weathered, weak to moderately strong rock strength, blocky rock structure, highly fractured (randomly orientated, tight to slightly open, and discontinuous), localized MnO coatings, undetermined lower boundary.

Montecito AP-Trench ST-2 12/9/15



Scale 1”=5”

Trench ST-2

Af-Artificial Fill, surficial layer, dark brown, silty SAND, with concrete debris, clear planar boundary to unit Qc;

Qc-Holocene Colluvium, colluvial apron deposit, continuous across entire trench exposure. Brown (7.5YR 4/4m), silty SAND with clay, massive, slightly hard, moderately sticky, slightly plastic, friable, coarse-grained poorly sorted sand, slight organics, with common fine and medium slate and sandstone sub angular gravel, few fine and medium pores, few fine and medium roots, clear smooth lower boundary to unit Qoa1 across entire trench exposure.

Qoa1-Late Pleistocene Alluvium, sheet wash / channel scour deposit, continuous across entire trench exposure. Strong brown (7.5YR 5/4m), silty SAND, stratified, slightly hard, slightly sticky, slightly plastic, friable, medium-to coarse-grained poorly sorted sand, slightly well oxidized, with localized beds of common to many fine and medium sub angular gravel, abrupt smooth lower boundary to unit Qoc1 across entire trench exposure.

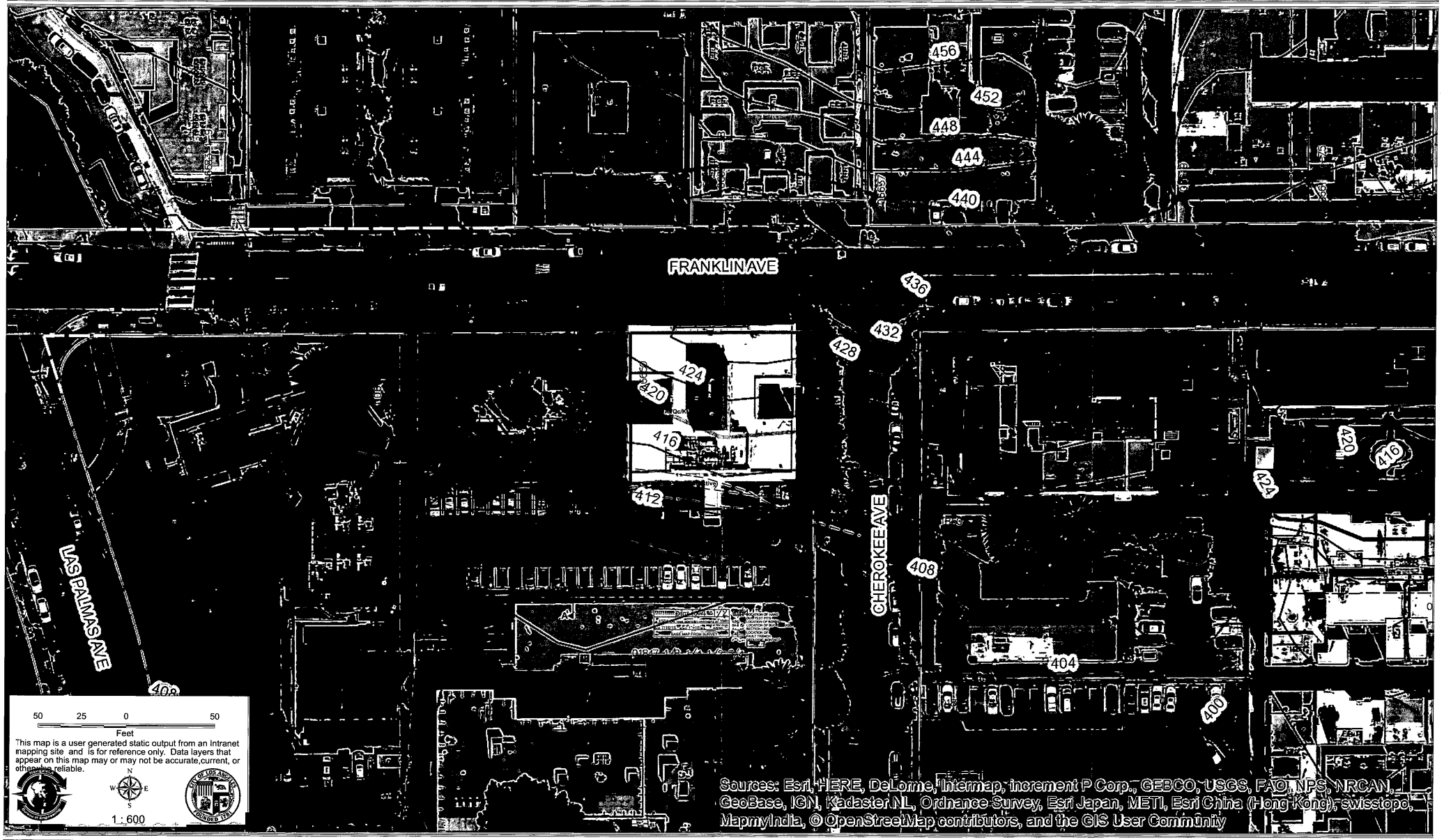
Qoc1-Late Pleistocene Colluvium, colluvial apron deposit, continuous across entire trench exposure. Brown (7.5YR 5/4m), clayey SAND, crudely stratified to massive, hard, moderately sticky, moderately plastic, friable to firm, coarse-grained poorly sorted sand, slightly well oxidized, with common to many fine and medium sandstone sub angular gravel, clear wavy lower boundary to unit Tt across northern half of trench, and gradational smooth lower boundary to unit Qoc2 across southern half of trench.

Qoc2-Late Pleistocene Colluvium, colluvial apron deposit, continuous across southern half of trench exposure. Strong Brown (7.5YR 5/6m), sandy CLAY, crudely stratified to massive, hard, moderately to very sticky, moderately plastic friable to firm, coarse-grained poorly sorted sand, moderately well oxidized, with common fine and medium highly weathered sandstone sub angular gravel, clear wavy lower boundary to unit Tt to unit Qoc3 across southern half of trench.

Qoc3-Pleistocene Colluvium, colluvial apron deposit, continuous across southern half of trench exposure. Strong Brown (7.5YR 5/8m), sandy CLAY, massive, hard, very sticky, very plastic, firm, coarse-grained poorly sorted sand, moderately well oxidized, with common fine and medium highly weathered sandstone sub angular gravel, abrupt faulted northern boundary to unit Tt, and undetermined lower boundary across southern half of trench.

Tt-Tertiary Topanga Formation, Sandstone (yellowish brown) with interbedded Shale (gray), continuous across northern half of trench exposure. Highly weathered, weak to moderately strong rock strength, blocky rock structure, highly fractured (randomly orientated, tight to slightly open, and discontinuous), localized mottling, abrupt faulted southern boundary to unit Qoc3, and undetermined lower boundary across northern half of trench.

NavigateLA Map



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FORM GEN. 160A (Rev. 1/82)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

6650 Franklin Av.
DOT Case No. CEN 16-44387

Date: January 26, 2017

To: Karen Hoo, City Planner
Department of City Planning

From: Wes Pringle, Transportation Engineer
Department of Transportation

Subject: **TRANSPORTATION IMPACT ANALYSIS FOR THE PROPOSED SENIOR APARTMENTS AT 6650 FRANKLIN AVENUE**

The Department of Transportation (DOT) has reviewed the transportation impact analysis prepared by Linscott Law & Greenspan Engineers, dated October 20, 2016, for the proposed 68 residential senior apartments at 6650 Franklin Avenue. In order to evaluate the effects of the project's traffic on the available transportation infrastructure, the significance of the project's traffic impacts is measured in terms of change to the volume-to-capacity (V/C) ratio between the "future no project" and the "future with project" scenarios. This change in the V/C ratio is compared to established threshold standards to assess the project-related traffic impacts. Based on DOT's traffic impact criteria[1], the traffic study included the analysis of three intersections and determined that none of the study intersections would be significantly impacted by project-related traffic. The results of the traffic impact analysis, which adequately evaluated the project's traffic impacts on the surrounding community, are summarized in **Attachment 1**.

DISCUSSION AND FINDINGS

A. Project Description

The existing project site consists of a ten-story senior apartment building. The proposed 68 senior apartments will be constructed where the existing surface parking lot is located. The proposed senior apartments will be adjacent to the existing residential building. Parking for the new residential units as well as replacement parking for the existing units will be provided by a new subterranean structure on-site. The new parking structure will be required to meet the City of Los Angeles parking code requirements. Vehicular access to the project will be provided with one full access driveway on the west side of Cherokee Street at Franklin Avenue (see **Attachment 2**). The project is expected to be completed by 2018.

B. Trip Generation

The project is estimated to generate a net increase of approximately 234 daily trips, 14 trips during the a.m. peak hour and 17 trips during the p.m. peak hour. The trip generation estimates (see **Attachment 3**) are based on formulas published by the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition, 2012.

[1] Per DOT's Traffic Study Policies and Procedures, a significant impact is identified as an increase in the Critical Movement Analysis (CMA) value, due to project related traffic, of 0.01 or more when the final ("with project") Level of Service (LOS) is LOS E or F; an increase of 0.020 or more when the final LOS is LOS D; or an increase of 0.040 or more when the final LOS is LOS C.

PROJECT REQUIREMENTS

A. Construction Impacts

DOT recommends that a construction work site traffic control plan be submitted to DOT for review and approval prior to the start of any construction work. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction related traffic be restricted to off-peak hours.

B. Highway Dedication and Street Widening Requirements

On January 20, 2016, the City Council adopted the Mobility Plan 2035 which represents the new Mobility Element of the General Plan. A key feature of the updated plan is to revise street standards in an effort to provide a more enhanced balance between traffic flow and other important street functions including transit routes and stops, pedestrian environments, bicycle routes, building design and site access, etc. Per the new Mobility Element, **Franklin Avenue** has been designated as a Modified Avenue III which would require a 20-foot half-width roadway within a 30-foot half-width right-of-way and **Cherokee Street** has been designated as a Local Street which would require an 18-foot half-width roadway within a 30-foot half-width right-of-way. The applicant should check with BOE's Land Development Group to determine if there are any other applicable highway dedication, street widening and/or sidewalk requirements for this project.

C. Parking Requirements

The project would provide sufficient on-site parking to meet the Department of Building and Safety number of code-required parking spaces needed for the project.

D. Driveway Access and Circulation

The conceptual site plan for the project (**Attachment 2**) is acceptable to DOT. However, the review of this study does not constitute approval of the dimensions for any new proposed driveways. This requires separate review and approval and should be coordinated with DOT's Citywide Planning Coordination Section (201 N. Figueroa Street, 5th Floor, Room 550, at 213-482-7024). In order to minimize and prevent last minute building design changes, the applicant should contact DOT for driveway width and internal circulation requirements prior to the commencement of building or parking layout design. All new driveways should be Case 2 driveways.

E. Development Review Fees

An ordinance adding Section 19.15 to the Los Angeles Municipal Code relative to application fees paid to DOT for permit issuance activities was adopted by the Los Angeles City Council in 2009 and updated in 2014. Ordinance No. 183270 identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

If you have any questions, please contact Lisa Martellaro-Palmer of my staff at (213) 972-8628.

Attachments

P:\Letters\2016\CEN16-44387_6650 Franlin Avenue_tech memo sr apts..docx

c: Julia Duncan, Council District No. 4
Carl Mills, BOE Development Services
Pamela Teneza, BOE Development Services
Quyen Phan, BOE Development Services
Jeannie Shen, Hollywood-Wilshire District, DOT
Taimour Tanavoli, Case Management Office, DOT
David Shender, Linscott, Law and Greenspan Engineers

Attachment 1
Traffic Impact Analysis

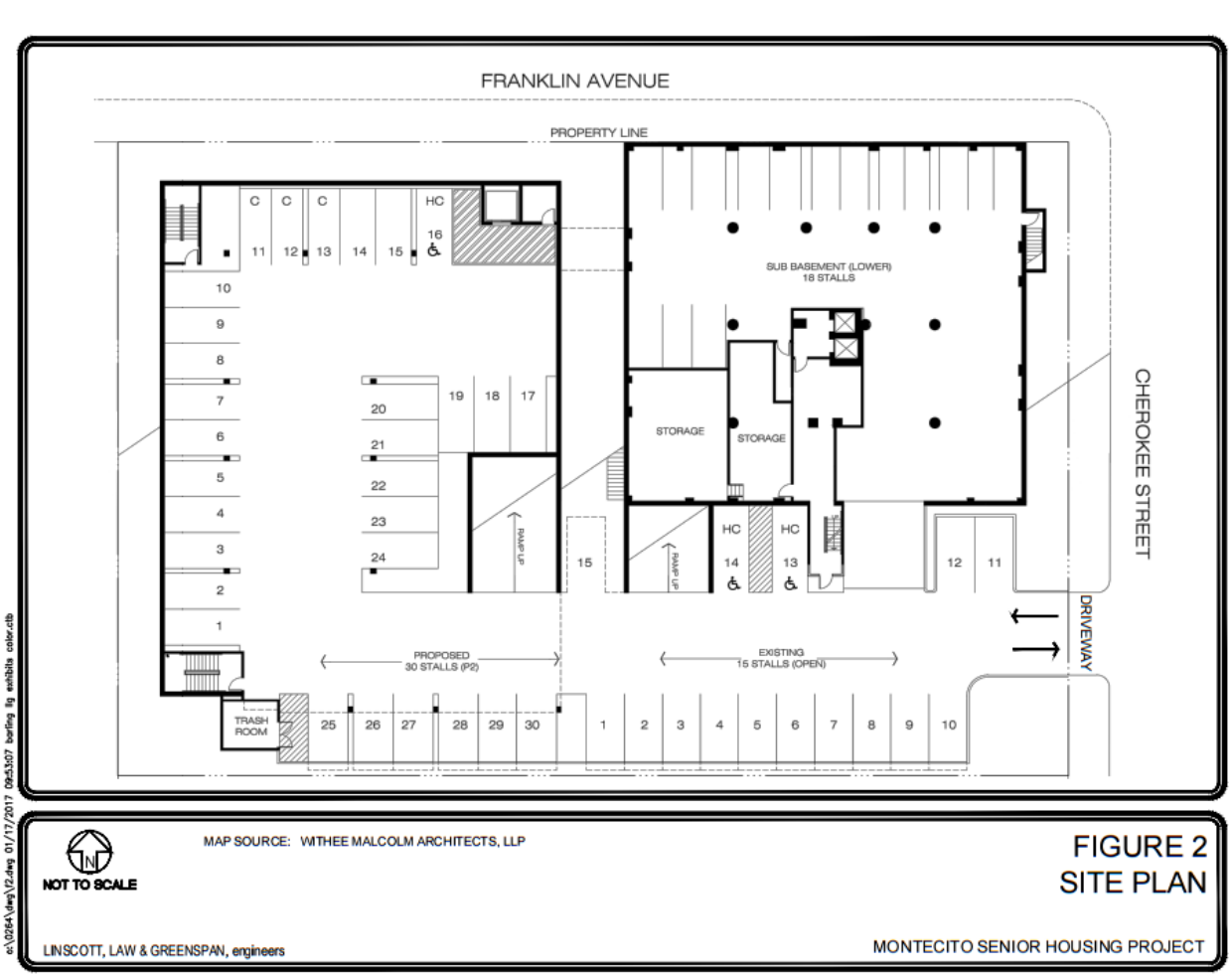
Table 2
CITY OF LOS ANGELES LEVELS OF SERVICE SUMMARY
AND VOLUME TO CAPACITY RATIOS
AM AND PM PEAK HOURS

NO.	INTERSECTION	PEAK HOUR	[1] EXISTING V/C	LOS	EXISTING W/ PROJECT V/C	LOS	[2] CHANGE V/C [(2)-(1)]	SIGNIF. IMPACT [a]	[3] FUTURE PRE-PROJECT V/C	LOS	FUTURE WITH PROJECT V/C	LOS	[4] CHANGE V/C [(4)-(3)]	SIGNIF. IMPACT [a]
1	Highland Avenue / Franklin Avenue	AM	0.824	D	0.825	D	0.001	NO	0.841	D	0.842	D	0.001	NO
		PM	0.768	C	0.769	C	0.001	NO	0.785	C	0.786	C	0.001	NO
2	Highland Avenue / Franklin Avenue-Franklin Place	AM	0.719	C	0.719	C	0.000	NO	0.736	C	0.736	C	0.000	NO
		PM	0.715	C	0.715	C	0.000	NO	0.732	C	0.732	C	0.000	NO
3	Cahuenga Boulevard / Franklin Avenue	AM	0.888	D	0.889	D	0.001	NO	0.908	E	0.909	E	0.001	NO
		PM	0.713	C	0.713	C	0.000	NO	0.730	C	0.730	C	0.000	NO

[a] According to LADOT's "Traffic Study Policies and Procedures", August 2014, a transportation impact on an intersection shall be deemed significant in accordance with the following table:

Final v/c	LOS	Project Related Increase in v/c
> 0.701 - 0.800	C	equal to or greater than 0.040
> 0.801 - 0.900	D	equal to or greater than 0.020
> 0.901	E, F	equal to or greater than 0.010

Attachment 2
Site Plan



Attachment 3
Trip Generation Table

PROJECT TRIP GENERATION [1]

27-Sep-16

LAND USE	SIZE	DAILY TRIP ENDS [2] VOLUMES	AM PEAK HOUR VOLUMES [2] IN	AM PEAK HOUR VOLUMES [2] OUT	AM PEAK HOUR VOLUMES [2] TOTAL	PM PEAK HOUR VOLUMES [2] IN	PM PEAK HOUR VOLUMES [2] OUT	PM PEAK HOUR VOLUMES [2] TOTAL
Proposed Project								
Senior Apartments	68 DU	234	5	9	14	9	8	17
NET INCREASE		**234**	**5**	**9**	**14**	**9**	**8**	**17**

[1] Source: ITE "Trip Generation", 9th Edition, 2012.
[2] Trips are one-way traffic movements, entering or leaving.
[3] ITE Land Use Code 252 (Senior Adult Housing - Attached) trip generation average rates.
- Daily Trip Rate: 3.44 trips/dwelling unit; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 0.20 trips/dwelling unit; 34% inbound/66% outbound
- PM Peak Hour Trip Rate: 0.25 trips/dwelling unit; 54% inbound/46% outbound

MEMORANDUM

To:	Los Angeles Department of Transportation	Date:	October 20, 2016
From:	David S. Shender, P.E. Linscott, Law & Greenspan, Engineers	LLG Ref:	5-16-0264-1
Subject:	**Technical Memorandum – Montecito Senior Housing Project**		

LINSCOTT LAW & GREENSPAN engineers

Engineers & Planners
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Transportation
Parking

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This Technical Memorandum has been prepared by Linscott, Law & Greenspan, Engineers (LLG) to provide a traffic assessment associated with the proposed Montecito Senior Housing project ("the Project") located in the Hollywood area of the City of Los Angeles. The Technical Memorandum has been prepared in compliance with the requirements of the Los Angeles Department of Transportation (LADOT) as provided in LADOT's traffic study policies manual.[1]

Project Description

The Project is located at 6650 Franklin Avenue. The Project site is bounded by Franklin Avenue to the north, Cherokee Avenue to the east, apartments to the south, and Canyon Co-Op School to the west.

The Project consists of the proposed development of 68 residential senior apartment units. The Project location and general vicinity are shown in ***Figure 1***. The site plan for the Project is illustrated in ***Figure 2***. The existing Project site consists of a ten-story senior apartment building. The proposed development will be constructed within the existing surface parking area adjacent to the current Montecito residential building.

Vehicle parking for the Project, as well as replacement parking for the existing surface spaces displaced by the new building will be provided in a subterranean structure on-site. Vehicular access to the Project is proposed via the existing driveway on the west side of Cherokee Avenue.

Existing Street System

The following intersections are evaluated in this traffic impact assessment for potential traffic impacts due to the Project:

1. Highland Avenue / N. Franklin Avenue
2. Highland Avenue / S. Franklin Avenue – Franklin Place
3. Cahuenga Boulevard / Franklin Avenue

[1] *Traffic Study Policies and Procedures*, LADOT, August 2014.

The intersections selected for analysis were identified as they are located closest to the Project site, and therefore have the greatest potential to have adverse traffic impacts related to the project. Further away from the Project site, project-related traffic disperses, and thus, the potential for significant traffic impacts diminish. The existing lane configurations and traffic control devices at the study intersections are provided on ***Figure 3***.

Existing Traffic Volumes

Manual traffic counts of vehicular turning movements were conducted during the week of May 9, 2016 at the study intersections during the weekday morning and afternoon commuter periods to determine the peak hour traffic volumes. The manual traffic counts at the study intersections were conducted from 7:00 AM to 10:00 AM to determine the AM peak commuter hour, and from 3:00 PM to 6:00 PM to determine the PM peak commuter hour. The summary data worksheets of the manual traffic counts at the study intersection are provided in ***Appendix A*** attached to this memorandum. The existing peak hour volumes at each study intersection are shown on ***Figures 4*** and ***5***.

Project Trip Generation

Traffic volumes expected to be generated by the proposed Project during the weekday AM and PM peak hours, as well as on a daily basis, were estimated using trip rates published in the ITE *Trip Generation* manual[1]. Trip generation rates for the Senior Adult Housing-Attached land use (ITE Land Use Code 252) were used to forecast the traffic volumes expected to be generated by the Project. The ITE Senior Adult Housing-Attached trip rates are based on the number of dwelling units proposed by the Project.

Table 1 attached to this memorandum provides the trip generation forecast for the Project. As shown in *Table 1*, the Project on a typical weekday is forecast to generate 234 net new daily trips (e.g., 117 inbound trips, 117 outbound trips), 14 net new AM peak hour trips (5 inbound trips and 9 outbound trips) and 17 net new PM peak hour trips (9 inbound trips and 8 outbound trips).

[1] Institute of Transportation Engineers *Trip Generation* manual, 9th Edition, Washington, D.C., 2012.

Project Trip Assignment

The weekday AM and PM commuter peak hour vehicle trips forecast to be generated by the Project were assigned to the study intersections. ***Figure 6*** provides the vehicular trip distribution for the Project and ***Figure 7*** and ***8*** displays the forecast AM and PM peak hour Project-related trips at the study intersections.

Traffic Volume Forecast

As required by LADOT, the traffic impact study evaluates the potential impacts of the Project through analysis of the following traffic volume conditions:

- Existing
- Existing with Project
- Future
- Future with Project

As previously noted, the existing traffic volumes at the study intersections are presented in *Figure 4.*

The Future Pre-Project traffic volumes are estimated based on application of a 1.0% annual ambient growth rate applied to the existing (2016) traffic volumes through the Project build-out year of 2018. The Future Pre-Project traffic volumes for the AM and PM peak hours are shown on ***Figure 9*** and ***10***.

Impact Criteria and Levels of Service Calculations

The study intersections were evaluated using the Critical Movement Analysis (CMA) method of analysis that determines Volume-to-Capacity (*v/c*) ratios on a critical lane basis. The overall intersection *v*/c ratio is subsequently assigned a Level of Service (LOS) value to describe intersection operations. Level of Service varies from LOS A (free flow) to LOS F (jammed condition). A description of the CMA method and corresponding Level of Service is provided in ***Appendix B***.

The relative impact of the added project traffic volumes to be generated by the Project during the AM and PM peak hours was evaluated based on analysis of future operating conditions at the study intersections, without and with the Project. The previously discussed capacity analysis procedures were utilized to evaluate the future v/c relationships and service level characteristics at each study intersection.

The significance of the potential impacts of project generated traffic was identified using the traffic impact criteria set forth in LADOT's *Traffic Study Policies and Procedures,* August 2014. According to the City's published traffic study guidelines, the impact is considered significant if the project-related increase in the *v/c* ratio equals or exceeds the thresholds presented in the following table.

CITY OF LOS ANGELES INTERSECTION IMPACT THRESHOLD CRITERIA		
Final *v/c*	**Level of Service**	**Project Related Increase in *v/c***
> 0.701 - 0.800	C	equal to or greater than 0.040
> 0.801 - 0.900	D	equal to or greater than 0.020
> 0.901	E or F	equal to or greater than 0.010

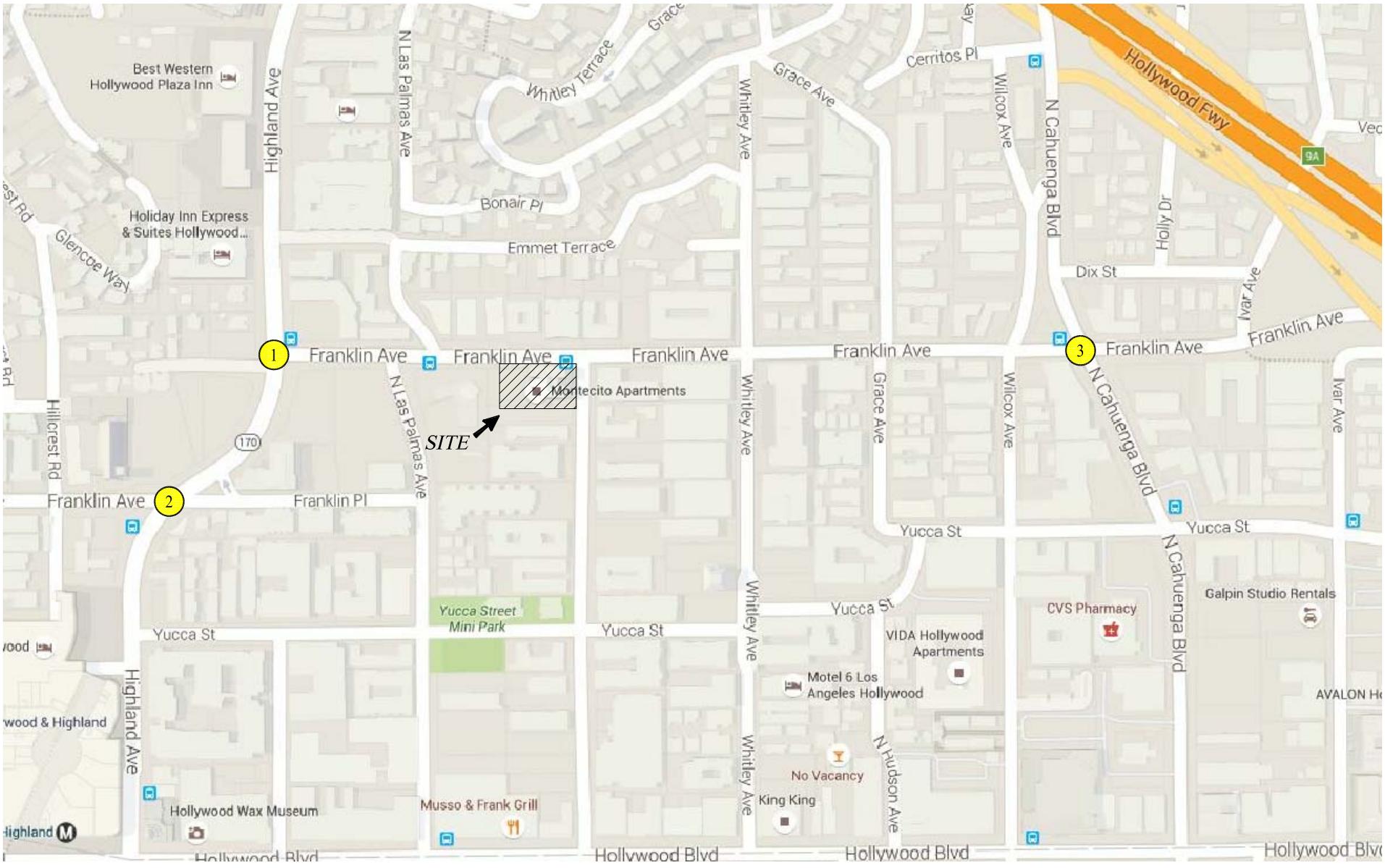
The City's Sliding Scale Method requires mitigation of project traffic impacts whenever traffic generated by the proposed development causes an increase of the analyzed intersection *v/c* ratio by an amount equal to or greater than the values shown above.

The traffic impact analysis prepared for the study intersections using the CMA methodology and application of the City of Los Angeles significant traffic impact criteria are summarized for the Project in ***Table 2***. The CMA data worksheets for the analyzed intersections are contained for each Project option in *Appendix B.*

The Existing with Project condition provided in *Table 2* includes Project-related traffic added to existing traffic at the study intersections. The forecast changes in v/c ratios at the study intersections due to Project-related traffic are calculated to be below the City's significance thresholds as shown in column [2]. Therefore, the traffic impacts of the Project in the Existing with Project condition will be less than significant for all study intersections. The Existing with Project traffic volumes are provided on ***Figure 11*** and ***12***.

The Future with Project condition provided in *Table 2* includes Project-related traffic added to the forecast future traffic volumes at the study intersections. As shown in column [4], the traffic impacts in the Future with Project condition will be less than significant for all study intersections with application of the City's thresholds. The Future with Project traffic volumes are provided on ***Figure 13*** and ***14***.

In summary, the Project-related traffic impacts at the study intersections in the Existing with Project and Future with Project conditions during the weekday AM and PM peak hours are calculated to be less than significant based on the City's thresholds of significance. Therefore, no traffic mitigation measures are required or recommended for the Project.



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MAP SOURCE: GOOGLE MAPS

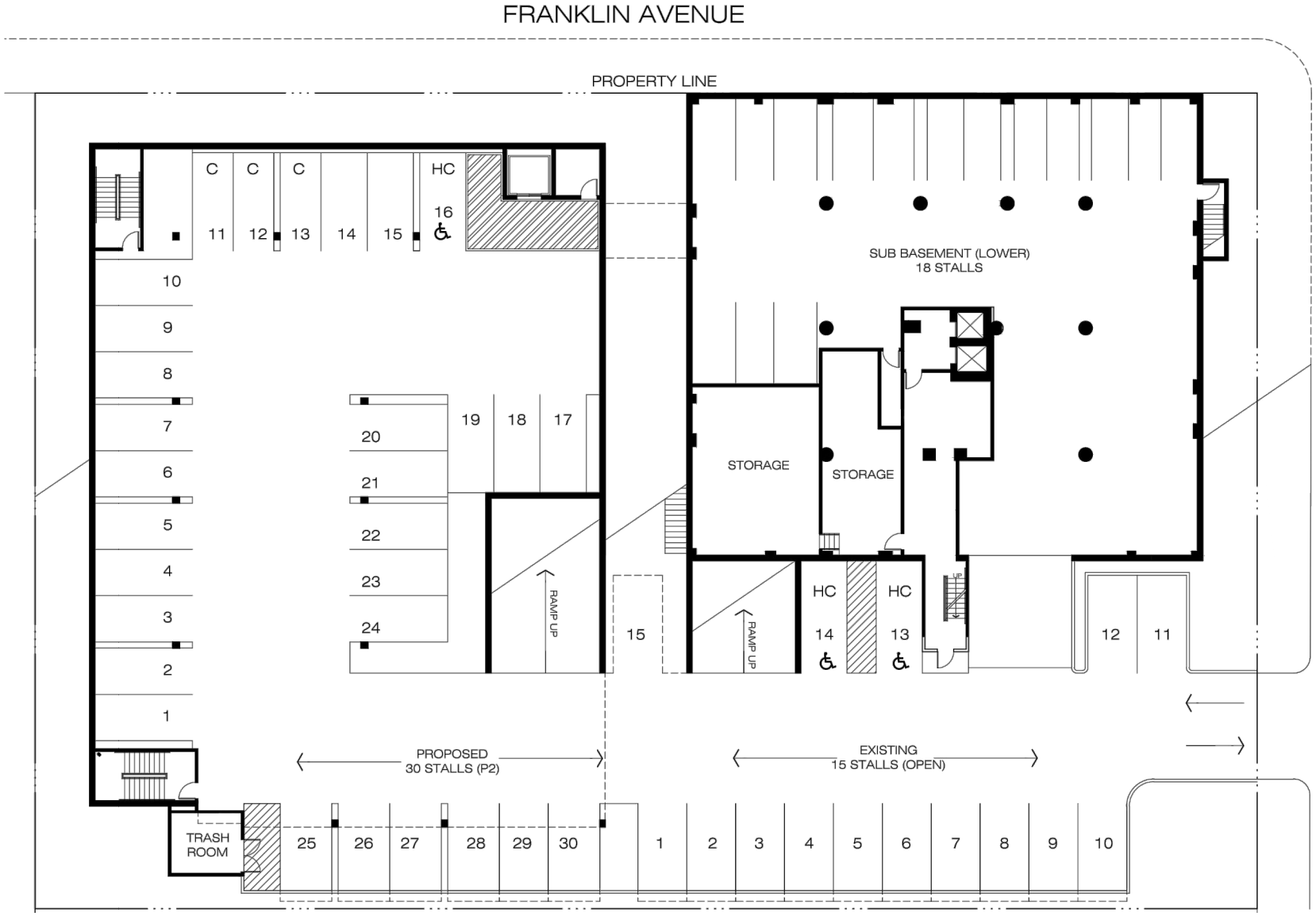
PROJECT SITE

XX STUDY INTERSECTION

FIGURE 1
VICINITY MAP

LINSCOTT, LAW & GREENSPAN, engineers

MONTECITO SENIOR HOUSING PROJECT



MAP SOURCE: WITHEE MALCOLM ARCHITECTS, LLP

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FIGURE 2
SITE PLAN

LINSCOTT, LAW & GREENSPAN, engineers

MONTECITO SENIOR HOUSING PROJECT

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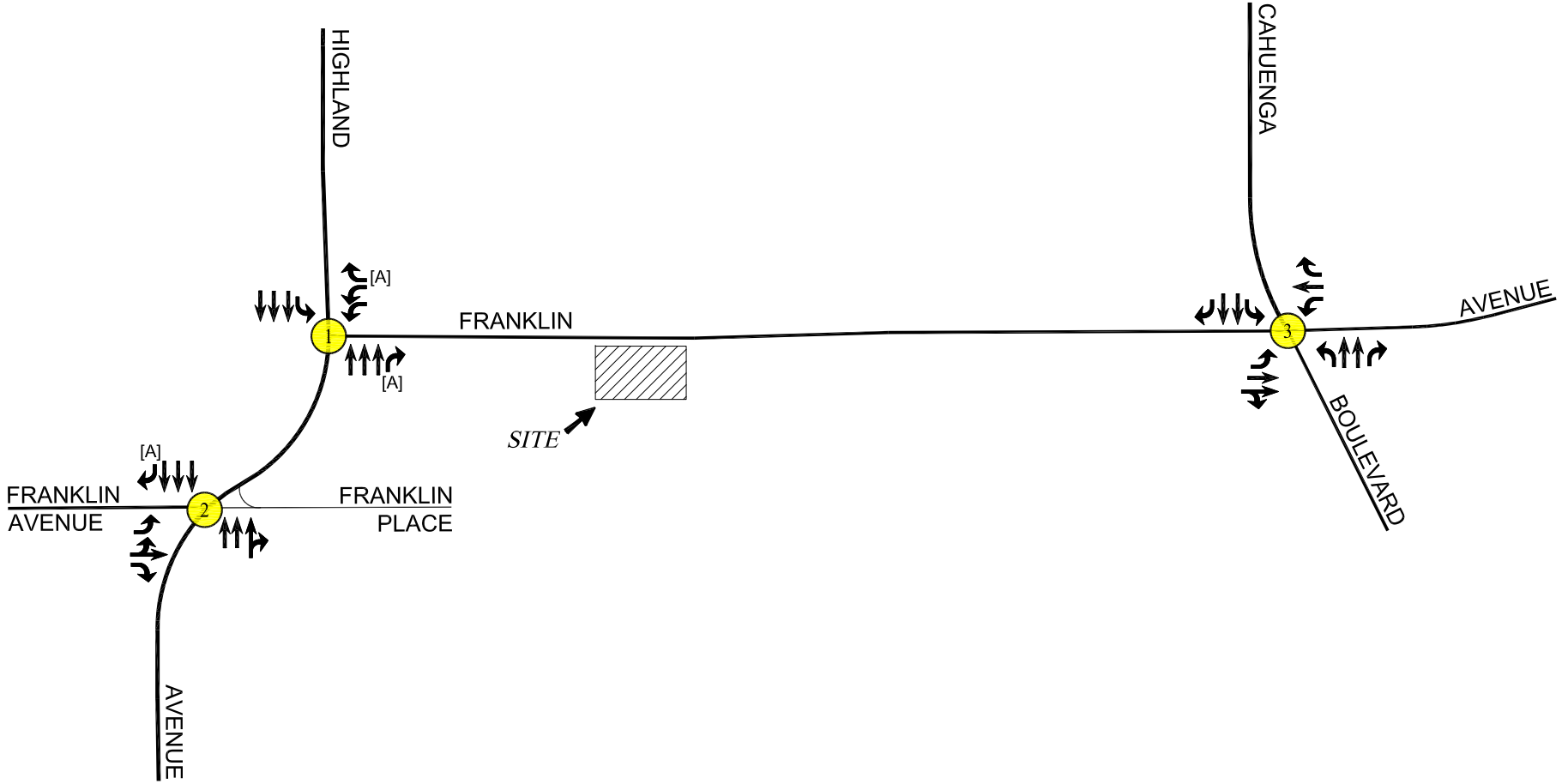

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PROJECT SITE

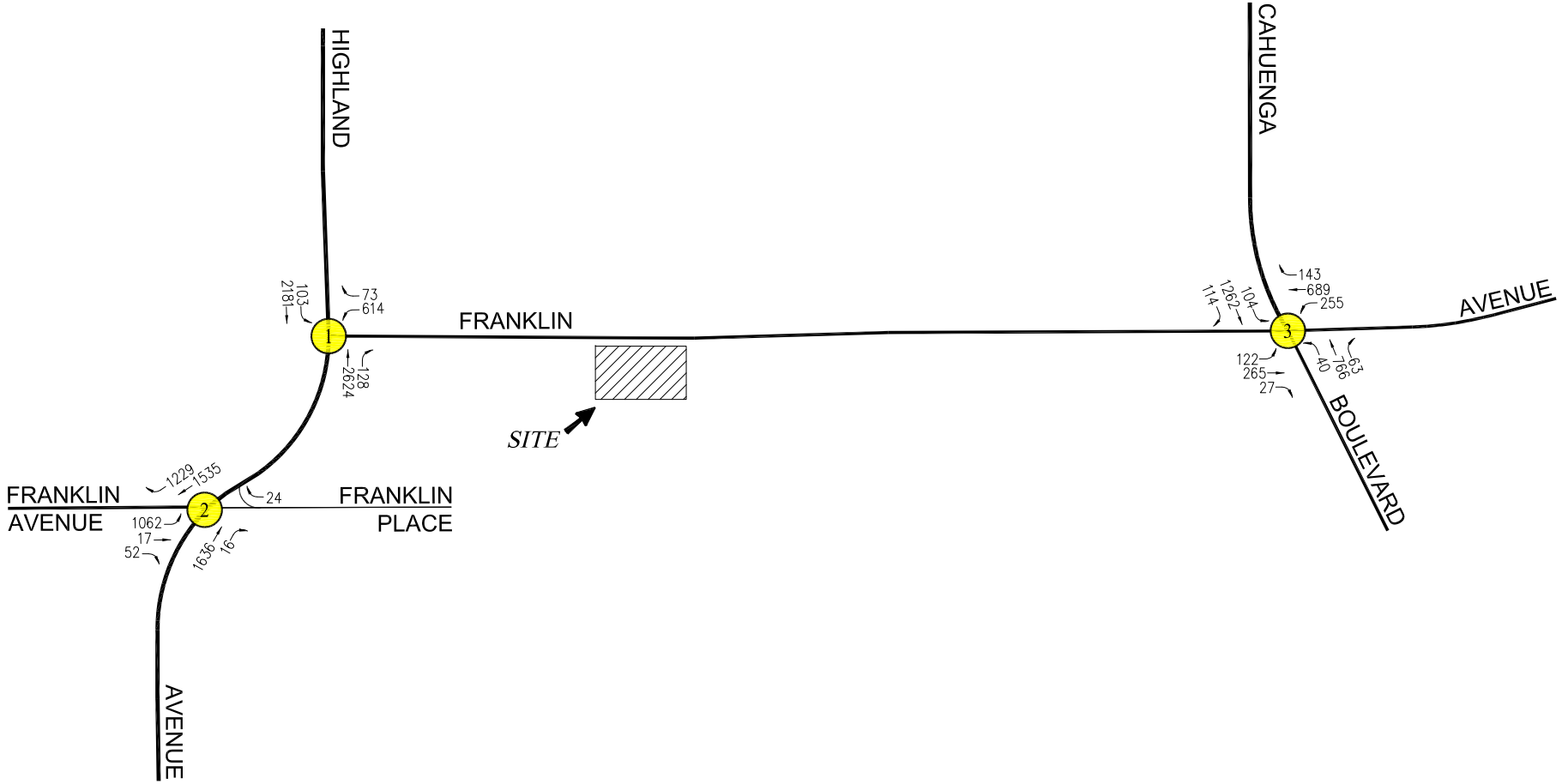
XX STUDY INTERSECTION

NOTE: ALL STUDY INTERSECTIONS ARE SIGNALIZED
[A] = RIGHT-TURN OVERLAP

FIGURE 3
EXISTING LANE CONFIGURATIONS

LINSCOTT, LAW & GREENSPAN, engineers

MONTECITO SENIOR HOUSING PROJECT



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PROJECT SITE

XX STUDY INTERSECTION

FIGURE 4
EXISTING TRAFFIC VOLUMES

WEEKDAY AM PEAK HOUR

MONTECITO SENIOR HOUSING PROJECT

LINSCOTT, LAW & GREENSPAN, engineers

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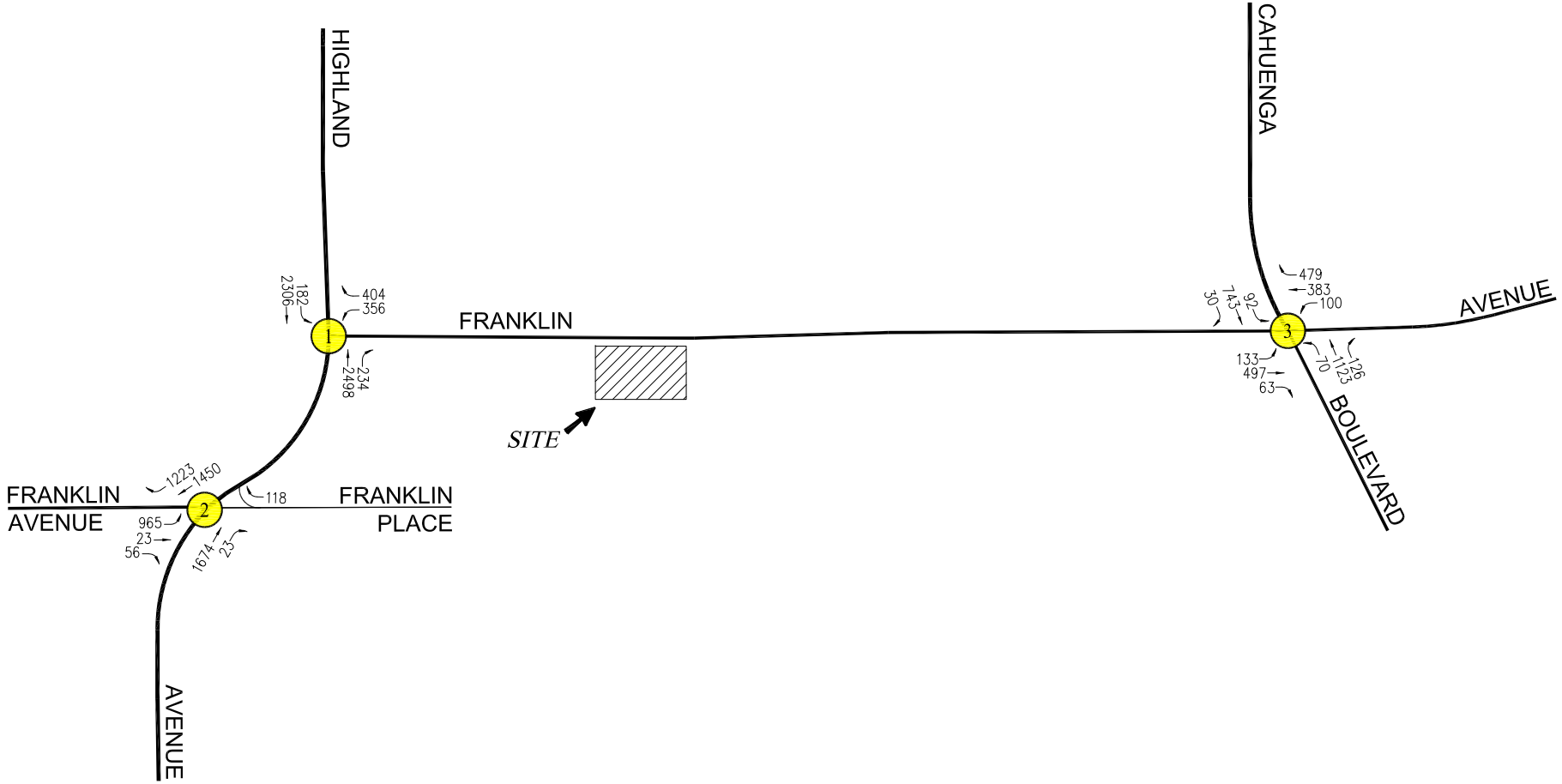

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PROJECT SITE

XX STUDY INTERSECTION

FIGURE 5
EXISTING TRAFFIC VOLUMES

WEEKDAY PM PEAK HOUR

MONTECITO SENIOR HOUSING PROJECT

LINSCOTT, LAW & GREENSPAN, engineers

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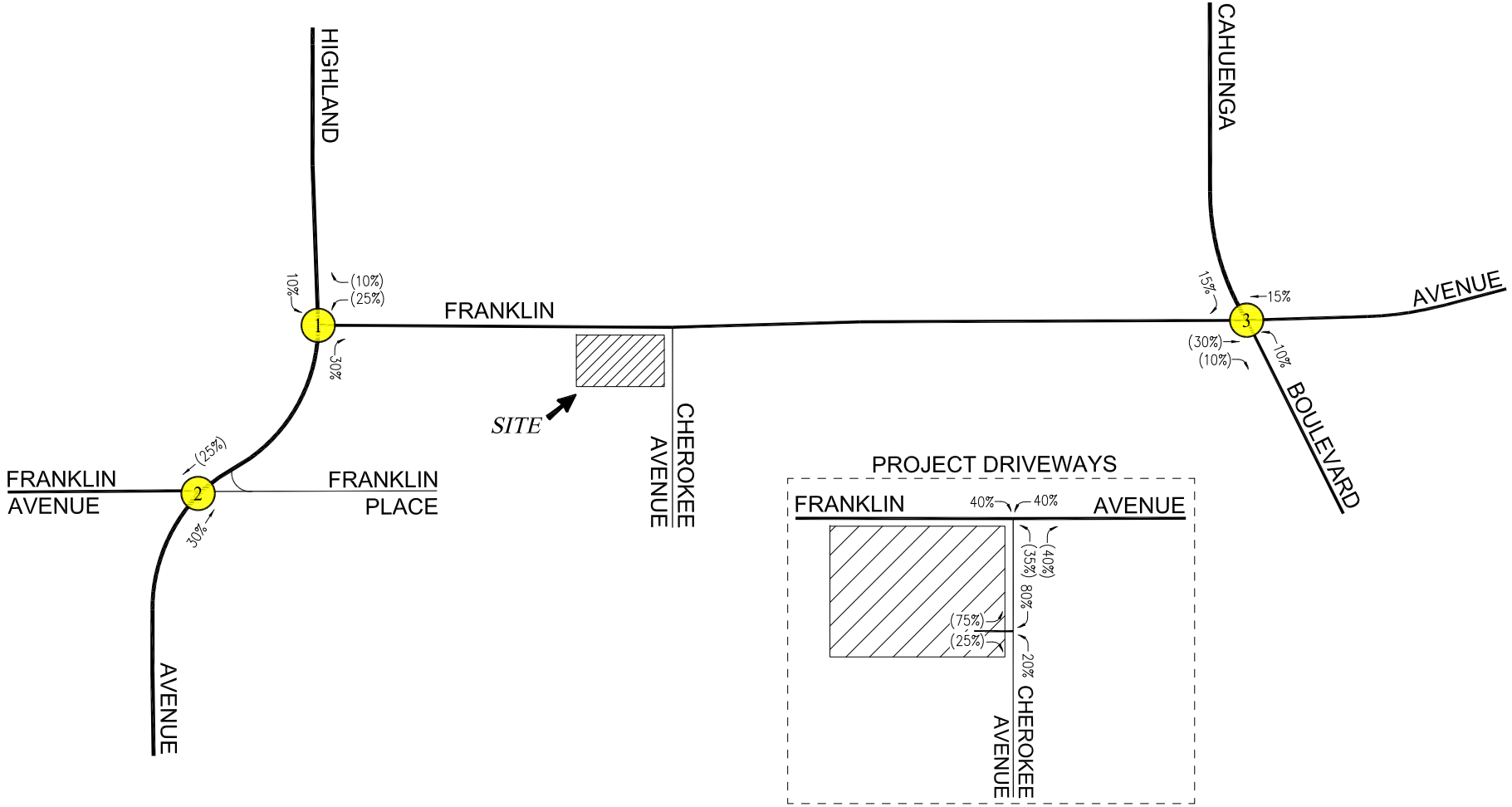

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PROJECT SITE

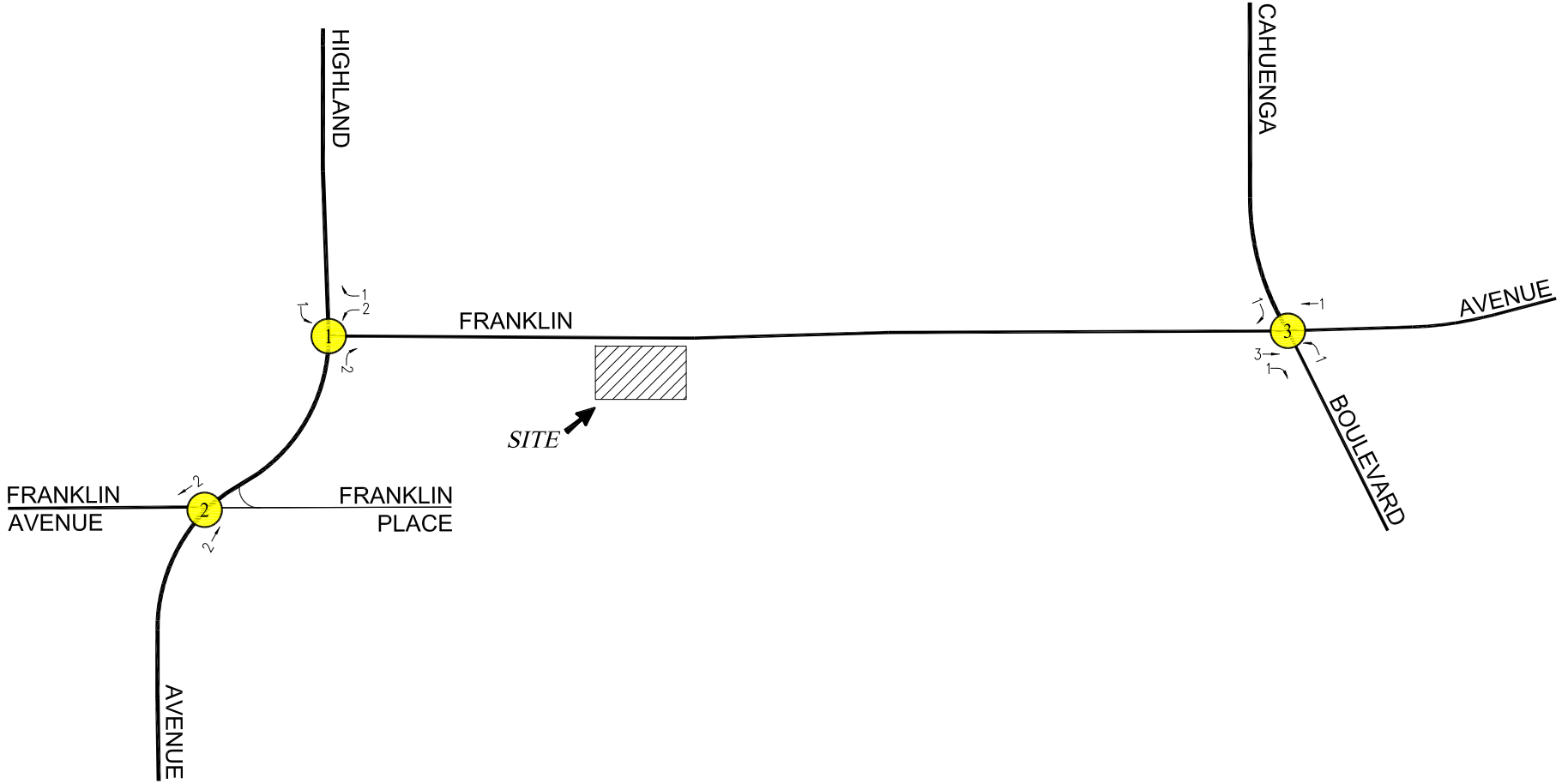
XX STUDY INTERSECTION

XX = INBOUND PERCENTAGES
(XX) = OUTBOUND PERCENTAGES

FIGURE 6
PROJECT TRIP DISTRIBUTION

LINSCOTT, LAW & GREENSPAN, engineers

MONTECITO SENIOR HOUSING PROJECT



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PROJECT SITE

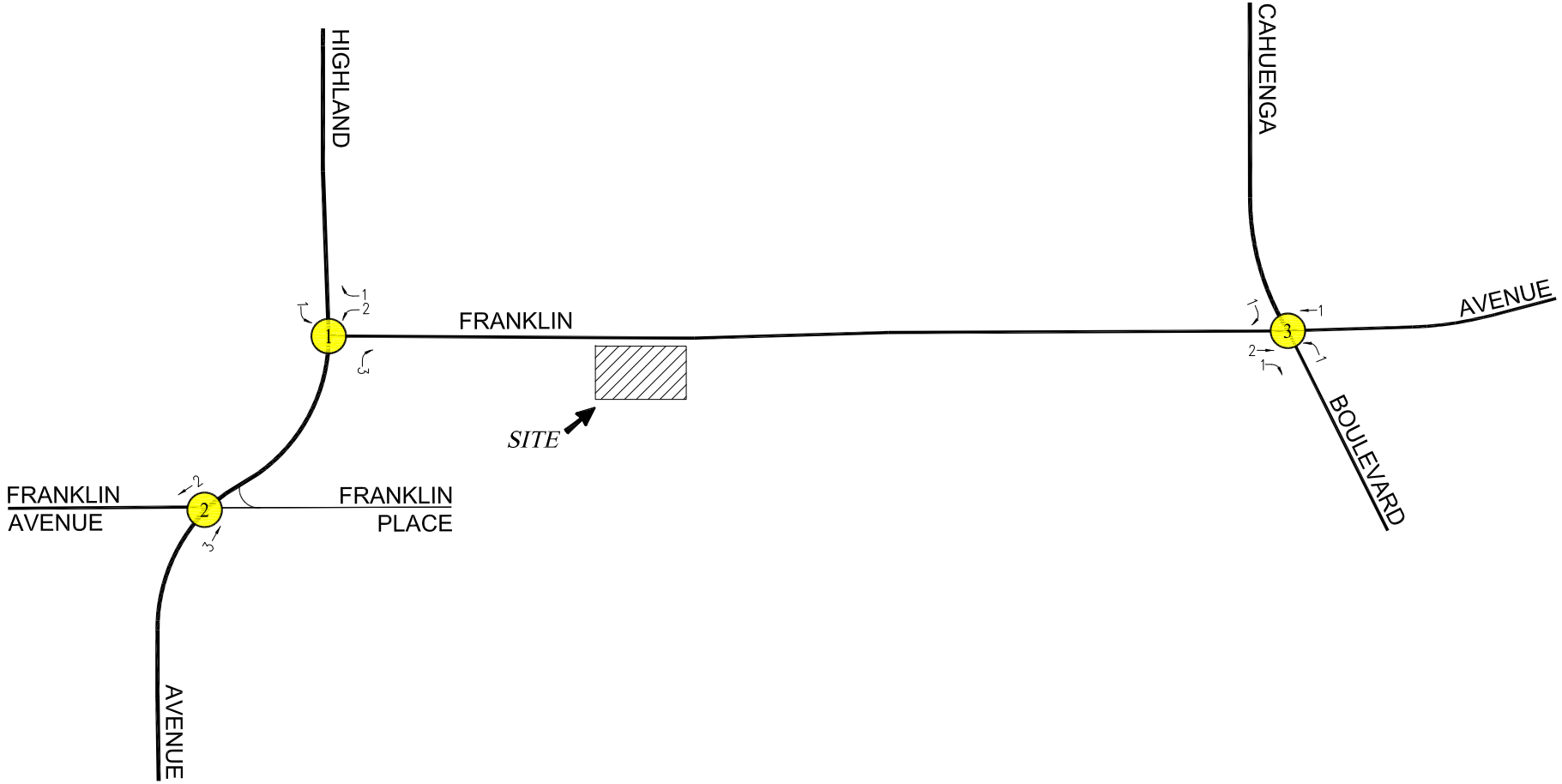
XX STUDY INTERSECTION

FIGURE 7
PROJECT TRIP VOLUMES

WEEKDAY AM PEAK HOUR

MONTECITO SENIOR HOUSING PROJECT

LINSCOTT, LAW & GREENSPAN, engineers



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PROJECT SITE

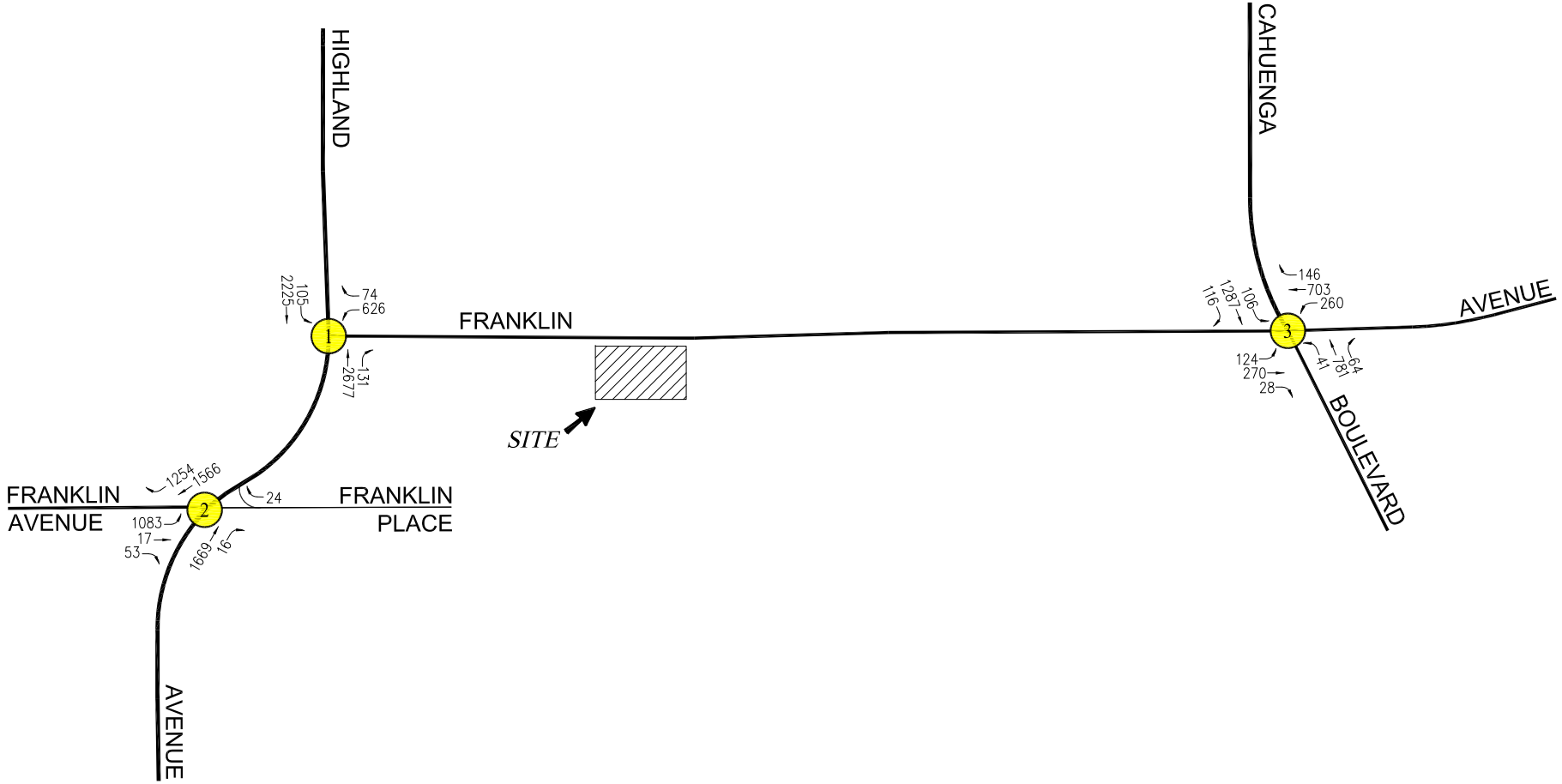
XX STUDY INTERSECTION

FIGURE 8
PROJECT TRIP VOLUMES

WEEKDAY PM PEAK HOUR

MONTECITO SENIOR HOUSING PROJECT

LINSCOTT, LAW & GREENSPAN, engineers



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PROJECT SITE

XX STUDY INTERSECTION

FIGURE 9
FUTURE PRE-PROJECT TRAFFIC VOLUMES

WEEKDAY AM PEAK HOUR

MONTECITO SENIOR HOUSING PROJECT

LINSCOTT, LAW & GREENSPAN, engineers

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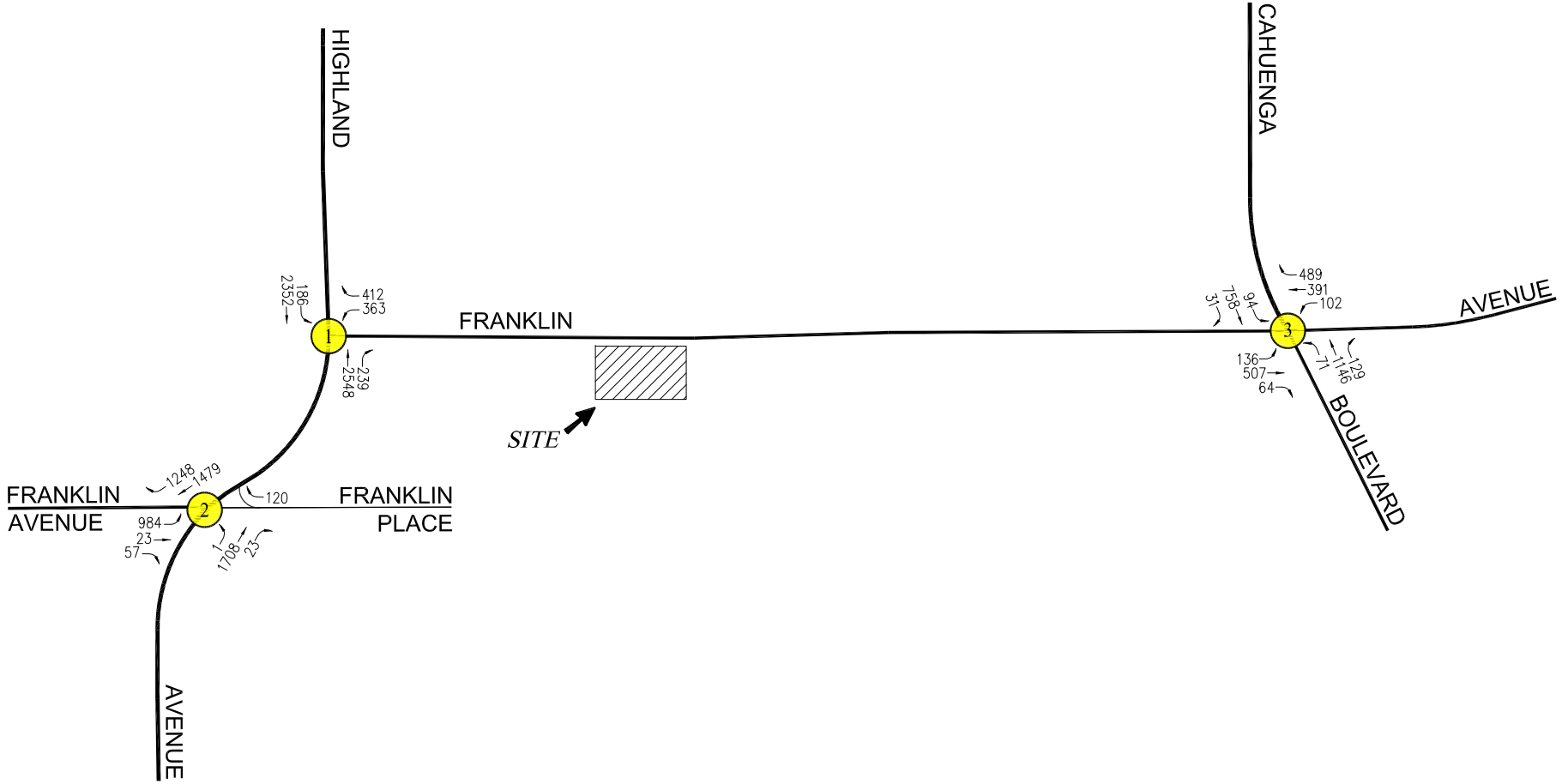

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PROJECT SITE

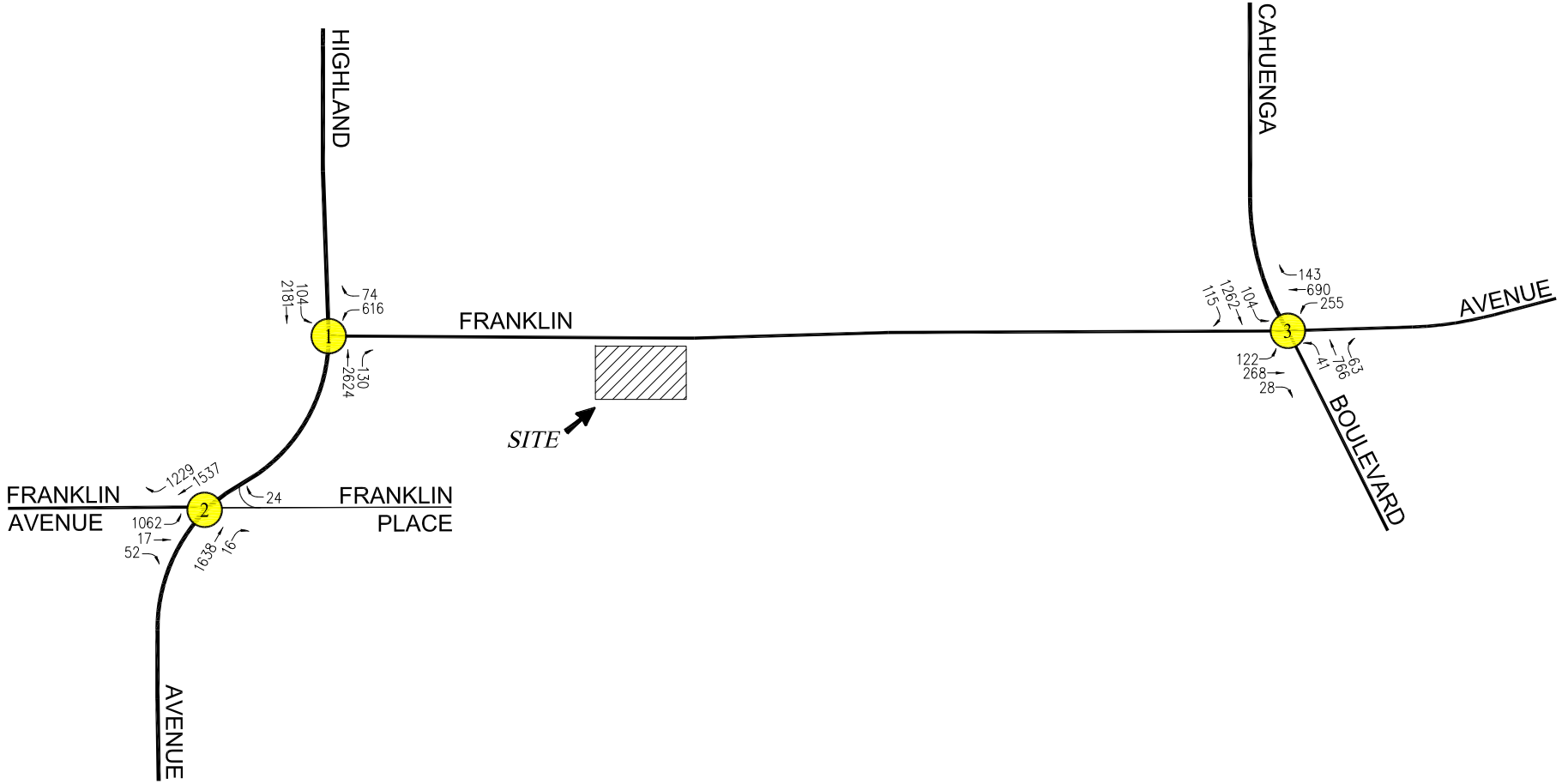
XX STUDY INTERSECTION

FIGURE 10
FUTURE PRE-PROJECT TRAFFIC VOLUMES

WEEKDAY PM PEAK HOUR

MONTECITO SENIOR HOUSING PROJECT

LINSCOTT, LAW & GREENSPAN, engineers



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PROJECT SITE

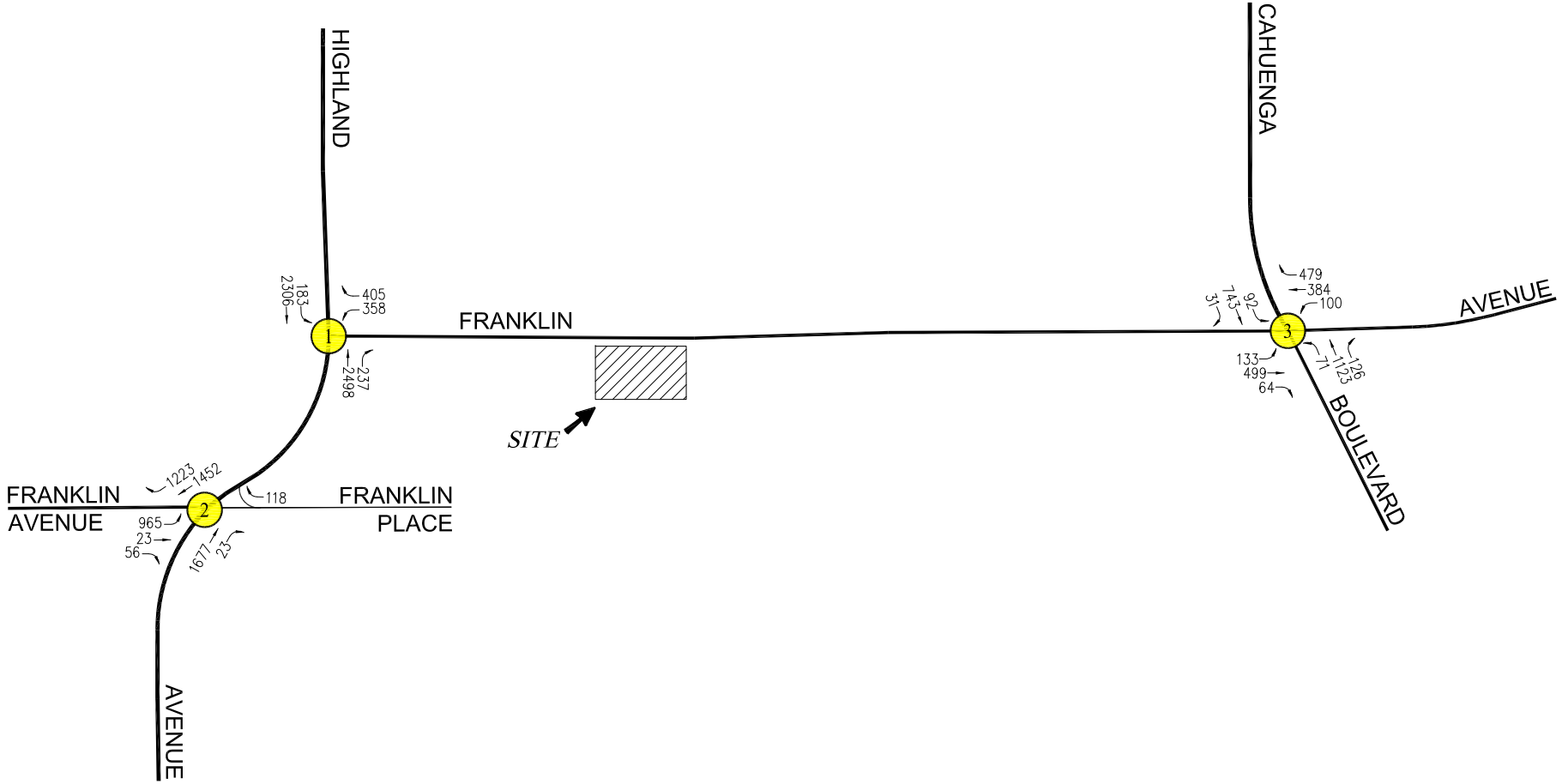
XX STUDY INTERSECTION

FIGURE 11
EXISTING WITH PROJECT TRAFFIC VOLUMES

WEEKDAY AM PEAK HOUR

MONTECITO SENIOR HOUSING PROJECT

LINSCOTT, LAW & GREENSPAN, engineers



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PROJECT SITE

XX STUDY INTERSECTION

FIGURE 12
EXISTING WITH PROJECT TRAFFIC VOLUMES

WEEKDAY PM PEAK HOUR

MONTECITO SENIOR HOUSING PROJECT

LINSCOTT, LAW & GREENSPAN, engineers

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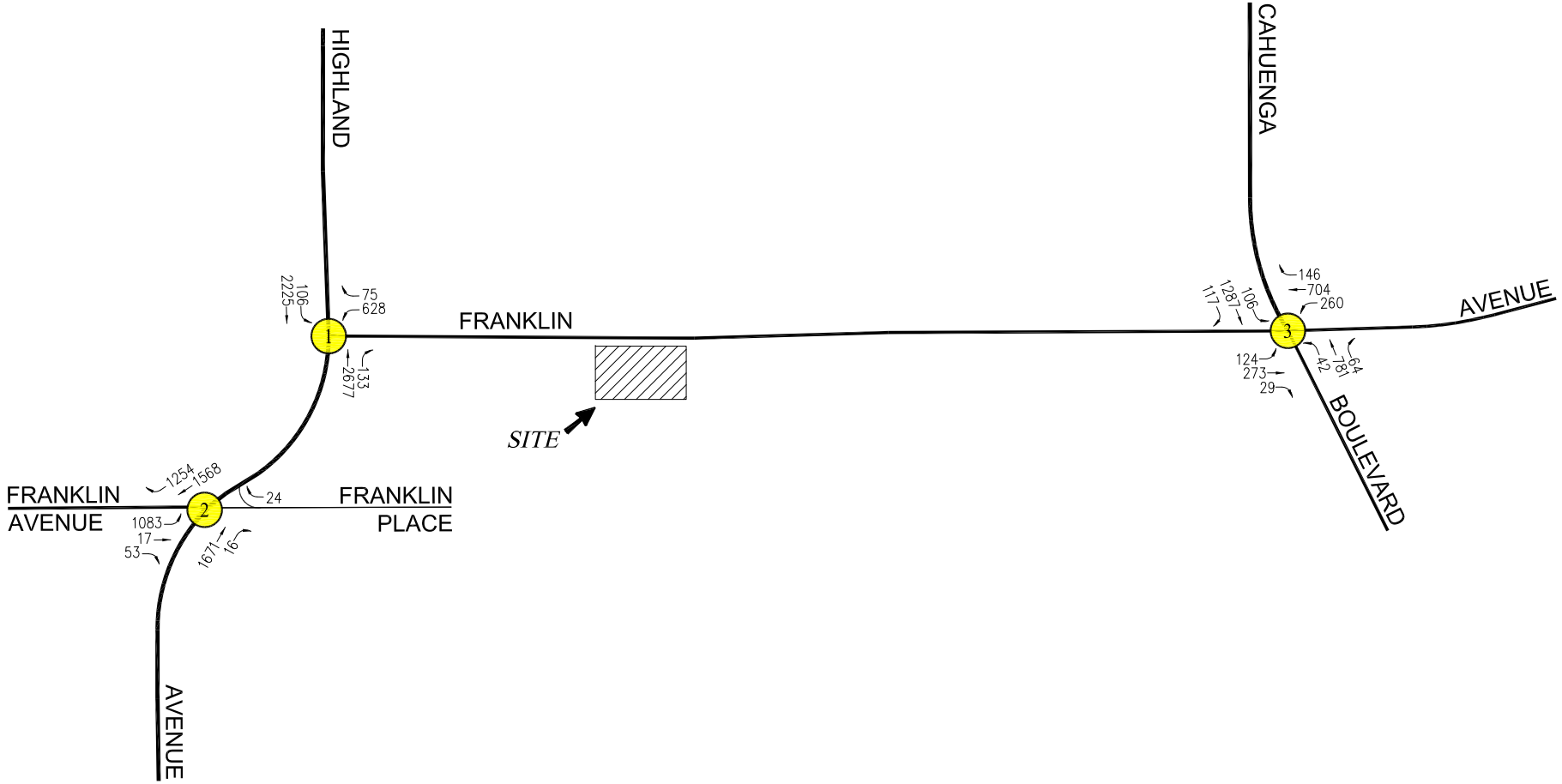

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PROJECT SITE

XX STUDY INTERSECTION

FIGURE 13
FUTURE WITH PROJECT TRAFFIC VOLUMES

WEEKDAY AM PEAK HOUR

MONTECITO SENIOR HOUSING PROJECT

LINSCOTT, LAW & GREENSPAN, engineers

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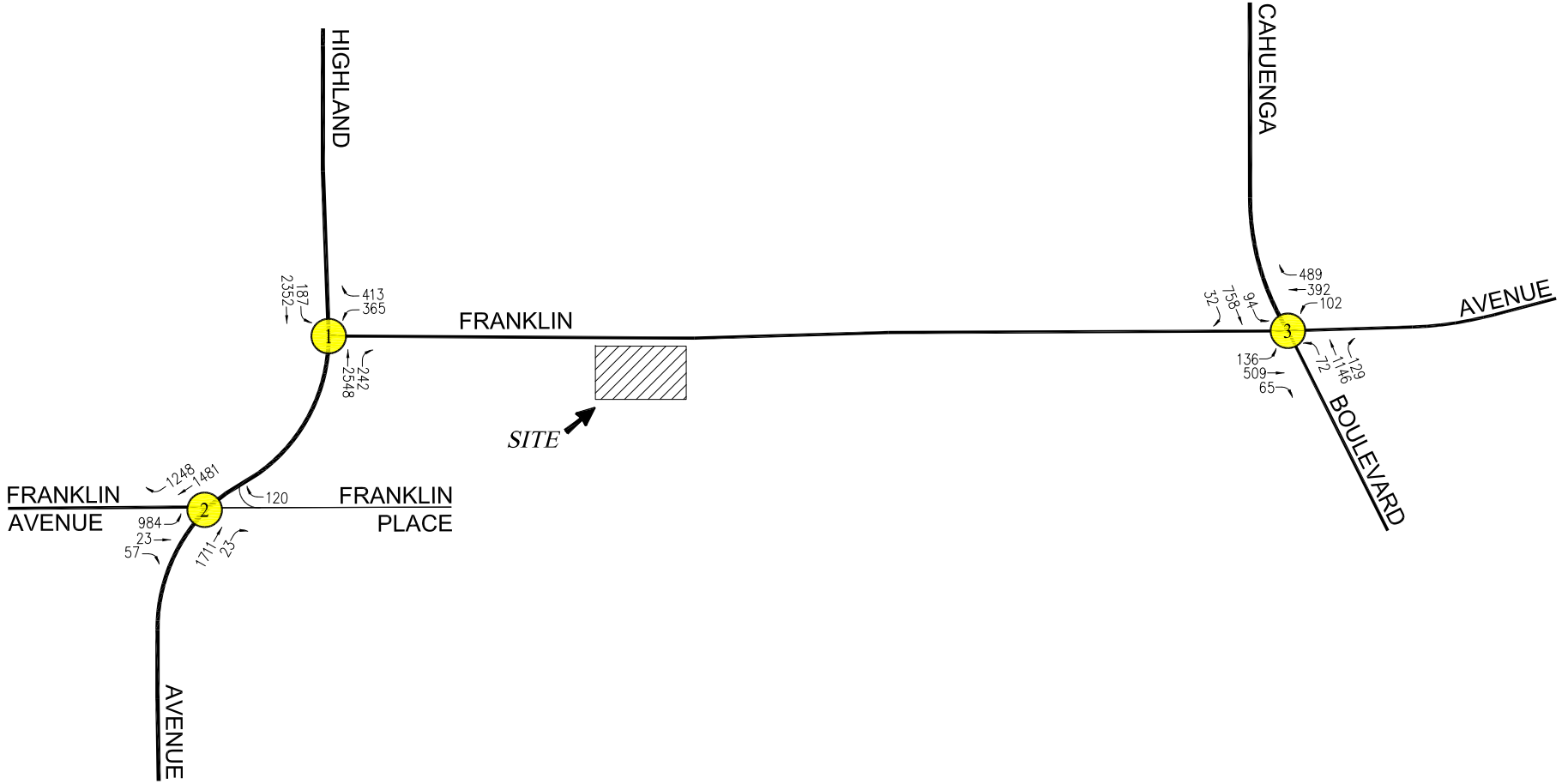

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PROJECT SITE

XX STUDY INTERSECTION

FIGURE 14
FUTURE WITH PROJECT TRAFFIC VOLUMES

WEEKDAY PM PEAK HOUR

MONTECITO SENIOR HOUSING PROJECT

LINSCOTT, LAW & GREENSPAN, engineers

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Table 1
PROJECT TRIP GENERATION [1]

27-Sep-16

LAND USE	SIZE	DAILY TRIP ENDS [2] VOLUMES	AM PEAK HOUR VOLUMES [2]			PM PEAK HOUR VOLUMES [2]		
			IN	OUT	TOTAL	IN	OUT	TOTAL
Proposed Project								
Senior Apartments	68 DU	234	5	9	14	9	8	17
NET INCREASE		**234**	**5**	**9**	**14**	**9**	**8**	**17**

[1] Source: ITE "Trip Generation", 9th Edition, 2012.
[2] Trips are one-way traffic movements, entering or leaving.
[3] ITE Land Use Code 252 (Senior Adult Housing - Attached) trip generation average rates.
- Daily Trip Rate: 3.44 trips/dwelling unit; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 0.20 trips/dwelling unit; 34% inbound/66% outbound
- PM Peak Hour Trip Rate: 0.25 trips/dwelling unit; 54% inbound/46% outbound

Table 2
CITY OF LOS ANGELES LEVELS OF SERVICE SUMMARY
AND VOLUME TO CAPACITY RATIOS
AM AND PM PEAK HOURS

NO.	INTERSECTION	PEAK HOUR	[1] EXISTING V/C	[1] EXISTING LOS	[2] EXISTING W/ PROJECT V/C	[2] EXISTING W/ PROJECT LOS	[2] CHANGE V/C [(2)-(1)]	[2] SIGNIF. IMPACT [a]	[3] FUTURE PRE-PROJECT V/C	[3] FUTURE PRE-PROJECT LOS	[4] FUTURE WITH PROJECT V/C	[4] FUTURE WITH PROJECT LOS	[4] CHANGE V/C [(4)-(3)]	[4] SIGNIF. IMPACT [a]
1	Highland Avenue /	AM	0.824	D	0.825	D	0.001	NO	0.841	D	0.842	D	0.001	NO
	Franklin Avenue	PM	0.768	C	0.769	C	0.001	NO	0.785	C	0.786	C	0.001	NO
2	Highland Avenue /	AM	0.719	C	0.719	C	0.000	NO	0.736	C	0.736	C	0.000	NO
	Franklin Avenue-Franklin Place	PM	0.715	C	0.715	C	0.000	NO	0.732	C	0.732	C	0.000	NO
3	Cahuenga Boulevard /	AM	0.888	D	0.889	D	0.001	NO	0.908	E	0.909	E	0.001	NO
	Franklin Avenue	PM	0.713	C	0.713	C	0.000	NO	0.730	C	0.730	C	0.000	NO

[a] According to LADOT's "Traffic Study Policies and Procedures", August 2014, a transportation impact on an intersection shall be deemed significant in accordance with the following table:

Final v/c	LOS	Project Related Increase in v/c
> 0.701 - 0.800	C	equal to or greater than 0.040
> 0.801 - 0.900	D	equal to or greater than 0.020
> 0.901	E, F	equal to or greater than 0.010

APPENDIX A

MANUAL TRAFFIC COUNT DATA

City Of Los Angeles

Department Of Transportation

MANUAL TRAFFIC COUNT SUMMARY

STREET:

North/South Highland Ave

East/West Franklin Ave

Day: Thursday Date: May 12, 2016 Weather: SUNNY

Hours: 7-10 & 3-6 Chekrs: NDS

School Day: YES District: I/S CODE

	N/B	S/B	E/B	W/B
DUAL-WHEELED	300	284	0	45
BIKES	10	15	0	1
BUSES	22	11	0	11

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	698	8.30	737	7.00	1	7.00	200	7.45
PM PK 15 MIN	719	17.15	639	17.30	3	16.30	196	17.00
AM PK HOUR	2752	8.15	2520	7.00	2	8.00	737	7.45
PM PK HOUR	2795	16.30	2488	17.00	8	16.30	760	17.00

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	0	2009	101	2110
8-9	0	2570	125	2695
9-10	0	2384	166	2550
15-16	0	2295	229	2524
16-17	1	2509	204	2714
17-18	0	2498	234	2732
TOTAL	1	14265	1059	15325

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	38	2482	0	2520
8-9	84	2183	1	2268
9-10	111	2184	0	2295
15-16	183	2125	0	2308
16-17	162	2091	1	2254
17-18	182	2306	0	2488
TOTAL	760	13371	2	14133

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
4630	0	0	24	0
4963	0	0	26	0
4845	0	0	35	0
4832	0	0	37	2
4968	0	0	20	0
5220	0	0	30	0
29458	0	0	172	2

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	1	0	0	1
8-9	1	1	0	2
9-10	0	0	0	0
15-16	0	1	0	1
16-17	0	2	2	4
17-18	1	1	4	6
TOTAL	3	5	6	14

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	566	0	42	608
8-9	638	0	64	702
9-10	588	0	78	666
15-16	401	0	243	644
16-17	338	2	346	686
17-18	356	0	404	760
TOTAL	2887	2	1177	4066

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
609	25	0	27	0
704	42	0	53	0
666	47	0	59	0
645	43	0	58	1
690	52	0	39	0
766	43	0	38	2
4080	252	0	274	3

ITM Peak Hour Summary

Prepared by:

National Data & Surveying Services

Highland Ave and Franklin Ave , Los Angeles

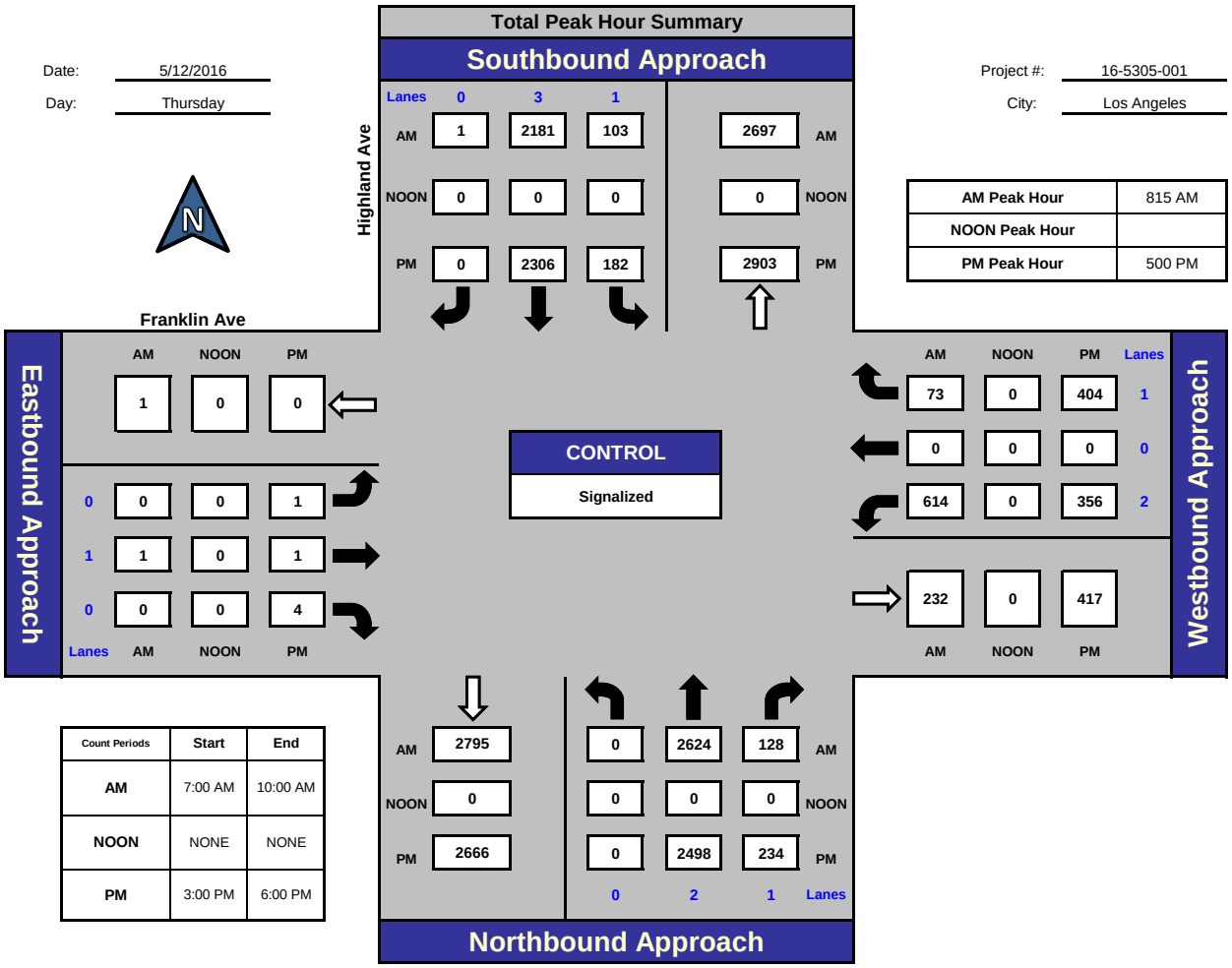
Date: 5/12/2016

Day: Thursday

Project #: 16-5305-001

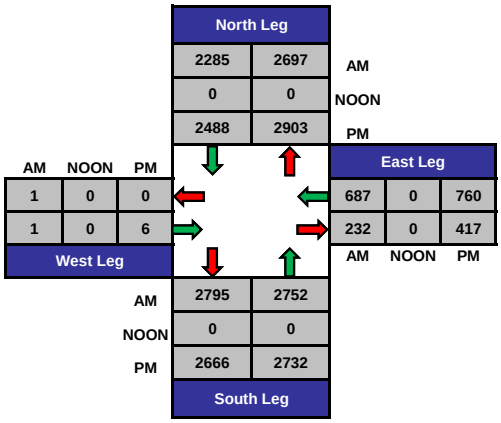
City: Los Angeles

AM Peak Hour	815 AM
NOON Peak Hour	
PM Peak Hour	500 PM

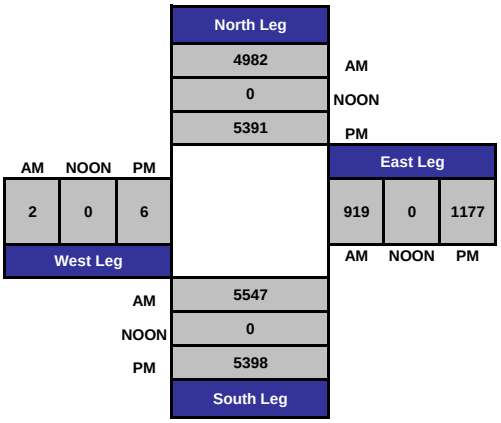


Count Periods	Start	End
AM	7:00 AM	10:00 AM
NOON	NONE	NONE
PM	3:00 PM	6:00 PM

Total Ins & Outs



Total Volume Per Leg



Intersection Turning Movement

Prepared by:

National Data & Surveying Services

Project ID: 16-5305-001

Day: Thursday

City: Los Angeles

TOTALS

Date: 5/12/2016

AM

NS/EW Streets:	Highland Ave			Highland Ave			Franklin Ave			Franklin Ave			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
LANES:	0	2	1	1	3	0	0	1	0	2	0	1	
7:00 AM	0	419	15	11	726	0	1	0	0	93	0	9	1274
7:15 AM	0	470	33	10	630	0	0	0	0	136	0	15	1294
7:30 AM	0	510	31	11	588	0	0	0	0	147	0	8	1295
7:45 AM	0	610	22	6	538	0	0	0	0	190	0	10	1376
8:00 AM	0	594	36	10	570	0	1	0	0	161	0	11	1383
8:15 AM	0	655	29	22	575	0	0	0	0	158	0	16	1455
8:30 AM	0	670	28	25	528	0	0	0	0	173	0	18	1442
8:45 AM	0	651	32	27	510	1	0	1	0	146	0	19	1387
9:00 AM	0	648	39	29	568	0	0	0	0	137	0	20	1441
9:15 AM	0	607	35	21	537	0	0	0	0	158	0	21	1379
9:30 AM	0	538	45	28	528	0	0	0	0	153	0	18	1310
9:45 AM	0	591	47	33	551	0	0	0	0	140	0	19	1381
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
TOTAL VOLUMES :	0	6963	392	233	6849	1	2	1	0	1792	0	184	16417
APPROACH %'s :	0.00%	94.67%	5.33%	3.29%	96.70%	0.01%	66.67%	33.33%	0.00%	90.69%	0.00%	9.31%	
PEAK HR START TIME :	815 AM												TOTAL
PEAK HR VOL :	0	2624	128	103	2181	1	0	1	0	614	0	73	5725
PEAK HR FACTOR :		0.986			0.957			0.250			0.899		0.984

CONTROL : Signalized

Intersection Turning Movement

Prepared by:

National Data & Surveying Services

Project ID: 16-5305-001

Day: Thursday

City: Los Angeles

TOTALS

Date: 5/12/2016

PM

NS/EW Streets:	Highland Ave			Highland Ave			Franklin Ave			Franklin Ave			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
LANES:	0	2	1	1	3	0	0	1	0	2	0	1	
3:00 PM	0	614	54	29	518	0	0	0	0	103	0	36	1354
3:15 PM	0	557	66	35	557	0	0	0	0	118	0	44	1377
3:30 PM	0	567	56	40	521	0	0	0	0	92	0	82	1358
3:45 PM	0	557	53	79	529	0	0	1	0	88	0	81	1388
4:00 PM	0	603	43	37	522	0	0	0	0	92	0	97	1394
4:15 PM	0	646	39	29	494	1	0	1	0	84	1	96	1391
4:30 PM	0	631	61	53	512	0	0	1	2	65	1	76	1402
4:45 PM	1	629	61	43	563	0	0	0	0	97	0	77	1471
5:00 PM	0	638	55	32	576	0	0	0	3	87	0	109	1500
5:15 PM	0	657	62	40	575	0	1	0	1	79	0	111	1526
5:30 PM	0	581	56	57	582	0	0	0	0	84	0	109	1469
5:45 PM	0	622	61	53	573	0	0	1	0	106	0	75	1491
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
TOTAL VOLUMES :	1	7302	667	527	6522	1	1	4	6	1095	2	993	17121
APPROACH %'s :	0.01%	91.62%	8.37%	7.48%	92.51%	0.01%	9.09%	36.36%	54.55%	52.39%	0.10%	47.51%	
PEAK HR START TIME :	500 PM												TOTAL
PEAK HR VOL :	0	2498	234	182	2306	0	1	1	4	356	0	404	5986
PEAK HR FACTOR :		0.950			0.973			0.500			0.969		0.981

CONTROL : Signalized

City Of Los Angeles

Department Of Transportation

MANUAL TRAFFIC COUNT SUMMARY

STREET:

North/South Highland Ave

East/West Franklin Ave-Franklin Pl

Day: Thursday Date: May 12, 2016 Weather: SUNNY

Hours: 7-10 & 3-6 Chekrs: NDS

School Day: YES District: I/S CODE

	N/B	S/B	E/B	W/B
DUAL-WHEELED	207	297	102	5
BIKES	4	8	2	0
BUSES	22	21	0	0

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	429	8.45	822	7.00	305	8.30	11	9.00
PM PK 15 MIN	449	17.15	692	15.15	311	15.00	37	16.15
AM PK HOUR	1653	8.15	3000	7.00	1167	7.45	28	8.45
PM PK HOUR	1698	17.00	2673	17.00	1083	15.00	123	16.00

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	0	1268	9	1277
8-9	0	1605	18	1623
9-10	1	1469	26	1496
15-16	0	1467	20	1487
16-17	0	1639	19	1658
17-18	1	1674	23	1698
TOTAL	2	9122	115	9239

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	0	1487	1513	3000
8-9	0	1497	1264	2761
9-10	0	1528	1305	2833
15-16	0	1342	1158	2500
16-17	0	1278	1143	2421
17-18	0	1450	1223	2673
TOTAL	0	8582	7606	16188

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
4277	4	0	0	0
4384	20	0	0	0
4329	25	0	0	0
3987	29	0	0	0
4079	27	1	0	0
4371	35	1	0	0
25427	140	2	0	0

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	863	9	40	912
8-9	1050	21	50	1121
9-10	1085	19	46	1150
15-16	1008	16	59	1083
16-17	947	16	55	1018
17-18	965	23	56	1044
TOTAL	5918	104	306	6328

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	0	0	9	9
8-9	0	0	14	14
9-10	0	0	27	27
15-16	0	0	70	70
16-17	0	0	123	123
17-18	0	0	118	118
TOTAL	0	0	361	361

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
921	16	0	39	0
1135	36	0	70	0
1177	46	0	63	0
1153	65	0	56	2
1141	84	0	50	1
1162	81	1	69	3
6689	328	1	347	6

ITM Peak Hour Summary

Prepared by:

National Data & Surveying Services

Highland Ave and Franklin Ave-Franklin Pl , Los Angeles

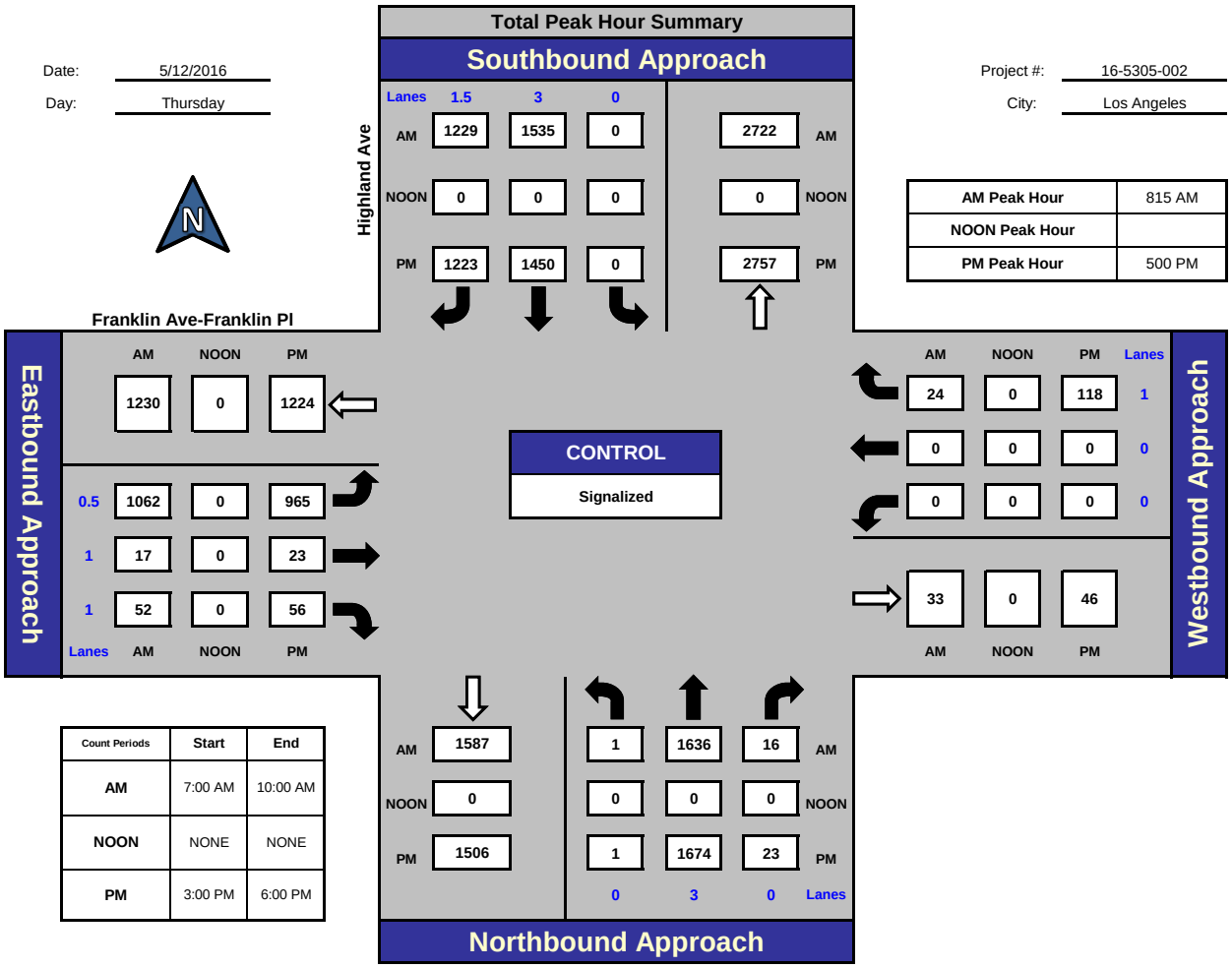
Date: 5/12/2016

Day: Thursday

Project #: 16-5305-002

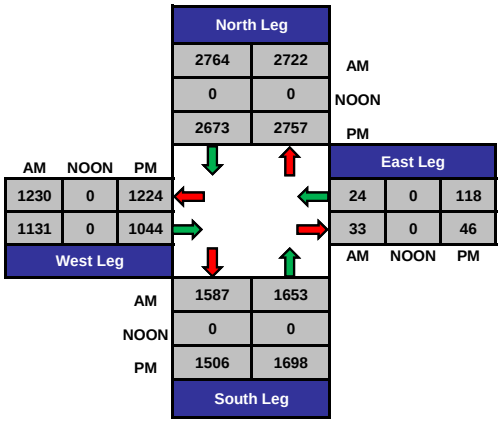
City: Los Angeles

AM Peak Hour	815 AM
NOON Peak Hour	
PM Peak Hour	500 PM

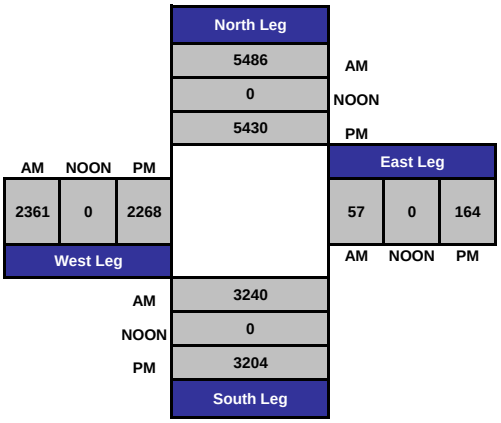


Count Periods	Start	End
AM	7:00 AM	10:00 AM
NOON	NONE	NONE
PM	3:00 PM	6:00 PM

Total Ins & Outs



Total Volume Per Leg



Intersection Turning Movement

Prepared by:

National Data & Surveying Services

Project ID: 16-5305-002

Day: Thursday

City: Los Angeles

TOTALS

Date: 5/12/2016

AM

NS/EW Streets:	Highland Ave			Highland Ave			Franklin Ave-Franklin Pl			Franklin Ave-Franklin Pl			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
LANES:	0	3	0	0	3	1.5	0.5	1	1	0	0	1	
7:00 AM	0	272	2	0	427	395	163	1	6	0	0	2	1268
7:15 AM	0	328	0	0	366	394	184	1	10	0	0	2	1285
7:30 AM	0	312	2	0	344	377	238	3	8	0	0	3	1287
7:45 AM	0	356	5	0	350	347	278	4	16	0	0	2	1358
8:00 AM	0	360	5	0	366	341	267	8	10	0	0	1	1358
8:15 AM	0	412	6	0	383	327	267	3	9	0	0	4	1411
8:30 AM	0	409	2	0	342	313	279	5	21	0	0	3	1374
8:45 AM	0	424	5	0	406	283	237	5	10	0	0	6	1376
9:00 AM	1	391	3	0	404	306	279	4	12	0	0	11	1411
9:15 AM	0	387	10	0	353	357	264	6	11	0	0	7	1395
9:30 AM	0	345	8	0	385	348	260	3	12	0	0	4	1365
9:45 AM	0	346	5	0	386	294	282	6	11	0	0	5	1335
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
TOTAL VOLUMES :	1	4342	53	0	4512	4082	2998	49	136	0	0	50	16223
APPROACH %'s :	0.02%	98.77%	1.21%	0.00%	52.50%	47.50%	94.19%	1.54%	4.27%	0.00%	0.00%	100.00%	
PEAK HR START TIME :	815 AM												TOTAL
PEAK HR VOL :	1	1636	16	0	1535	1229	1062	17	52	0	0	24	5572
PEAK HR FACTOR :		0.963			0.973			0.927			0.545		0.987

CONTROL : Signalized

Intersection Turning Movement

Prepared by:

National Data & Surveying Services

Project ID: 16-5305-002

Day: Thursday

City: Los Angeles

TOTALS

Date: 5/12/2016

PM

NS/EW Streets:	Highland Ave			Highland Ave			Franklin Ave-Franklin Pl			Franklin Ave-Franklin Pl			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
LANES:	0	3	0	0	3	1.5	0.5	1	1	0	0	1	
3:00 PM	0	374	3	0	306	291	288	7	16	0	0	14	1299
3:15 PM	0	350	4	0	377	315	257	1	20	0	0	15	1339
3:30 PM	0	373	5	0	315	302	236	5	13	0	0	23	1272
3:45 PM	0	370	8	0	344	250	227	3	10	0	0	18	1230
4:00 PM	0	381	8	0	315	293	248	3	15	0	0	26	1289
4:15 PM	0	440	6	0	298	268	216	3	7	0	0	37	1275
4:30 PM	0	401	0	0	295	275	235	9	16	0	0	32	1263
4:45 PM	0	417	5	0	370	307	248	1	17	0	0	28	1393
5:00 PM	0	414	8	0	354	314	261	6	5	0	0	23	1385
5:15 PM	0	445	4	0	365	283	241	4	25	0	0	35	1402
5:30 PM	1	379	9	0	358	312	221	6	16	0	0	36	1338
5:45 PM	0	436	2	0	373	314	242	7	10	0	0	24	1408
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
TOTAL VOLUMES :	1	4780	62	0	4070	3524	2920	55	170	0	0	311	15893
APPROACH %'s :	0.02%	98.70%	1.28%	0.00%	53.59%	46.41%	92.85%	1.75%	5.41%	0.00%	0.00%	100.00%	
PEAK HR START TIME :	500 PM												TOTAL
PEAK HR VOL :	1	1674	23	0	1450	1223	965	23	56	0	0	118	5533
PEAK HR FACTOR :		0.945			0.973			0.960			0.819		0.982

CONTROL : Signalized

City Of Los Angeles

Department Of Transportation

MANUAL TRAFFIC COUNT SUMMARY

STREET:

North/South Cahuenga Blvd

East/West Franklin Ave

Day: Thursday Date: May 12, 2016 Weather: SUNNY

Hours: 7-10 & 3-6 Chekrs: NDS

School Day: YES District: I/S CODE

	N/B	S/B	E/B	W/B
DUAL-WHEELED	143	107	33	67
BIKES	12	6	3	8
BUSES	10	6	0	26

	N/B	TIME	S/B	TIME	E/B	TIME	W/B	TIME
AM PK 15 MIN	232	8.30	390	8.15	119	9.45	289	8.30
PM PK 15 MIN	360	16.00	223	16.45	192	15.45	248	17.45
AM PK HOUR	869	8.15	1517	7.30	417	9.00	1095	8.30
PM PK HOUR	1407	15.30	870	16.45	698	15.00	962	16.30

NORTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	17	369	44	430
8-9	34	712	71	817
9-10	33	620	55	708
15-16	44	1256	79	1379
16-17	52	1193	109	1354
17-18	66	1134	130	1330
TOTAL	246	5284	488	6018

SOUTHBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	65	1168	103	1336
8-9	95	1300	98	1493
9-10	85	1249	96	1430
15-16	72	566	32	670
16-17	85	678	36	799
17-18	105	725	25	855
TOTAL	507	5686	390	6583

TOTAL	**XING S/L**		**XING N/L**	
N-S	Ped	Sch	Ped	Sch
1766	19	1	12	0
2310	38	0	21	0
2138	11	1	14	0
2049	37	0	12	0
2153	40	2	15	0
2185	34	0	20	0
12601	179	4	94	0

EASTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	127	161	29	317
8-9	122	251	35	408
9-10	131	238	48	417
15-16	180	469	49	698
16-17	154	445	71	670
17-18	132	506	48	686
TOTAL	846	2070	280	3196

WESTBOUND Approach

Hours	Lt	Th	Rt	Total
7-8	251	593	78	922
8-9	261	667	139	1067
9-10	231	656	148	1035
15-16	109	415	394	918
16-17	91	381	467	939
17-18	99	391	450	940
TOTAL	1042	3103	1676	5821

TOTAL	**XING W/L**		**XING E/L**	
E-W	Ped	Sch	Ped	Sch
1239	10	0	21	0
1475	9	0	25	0
1452	9	0	25	1
1616	17	0	51	0
1609	22	0	47	5
1626	28	0	40	0
9017	95	0	209	6

ITM Peak Hour Summary

Prepared by:

National Data & Surveying Services

Cahuenga Blvd and Franklin Ave , Los Angeles

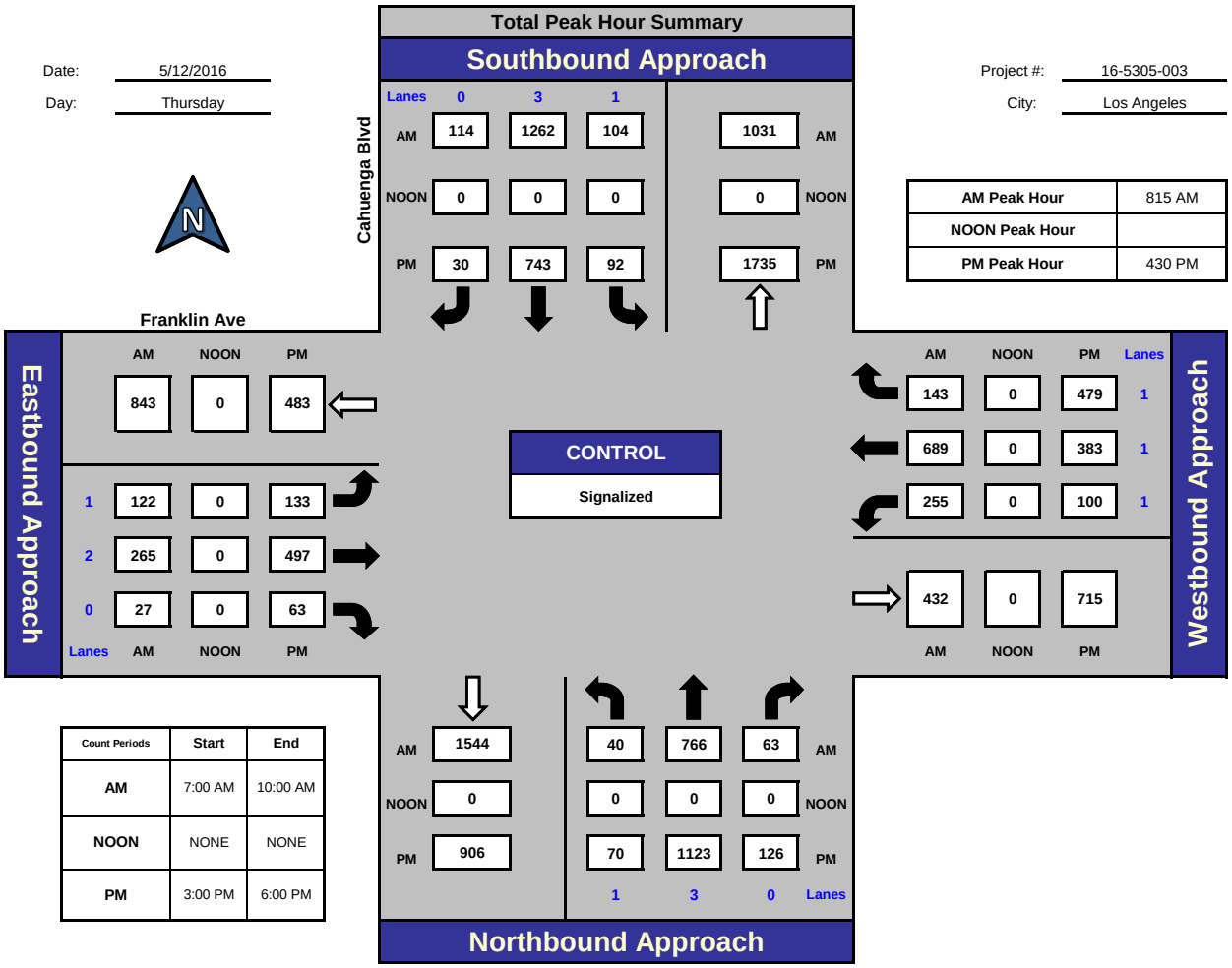
Date: 5/12/2016

Day: Thursday

Project #: 16-5305-003

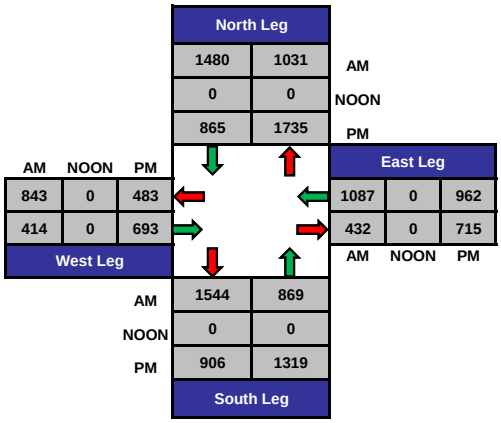
City: Los Angeles

AM Peak Hour	815 AM
NOON Peak Hour	
PM Peak Hour	430 PM

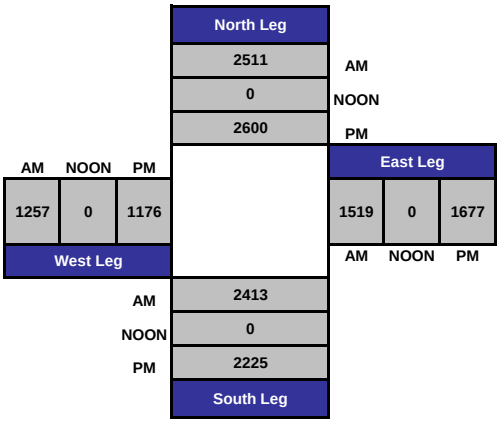


Count Periods	Start	End
AM	7:00 AM	10:00 AM
NOON	NONE	NONE
PM	3:00 PM	6:00 PM

Total Ins & Outs



Total Volume Per Leg



Intersection Turning Movement

Prepared by:

National Data & Surveying Services

Project ID: 16-5305-003

Day: Thursday

City: Los Angeles

TOTALS

Date: 5/12/2016

AM

NS/EW Streets:	Cahuenga Blvd			Cahuenga Blvd			Franklin Ave			Franklin Ave			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
LANES:	1	3	0	1	3	0	1	2	0	1	1	1	
7:00 AM	2	72	12	15	239	11	25	29	5	51	99	18	578
7:15 AM	4	84	9	15	287	24	33	33	7	53	166	21	736
7:30 AM	6	101	14	19	328	31	31	52	10	76	164	23	855
7:45 AM	5	112	9	16	314	37	38	47	7	71	164	16	836
8:00 AM	5	137	24	12	351	19	33	51	15	68	156	28	899
8:15 AM	12	181	23	21	350	19	24	52	6	52	164	33	937
8:30 AM	9	207	16	35	270	33	31	72	9	63	180	46	971
8:45 AM	8	187	8	27	329	27	34	76	5	78	167	32	978
9:00 AM	11	191	16	21	313	35	33	65	7	62	178	32	964
9:15 AM	6	163	17	23	311	20	33	35	7	64	165	28	872
9:30 AM	7	138	15	18	323	18	34	74	10	51	145	41	874
9:45 AM	9	128	7	23	302	23	31	64	24	54	168	47	880
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
TOTAL VOLUMES :	84	1701	170	245	3717	297	380	650	112	743	1916	365	10380
APPROACH %'s :	4.30%	87.01%	8.70%	5.75%	87.27%	6.97%	33.27%	56.92%	9.81%	24.57%	63.36%	12.07%	
PEAK HR START TIME :	815 AM												TOTAL
PEAK HR VOL :	40	766	63	104	1262	114	122	265	27	255	689	143	3850
PEAK HR FACTOR :		0.936			0.949			0.900			0.940		0.984

CONTROL : Signalized

Intersection Turning Movement

Prepared by:

National Data & Surveying Services

Project ID: 16-5305-003

Day: Thursday

TOTALS

City: Los Angeles

Date: 5/12/2016

PM

NS/EW Streets:	Cahuenga Blvd			Cahuenga Blvd			Franklin Ave			Franklin Ave			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
LANES:	1	3	0	1	3	0	1	2	0	1	1	1	
3:00 PM	10	318	22	15	155	7	44	96	15	18	110	72	882
3:15 PM	11	317	9	16	155	13	49	111	8	30	105	97	921
3:30 PM	7	312	24	23	133	3	46	128	9	39	101	106	931
3:45 PM	16	309	24	18	123	9	41	134	17	22	99	119	931
4:00 PM	10	318	32	19	167	10	35	102	18	21	91	109	932
4:15 PM	16	315	24	23	150	9	44	96	14	18	102	113	924
4:30 PM	15	299	27	21	170	7	37	131	16	23	94	127	967
4:45 PM	11	261	26	22	191	10	38	116	23	29	94	118	939
5:00 PM	22	263	39	29	186	7	34	125	7	21	94	125	952
5:15 PM	22	300	34	20	196	6	24	125	17	27	101	109	981
5:30 PM	6	295	28	27	166	10	37	136	10	22	92	101	930
5:45 PM	16	276	29	29	177	2	37	120	14	29	104	115	948
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
TOTAL VOLUMES :	162	3583	318	262	1969	93	466	1420	168	299	1187	1311	11238
APPROACH %'s :	3.99%	88.19%	7.83%	11.27%	84.72%	4.00%	22.69%	69.13%	8.18%	10.69%	42.44%	46.87%	
PEAK HR START TIME :	430 PM												TOTAL
PEAK HR VOL :	70	1123	126	92	743	30	133	497	63	100	383	479	3839
PEAK HR FACTOR :		0.926			0.970			0.942			0.986		0.978

CONTROL : Signalized

APPENDIX B

CMA AND LEVELS OF SERVICE EXPLANATION
CMA DATA WORKSHEETS – WEEKDAY AM AND PM PEAK HOURS

CRITICAL MOVEMENT ANALYSIS (CMA) DESCRIPTION

Level of Service is a term used to describe prevailing conditions and their effect on traffic. Broadly interpreted, the Level of Service concept denotes any one of a number of differing combinations of operating conditions which may take place as a roadway is accommodating various traffic volumes. Level of Service is a qualitative measure of the effect of such factors as travel speed, travel time, interruptions, freedom to maneuver, safety, driving comfort and convenience.

Six Levels of Service, A through F, have been defined in the 1965 *Highway Capacity Manual*. Level of Service A describes a condition of free flow, with low traffic volumes and relatively high speeds, while Level of Service F describes forced traffic flow at low speeds with jammed conditions and queues which cannot clear during the green phases.

Critical Movement Analysis (CMA) is a procedure which provides a capacity and level of service geometry and traffic signal operation and results in a level of service determination for the intersection as a whole operating unit.

The per lane volume for each movement in the intersection is determined and the per lane intersection capacity based on the Transportation Research Board (TRB) Report 212 (*Interim Materials on Highway Capacity*). The resulting CMA represents the ratio of the intersection's cumulative volume over its respective capacity (V/C ratio). Critical Movement Analysis takes into account lane widths, bus and truck operations, pedestrian activity and parking activity, as well as number of lanes and geometrics.

The Level of Service (abbreviated from the *Highway Capacity Manual*) are listed here with their corresponding CMA and Load Factor equivalents. Load Factor is that proportion of the signal cycles during the peak hour which are fully loaded; i.e. when all of the vehicles waiting at the beginning of green are not able to clear on that green phase.

Critical Movement Analysis Characteristics

Level of Service	Load Factor	Equivalent CMA
A (free flow)	0.0	0.00 - 0.60
B (rural design)	0.0 - 0.1	0.61 - 0.70
C (urban design)	0.1 - 0.3	0.71 - 0.80
D (maximum urban design)	0.3 - 0.7	0.81 - 0.90
E (capacity)	0.7 - 1.0	0.91 - 1.00
F (force flow)	Not Applicable	Not Applicable

SERVICE LEVEL A
There are no loaded cycles and few are even close to loaded at this service level. No approach phase is fully utilized by traffic and no vehicle waits longer than one red indication.

SERVICE LEVEL B
This level represents stable operation where an occasional approach phase is fully utilized and a substantial number are approaching full use. Many drivers begin to feel restricted within platoons of vehicles.

SERVICE LEVEL C
At this level stable operation continues. Loading is still intermittent but more frequent than at Level B. Occasionally drivers may have to wait through more one red signal indication and backups may develop behind turning vehicles. Most drivers feel somewhat restricted, but not objectionably so.

SERVICE LEVEL D
This level encompasses a zone of increasing restriction approaching instability at the intersection. Delays to approaching vehicles may be substantial during short peaks within the peak hour, but enough cycles with lower demand occur to permit periodic clearance of queues, thus preventing excessive backups. Drivers frequently have to wait through more than one red signal. This level is the lower limit of acceptable operation to most drivers.

SERVICE LEVEL E
This represents near capacity and capacity operation. At capacity (CMA = 1.0) it represents the most vehicles that the particular intersection can accommodate. However, full utilization of every signal cycle is seldom attained no matter how great the demand. At this level all drivers wait through more than one red signal, and frequently through several.

SERVICE LEVEL F
Jammed conditions. Traffic backed up from a downstream location on one of the street restricts or prevents movement of traffic through the intersection under consideration.

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	Highland Avenue	Year of Count:	2016	Ambient Growth: (%):	1.0	Conducted by:	NDS	Date:	9/27/2016
CMA01	East-West Street:	Franklin Avenue	Projection Year:	2018	Peak Hour:	AM	Reviewed by:	KB	Project:	5-16-0264-1 Project

No. of Phases			3			3			3			3			3				3
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0			0			0				0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	3	SB-- 0	NB--	3	SB-- 0	NB--	3	SB-- 0	NB--	3	SB-- 0	NB--	3	SB-- 0	NB--	3	SB--	0
	EB--	0	WB-- 3	EB--	0	WB-- 3	EB--	0	WB-- 3	EB--	0	WB-- 3	EB--	0	WB-- 3	EB--	0	WB--	3
ATSAC-1 or ATSAC+ATCS-2?			2			2			2			2			2				2
Override Capacity			0			0			0			0			0				0

MOVEMENT	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND																		
Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Left-Through		0							0				0				0	
Through	2624	3	**875**	0	2624	**875**	0	2677	3	**892**	0	2677	3	**892**	0	2677	3	**892**
Through-Right		0							0				0				0	
Right	128	1	0	2	130	0	0	131	1	0	2	133	1	0	0	133	1	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
SOUTHBOUND																		
Left	103	1	**103**	1	104	**104**	0	105	1	**105**	1	106	1	**106**	0	106	1	**106**
Left-Through		0							0				0				0	
Through	2181	3	727	0	2181	727	0	2225	3	742	0	2225	3	742	0	2225	3	742
Through-Right		0							0				0				0	
Right	1	0	0	0	1	0	0	1	0	0	0	1	0	0	0	1	0	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
EASTBOUND																		
Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Left-Through		0							0				0				0	
Through	1	0	**0**	0	1	**0**	0	1	0	**0**	0	1	0	**0**	0	1	0	**0**
Through-Right		0							0				0				0	
Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
WESTBOUND																		
Left	614	2	**338**	2	616	**339**	0	626	2	**344**	2	628	2	**345**	0	628	2	**345**
Left-Through		0							0				0				0	
Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Through-Right		0							0				0				0	
Right	73	1	0	1	74	0	0	74	1	0	1	75	1	0	0	75	1	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
CRITICAL VOLUMES	*North-South:*		978	*North-South:*		979	*North-South:*			997	*North-South:*			998	*North-South:*			998
	East-West:		338	*East-West:*		339	*East-West:*			344	*East-West:*			345	*East-West:*			345
	SUM:		1316	*SUM:*		1318	*SUM:*			1341	*SUM:*			1343	*SUM:*			1343
VOLUME/CAPACITY *(V/C)* RATIO:			0.924			0.925				0.941				0.942				0.942
V/C LESS ATSAC/ATCS ADJUSTMENT:			**0.824**			**0.825**				**0.841**				**0.842**				**0.842**
LEVEL OF SERVICE (LOS):			**D**			**D**				**D**				**D**				**D**

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.001	Δ*v/c* after mitigation:	0.001
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	Highland Avenue	Year of Count:	2016	Ambient Growth: (%):	1.0	Conducted by:	NDS	Date:	9/27/2016
CMA01	East-West Street:	Franklin Avenue	Projection Year:	2018	Peak Hour:	PM	Reviewed by:	KB	Project:	5-16-0264-1 Project

		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
	No. of Phases			3			3			3				3					3
	Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0				0					0
	Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 3 SB-- 0 EB-- 0 WB-- 3			NB-- 3 SB-- 0 EB-- 0 WB-- 3			NB-- 3 SB-- 0 EB-- 0 WB-- 3				NB-- 3 SB-- 0 EB-- 0 WB-- 3				NB-- 3 SB-- 0 EB-- 0 WB-- 3			
	ATSAC-1 or ATSAC+ATCS-2?			2			2			2				2					2
	Override Capacity			0			0			0				0					0
NORTHBOUND	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through		0							0				0				0	
	Through	2498	3	**833**	0	2498	**833**	0	2548	3	**849**	0	2548	3	**849**	0	2548	3	**849**
	Through-Right		0							0				0				0	
	Right	234	1	38	3	237	40	0	239	1	39	3	242	1	41	0	242	1	41
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	182	1	**182**	1	183	**183**	0	186	1	**186**	1	187	1	**187**	0	187	1	**187**
	Left-Through		0							0				0				0	
	Through	2306	3	769	0	2306	769	0	2352	3	784	0	2352	3	784	0	2352	3	784
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	1	0	**0**	0	1	**0**	0	1	0	**0**	0	1	0	**0**	0	1	0	**0**
	Left-Through		0							0				0				0	
	Through	1	0	0	0	1	0	0	1	0	0	0	1	0	0	0	1	0	0
	Through-Right		0							0				0				0	
	Right	4	0	0	0	4	0	0	4	0	0	0	4	0	0	0	4	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	356	2	196	2	358	197	0	363	2	200	2	365	2	201	0	365	2	201
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Through-Right		0							0				0				0	
	Right	404	1	**222**	1	405	**222**	0	412	1	**226**	1	413	1	**226**	0	413	1	**226**
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	CRITICAL VOLUMES	*North-South:*		1015	*North-South:*		1016	*North-South:*			1035	*North-South:*			1036	*North-South:*			1036
		East-West:		222	*East-West:*		222	*East-West:*			226	*East-West:*			226	*East-West:*			226
		SUM:		1237	*SUM:*		1238	*SUM:*			1261	*SUM:*			1262	*SUM:*			1262
	VOLUME/CAPACITY *(V/C)* RATIO:			0.868			0.869				0.885				0.886				0.886
	V/C LESS ATSAC/ATCS ADJUSTMENT:			**0.768**			**0.769**				**0.785**				**0.786**				**0.786**
	LEVEL OF SERVICE (LOS):			**C**			**C**				**C**				**C**				**C**

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.001	Δ*v/c* after mitigation:	0.001
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet
(Circular 212 Method)

I/S #:	North-South Street:	Highland Avenue	Year of Count:	2016	Ambient Growth: (%):	1.0	Conducted by:	NDS	Date:	9/27/2016
CMA02	East-West Street:	Franklin Avenue-Franklin Place	Projection Year:	2018	Peak Hour:	AM	Reviewed by:	KB	Project:	5-16-0264-1 Project

	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND																		
Left	1	0	**0**	0	1	**0**	0	1	0	**0**	0	1	0	**0**	0	1	0	**0**
Left-Through		0							0				0				0	
Through	1636	2	551	2	1638	551	0	1669	2	562	2	1671	2	562	0	1671	2	562
Through-Right		1							1				1				1	
Right	16	0	16	0	16	16	0	16	0	16	0	16	0	16	0	16	0	16
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
SOUTHBOUND																		
Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Left-Through		0							0				0				0	
Through	1535	3	512	2	1537	512	0	1566	3	522	2	1568	3	523	0	1568	3	523
Through-Right		0							0				0				0	
Right	1229	1	**689**	0	1229	**689**	0	1254	1	**704**	0	1254	1	**704**	0	1254	1	**704**
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
EASTBOUND																		
Left	1062	1	540	0	1062	540	0	1083	1	550	0	1083	1	550	0	1083	1	550
Left-Through		1							1				1				1	
Through	17	0	**540**	0	17	**540**	0	17	0	**550**	0	17	0	**550**	0	17	0	**550**
Through-Right		0							0				0				0	
Right	52	1	52	0	52	52	0	53	1	53	0	53	1	53	0	53	1	53
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
WESTBOUND																		
Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**
Left-Through		0							0				0				0	
Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Through-Right		0							0				0				0	
Right	24	0	0	0	24	0	0	24	0	0	0	24	0	0	0	24	0	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
CRITICAL VOLUMES	*North-South:*		689	*North-South:*		689	*North-South:*			704	*North-South:*			704	*North-South:*			704
	East-West:		540	*East-West:*		540	*East-West:*			550	*East-West:*			550	*East-West:*			550
	SUM:		1229	*SUM:*		1229	*SUM:*			1254	*SUM:*			1254	*SUM:*			1254
VOLUME/CAPACITY *(V/C)* RATIO:			0.819			0.819				0.836				0.836				0.836
V/C LESS ATSAC/ATCS ADJUSTMENT:			**0.719**			**0.719**				**0.736**				**0.736**				**0.736**
LEVEL OF SERVICE (LOS):			**C**			**C**				**C**				**C**				**C**

	NB--	SB--	EB--	WB--
Right Turns: FREE-1, NRTOR-2 or OLA-3?	0	3	0	0

No. of Phases	2
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?	0
ATSAC-1 or ATSAC+ATCS-2?	2
Override Capacity	0

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.000	Δ*v/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet
(Circular 212 Method)

I/S #:	North-South Street:	Highland Avenue	Year of Count:	2016	Ambient Growth: (%):	1.0	Conducted by:	NDS	Date:	9/27/2016
CMA02	East-West Street:	Franklin Avenue-Franklin Place	Projection Year:	2018	Peak Hour:	PM	Reviewed by:	KB	Project:	5-16-0264-1 Project

	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND																		
Left	1	0	**0**	0	1	**0**	0	1	0	**0**	0	1	0	**0**	0	1	0	**0**
Left-Through		0							0				0				0	
Through	1674	2	566	3	1677	567	0	1708	2	577	3	1711	2	578	0	1711	2	578
Through-Right		1							1				1				1	
Right	23	0	23	0	23	23	0	23	0	23	0	23	0	23	0	23	0	23
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
SOUTHBOUND																		
Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Left-Through		0							0				0				0	
Through	1450	3	483	2	1452	484	0	1479	3	493	2	1481	3	494	0	1481	3	494
Through-Right		0							0				0				0	
Right	1223	1	**729**	0	1223	**729**	0	1248	1	**744**	0	1248	1	**744**	0	1248	1	**744**
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
EASTBOUND																		
Left	965	1	494	0	965	494	0	984	1	504	0	984	1	504	0	984	1	504
Left-Through		1							1				1				1	
Through	23	0	**494**	0	23	**494**	0	23	0	**504**	0	23	0	**504**	0	23	0	**504**
Through-Right		0							0				0				0	
Right	56	1	56	0	56	56	0	57	1	57	0	57	1	57	0	57	1	57
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
WESTBOUND																		
Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**
Left-Through		0							0				0				0	
Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Through-Right		0							0				0				0	
Right	118	0	0	0	118	0	0	120	0	0	0	120	0	0	0	120	0	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
CRITICAL VOLUMES	*North-South:*		729	*North-South:*		729	*North-South:*			744	*North-South:*			744	*North-South:*			744
	East-West:		494	*East-West:*		494	*East-West:*			504	*East-West:*			504	*East-West:*			504
	SUM:		1223	*SUM:*		1223	*SUM:*			1248	*SUM:*			1248	*SUM:*			1248
VOLUME/CAPACITY *(V/C)* RATIO:			0.815			0.815				0.832				0.832				0.832
V/C LESS ATSAC/ATCS ADJUSTMENT:			**0.715**			**0.715**				**0.732**				**0.732**				**0.732**
LEVEL OF SERVICE (LOS):			**C**			**C**				**C**				**C**				**C**

	NB--	SB--	EB--	WB--
Right Turns: FREE-1, NRTOR-2 or OLA-3?	0	3	0	0
Existing Plus Project	0	3	0	0
Future Condition W/O Project	0	3	0	0
Future Condition W/ Project	0	3	0	0
Future W/ Project W/ Mitigation	0	3	0	0

No. of Phases	2	2	2	2
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?	0	0	0	0
ATSAC-1 or ATSAC+ATCS-2?	2	2	2	2
Override Capacity	0	0	0	0

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.000	Δ*v/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet
(Circular 212 Method)

I/S #:	North-South Street:	Cahuenga Boulevard	Year of Count:	2016	Ambient Growth: (%):	1.0	Conducted by:	NDS	Date:	9/27/2016
CMA03	East-West Street:	Franklin Avenue	Projection Year:	2018	Peak Hour:	AM	Reviewed by:	KB	Project:	5-16-0264-1 Project

No. of Phases			2			2			2			2			2			2	
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0			0			0			0	
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	0	SB-- 0	NB--	0	SB-- 0	NB--	0	SB-- 0	NB--	0	SB-- 0	NB--	0	SB-- 0	NB--	0	SB-- 0	
	EB--	0	WB-- 0	EB--	0	WB-- 0	EB--	0	WB-- 0	EB--	0	WB-- 0	EB--	0	WB-- 0	EB--	0	WB-- 0	
ATSAC-1 or ATSAC+ATCS-2?			2			2			2			2			2			2	
Override Capacity			0			0			0			0			0			0	

MOVEMENT	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND																		
Left	40	1	**40**	1	41	**41**	0	41	1	**41**	1	42	1	**42**	0	42	1	**42**
Left-Through		0							0				0				0	
Through	766	2	383	0	766	383	0	781	2	391	0	781	2	391	0	781	2	391
Through-Right		0							0				0				0	
Right	63	1	0	0	63	0	0	64	1	0	0	64	1	0	0	64	1	0
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
SOUTHBOUND																		
Left	104	1	104	0	104	104	0	106	1	106	0	106	1	106	0	106	1	106
Left-Through		0							0				0				0	
Through	1262	2	**631**	0	1262	**631**	0	1287	2	**644**	0	1287	2	**644**	0	1287	2	**644**
Through-Right		0							0				0				0	
Right	114	1	53	1	115	54	0	116	1	54	1	117	1	55	0	117	1	55
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
EASTBOUND																		
Left	122	1	**122**	0	122	**122**	0	124	1	**124**	0	124	1	**124**	0	124	1	**124**
Left-Through		0							0				0				0	
Through	265	1	146	3	268	148	0	270	1	149	3	273	1	151	0	273	1	151
Through-Right		1							1				1				1	
Right	27	0	27	1	28	28	0	28	0	28	1	29	0	29	0	29	0	29
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
WESTBOUND																		
Left	255	1	255	0	255	255	0	260	1	260	0	260	1	260	0	260	1	260
Left-Through		0							0				0				0	
Through	689	1	**689**	1	690	**690**	0	703	1	**703**	1	704	1	**704**	0	704	1	**704**
Through-Right		0							0				0				0	
Right	143	1	91	0	143	91	0	146	1	93	0	146	1	93	0	146	1	93
Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0	
CRITICAL VOLUMES	*North-South:*		671	*North-South:*		672	*North-South:*			685	*North-South:*			686	*North-South:*			686
	East-West:		811	*East-West:*		812	*East-West:*			827	*East-West:*			828	*East-West:*			828
	SUM:		1482	*SUM:*		1484	*SUM:*			1512	*SUM:*			1514	*SUM:*			1514
VOLUME/CAPACITY *(V/C)* RATIO:			0.988			0.989				1.008				1.009				1.009
V/C LESS ATSAC/ATCS ADJUSTMENT:			**0.888**			**0.889**				**0.908**				**0.909**				**0.909**
LEVEL OF SERVICE (LOS):			D			D				E				E				E

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.001	Δ*v/c* after mitigation:	0.001
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	Cahuenga Boulevard	Year of Count:	2016	Ambient Growth: (%):	1.0	Conducted by:	NDS	Date:	9/27/2016
CMA03	East-West Street:	Franklin Avenue	Projection Year:	2018	Peak Hour:	PM	Reviewed by:	KB	Project:	5-16-0264-1 Project

No. of Phases			2			2			2			2			2			2	
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0			0			0			0	
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	0	SB-- 0	NB--	0	SB-- 0	NB--	0	SB-- 0	NB--	0	SB-- 0	NB--	0	SB-- 0	NB--	0	SB-- 0	
	EB--	0	WB-- 0	EB--	0	WB-- 0	EB--	0	WB-- 0	EB--	0	WB-- 0	EB--	0	WB-- 0	EB--	0	WB-- 0	
ATSAC-1 or ATSAC+ATCS-2?			2			2			2			2			2			2	
Override Capacity			0			0			0			0			0			0	

	MOVEMENT	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	70	1	70	1	71	71	0	71	1	71	1	72	1	72	0	72	1	72
	Left-Through		0							0				0				0	
	Through	1123	2	**562**	0	1123	**562**	0	1146	2	**573**	0	1146	2	**573**	0	1146	2	**573**
	Through-Right		0							0				0				0	
	Right	126	1	76	0	126	76	0	129	1	78	0	129	1	78	0	129	1	78
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	92	1	**92**	0	92	**92**	0	94	1	**94**	0	94	1	**94**	0	94	1	**94**
	Left-Through		0							0				0				0	
	Through	743	2	372	0	743	372	0	758	2	379	0	758	2	379	0	758	2	379
	Through-Right		0							0				0				0	
	Right	30	1	0	1	31	0	0	31	1	0	1	32	1	0	0	32	1	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	133	1	**133**	0	133	**133**	0	136	1	**136**	0	136	1	**136**	0	136	1	**136**
	Left-Through		0							0				0				0	
	Through	497	1	280	2	499	282	0	507	1	286	2	509	1	287	0	509	1	287
	Through-Right		1							1				1				1	
	Right	63	0	63	1	64	64	0	64	0	64	1	65	0	65	0	65	0	65
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	100	1	100	0	100	100	0	102	1	102	0	102	1	102	0	102	1	102
	Left-Through		0							0				0				0	
	Through	383	1	383	1	384	384	0	391	1	391	1	392	1	392	0	392	1	392
	Through-Right		0							0				0				0	
	Right	479	1	**433**	0	479	**433**	0	489	1	**442**	0	489	1	**442**	0	489	1	**442**
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
	CRITICAL VOLUMES	*North-South:*	654		*North-South:*	654		*North-South:*	667			*North-South:*	667			*North-South:*	667		
		East-West:	566		*East-West:*	566		*East-West:*	578			*East-West:*	578			*East-West:*	578		
		SUM:	1220		*SUM:*	1220		*SUM:*	1245			*SUM:*	1245			*SUM:*	1245		
	VOLUME/CAPACITY *(V/C)* RATIO:		0.813			0.813			0.830				0.830				0.830		
	V/C LESS ATSAC/ATCS ADJUSTMENT:		**0.713**			**0.713**			**0.730**				**0.730**				**0.730**		
	LEVEL OF SERVICE (LOS):		**C**			**C**			**C**				**C**				**C**		

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.000	Δ*v/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Exhibit F - Site Photos

INDEX MAP 1

Map 2 – Aerial view of Subject Property and environs

Map 3 – Birds Eye of Subject Property and environs

Figure 1 – View of Subject Property from Franklin Avenue, facing southeast

Figure 2 – View across from Subject Property from Franklin Avenue, facing northeast

Figure 3 – View of Subject Property from Franklin Avenue facing east

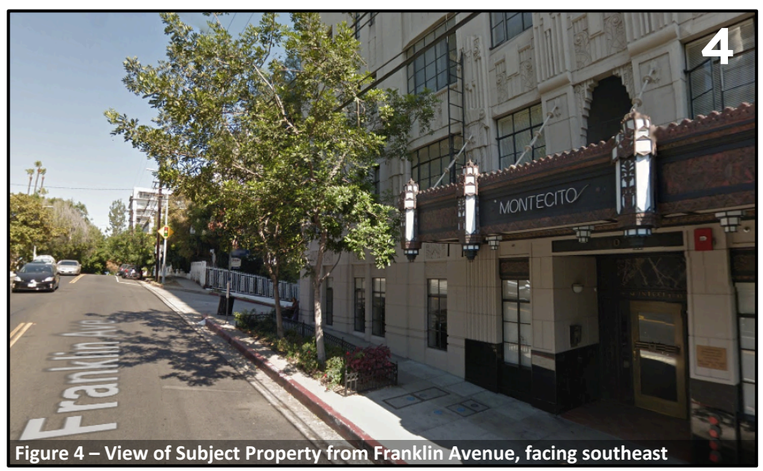


Figure 4 – View of Subject Property from Franklin Avenue, facing southeast

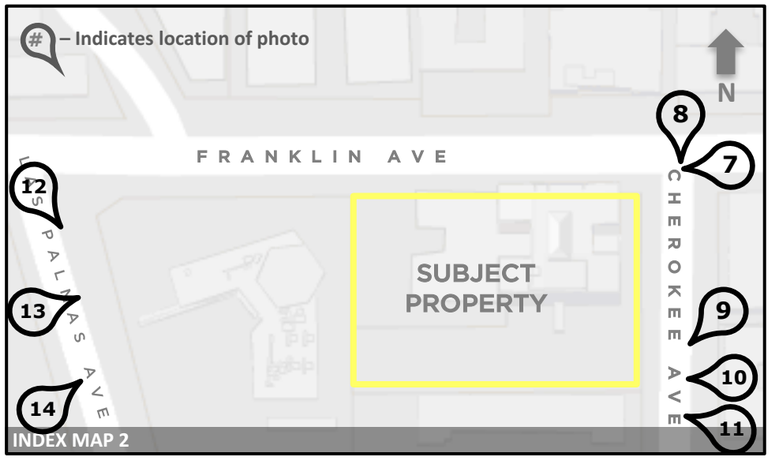
Figure 5 – View across from Subject Property from Franklin Avenue, facing northeast

Figure 6 – View of Subject Property from intersection of Franklin Avenue and Cherokee Avenue, facing southwest

SITE PHOTOGRAPHIC SURVEY

6650-6668 W. FRANKLIN AVENUE, LOS ANGELES, CALIFORNIA 90028
JANUARY 30, 2017 | PAGE 1 OF 2

three6ixty



INDEX MAP 2

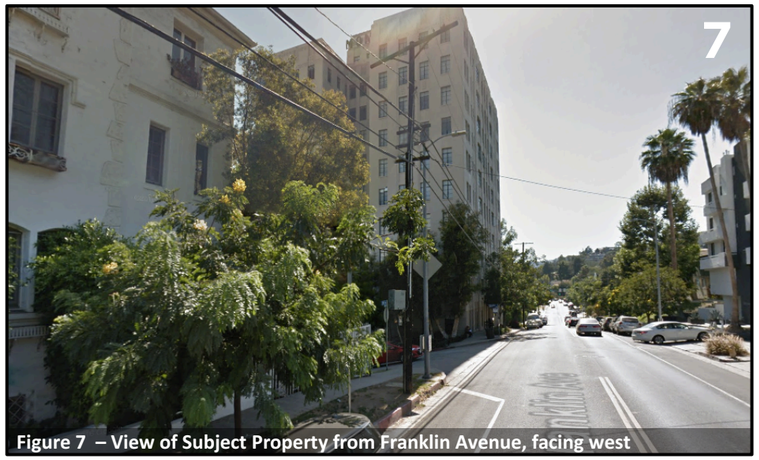


Figure 7 – View of Subject Property from Franklin Avenue, facing west

Figure 8 – View of Cherokee Avenue, adjoining Subject Property, facing south

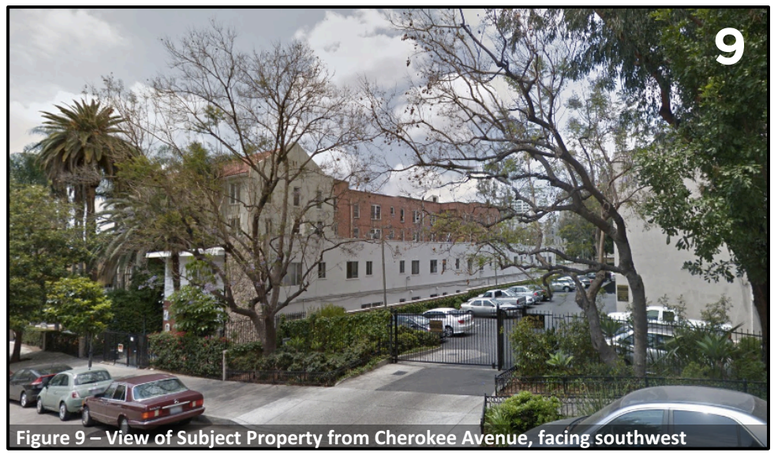


Figure 9 – View of Subject Property from Cherokee Avenue, facing southwest

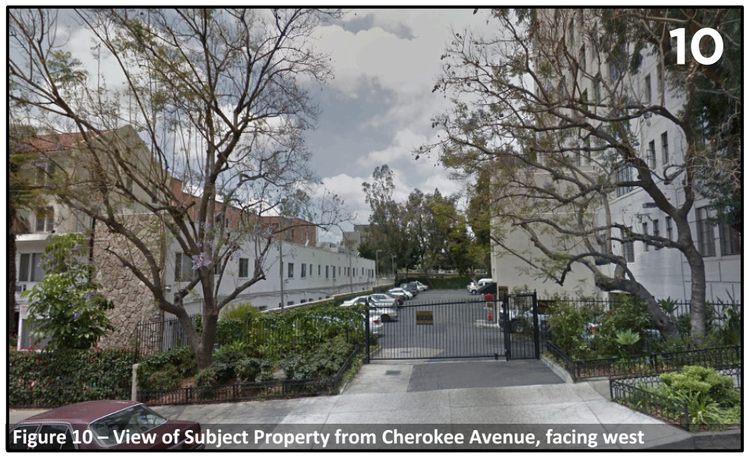


Figure 10 – View of Subject Property from Cherokee Avenue, facing west

Figure 11 – View of Subject Property from Cherokee Avenue, facing northwest

Figure 12 – View of Subject Property and adjacent property from intersection of Las Palmas Avenue and Franklin Avenue, facing southeast

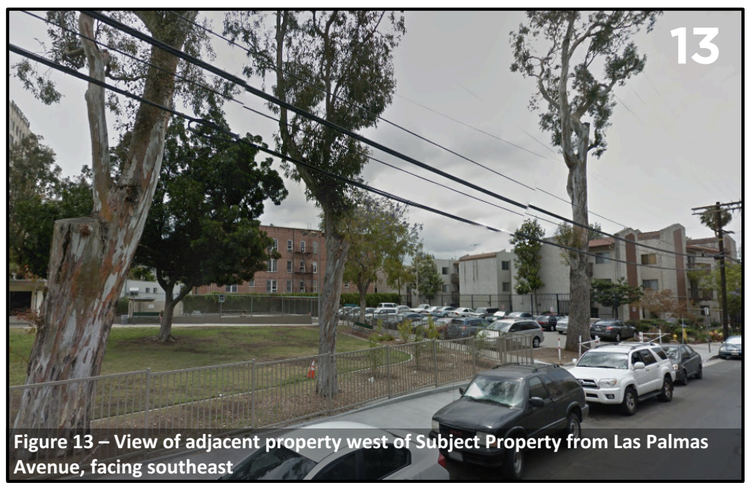


Figure 13 – View of adjacent property west of Subject Property from Las Palmas Avenue, facing southeast

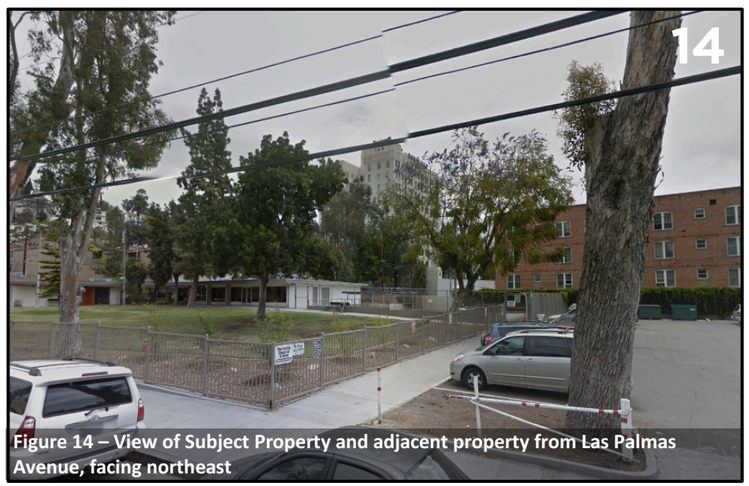


Figure 14 – View of Subject Property and adjacent property from Las Palmas Avenue, facing northeast

SITE PHOTOGRAPHIC SURVEY

6650-6668 W. FRANKLIN AVENUE, LOS ANGELES, CALIFORNIA 90028

APRIL 13, 2017 | PAGE 2 OF 2

three6ixty

Exhibit G - Hollywood Hills West Neighborhood Council Letter

HOLLYWOOD HILLS WEST
NEIGHBORHOOD COUNCIL

RECEIVED
CITY OF LOS ANGELES
MAR 01 2018
CITY PLANNING DEPT.
ZONING ADMINISTRATION

February 22, 2018

Department of Planning
City of Los Angeles
200 North Spring Street, Room 763
Los Angeles, CA 90012-2601

Re: 6650 W. Franklin Avenue - aka The Montecito II
Your case nos. CPC 2017-1503, CPC 2017-1504, and AA 2017-1505
The CA CEQA no. is ENV-2017-1504-EAF

Dear Ladies and Gentlemen:

The Hollywood Hills West Neighborhood Council (HHWNC) is one of the certified neighborhood councils in the City of Los Angeles. This site on Franklin Avenue is located in HHWNC's area.

At a meeting of HHWNC's Board on February 21, 2018, HHWNC's Board voted (16 to 2) to approve a motion to support the proposed project.

On behalf of Hollywood Hills West Neighborhood Council, the above information is respectfully submitted.

Very truly yours,

Anastasia Mann
President
Hollywood Hills West Neighborhood Council

cc: Mr. Craig Bullock, Council District 13, craig.bullock@lacity.org
Mr. Orrin Feldman, vicepresident@hhwnc.org
Mr. Brian Dyer, area3chair@hhwnc.org

Exhibit H - Community Letters

#3

June 27, 2019

TO: City Planning Commission (Delivered by hand at Commission Meeting)

FROM: Kathleen Larsen, Friends of the Montecito kalertfin@yahoo.com

SUBJECT: Urgently needed cooperation between departments. The City Planning Department and the Cultural Heritage Commission (CHC).

RE: CF 18-0412 The Proposed Montecito II Project

SITUATION: The Montecito is on the National Registry for 34 years as a Historical Cultural Monument (HCM), defined as the **ENTIRE property (150 ft. x 225 ft.)**. As such, it is subject to local preservation review, under **Los Angeles Municipal Code (LAMC) 91.106.4.5**.

The CHC does such reviews.

City HCM status was granted 6 months ago, after the City Council's Planned Land Use Management (PLUM) Committee overturned the unanimous recommendation of the CHC that the ENTIRE property was the HCM. The developer's representative literally dictated the wording of the amendment to the representative of CD-13 which was then proffered immediately before the vote. In essences it stated that the HCM was just the building and its footprint. Under the auspices of chairperson Huizar, the amendment passed.

Under EITHER definition, the HCM is seriously affected. Further, the City definition does NOT change National's.

PROBLEM: Dept. of City Planning, in scheduling a decision meeting for the City Planning Commission (CPC) for July 11, 2019, has eliminated CHC's meaningful participation in advising the CPC and in performing its own charter mandated tasks.

SOLUTION: CPC to re-schedule the July 11, 2019 CPC agenda item for CF 18-0412 until after the CHC meeting of July 18, 2019 (or later), so that CHC can do its mandated job. **NOTE:** CPC and CHC need to coordinate this cooperative issue. As described above, this discussion is NOT about looking at specific plans on how much the utility building connecting the two towers touches the 10-sory building. It is about the basic: what is the HCM definition; if it's not the National (and National was the one specified in the LAMC) why not? What is the need to rush this item?

Your serious and enlightened attention to this issue is requested. Thank You.

CONCERNS ABOUT ENV-2017-1504-SCEA: SERIOUS INACCURACIES AT 5/16/18 HEARING

To: Jenna Monterrosa, City Planner
Jenna.Monterrosa.@lacity.org
May 25, 2018
(213) 978-1377

From: Kathleen Larsen
kalertfin@yahoo.com
(213) 321-5873

Dear Ms. Monterrosa:

These are the serious causes for concern from inaccuracies stated about the Montecito II Project at the May 16, 2018 Hearing:

1. location of worker parking and building material during construction (grossly misstated)
2. minimum distance between the two buildings (grossly overstated)
3. name of the applicant (changed to another entity without explanation, but retaining old entity direction, including presentation)
4. plan for safety /wellbeing of 120 elderly residents during construction (a minimal after thought)

Here are the details:

1. The SCEA states: "Construction worker parking and building material laydown during construction of the Proposed project would take place on the Project Site." (SCEA, page 2l of 342; Part II, page 10, bottom)

   Yet, in her answer to your question, Ms. Monterrosa, "Residents had concerns about construction. What are your plans?"

   Ms. Sayles answered: "We don't have a formal plan, just an outline. Off-site parking, maybe with valet. Dust control....We'd have hotlines; construction hours. Everybody understands, don't lengthen construction. Do it as quickly as possible. Still, we've never been this close to a subway line, which is so convenient. THERE'S NO WORKER PARKING ON-SITE." (My emphasis.) SCEA said the direct opposite.

   Your follow-on question, "What about surface parking?, which obviously referred to the residents' concerns about construction and blockage for parking during construction, was answered as if the project had been completed. Ms. Sayles said: "We'll have an outlet on Cherokee and it'll be big enough so that there'll be no queuing" (which is similar to what was written about the FINISHED project). In essence, the answer to your question was avoided.

   Ms. Monterrosa, you can see why the residents are concerned.

CONCERNS ABOUT ENV-2017-1504-SCEA: SERIOUS INACCURACIES AT 5/16/18 HEARING

2. Responding to your general invitation, Ms. Monterrosa, Ms. Sayles responded to concerns brought up by the speakers by quickly listing short items. This caught my attention: "We will have traffic control, stated work hours and all construction will not have an impact. There's 40 ft. separation between the buildings. And 40 ft. is MORE THAN ADEQUATE!! (Emphasis is mine, but that part did seem to be noticeably louder and more forceful.) It's the last piece of a parking lot!"

   This is a gross misstatement of what the project does and where it is to be located in reference to the existing non-conforming building, the home of 120 seniors for the 2 years of construction.

   The "hyphen"—the 25 ft. building to connect the old and new buildings --means that there is 25ft. between the two buildings at that point. (See page 22 of 342, Part II, page 11, Figure II-4, Project Site Plan). The Upper Basement Level Plan, Figure II-6, page 24 of 342, Part II, page 13, shows a mere 15 ft. between the two buildings, and extending to almost the entire westside of the existing building. The Lower Basement Level Plan, Figure II-7, page 25 of 342, Part II, page 14, shows the almost complete side-by-side of 15 ft. separation. The Typical Unit, Figure II-8, page 26 of 342, Part II, page 15, means that about half of the proposed project's east-facing units will have about 30 ft. from their balconies to the existing building' s patio.

   Ms. Sayles erroneously thinks that the proposed project is merely "the last piece of a parking lot". Actually, only 1/3 of the project is that "last piece of the parking lot". The other 2/3 of the project is on the rather narrow land once used for a small single family residence of the groundskeeper, which was converted a third of a century ago to what is now the garden with 27 mature trees, equally visible by residents and the community.

   There is concern about maintaining the structural integrity of the existing 10-story, almost 90-year old building, with just that 15 ft. separation at the double-deep basement level, which has an even deeper foundation level. How big are the footings? Will the older building's stabilizers be compromised? What precautions have been taken, from a perspective of prevention of catastrophic earthquake damage, in accounting for the different movement rates of these two dissimilar structures? How will the "hyphen" be executed so as not to endanger both buildings? Will such close-by extensive excavation undermine the older building—now or in the future?

3. Who is the project applicant? Page 8 of 342, (Part I, Page I, Middle), says Thomas Safran and Associates. Yet the Public Hearing Notice listed the sole name of "Montecito Apartment Housing, LP" as the Applicant. There was no reference to that entity at any time during the hearing. In fact, it appeared that Thomas Safran and Associates was the applicant. The firm's Vice-President, Tyler Monroe, spoke of his company's expertise and dominance in the field, as did the firm's representative, Dana Sayles. So, who is responsible for this project?

4. It is quite disturbing that such a vital part of this proposed project—the plan for the safety and wellbeing of 120 elderly residents during 2 years of construction--appears to be a minimal after thought. Has no one considered that this issue could be a real deal-breaker for getting this marginal project completed?

CONCERNS ABOUT ENV-2017-1504-SCEA: SERIOUS INACCURACIES AT 5/16/18 HEARING

It's easy to dismiss the safety questions. "Of course, we'll see that everything is safe" seems to be the attitude. How will this safety be achieved? It appears to be that safety can be assumed. I think Thomas Safran and Associates Vice-President Tyler Monroe summed up more than he realized when he said: "The reason for this project is that Thomas Safran has been 40 years in this business and has the lion's share of it in the Los Angeles area. ....Our reputation is of paramount importance. Our integrity matters more than anything. We're looking out for the people living in the building while we bring on the 68 units. We engage with them."

Ms. Sayles , answering your question, Ms. Monterrosa, on the plans to satisfy the construction concerns expressed in the letters against the proposal, said: "We don't have a formal plan, just an outline....Everybody understands, don't lengthen construction. Do it as quickly as possible."

This Montecito II Project does NOT achieve its goal of affordable senior housing. Looking at the big picture, it will do just the opposite. It will spend unnecessary time, talent, and money from the owner /developer for a small, fussy, project. Those considerable assets would have been better used to contribute to recent improvements in housing development unavailable when the Montecito II began 4 years ago.

It is unfair to City Planners to have to expend so much effort for so relatively little new housing as provided by the Montecito II. Residents, their supporters, and the community will have gone through unnecessary angst.

Please REJECT the Montecito II Project.

Public Hearing Montecito 5-16-18

Good morning. My name is Kathleen Larsen, a lifelong resident of Los Angeles and a senior citizen. Friends who live in the 10-story Montecito showed me City Planning's March, 2018 Request for Public Comment. It was new to me. I read it and that's why I'm here. I speak in OPPOSITION.

We can all agree that safe, affordable senior housing is needed. But the Thomas Safran and Associates (TSA) Montecito II Project is a big gamble that's not worth the risk to anyone. It fails all concerned: owner / developer, current residents, future occupants, and the community. And, the City of Los Angeles could be blamed for all the failures. Or, should blame go to the "fast-tracking "seemingly demanded by recent State laws?

We're here today discussing this complex development project using the expedited mechanism of the Sustainable Communities Environmental Assessment (SCEA). Does this project really meet the requirements for an SCEA? I say it does not. City Planning deserves relevant detail to decide.

The list of ineligible for SCEA includes being on the State Geologist's mapped sites of an earthquake fault zone, being in a liquefaction zone, and altering a Registered Historic Resource. One could say, "Those problems have all been

ENV-2017-1504-SCEA

KATHLEEN LARSEN
Kalertfine@yahoo.com

declared to be mitigated or to be insignificant". Those problems need to be addressed more thoroughly. Perhaps a rigorous Environmental Impact Report (EIR), executed by experts free of conflict of interest, would be more appropriate for the project's complex needs.

The SCEA format for the Montecito property places an unnecessary burden on overworked City Planners. They must process entitlements, set-backs, density bonuses, structural height wavers, and zoning adjustments. They are obligated to make decisions, issue determinations, and enforce conditions – all in the abbreviated State-mandated time period.

ALL THIS FOR A SMALL LOT PROJECT.

No one has noticed the huge elephant in the room: there's too little space to build the project while 120 seniors live in the 10-story building for the two years of construction. Two of the three exit doors will be blocked. The sole driveway on Cherokee will be unavailable for residents, even those with parking. That's not the concern of the SCEA. But, is there an insurmountable safety obstacle? There's nothing in the City files indicating the question has been asked. An answer is needed.

KATHLEEN LARSEN
Kalertfin@yahoo.com

Public Hearing Montecito 5-16-18

The community loses a significant portion of its tree canopy with the removal of 27 mature trees. The aesthetics are diminished, but the SCEA doesn't consider that issue. Traffic during construction becomes worse, but the SCEA is concerned only with the insignificant addition of 68 units. If the project is built and the 10-story building isn't undermined by it, all units will experience a more boxed-in lifestyle. This doesn't "enrich the lives of people who reside in our buildings", as the TSA goal states.

Due diligence has been done. Perhaps the owner / developer believes TSA can do this project. The question is: should it be done? The 68 units of the project represent a mere l% of TSA's units. Is it worth the substantial costs in money, loss of reputation, and potential liability to get those 68 units? If the Montecito II Project is abandoned, what could be accomplished if TSA's expertise were used instead at a property actually suitable for development? That's what's needed for safe, affordable senior housing.

I urge your REJECTION of ENV-2017-1504-SCEA and its associated cases.

KATHLEEN LARSEN
Kalertfin@yahoo.com

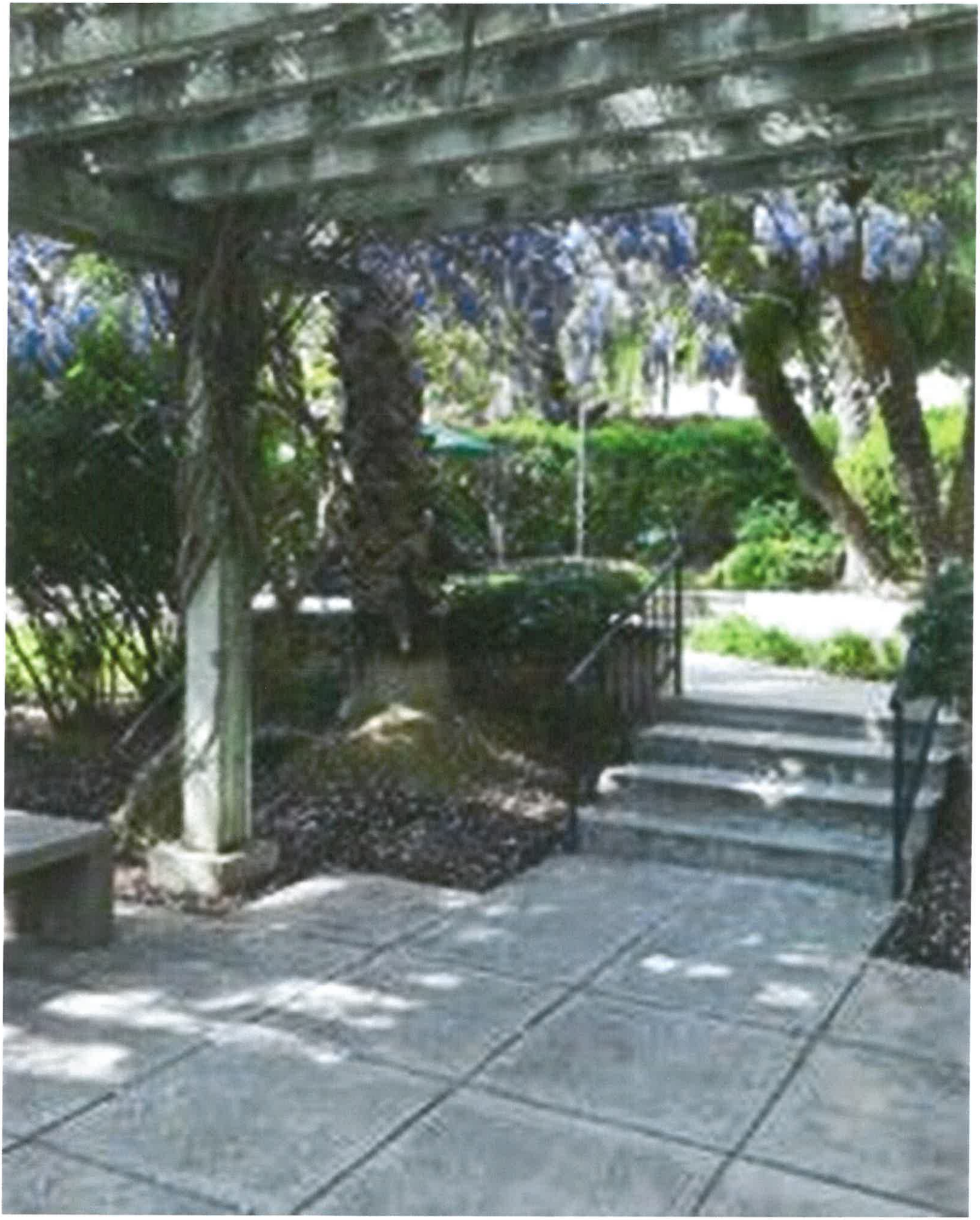
ENV-2017-1504-SCEA

THE MONTECITO

ENV-2017-1504-SCEA

MONTECITO II PROJECT

ENV-2017-1504-SCEA



CURRENT MONTECITO GARDEN WITH 27 TREES TO BE REPLACED BY PROJECT

Jenna Monterrosa <jenna.monterrosa@lacity.org>

ENVIRONMENTAL CASE NO. : ENV-2017-1504-SCEA

D. Stewart Farquhar <dstewartfarquhar@hotmail.com> Mon, May 14, 2018 at 10:03 AM
To: "Jenna.Monterrosa@lacity.org" <Jenna.Monterrosa@lacity.org>

Dear Ms Monterrosa:

Attached please find:

1. My Concerns In Opposition to this proposed project
2. TSA CREDO-GOALS with Page Code
3. Mayor's Office Shaken Up Over New LA Earthquake Zones - article
4. National Registry 964b2e84-525f-4c6c-9ecc-ee1d782b9931 Original - (Montecito HCM Description)

Unfortunately, for medical reasons, I will be unable to attend the meeting in person.

Sincerely,

Stewart

D. Stewart Farquhar

4 attachments

UN4LA Ltr Montecito 180503-CM -DSF.pdf
150K

TSA CREDO - GOALS with Page Code.pdf
94K

Mayor's Office Shaken Up Over New LA Earthquake Zones.pdf
512K

Montecito-964b2e84-525f-4c6c-9ecc-ee1d782b9931Original.pdf
607K

Jenna Monterrosa
City of Los Angeles
Dept. of City Planning
200 N. Spring St., Rm.763 Los Angeles, CA 90012
Jenna.Monterrosa@lacity.org

May 14, 2018

Refer To: ENVIRONMENTAL CASE NO. : **ENV-2017-1504-SCEA Et seq.**

Dear Ms. Monterrosa.

I am writing to voice my opposition to the proposed Montecito II Senior Housing Project. While I understand the need for senior housing, and appreciate Thomas Safran & Associates' past efforts along those lines, there are a number of aspects of this project that are troubling. I do not believe the potential benefits provided by this project outweigh the risks and the negative impacts.

These are my objections:

Hollywood Fault Line

Feffer Geological Consulting's conclusion that the segment of the Hollywood Fault, which lies beneath the site, is not active, does not concur with the unbiased conclusion reached by the California Geological Survey. In Fault Evaluation Report 253, Supplement No. 1, The Hollywood Fault, dated November 5, 2014, CGS has this to say in Discussion of Segment 2 on page 27....

Summation:
The Hollywood fault in segment 2 appears to include a northern and a southern trace and a number of other minor faults and folds. Some faults within this zone may not be recently active, but the two main strands are "sufficiently active and well defined" so that an official Alquist-Priolo Earthquake Fault Zone should be established to ensure that active fault strands may be identified and avoided in the course of future development. [Underline added.]

Interestingly, in a letter from LADBS to Thomas Safran and Associates dated October 3, 2016, LADBS accepts Feffer's conclusion at face value.

The consultants identified two faults crossing the subject site, which they interpret as inactive.

It is surprising that the author of the letter simply accepts Feffer's conclusion with no further discussion of the site's geology. It is even more surprising when one compares this letter to another written by LADBS less than two years before. I would like to cite the Geology and Soils Report Correction Letter from LADBS dated December 12, 2014, page 2, regarding the project at 1840 Highland.

Previous geologic investigations established that several active fault splays of the Hollywood Fault are present along the northerly edge of the site. The consultants recommend an "Exclusion Zone" at the northern part of the site where no structure for human occupancy shall be constructed.

The 1840 Highland site is less than one block away from the site of the proposed Montecito II. In fact, the distance between the two appears to be about 300 feet.

When considering 1840 Highland in 2014, LADBS accepted the consultant's conclusion that "no structure for human occupancy" should be constructed on the part of the site that runs along Franklin. How then, in 2016, can LADBS dismiss concerns about seismic activity on a parcel less than 300 feet away, also on Franklin? Especially since Feffer's conclusions clearly conflict with those reported by CGS for this segment of the fault in FER 253?

Tree Removal

I am also concerned about the removal of 27 trees from the site. LA's tree canopy is shrinking. In part due to the drought, and in part due to the presence of the shot-hole borer beetle. But, it is also due to the fact that the City has made a practice of approving increasingly large projects on small land parcels, which reduce open space and permeable surface area. An additional contributor to this loss is the fact that Los Angeles' current system of requiring replacements for trees that are removed has been an abject failure, since the Urban Forestry Division currently has no staff to plant replacements. The net result is that scores of trees sit in storage. It is hard to believe that the proposed in-lieu replacement fee will work any better, since the City has failed to do an inventory of available sites for tree planting.

The removal of these 27 trees conflicts with the City's stated goal of maintaining and enhancing our tree canopy.

Impacts to Historic Structure

It is worrisome that the developer also plans to make more alterations to this historic structure. While the developer downplays these modifications, I am concerned that they could be used in the future as justification for downgrading the Montecito's status as a historic landmark. A basement structural north south support beam close to the west wall was already installed under the pretext of and during four floors of earthquake modifications. NO complimentary beam was installed on the east side of the basement level. The beam location coincides with the proposed location of the connecting structure.

HCM status is contingent on preservation of a building's structural and design integrity. I oppose any structural or physical changes to this important landmark as it is entered Jul 18. 1985 in the attached National Registry of Historic Places. See page 6 item 10 & page 8 for verbal and diagramed boundary description (150'x225').

For these reasons, I oppose the approval of and the construction of the proposed Montecito II.

Thank you for your time.

Sincerely,

Original electronically signed by

D. Stewart Farquhar
6650 Franklin Ave, Apt 409
Hollywood, CA., 90028

TSA Credo

http://www.tsahousing.com/credo.aspx

Our Goal is to enhance the world in which we live and enrich the lives of the people who reside in our buildings.

- We respect the land on which we live, the air we breathe, and the water that sustains us. We will always preserve their quality and recognize how irreplaceable they are, not only for us but for all future generations.
- Our goal is to build and manage profitable housing that generates good returns to our investors.
- A good reputation is very hard to come by. We believe that ours is determined by the quality of our buildings, our standards of integrity and honesty, and our commitment to the well being of our residents.
- We believe in equality of opportunity for all and assistance where needed.
- We believe that the way we treat our residents is returned to us exactly in kind.
- We strive for the confidence and trust of the public, whose support is critical for our success.
- We strive to treat each other in our company as we would want them to treat us, recognizing that our ability to work harmoniously and efficiently with each other is a cornerstone to our success.
- And, finally, we know that future generations will remember us by what we do and not by what we say.

1. We respect the land on which we live, the air we breathe, and the water that sustains us. We will always preserve their quality and recognize how irreplaceable they are, not only for us but for all future generations.
2. Our goal is to build and manage profitable housing that generates good returns to our investors.
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8. And, finally, we know that future generations will remember us by what we do and not by what we say.

TSA Credo

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<LI>Our goal is to build and manage profitable housing that generates good returns to our investors.

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<LI>And, finally, we know that future generations will remember us by what we do and not by what we say.

</UL>

TSA Credo

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Mayor's Office Shaken Up Over New LA Earthquake Zones

PRESERVE LA / 31 JULY 2017

(/index.php/los-angeles/13701-mayor-s-office-shaken-up-over-new-la-earthquake-zones)

LOS ANGELES (/INDEX.PHP/LOS-ANGELES)

> PROMISED TRANSPARENCY-Mayor Eric Garcetti must end the disarray and secrecy surrounding his Open Space plans for Los Angeles in light of new earthquake zone maps released last week (http://www.latimes.com/local/california/la-me-ln-santa-monica-earthquake-fault-map-20170713-htmlstory.html) that show areas of Palms, Brentwood, Westwood, West LA and Pacific Palisades where no new buildings can be constructed, under state law.

Mayor Garcetti and City Planning chief Vince Bertoni have, for four months, been blindly pursuing a new Los Angeles Open Space Plan — behind closed doors — that is silent on the need to plan for, protect and expand Open Space atop the newly-drawn fault lines.

"Los Angeles is years behind such cities as Hayward and San Francisco in planning for inevitable building collapses in a major earthquake," said Coalition to Preserve LA director Jill Stewart.

"The city of Signal Hill, just down the road, leads California in creating Open Space along its live earthquake fault lines — but Mayor Garcetti and City Planner Bertoni are pursuing a new LA Open Space Plan behind closed doors that's glaringly silent on planning for Open Space atop the city's fault lines. And they're approving buildings close to the faults."

Many voices, including Preserve LA, the Hillside Federation, LA Tenants Union and more than 20 LA Neighborhood Councils have sent letters and emails urging Garcetti and Bertoni to open their closed-door shaping of the Open Space Plan to immediate, robust public debate.

Preserve LA Director Jill Stewart said, "We joined together with other groups to force Garcetti and Bertoni to open up a single Open Space 'work group' meeting to the public on June 7. It was standing-room-only, with deeply concerned LA residents seeking a direct say in expanding and protecting LA's open space."

"But last week, city planner Diane Kitching informed a Coalition member that City Planning has peremptorily decided 'there are no more planned' public meetings on how to expand and protect the city's open space," Stewart added.

The new maps released by the California Geological Survey should be used by community groups, safety organizations and environmental organizations to pressure Garcetti to live up to recent promises about opening the doors at City Planning (http://2preservela.org/coalition-to-preserve-la-rent-reform-transparency/) to the public.

Here are Mayor Garcetti's unfulfilled "open door" promises made in recent months:

- April 20 – Garcetti's State of the City speech: Garcetti promises that major plans for LA, including the General Plan, of which the Open Space Plan is a major element, "won't be written by anonymous bureaucrats in backrooms. They will be written by and with the residents of Los Angeles." In fact, the public was closed out of key Open Space shaping meetings.
- March 9 – Mayoral Directive 19: Garcetti pledged that within 30 days (i.e. April 9) the city would prepare a schedule and program for immediate public review and update of all elements of the General Plan and the 35 Community Plans. No public schedule or public review of the General Plan is underway and the Open Space Plan ignores earthquake faults as an innovative new element.
- September 2016 – Garcetti, in a letter sent to the *Los Angeles Times*, vowed to clean up the city's Environmental Impact Reports — studies criticized for being written by the developers' consultants, who repeatedly fail to protect the public in areas such as determining if a development is threatened by an active quake fault.
- Last fall, Garcetti promised that the city itself would "select all consultants." That didn't happen. Instead, Garcetti's chief planner Bertoni, pushed for a severely watered-down reform, approved by the City

Council this year, in which City Planning creates a list of developer consultants — and the developers still choose who writes their environmental reports.

"The disarray in Los Angeles City Hall and the Mayor's Office, over how to plan and expand our Open Space, particularly *around live earthquake faults*, is unacceptable," said Stewart. "When 25 Neighborhood Councils and major civic groups demand a place at the table, Mayor Garcetti needs to wake up and open the closed doors."

(Coalition to Preserve LA is a citywide movement of concerned residents who believe in open government, people-oriented planning, equitable housing and environmental stewardship of Los Angeles through advocacy and empowering the community.) Prepped for CityWatch by Linda Abrams.

-cw

NPS Form 10-900
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received JUN 20 1985
date entered JUL 18 1985

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

RECEIVED
JAN 2 1985
OHP

historic The Montecito Apartments

and/or common The Montecito Apartments

2. Location

street & number 6650 Franklin Avenue N/A not for publication

city, town Los Angeles N/A vicinity of

state California code 06 county Los Angeles code 037

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	___ occupied	___ agriculture	___ museum
X building(s)	X private	X unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	X yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
	X N/A	___ no	___ military	X other: Vacant

4. Owner of Property

name The Montecito Apartments, The General Partnership

street & number 9454 Wilshire Boulevard, Suite M-7

city, town Beverly Hills N/A vicinity of state CA 90212

5. Location of Legal Description

courthouse, registry of deeds, etc. Los Angeles County Hall of Records

street & number 320 West Temple Street

city, town Los Angeles state CA

6. Representation in Existing Surveys

title NONE (Tax Certification, Part 1, August 8, 1984)
has this property been determined eligible? X yes ___ no

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town state

7. Description

Condition		Check one	Check one
___ excellent	___ deteriorated	X unaltered	X original site
___ good	___ ruins	___ altered	___ moved date N/A
X fair	___ unexposed		

Doscribe the present and original (if known) physical appearance

The Montecito Apartments, 1861 Cherokee Avenue/ 6650 Franklin Avenue, is a ten story and two basement reinforced concrete structure. It is built in an essentially square building plan with two shallow light courts on the east and west facades, and is designed in a manner influenced by the Art Deco/ Zig Zag Moderne style with applied Deco and Mayan decorative detailing. It is built on a corner downslope lot from Franklin south along Cherokee. This lot provides a high degree of visibility for this virtually unaltered structure.

The main or entrance facade is located on Franklin Avenue. It has a double inset bronze doorway with a decorative cast iron, rusticated concrete and marble and black glass surround. A highly decorative cast iron canopy with lamps is located directly above the entrance and is anchored to the facade by bars with turnbuckles. The remainder of the Franklin street level frontage is relatively austere, consisting of rusticated concrete panels set between vertically incised piers and flat metal casement windows. Directly above the street level windows there are decorative cast Deco panels set as partial spandrels. Above these are heavy Mayan pendants cast in concrete and anchored to each pier at the second story level and extending to the third story level. The facade from the third story to the attic level is relatively unadorned with the exception of chevrons in the spandrel areas at each floor level. All windows are flat metal casements in each of the nine window bays which flank a centrally located inset fire stairwell. The attic area consists of cast decorative concrete utilizing a pattern similar to that of the first floor level.

The east elevation continues the decorative detailing of the north from the first story level to the attic area. The downslope lot exposes, however, the wall surface of the basement area which consists of rusticated cast concrete. This side has a centrally located shallow light well flanked by four window bays on each side. Again, the windows are of the flat metal casement type.

The south elevation carries the decorative Mayan detailing of the north and east only to the easternmost window bay. The window articulation and decorative detailing from the first story level to the attic area is, however, similar to that of the north elevation. The two basement levels are fully exposed on this facade and they consist of a flat wall surface articulated by irregularly placed window openings. A sloping driveway runs from Cherokee down to the lower basement level where a large garage doorway provides access to interior parking.

The west elevation is similar in mass to the east elevation, but there are only three window bays located in the principal wall segments as opposed to the four in the eastern elevation. The wall surfaces are flat and are devoid of decorative detailing from the first floor to the attic area where cast decorative panels are utilized in a manner similar to each of the other three elevations. The basement wall surface is exposed and is rusticated only in the area directly below the northernmost wall segment.

The roof area consists of a centrally located machinery penthouse of concrete construction. It is rectangular in shape with four window openings on the east and west elevations and two window bays on the north and south. Elaborate cast Deco panels are carried above the window openings on all elevations and the penthouse is capped by a hipped copper and concrete roof. Large neon "Montecito" signs are located in the roof parapets on the east and south elevations. A similar sign is located on the machinery penthouse directly below the roofline on the northern elevation.

The interior of the structure is relatively unaltered. The principal areas of interest are the lobby, reception room and corridors. Access to the lobby is provided from the Franklin Avenue entrance. It consists of a relatively small area adorned by cast concrete moldings, Deco columns with both flat and fluted surfaces and marble baseboards. The reception room is located to the east of the lobby. It is rectangular in configuration with a splendid Deco fireplace set into the west wall. The windows have decorative surrounds consisting of fluted side moldings with scalloped incised molding above. The corridors are decorated by simple cast plaster moldings at the ceiling level. Numerous light fixtures are located throughout the building. The apartments are also relatively unaltered with the exception of minor modifications to the bathroom and kitchen areas.

The building grounds consist simply of a pool and parking area. The pool, a 1950's addition, is the only major alteration to the building complex. Located in the southwest corner of the lot it is presently unmaintained and is in poor condition.

In summary, the Montecito is an excellent example of the Deco style as utilized in apartment house design in Southern California. Furthermore, its unaltered condition and high visibility serve to make this building a landmark in the Hollywood area.

8. Significance

Period	Areas of Significance—Check and justify below				
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion	
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science	
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture	
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian	
___ 1700–1799	___ art	___ engineering	___ music	___ theater	
___ 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation	
X 1900–	___ communications	___ industry	___ politics/government	___ other (specify)	
		___ invention			

Specific dates 1930–1931 **Builder/Architect** Baruch/ Miller

Statement of Significance (in one paragraph)

The Montecito Apartments is one of the finest examples of Art Deco styling with Mayan detailing in the Hollywood area. It is significant for its architectural quality and integrity, and remains virtually unaltered. The structure is prominently situated on a hillside two blocks north of Hollywood Boulevard, and is highly visible from this well traveled thoroughfare. The Montecito Apartments has long served the Hollywood community as a visually pleasing local landmark, and is compatible in period, style and scale with nearby commercial structures on Hollywood Boulevard. The edifice, with its overscaled signage, is an integral component of the Hollywood skyline.

The Montecito Apartments is the finest extant work designed by the notable Los Angeles architect Marcus P. Miller. The structure was one of only a few apartment buildings in the Los Angeles area which reached the height limit imposed for earthquake safety. The Montecito Apartments has been regarded as one of Hollywood's finest apartment buildings since construction was completed in 1931. It was the illustrated subject of an article in the Arrowhead Magazine in June 1934 which stated that "Towering above the trees at the foothills the Montecito Apartments furnish an example of the fineness of Hollywood's living accommodations."[1] It served the motion picture industry during its peak production years by providing accommodations for the vast influx of workers and artists associated with film making.

The Montecito Apartments was built as a commercial venture by The Cherokee Properties, Ltd. The Los Angeles architect Marcus P. Miller was commissioned to design the structure. Architect Miller is best known for his design of the Darkroom Camera Shop storefront; the unique entrance area is constructed in the shape of a giant camera. The H.M. Baruch Corporation was contracted to erect the edifice at an estimated cost of $275,000. This was a substantial sum for an apartment building in Los Angeles during this period. Herbert M. Baruch was one of Los Angeles' most prominent builders in the late 1920's and early 1930's. A high level of craftsmanship can be seen in his other works determined to be eligible to the National Register, including: the Garfield Building, the William Fox Building, and the Sun Realty Building.

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[1] "Glamorous Hollywood" The Arrowhead Magazine; (June 1934), p. 25.

9. Major Bibliographical References

See Continuation Sheet, Item 9.

10. Geographical Data

Acreage of nominated property 0.77 acre

Quadrangle name Hollywood **Quadrangle scale** 1:24000

UTM References

	Zone	Easting	Northing
A	11	376950	3774420
B			
C			
D			
E			
F			
G			
H			

Verbal boundary description and justification

Lot 11 and the north half of Lot 12, Block 2 of the Hollywood Ocean View Tract, City of Los Angeles, County of Los Angeles. Property is a 150' x 225' parcel at the southwest corner of Franklin and Cherokee Avenues. Boundaries are drawn to encompass the building and its historic lot.

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	N/A	code
state		code	county		code

11. Form Prepared By

name/title	Roger G. Hatheway and Richard Starzak		
organization	Roger G. Hatheway & Assoc.	date	December 7, 1984
street & number	25283 Cabot Road #218	telephone	(714) 472-8648
city or town	Laguna Hills	state	California 92653

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Kathryn Gualtieri, Kathryn Gualtieri

title State Historic Preservation Officer **date** May 24, 1985

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the National Register **date** 7-18-85

Keeper of the National Register

Attest: **date**

Chief of Registration

Construction was begun on November 26, 1930 and was completed the following year.[2] Exterior and interior wall construction is reinforced concrete throughout. "Exterior ornament (is) cast integrally with the walls through the use of waste moulds."[3] Interior construction also incorporates tile partitions and plaster walls and ceilings. Cement flooring was incorporated throughout, and in addition, the bathroom floors were covered with decorative tile. Composition roofing was applied to the concrete roof, and the concrete penthouse roof was sheathed in copper. A semi-public swimming pool was constructed in 1956 to the southwest of the main structure. Construction of the pool cost $3,900.

In summary, the Montecito Apartments is architecturally significant as one of the finest examples of the Deco style with Mayan influence detailing in the Hollywood area. Furthermore, it is significant for its architectural quality and integrity, as one of the finest extant works of the architect, Marcus P. Miller. The edifice of the Montecito is an integral component of the Hollywood skyline, and has long served the Hollywood community as a local landmark, contributing to the unique sense of time and place of the surrounding area.

---

[2] Los Angeles City Dept. of Building and Safety. Building permit #28346, issued November 26, 1930.

[3] "Portland Cement Association (advertisement)," The Architect and Engineer, Vol. CXIV No. 3 (September 1933).

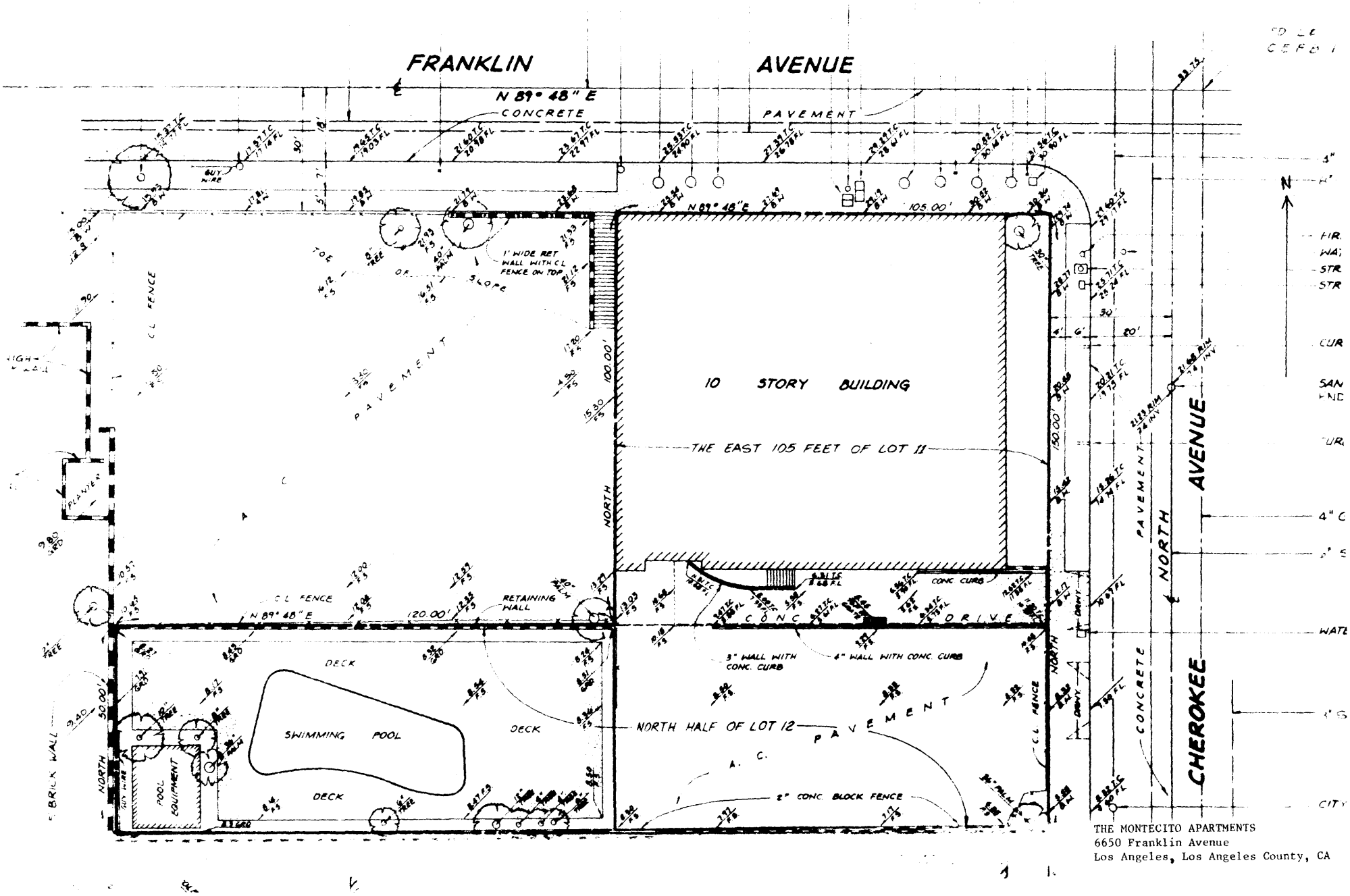
"Glamorous Hollywood" The Arrowhead Magazine, (June 1934), p. 25.

Los Angeles City Dept. of Building and Safety. Building permit #28346, issued November 26, 1930.

Los Angeles City Dept. of Building and Safety. Building permit #459 issued January 8, 1931.

Los Angeles City Dept. of Building and Safety. Building permit #42192 issued April 19, 1956.

"Portland Cement Association (advertisement)," The Architect and Engineer, Vol. CXIV No. 3 (September 1933).



THE MONTECITO APARTMENTS
6650 Franklin Avenue
Los Angeles, Los Angeles County, CA

Jenna Monterrosa <jenna.monterrosa@lacity.org>

Environmental case No ENV-2017 1504-SCEA

Gudi <twogudi@yahoo.com> Tue, May 8, 2018 at 8:24 PM
To: "jenna.monterrosa@lacity.org" <jenna.monterrosa@lacity.org>

I am against having The Montecito property become part of a traffic nightmare in Hollywood for two years. For what? the end result will be more boxes squezed together for too many people in too little space.

The current 10-story beautiful building with a nice touch of a ground-level trees and parking lot at the bottom of a small hill seems to use the property just fine.

At 118 units it appears to do quite well in accommodating a good number of people.

On the other hand, what kind of torture will this older people have to endure as they have to live every day with the construction right under their noses and in their lungs.

Have some sense. Consider quality of life.

Please do not permit this project to go forward.

thank you for the attention to this matter.

From: Gudiela Weisberg

6650 Franklin Ave, Apt 502. Hollywood CA 90028

Jenna Monterrosa <jenna.monterrosa@lacity.org>

Oppose Montecito II....ENV-2017-1504-SCEA..For city file

1 message

poonsy6603@aol.com <poonsy6603@aol.com> Mon, May 7, 2018 at 4:04 PM
To: jenna.monterrosa@lacity.org

Dear Ms. Monterrosa,

We are neighborhood residents and we are opposed to the Montecito II project...
6650-6668 Franklin Ave.

We feel this project must have a full EIR due to the EQ fault line dangers confirmed by state geologists

Another reason for an EIR is the traffic issues have been downplayed and have not been addressed thoroughly or fully.

The traffic report is from a 2016 survey. It should be currently surveyed, in 2018, and should be a CUMULATIVE TRAFFIC SURVEY, since there are many new projects in the area adding more traffic every day, and it should include a CALTRANS survey since Montecito II project is on Franklin Ave. between 101 freeway at Cahuenga and Highland Ave.

This project could jeopardize the health and safety of the seniors living in the Montecito building.

Since this active EQ fault line mapped by state geologists, and confirmed active when they traveled from Sacramento and held press conferences warning the city of the dangers of this Hollywood fault, and again in conversations with them through the project presentations, they again confirmed it to be active and not a safe building site, I feel the city must not approve this project.

This is the same EQ fault line that the state geologists were referring to on their visit to Hollywood:
"We feel very confident..we're very confident it's there," Parrish told reporters.."Surface rupture is very dangerous. In fact, it's calamitous to structures that are built across the surface trace of an active fault."
State Geologist Dr. John Parrish....

STATE MAP SHOWS ACTIVE FAULT LINE
http://abc7.com/news/map-shows-fault-line

"It has the potential to rupture sometime in the future..the best thing to do is stay off the trace.." State Geologist Tim McCrink

MASSIVE HOLLYWOOD PROJECT SITS ATOP QUAKE FAULT, CALIFORNIA SAYS
http://www.latimes.com/local/lanow/la-me-ln-hollywood-fault-map-20141106-story.html

“Our conclusion from the data is that there is an active fault, and it does run right along the course that’s right along the map,” state geologist John Parrish said.

NEW STATE FAULT MAPS SHOW HIGHER EARTHQUAKE RISKS IN HOLLYWOOD
http://articles.latimes.com/2014/jan/08/local/la-me-0109-hollywood-fault-20140109

State geologist John Parrish:

"We feel very confident about where we drew that line, within a 50-foot accuracy back and forth..we're very confident it's there," Parrish told reporters at a downtown Los Angeles news conference.

"Surface rupture is very dangerous. In fact, it's calamitous to structures that are built across the surface trace of an active fault."

The beautiful Montecito building, a 1931 Art Deco, is on the National and California Register of Historic Resources and it too could be compromised, or destroyed with a new building so close to it on this fault line..

The 'Montecito II' Project plans:
-To add a 6-story unadorned apartment building with 68 units.
-To remove 50% of the surface parking lot.
-To remove the entire TWENTY SEVEN PLUS TREES, GARDENS and PARK on the west side (see photos below)
-To take at least 2 years to build.
-To integrate this project with the existing building re-naming all 'The Montecito'.

The plan uses multiple variances, exceptions, reductions of setbacks, and “in lieu ofs” in order to squeeze the proposed project onto the property.

The site of the proposed construction is mapped by the State Geologist as an Alquist Priolo earthquake fault zone and a liquefaction zone....a fact that has been conveniently ignored at multiple levels.

Part of a first floor west exterior of the Montecito Landmark wall, and parts, or all, of at least two existing units will be demolished to accommodate a physical 25 ft. connection between the two buildings.

According to filings it is reported that only 3 units will be paid to be relocated during construction.
This means that 113 units of seniors, with multiple medical conditions, will now have to attempt to live through the mess.

Fifty seven new parking spaces will be added in two subterranean parking floors.
Twenty three merely replace the ones removed from the surface lot, for a net of 34 spaces for 68 units.
Combining existing parking with new, will mean 104 spaces for 184 units.
Plus over 60 bicycle parking spaces.

The proposal would put the new construction just 25 ft. from many residents in the current building and less than that from a senior center and a pre-school.

All equipment and material will be stored on-site.
Current parking will be unavailable during construction, even pick up / drop off will be hard due to all the construction activity.

The 'Montecito II' expansion is a new 'Sustainable Communities Environmental Assessment' (SCEA) project, notable because it is one of the first projects to go through the SCEA process in the City of Los Angeles.

SCEA streamlines or eliminates some of the CEQA processes if a project meets transportation strategies.

This project should NOT be streamlined.

Destruction of Montecito's west side Park, with about 22 trees, replacing it with another building smack up against this beautiful landmark should not be approved.

The Montecito Senior residents don't want this project, nor does the community.
Please do not approve this project.

Sincerely,
Jim & Ann Geoghan

Front view of The Montecito

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'Montecito II'..
West side of The Montecito landmark will replace Montecito Park

https://en.m.wikipedia.org/wiki/Montecito_Apartments

https://en.m.wikipedia.org/wiki/Montecito_Apartments

Montecito Apts, 2008

Jenna Monterrosa <jenna.monterrosa@lacity.org>

Montecito II project....ENV-2017-1504-SCEA

2 messages

Bill Miller <nyc.bill@aol.com> Mon, May 7, 2018 at 3:20 PM
To: jenna.monterrosa@lacity.org

Dear Ms. Monterrosa,

Please submit to the city file...

Thank you for the opportunity to address issues and unresolved problems with the Montecito II project.

I oppose this project.

After many community meetings, it was quite disheartening witnessing the fears, the needs and wants of the Montecito Senior Community being dismissed at every meeting.

We community stakeholders learned that the majority of the Montecito Seniors are opposed to this project, yet feared retaliation and potential loss of their residences by the owner/developer if they overtly spoke out against the new Montecito II project at meetings.
Even a 'petition signing action' opposing the project that had been considered had to be scrapped, since the Seniors were too frightened to even sign a petition.

Other residents have a variety of illnesses that made it impossible to physically participate in meetings or even submitting comments.
And on those residents, the stress has taken it's toll.

Many of these seniors have enjoyed, through the years, the beautiful Montecito Park, used as healing therapy for many and the developer's plan for the destruction of this beautiful 'open space' with about 22 beautiful trees, and replacing it with another building, attached to and blocking the whole west side of this beautiful treasure, the National Historic Register Montecito landmark, has caused much angst and heartbreak, among the seniors and the residents of the area.. More than one senior had to drop out of participating in this battle due to illness, most likely caused by the stress of it..

A handful of courageous seniors actively participated at meetings, offered input, requested changes in height, in density, requested saving the park, and not replacing it with the roof top deck project presenters considered a viable 'open space' replacement for the loss of the beautiful Park and Twenty Two trees, which I believe goes against the Hollywood Community Plan open space element..

One courageous pro active Montecito Senior resident actually brought flowers, cuttings, nest and birds egg from the beloved Montecito Park that she actively planted in until she had a massive stroke that took her life.

She was part of the pro active Seniors pouring over project plans, documents, and papers, concerned about the loss of their beloved Montecito Park, that she was still planting in until her massive stroke,

She was concerned about the danger warnings from the State Geologist of building on what the state confirmed is an active Earthquake Fault Line, so close to where the Seniors reside, concerned building on the active EQ fault line would compromise the beautiful landmark building, which the State Geologist said could collapse even before the new building started construction due to the type of fault line it is, shifting could occur, and risk the lives of all those who reside in it.

She was concerned about attaching another building to the Montecito landmark building, and that would also place the Montecito landmark building in danger, and compromise the beautiful landmark building.

She was concerned about giving such easy access to the new Montecito II residents to the original Montecito landmark building with many Senior residents vulnerable, due to health issues such as heart problems and dementia.

This project, this battle to try and stop Montecito II from being approved, from destroying, demolishing, the beautiful Montecito Park, took it's toll on her.
Her family expressed that the stress of this battle contributed to her demise.

I submit my comments to honor her, to honor her memory and to honor all the work she did to try and make the developer and reps, the powerful and wealthy, listen.... the developer that contributed generously to the councilmember and other city politicos campaigns for years, to help push this potentially dangerous project through, and even worse, to streamline the process for a project that should require an EIR and go through every environmental test there is, due to the dangers of the project and the seniors with illnesses living there..

I submit my comments in her honor due to the frustrations and disappointments she and the other pro active Seniors had over the lack of support from the Hollywood preservation organization that so actively works to preserve historic resources and treasures, but on this project remained silent, due to the fact that the consulting firm hired by the developer is owned by the preservation organization founder and board member.

I submit my comments in her honor, due to the frustrations and disappointment that other groups, who in the beginning joined Montecito Seniors in opposing this project, until the developer threw money at them and they then supported the project and claimed the project is wonderful.

One such group, the back side of the school that took the money, abuts the Montecito II project, and their school children became ill from the other controversial streamlined Highland/Franklin project construction, also on the EQ fault line, across from the front of the school, is on city owned property, parks and rec, but since the area councilmember is head of parks and rec it's probably fine that a city owned property have joined him in receiving funding from this developer.

I submit my comments in her honor because I have never seen any group so abused (only a handful of residents will be moved during construction and the developer will not give relocation fees..'not in the budget'..while two years of intrusive and to some of them, frightening construction will go on outside their windows, and they have anxieties over, due to illnesses), so ignored and dismissed, so left on their own, and so powerless, as this group of Montecito Seniors and yet they persevere attempting to stop a project they fear will place their lives at risk, and to save their beautiful park from destruction and replaced with yet another building, blocking out the whole west side of the stunning art decco historic landmark building they call home.

If any project should REQUIRE an EIR , it's this one.

If any project should NOT be streamlined, but be REQUIRED to go through regular procedures and processes, due to the age and vulnerability of the Monetcito Senior Residents, the EQ Fault Line, the Traffic Issues in the area, it's this one.

Since The Montecito received FEDERAL (taxpayer) Funding.. subsidies, developer renovation bonuses and wavers through the years, section 8 federal funding, HUD, CRA, etc. this project warrants much more transparency, public input, and federal/government awareness, especially with a new project attached to it, planned to be built on a dangerous EQ fault line building site, possibly threatening the historic building..
There needs to be reviews by the appropriate FEDERAL agencies.

TRAFFIC:
This stretch of Franklin Ave. is a corridor carrying traffic to and from 101 entrances and exits on both Highland and Cahuenga Aves.
It's in the middle of all the traffic and gridlock caused by Hollywood Bowl traffic.
The traffic report is not adequate.

LADOT study is an indequate study.

It must be a CUMULATIVE TRAFFIC STUDY

The study is OLD.. from May, 2016.

It must be REDONE, studying CURRENT 2018 CUMULATIVE TRAFFIC.

Caltrans should also have the opportunity to do a cumulative traffic study due to the closeness of the 101 freeway entrances and exits.

There needs to be a 2018 CUMULATIVE TRAFFIC STUDY, studying ALL THE ADDITIONAL PROJECTS in the area.

Highland and Franklin is one of the worst intersections in the city.
Traffic on Franklin backs up from Highland for three-four blocks east to Cahuenga, cars not able to turn onto or cross Highland for three, four, five light changes.
Same at Wilcox and Franklin

Area projects:
Highland and Franklin..highrise project

Franklin and Grace...highrise project

Las Palmas below Franklin..many new highrise projects ..Las Palmas backs up in gridlock for three blocks ..from Hollywood Blvd. to

Franklin Ave.for many light changes.

Cherokee below Franklin..a hotel conversion project from a residential building

Whitley Ave. above Franklin..numerous highrises proposed.

Wilcox Ave. above Franklin..Caliber Collision Hotel

Wilcox Ave. below Franklin...another hotel being built.

ACTIVE EARTHQUAKE FAULT LINE:

Every area resident/stakeholder and Montecito resident that spoke to the state geologist received the same information and response. The building site is NOT safe.
The EQ fault is ACTIVE, and no one should build there.
It does not matter if the fault is at the south end, the north end, whatever end.
The shifting that may occur with this particular fault line could cause loss of life.

The city was not satisifed with the developer consultants EQ study yet they green lit this project.\
THIS WARRANTS AN EIR.....NOT A STREAMLINED PROCESS

We were told developers hire consultants, they find a spot that appears safe, they claim the site is safe.
IT'S NOT.

Stakeholders were also told just digging around, before construction even begins could cause shifting that could cause destruction to the landmark building.

THIS more than anything warrants additional outside seismic testing and should REQUIRE an EIR...certainly NOT a streamlined process

If the developer signs a liability contract, as the state geologist explained, to get the city to allow this project, the city or state, and in this case the federal government, needs to do due diligence, needs to do all they can, in order to protect the lives of those living in the Montecito landmark building so close to the proposed project.

Lucy Jones has warned us, it isn't a matter of IF but of WHEN.
Is this city willing to risk vulnerable Senior lives for this project?

Developers consultant:

"While the area explored in our study is not subject to the hazard of surface faulting, a future earthquake on the Hollywood or Santa Monica fault zones will likely produce very strong, near-field ground motions at the project site that could possibly exceed the provisions set forth in the current building codes.

LIMITATIONS... The conclusions and recommendations presented herein are the results of an inherently limited scope. Specifically, the scope of services consisted of an assessment of whether or not active faults are present within the area explored at the site. The conclusions and recommendations contained in this report are professional opinions derived in accordance with current standards of professional practice.

No warranty is expressed or implied.

This report has been prepared for the exclusive use of CLIENT and applies only to the proposed construction located at 6650 and 6668 Franklin Avenue and 1850 Cherokee Court in the City of Los Angeles, California. In the event that significant changes in the construction plans should occur, the conclusions and recommendations contained in this report shall not be considered valid...."

Does this report give anyone confidence this is safe project?
'NO WARRANTY IS EXPRESSED OR IMPLIED'

Please please please consider all the lives placed at risk, think of the potential loss of a stunning National Historic Landmark, and a beautiful Natural Sanctuary, including at least TWENTY TWO TREES and a BEAUTIFUL PARK destroyed, if this project is approved.

The developer must find another spot for this project.
To block out a National Historic Landmark from view, to block out all the west facing resident's windows with another no character block building, to destroy the beautiful sanctuary open space park with at least 22 trees, to attach a new building to the original landmark building and claim a roof top deck is a good substitute for an Open Space PARK, to place lives at risk, building on an active EQ fault line, is beyond greed..
It's criminal.

Thank you,
William A. Miller

25 Year Hollywood Resident

"In 1985, the building was listed on the National Register of Historic Places.
The Montecito has been described as 'one of the finest examples of the Art Deco style, with Mayan influence detailing. It is also significant for it's architectural quality and integrity and as the finest extant work of architect Marcus P. Miller"

https://en.m.wikipedia.org/wiki/Montecito_Apartments

Front view of The Montecito

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- Montecito's (west side).. Interior Park... will be destroyed for 'Montecito II' project
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Exterior....West side of Montecito....Franklin Ave. entrance to Park that will be destroyed for 'Montecito II' project

-

'Montecito II'..
West side of The Montecito landmark will replace Montecito Park

https://en.m.wikipedia.org/wiki/Montecito_Apartments

Montecito Apts, 2008

Jenna Monterrosa <jenna.monterrosa@lacity.org> Thu, May 10, 2018 at 3:20 PM
To: Bill Miller <nyc.bill@aol.com>

Thank you for your comments Bill. They will be added to the project's file.

Best,
Jenna
[Quoted text hidden]
--

Jenna Monterrosa
City Planner
Department of City Planning,
Expedited Processing Section
T: (213) 978-1377
200 N. Spring Street, Room 763
Los Angeles, CA 90012

Connect Create Collaborate

Jenna Monterrosa <jenna.monterrosa@lacity.org>

ENV-2017-1504.SCEA 6650-6668 Franklin &1850 Cherokee 90028

1 message

amyg93@aol.com <amyg93@aol.com> Fri, May 4, 2018 at 6:14 PM
To: jenna.monterrosa@lacity.org, mitch.ofarrell@lacity.org

Please, Please,
Not another destruction of a historic building, demolition of trees a park, LA is just a mish mash of nothing that has balance. The foreign money has destroyed our culture and our city. Don't you get it, People who visit always remark what has occured with this outrageous development, and people lying in the street.
there is not an area that has not been hit and yet all the homeless. This is a sin, and I am not a religious person, but if there is sins, this is a venial one.

Subjecting a whole city non stop to all this construction, Do you not know there is a health issue. Subjecting old and young to all the toxins that we are all breathing, for developers to make more money and use our city as a spring board.

Please stop this useless project

Amy Galaudet
Thomas Challener
our family we all vote,

Amy Galaudet
Artist, Poet, Activist
www.amygalaudet.com

Take not the most trodden path, make your own path, and leave a trail

"Emerson"

Connect
Create
Collaborate

Jenna Monterrosa <jenna.monterrosa@lacity.org>

Montecito II Senior Housing Project, Case No: ENV-2017-1504-SCEA, OPPOSE

2 messages

Casey Maddren <cmaddren@gmail.com> Fri, May 4, 2018 at 10:44 AM
To: jenna.monterrosa@lacity.org, Dan Halden <daniel.halden@lacity.org>, CASEY.JENSEN@lacity.org

UN4LA

United Neighborhoods for Los Angeles

www.un4la.com

May 4, 2018

Jenna Monterrosa
Department of City Planning
200 North Spring Street, Room 763
Los Angeles, CA 90012

Re: Montecito II Senior Housing Project, OPPOSE
Case No: ENV-2017-1504-SCEA

Dear Ms. Monterrosa,

United Neighborhoods for Los Angeles (UN4LA) is writing to voice its opposition to the proposed Montecito II Senior Housing Project. While we understand the need for senior housing, and appreciate Thomas Safran & Associates efforts along those lines, there are a number of aspects of this project that are troubling. We do not believe the potential benefits provided by this project outweigh the risks and the negative impacts.

These are our objections:

Hollywood Fault Line

Feffer Geological Consulting's conclusion that the segment of the Hollywood Fault which lies beneath the site is not active does not concur with the conclusion reached by the California Geological Survey. In Fault Evaluation Report 253, Supplement No. 1, The Hollywood Fault, dated November 5, 2014, CGS has this to say in Discussion of Segment 2 on page 27....

Summation:
The Hollywood fault in segment 2 appears to include a northern and a southern trace and a number of other minor faults and folds. Some faults within this zone may not be recently active, but the two main strands are "sufficiently active and well defined" so that an official Alquist-Priolo Earthquake Fault Zone should be established to ensure that active fault strands may be identified and avoided in the course of future development. [Underline added.]

Interestingly, in a letter from LADBS to Thomas Safran and Associates dated October 3, 2016, LADBS accepts Feffer's conclusion at face value.

The consultants identified two faults crossing the subject site, which they interpret as inactive.

It is surprising that the author of the letter simply accepts Feffer's conclusion with no further discussion of the site's geology. It is even more surprising when we compare this letter to another written by LADBS less than two years before. We would like to cite the Geology and Soils Report Correction Letter from LADBS dated December 12, 2014, page 2, regarding the project at 1840 Highland.

Previous geologic investigations established that several fault splays of the Hollywood Fault are present along the northerly edge of the site. The consultants recommend an "Exclusion Zone" at the northern part of the site where no structure for human occupancy shall be constructed.

The 1840 Highland site is less than one block away from the site of the proposed Montecito II. In fact, the distance between the two appears to be about 300 feet. When considering 1840 Highland in 2014, LADBS accepted the consultant's conclusion that "no structure for human occupancy" should be constructed on the part of the site that runs along Franklin. How then, in 2016, can LADBS dismiss concerns about seismic activity on a parcel less than 300 feet away, also on Franklin? Especially since Feffer's conclusions clearly conflict with those reported by CGS for this segment of the fault in FER 253?

Tree Removal

We are also concerned about the removal of 27 trees from the site. LA's tree canopy is shrinking. In part this is due to the drought, and in part due to the presence of the shot-hole borer beetle. **But it is also due to the fact that the City's current system of requiring replacements for trees that are removed has been a failure, since the Urban Forestry Division currently has no staff to plant replacements, with the result that scores of trees are sitting in storage. It is hard to believe that the proposed in-lieu replacement fee will work any better, since the City has failed to do an inventory of available sites for tree planting.**

The removal of these 27 trees conflicts with the City's stated goal of maintaining and enhancing our tree canopy.

Open Space

The loss of open space is also a problem. The project increases the number of residents on-site, and at the same time reduces the amount of available open space. In a senior housing facility, it is likely that many residents will have limited mobility, which means taking a walk in the surrounding neighborhood is not an option. The high crime rate in Hollywood also makes this problematic for seniors, who are especially vulnerable. **We believe that increasing the resident population while decreasing open space will result in a significant decline in quality of life for those who live at the Montecito.**

Impacts to Historic Structure

It is worrisome that the developer also plans to make alterations to this historic structure. While the developer downplays the modifications, we are concerned that they could be used in the future as justification for downgrading the Montecito's status as a historic landmark. **HCM status is contingent on preservation of a building's structural and design integrity. We oppose any physical changes to this important landmark.**

For these reasons, we oppose the construction of the proposed Montecito II.

Thank you for your time.

Sincerely,
Casey Maddren, President
United Neighborhoods for Los Angeles

UN4LA Ltr Montecito 180504 FINAL.pdf
90K

Jenna Monterrosa <jenna.monterrosa@lacity.org> Fri, May 4, 2018 at 12:50 PM
To: Casey Jensen <casey.jensen@lacity.org>

Good afternoon Casey.

I hope you're doing well. I wanted to follow up this email and see if you had some time next week to discuss the report.

Thank you!
Jenna
[Quoted text hidden]

UN4LA Ltr Montecito 180504 FINAL.pdf
90K

United Neighborhoods for Los Angeles

www.un4la.com

May 4, 2018

Jenna Monterrosa
Department of City Planning
200 North Spring Street, Room 763
Los Angeles, CA 90012

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Thank you for your time.

Sincerely,
Casey Maddren, President
United Neighborhoods for Los Angeles

May 4, 2018

TO: Jenna Monterrosa
City of Los Angeles
Department of City Planning
200 N. Spring Street, Room 763
Los Angeles, CA 90012
(213) 978-1377
Jenna.Monterrosa@lacity.org
Via Email

FROM: Kathleen Larsen
P.O. Box 74458
Los Angeles, CA 90004-0458
(213) 321-5873
kalert.fin@yahoo.com

CASE NO.: ENV-2017-1504-SCEA
Montecito II
Thomas Safran and Associates

Although safe affordable senior housing is seriously needed, the proposed Montecito II Project is a big gamble that is not worth the risk. The proposed project fails all concerned: owner / developer, with opportunity lost on more productive ventures, frazzled current residents, hemmed-in future occupants, neighbors deprived of the peaceful respite of a greenhouse gas reducing mini urban forest, and the City of Los Angeles blamed for all the failures.

It would exhibit tremendous foresight, applying current laws, for the City of Los Angeles and the Department of City Planning to realize that the Montecito property is a poor choice for FURTHER development. The property has already had almost nine decades as a productive stellar residential landmark. The property literally has no room for an additional 68 units.

The recent law promoting "fast-tracking" of housing developments, as represented by the Sustainable Communities Environmental Assessment (SCEA), demonstrates its weakness when applied to the complex property of the Montecito. Being on the State Geologist's mapped sites of an earthquake fault zone, as well as inclusion in a liquefaction zone, seems to disqualify use of the SCEA, in favor of the more rigorous Environmental Impact Report (EIR). Safety demands a more thorough investigation of hazards by experts free of conflict of interest.

"Project Description" in the SCEA notes: "No demolition is proposed to the existing building". Yet two sentences later the SCEA states: "Building A (current building) and Building B (proposed project) would be PHYSICALLY CONNECTED BY A NEW COMMON LOBBY..." Keep in mind that three sentences prior, the SCEA points out: "The Montecito (Building A)...is a registered National and California Historic Resource (1985)". The "detail" demanded by an EIR could add more clarity. Seems like projects qualifying for an SCEA wouldn't have such open questions about what is proposed to be done to a

historic building. Appears there's strong evidence that the proposed project should have an EIR to examine, document, and evaluate what's planned. Looks like use of the SCEA should be disqualified.

It seems that no one has noticed the huge elephant in the room with the Montecito II Project: there is too little space to build the proposed project while 10-stories of vulnerable seniors live on-site during the two-year construction period. The concern goes beyond mere inconvenience. More attention is given construction worker wages in the SCEA than the health, safety, and well-being of at-risk seniors.

Of course, one could counter that it is not the job of the SCEA to address that issue. Exactly. What's needed is an EIR, not the inadequate SCEA. Perhaps the various Federal, California, and Los Angeles City agencies dealing with senior living facilities, Section 8, Veterans, etc. could become involved, too. It is quite costly to government when low income "independent living" seniors are unnecessarily exposed to conditions that could result in them needing more expensive care in "assisted living" – or worse.

Population of the 10-story Montecito will be about 120 during the 2-year construction period. The SCEA has 118 units listed. From drawings of plans, discussion sessions, and informal conversations, it appears that a total of 3 units will have compensated relocation during construction. So there will be 115 units occupied (118-3=115).

Remember, construction is going on in the proposed Building B, except, of course, for the contribution by Building A of part of its west exterior wall, so it can be PHYSICALLY CONNECTED to Building B by a new common lobby. Building A will also be affected by the loss of two of its three pedestrian exit doors: the garden door is lost because the garden and its 27 mature trees will be obliterated to make room for part of Building B; the back door is lost because the surface parking will be deeply excavated to create space for subterranean parking and the remaining portion of Building B.

The SCEA doesn't address how for 2 years the 120 elderly residents will be able to safely exit the building. That's not the concern of the SCEA. However, it seems reasonable to want to know if there is an insurmountable safety obstacle before the owner / developer heavily invests in a project that will be impossible to complete. To assume away such an obstacle could end up being embarrassing and bankrupting.

Next, look at the remaining portion of the surface parking lot, containing the property's sole driveway on south sloping Cherokee Avenue, which will be blocked with construction trailers, equipment, material, and Porta potties, etc. For 2 years, how are the elderly residents in the current underground parking going to be able to get in and out with the driveway blocked?

Maybe such a problem could be assumed away. After all, how much travel would the elderly actually do? According to the SCEA, which had to answer just such a question for the proposed 68 units, the elderly would make 3.44 trips per unit per day. That is built on 50% inbound / 50% outbound. So, the new units would generate 234 daily trips (68 x 3.44 =234).

If the Daily Trip Rate of 3.44 trips / unit is applied to the 115 units occupied during construction, it means that there will be 396 daily trips (115 x 3.44 = 396). If a conservative 6-day week is used, that translates into about 2,400 trips per week during construction (396 x 6 = 2,376).

Trip generation estimates are based on formulas published by the Institute of Transportation Engineers (ITE), TRIP GENERATION, 9th Edition, 2012. The project's transportation impact analysis was prepared by Linscott Law & Greenspan Engineers, dated October 20, 2016, and reviewed on January 26, 2017 by the City of Los Angeles Department of Transportation (DOT). In that report, Attachment 3, Trip Generation Table, Footnote 3, gave the Daily Trip Rate of 3.44 trips/unit, 50 % inbound /50% outbound for Senior Adult Housing (ITE Land Use Code 252).

The problem is the SCEA's only chore was to look at what the proposed future 68 units would generate. The report, with the concurrence of DOT, determined that there would be insignificant impact. There was no obligation for the report and the underlying SCEA to look at the effect on current residents. So, the coming plight of actual residents was again ignored.

The questions raised above are quite serious for the vulnerable population already living on the Montecito property. Unfortunately, they are provided zero protection or even recognition in the SCEA, including its supporting documents. Perhaps lawmakers and planners didn't anticipate that a future senior housing project would be a potentially lethal threat to the health and safety of current elderly residents.

This is not a matter that can be just swept aside. The weakness of the fast-track method is that it merely looks at how things will be after the project is magically completed. In the case of the Montecito property, with complications of earthquake fault line proximity, liquefaction zone inclusion, and a pronounced hillside location, there is the real potential to undermine an existing, elderly occupied 10-story building at the already hazardous junction of two narrow, crowded, sloping streets.

The owner / developer needs to seriously consider if the Montecito II, representing a mere 1% of his units, is worth the costs in money, reputation, and potential liability that could be quite substantial.

Perhaps the owner / developer, who has done significant due diligence, will save everyone unnecessary stress and withdraw the proposed project, transferring that needed expertise to properties that are suitable for development, not like the quirky Montecito property.

Please REJECT this SCEA.

Connect Create Collaborate

Jenna Monterrosa <jenna.monterrosa@lacity.org>

ENV-2017-1504-SCEA - 'MONTECITO II Project' Pls include in the file

1 message

Christine OBrien <hollywoodlandgiftedpark@gmail.com> Fri, May 4, 2018 at 12:19 PM
To: Jenna.Monterrosa@lacity.org, councilmember.ofarrell@lacity.org

ENV-2017-1504-SCEA - 'MONTECITO II Project'
6650-6668 Franklin Ave. & 1850 Cherokee Ave.
L.A., Ca. 90028

To Whom This May Concern:

Thank you for the opportunity to respond to this proposal regarding "The Montecito", a National Register gem. I appreciate the developer's commitment to affordable senior units , a much needed component in our city. I also appreciate the developer's attempt to preserve the character of this unique and irreplaceable site, but I also feel that attempt for preservation of the GEM is weak and needs more careful consideration to be executed properly.

Removing the open-space elements of the trees, park like setting associated with the site is contrary to elements in the Hollywood Community Plan and the site specific cultural heritage designation. This open space element must be retained at all costs. The physical blending of the original historic structure with the new 68 senior units lacks sensitivity to the Montecito's original design elements. These elements need more design continuity.

Because there are a number of federal funding components associated with this project there needs to be approvals and review from the associated Federal agencies.

Although this structure is privately owned, throughout the years the structure has been given significant government taxpayer subsidies either through offset rents, renovation loans, CRA funding, development bonuses/ wavers. That public funding should in turn tigger public input, especially with these concerns:

- the open space, trees
- residential parking during the construction phase
- insensitive blending between the original and proposed structure

These concerns must be mitigated before any approvals are in place.

Sincerely,

Christine Mills O'Brien
Hollywoodland Gifted Park

montecito.pdf
21K

2811 Westshire Drive
LA., CA 90068

ENV-2017-1504-SCEA - 'MONTECITO II Project'
6650-6668 Franklin Ave. & 1850 Cherokee Ave.
L.A., Ca. 90028

Thank you for the opportunity to respond to this proposal regarding "The Montecito", a National Register gem. I appreciate the developer's commitment to affordable senior units , a much needed component in our city. I also appreciate the developer's attempt to preserve the character of this unique and irreplaceable site, but I also feel that attempt for preservation of the GEM is weak and needs more careful consideration to be executed properly.

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Sincerely,

Christine Mills O'Brien
Hollywoodland Gifted Park

Connect Create Collaborate

\Jenna Monterrosa <jenna.monterrosa@lacity.org>

ENV-2017-1504-SCEA - 'MONTECITO II Project' 6650-6668 Franklin Ave. & 1850 Cherokee Ave. L.A., Ca. 90028

1 message

Dee Ann Newkirk <dnewki@yahoo.com> Tue, May 1, 2018 at 9:59 PM
To: Jenna.Monterrosa@lacity.org
Cc: councilmember.ofarrell@lacity.org

Please preserve the Montecito Apartments!!

This is absolutely absurd that LA would not do the right thing and stay on the right side of history by preserving this gorgeous beauty!!

And the trees and park area which is so rare and hard to find in LA!

Please stop the crazy overdevelopment in LA, which is hurting those who live and truly permanently reside here and those in the future who won't be interested in living in LA because of the way we wiped out the beauty of our historic architecture!!

Support the Montecito Apartments!!! They represent what is the very best of LA!

Thank you!

Regards,

Dee Ann Newkirk

Dee Ann

Connect Create Collaborate

Jenna Monterrosa <jenna.monterrosa@lacity.org>

Hollywood Heritage Response to Montecito II Senior Housing Project SCEA

1 message

Hollywood Heritage <hollywood.heritage1980@gmail.com> Mon, Apr 2, 2018 at 3:18 PM
To: jenna.monterrosa@lacity.org
Cc: Craig Bullock <craig.bullock@lacity.org>, Richard Adkins <rikalad@aol.com>, Christy McAvoy <christy@christymcavoy.com>, Donna Williams <wacincconserve@sbcglobal.net>

Good afternoon Ms. Monterrosa,

Attached please find Hollywood Heritage's response to City Planning's SCEA for the Montecito II Senior Housing Project. Please let us know if you have any questions or concerns.

Sincerely,

Richard Adkins
President, Hollywood Heritage, Inc.

Hollywood Heritage_Montecito II SCEA Response.pdf
92K

HOLLYWOOD HERITAGE, INC.

P.O. Box 2586

Hollywood, CA 90078

(323) 874-4005 • FAX (323) 465-5993

April 2, 2018

Jenna Monterrosa
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 763
Los Angeles, CA 90012
jenna.monterrosa@lacity.org

Re: PUBLIC COMMENT: Sustainable Communities Environmental Assessment (SCEA) for Montecito II Senior Housing Project (Case No. ENV-2017-1504-SCEA, related Cases CPC-2017-1503-DB-CU-SPR and AA-2017-1505-PMLA)

Dear Ms. Monterrosa:

Hollywood Heritage, an historic preservation organization dedicated to preserving Hollywood's historic built environment, is sending this letter in response to the Sustainable Communities Environmental Assessment (SCEA) published by Los Angeles Department of City Planning as part of the **Montecito II Senior Housing Project** (the Project) review.

In particular, we are writing to express our support for the proposed Project. The development team, Thomas Safran & Associates, has engaged Hollywood Heritage in a sustained dialogue to ensure the Project conforms with the Secretary of the Interior Standards. In response to these conversations, the development team has incorporated our feedback and lowered the elevations of the designed structure. As such, Hollywood Heritage believes that this Project does indeed conform to the Standards.

We also recognize the critical importance of building additional affordable units in Hollywood as the area continues to experience development pressures and gentrification. This proposed Project helps relieve the deficit of affordable housing in Hollywood while respecting the area's many historic resources and context. In closing, Hollywood Heritage supports the Montecito II Senior Housing Project and commends the development team for their collaborative approach to the design process. Please let us know how we can assist the City in its review.

Sincerely,

Richard Adkins
President, Hollywood Heritage, Inc.

CC: Thirteenth Council District

Connect Create Collaborate

Jenna Monterrosa <jenna.monterrosa@lacity.org>

ENVIRONMENTAL CASE NO.: ENV-201 7-1 504-SCEA

1 message

D. Stewart Farquhar <dstewartfarquhar@hotmail.com> Mon, Apr 2, 2018 at 3:30 PM
To: "Jenna.Monterrosa@lacity.org" <Jenna.Monterrosa@lacity.org>
Cc: "D. Stewart Farquhar" <dstewartfarquhar@hotmail.com>

Dear Ms Monterrosa:

Attached please find:

1. The Original Notice of Completion and Availability
2. A reformatted easier to read copy of the same document
3. My concerns In Opposition to this proposed project

Sincerely

Stewart

D. Stewart Farquhar

3 attachments

ENVIRONMENTAL CASE NO. ENV-2017 -1504 -SCEA.pdf
48K

ENVIRONMENTAL CASE NO. ENV-2017 -1504 -SCEA- Original.pdf
1172K

Montecito II Opposition Letter - Final.pdf
110K

	NOTICE OF COMPLETION AND AVAILABILITY OF SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA)

March 1, 2018

ENVIRONMENTAL CASE NO.: ENV-201 7-1 504-SCEA

PROJECT NAME:	Montecito II
PROJECT APPLICANT:	Thomas Safran and Associates
PROJECT ADDRESS:	6650-6668 Franklin Avenue, 1850 N. Cherokee Avenue,
	Los Angeles, California, 90028
COMMUNITY PLAN AREA:	Hollywood
COUNCIL DISTRICT:	13 - O'Farrell
PUBLIC COMMENT PERIOD:	March 1, 2018 - April 2, 2018

In accordance with the California Environmental Quality Act (CEQA), Section 21155.2 of the Public Resources Code (PRC), the City of Los Angeles (City), as Lead Agency, has prepared a Sustainable Communities Environmental Assessment (SCEA) for the proposed Montecito II Project (Project).

This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the SCEA, information regarding the availability of the SCEA for public review, and the timeframe for submitting comments on the SCEA. Comments must be submitted in writing according to the directions below.

PROJECT DESCRIPTION:

The Proposed Project would include 68 new multi-family residential units (67 affordable senior units and one on-site-manager's unit) and ancillary spaces, totaling approximately 53,370 square feet of new building area, approximately 7,000 square feet of recreation/open space areas, and 57 new parking spaces on two subterranean levels, for a total of 104 on-site parking spaces.

The Proposed Project would be six stories tall, up to a maximum of 76-8" feet in height.

The new building would be physically connected by a new common lobby to the existing Montecito Apartments Building, providing the residents access to both facilities and the amenities within.

Up to 27 trees may be removed and replaced under the Proposed Project; no trees to be removed are within the public right-of-way.

The applicant is requesting:

1. A Density Bonus (DB) pursuant to CA Government Code Section 65915(f)(3) and LAMC Section 12.22.A.25 to permit a Senior Residential Housing Development Project with 118 existing non-conforming units and 68 new units, dedicating 99% of proposed units restricted to Low and Very Low Income Households in exchange for the following incentives:

    a. An On-Menu Incentive for an increase in height to permit a new building with 76-feet, 8-inches in height in lieu of the otherwise permitted 72-foot height limit pursuant to Ordinance 165,656 and LAMC 12.21.1 B.2 for a site with more than 20 feet of grade change;

b. An Off-Menu Incentive for a decrease in yards to permit a 4-foot, 6-inch northerly side yard fronting Franklin Boulevard in lieu of the otherwise required 9-foot front yard for a 6-story building pursuant to LAMC 12.11 0.2;

c. An Off-Menu Incentive for a decrease in yards to permit a 10-foot rear yard in lieu of the otherwise required 18-foot rear yard for a 6- story building pursuant to LAMC 12.11 0.3;

2. A Conditional Use Permit to permit pursuant to 12.24 U.26, to permit a housing development project with a density increase greater than the maximum permitted in LAMC 12.22 A.25, for a total of 186 units;

3. Site Plan Review (SPR) pursuant to LAMC 16.05 C, to permit the construction, use, and maintenance of more than 50 new residential units;

4. Preliminary Parcel Map (PMLA) pursuant to LAMC 17.50, a to permit the merger and re-subdivision of five (5) ground lots into one (1) ground lot and two (2) air space lots;

5. Approval of other permits, ministerial or discretionary, in order to execute and implement the Project such as: landscaping approvals, exterior approvals, storm water discharge permits, grading permits, haul route permits, and installation and hookup approvals for public utilities and related permits; and

6. Adoption of the Sustainable Communities Environmental Assessment (SCEA).

MITIGATION MEASURES:

Pursuant to Section 21155.2 of the PRC, this SCEA Initial Study:

1. incorporates all feasible mitigation measures, performance standards, or criteria set forth in the prior applicable environmental impact reports, including the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by the Southern California Association of Governments (SCAG), and adopted in findings made pursuant to Section 21081; and

2. contains mitigation that either avoid or mitigate to a level of insignificance all potentially significant or significant effects of the Project required to be identified in this initial study.

FILE REVIEW AND COMMENTS:

The Sustainable Communities Environmental Assessment (SCEA) and the documents referenced in the SCEA are available for public review at the City of Los Angeles, Department of City Planning, 200 N. Spring Street, Room 750, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m.. Please contact the Staff Planner listed below to schedule an appointment.

The SCEA is also available online at the Department of City Planning's website at http://planning.lacity.org (click on the "Environmental Review" tab on the left-hand side, then "Sustainable Communities Environmental Assessments", and click on the Project title).

The SCEA can also be purchased on CD-ROM for $5.00 per copy. Contact Jenna Monterrosa at (213) 978- 1 377 to purchase copies.

If you wish to submit comments following review of the SCEA, please reference the Environmental Case No. above, and submit them in writing by Monday, April 2, 2018, no later than 4:00 p.m.

ease direct your comments to:

Mail: Jenna Monterrosa
City of Los Angeles, Department of City Planning 200 N. Spring Street, Room 763
Los Angeles, CA 90012

E-mail: Jenna.Monterroas@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning

Jenna Monterrosa
Department of City Planning
(213) 978-1377

Puede obtener información en Espanol acerca de esta junta Ilamando a! (213) 978-1454.

LOS ANGELES DEPARTMENT OF CITY PLANNING
200 N. SPRING STREET, ROOM 750
LOS ANGELES, CA 90012

NOTICE OF COMPLETION AND AVAILABILITY

OF SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA)

March 1, 2018

ENVIRONMENTAL CASE NO.:	ENV-2017-1504-SCEA
PROJECT NAME:	Montecito II
PROJECT APPLICANT:	Thomas Safran and Associates
PROJECT ADDRESS:	6650-6668 Franklin Avenue, 1850 N. Cherokee Avenue, Los Angeles, California, 90028
COMMUNITY PLAN AREA:	Hollywood
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City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 763
Los Angeles, CA 90012

E-mail: Jenna.Monterroas@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning

Jenna Monterrosa
Department of City Planning
(213) 978-1377

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1454.

Concerns in Opposition

Subject: Montecito II
Reference: ENVIRONMENTAL CASE NO.: ENV-201 7-1 504-SCEA

1. Project Description
2. Comments

   a. The demolition of the garden and parking lot and;
   b. Major alteration to a city, state and federally registered historic landmark.
   c. Subsequent six story box style construction at the Montecito Property.
   d. Effect on adjacent pre-school and senior dining / recreation center.
   e. Mitigation of the adverse effect of demolition and construction activities on Cherokee Avenue and Franklin Avenue.
   f. Property entrance for construction activity.
   g. Lack of adequate resident parking and onsite support services parking.
   h. Existing traffic hazard at the North Cherokee / Franklin Avenue intersection.
   i. Not enough existing parking for residents and other services.
   j. Additional stress on existing residents with moderate to severe medical issues.
   k. Exchange real green space for imaginary green space in the form of garage and rooftop "air space".
   l. Real green space needed for health and sanity.
   m. Rush to pay-off investors in the guise of helping low income seniors.
   n. Lack of active security.

D. Stewart Farquhar
6650 Franklin Ave, Apt# 409
Hollywood Ca, 90028

Date Emailed :4/2/2018 3:26 PM

Concerns in Opposition

PROJECT DESCRIPTION:

The Proposed Project would include 68 new multi-family residential units (67 affordable senior units and one on-site-manager's unit) and ancillary spaces, totaling approximately 53,370 square feet of new building area, approximately 7,000 square feet of recreation/open space areas, and 57 new parking spaces on two subterranean levels, for a total of 104 on-site parking spaces.

The Proposed Project would be six stories tall, up to a maximum of 76-8" feet in height.

The new building would be physically connected by a new common lobby to the existing Montecito Apartments Building, providing the residents' access to both facilities and the amenities within.

Up to 27 trees may be removed and replaced under the Proposed Project; no trees to be removed are within the public right-of-way.

COMMENTS

A. Destruction of the existing garden and parking lot will cause much air and noise pollution. The resulting dust, or water used in an attempt to mitigate the dust, for over a year, will add to all the residents' discomfort and create a health and safety and an entrance / exit hazard.

B. It will aesthetically and structurally alter a city, state and federally registered landmark as it will connect to the existing structure on the west wall to create a common lobby. According to published management documents they plan on adding to the existing Montecito by incorporating and combining the new box under the registered Montecito name,

D. Stewart Farquhar
6650 Franklin Ave, Apt# 409
Hollywood Ca, 90028

Date Emailed :4/2/2018 3:26 PM

thus eliminating Montecito II designation. The proposal is totally out of scale for this site and aesthetically wrong for this neighborhood.

C. The planned ultra-modern, "box-type structure" to replace the garden and west one half of the existing parking lot will contain an additional 68 units and 57 parking spaces. As presented, the proposed design will not compliment the historic Mayan Art Deco design of the existing historic landmark. By attaching the new structure to the historic structure the new building provides the false impression it is part of it.

D. Adjacent to 6650 Franklin Ave and the proposed project is a senior dining / recreation center and a preschool. There are no published provisions to mitigate the construction effects on these facilities other than fences. There is anecdotal evidence presented at community meetings that the school was offered property subsidy and relocation expenses if they did not oppose the construction. They have subsequently changed their position to Not Opposed.

E. Further, the proposed two year-plus construction of this project will have a tremendous impact on already restricted street parking, add noise, dirt, dust, construction trucks, support vehicles, earthmoving equipment, cranes, and the concomitant exacerbate street congestion, Monday through Saturday from 7:AM to 3:PM. All this on an already over-used substitute for Hollywood Boulevard during its many closures. It will also impact the shuttle bus loop route during the entire Hollywood Bowl season. The Dash bus stop and service will also be compromised on the corner of Franklin and Cherokee.

F. The construction entrance will, by necessity, be either off Cherokee Avenue or from an adjacent restricted lane on the

D. Stewart Farquhar
6650 Franklin Ave, Apt# 409
Hollywood Ca, 90028

Date Emailed :4/2/2018 3:26 PM

south side of Franklin Avenue or both. Construction traffic and storage will severely hinder or eliminate regular or any unplanned access to and egress from the existing under building parking levels or from the remaining portion of the parking lot. There is no published provision to provide close alternate resident parking. Or, how the inconvenienced residents will leave or enter at will with their shopping bags and without a long trek.

G. Whereas the reported combined total residential units will be 186 with allotted onsite parking spaces for only 104 vehicles, no provision has been made for onsite parking for contract equipment repair vehicles or In Home Support Services (IHSS) or other visiting medical support workers. Many of these medical services provide daily visits to the existing residents.

H. No thought, study or review has been made of the dangerous, slippery, when wet, 38 degree incline of Cherokee Avenue as it approaches Franklin Avenue. The constantly congested condition of Cherokee Avenue south of Franklin, day and night, belies how incomplete this project's conception and execution has been. Installing additional units and associated parking spaces adds to this congestion, traffic "book study" notwithstanding. The gate on Cherokee Avenue is the only vehicle and parking entrance. There are three pedestrian entries. One entry is via the existing garden and into the basement level. The second is the front door and the third is the back pedestrian gate and rear door from the parking lot. Due to construction, only the front door remains. This eliminates the minimum of two safe exits in the case of a building emergency.

I. There are several residents who utilize Medical support and / or IHSS workers. These workers are currently unable to park on the property and are required to walk blocks in an

D. Stewart Farquhar
6650 Franklin Ave, Apt# 409
Hollywood Ca, 90028

Date Emailed :4/2/2018 3:26 PM

already parking starved neighborhood in order to render their essential services. The current 47 parking spaces on 2 levels under the building and in the outside lot are less than what the current need is for existing tenants. In actual fact 23 spaces will be removed by this construction. The additional 57 parking spaces will replace these 23 spaces resulting in a net gain of only 34 NEW spaces for 68 units. It is interesting to note that as currently configured, the Montecito has only 116 units. See figure 1 below.

FLOOR(S)	UNITS/FLOOR	CUMULATIVE
1	9	9
2-9	8 floors x 12 units	105
10	11	116

Figure 1

J. Montecito's residents, all of whom are 55 years or older and many of whom are moderate to seriously ill with respiratory or /and cardiac issues, should not be subjected to this construction nightmare. They are attempting to remain out of assisted living facilities. According to the Los Angeles Department of Housing, Thomas Safran and Associates (TSA) has succeeded in removing relocation assistance from all but 3 units in the existing Montecito residence. If true, this is unfortunate and not in the spirit of TSA's Goals.

K. The developers want to exchange existing green space for fenced roof top landscaping in boxes after the removal up to 27 healthy trees. Their plan is to substitute the last quiet garden oasis on Franklin Avenue and replace it with a "ground lot" (on top of a parking garage) and 2 "air space lots" on top of a building and other balconies. This garage top garden will be in full view of the residents of 1847 N.

D. Stewart Farquhar
6650 Franklin Ave, Apt# 409
Hollywood Ca, 90028

Date Emailed :4/2/2018 3:26 PM

Cherokee as their north windows will overlook the planters.

L. The urgent need for legitimate open green space was addressed in part in a recent Los Angeles Times Article, about the need for open space for wild life and our sanity. A "Ground Lot" on top of a Parking Garage and "Air Space" and planters on top of a building or tacit "balconies" are not a valid substitute for open green space.

M. Under the guise of obtaining low interest, long term mortgages and requesting favorable rulings and support from the various government entities that they court and donate to, the developers will realize a substantial fee. Review of the figures from past projects indicate that the developers expect to net from between $2.5 to $3.5 million at the completion of the buildout. This windfall does not include the large percentage of rents that are 2 thirds subsidized by other government entities. As of 1/1/18 private pay clients are gradually being squeezed out of the existing Montecito property in favor of subsidized rent schemes of up to $1,800 per tenant.

Low income residents are becoming fewer and fewer. Only existing long term private pay residents, that are rent increase limited due to the building age, have rent under $1,000. The new building, unless protected by loan terms and government contracts, will not have that protection. If there is no legal rent increase protection any resident of the new building may be subjected to substantial yearly rent increases. There is no published assurance by the developer that this is not so.

N. There is no published provision or commitment to include active property security in a neighborhood still troubled by active gang activity. The additional units may increase the

D. Stewart Farquhar
6650 Franklin Ave, Apt# 409
Hollywood Ca, 90028

Date Emailed :4/2/2018 3:26 PM

likelihood of thefts of property and mail. Both of which have already occurred due to poor rear gate / door security. The instances of rear gates locked open and rear doors propped open will, by necessity, increase further reducing already sparse security.

DISCUSION and CONCLUSION

The Montecito II Project, as outlined in the current Sustainable Communities Environmental Assessment (SCEA), is an insult to the City of Los Angeles and the Department of City Planning, even if unintentional.

Why so harsh a judgment? The Project, analyzed in its entirety, is a foreseeable hazard to the health and safety of current and future residents and neighbors.

Why such a harsh condemnation of a well-known, experienced owner / developer of needed senior housing? The fault is with the property itself, not the owner / developer, who would sincerely like to treat the entire Montecito site as any other parcel containing spare, undeveloped land.

How could several decades of ownership not inform the owner of the property's limitations? The owner admirably concentrated on the well-being of Montecito's elderly residents in the 10 stories of the Art Deco 1930's well-maintained landmark. The owner successfully owns and manages 6,000 units in Southern California, some of which were self-developed.

With that track record, why shouldn't the owner / developer be given the benefit of the doubt on improvements to the property- especially those that would increase housing for the elderly?

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Concerns in Opposition

Shouldn't the Department of City Planning facilitate and streamline the process so that such a noble endeavor could be expedited?

In the owner's mind he has done the necessary homework. Experts have been retained, sometimes several in the same professional field, such as geologists, have been used over the course of the planning phase. Specialists have produced reports, lawyers have analyzed laws, exceptions, and incentives to hurry construction on the spare, undeveloped land.

So, where's the fault?

What's the fault in doing all that had to be done to get the project built? And, built as soon as possible? That's what is supposed to happen. Every "i" dotted and every "t" crossed.

The fault is in wishful thinking and in believing one's own press clippings. As the interested public looks over the 500 pages of the current SCEA, unfortunately the stress placed on the City of Los Angeles and the Department of City Planning is made embarrassingly apparent.

Wishful thinking for speed of approval shows through in the numerous-and serious-mistakes in the compressed 2- page Notice of Completion and Availability (NCA) for the SCEA (March I, 2018, with comments due by April 2, 2018):

Non-existent e-mail address on the NCA mailed to all Montecito residents and immediate neighbors (wrong spelling of city planner's name)
Serious misstatement by omission that the Montecito II Project will have "57 new parking spaces for a total of 104 on-site parking spaces". (The actual "new" spaces are only 34 for the 68 new units because 23 of the 57 "supposed new" are merely

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replacing the 23 removed from surface parking and put into subterranean.

Multiple factual errors, copied from report to report, demonstrating that on-site review was insufficient. (See Figure I).

As a courtesy, I provide a new EASIER TO READ NOTICE. (See enclosed reformatted NCA , including all errors)

Within the 500 pages of documents is an important page, "Form", approving the Montecito II Project, which is personally signed and dated "April 2, 2018", a date which had not occurred when signed.

Because of these mistakes in the current SCEA, another accurate NCA for a corrected SCEA should be issued with new comment dates. Just because the owner has nice press clippings, doesn't mean that common sense should be waived in dealing with the firm. On a deeper level, what other mistakes have been made in the hurry to approve this unusual project on this quirky piece of property?

In fact, why was an SCEA used instead of the more common and demanding Mitigated Negative Declaration (MND)?

Where is the reasoning justifying that choice? Should the next attempt at this ill-advised Montecito II be the more demanding MND?

Attempted development of the Montecito site, with 10 crowded floors of elderly residents, who would have to live under dangerous conditions for 2 years, should not be streamlined nor rubber-stamped.

D. Stewart Farquhar
6650 Franklin Ave, Apt# 409
Hollywood Ca, 90028

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Concerns in Opposition

Further, to the community interest, the owner / developer needs to be a good neighbor. At this point that does not seem to be the case.

The owner / developer needs to seriously consider if the Montecito II, representing a mere 1% of his units, is worth costs in money, reputation, and potential liability that could be quite substantial.

The City of Los Angeles and the Department of City Planning need to realize that the Montecito property is a poor choice for development and have the guts to protect the community.

The proposed project as outlined in the referenced SCEA should NOT be allowed to go forward. Withdram this SCEA.

D. Stewart Farquhar
6650 Franklin Ave, Apt# 409
Hollywood Ca, 90028

Date Emailed :4/2/2018 3:26 PM

Connect Create Collaborate

Jenna Monterrosa <jenna.monterrosa@lacity.org>

Fw: Environmental Case ENV-2017-1504-SCEA, Montecito II

1 message

David Kearse <cineaste@earthlink.net> Mon, Apr 30, 2018 at 6:47 PM
Reply-To: David Kearse <cineaste@earthlink.net>
To: Jenna.Monterrosa@lacity.org, Mitch O'Farrell <councilmember.ofarrell@lacity.org>

Dear City Officials,
I challenge you both to come and bring other City Council and Planning officials to Franklin Avenue during any rush hour, mid-day, morning and evening, to observe the traffic backup from Highland Avenue to at least Cherokee Street. The Montecito, of course, borders Cherokee Street, as well as Las Palmas. Each of those streets gets backed up, too, especially in the evening rush hour.
So come and see – before the City Council and Planners make a final decision on Montecito II. Your minds might be changed. See below:
David Kearse

---Forwarded Message---
From: David Kearse
Sent: Mar 29, 2018 7:40 PM
To: Jenna.Monterrosa@lacity.org
Cc: Mitch O'Farrell
Subject: Environmental Case ENV-2017-1504-SCEA, Montecito II

Jenna Monterrosa
City of Los Angeles, Dept. of City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012

March 29, 2018

RE: Environmental Case ENV-2017-1504-SCEA, Montecito II

Dear Ms. Monterrosa,

Having reviewed the SCEA study above on the Internet, I wish to draw to you, the Director of Planning and the Department's attention to one problem not addressed or mitigated in the study or the proposal.

While the study mentions throughout the study that Montecito II residents would have access to Highland Avenue and Hwy. 101, it does not consider this:

- 64 parking spaces would be provided
- That means 64 more vehicles in addition to the vehicles already housed in Montecito I would join the traffic flow
- Two new apartment buildings are being completed now on Las Palmas and a hotel, I believe, is to be built on Cherokee. There is construction at the intersection of Las Palmas and Franklin Avenue.

- Those new buildings will very soon dump countless more vehicles into traffic

If the city has looked at Franklin Avenue recently, you would see that now, today, traffic is frequently backed up from at least Cherokee to Highland.
As mentioned to Councilman O'Farrell at a meeting in Montecito I, with Tom Safran and staff present, the honking of horns in drivers' terminal impatience is more than a nuisance now -- it is a health hazard. And then there is traffic from the Hollywood Bowl in summer -- where is that traffic to go with the additional traffic from the new buildings?

Is there an area of Hollywood where there would be less traffic impact, and certainly less noise and driver frustration, where much-needed Affordable Housing might be built? The density in this neighborhood is just too high -- and traffic much too heavy today.

Thank you for listening.

Sincerely

,

David Kearse
323-962-7865
cineaste@earthlink.net
www.davidkearse.com

Cc: Councilman Mitch O'Farrell

Connect Create Collaborate

Jenna Monterrosa <jenna.monterrosa@lacity.org>

ENV-2017-1504-SCEA

1 message

njjonz@gmail.com <njjonz@gmail.com> Sun, Apr 1, 2018 at 9:38 PM
To: jenna.monterrosa@lacity.org
Cc: councilmember.ofarrell@lacity.org

Attached is a pdf document with my comments regarding Environmental Case No.: **ENV-2017-1504-SCEA** / Montecito II Project .

Regards,

Normajean Jonz
Stakeholder

ENV-2017-1504-SCEA, Opposition Facts and Comments submitted by Normajean Jonz 4-1-18.pdf
551K

OPPOSITION FACTS & COMMENTS

ENV-2017-1504-SCEA

Environmental Case No.:	ENV-2017-1504-SCEA
Project Name:	Montecito II
Project Applicant:	Thomas Safran and Associates
Council District:	13 – O'Farrell
Project Address:	6650-6668 Franklin Avenue, 1850 N. Cherokee Avenue (1850 is incorrect but was printed in the SCEA Notice dated March 1, 2018) Los Angeles, California 90028

TO: Jenna Monterrosa
FROM: Normajean Jonz, Stakeholder
DATE: April 1, 2018

All of the reports to date that Thomas Safran & Associates (TSA) have presented, and for which they paid in order to attain the results they needed, are inadequate and have questionable validity.

HABITABILITY / ENVIRONMENTAL ISSUES

1. Covenant Of Quiet Enjoyment Under California Law Civil Code 1927

Implied in every rental agreement, there is an obligation by the landlord to provide "quiet enjoyment" and not to disturb the tenant. It does not have to be specifically mentioned in the lease in order for it to protect the tenant. A landlord who does not provide the tenant with "quiet enjoyment" under Civil Code 1927 subjects himself to liability.

To establish the landlord's breach of quiet enjoyment, the tenant must be able to show substantial interference. If the landlord breaches the duty to provide quiet enjoyment to the tenant under Civil Code 1927, the tenant may be able to:

a) Bring an action for breach of contract against the landlord
b) Exercise remedies found in Civil Code 1940.2
c) Seek injunctive relief to force the landlord to stop whatever he is doing

In Los Angeles, a tenant who is constantly suffering from outside noise may have a claim for breach of the covenant of quiet enjoyment; and, may also have a related claim of nuisance.

If the interference with the tenant's right to quiet enjoyment of the premises is so substantial that it forces the tenant to abandon the premises, the tenant may have a claim for constructive eviction.

2. **Failure to Disclose Material Facts**

Thomas Safran & Associates (TSA) have known for many years of their plans to construct the Montecito II addition. On April 24, 2017, during a recorded public meeting with the Montecito low-income senior residents, Thomas Safran himself personally stated this material fact. He said he always planned to expand and add units when he bought the property. Yet, TSA repeatedly has failed to disclose this material fact to countless tenants, until after the lease was signed, or after the tenant moved into the building, if at all.

3. **All West-Facing Units of the Montecito Abut the Construction Site**

The existing Montecito structure will be **uninhabitable** and intolerable on the entire west-facing side of the building.

The proposed new structure is allegedly 6 stories tall. But that is a flagrant deception. Six floors are designed as residential housing units; however, the rooftop structure design in-and-of-itself, when completed, is another 1 to 2 stories in height. In total, Montecito II will span a height of 7-8 stories, making it almost as tall as the iconic, historic Montecito landmark.

Regardless of any of TSA's inadequate, questionable, paid-for reports, the new construction project is going to dangerously and detrimentally affect the quality of life of the low-income senior residents. This fact is

evidenced in-part by what Thomas Safran publicly stated during the resident meeting of April 24, 2017, as well as, the previous TSA assurances regarding past rehab projects of the Montecito.

In 2015, a habitability plan was presented to the low-income senior residents regarding a five-floor earthquake retrofit. Once construction began, it soon became apparent to ALL residents, and employees at the Montecito, that the air quality and noise pollution caused by the retrofit was intolerable and unhealthful. For approximately two months, it was constant 8-hour a day loud banging, intense vibrations throughout the entire 10-story structure, and polluted air causing severe respiratory issues to the residents and to the manager at that time, Cheryl Lowers. Despite TSA's assurances, the situation was inescapable for the residents, causing anxiety, sleep deprivation, and physical and emotional upset. At that time, little or no remedies were provided to the inhabitants of the building. It was a nightmare!

So, given the above facts, and TSA's proven track record of making empty promises, why should the low-income senior residents trust any report provided to them by TSA, or trust anything they say?

With the new Montecito II addition, there will be excessive and loud noises common to construction processes caused by massive equipment such as dirt-haulers, bulldozers, incessant and loud backup beepers, jackhammering, etc. These environmental hazards will directly impact all the apartment units located on the west-facing side of the existing Montecito structure. Pursuant to the Covenant Of Quiet Enjoyment Under California Law Civil Code 1927, this violates the tenants legal rights (See Item #1 above), and also creates a harmful environment for the low-income senior residents.

This dangerous, environmental impact may prove deadly for some Montecito residents. These senior residents will be exposed to

hazardous materials, bacteria, dirt, debris, noise, and inhaling exhaust fumes from heavy-duty construction equipment. These residents will be inhaling airborne particulates such as fine cement dust which will infiltrate the apartment units adjacent to the actual construction site. This toxic, polluted environment can cause and/or exacerbate severe cardiovascular and respiratory illnesses such as asthma and allergies, cancer, heart conditions, acute bronchitis, and even premature death.

Subjecting the low-income senior residents to such a close-proximity to a hazardous, uninhabitable environment for approximately two years is irresponsible, unconscionable, immoral, cruel, outrageous, and unreasonable. This time frame could be further extended due to potential lawsuits against the developer, and negative media publicity. This unacceptable situation will force the low-income senior residents, who need permanent relocation money in order to move, to endure this daily hardship for an indefinite number of years.

Would you want your beloved family members to live under these deplorable conditions for an extended period of time, for two or three years, or longer?

Based upon comments made in the above referenced meeting of April 24, 2017, Thomas Safran also blatantly stated relocation money will not be offered to the residents regarding the new construction.

Thomas Safran also said if there are some people who are hardship cases, TSA has several other buildings to which they could move four or five residents. He said there is no money in the budget to provide permanent relocation for 30 or 40 people.

By making these statements, he acknowledges the fact that the new construction will create problems for the current tenants at the Montecito.

Furthermore, Thomas Safran has contributed in excess of $92,000 to political campaigns, including to Mitch O'Farrell Council District 13 which happens to be the location of the proposed project. Yet he says he cannot afford to provide permanent relocation money to his low-income senior tenants.

Permanent relocation assistance amounts that are in accordance with the Los Angeles Housing & Community Investment Department (LAHCID) will alleviate the suffering brought on by the new construction by giving the residents the option to remove themselves from the upcoming toxic environment. To date, still no remedy for this serious problem has been offered to the residents by TSA.

It seems obvious that Thomas Safran & Assoc. is deliberately denying permanent relocation monies to these low-income senior residents who will need to move.

This is apparently how they have chosen to treat their low-income seniors, by victimizing them. This action is tantamount to elder abuse, and it actually flies in the face of their public claims of low-income senior advocacy. It seems they are only low-income senior advocates if it does not cost them money, inconvenience them, or if it does not conflict with their agenda.

This irrational behavior is despicable on the part of Thomas Safran & Assoc. who claim to do so much for the low-income senior community.

If permanent relocation money is not offered to ALL residents who occupy units located on the west-facing side of the Montecito, then Thomas Safran is constructively holding these low-income seniors hostage, the same people he claims to want to protect.

GEOLOGY / ACTIVE EARTHQUAKE FAULT LINE ISSUES

City Hall's pro-developer culture is so well-entrenched it would be hard to imagine city officials reaching any decision other than one that sided with the developer. —Robert Silverstein, Attorney, Stop The Millennium Project

An active earthquake fault is located beneath the Montecito's parcels. It is illegal under State of California law to build new construction on top of a fault. It is also gross negligence.

TSA's reports are in direct conflict with the official maps and findings of the State of California expert geologists.

Furthermore, according to recent statements made by State of California geologist Tim McCrink, the fault that runs through the Montecito property is active and the very act of construction can compromise the 10-story Montecito, causing it to come down, to collapse.

Who gave these geologists on Safran's payroll the ultimate authority to haphazardly ignore the official maps, findings, and statements from the State of California's expert geologists? Additionally, the State geologists never told Safran's geologists it was okay to construct this project, contrary to TSA's paid consultant's public claims that they did.

Equally unscrupulous, who gave this same ultimate authority to the City of Los Angeles' employees, (includes politicians) to approve these contradictory reports?

Fortunately, it appears the best person to handle this life-threatening danger seems to be renowned attorney, Robert P. Silverstein, who has a history of successfully halting projects of this nature.

HISTORIC LANDMARK / PRESERVATION ISSUES

The Montecito is listed on the National Register of Historic Places as a designated landmark. The Montecito II Project will destroy the viewshed of this iconic, historic building.

The height and location of the Montecito II Project clearly does not fall within the official standards set forth by the *National Park Service, Department of Interior, Technical Preservation Services Standards* for *New Construction Boundaries*, particularly the standards established for viewshed, density, and surrounding open space. Please refer to https://www.nps.gov/tps/standards/applying-rehabilitation/successful-rehab/new-construction.htm

> Per the Secretary of the Interior's Standards for Rehabilitation – Standard 9 in particular – and the Guidelines for Rehabilitating Historic Buildings, requirements clearly include:
>
> a) Historic landscapes and significant viewsheds must be preserved.
> b) Protecting the historic setting and context of a property, including the degree of **open space and building density**...For example, a historic building **traditionally surrounded by open space must not be crowded with dense development**.

The new construction Montecito II Project will stand 7-8 stories tall including its rooftop structure. It will destroy the majority of the significant viewshed from the ground floor through the eighth floor when looking both west and southwest from inside the units. Beautiful, expansive views, some as far-reaching as the Pacific Ocean, will be replaced with views of the Montecito II exterior walls and its rooftop structure. Looking eastward and northeastward toward the Montecito from afar, the view of the iconic, historic landmark will be almost totally obscured.

Official government standards set forth by the Secretary of the Interior regarding viewsheds and surrounding open space were ignored by Historic Resources Group (HRG) and Hollywood Heritage.

Furthermore, there appears to be a potential conflict of interest, and possible questionable integrity and ethics issues with Historic Resources Group (HRG) and their perhaps self-serving relationship with TSA.

a) HRG is TSA's consultant, and they prepared the "Montecito II Historic Resources Technical Report, July 2017;"
b) Christy McAvoy is the owner of Historic Resources Group (HRG);
c) Christy McAvoy is also the co-founder of Hollywood Heritage which is supposedly an historic preservation organization; and,
d) When asked why Hollywood Heritage was supporting the project, Christy McAvoy's response was, they considered the viewshed but know the developer for a long time and it's affordable housing.

What does her relationship with the developer have to do with her judgements on preservation? Why is that a factor? She either is a preservationist, or she is not.

IN CONCLUSION

A landlord who does not provide the tenant with "quiet enjoyment" under California Law Civil Code 1927 subjects himself to liability. (See pages 1-2)

There are approximately 20 or more projects currently proposed or under construction in Hollywood. Many of these projects will include a percentage of affordable units. In comparison, the trivial number of 68 units being planned for the Montecito II project will be overshadowed by the detrimental impact to the current Montecito low-income senior tenants.

When tenants move into a "seniors only" property, it is with an expectation that there will be a more respectful and sensitive environment, an environment which is conducive to peace and quiet rather than a massive construction zone, mere feet from their windows.

No senior tenant willingly moves into a property to suffer through a chaotic, stressful environment that will be filled with Monday-through-Saturday loud construction noise and filth being inflicted upon them. Nor would they have expected the owner constructing a connecting 7-8 story tall building within a stone's throw from each and every west-facing unit.

The Montecito II Project should not be approved.

And if it is, due to the longevity of the project, then permanent relocation money must be offered as the only option to these low-income senior residents who are located in the approximately 40 west-facing units.

Connect Create Collaborate

Jenna Monterrosa <jenna.monterrosa@lacity.org>

ENV-2017-1504-SCEA

1 message

Terry Stepusin <terrys805@att.net>
To: jenna.monterrosa@lacity.org
Cc: councilmember.ofarrell@lacity.org

Sun, Apr 1, 2018 at 5:33 PM

Environmental Case No.: **ENV-2017-1504-SCEA**
Project Name: Montecito II
Project Applicant: Thomas Safran and Associates
Project Address:
6650-6668 Franklin Avenue,
1850 N. Cherokee Avenue–(1850 is incorrect, but was printed in SCEA Notice of March 1, 2018)
Los Angeles, California 90028

I am and have been in opposition to the Montecito II construction project.

I am a resident at the Montecito for over seventeen years. The building is composed of over 118 other low income seniors like myself. Many of these low income residents have significant or serious health issues such as respiratory, heart, emotional, and other assorted physical problems associated with the aging process. Some are even in the end stages of their life.

For the past eighteen months the low income residents of the Montecito apartment building, along with residents surrounding the Montecito, have had to endure major disruptions in their lives due to the current development of the property that is located only one-block away at the corner of Highland Ave. and Franklin Ave. This construction has caused major problems with air pollution, causing the staff, the children and their parents at the nearby Canyon School significant health and lung problems. Besides the air pollution issues, traffic patterns on Franklin Ave. and surrounding streets have been significantly and negatively impacted due to the increased heavy-duty truck traffic. The noise coming from that construction site, which includes constant loud back-up beeping, banging, and the Jurassic dinosaur sounds of steel supports scraping against each other, has been a constant cause of emotional upset throughout the construction stage to the residents of the Montecito and neighboring properties.

Now, in an effort to rationalize construction of the Montecito II addition to the historic landmarked Montecito, Thomas Safran and Associates (TSA) Development is using the affordable housing bandwagon to further enhance their financial future. This proposed construction will take place in the current park-like garden which abuts the west side of the original Montecito. This garden is one of the few open green spaces in the neighborhood and will be sacrificed by TSA Development in the name of progress and the almighty dollar.

This new structure will provide an insignificant amount of additional affordable housing to the City of Los Angeles. TSA Development has seen fit to bring home the above issues to the current low income residents of the Montecito. This new construction will be literally in their back yard. The current Montecito senior residents have no ability, financial or otherwise, to stave off the impact it will have on their lives.

To add insult to injury, Thomas Safran stated in a resident meeting on April 24, 2017, that relocation money will not be provided to the current low income senior residents of the Montecito. Once construction begins on the Montecito II these residents, especially the occupants of apartments on the west of the building, will be trapped in a truly intolerable and unhealthy circumstance created by Thomas Safran and Associates. TSA is constantly claiming to be an advocate of the elderly. How does victimizing current residents who are helpless, low income seniors translate to a benefit to the community?

With this in mind, it seems TSA Development has employed another strategy to further injure the tenants they claim to care so much about. Just like certain landlords of other properties have done across the country, TSA is using the inconvenience and environmental health threats of new construction to constructively evict their current low income tenants. Once those tenants have moved out of the Montecito, TSA will be free to fill their vacant apartments with highly subsidized, more profitable, Section 8 and VASH tenants as TSA has done in the past, increasing their profits even more. These programs provide the landlord as much as $1,800.00 per month per apartment. This can easily triple the amount TSA is currently receiving from Montecito tenants who are not on the Section 8 and VASH Programs. Where are these low income seniors, who TSA claims to care so much about, going to go without relocation money? By providing relocation money, this would be a benefit to both the residents and TSA Development. Without relocation money, Thomas Safran will effectively be putting those seniors, forced to leave because of health and environmental issues, out on to the sidewalk.

Although Thomas Safran and Associates has provided the City of Los Angeles with the minimally required reports, one must remember that these reports were bought and paid for by TSA. These were not unbiased reports paid for by a neutral third party. Because of this fact, these reports could certainly be slanted to support whatever findings TSA Development desires.

In 2015, a five story earthquake retrofit was performed at the Montecito. At that time, TSA provided the Montecito low income residents a habitability plan that stated the Montecito would be habitable during the retrofit. That could not have been farther from the truth. This retrofit went on for approximately 8 weeks, filling the building with a fine dust that infiltrated the entire building causing people with respiratory issues to seek medical attention from their medical professionals. In addition, the constant drilling and banging could be heard throughout the Montecito. The entire building vibrated. This was certainly an infringement on the tenants' legal right to the **"quiet enjoyment"** of the premises. Little or nothing substantial was done to remedy that situation at that time. So, why should the Montecito residents put their trust in what TSA Development tells them now? The best remedy regarding the pending construction that TSA Development could offer their low income senior residents is to provide relocation funds, so residents needing to escape a potentially life threatening environment can do so. To deny relocation money to low income senior residents would be heartless and uncaring behavior from a company that claims to be the champion of **low income seniors.**

In conclusion, TSA development apparently looks upon their Montecito low income senior residents as nothing more than a "cash cow." Able to be manipulated at TSA's whim whenever they choose to do so. We are more than that. We are living, breathing human beings that need to be treated as such with dignity and respect, and not just a number on a balance sheet. TSA Development is more than willing to toot their own horns in public regarding affordable housing in Los Angeles. **How would they like to publicly defend their denial of relocation money, as evidenced by Tom Safran's statement on April 24, 2017?** My guess is they would not.

SHAME ON TSA DEVELOPMENT! SHAME ON THOMAS SAFRAN!

Respectfully submitted,

Terrence Stepusin
Stakeholder

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Respectfully submitted,

Terrence Stepusin
Stakeholder

Connect Create Collaborate

Jenna Monterrosa <jenna.monterrosa@lacity.org>

Environmental Case ENV-2017-1504-SCEA, Montecito II

1 message

David Kearse <cineaste@earthlink.net>
Reply-To: David Kearse <cineaste@earthlink.net>
To: Jenna.Monterrosa@lacity.org
Cc: Mitch O'Farrell <councilmember.ofarrell@lacity.org>

Thu, Mar 29, 2018 at 7:40 PM

Jenna Monterrosa
City of Los Angeles, Dept. of City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012

March 29, 2018

RE: Environmental Case ENV-2017-1504-SCEA, Montecito II

Dear Ms. Monterrosa,

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- That means 64 more vehicles in addition to the vehicles already housed in Montecito I would join the traffic flow
- Two new apartment buildings are being completed now on Las Palmas and a hotel, I believe, is to be built on Cherokee. There is construction at the intersection of Las Palmas and Franklin Avenue.
- Those new buildings will very soon dump countless more vehicles into traffic

If the city has looked at Franklin Avenue recently, you would see that now, today, traffic is frequently backed up from at least Cherokee to Highland.
As mentioned to Councilman O'Farrell at a meeting in Montecito I, with Tom Safran and staff present, the honking of horns in drivers' terminal impatience is more than a nuisance now – it is a health hazard. And then there is traffic from the Hollywood Bowl in summer – where is that traffic to go with the additional traffic from the new buildings?

Is there an area of Hollywood where there would be less traffic impact, and certainly less noise and driver frustration, where much-needed Affordable Housing might be built? The density in this neighborhood is just too high – and traffic much too heavy today.

Thank you for listening.

Sincerely

,

David Kearse
323-962-7865
cineaste@earthlink.net
www.davidkearse.com

Cc: Councilman Mitch O'Farrell

Connect Create Collaborate

Jenna Monterrosa <jenna.monterrosa@lacity.org>

URGENT: Incorrect email address re SCEA Notice ENV-2017-1504-SCEA dated March 1, 2018

2 messages

njjonz@gmail.com <njjonz@gmail.com> Sat, Mar 17, 2018 at 5:15 PM
To: vince.bertoni@lacity.org, jenna.monterrosa@lacity.org

Vince and Jenna,

How are stakeholders supposed to respond with comments to an email address that is incorrect?

The comments submission email is printed as Jenna.Monterroas@lacity.org with the "a" and "s" transposed. This typo is sloppy, careless, and unfair to the stakeholders involved. Was this an intentional error to favor the developer?

Additionally, the Project Address of 1850 N. Cherokee is incorrect. That property is located on the opposite side of Cherokee from the Montecito driveway. That property owner is David Lesser, not Thomas Safran.

Due to your negligence, a new "Notice of Completion and Availability of Sustainable Communities Environmental Assessment (SCEA)" needs to be reissued with the correct information AND a new deadline date.

Best regards,

Normajean Jonz
Stakeholder

Jenna Monterrosa <jenna.monterrosa@lacity.org> Sun, Mar 18, 2018 at 3:45 PM
To: njjonz@gmail.com

Thank you for your email Ms. Jonz.

I apologize for the email address confusion and can assure you that it was not intentional. We will address this issue and in the meantime please do submit to me any comments you have on the project's environmental assessment. You may do so electronically or via mail to our office address at 200 N. Spring Street, Room 763, Los Angeles, CA 90012, as included on the notice.

Additionally, if you have any questions about the project I'd be happy to meet with you to discuss.

Thank you again.

Jenna Monterrosa
[Quoted text hidden]

Jenna Monterrosa
City Planner
Department of City Planning,
Expedited Processing Section
T: (213) 978-1377
200 N. Spring Street, Room 763
Los Angeles, CA 90012

Connect Create Collaborate

Jenna Monterrosa <jenna.monterrosa@lacity.org>

ENV-2017-1504-SCEA

1 message

Tyler Williams <tjwilliams1@gmail.com> Sun, Mar 4, 2018 at 7:52 PM
To: jenna.monterrosa@lacity.org

Dear Jenna,
I am a concerned citizen writing to you regarding the proposed addition to the Montecito building on Franklin Ave near Highland. This is my second letter to you regarding this matter.

The development company has proposed to almost completely skip the test/safety phases of this project; in order to streamline the building, seemingly so the residents in the area don't have enough time to protest the building.

The added traffic to the area would be an atrocious oversight. Between the Hollywood Bowl, Hollywood Blvd just below, and the tourist traffic, Franklin and Highland is one of the WORST intersections in the city! There is also an enormous high-rise building going up just across Las Palmas and several other developments in the surrounding area creating even more foot and car traffic in the neighborhood. To wit, the proposed addition to the Montecito would also violate the height ordinance by over 20 feet as well as cut down 27 much needed trees. This proposal would also rob the residents of the Montecito of their private park adjacent to the building.

This neighborhood just went through almost a year of road construction with all of the added difficulty of closed streets, and construction noise from the work on the burst water main up and down Franklin Ave. Residents have already been dealing with construction vehicles and noise from the Franklin and Las Palmas project for over a year.

This neighborhood is considered a walking district, yet how many people will want to walk around a neighborhood that is overcrowded, noisy, dusty, and congested, let alone be able to drive though on the street?

The bottom line is that this new development is unwelcome by the local residents. Please raise these concerns at the next planning meeting. I hope that we can preserve some of the beauty of the art-deco building that is the Montecito and restore come of the peace that has been so sorely lacking in the neighborhood around Franklin Heights.

Thank you for your time and consideration.
Sincerely,

Tyler Williams
Actor, BFA, SAG-AFTRA
Producer - 11:11 Films,
Manic Productions
703-431-7742 (m)
323-609-8960 (w)

Connect Create Collaborate

Jenna Monterrosa <jenna.monterrosa@lacity.org>

The Montecito project

1 message

Tyler Williams <tjwilliams1@gmail.com> Wed, May 31, 2017 at 5:08 PM
To: phillip.bazan@lacity.org, jenna.monterrosa@lacity.org, nick.hendricks@lacity.org, jordan.turner@lacity.org, jojo.pewsawang@lacity.org
Cc: cgshq@consrv.ca.gov, malcolm.dougherty@dot.ca.gov, afine@laconservancy.org, councilmember.ofarrell@lacity.org

Re: The Montecito project
6650 Franklin ave
Hollywood CA 90028

File # AA - 2017 - 1505 - PMLA... CPC - 2017 - 1503 - DB-CU-SPR... ENV-2017-1504-EAF

Dear planning committee,
Please only allow this project to proceed with and environmental impact report.

The impact of putting another building on Franklin Avenue would create even more traffic than there already is. Not to mention the environmental impact of building on a known fault line.

I have been a resident on Franklin ave for over three years and can attest to the hassles of traffic to and from the 101 especially on nights when there's a concert at the bowl. Adding another large residential building to the area would have a disastrous impact on the traffic in the neighborhood. Please consider preserving the open space area next to the Montecito. The the seniors who reside there enjoy the open areas.
Sincerely,
A concerned citizen.

Connect Create Collaborate

Jenna Monterrosa <jenna.monterrosa@lacity.org>

The Montecito..6650 Franklin Ave...ZA2016-0311-VCU-CUB-ZV-ZAA-SPR....ENV-2016-0312-MND

1 message

poonsy6603@aol.com <poonsy6603@aol.com> Wed, May 10, 2017 at 12:42 PM
To: phillip.bazan@lacity.org, jenna.monterrosa@lacity.org, nick.hendricks@lacity.org
Cc: cgshq@conserv.ca.gov, malcolm.dougherty@dot.ca.gov, info@laconservancy.org

To Whom It May Concern,

The Montecito Landmark project, proposed plans to build on The Montecito's park grounds, at 6650 Franklin Ave. in Hollywood, should require a full EIR, not an MND...
(ZA 2016-0311-VCU-CUB-ZV-ZAA-SPR
ENV-2016-0312-MND)

At the Hollywood Hills West Neighborhood Council PLUM Committee meeting last week, after the Montecito project presentation, the PLUM Committee recommended stakeholders contact Dept. of City Planning and let them know this project should require a full EIR (Environmental Impact Report) not be reviewed via an MND (Mitigated Negative Declaration)

Some of the reasons it should have a full EIR...proper Environmental Impact Report are:

Traffic...
Traffic is in constant gridlock in the area and close proximity to the 101 freeway entrances and exits..
Area streets..Franklin, Wilcox, Cahuenga, etc. many trying to enter the 101 going north at Cahuenga/Wilcox/Franklin, and exit the 101 at Cahuenga/Wilcox/Franklin going south...
These streets are dangerously in constant gridlock.
The Cahuenga freeway entrance above Franklin is a total nightmare.

The developer is requesting more height and density.
The Montecito is the tallest building on Franklin Ave. in the area.
A project this size will add a significant amount of traffic to the area.

Cumulative effects of all the projects in the area..over 20..many are being approved with no EIR's but via MND's and the streets leading up to the 101 are backed up down to Sunset Blvd., and sometimes as far south as Selma Ave.where there are also many, many large new projects going up on Sunset Blvd., Selma Ave., Wilcox Ave., and Cahuenga Ave.. .

The gridlock is caused by drivers trying to get north onto the 101 at Cahuenga/Wilcox/Franklin, and south exiting the 101 at Cahuenga/Wilcox/Franklin.

Additional projects are going up all along Wilcox and Cahuenga, from Franklin, north, to Selma, south..
And skyscrapers east at Yucca/Argyle, and surrounding The Capitol Records Building at Argyle, Vine, etc. ..
All affect not only the jammed 101 freeway entrance at Argyle/Vine but traffic trying to get to the 101 freeway at Cahuenga..
Causing Franklin/Cahuenga/Wilcox gridlock...

There's a project going up now at Franklin and Highland, one block east of The Montecito.
It's the the sixth worst intersection in the city..
Highland traffic is in constant gridlock, and it leads to another 101 freeway entrance
The project is being constructed on a property where construction had not been allowed for years since it sits on an active EQ fault line.
It had no EIR, no outreach to the communities.

It's across the street from Canyon pre-school and Las Palmas Senior Center, who were never notified of the project, and construction made parents and children ill at the pre-school.
It should have required an EIR, but was slipped through via an MND.

The traffic turns from gridlock to totally paralyzing the area on Hollywood Bowl nights, Hollywood Blvd. Movie Premiere and Jimmy Kimmel Live street closures, and John Anson Ford will be up and running soon.
Some nights more than one of these events is going on.

The gridlock in the area raises concerns regarding response times in emergencies.
The Montecito is a Senior residence...
Belmont Village, a Senior home, is on HighlandAve. right below The Hollywood Bowl and the 101...a part of Highland Ave. in constant gridlock..exiting and entering the 101.

Franklin Ave. is at the base of the Hollywood Hills, and it's very difficult to get through the heavy traffic up to the Hollywood Hills..
EIR studies need to be done to assure EMS, LAPD, and LAFD can get through the area in cases of emergencies.
Proper traffic and environmental studies should be required.

EQ fault line...
The building is a Historic Landmark and building anything so close, on or near an EQ Fault line may compromise the historic building..a proper EIR and geological testing will better protect the historic building and the surrounding area.

There are safety concerns for The Montecito and area residents and businesses, and also due to the close proximity of Canyon Pre-School, and Las Palmas Senior Center to a new construction building on, or close to, the EQ fault line

We are Community Stakeholders following up, requesting EIR studies be required for this project, on the recommendation of Hollywood Hills West Neighborhood Council Plum Committee after the project was presented at a PLUM Committee meeting..

The Montecito Landmark project, at 6650 Franklin Ave. in Hollywood, should require a full EIR, not an MND...

To view the many projects proposed for, and being built in this area now, visit UrbanizeLA and click to Hollywood, and it will be obvious why this area cannot have any more projects slipped through via MND's.

The HEALTH and SAFETY of the communities is at stake.

Mr. & Mrs. Jim Geoghan
Whitley Heights

City files : AA-2017-1505-PMLA, CPC-2017-1503-DB-CU-SPR and ENV-2017-1504-EAF.
Plans: Montecito Application; Montecito Parcel Map; Montecito Photo Exhibit; Montecito Plan Set;

Connect Create Collaborate

Jenna Monterrosa <jenna.monterrosa@lacity.org>

The Montecito project

1 message

Tyler Williams <tjwilliams1@gmail.com> Wed, May 31, 2017 at 5:08 PM
To: phillip.bazan@lacity.org, jenna.monterrosa@lacity.org, nick.hendricks@lacity.org, jordan.turner@lacity.org, jojo.pewsawang@lacity.org
Cc: cgshq@consrv.ca.gov, malcolm.dougherty@dot.ca.gov, afine@laconservancy.org, councilmember.ofarrell@lacity.org

Re: The Montecito project
6650 Franklin ave
Hollywood CA 90028

File # AA - 2017 - 1505 - PMLA... CPC - 2017 - 1503 - DB-CU-SPR... ENV-2017-1504-EAF

Dear planning committee,
Please only allow this project to proceed with and environmental impact report.

The impact of putting another building on Franklin Avenue would create even more traffic than there already is. Not to mention the environmental impact of building on a known fault line.

I have been a resident on Franklin ave for over three years and can attest to the hassles of traffic to and from the 101 especially on nights when there's a concert at the bowl. Adding another large residential building to the area would have a disastrous impact on the traffic in the neighborhood. Please consider preserving the open space area next to the Montecito. The the seniors who reside there enjoy the open areas.
Sincerely,
A concerned citizen.

Connect Create Collaborate

Jenna Monterrosa <jenna.monterrosa@lacity.org>

Montecito Project Case #AA-2017-1505-PMLA...CPC-2017-1503-DB-CU-SPR...ENV-2017-1504-EAF

1 message

Zoe Wedderburn <zwedderburn@gmail.com> Sat, May 20, 2017 at 7:31 PM
To: jenna.monterrosa@lacity.org
Cc: Kay D'Arcy <kaydarcy500@gmail.com>, cgshq@consrv.ca.gov, malcolm.dougherty@dot.ca.gov, afine@laconservancy.org

Sending on behalf of Kay D'arcy, resident at Montecito, 6650 Franklin Ave, Hollywood, CA

Dear Ms. Monterrosa,

As a resident at The Montecito - see reference above - I would like to formally request that the extension proposed to be erected to our building and joined by a walkway, be refused by The City Planners.

Reason 1. The traffic along Franklin is densely packed already - especially when " The Bowl " is in session and also the Premiers nearby draw in big crowds. Because of the streets leading up to Franklin being narrow - and in our case (Cherokee) with a very steep gradient, the blockages that already occur means that often it is impossible to turn North as we exit our drive owing to backed up traffic. Dropping down to Hollywood and circumnavigating brings one to yet further streets going North being jammed as people fight to get on the 101 Freeway. It is also proposed that all the heavy equipment used for this project - exaction lorries etc.- should enter the site through our driveway which will have a problem negotiating both the narrow road and the slope. Residents in surrounding property will find it hard to use it as a through road,

Reason 2. Having seen a geographical picture taken by helicopter of the fault line that runs along and parallel to Franklin - and knowing that the corner site on Highland and Franklin was refused building some years ago because of this fault - it was a shock to discover that, with the fault clearly showing running under our building, there is a proposed building to be erected over it. Added to this a resident of The Montecito was shown the fault by a technician and allowed to photograph it whilst preliminary investigations were being made.

Reason 3. The air quality, as in many cities, is poor but for the past few years Hollywood has been surrounded with tall buildings being torn down or reconstructed The new building going up on the previously mentioned site on the corner of Highland and Franklin has caused a dust ' fall out ' which one can see on one's car and on ledges in the apartments. To know that there is a proposal to excavate under the six floored building for deep underground parking means that there will be a prolonged period of residents being subjected to close air pollution.

Reason 4, The safety of people living in the area is already at risk owing to the people living on the streets - or others trying to

exploit the vulnerable situation of the old - and our mailboxes have been broken into and homeless people found sleeping in corridors. If the proposed walkway comes off our Lobby into the new building then that is an added hazard as all their visitors and the residents themselves will be free to wander around our building and we won't know whether they belong or not.

Reason 5. The " Yard " itself has been well preserved by the owner and is used by residents and their guests - not to mention that there are wild animals and birds living happily which add to the enjoyment of people sitting out there. Truly, it's mature palms and Eucalyptus Trees together with the Arbor and surrounding shrubs and flowers, make one proud to be able to take friends down there. It is very disturbing to think that this ' oasis of calm in the middle of Hollywood should be torn apart for yet another construction site.

Hoping that you will consider these reasons when making your final recommendation.

Yours faithfully,

Kay D'Arcy

--

Connect Create Collaborate

Jenna Monterrosa <jenna.monterrosa@lacity.org>

Proof of Earthquake Fault Line re Montecito: CPC-2017-1503-DB-CU-SPR; ENV-2017-1504-EAF; AA-2017-1505-PMLA

1 message

njjonz@gmail.com <njjonz@gmail.com> Fri, May 19, 2017 at 12:07 PM
To: phillip.bazan@lacity.org, jenna.monterrosa@lacity.org, nick.hendricks@lacity.org
Cc: cgshq@consrv.ca.gov, Malcolm Dougherty <malcolm.dougherty@dot.ca.gov>, Lambert Giessinger <lambert.giessinger@lacity.org>, ldishman@laconservancy.org

The attached photo is evidence that this project is right on top of the fault line, as confirmed by Safran's own geologist who was very proud to point out the fault line to me when I took this photo on August 10, 2016. This evidence is indisputable that this project cannot continue.

Sincerely,

Normajean Jonz

EQ fault line under Montecito per Safran's geologists Aug 10, 2016.jpg
1836K

Connect Create Collaborate

Jenna Monterrosa <jenna.monterrosa@lacity.org>

Montecito project..6650 Franklin Ave. Hollywood, Ca.ENV-2017-1504-EAF...CPC-2017-1503-DB-CU-SPR

1 message

emma.riordan@aol.com <emma.riordan@aol.com> Mon, May 15, 2017 at 4:14 PM
To: phillip.bazan@lacity.org, jenna.monterrosa@lacity.org, nick.hendricks@lacity.org, jordan.turner@lacity.org, jojo.pewsawang@lacity.org
Cc: cgshq@consrv.ca.gov, malcolm.dougherty@dot.ca.gov, afine@laconservancy.org

The Montecito project..
6650 Franklin Ave.
Hollywood, Ca.

AA-2017-1505-PMLA...CPC-2017-1503-DB-CU-SPR...ENV-2017-1504-EAF

Based on Hollywood Hills West Neighborhood Council PLUM Committee recommendation to all attendees, stakeholders and PLUM Committee members, after The Montecito project was presented....

I am contacting you to urge you that The Montecito Landmark building project, proposed for next door, on the beautiful park grounds require an EIR rather than be pushed through quickly as an MND.

There are too many unknowns, too many problems with this project, too many potentially dangerous and deadly impacts of this project to the surrounding area, the next door pre school, the senior center on Las Palmas, and to the Montecito landmark building and the residents that inhabit it.

It is a very very dangerous area with regards to traffic.

The street The Montecito is on, and faces, is a part of Franklin Ave. that quite literally is a corridor of through traffic coming and going to freeway (101) entrances and exits both on Cahuenga Ave. and Highland Ave., and is located smack in between those two traffic congested and overloaded freeway exits and entrances streets.

If you were to visit the area, you would understand..
Wilcox Ave, Cahuenga Ave, Highland Ave. are in constant gridlock.
Traveling north up to the101 entrances, the streets drivers take to get to the 101, entrances are so backed up they sit not moving for long periods of time.
From Franklin north, to Selma Ave south they are in gridlock, trying to get to the freeway, and those that live here many times must find other out of the way routs to get to their homes.

Adding to that, making the problems even worse, quite a number of oversized - for - the - area -hotels, on residential streets, are proposed for Wilcox Ave. and other streets, many in residential zones not meant for large hotels, do not have the infrastructure to support them, and the city unfortunately probably will approve them.

The Caliber Collision (1921-1925) Wilcox Hotel only had an MND..it is a tiny stretch of Wilcox, the street carrying traffic exiting the 101 on Wilcox/Cahuenga..it's a nightmare.

Not only does Cahuenga get all jammed up there but this tiny stretch of Wilcox bottlenecks all the way up to the 101 exit.
Wait time to turn onto Franklin from Wilcox north and south and Cahuenga north and south is sometimes four traffic lights.
It gets jammed up and no one can get through. Heaven forbid an ambulance or firetruck was trying to.
And someone thinks this is an OK spot for a hotel?
Seriously?

It's pretty obvious, that those that make these decisions, that approve these projects, never visit or try to drive through the streets these projects are proposed.
And that's why EIR's MUST be required for projects that are so close to freeway entrances AND exits, and that will greatly impact streets trying to get to and from them.

There are many other projects in the area, it is being way too overdeveloped, with no concerns for how dangerous it is now, and many don't go through the EIR procedures to assure they are safe, environmentally, infrastructure, traffic-wise etc.

Since the city won't stop all the massive overdevelopment in the area, and a Mayor and councilmember who encourage all this overdevelopment... at least, PLEASE, make sure all the proper studies are done.
EIR's should be REQUIRED...and NOT MND's.

If it's a Hollywood Bowl night, or any of the other events in the area that close area streets, sometimes for days at a time leading up to the event, people basically know they won't be able to get home and either find other things to do until the traffic calms down or sit in it for hours.
It's not fun postponing the time you go home after a long day at work!

The area becomes paralyzed with:
Hollywood Blvd. Movie Premieres...streets closed
Jimmy Kimmel Live concerts outside of theatre.....streets closed
Hollywood Bowl shuts down the area and surrounding areas for hours..
John Anson Ford Theatre will be back soon...You should drive up near there to see what its like trying to get on the 101 THERE and why traffic was backed up on Cahuenga and Wilcox down to SELMA AVE.!.
The Montecito is situated in the middle of all of this chaos.

A Highland/Franklin project, one block west of The Montecito is going up now, close to the active EQ fault line (they reconfigured to avoid it, but so what? If a big one hits it puts puts everyone in the area in peril) that no one was able to build on for years, AT the SIXTH worst traffic intersection in the city, and got through via and MND, with no notification to neighborhood council, the community, or the pre school across the street... no one knew about the project, or any hearings, nothing.. no community outreach or input..and the construction caused pregnant Moms and kids at the pre school to become ill, with doctor visits, and it all got pushed through as an MND.
What if a healthy baby birth was compromised by this construction?
Does the city ever learn any lessons?

I have personally seen drivers jump out of their cars on Wilcox, impatient and frustrated from sitting in non moving gridlock for way too long, waiting for two, three, four light changes to get through Franklin north to get to the freeway, or try to turn onto franklin, and have a fight in the street and it came to blows, and was frightening.
Wait until the hotels go up there and patrons get to see what we see regularly on the streets they going up on....which ofcourse will only get worse with all the hotels going up on those streets.

A neighbor sitting in this mess on Cahuenga got hit by another car, an impatient driver who must have been 'as mad as hell and could not take anymore', so decided to get out of the gridlocked lane go around it all and wound up hitting her and another car. She wound up in the hsopital
Does the city take any responsibility? No.
Does not even require EIR's..would rather risk lives and public safety and push projects through faster.

Franklin Ave. is so backed up, right where The Montecito is, drivers make their way up into residential communities speeding through, exiting out onto Highland Ave. to get closer to the freeway entrance over on Highland Ave..
A dog was hit by one of these drivers in a historic Hills community that has no sidewalks on the main stretch these cars speed through.

There is also a Senior home on Highland Ave., Belmont Village and we have been told if a resident has to be taken in an emergency ambulance to Cedars hospital for an emergency on any of these event nights, the senior probably won't make it.

The Montecito also is for Seniors. And what if a resident there needs to be taken to Cedars for an emergency situation? Will they be able to get to them? To get them to the hospital in time?

Why would anyone even consider such a dangerous and possibly deadly project next door to seniors that will only make traffic worse?

Why would anyone consider and why would the city allow anyone to build a project on beautiful park like grounds so close to a Historic landmark, on a state confirmed active EQ fault line, also next door to a pre school and close to Las Palmas Senior Center?

Doesn't the city want MORE parks and open spaces?
Why destroy beautiful park like grounds, and open space, the senior residents use and enjoy, for another building that will only add more unmanageability to an already dangerous and unmanageable area?

Many questions were not answered at the HHWNC meeting.

*If this is affordable housing, why are there requests for *more height and density than allowed?*

Is this really an AHOS..Affordable Housing Opportunity Site being misrepresented as 100% affordable housing?

The Montecito is the tallest building in the area..and its magnificent and stately..is it OK for a new construction to be as tall as a historic landmark like that, that it will be built next to it?

Alot of vague information EXCEPT when it came to them emphasizing over and over they CANNOT reflect or mirror in any way the beautiful Historic Landmark..
So, many suspected this was sub-text that they have carte blanche to build whatever they want next to the stunning building..
Will it wind up an aesthetically unappealing, out of character industrial glass or tin box like what's going up all over Hollywood, cheaply and quickly?
Will it be a primary colored red tin box like other 'affordable' housing in the area?

With an MND, one hearing, all expedited to move the project through quickly, isn't this kind of 'an anything goes' situation?
And it's right next door to a beautiful, majestic, Historic Landmark.

A bit of looking into (L.A. Ethics Commission) shows alot of campaign contributions by the developer to many city politicos for many years.. including the current city attorney, CD13 councilmember and mayor...

This is reminiscent of the Millennium Vine skyscraper projects and the Caltrans and State Geologist warnings were ignored and hefty campaign contributions enabled CD13, the mayor and all the city politicos who make decisions on projects to lie that potentially 'unsafe and dangerous' projects are safe, and they choose to risk lives and approve them in spite of all the danger warnings.

One hopes they will not allow this project, that may compromise a historic landmark treasure, building so close to or on an EQ fault line..or think it's a fair trade...risking lives for this project, for campaign contributions.

I urge you to do required EIR's, and urge you to NOT APPROVE this potentially deadly and dangerous project.

Thank you,
Emma Riordan
Hollywood resident

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Collaborate

Jenna Monterrosa <jenna.monterrosa@lacity.org>

Montecito - 6650 Franklin Ave: AA-2017-1505-PMLA / CPC-2017-1503-DB-CU-SPR / ENV-2017-1504-EAF

3 messages

Bill Miller <nyc.bill@aol.com> Tue, May 9, 2017 at 5:13 PM
To: phillip.bazan@lacity.org, jenna.monterrosa@lacity.org, cgshq@conserv.ca.gov, malcolm.dougherty@dot.ca.gov, info@laconservancy.org, jojo.pewsawang@lacity.org, jordann.turner@lacity.org

The Montecito - 6650 Franklin Ave: AA-2017-1505-PMLA / CPC-2017-1503-DB-CU-SPR / ENV-2017-1504-EAF

The Montecito Landmark project, at 6650 Franklin Ave. in Hollywood, should require a full EIR, not an MND...

Among the reasons:

1) It is a Senior residence, and the added traffic could cause delayed EMS, LAPD, and LAFD, response time.

2) The Montecito is a HISTORICALLY DESIGNATED LANDMARK, and care must be taken to make sure it is preserved and not compromised by new development so close to it.

3) The property is on an active Earthquake fault line..building there must be done responsibly, delicately, and carefully, with thorough geological studies to assure The Historic Montecito is not compromised, that the project does not endanger the Montecito, it's residents, the Canyon Pre-School and Las Palmas Senior Center next door, or the rest of the community.

4) The proposed project is in an area already overloaded with development adding to the gridlock in the area and trying to enter and exit the 101 freeway at Cahuenga and Wilcox,

CUMULATIVE IMPACTS - TRAFFIC, ETC. ...
PROJECTS IN THE AREA IMPACTING TRAFFIC TRYING TO ENTER AND EXIT THE 101 FREEWAY.....
TOO MANY PROJECTS BEING APPROVED WITH NO EIR'S....but via MND's.
BELOW IS JUST A SAMPLING OF THE AREA PROJECTS.

I'm requesting the city NOT allow the proposed Montecito project be approved without proper EIR studies.
The project should not be approved at all, since it will destroy the beautiful park like grounds enjoyed by the senior residents, and how could the city approve this as they exclaim a lack of open space, and claim to be trying to create more, yet trample all over existing park like space for projects like this one.
The park like grounds may also be part of the historic parcels.
Also, how can the city even consider blocking the magnificent MONTECITO LANDMARK building with another building?
It's A HISTORICALLY DESIGNATED BUILDING.

The developer is requesting more HEIGHT and DENSITY..The MONTECITO is the Tallest Building in the area.
More Height and Density for AFFORDABLE HOUSING?
Is this an AHOS...Affordable Housing Opportunity Site...?
Is it really 100% affordable housing if additional height and density are being requested?.

Most important, how cruel and criminal to destroy the beautiful park like grounds for another project in an area suffocating with overdevelopment, and causing dangerous traffic in the area and trying to get to the 101 freeway..

Since The Montecito and the proposed project are for Seniors, there should be concerns EMS, LAPD, and LAFD will not be able to get to them if there's an emergency, with the gridlock in the area now, and getting worse every day.

At The (higher density) Hollywood Community Plan hearings, Pat Mcosker, then LAFD union president, warned city council:

" More density in Hollywood is dangerous and irresponsible....
People will die...
Fires will burn out of control...
We can't get to people now...
This is dangerous stuff.."

Will EMS be able to get to the Seniors? Or anyone else in the area waiting for an ambulance, or a fire truck, as area traffic gets worse with another development on Franklin Ave.?

The city needs to be more responsible and make sure this project, if it even is allowed there, and that's questionable, goes through EIR studies. .

The project sits on the Earth Quake Fault Line and any geological testing needs to be serious, and thorough.
For the safety of the community, the Seniors, and The Canyon Pre-School right next door, and the Las Palmas Senior Center.

The Highland-Franklin project construction, near The Montecito, has made pregnant mothers and children at the Canyon School ill, some wound up in the hospital.
They were never notified of that project.
It sits on an active EQ fault line, and is at the SIXTH worst intersection in the city and yet no EIR was required for the project..a property development was prohibited from building on for years due to the dangerous EQ fault line.
It only required an MND..at the sixth worst intersection in the city, on an EQ fault line...
This was extremely sloppy and irresponsible of the city.

The 1919-1925 Wilcox Hollywoodland (Caliber Collision) Hotel project is very close to the 101 Exit, and that tiny stretch of Wilcox (the WORST SPOT FOR A HOTEL) and Cahuenga get jammed with cars exiting the 101, trying to turn onto Franklin and trying to go south.
Yet the city seems to think an MND would be adequate for this potentially dangerous, deadly area, and the additional traffic this hotel will add to the area..
This is irresponsible.

Wilcox, Cahuenga, Franklin... are in constant gridlock now going north to the 101 even without the Hollywood Bowl, Hollywood Blvd movie premiere street closures, Jimmy Kimmel Live events street closures, and upcoming John Anson Ford ... and some of those are all on the same nights..paralyzing the area...

It's time for the city to be RESPONSIBLE and stop placing community lives, and the lives of those driving through, to and from the 101, in DANGER with approval of so many projects with no EIR studies.

SOME Area Projects...

Franklin Ave....Is always in Gridlock.

1) Montecito Landmark.. proposed affordable housing next to it wiping out park like grounds..requests more height and density .

2) Project going up at Franklin and Highland intersection..the sixth worst intersection in the city...building on state geologist confirmed active EQ fault line, that prohibited developers from building there for years..
No EIR , traffic studies, etc.
Instead, an MND.

3) Proposed project at Grace & Franklin...HCM Stokes Colonial Mansion parking lot..Small lot subdivision for four new homes on the small parking lot originally used to serve the Mansion....an MND....

Wilcox Ave....Is always in Gridlock

4) 1717 Wilcox Ave. ...Whiskey Hotel ..on a residential zone street...in constant gridlock from Selma to Franklin trying to get up to the 101.

5) A block up from there..closer to the 101 freeway exit and entrances...
Proposed 1919-1925 Wilcox Ave. Hollywoodland Hotel Above Franklin @ Caliber Collision on a small stretch of Wilcox Ave. cars going west exiting the 101 wind up on ....Only needed an MND?

6) Wilcox Ave @ Hollywood Blvd....The large LeFrak project catty corner to Whiskey Hotel ...the S.E corner behind historic building on Hollywood Blvd. S.E. corner.

7) Wilcox Ave.Hotel... S.E. corner of Wilcox and Selma...catty corner to post office...

8) Wilcox Ave. Hotel...N.E. corner of Wilcox and Selma ... another Dream Hotel type project.

9) Wilcox Ave Hotel...east side of Wilcox below Selma, next to landmark Citizen News Building

10) Tommy Hotel..Selma Ave, between Wilcox and Shrader...Tommy Hotel proposed for south side of Selma, between MaMa Shelter Hotel and residential building..Three times the size of the buildings it will be between.

11) Hotel on north side of Selma, across street from Tommy Hotel, calling itself a 'boutique hotel' ..the neighborhood council it was presented to said its not remotely a 'boutique hotel'. it's huge.

12) Triple Tower Skyscrapers going up on Las Palmas... Crossroads of the World skyscrapers..replacing a block or good residential housing stock.

13) Highrises going up all along Selma Ave.

14) Unlimited height skyscraper going up on Highland Ave. below Hollywood Blvd.. Another street gridlocked trying to get up to the 101 freeway.

15) Highrises and more skyscrapers going up on Highland at and below Hollywood Blvd.

16) Highrises going up all along Las Palmas north of Hollywood Blvd. to Franklin Ave. ..
Displacement issues.

17) Hotel at (north side of) Sunset and Cahuenga, where Jack in the Box now is.. LARGE...another MND

18) Many Hotels going up all along Cahuenga north of Sunset Blvd.

19) Whitley Ave ten story Hotel to replace low rise 40 RSO units, in a beautiful Hollywood character courtyard complex displacing over 100 residents, in a residential zoned area..
Twice the height of the residential buildings it will be crammed in between..
More displacement...for a HOTEL.

20) Cahuenga..S.E. corner of Cahuenga and Franklin..where Shell Station was.... to be developed..

21) Cahuenga..N.E. corner of Cahuenga and Franklin...plumbing building ....to be developed ...
Developers have been trying to buy out Burt's Garage next door (north of it) for another Hotel project on Cahuenga.

22) Yucca - Argyle skyscraper Hotel.....north east corner of Yucca-Argyle..gridlocked traffic on Yucca, Argyle, Vine trying to get to 101 freeway there.

23) Yucca-Argyle Skyscraper on southwest corner

24) Vine St.... proposed project for east side of Vine St. south of Capitol Records Building.

25) Argyle, Vine, etc. many large projects finished and now being constructed in this area on these traffic laden streets. These are all streets gridlocked with cars trying to get to and on the 101 freeway entrance at Vine and over at Cahuenga.

26) Many more projects, too many to list.

All these projects are impacting traffic trying to get to the 101 Freeway entrances on Cahuenga, and Vine/Argyle
AND
Traffic exiting the 101 at Cahuenga.
AND
It's DANGEROUS.

On Hollywood Bowl nights (with extended season it goes on for many more months), John Anson Ford, Hollywood Premiere and Jimmy Kimmel Live street closures the area is totally paralyzed with gridlock.

And TOO MANY of these projects are slipping through as MND's...

Millennium Vine was shut down by a judge due to Caltrans problems with ..'deadly unsafe traffic' the project would make worse getting onto the 101 and 'inadequate traffic studies'

How in good conscience can the city approve projects, with no proper EIR studies in this dangerous unsafe gridlocked area?

I beg you to require a full EIR for the proposed Montecito project..NOT an MND..
NOT when Seniors, and Pre-School Families, and Children are so close to, and part of the project.

William A. Miller
Hollywood Ca.

City files : AA-2017-1505-PMLA, CPC-2017-1503-DB-CU-SPR and ENV-2017-1504-EAF.
Plans: Montecito Application; Montecito Parcel Map; Montecito Photo Exhibit; Montecito Plan Set;

Bill Miller <nyc.bill@aol.com> Wed, May 10, 2017 at 2:46 PM
To: phillip.bazan@lacity.org, jenna.monterrosa@lacity.org, nick.hendricks@lacity.org
Cc: cgshq@consrv.ca.gov, malcolm.dougherty@dot.ca.gov

Additional traffic information...

The Montecito - 6650 Franklin Ave: AA-2017-1505-PMLA / CPC-2017-1503-DB-CU-SPR / ENV-2017-1504-EAF

The Montecito Landmark project, at 6650 Franklin Ave. in Hollywood, should require a full EIR, not an MND...

Among the reasons:

1) It is a Senior residence, and the added traffic could cause delayed EMS, LAPD, and LAFD, response time.

2) The Montecito is a HISTORICALLY DESIGNATED LANDMARK, and care must be taken to make sure it is preserved and not compromised by new development so close to it.

3) The property is on an active Earthquake fault line..building there must be done responsibly, delicately, and carefully, with thorough geological studies to assure The Historic Montecito is not compromised, that the project does not endanger the Montecito, it's residents, the Canyon Pre-School and Las Palmas Senior Center next door, or the rest of the community.

4) The proposed project is in an area already overloaded with development adding to the gridlock in the area and trying to enter and exit the 101 freeway at Cahuenga and Wilcox and Highland Ave.

It is between Highland Ave. and Cahuenga Ave. and has through traffic going to the 101 freeway entrances and and from the 101 exits both on Highland Ave. and Cahuenga Ave..

It gets so backed up, angry drivers, out of frustration get off of Franklin Ave., drive up through the Hollywood Hills, speed through the residential historic neighborhood, Whitley Heights, to get out onto Highland Ave., avoiding Franklin Ave. traffic to get onto the 101 freeway...
Only a few Whitley Heights streets have sidewalks, very narrow sidewalks, so it's not safe anymore for residents to walk with dogs and children.
The Montecito is right below.

[Quoted text hidden]

Bill Miller <nyc.bill@aol.com> Thu, May 11, 2017 at 5:12 PM
To: jenna.monterrosa@lacity.org, nick.hendricks@lacity.org, phillip.bazan@lacity.org
Cc: malcolm.dougherty@dot.ca.gov, cgshq@consrv.ca.gov

Here's how a developer gets the city to allow him to destroy beautiful OPEN SPACE ..PARK LIKE GROUNDS..enjoyed by Senior Residents..alongside a Historic Landmark and wipes that out to build yet another building, next to it, on a state confirmed active EQ fault line..obstructing the Landmark Building and placing the Historic Landmark Building in jeopardy of being blocked from view, or damaged, and placing the safety of The Landmark Building residents, the neighboring pre school and senior center, at risk if an EQ hits, and adding to the already intolerable traffic in the area, on Franklin, the throughway of all the traffic from Highland and Cahuenga going to and from the 101 entrances and exits.
This is how projects get 'exedited', how MND's are even considered, when obviously projects such as this one require full EIR's, and how projects get approved that never should be.

L.A. Ethics Commission
http://ethics.lacity.org/disclosure/campaign/search/public_search_results.cfm?
[Quoted text hidden]

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Jenna Monterrosa <jenna.monterrosa@lacity.org>

CPC-2017-1503-DB-CU-SPR; ENV-2017-1504-EAF; AA-2017-1505-PMLA

1 message

Terry Stepusin <terrys805@att.net> Thu, May 11, 2017 at 2:35 PM
To: phillip.bazan@lacity.org, jenna.monterrosa@lacity.org, nick.hendricks@lacity.org
Cc: cgshq@consrv.ca.gov, malcolm.dougherty@dot.ca.gov, ldishman@laconservancy.org

Per the suggestion of the Hollywood Hills West Neighborhood Council PLUM Committee and as a neighborhood stakeholder, I am requesting that the proposed Montecito construction project at 6650 Franklin Ave, Los Angeles, CA., 90028 go through the **full process of an EIR**, Environmental Impact Report, and **not** a MND, Mitigated Negative Declaration for the following reasons.

CA State law states it is unlawful to build on an earthquake fault. This site sits on top of an existing earthquake fault line(the Hollywood fault). This fault line has already been deemed to be too unsafe for the nearby Millennium Project at Yucca St. and Vine St. to go forward. The results of building on The Montecito site may prove to be too dangerous and risky for this type of high density housing development in an already high density neighborhood.

The health of area residents will be at risk, especially occupants of The Montecito and adjacent properties. The Montecito building currently houses over 118 senior residents. Many residents have serious health conditions such as asthma, allergies, respiratory issues and cancer. Their welfare and health concerns must be considered, since future ongoing construction will negatively impact their mental, emotional, and physical health and well-being. This is evidenced by the students at the "Canyon Nursery School" whose students' health has already been compromised by the result of the ongoing new construction at the corner of N. Las Palmas and Franklin Ave. which is directly across the street from the school. Also, adjacent to the proposed building site in question is "The Las Palmas Senior Center" which serves seniors on a weekday basis must also be considered. Many of these seniors suffer from serious conditions. What impact will this project have on the air quality, noise pollution and the general safety of all persons in the area should it go forward? More construction on a site that abuts to their property lines would only add insult to injury. More studies need to be done.

Traffic studies should be performed. The additional burden, on the already over taxed area traffic patterns, that this construction will produce should be reviewed. Franklin Ave. and the neighborhood streets surrounding the proposed site of The Montecito historic landmark is already suffering the impact of high traffic volume and congestion. This traffic includes, but is not limited to, vehicles using Franklin Ave. between Highland Ave. and Cahuenga Blvd. for the purpose of entering and exiting the 101 Freeway at both Cahuenga Blvd. and Highland Ave. The additional burden, which will be created by an increase of slow moving, massively sized, heavy trucks and equipment, associated with this proposed construction on Franklin Ave. and Cherokee Ave., needs to be addressed. The area of Franklin Ave. involved is one lane going east, and one lane going west; Cherokee Ave. is one lane going north and one lane going south. Both streets have bumper to bumper parked vehicles on both sides of the street.

Essential services will be hampered. Franklin Ave. between Highland Ave. and Cahuenga Blvd. is already a well travelled and congested street. Traffic becomes even more frustrating during peak "Hollywood Bowl" season and the soon to open "The John Anson Ford Theater." This gridlock becomes so serious on Franklin Ave. that essential services such as the police department, fire department and EMS have great difficulty accessing those in need in the neighborhood using Franklin Ave. and the surrounding streets (i.e. Cherokee Ave., Las Palmas Ave., Grace Ave., and Whitley Ave). I have witnessed this first hand. Thus, the cumulative impact of increased gridlock created by massive, heavy and slow moving construction vehicles clogging these streets during construction, combined with the existing daily gridlocked traffic congestion, could prove to be deadly in some cases.

View sheds will be hampered. The Montecito is the tallest building in the area. It stands 10 stories tall on Franklin. It is listed on the National Register of Historic Places as an historic landmark. According to their guidelines: a) ***no designated landmark shall have its view obstructed***; b) new construction ***should avoid obscuring***, *damaging, or destroying* ***character-defining features*** of these buildings or the site; c) must not attempt to replicate historic buildings elsewhere on the site; d) ***an historic building surrounded by open space must not be crowded with dense development***. The proposed project, which will be 6 stories with a rooftop structure composed of approximately 2

additional stories, making the total structure 7-8 stories tall (almost as tall as The Montecito). The project exceeds neighborhood height restrictions. The height of this new structure will not only interfere with the views of the neighboring dwellings but also the view shed of The Montecito.

With the above in mind, I respectfully request **a full Environmental Impact Report t**o address the above concerns and **not** a MND on this proposed construction project.

I would appreciate a response please.

Regards,
Terrence Stepusin

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Jenna Monterrosa <jenna.monterrosa@lacity.org>

CPC-2017-1503-DB-CU-SPR; ENV-2017-1504-EAF; AA-2017-1505-PMLA

1 message

njjonz@gmail.com <njjonz@gmail.com> Thu, May 11, 2017 at 1:05 PM
To: phillip.bazan@lacity.org, jenna.monterrosa@lacity.org, nick.hendricks@lacity.org
Cc: cgshq@consrv.ca.gov, malcolm.dougherty@dot.ca.gov, ldishman@laconservancy.org

SUBJECT

City files: CPC-2017-1503-DB-CU-SPR ; ENV-2017-1504-EAF ; AA-2017-1505-PMLA

Plans: Montecito Application; Montecito Parcel Map; Montecito Photo Exhibit; Montecito Plan Set

On May 4, 2017, I attended the Hollywood Hills West Neighborhood Council PLUM Committee Meeting when the subject project was presented. The PLUM Committee recommended to the stakeholders, of which I am one, that we reach out to City Planning due to the fact that 6650 Franklin Ave should not be going through a Mitigated Negative Declaration (MND) and instead should be going through a full EIR (Environmental Impact Report).

Based on the recommendations of the PLUM Committee, I am requesting that this project go through the regular process of the required full EIR rather than being *expeditiously pushed through* with an MND.

A few reasons…

The new project will sit atop the Hollywood Earthquake Fault (See 3 attachments)

- The California State Geologist, John G. Parrish, Ph.D., confirmed the Hollywood Fault to be active. Attorney Robert Silverstein, representing Hollywood residents in a successful lawsuit against the Millennium Project, proved this fact to be true. This is a precedent set forth, and perhaps it needs to be the "gold standard" for proposed construction on/in the Hollywood Fault zone.

- It is illegal under State law to build on top of a fault. New construction on a fault/in a fault zone is not only illegal, it is irresponsible.

- The subject project owner/developer contracted geological soils testings but those excavations were performed only in a few select areas of the Montecito parking lot, within close proximity of each other; however, no geological tests were performed in the Courtyard.

- Lives will be at risk with potential deadly results, as well as The Montecito Historic Landmark, and the Las Palmas Senior Center and the Canyon Nursery school whose property line abuts the Montecito Courtyard and Parking Lot,

and the apartment building whose property line abuts the Montecito Parking Lot on the south side, all may be in danger by building on this site.

Density and Traffic in the Area

- CalTrans has previously waved a major red flag by stating traffic in this area creates a deadly situation with the 101 on/off ramps, vehicles trying to get to/from the 101.

- The existing constant, unsafe gridlock already causes dangerous slower response times for EMS, LAPD, and LAFD. This environment is clearly unsafe. The area does not need more projects being slipped through with MNDs.

- This project will cause more traffic congestion in an already highly congested, gridlock area with major traffic jams and often angry drivers.

- The Montecito is located on Franklin Ave between Highland Ave to the west and Cahuenga Blvd/Wilcox Ave to the east, basically in the heart of the gridlock, and compounded by Franklin being only one lane either direction between Las Palmas and Wilcox where Montecito is located.

- Highland Ave at Franklin Ave is the one of the most congested traffic locations in the city with vehicles trying to get in/out of Hollywood onto/off the 101, as well as gridlock on Cahuenga/Wilcox on/off the 101.

- Pedestrians are at greater risk of being injured or killed with existing traffic much less adding more traffic jams to the congested, gridlocked mix.

- Many vehicles travel at high speeds up the steep Whitley Ave hill north of Franklin. I have personally witnessed vehicles speeding recklessly attempting to circumvent the gridlock on Franklin. On countless occasions while I have been taking walks in the residential Whitley Heights hills where there are no sidewalks, I have been forced to hastily retreat from the path of speeding, oncoming cars. It is extremely dangerous and is particularly worsened during events such as the Hollywood Bowl.

- The Montecito is located on the southwest quadrant of Franklin/Cherokee which is a congested and dangerous area with numerous accidents occurring frequently with cars often backsliding down the steep grade of Cherokee.

- In addition to the heavy, gridlocked day-to-day traffic, there is further congestion and gridlock resulting from, to name only a few, the Hollywood Bowl traffic and its subsequent street closures, Jimmy Kimmel Show events and street closures, Walk of Fame Star ceremonies, movie premieres, Academy Awards, Dolby Theatre, John Anson Ford Theatre, heavy tourist crowds, heavy crowds of local Los Angeles residents, clubs and restaurants, Hollywood Highland Center, and many other nearby street closures, and the day-to-day flow of work-week traffic in and out of this area create a deadly environment due to the fact that the Fire Dept., EMS, and LAPD have difficulty now trying to reach people in emergency distress situations.

- The Montecito is the tallest building in the area. The developer is requesting more density and height which will negatively impact the entire area further.

- The architect's renderings that were presented at the meeting were deceptive, not to scale. The new project appeared more as a squatty "cottage" to be constructed next to The Montecito. In reality, the project is proposed for 6 stories height variance (which should not be approved) PLUS a rooftop structure of an additional 1-2 stories, for a total of 7-8 stories in height. In reality, it will be almost as tall as The Montecito historic landmark!

- Montecito resident parking will be eliminated during construction; already overcrowded street parking and traffic will be negatively impacted further.

- Adequate traffic studies need to be done for the safety of the community (which includes the seniors at The Montecito and the Belmont Village seniors on Highland Ave near the Hollywood Bowl) due to the existing, already dangerous gridlock area with vehicles trying to get onto/off the 101.

Air Quality

- Air quality will be negatively impacted from constant airborne construction dirt; detrimental to asthma, allergy, and respiratory sufferers, other illnesses, and will exacerbate conditions.

- Construction in the Montecito Courtyard will be detrimental to the physical (and emotional) health and well-being of Montecito residents, many of whom already suffer from illnesses such as cancer, respiratory/asthma/allergies, some residents are on oxygen tanks. Subjecting them to such a close-proximity and hazardous, uninhabitable environment for approximately two years may prove deadly for some Montecito residents.

- The Montecito construction project will create another negative impact to the Las Palmas Senior Center and to the Canyon Nursery School children, as they are adjacent on the west side, which will cause an unhealthy, noisy and dirty environment basically in their backyard the intrusion of the Montecito project construction dirt and traumatizing noise intruding directly on top of them.

    - Several pregnant mothers and children have reported they have made trips to the hospital/ER, sick with respiratory problems and illness caused by poor air quality from the current, ongoing construction of a new apartment building located across the street from the Canyon Nursery School on Las Palmas/Franklin.

National Historic Landmark Issues

- All Montecito parcels are tied together, tied to the Historic Landmark and should remain that way. The permit application requesting to untie them should be denied.

- The new proposed project will be approximately 8 stories in height, almost as tall as the National Register of Historic Places designated landmark, The Montecito, which is 10 stories tall, thus creating numerous additional issues regarding the following guidelines as stipulated by the National Park Service which oversees the National Register of Historic Places in which The Montecito is listed, including but not limited to:

    - Related new construction – including buildings, driveways, parking lots, landscape improvements and other new features – must not alter the historic character of a property. A property's historic function must be evident even if there is a change of use.

- The location of new construction should be considered carefully in order to follow the setbacks of historic buildings and to *avoid blocking their primary elevations. New construction should be placed away from or at the side or rear of historic buildings and must* ***avoid obscuring****, damaging, or destroying* ***character-defining features*** *of these buildings or the site*.

- Protecting the historic setting and context of a property, ***including the degree of open space and building density, must always be considered when planning new construction on an historic site***. This entails identifying the formal or informal arrangements of buildings on the site, and whether they have a distinctive urban, suburban, or rural character. For example, ***a historic building traditionally surrounded by open space must not be crowded with dense development***.

- *New construction should also be distinct from the old and* ***must not attempt to replicate historic buildings elsewhere on site and to avoid creating a false sense of historic development***.

- ***Historic landscapes and significant viewsheds must be preserved***.

Furthermore, there are approximately 20 new projects in Hollywood including the proposed Montecito project (ALL of which need/needed a full EIR, not an MND) http://urbanize.la/neighborhoods/hollywood located in areas that have a cumulative, negative impact on traffic, safety, health, density and/or on/in the Hollywood Fault line/zone.

The new project at The Montecito is a high-risk area for a potential deadly earthquake disaster being built on top of the active Hollywood Fault, and also high-risk due to potential deadly traffic conditions, and all the reasons stated in this email.

An MND is inadequate. The Montecito project needs a full EIR, rather than an MND designed to slip it through.

At your earliest convenience, I would appreciate a response.

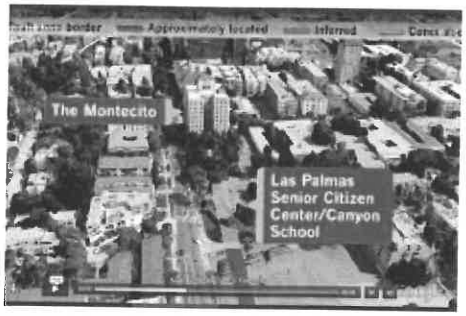
Thank you,

Normajean Jonz

---

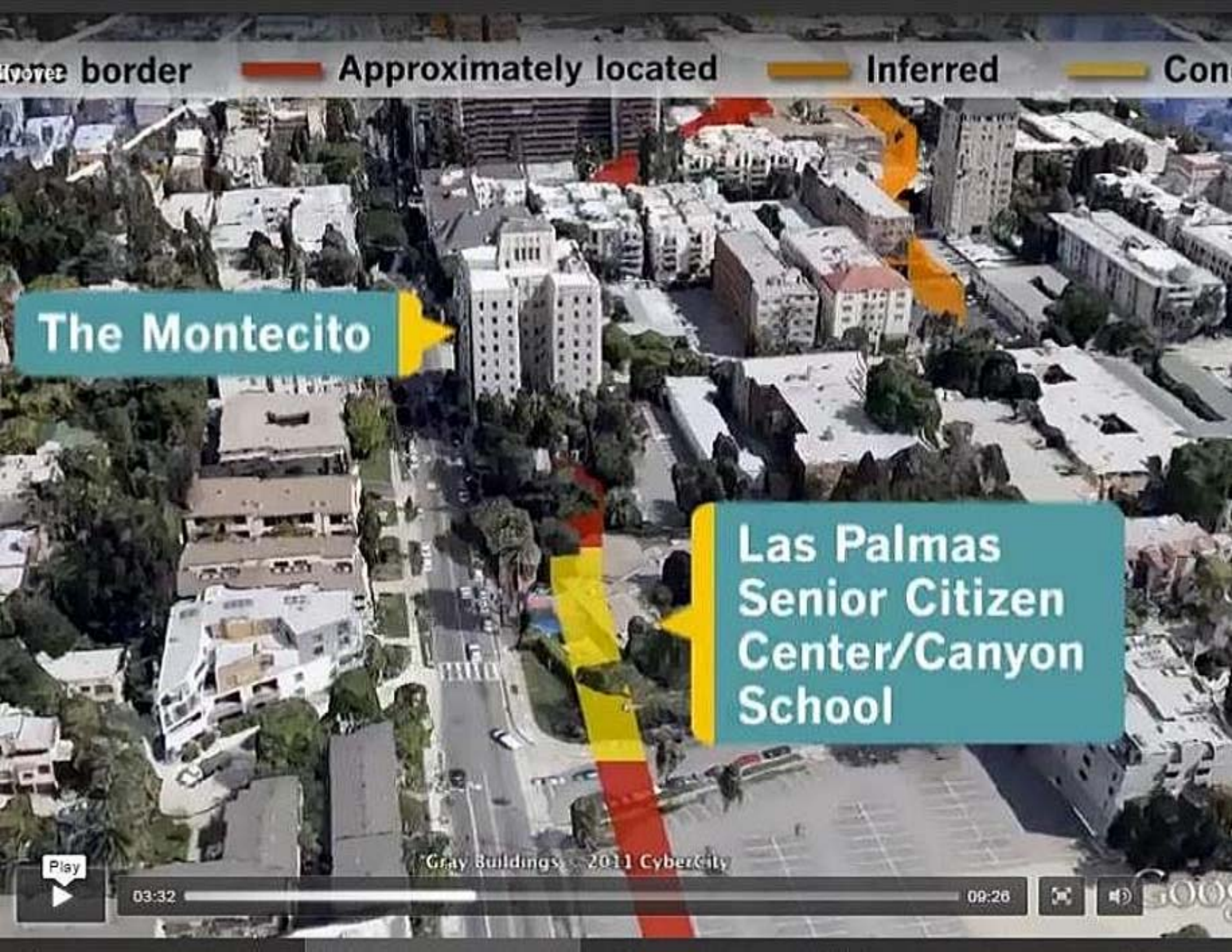
3 attachments

Hollywood EQ Fault under Montecito.jpg
126K

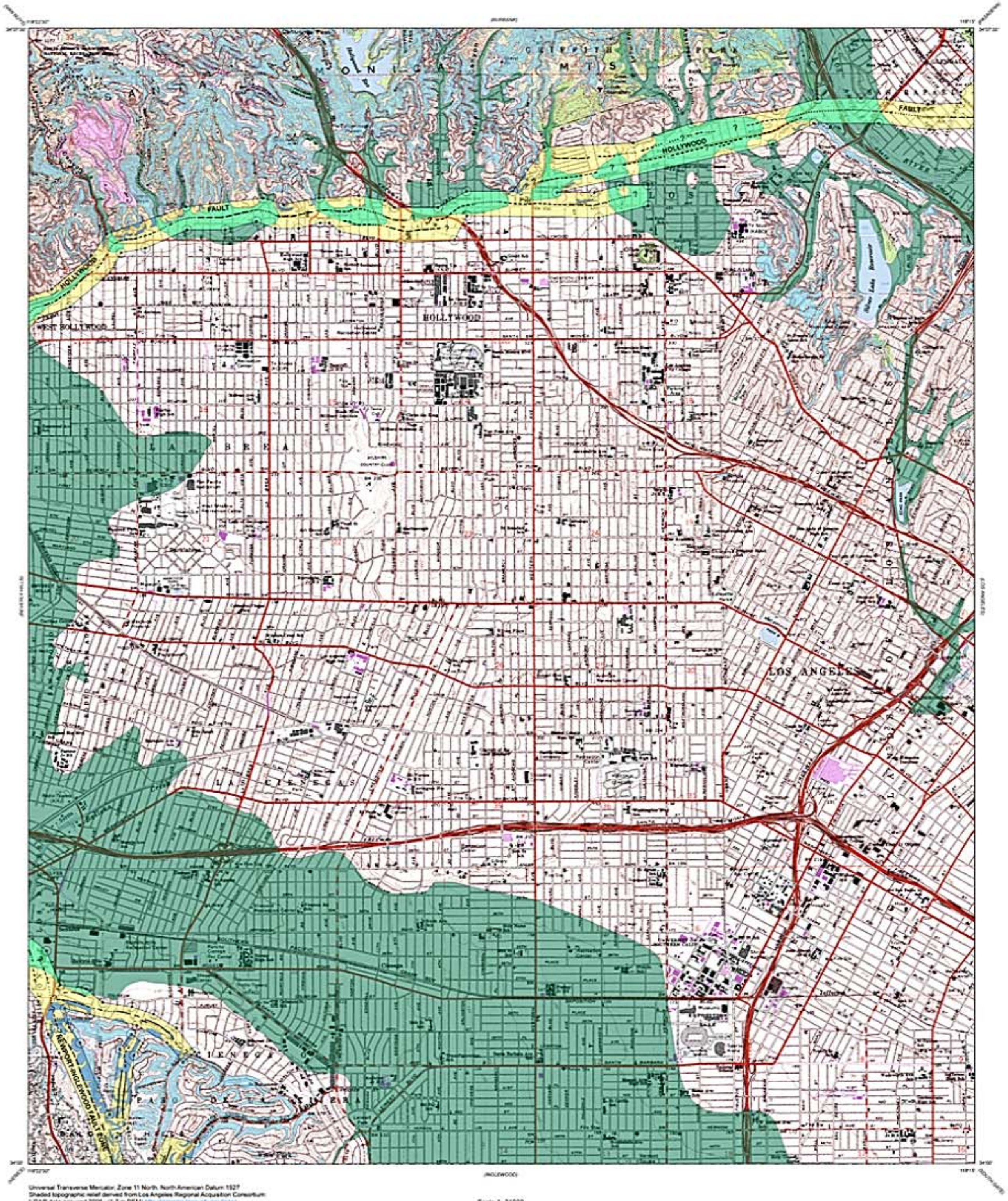


Hollywood Fault Map.jpg
157K

CA Geo Survey EQ Zones of Required Investigation Hollywood Triangle.jpg
985K


border
Approximately located
Inferred
The Montecito
Las Palmas Senior Citizen Center/Canyon School
Play
03:32
09:26


HOLLYWOOD
HOLLYWOOD



Universal Transverse Mercator, Zone 11 North, North American Datum 1927
Shaded topographic relief derived from Los Angeles Regional Acquisition Consortium
LiDAR data acquired 2006. (1.7 m DEM) http://planning.lacounty.gov/lariac
Topographic base map from USGS, 1966, photorevised, 1981.

Scale 1: 24000

Contour Interval 20 Feet

STATE OF CALIFORNIA

California Geological Survey

Earthquake Zones of Required Investigation
Hollywood Quadrangle

THIS MAP SHOWS BOTH ALQUIST-PRIOLO EARTHQUAKE FAULT ZONES AND SEISMIC HAZARD ZONES ISSUED FOR THE HOLLYWOOD QUADRANGLE

This map shows the location of Alquist-Priolo (AP) Earthquake Fault Zones and Seismic Hazard Zones, collectively referred to here as Earthquake Zones of Required Investigation. The Geographic Information System (GIS) digital files of these regulatory zones released by the California Geological Survey (CGS) are the "Official Maps." GIS files are available at the CGS website www.conservation.ca.gov/cgs/. These zones will assist cities and counties in fulfilling their responsibilities for protecting the public from the effects of surface fault rupture and earthquake-triggered ground failure as required by the AP Earthquake Fault Zoning Act (Public Resources Code Sections 2621-2630) and the Seismic Hazards Mapping Act (Public Resources Code Sections 2690-2699.6). For information regarding the general approach and recommended methods for preparing these zones, see California Geological Survey (CGS) Special Publication 42, *Fault-Rupture Hazard Zones in California*, and Special Publication 118, *Recommended Criteria for Delineating Seismic Hazard Zones in California*.

For information regarding the scope and recommended methods to be used in conducting the required site investigations refer to CGS Special Publication 42, Appendix C *Guidelines for Evaluating the Hazard of Surface Rupture*, and CGS Special Publication 117A, *Guidelines for Evaluating and Mitigating Seismic Hazards in California*. For a general description of the AP and Seismic Hazards Mapping acts, the zonation programs, and related information, please refer to the website at www.conservation.ca.gov/cgs/.

MAP EXPLANATION

ALQUIST-PRIOLO EARTHQUAKE FAULT ZONES

Earthquake Fault Zones
Zone boundaries are delineated by straight-line segments that connect encircled turning points; the boundaries define the zone encompassing active faults that constitute a potential hazard to structures from surface faulting or fault creep such that avoidance as described in Public Resources Code Section 2621.5(a) would be required.

1906

Active Fault Traces
Faults considered to have been active during Holocene time and to have potential for surface rupture; solid line where accurately located, long dash where approximately located, short dash where inferred, dotted where concealed; query (?) indicates additional uncertainty. Evidence of historic offset indicated by year of earthquake-associated event or C for displacement caused by fault creep.

SEISMIC HAZARD ZONES

Liquefaction Zones
Areas where historical occurrence of liquefaction, or local geological, geotechnical and ground water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

Earthquake-Induced Landslide Zones
Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

OVERLAPPING ALQUIST-PRIOLO AND SEISMIC HAZARD ZONES

Overlap of Earthquake Fault Zone and Liquefaction Zone
Areas that are covered by both Earthquake Fault Zone and Liquefaction Zone.

Overlap of Earthquake Fault Zone and Earthquake-Induced Landslide Zone
Areas that are covered by both Earthquake Fault Zone and Earthquake-Induced Landslide Zone.

Note: Mitigation methods differ for each zone –
AP Act only allows avoidance; Seismic Hazard Mapping Act allows mitigation by engineering/geotechnical design as well as avoidance.

ADDITIONAL INFORMATION

For additional information on the zones of required investigation presented on this map, the data and methodology used to prepare them, and additional references consulted, please refer to the following:

The Hollywood Fault in the Hollywood 7.5' Quadrangle,
Los Angeles County, California: California Geological Survey, Fault Evaluation Report FER-253.
ftp://206.170.189.144/pub/dmg/pubs/fer/253

Seismic Hazard Zone Report for the Hollywood 7.5-minute Quadrangle, Los Angeles County, California
California Geological Survey, Seismic Hazard Zone Report 026.
http://gmw.consrv.ca.gov/shmp/download/quad/HOLLYWOOD/reports/holly_eval.pdf

For more information on the Alquist-Priolo Earthquake Fault Zoning Act please refer to:
http://www.conservation.ca.gov/cgs/rghm/ap/Pages/main.aspx

For more information on the Seismic Hazards Mapping Act please refer to:
http://www.conservation.ca.gov/cgs/shzp/Pages/SHMPpgminfo.aspx

HOLLYWOOD QUADRANGLE

EARTHQUAKE FAULT ZONES

Delineated in compliance with Chapter 7.5 Division 2 of the California Public Resources Code
(Alquist-Priolo Earthquake Fault Zoning Act)

OFFICIAL MAP

Released: November 6, 2014

STATE GEOLOGIST

SEISMIC HAZARD ZONES

Delineated in compliance with Chapter 7.8, Division 2 of the California Public Resources Code
(Seismic Hazards Mapping Act)

OFFICIAL MAP

Released: March 25, 1999

STATE GEOLOGIST

IMPORTANT

PLEASE NOTE THE FOLLOWING FOR ZONES SHOWN ON THIS MAP

1) This map may not show all faults that have the potential for surface fault rupture, either within the Earthquake Fault Zones or outside their boundaries. Additionally, this map may not show all areas that have the potential for liquefaction, landsliding, strong earthquake ground shaking or other earthquake and geologic hazards. Also, a single earthquake capable of causing liquefaction or triggering landslide failure will not uniformly affect the entire area zoned.

2) Faults shown are the basis for establishing the boundaries of the Earthquake Fault Zones.

3) The identification and location of these faults are based on the best available data. However, the quality of data used is varied. Traces have been depicted as accurately as possible at a map scale of 1:24,000.

4) Liquefaction zones may also contain areas susceptible to the effects of earthquake-induced landslides. This situation typically exists at or near the toes of existing landslides, downslope from rockfall or debris flow source areas, or adjacent to steep stream banks.

5) Landslide zones on this map were determined, in part, by adapting methods first developed by the U.S.

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Jenna Monterrosa <jenna.monterrosa@lacity.org>

Case # Correction...6650 Franklin Ave...AA-2017-1505-PMLA... CPC-2017-1503-DB-CU-SPR .. ENV-2017-1504-EAF.

1 message

poonsy6603@aol.com <poonsy6603@aol.com> Thu, May 11, 2017 at 12:18 AM
To: phillip.bazan@lacity.org, jenna.monterrosa@lacity.org, nick.hendricks@lacity.org
Cc: cgshq@consrv.ca.gov, info@laconservancy.org, malcolm.dougherty@dot.ca.gov

AA-2017-1505-PMLA,
CPC-2017-1503-DB-CU-SPR
ENV-2017-1504-EAF.

To Whom It May Concern,

The Montecito Landmark project, proposed plans to build on The Montecito's park grounds, at 6650 Franklin Ave. in Hollywood, should require a full EIR, not an MND...

At the Hollywood Hills West Neighborhood Council PLUM Committee meeting last week, after the Montecito project presentation, the PLUM Committee recommended stakeholders contact Dept. of City Planning and let them know this project should require a full EIR (Environmental Impact Report) not be reviewed via an MND (Mitigated Negative Declaration)

Some of the reasons it should have a full EIR...proper Environmental Impact Report are:

Traffic...
Traffic is in constant gridlock in the area and close proximity to the 101 freeway entrances and exits..
Area streets..Franklin, Wilcox, Cahuenga, etc. many trying to enter the 101 going north at Cahuenga/Wilcox/Franklin, and exit the 101 at Cahuenga/Wilcox/Franklin going south...
These streets are dangerously in constant gridlock.
The Cahuenga freeway entrance above Franklin is a total nightmare.

The developer is requesting more height and density.
The Montecito is the tallest building on Franklin Ave. in the area.
A project this size will add a significant amount of traffic to the area.

Cumulative effects of all the projects in the area..over 20..many are being approved with no EIR's but via MND's and the streets leading up to the 101 are backed up down to Sunset Blvd., and sometimes as far south as Selma Ave.where there are also many, many large new projects going up on Sunset Blvd., Selma Ave., Wilcox Ave., and Cahuenga Ave.. .

The gridlock is caused by drivers trying to get north onto the 101 at Cahuenga/Wilcox/Franklin, and south exiting the 101 at Cahuenga/Wilcox/Franklin.

Additional projects are going up all along Wilcox and Cahuenga, from Franklin, north, to Selma, south..
And skyscrapers east at Yucca/Argyle, and surrounding The Capitol Records Building at Argyle, Vine, etc. ..
All affect not only the jammed 101 freeway entrance at Argyle/Vine but traffic trying to get to the 101 freeway at Cahuenga..
Causing Franklin/Cahuenga/Wilcox gridlock...

There's a project going up now at Franklin and Highland, one block east of The Montecito.

It's the the sixth worst intersection in the city..
Highland traffic is in constant gridlock, and it leads to another 101 freeway entrance
The project is being constructed on a property where construction had not been allowed for years since it sits on an active EQ fault line.
It had no EIR, no outreach to the communities.
It's across the street from Canyon pre-school and Las Palmas Senior Center, who were never notified of the project, and construction made parents and children ill at the pre-school.
It should have required an EIR, but was slipped through via an MND.

The traffic turns from gridlock to totally paralyzing the area on Hollywood Bowl nights, Hollywood Blvd. Movie Premiere and Jimmy Kimmel Live street closures, and John Anson Ford will be up and running soon.
Some nights more than one of these events is going on.

The gridlock in the area raises concerns regarding response times in emergencies.
The Montecito is a Senior residence...
Belmont Village, a Senior home, is on HighlandAve. right below The Hollywood Bowl and the 101...a part of Highland Ave. in constant gridlock..exiting and entering the 101.

Franklin Ave. is at the base of the Hollywood Hills, and it's very difficult to get through the heavy traffic up to the Hollywood Hills..
EIR studies need to be done to assure EMS, LAPD, and LAFD can get through the area in cases of emergencies.
Proper traffic and environmental studies should be required.

EQ fault line...
The building is a Historic Landmark and building anything so close, on or near an EQ Fault line may compromise the historic building..a proper EIR and geological testing will better protect the historic building and the surrounding area.

There are safety concerns for The Montecito and area residents and businesses, and also due to the close proximity of Canyon Pre-School, and Las Palmas Senior Center to a new construction building on, or close to, the EQ fault line

We are Community Stakeholders following up, requesting EIR studies be required for this project, on the recommendation of Hollywood Hills West Neighborhood Council Plum Committee after the project was presented at a PLUM Committee meeting..

The Montecito Landmark project, at 6650 Franklin Ave. in Hollywood, should require a full EIR, not an MND...

To view the many projects proposed for, and being built in this area now, visit UrbanizeLA and click to Hollywood, and it will be obvious why this area cannot have any more projects slipped through via MND's.

The HEALTH and SAFETY of the communities is at stake.

Mr. & Mrs. Jim Geoghan
Whitley Heights

City files : AA-2017-1505-PMLA, CPC-2017-1503-DB-CU-SPR and ENV-2017-1504-EAF.
Plans: Montecito Application; Montecito Parcel Map; Montecito Photo Exhibit; Montecito Plan Set;

Jenna Monterrosa
City of Los Angeles
Dept. of City Planning
200 N. Spring St., Rm.763
Los Angeles, CA 90012
Jenna.Monterrosa@lacity.org

Refer To: ENVIRONMENTAL CASE NO. : **ENV-2017-1504-SCEA**

I am against having the Montecito property become part of a traffic nightmare in Hollywood for two years. For what? The end result will be more boxes squeezed together for too many people in too little space.

The current 10-story beautiful building, with a nice touch of ground-level trees, and a parking lot at the bottom of a small hill seems to use the property just fine. At 118 units, it appears to do quite well in accommodating a good number of people.

On the other hand, what type of torture will these older people have to endure as they have to live every day with the construction right under their noses and in their lungs?

Have some sense. Consider quality of life.

Don't permit this project to go forward.

From: Parvin Nouri

Address: 6650 Franklin Ave #103

Hollywood, Ca 90028

To: Jenna Monterrosa
City of Los Angeles
Dept. of City Planning
200 N. Spring St., Rm.763 Los Angeles, CA 90012
Jenna.Monterrosa@lacity.org

FROM: Rob Gustin
7353 Greenbrush Ave
North Hollywood, CA

RE: **ENVIRONMENTAL CASE NO. : ENV-2017-1504-SCEA**

I am against the proposed 6-story addition to the Montecito Apartments at Franklin and Cherokee in Hollywood.

If the developer and City Planning have made "little mistakes", like the wrong property address, so that a new Sustainable Communities Environmental Assessment (SCEA) had to be circulated, and that the City of Los Angeles gave inaccurate information in its March 1, 2018 Sustainable Communities Environmental Assessment (SCEA), what else is inaccurate and has been rushed through?.

The SCEA claimed "57 **new** parking spaces" without mentioning that 23 of those merely replaced those removed from the surface parking lot (57-23=34). So, there's only 34 new spaces for 68 units. And over 70 useless bicycle spaces.

What else is wrong with this SCEA? Does it recognize that there's not enough room on this odd piece of property to take proper care of the elderly living on their own in 118 units while major and unnecessary construction is going on for two years?

Please reject this SCEA and this horrendously misguided project.

Thank you,

Rob Gustin

To: Jenna Monterrosa
City of Los Angeles
Dept. of City Planning
200 N. Spring St., Rm.763
Los Angeles, CA 90012
Jenna.Monterrosa@lacity.org

FROM: Charles Duncan
4164 Tujunga
Studio City 91604

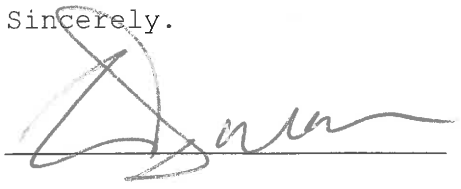
Concerning: ENVIRONMENTAL CASE NO. : **ENV-2017-1504-SCEA**

I oppose the planned demolition and construction on the Montecito Apartments property. Senior low income housing is needed, but this property, already loaded with people in 10 stories, is not the right place for it.

You've got a lovely 10-story 1920's apartment building with 118 units of low income elderly. We can't afford to have it put in danger when trying to build in an earthquake fault zone. Then both buildings would be dangerous for the people who live in them.

How about the safety and health of the current residents as they would be forced to live for two years fenced in with dirt and noise and not even to easily get into and out of their own building? It doesn't make sense. Cancel this useless, dangerous project

Sincerely.



Jenna Monterrosa
City of Los Angeles
Dept. of City Planning
200 N. Spring St., Rm.763
Los Angeles, CA 90012
Jenna.Monterrosa@lacity.org

Refer To: ENVIRONMENTAL CASE NO. : **ENV-2017-1504-SCEA**

I am against having the Montecito property become part of a traffic nightmare in Hollywood for two years. For what? The end result will be more boxes squeezed together for too many people in too little space.

The current 10-story beautiful building, with a nice touch of ground-level trees, and a parking lot at the bottom of a small hill seems to use the property just fine. At 118 units, it appears to do quite well in accommodating a good number of people.

On the other hand, what type of torture will these older people have to endure as they have to live every day with the construction right under their noses and in their lungs?

Have some sense. Consider quality of life.

Don't permit this project to go forward.

From: Mali Janati

Address: 3232 Bennett Drive
LosAngeles, Ca 90068

May 4, 2018

TO: Jenna Monterrosa
City of Los Angeles
Department of City Planning
200 N. Spring Street, Room 763
Los Angeles, CA 90012
(213) 978-1377
Jenna.Monterrosa@lacity.org
Via Email

FROM: Kathleen Larsen
P.O. Box 74458
Los Angeles, CA 90004-0458
(213) 321-5873
kalert.fin@yahoo.com

CASE NO.: ENV-2017-1504-SCEA
Montecito II
Thomas Safran and Associates

Although safe affordable senior housing is seriously needed, the proposed Montecito II Project is a big gamble that is not worth the risk. The proposed project fails all concerned: owner / developer, with opportunity lost on more productive ventures, frazzled current residents, hemmed-in future occupants, neighbors deprived of the peaceful respite of a greenhouse gas reducing mini urban forest, and the City of Los Angeles blamed for all the failures.

It would exhibit tremendous foresight, applying current laws, for the City of Los Angeles and the Department of City Planning to realize that the Montecito property is a poor choice for FURTHER development. The property has already had almost nine decades as a productive stellar residential landmark. The property literally has no room for an additional 68 units.

The recent law promoting "fast-tracking" of housing developments, as represented by the Sustainable Communities Environmental Assessment (SCEA), demonstrates its weakness when applied to the complex property of the Montecito. Being on the State Geologist's mapped sites of an earthquake fault zone, as well as inclusion in a liquefaction zone, seems to disqualify use of the SCEA, in favor of the more rigorous Environmental Impact Report (EIR). Safety demands a more thorough investigation of hazards by experts free of conflict of interest.

"Project Description" in the SCEA notes: "No demolition is proposed to the existing building". Yet two sentences later the SCEA states: "Building A (current building) and Building B (proposed project) would be PHYSICALLY CONNECTED BY A NEW COMMON LOBBY..." Keep in mind that three sentences prior, the SCEA points out: "The Montecito (Building A)...is a registered National and California Historic Resource (1985)". The "detail" demanded by an EIR could add more clarity. Seems like projects qualifying for an SCEA wouldn't have such open questions about what is proposed to be done to a

historic building. Appears there's strong evidence that the proposed project should have an EIR to examine, document, and evaluate what's planned. Looks like use of the SCEA should be disqualified.

It seems that no one has noticed the huge elephant in the room with the Montecito II Project: there is too little space to build the proposed project while 10-stories of vulnerable seniors live on-site during the two-year construction period. The concern goes beyond mere inconvenience. More attention is given construction worker wages in the SCEA than the health, safety, and well-being of at-risk seniors.

Of course, one could counter that it is not the job of the SCEA to address that issue. Exactly. What's needed is an EIR, not the inadequate SCEA. Perhaps the various Federal, California, and Los Angeles City agencies dealing with senior living facilities, Section 8, Veterans, etc. could become involved, too. It is quite costly to government when low income "independent living" seniors are unnecessarily exposed to conditions that could result in them needing more expensive care in "assisted living" – or worse.

Population of the 10-story Montecito will be about 120 during the 2-year construction period. The SCEA has 118 units listed. From drawings of plans, discussion sessions, and informal conversations, it appears that a total of 3 units will have compensated relocation during construction. So there will be 115 units occupied (118-3=115).

Remember, construction is going on in the proposed Building B, except, of course, for the contribution by Building A of part of its west exterior wall, so it can be PHYSICALLY CONNECTED to Building B by a new common lobby. Building A will also be affected by the loss of two of its three pedestrian exit doors: the garden door is lost because the garden and its 27 mature trees will be obliterated to make room for part of Building B; the back door is lost because the surface parking will be deeply excavated to create space for subterranean parking and the remaining portion of Building B.

The SCEA doesn't address how for 2 years the 120 elderly residents will be able to safely exit the building. That's not the concern of the SCEA. However, it seems reasonable to want to know if there is an insurmountable safety obstacle before the owner / developer heavily invests in a project that will be impossible to complete. To assume away such an obstacle could end up being embarrassing and bankrupting.

Next, look at the remaining portion of the surface parking lot, containing the property's sole driveway on south sloping Cherokee Avenue, which will be blocked with construction trailers, equipment, material, and Porta potties, etc. For 2 years, how are the elderly residents in the current underground parking going to be able to get in and out with the driveway blocked?

Maybe such a problem could be assumed away. After all, how much travel would the elderly actually do? According to the SCEA, which had to answer just such a question for the proposed 68 units, the elderly would make 3.44 trips per unit per day. That is built on 50% inbound / 50% outbound. So, the new units would generate 234 daily trips (68 x 3.44 =234).

If the Daily Trip Rate of 3.44 trips / unit is applied to the 115 units occupied during construction, it means that there will be 396 daily trips (115 x 3.44 = 396). If a conservative 6-day week is used, that translates into about 2,400 trips per week during construction (396 x 6 = 2,376).

Trip generation estimates are based on formulas published by the Institute of Transportation Engineers (ITE), TRIP GENERATION, 9th Edition, 2012. The project's transportation impact analysis was prepared by Linscott Law & Greenspan Engineers, dated October 20, 2016, and reviewed on January 26, 2017 by the City of Los Angeles Department of Transportation (DOT). In that report, Attachment 3, Trip Generation Table, Footnote 3, gave the Daily Trip Rate of 3.44 trips/unit, 50 % inbound /50% outbound for Senior Adult Housing (ITE Land Use Code 252).

The problem is the SCEA's only chore was to look at what the proposed future 68 units would generate. The report, with the concurrence of DOT, determined that there would be insignificant impact. There was no obligation for the report and the underlying SCEA to look at the effect on current residents. So, the coming plight of actual residents was again ignored.

The questions raised above are quite serious for the vulnerable population already living on the Montecito property. Unfortunately, they are provided zero protection or even recognition in the SCEA, including its supporting documents. Perhaps lawmakers and planners didn't anticipate that a future senior housing project would be a potentially lethal threat to the health and safety of current elderly residents.

This is not a matter that can be just swept aside. The weakness of the fast-track method is that it merely looks at how things will be after the project is magically completed. In the case of the Montecito property, with complications of earthquake fault line proximity, liquefaction zone inclusion, and a pronounced hillside location, there is the real potential to undermine an existing, elderly occupied 10-story building at the already hazardous junction of two narrow, crowded, sloping streets.

The owner / developer needs to seriously consider if the Montecito II, representing a mere 1% of his units, is worth the costs in money, reputation, and potential liability that could be quite substantial.

Perhaps the owner / developer, who has done significant due diligence, will save everyone unnecessary stress and withdraw the proposed project, transferring that needed expertise to properties that are suitable for development, not like the quirky Montecito property.

Please REJECT this SCEA.

Connect Create Collaborate

Jenna Monterrosa <jenna.monterrosa@lacity.org>

Montecito Project (AA-2017-105-PMLA)

1 message

Meredith Brayley <meredithbrayley@gmail.com> Tue, Jun 6, 2017 at 8:08 AM
To: jenna.monterrosa@lacity.org
Cc: chris.robertson@lacity.org

Hello Jenna,

I am a parent at Canyon School Cooperative, located at 1820 N. Las Palmas Ave. I would like to express my concerns regarding the Montecito project planned at 6650 Franklin Avenue. Due to the close proximity to a completely outdoor preschool, we request a full EIR should be required for this project.

Last Fall, our school was heavily impacted by the current development on the other side of Las Palmas, and we continue to have health and safety concern that remain unmitigated. Our primary concerns relate to air and noise pollution. Many of our kids developed health issues as a direct result of the current construction across the street, and we also had impacts on our green space (the dust killed our grass and our sand needed to be replaced due to toxins). Our enrollment directly suffered as well, threatening the existence of our nearly 70 year old neighborhood preschool.

To stress, the Montecito project is directly adjacent to and uphill from an outdoor preschool where developing neighborhood children play. There is no place for them to retreat to during construction, and the environmental impacts would cause permanent harm to the children and to the school.

Due to the significant impacts of the project, I hope you will take these issues under serious consideration and require a full Environmental Impact Report from the applicant.

Thank you!

Meredith Patterson Brayley **(CANYON SCHOOL PARENT)**
Certified Holistic Health Coach & Consultant
ARBONNE International
Vegan Health, Wellness & Beauty
• UK • Canada • Australia • Poland • New Zealand • Taiwan
ID: #14530852 | C: 917.673.4988
Facebook | Instagram

Connect Create Collaborate

Jenna Monterrosa <jenna.monterrosa@lacity.org>

Montecito Project (AA-2017-105-PMLA)

1 message

Amy Mucken <muckena@gmail.com> Tue, Jun 6, 2017 at 12:37 PM
To: jenna.monterrosa@lacity.org
Cc: chris.robertson@lacity.org

Hi Ms. Monterrosa

My name is Amy Mucken and I am a foster-mom and parent at Canyon School Cooperative, located at 1820 N. Las Palmas Ave. I would like to express my concerns regarding the Montecito project planned at 6650 Franklin Avenue. Due to the close proximity to a completely outdoor preschool, we request a full EIR be required for this project.

Our school is 3/4 located outside, so the atmosphere directly affects their health. Our neighbors are a Senior Center. Both populations need your wise attention.

Last Fall, our school was heavily impacted by the current development on the other side of Las Palmas, and we continue to have health and safety concern that remain unmitigated. Our primary concerns relate to air and noise pollution. Many of our kids developed health issues as a direct result of the current construction across the street, and we also had impacts on our green space (the dust killed our grass and our sand needed to be replaced due to toxins). Our enrollment directly suffered as well, threatening the existence of our nearly 70 year old neighborhood preschool.

To stress, the Montecito project is directly adjacent to and uphill from an outdoor preschool where developing neighborhood children play. There is no place for them to retreat to during construction, and the environmental impacts would cause permanent harm to the children and to the school.

Due to the significant impacts of the project, I hope you will take these issues under serious consideration and require a full Environmental Impact Report from the applicant.

Thank you!

Amy Mucken

Connect Create Collaborate

Jenna Monterrosa <jenna.monterrosa@lacity.org>

Montecito Project (AA-2017-105-PMLA)

1 message

Eric Fisher <eric.e.fisher@gmail.com> Tue, Jun 6, 2017 at 12:52 PM
To: jenna.monterrosa@lacity.org
Cc: chris.robertson@lacity.org

Dear Jenna,

I am a parent at Canyon School Cooperative Pre School, located at 1820 N. Las Palmas Ave. I would like to express my concerns regarding the Montecito project planned at 6650 Franklin Avenue. Due to the close proximity to a completely outdoor preschool, we request a full EIR should be required for this project.

Last Fall, our school was heavily impacted by the current development on the other side of Las Palmas, and we continue to have health and safety concerns that remain unmitigated. Our primary concerns relate to air and noise pollution.

My son was born 3 months prematurely and his lungs aren't developed as other kids his age. He did have respiratory issues during the beginning stages of the construction and we had to keep him out of school for the majority of it. Many other kids also developed health issues as a direct result of the current construction across the street, and we also had impacts on our green space (the dust killed our grass and our sand needed to be replaced due to toxins). Our enrollment directly suffered as well, threatening the existence of our nearly 70 year old neighborhood preschool.

To stress, the Montecito project is directly adjacent to and uphill from an outdoor preschool where developing neighborhood children play. There is no place for them to retreat to during construction, and the environmental impacts would cause permanent harm to the children and to the school.

Due to the significant impacts of the project, I hope you will take these issues under serious consideration and require a full Environmental Impact Report from the applicant.

Thank you,

Eric Fisher
Canyon Co-op Preschool parent

Connect Create Collaborate

Jenna Monterrosa <jenna.monterrosa@lacity.org>

Montecito Project (AA-2017-105-PMLA)

1 message

Craig <mntn7@sbcglobal.net> Tue, Jun 6, 2017 at 1:42 PM
Reply-To: Craig <mntn7@sbcglobal.net>
To: "jenna.monterrosa@lacity.org" <jenna.monterrosa@lacity.org>

Hello Jenna,

I am a parent of a preschool student at the Canyon Cooperative School, on Las Palmas and Franklin.

Regarding the building project adjacent to the school property line:
It seems that the extreme close proximity to the school would trigger a full environmental study so that this project can be deemed safe for the kids and neighborhood. We hope that you are planning such a study.

Our family is all for affordable housing and we've been told that this project is designed to do that. But if it were to be at the expense of an affordable school; I'm sure you can see the need to protect an already existing asset. To say nothing of the loss of scarce green-space in the area.

The health risks to our children needs to be evaluated and I'm hoping that you agree.

Thank you for your time and consideration.
Craig Martin
Canyon School Parent

Connect Create Collaborate

Jenna Monterrosa <jenna.monterrosa@lacity.org>

Montecito Project (AA-2017-105-PMLA) -- REQUEST FULL EIR

1 message

Ani Pereira Sekhon <bernadettepereira@gmail.com> Mon, Jun 5, 2017 at 1:45 PM
To: jenna.monterrosa@lacity.org
Cc: chris.robertson@lacity.org

Hello Jenna,

I am a long time parent at The Canyon School, Inc. (cooperative preschool located at 1820 N. Las Palmas Ave). I am concerned about the Montecito project planned at 6650 Franklin Avenue due to the close proximity to our completely outdoor preschool; **therefore, we request a full EIR for this project.**

Last Fall, our school was heavily impacted by the current development on the other side of Las Palmas and we continue to have health and safety concern that remain unmitigated. Our primary concerns relate to air and noise pollution (many of our kids developed health issues as a direct result of the current construction across the street including my asthmatic child, and we also had impacts on our green space as the dust killed our grass and our sand needed to be replaced due to toxins). Our enrollment and membership directly suffered as well, threatening the existence of our nearly 70 year old neighborhood preschool.

Remember, the Montecito project is directly adjacent to and uphill from an outdoor preschool where developing neighborhood children play. There is no place for children ages 2-5 years old (including working parents with infants in carriers) to retreat to during construction, and the environmental impacts would cause permanent harm to the children and to the school.

Due to the significant impacts of the project, I hope you will take these issues under serious consideration and require a full Environmental Impact Report from the applicant.

Thank you!

Ani Pereira-Sekhon, J.D. & Vijay Sekhon, Esq.
Canyon School Cooperative parents

Connect Create Collaborate

Jenna Monterrosa <jenna.monterrosa@lacity.org>

Montecito Project (AA-2017-105-PMLA)

2 messages

Heather Fox <hfoxen@gmail.com> Thu, Jun 1, 2017 at 1:30 PM
To: jenna.monterrosa@lacity.org
Cc: Chris Robertson <chris.robertson@lacity.org>

Hello Jenna,

I am a parent at Canyon School Cooperative, located at 1820 N. Las Palmas Ave. I would like to express my concerns regarding the Montecito project planned at 6650 Franklin Avenue. Due to the close proximity to a completely outdoor preschool, we request a full EIR should be required for this project.

Last Fall, our school was heavily impacted by the current development on the other side of Las Palmas, and we continue to have health and safety concern that remain unmitigated. Our primary concerns relate to air and noise pollution. Many of our kids developed health issues as a direct result of the current construction across the street, and we also had impacts on our green space (the dust killed our grass and our sand needed to be replaced due to toxins). Our enrollment directly suffered as well, threatening the existence of our nearly 70 year old neighborhood preschool.

To stress, the Montecito project is directly adjacent to and uphill from an outdoor preschool where developing neighborhood children play. There is no place for them to retreat to during construction, and the environmental impacts would cause permanent harm to the children and to the school.

Due to the significant impacts of the project, I hope you will take these issues under serious consideration and require a full Environmental Impact Report from the applicant.

Thank you!

Heather Fox
Canyon School Cooperative parent

Orrin Feldman <vicepresident@hhwnc.org> Thu, Jun 1, 2017 at 3:20 PM
To: Heather Fox <hfoxen@gmail.com>, "jenna.monterrosa@lacity.org" <jenna.monterrosa@lacity.org>
Cc: Chris Robertson <chris.robertson@lacity.org>

Heather,

Thanks for your email.

Tonight's PLUM Committee meeting includes a presentation from The Montecito Team. It should be the first agenda item discussed. I hope you'll be there at The Durant Public Library to share your views there too.

Unfortunately, I'm at home ill with a bug. I won't be there tonight, but the meeting will go on as scheduled

Orrin

From: Heather Fox <hfoxen@gmail.com>
Sent: Thursday, June 1, 2017 1:30 PM
To: jenna.monterrosa@lacity.org
Cc: Chris Robertson
Subject: Montecito Project (AA-2017-105-PMLA)

[Quoted text hidden]

Connect Create Collaborate

Jenna Monterrosa <jenna.monterrosa@lacity.org>

The Montecito project

1 message

Tyler Williams <tjwilliams1@gmail.com> Wed, May 31, 2017 at 5:08 PM
To: phillip.bazan@lacity.org, jenna.monterrosa@lacity.org, nick.hendricks@lacity.org, jordan.turner@lacity.org, jojo.pewsawang@lacity.org
Cc: cgshq@consrv.ca.gov, malcolm.dougherty@dot.ca.gov, afine@laconservancy.org, councilmember.ofarrell@lacity.org

Re: The Montecito project
6650 Franklin ave
Hollywood CA 90028

File # AA - 2017 - 1505 - PMLA... CPC - 2017 - 1503 - DB-CU-SPR... ENV-2017-1504-EAF

Dear planning committee,
Please only allow this project to proceed with and environmental impact report.

The impact of putting another building on Franklin Avenue would create even more traffic than there already is. Not to mention the environmental impact of building on a known fault line.

I have been a resident on Franklin ave for over three years and can attest to the hassles of traffic to and from the 101 especially on nights when there's a concert at the bowl. Adding another large residential building to the area would have a disastrous impact on the traffic in the neighborhood. Please consider preserving the open space area next to the Montecito. The the seniors who reside there enjoy the open areas.
Sincerely,
A concerned citizen.

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Jenna Monterrosa <jenna.monterrosa@lacity.org>

Montecito Project Case #AA-2017-1505-PMLA...CPC-2017-1503-DB-CU-SPR...ENV-2017-1504-EAF

1 message

Zoe Wedderburn <zwedderburn@gmail.com> Sat, May 20, 2017 at 7:31 PM
To: jenna.monterrosa@lacity.org
Cc: Kay D'Arcy <kaydarcy500@gmail.com>, cgshq@consrv.ca.gov, malcolm.dougherty@dot.ca.gov, afine@laconservancy.org

Sending on behalf of Kay D'arcy, resident at Montecito, 6650 Franklin Ave, Hollywood, CA

Dear Ms. Monterrosa,

As a resident at The Montecito - see reference above - I would like to formally request that the extension proposed to be erected to our building and joined by a walkway, be refused by The City Planners.

Reason 1. The traffic along Franklin is densely packed already - especially when " The Bowl " is in session and also the Premiers nearby draw in big crowds. Because of the streets leading up to Franklin being narrow - and in our case (Cherokee) with a very steep gradient, the blockages that already occur means that often it is impossible to turn North as we exit our drive owing to backed up traffic. Dropping down to Hollywood and circumnavigating brings one to yet further streets going North being jammed as people fight to get on the 101 Freeway. It is also proposed that all the heavy equipment used for this project - exaction lorries etc.- should enter the site through our driveway which will have a problem negotiating both the narrow road and the slope. Residents in surrounding property will find it hard to use it as a through road,

Reason 2. Having seen a geographical picture taken by helicopter of the fault line that runs along and parallel to Franklin - and knowing that the corner site on Highland and Franklin was refused building some years ago because of this fault - it was a shock to discover that, with the fault clearly showing running under our building, there is a proposed building to be erected over it. Added to this a resident of The Montecito was shown the fault by a technician and allowed to photograph it whilst preliminary investigations were being made.

Reason 3. The air quality, as in many cities, is poor but for the past few years Hollywood has been surrounded with tall buildings being torn down or reconstructed The new building going up on the previously mentioned site on the corner of Highland and Franklin has caused a dust ' fall out ' which one can see on one's car and on ledges in the apartments. To know that there is a proposal to excavate under the six floored building for deep underground parking means that there will be a prolonged period of residents being subjected to close air pollution.

Reason 4, The safety of people living in the area is already at risk owing to the people living on the streets - or others trying to

exploit the vulnerable situation of the old - and our mailboxes have been broken into and homeless people found sleeping in corridors. If the proposed walkway comes off our Lobby into the new building then that is an added hazard as all their visitors and the residents themselves will be free to wander around our building and we won't know whether they belong or not.

Reason 5. The " Yard " itself has been well preserved by the owner and is used by residents and their guests - not to mention that there are wild animals and birds living happily which add to the enjoyment of people sitting out there. Truly, it's mature palms and Eucalyptus Trees together with the Arbor and surrounding shrubs and flowers, make one proud to be able to take friends down there. It is very disturbing to think that this ' oasis of calm in the middle of Hollywood should be torn apart for yet another construction site.

Hoping that you will consider these reasons when making your final recommendation.

Yours faithfully,

Kay D'Arcy

--

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Jenna Monterrosa <jenna.monterrosa@lacity.org>

Montecito project..6650 Franklin Ave. Hollywood, Ca.ENV-2017-1504-EAF...CPC-2017-1503-DB-CU-SPR

1 message

emma.riordan@aol.com <emma.riordan@aol.com> Mon, May 15, 2017 at 4:14 PM
To: phillip.bazan@lacity.org, jenna.monterrosa@lacity.org, nick.hendricks@lacity.org, jordan.turner@lacity.org, jojo.pewsawang@lacity.org
Cc: cgshq@consrv.ca.gov, malcolm.dougherty@dot.ca.gov, afine@laconservancy.org

The Montecito project..
6650 Franklin Ave.
Hollywood, Ca.

AA-2017-1505-PMLA...CPC-2017-1503-DB-CU-SPR...ENV-2017-1504-EAF

Based on Hollywood Hills West Neighborhood Council PLUM Committee recommendation to all attendees, stakeholders and PLUM Committee members, after The Montecito project was presented....

I am contacting you to urge you that The Montecito Landmark building project, proposed for next door, on the beautiful park grounds require an EIR rather than be pushed through quickly as an MND.

There are too many unknowns, too many problems with this project, too many potentially dangerous and deadly impacts of this project to the surrounding area, the next door pre school, the senior center on Las Palmas, and to the Montecito landmark building and the residents that inhabit it.

It is a very very dangerous area with regards to traffic.

The street The Montecito is on, and faces, is a part of Franklin Ave. that quite literally is a corridor of through traffic coming and going to freeway (101) entrances and exits both on Cahuenga Ave. and Highland Ave., and is located smack in between those two traffic congested and overloaded freeway exits and entrances streets.

If you were to visit the area, you would understand..
Wilcox Ave, Cahuenga Ave, Highland Ave. are in constant gridlock.
Traveling north up to the101 entrances, the streets drivers take to get to the 101, entrances are so backed up they sit not moving for long periods of time.
From Franklin north, to Selma Ave south they are in gridlock, trying to get to the freeway, and those that live here many times must find other out of the way routs to get to their homes.

Adding to that, making the problems even worse, quite a number of oversized - for - the - area -hotels, on residential streets, are proposed for Wilcox Ave. and other streets, many in residential zones not meant for large hotels, do not have the infrastructure to support them, and the city unfortunately probably will approve them.

The Caliber Collision (1921-1925) Wilcox Hotel only had an MND..it is a tiny stretch of Wilcox, the street carrying traffic exiting the 101 on Wilcox/Cahuenga..it's a nightmare.

Not only does Cahuenga get all jammed up there but this tiny stretch of Wilcox bottlenecks all the way up to the 101 exit.
Wait time to turn onto Franklin from Wilcox north and south and Cahuenga north and south is sometimes four traffic lights.
It gets jammed up and no one can get through. Heaven forbid an ambulance or firetruck was trying to.
And someone thinks this is an OK spot for a hotel?
Seriously?

It's pretty obvious, that those that make these decisions, that approve these projects, never visit or try to drive through the streets these projects are proposed.
And that's why EIR's MUST be required for projects that are so close to freeway entrances AND exits, and that will greatly impact streets trying to get to and from them.

There are many other projects in the area, it is being way too overdeveloped, with no concerns for how dangerous it is now, and many don't go through the EIR procedures to assure they are safe, environmentally, infrastructure, traffic-wise etc.

Since the city won't stop all the massive overdevelopment in the area, and a Mayor and councilmember who encourage all this overdevelopment... at least, PLEASE, make sure all the proper studies are done.
EIR's should be REQUIRED...and NOT MND's.

If it's a Hollywood Bowl night, or any of the other events in the area that close area streets, sometimes for days at a time leading up to the event, people basically know they won't be able to get home and either find other things to do until the traffic calms down or sit in it for hours.
It's not fun postponing the time you go home after a long day at work!

The area becomes paralyzed with:
Hollywood Blvd. Movie Premieres...streets closed
Jimmy Kimmel Live concerts outside of theatre.....streets closed
Hollywood Bowl shuts down the area and surrounding areas for hours..
John Anson Ford Theatre will be back soon...You should drive up near there to see what its like trying to get on the 101 THERE and why traffic was backed up on Cahuenga and Wilcox down to SELMA AVE.!.
The Montecito is situated in the middle of all of this chaos.

A Highland/Franklin project, one block west of The Montecito is going up now, close to the active EQ fault line (they reconfigured to avoid it, but so what? If a big one hits it puts puts everyone in the area in peril) that no one was able to build on for years, AT the SIXTH worst traffic intersection in the city, and got through via and MND, with no notification to neighborhood council, the community, or the pre school across the street... no one knew about the project, or any hearings, nothing.. no community outreach or input..and the construction caused pregnant Moms and kids at the pre school to become ill, with doctor visits, and it all got pushed through as an MND.
What if a healthy baby birth was compromised by this construction?
Does the city ever learn any lessons?

I have personally seen drivers jump out of their cars on Wilcox, impatient and frustrated from sitting in non moving gridlock for way too long, waiting for two, three, four light changes to get through Franklin north to get to the freeway, or try to turn onto franklin, and have a fight in the street and it came to blows, and was frightening.
Wait until the hotels go up there and patrons get to see what we see regularly on the streets they going up on....which ofcourse will only get worse with all the hotels going up on those streets.

A neighbor sitting in this mess on Cahuenga got hit by another car, an impatient driver who must have been 'as mad as hell and could not take anymore', so decided to get out of the gridlocked lane go around it all and wound up hitting her and another car. She wound up in the hsopital
Does the city take any responsibility? No.
Does not even require EIR's..would rather risk lives and public safety and push projects through faster.

Franklin Ave. is so backed up, right where The Montecito is, drivers make their way up into residential communities speeding through, exiting out onto Highland Ave. to get closer to the freeway entrance over on Highland Ave..
A dog was hit by one of these drivers in a historic Hills community that has no sidewalks on the main stretch these cars speed through.

There is also a Senior home on Highland Ave., Belmont Village and we have been told if a resident has to be taken in an emergency ambulance to Cedars hospital for an emergency on any of these event nights, the senior probably won't make it.

The Montecito also is for Seniors. And what if a resident there needs to be taken to Cedars for an emergency situation?
Will they be able to get to them? To get them to the hospital in time?

Why would anyone even consider such a dangerous and possibly deadly project next door to seniors that will only make traffic worse?

Why would anyone consider and why would the city allow anyone to build a project on beautiful park like grounds so close to a Historic landmark, on a state confirmed active EQ fault line, also next door to a pre school and close to Las Palmas Senior Center?

Doesn't the city want MORE parks and open spaces?
Why destroy beautiful park like grounds, and open space, the senior residents use and enjoy, for another building that will only add more unmanageability to an already dangerous and unmanageable area?

Many questions were not answered at the HHWNC meeting.

*If this is affordable housing, why are there requests for *more height and density than allowed?*

Is this really an AHOS..Affordable Housing Opportunity Site being misrepresented as 100% affordable housing?

The Montecito is the tallest building in the area..and its magnificent and stately..is it OK for a new construction to be as tall as a historic landmark like that, that it will be built next to it?

Alot of vague information EXCEPT when it came to them emphasizing over and over they CANNOT reflect or mirror in any way the beautiful Historic Landmark..
So, many suspected this was sub-text that they have carte blanche to build whatever they want next to the stunning building..
Will it wind up an aesthetically unappealing, out of character industrial glass or tin box like what's going up all over Hollywood, cheaply and quickly?
Will it be a primary colored red tin box like other 'affordable' housing in the area?

With an MND, one hearing, all expedited to move the project through quickly, isn't this kind of 'an anything goes' situation?
And it's right next door to a beautiful, majestic, Historic Landmark.

A bit of looking into (L.A. Ethics Commission) shows alot of campaign contributions by the developer to many city politicos for many years.. including the current city attorney, CD13 councilmember and mayor...

This is reminiscent of the Millennium Vine skyscraper projects and the Caltrans and State Geologist warnings were ignored and hefty campaign contributions enabled CD13, the mayor and all the city politicos who make decisions on projects to lie that potentially 'unsafe and dangerous' projects are safe, and they choose to risk lives and approve them in spite of all the danger warnings.

One hopes they will not allow this project, that may compromise a historic landmark treasure, building so close to or on an EQ fault line..or think it's a fair trade...risking lives for this project, for campaign contributions.

I urge you to do required EIR's, and urge you to NOT APPROVE this potentially deadly and dangerous project.

Thank you,
Emma Riordan
Hollywood resident

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Jenna Monterrosa <jenna.monterrosa@lacity.org>

Montecito - 6650 Franklin Ave: AA-2017-1505-PMLA / CPC-2017-1503-DB-CU-SPR / ENV-2017-1504-EAF

3 messages

Bill Miller <nyc.bill@aol.com> Tue, May 9, 2017 at 5:13 PM
To: phillip.bazan@lacity.org, jenna.monterrosa@lacity.org, cgshq@conserv.ca.gov, malcolm.dougherty@dot.ca.gov, info@laconservancy.org, jojo.pewsawang@lacity.org, jordann.turner@lacity.org

The Montecito - 6650 Franklin Ave: AA-2017-1505-PMLA / CPC-2017-1503-DB-CU-SPR / ENV-2017-1504-EAF

The Montecito Landmark project, at 6650 Franklin Ave. in Hollywood, should require a full EIR, not an MND...

Among the reasons:

1) It is a Senior residence, and the added traffic could cause delayed EMS, LAPD, and LAFD, response time.

2) The Montecito is a HISTORICALLY DESIGNATED LANDMARK, and care must be taken to make sure it is preserved and not compromised by new development so close to it.

3) The property is on an active Earthquake fault line..building there must be done responsibly, delicately, and carefully, with thorough geological studies to assure The Historic Montecito is not compromised, that the project does not endanger the Montecito, it's residents, the Canyon Pre-School and Las Palmas Senior Center next door, or the rest of the community.

4) The proposed project is in an area already overloaded with development adding to the gridlock in the area and trying to enter and exit the 101 freeway at Cahuenga and Wilcox,

CUMULATIVE IMPACTS - TRAFFIC, ETC. ...
PROJECTS IN THE AREA IMPACTING TRAFFIC TRYING TO ENTER AND EXIT THE 101 FREEWAY.....
TOO MANY PROJECTS BEING APPROVED WITH NO EIR'S....but via MND's.
BELOW IS JUST A SAMPLING OF THE AREA PROJECTS.

I'm requesting the city NOT allow the proposed Montecito project be approved without proper EIR studies.
The project should not be approved at all, since it will destroy the beautiful park like grounds enjoyed by the senior residents, and how could the city approve this as they exclaim a lack of open space, and claim to be trying to create more, yet trample all over existing park like space for projects like this one.
The park like grounds may also be part of the historic parcels.
Also, how can the city even consider blocking the magnificent MONTECITO LANDMARK building with another building?
It's A HISTORICALLY DESIGNATED BUILDING.

The developer is requesting more HEIGHT and DENSITY..The MONTECITO is the Tallest Building in the area.
More Height and Density for AFFORDABLE HOUSING?
Is this an AHOS...Affordable Housing Opportunity Site...?
Is it really 100% affordable housing if additional height and density are being requested?.

Most important, how cruel and criminal to destroy the beautiful park like grounds for another project in an area suffocating with overdevelopment, and causing dangerous traffic in the area and trying to get to the 101 freeway..

Since The Montecito and the proposed project are for Seniors, there should be concerns EMS, LAPD, and LAFD will not be able to get to them if there's an emergency, with the gridlock in the area now, and getting worse every day.

At The (higher density) Hollywood Community Plan hearings, Pat Mcosker, then LAFD union president, warned city council:

" More density in Hollywood is dangerous and irresponsible....
People will die...
Fires will burn out of control...
We can't get to people now...
This is dangerous stuff.."

Will EMS be able to get to the Seniors? Or anyone else in the area waiting for an ambulance, or a fire truck, as area traffic gets worse with another development on Franklin Ave.?

The city needs to be more responsible and make sure this project, if it even is allowed there, and that's questionable, goes through EIR studies. .

The project sits on the Earth Quake Fault Line and any geological testing needs to be serious, and thorough.
For the safety of the community, the Seniors, and The Canyon Pre-School right next door, and the Las Palmas Senior Center.

The Highland-Franklin project construction, near The Montecito, has made pregnant mothers and children at the Canyon School ill, some wound up in the hospital.
They were never notified of that project.
It sits on an active EQ fault line, and is at the SIXTH worst intersection in the city and yet no EIR was required for the project..a property development was prohibited from building on for years due to the dangerous EQ fault line.
It only required an MND..at the sixth worst intersection in the city, on an EQ fault line...
This was extremely sloppy and irresponsible of the city.

The 1919-1925 Wilcox Hollywoodland (Caliber Collision) Hotel project is very close to the 101 Exit, and that tiny stretch of Wilcox (the WORST SPOT FOR A HOTEL) and Cahuenga get jammed with cars exiting the 101, trying to turn onto Franklin and trying to go south.
Yet the city seems to think an MND would be adequate for this potentially dangerous, deadly area, and the additional traffic this hotel will add to the area..
This is irresponsible.

Wilcox, Cahuenga, Franklin... are in constant gridlock now going north to the 101 even without the Hollywood Bowl, Hollywood Blvd movie premiere street closures, Jimmy Kimmel Live events street closures, and upcoming John Anson Ford ... and some of those are all on the same nights..paralyzing the area...

It's time for the city to be RESPONSIBLE and stop placing community lives, and the lives of those driving through, to and from the 101, in DANGER with approval of so many projects with no EIR studies.

SOME Area Projects...

Franklin Ave....Is always in Gridlock.

1) Montecito Landmark.. proposed affordable housing next to it wiping out park like grounds..requests more height and density .

2) Project going up at Franklin and Highland intersection..the sixth worst intersection in the city...building on state geologist confirmed active EQ fault line, that prohibited developers from building there for years..
No EIR , traffic studies, etc.
Instead, an MND.

3) Proposed project at Grace & Franklin...HCM Stokes Colonial Mansion parking lot..Small lot subdivision for four new homes on the small parking lot originally used to serve the Mansion....an MND....

Wilcox Ave....Is always in Gridlock

4) 1717 Wilcox Ave. ...Whiskey Hotel ..on a residential zone street...in constant gridlock from Selma to Franklin trying to get up to the 101.

5) A block up from there..closer to the 101 freeway exit and entrances...
Proposed 1919-1925 Wilcox Ave. Hollywoodland Hotel Above Franklin @ Caliber Collision on a small stretch of Wilcox Ave. cars going west exiting the 101 wind up on ....Only needed an MND?

6) Wilcox Ave @ Hollywood Blvd....The large LeFrak project catty corner to Whiskey Hotel ...the S.E corner behind historic building on Hollywood Blvd. S.E. corner.

7) Wilcox Ave.Hotel... S.E. corner of Wilcox and Selma...catty corner to post office...

8) Wilcox Ave. Hotel...N.E. corner of Wilcox and Selma ... another Dream Hotel type project.

9) Wilcox Ave Hotel...east side of Wilcox below Selma, next to landmark Citizen News Building .

10) Tommy Hotel..Selma Ave, between Wilcox and Shrader...Tommy Hotel proposed for south side of Selma, between MaMa Shelter Hotel and residential building..Three times the size of the buildings it will be between.

11) Hotel on north side of Selma, across street from Tommy Hotel, calling itself a 'boutique hotel' ..the neighborhood council it was presented to said its not remotely a 'boutique hotel'. it's huge.

12) Triple Tower Skyscrapers going up on Las Palmas... Crossroads of the World skyscrapers..replacing a block or good residential housing stock.

13) Highrises going up all along Selma Ave.

14) Unlimited height skyscraper going up on Highland Ave. below Hollywood Blvd.. Another street gridlocked trying to get up to the 101 freeway.

15) Highrises and more skyscrapers going up on Highland at and below Hollywood Blvd.

16) Highrises going up all along Las Palmas north of Hollywood Blvd. to Franklin Ave. ..
Displacement issues.

17) Hotel at (north side of) Sunset and Cahuenga, where Jack in the Box now is.. LARGE...another MND

18) Many Hotels going up all along Cahuenga north of Sunset Blvd.

19) Whitley Ave ten story Hotel to replace low rise 40 RSO units, in a beautiful Hollywood character courtyard complex displacing over 100 residents, in a residential zoned area..
Twice the height of the residential buildings it will be crammed in between..
More displacement...for a HOTEL.

20) Cahuenga,.S.E. corner of Cahuenga and Franklin..where Shell Station was.... to be developed..

21) Cahuenga..N.E. corner of Cahuenga and Franklin...plumbing building ....to be developed ...
Developers have been trying to buy out Burt's Garage next door (north of it) for another Hotel project on Cahuenga.

22) Yucca - Argyle skyscraper Hotel.....north east corner of Yucca-Argyle..gridlocked traffic on Yucca, Argyle, Vine trying to get to 101 freeway there.

23) Yucca-Argyle Skyscraper on southwest corner

24) Vine St.... proposed project for east side of Vine St. south of Capitol Records Building.

25) Argyle, Vine, etc. many large projects finished and now being constructed in this area on these traffic laden streets.
These are all streets gridlocked with cars trying to get to and on the 101 freeway entrance at Vine and over at Cahuenga.

26) Many more projects, too many to list.

All these projects are impacting traffic trying to get to the 101 Freeway entrances on Cahuenga, and Vine/Argyle
AND
Traffic exiting the 101 at Cahuenga.
AND
It's DANGEROUS.

On Hollywood Bowl nights (with extended season it goes on for many more months), John Anson Ford, Hollywood Premiere and Jimmy Kimmel Live street closures the area is totally paralyzed with gridlock.

And TOO MANY of these projects are slipping through as MND's...

Millennium Vine was shut down by a judge due to Caltrans problems with ..'deadly unsafe traffic' the project would make worse getting onto the 101 and 'inadequate traffic studies'

How in good conscience can the city approve projects, with no proper EIR studies in this dangerous unsafe gridlocked area?

I beg you to require a full EIR for the proposed Montecito project..NOT an MND..
NOT when Seniors, and Pre-School Families, and Children are so close to, and part of the project.

William A. Miller
Hollywood Ca.

City files : AA-2017-1505-PMLA, CPC-2017-1503-DB-CU-SPR and ENV-2017-1504-EAF.
Plans: Montecito Application; Montecito Parcel Map; Montecito Photo Exhibit; Montecito Plan Set;

Bill Miller <nyc.bill@aol.com> Wed, May 10, 2017 at 2:46 PM
To: phillip.bazan@lacity.org, jenna.monterrosa@lacity.org, nick.hendricks@lacity.org
Cc: cgshq@consrv.ca.gov, malcolm.dougherty@dot.ca.gov

Additional traffic information...

The Montecito - 6650 Franklin Ave: AA-2017-1505-PMLA / CPC-2017-1503-DB-CU-SPR / ENV-2017-1504-EAF

The Montecito Landmark project, at 6650 Franklin Ave. in Hollywood, should require a full EIR, not an MND...

Among the reasons:

1) It is a Senior residence, and the added traffic could cause delayed EMS, LAPD, and LAFD, response time.

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4) The proposed project is in an area already overloaded with development adding to the gridlock in the area and trying to enter and exit the 101 freeway at Cahuenga and Wilcox and Highland Ave.

It is between Highland Ave. and Cahuenga Ave. and has through traffic going to the 101 freeway entrances and and from the 101 exits both on Highland Ave. and Cahuenga Ave..

It gets so backed up, angry drivers, out of frustration get off of Franklin Ave., drive up through the Hollywood Hills, speed through the residential historic neighborhood, Whitley Heights, to get out onto Highland Ave., avoiding Franklin Ave. traffic to get onto the 101 freeway...
Only a few Whitley Heights streets have sidewalks, very narrow sidewalks, so it's not safe anymore for residents to walk with dogs and children.
The Montecito is right below.

[Quoted text hidden]

Bill Miller <nyc.bill@aol.com> Thu, May 11, 2017 at 5:12 PM
To: jenna.monterrosa@lacity.org, nick.hendricks@lacity.org, phillip.bazan@lacity.org
Cc: malcolm.dougherty@dot.ca.gov, cgshq@consrv.ca.gov

Here's how a developer gets the city to allow him to destroy beautiful OPEN SPACE ..PARK LIKE GROUNDS..enjoyed by Senior Residents..alongside a Historic Landmark and wipes that out to build yet another building, next to it, on a state confirmed active EQ fault line..obstructing the Landmark Building and placing the Historic Landmark Building in jeopardy of being blocked from view, or damaged, and placing the safety of The Landmark Building residents, the neighboring pre school and senior center, at risk if an EQ hits, and adding to the already intolerable traffic in the area, on Franklin, the throughway of all the traffic from Highland and Cahuenga going to and from the 101 entrances and exits.
This is how projects get 'exedited', how MND's are even considered, when obviously projects such as this one require full EIR's, and how projects get approved that never should be.

L.A. Ethics Commission
http://ethics.lacity.org/disclosure/campaign/search/public_search_results.cfm?
[Quoted text hidden]

Connect Create Collaborate

Jenna Monterrosa <jenna.monterrosa@lacity.org>

CPC-2017-1503-DB-CU-SPR; ENV-2017-1504-EAF; AA-2017-1505-PMLA

1 message

Terry Stepusin <terrys805@att.net> Thu, May 11, 2017 at 2:35 PM
To: phillip.bazan@lacity.org, jenna.monterrosa@lacity.org, nick.hendricks@lacity.org
Cc: cgshq@consrv.ca.gov, malcolm.dougherty@dot.ca.gov, ldishman@laconservancy.org

Per the suggestion of the Hollywood Hills West Neighborhood Council PLUM Committee and as a neighborhood stakeholder, I am requesting that the proposed Montecito construction project at 6650 Franklin Ave, Los Angeles, CA., 90028 go through the **full process of an EIR**, Environmental Impact Report, and **not** a MND, Mitigated Negative Declaration for the following reasons.

CA State law states it is unlawful to build on an earthquake fault. This site sits on top of an existing earthquake fault line(the Hollywood fault). This fault line has already been deemed to be too unsafe for the nearby Millennium Project at Yucca St. and Vine St. to go forward. The results of building on The Montecito site may prove to be too dangerous and risky for this type of high density housing development in an already high density neighborhood.

The health of area residents will be at risk, especially occupants of The Montecito and adjacent properties. The Montecito building currently houses over 118 senior residents. Many residents have serious health conditions such as asthma, allergies, respiratory issues and cancer. Their welfare and health concerns must be considered, since future ongoing construction will negatively impact their mental, emotional, and physical health and well-being. This is evidenced by the students at the "Canyon Nursery School" whose students' health has already been compromised by the result of the ongoing new construction at the corner of N. Las Palmas and Franklin Ave. which is directly across the street from the school. Also, adjacent to the proposed building site in question is "The Las Palmas Senior Center" which serves seniors on a weekday basis must also be considered. Many of these seniors suffer from serious conditions. What impact will this project have on the air quality, noise pollution and the general safety of all persons in the area should it go forward? More construction on a site that abuts to their property lines would only add insult to injury. More studies need to be done.

Traffic studies should be performed. The additional burden, on the already over taxed area traffic patterns, that this construction will produce should be reviewed. Franklin Ave. and the neighborhood streets surrounding the proposed site of The Montecito historic landmark is already suffering the impact of high traffic volume and congestion. This traffic includes, but is not limited to, vehicles using Franklin Ave. between Highland Ave. and Cahuenga Blvd. for the purpose of entering and exiting the 101 Freeway at both Cahuenga Blvd. and Highland Ave. The additional burden, which will be created by an increase of slow moving, massively sized, heavy trucks and equipment, associated with this proposed construction on Franklin Ave. and Cherokee Ave., needs to be addressed. The area of Franklin Ave. involved is one lane going east, and one lane going west; Cherokee Ave. is one lane going north and one lane going south. Both streets have bumper to bumper parked vehicles on both sides of the street.

Essential services will be hampered. Franklin Ave. between Highland Ave. and Cahuenga Blvd. is already a well travelled and congested street. Traffic becomes even more frustrating during peak "Hollywood Bowl" season and the soon to open "The John Anson Ford Theater." This gridlock becomes so serious on Franklin Ave. that essential services such as the police department, fire department and EMS have great difficulty accessing those in need in the neighborhood using Franklin Ave. and the surrounding streets (i.e. Cherokee Ave., Las Palmas Ave., Grace Ave., and Whitley Ave). I have witnessed this first hand. Thus, the cumulative impact of increased gridlock created by massive, heavy and slow moving construction vehicles clogging these streets during construction, combined with the existing daily gridlocked traffic congestion, could prove to be deadly in some cases.

View sheds will be hampered. The Montecito is the tallest building in the area. It stands 10 stories tall on Franklin. It is listed on the National Register of Historic Places as an historic landmark. According to their guidelines: a) ***no designated landmark shall have its view obstructed***; b) new construction ***should avoid obscuring***, *damaging, or destroying* ***character-defining features*** of these buildings or the site; c) must not attempt to replicate historic buildings elsewhere on the site; d) ***an historic building surrounded by open space must not be crowded with dense development.*** The proposed project, which will be 6 stories with a rooftop structure composed of approximately 2

additional stories, making the total structure 7-8 stories tall (almost as tall as The Montecito). The project exceeds neighborhood height restrictions. The height of this new structure will not only interfere with the views of the neighboring dwellings but also the view shed of The Montecito.

With the above in mind, I respectfully request **a full Environmental Impact Report t**o address the above concerns and **not** a MND on this proposed construction project.

I would appreciate a response please.

Regards,
Terrence Stepusin

Connect
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Collaborate

Jenna Monterrosa <jenna.monterrosa@lacity.org>

Case # Correction...6650 Franklin Ave...AA-2017-1505-PMLA... CPC-2017-1503-DB-CU-SPR .. ENV-2017-1504-EAF.

1 message

poonsy6603@aol.com <poonsy6603@aol.com> Thu, May 11, 2017 at 12:18 AM
To: phillip.bazan@lacity.org, jenna.monterrosa@lacity.org, nick.hendricks@lacity.org
Cc: cgshq@consrv.ca.gov, info@laconservancy.org, malcolm.dougherty@dot.ca.gov

AA-2017-1505-PMLA,
CPC-2017-1503-DB-CU-SPR
ENV-2017-1504-EAF.

To Whom It May Concern,

The Montecito Landmark project, proposed plans to build on The Montecito's park grounds, at 6650 Franklin Ave. in Hollywood, should require a full EIR, not an MND...

At the Hollywood Hills West Neighborhood Council PLUM Committee meeting last week, after the Montecito project presentation, the PLUM Committee recommended stakeholders contact Dept. of City Planning and let them know this project should require a full EIR (Environmental Impact Report) not be reviewed via an MND (Mitigated Negative Declaration)

Some of the reasons it should have a full EIR...proper Environmental Impact Report are:

Traffic...
Traffic is in constant gridlock in the area and close proximity to the 101 freeway entrances and exits..
Area streets..Franklin, Wilcox, Cahuenga, etc. many trying to enter the 101 going north at Cahuenga/Wilcox/Franklin, and exit the 101 at Cahuenga/Wilcox/Franklin going south...
These streets are dangerously in constant gridlock.
The Cahuenga freeway entrance above Franklin is a total nightmare.

The developer is requesting more height and density.
The Montecito is the tallest building on Franklin Ave. in the area.
A project this size will add a significant amount of traffic to the area.

Cumulative effects of all the projects in the area..over 20..many are being approved with no EIR's but via MND's and the streets leading up to the 101 are backed up down to Sunset Blvd., and sometimes as far south as Selma Ave.where there are also many, many large new projects going up on Sunset Blvd., Selma Ave., Wilcox Ave., and Cahuenga Ave.. .

The gridlock is caused by drivers trying to get north onto the 101 at Cahuenga/Wilcox/Franklin, and south exiting the 101 at Cahuenga/Wilcox/Franklin.

Additional projects are going up all along Wilcox and Cahuenga, from Franklin, north, to Selma, south..
And skyscrapers east at Yucca/Argyle, and surrounding The Capitol Records Building at Argyle, Vine, etc. ..
All affect not only the jammed 101 freeway entrance at Argyle/Vine but traffic trying to get to the 101 freeway at Cahuenga..
Causing Franklin/Cahuenga/Wilcox gridlock...

There's a project going up now at Franklin and Highland, one block east of The Montecito.

It's the the sixth worst intersection in the city..
Highland traffic is in constant gridlock, and it leads to another 101 freeway entrance
The project is being constructed on a property where construction had not been allowed for years since it sits on an active EQ fault line.
It had no EIR, no outreach to the communities.
It's across the street from Canyon pre-school and Las Palmas Senior Center, who were never notified of the project, and construction made parents and children ill at the pre-school.
It should have required an EIR, but was slipped through via an MND.

The traffic turns from gridlock to totally paralyzing the area on Hollywood Bowl nights, Hollywood Blvd. Movie Premiere and Jimmy Kimmel Live street closures, and John Anson Ford will be up and running soon.
Some nights more than one of these events is going on.

The gridlock in the area raises concerns regarding response times in emergencies.
The Montecito is a Senior residence...
Belmont Village, a Senior home, is on HighlandAve. right below The Hollywood Bowl and the 101...a part of Highland Ave. in constant gridlock..exiting and entering the 101.

Franklin Ave. is at the base of the Hollywood Hills, and it's very difficult to get through the heavy traffic up to the Hollywood Hills..
EIR studies need to be done to assure EMS, LAPD, and LAFD can get through the area in cases of emergencies.
Proper traffic and environmental studies should be required.

EQ fault line...
The building is a Historic Landmark and building anything so close, on or near an EQ Fault line may compromise the historic building..a proper EIR and geological testing will better protect the historic building and the surrounding area.

There are safety concerns for The Montecito and area residents and businesses, and also due to the close proximity of Canyon Pre-School, and Las Palmas Senior Center to a new construction building on, or close to, the EQ fault line

We are Community Stakeholders following up, requesting EIR studies be required for this project, on the recommendation of Hollywood Hills West Neighborhood Council Plum Committee after the project was presented at a PLUM Committee meeting..

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To view the many projects proposed for, and being built in this area now, visit UrbanizeLA and click to Hollywood, and it will be obvious why this area cannot have any more projects slipped through via MND's.

The HEALTH and SAFETY of the communities is at stake.

Mr. & Mrs. Jim Geoghan
Whitley Heights

City files : AA-2017-1505-PMLA, CPC-2017-1503-DB-CU-SPR and ENV-2017-1504-EAF.
Plans: Montecito Application; Montecito Parcel Map; Montecito Photo Exhibit; Montecito Plan Set;

Connect
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Collaborate

Jenna Monterrosa <jenna.monterrosa@lacity.org>

The Montecito..6650 Franklin Ave...ZA2016-0311-VCU-CUB-ZV-ZAA-SPR....ENV-2016-0312-MND

1 message

poonsy6603@aol.com <poonsy6603@aol.com> Wed, May 10, 2017 at 12:42 PM
To: phillip.bazan@lacity.org, jenna.monterrosa@lacity.org, nick.hendricks@lacity.org
Cc: cgshq@conserv.ca.gov, malcolm.dougherty@dot.ca.gov, info@laconservancy.org

To Whom It May Concern,

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(ZA 2016-0311-VCU-CUB-ZV-ZAA-SPR
ENV-2016-0312-MND)

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Mr. & Mrs. Jim Geoghan
Whitley Heights

City files : AA-2017-1505-PMLA, CPC-2017-1503-DB-CU-SPR and ENV-2017-1504-EAF.
Plans: Montecito Application; Montecito Parcel Map; Montecito Photo Exhibit; Montecito Plan Set;

To: Jenna Monterrosa
City of Los Angeles
Dept. of City Planning
200 N. Spring St., Rm.763
Los Angeles, CA 90012
Jenna.Monterrosa@lacity.org

FROM: SABINE REICHEL
6650 FRANKLIN AVE #701
Los Angeles, CA 90028

Concerning: ENVIRONMENTAL CASE NO. : **ENV-2017-1504-SCEA**

I oppose the planned demolition and construction on the Montecito Apartments property. Senior low income housing is needed, but this property, already loaded with people in 10 stories, is not the right place for it.

You've got a lovely 10-story 1920's apartment building with 118 units of low income elderly. We can't afford to have it put in danger when trying to build in an earthquake fault zone. Then both buildings would be dangerous for the people who live in them.

How about the safety and health of the current residents as they would be forced to live for two years fenced in with dirt and noise and not even to easily get into and out of their own building? It doesn't make sense. Cancel this useless, dangerous project

Sincerely.

S. Reichel

Jenna Monterrosa
City of Los Angeles
Dept. of City Planning
200 N. Spring St., Rm.763
Los Angeles, CA 90012
Jenna.Monterrosa@lacity.org

Refer To: ENVIRONMENTAL CASE NO. : **ENV-2017-1504-SCEA**

I am against having the Montecito property become part of a traffic nightmare in Hollywood for two years. For what? The end result will be more boxes squeezed together for too many people in too little space.

The current 10-story beautiful building, with a nice touch of ground-level trees, and a parking lot at the bottom of a small hill seems to use the property just fine. At 118 units, it appears to do quite well in accommodating a good number of people.

On the other hand, what type of torture will these older people have to endure as they have to live every day with the construction right under their noses and in their lungs?

Have some sense. Consider quality of life.

Don't permit this project to go forward.

From: Michael Cotter

Address: 6650 Franklin Ave
605
Los Angeles, Cal. 90028

PLEASE DO NOT ALLOW ANY OLD PALM TREES our symbol of Hollywood, and aged Magnolia trees by uprooting them and be destroyed. For environmental reasons our magnificent garden creates badly needed air (clean) for our city!

To: Jenna Monterrosa
City of Los Angeles
Dept. of City Planning
200 N. Spring St., Rm.763
Los Angeles, CA 90012
Jenna.Monterrosa@lacity.org

FROM: Marlene Dunn
6650 Franklin Ave #609
LA
CA 90028

Concerning: ENVIRONMENTAL CASE NO. : **ENV-2017-1504-SCEA**

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Sincerely.

Marlene Dunn

To: Jenna Monterrosa
City of Los Angeles
Dept. of City Planning
200 N. Spring St., Rm.763
Los Angeles, CA 90012
Jenna.Monterrosa@lacity.org

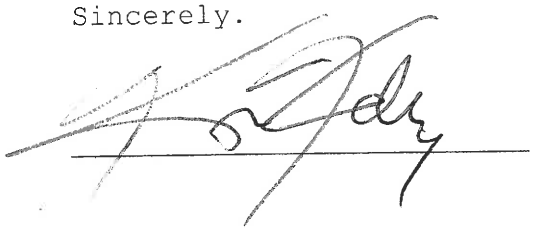
FROM: Kevin Kelly
6650 Franklin Ave
Apt # 305
Hollywood, CA 90028

Concerning: ENVIRONMENTAL CASE NO. : **ENV-2017-1504-SCEA**

I oppose the planned demolition and construction on the Montecito Apartments property.

You've got a lovely 10-story 1920's apartment building with 118 units of low income elderly. Why would you endanger their health and safety to live 2 years fenced in with construction dirt and noise? It doesn't make sense.

Sincerely.



To: Jenna Monterrosa
City of Los Angeles
Dept. of City Planning
200 N. Spring St., Rm.763
Los Angeles, CA 90012
Jenna.Monterrosa@lacity.org

FROM: Kathleen M. Law
6650 Franklin Ave #704
Los Angeles, CA 90028
re: Montecita Apartments

Concerning: ENVIRONMENTAL CASE NO. : **ENV-2017-1504-SCEA**

I oppose the planned demolition and construction on the Montecito Apartments property. Senior low income housing is needed, but this property, already loaded with people in 10 stories, is not the right place for it.

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Sincerely.

Kathleen M. Law

Jenna Monterrosa
City of Los Angeles
Dept. of City Planning
200 N. Spring St., Rm.763
Los Angeles, CA 90012
Jenna.Monterrosa@lacity.org

Refer To: ENVIRONMENTAL CASE NO. : **ENV-2017-1504-SCEA**

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Have some sense. Consider quality of life.

Don't permit this project to go forward.

From: Steven Sambol

Address: 6650 Franklin Ave #402
Los Angeles, CA. 90028

Jenna Monterrosa
City of Los Angeles
Dept. of City Planning
200 N. Spring St., Rm.763
Los Angeles, CA 90012
Jenna.Monterrosa@lacity.org

5/13/18

Refer To: ENVIRONMENTAL CASE NO.: **ENV-2017-1504-SCEA**

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Have some sense. Consider quality of life.

Don't permit this project to go forward.

From: Dennis A. Luna

Address: 6650 FRANKLIN AVE. #808
Hollywood, CA 90028

Dennis A. Luna

To: Jenna Monterrosa
City of Los Angeles
Dept. of City Planning
200 N. Spring St., Rm.763
Los Angeles, CA 90012
Jenna.Monterrosa@lacity.org

FROM: Vanessa & Courtney Bishop
1830 TAFT AVE #204
Hollywood, CA 90028

Concerning: ENVIRONMENTAL CASE NO. : **ENV-2017-1504-SCEA**

I oppose the planned demolition and construction on the Montecito Apartments property.

You've got a lovely 10-story 1920's apartment building with 118 units of low income elderly. Why would you endanger their health and safety to live 2 years fenced in with construction dirt and noise? It doesn't make sense.

Sincerely,

Linda & Robert Cole
P.O. Box 1024
Studio City, CA 91614

Linda Cole, Robert Cole

To: Jenna Monterrosa
City of Los Angeles
Dept. of City Planning
200 N. Spring St., Rm.763
Los Angeles, CA 90012
Jenna.Monterrosa@lacity.org

FROM: Lois H. Yamaji
8502 - Cranford Ave.
Sun Valley, CA 91352

Concerning: ENVIRONMENTAL CASE NO. : **ENV-2017-1504-SCEA**

I oppose the planned demolition and construction on the Montecito Apartments property. Senior low income housing is needed, but this property, already loaded with people in 10 stories, is not the right place for it.

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Sincerely.

Lois H. Yamaji

Jenna Monterrosa
City of Los Angeles
Dept. of City Planning
200 N. Spring St., Rm.763
Los Angeles, CA 90012
Jenna.Monterrosa@lacity.org

Refer To: ENVIRONMENTAL CASE NO. : **ENV-2017-1504-SCEA**

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Have some sense. Consider quality of life.

Don't permit this project to go forward.

From: Gudiela Weisberg

Address: 6650 Franklin Ave # 502
Hollywood CA 90028

To: Jenna Monterrosa
City of Los Angeles
Department of City Planning
200 N. Spring Street, Room 763
Los Angeles, CA 90012

FROM: Jose Luis Gonzalez
1664 W 64TH ST
Los Angeles CA 90047

ENV-2017-1504-SCEA

RE: ENVIRONMENTAL CASE NO.: ~~ENV-2017-1504-SCEA~~

I oppose the planned demolition and construction on the Montecito Apartments property.

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Sincerely.

213-884-3447 3-25-18

To: Jenna Monterrosa
City of Los Angeles
Dept. of City Planning
200 N. Spring St., Rm.763 Los Angeles, CA 90012
Jenna.Monterrosa@lacity.org

5/2/2018

FROM: GAIL Coviello
6650 FRANKLIN Ave.
Los Angeles, CA
90028

RE: **ENVIRONMENTAL CASE NO. : ENV-2017-1504-SCEA**

I am against the proposed 6-story addition to the Montecito Apartments at Franklin and Cherokee in Hollywood.

If the developer and City Planning have made "little mistakes", like the wrong property address, so that a new Sustainable Communities Environmental Assessment (SCEA) had to be circulated, and that the City of Los Angeles gave inaccurate information in its March 1, 2018 Sustainable Communities Environmental Assessment (SCEA), what else is inaccurate and has been rushed through?.

The SCEA claimed "57 **new** parking spaces" without mentioning that 23 of those merely replaced those removed from the surface parking lot (57-23=34). So, there's only 34 new spaces for 68 units. And over 70 useless bicycle spaces.

What else is wrong with this SCEA? Does it recognize that there's not enough room on this odd piece of property to take proper care of the elderly living on their own in 118 units while major and unnecessary construction is going on for two years?

Please reject this SCEA and this horrendously misguided project.

Thank you,

Gail Coviello

To: Jenna Monterrosa
City of Los Angeles
Department of City Planning
200 N. Spring Street, Room 763
Los Angeles, CA 90012

FROM: Ramiro Aguirre
3351 W Pico Blvd
Los Angeles CA 90007

RE: ENVIRONMENTAL CASE NO.: ~~ENV 201 7-1 504 SCEA~~ ENV-2017-1504-SCEA

I am against the proposed 6-story addition to the Montecito Apartments at Franklin and Cherokee in Hollywood. I don't think that the City of Los Angeles gave accurate information in its March 1, 2018 Sustainable Communities Environmental Assessment (SCEA), which claimed "57 new parking spaces" without mentioning that 23 of those merely replaced those removed from the surface parking lot (57-23=34). So, there's only 34 new spaces for 68 units.

What else is wrong with this SCEA? Does it recognize that there's not enough room on this odd piece of property to take proper care of the elderly living on their own in 118 units while major and unnecessary construction is going on for two years?

Please issue a new SCEA and send me a notice.

(323) 454-7855

Thank you,

3-25-18

To: Jenna Monterrosa
City of Los Angeles
Department of City Planning
200 N. Spring Street, Room 763
Los Angeles, CA 90012

FROM: DAVID MILLER
2347 VESTAL AVE
LA CA 90026

RE: ENVIRONMENTAL CASE NO.: ~~ENV-2017-1504-SCEA~~ ENV-2017-1504-SCEA

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Thank you,

(323) 830-7463 David Miller 3-25-18

To: Jenna Monterrosa
City of Los Angeles
Department of City Planning
200 N. Spring Street, Room 763
Los Angeles, CA 90012

FROM: Jose Romero
10614 Riverside
North Hollywood CA 91602

RE: ENVIRONMENTAL CASE NO.: ENV-201 7-1 504-SCEA

I oppose the planned demolition and construction on the Montecito Apartments property.

You've got a lovely 10-story 1920's apartment building with 118 units of low income elderly. Why would you endanger their health and safety to live 2 years fenced in with construction dirt and noise? It doesn't make sense.

Sincerely.

213-294-2700

3/25/18

To: Jenna Monterrosa
City of Los Angeles
Department of City Planning
200 N. Spring Street, Room 763
Los Angeles, CA 90012

FROM: Rontavius Peralta
1613 S VERMONT AVE
LOS ANGELES CA 90008

RE: ENVIRONMENTAL CASE NO.: ENV-201 7-1 504-SCEA

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323-731-8000 3-25-18

To: Jenna Monterrosa
City of Los Angeles
Department of City Planning
200 N. Spring Street, Room 763
Los Angeles, CA 90012

FROM: Ramiro Aguirre
3351 W Pico Blvd
Los Angeles CA 90007

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Department of City Planning
200 N. Spring Street, Room 763
Los Angeles, CA 90012

FROM: Susan Honnold
11750 W. Sunset Bl, #207
L.A., CA 90049

RE: ENVIRONMENTAL CASE NO.: ENV-201 7-1 504-SCEA

I am against the proposed 6-story addition to the Montecito Apartments at Franklin and Cherokee in Hollywood. I don't think that the City of Los Angeles gave accurate information in its March 1, 2018 Sustainable Communities Environmental Assessment (SCEA), which claimed "57 new parking spaces" without mentioning that 23 of those merely replaced those removed from the surface parking lot (57-23=34). So, there's only 34 new spaces for 68 units.

What else is wrong with this SCEA? Does it recognize that there's not enough room on this odd piece of property to take proper care of the elderly living on their own in 118 units while major and unnecessary construction is going on for two years?

Please issue a new SCEA and send me a notice.

Thank you,

Susan Honnold

3-25-18

To: Jenna Monterrosa
City of Los Angeles
Department of City Planning
200 N. Spring Street, Room 763
Los Angeles, CA 90012

FROM: Jose Luis Gonzalez
1664 W 64TH ST
Los Angeles CA 90037

RE: ENVIRONMENTAL CASE NO.: ENV-201 7-1 504-SCEA

I oppose the planned demolition and construction on the Montecito Apartments property.

You've got a lovely 10-story 1920's apartment building with 118 units of low income elderly. Why would you endanger their health and safety to live 2 years fenced in with construction dirt and noise? It doesn't make sense.

Sincerely.

213-884-3447

3-25-15

To: Jenna Monterrosa
City of Los Angeles
Department of City Planning
200 N. Spring Street, Room 763
Los Angeles, CA 90012

FROM: DAVID MILLER
2347 VESTAL AVE
LA CA 90026

RE: ENVIRONMENTAL CASE NO.: ENV-201 7-1 504-SCEA

I am against the proposed 6-story addition to the Montecito Apartments at Franklin and Cherokee in Hollywood. I don't think that the City of Los Angeles gave accurate information in its March 1, 2018 Sustainable Communities Environmental Assessment (SCEA), which claimed "57 new parking spaces" without mentioning that 23 of those merely replaced those removed from the surface parking lot (57-23=34). So, there's only 34 new spaces for 68 units.

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Thank you,

(323) 830-7463 David Miller 3-25-18

To: Jenna Monterrosa
City of Los Angeles
Department of City Planning
200 N. Spring Street, Room 763
Los Angeles, CA 90012

FROM: DEBORAH JANSSEN
PO BOX 1196
SANTA MONICA, CA 90406

RE: ENVIRONMENTAL CASE NO.: ENV-201 7-1 504-SCEA

I am against the proposed 6-story addition to the Montecito Apartments at Franklin and Cherokee in Hollywood. I don't think that the City of Los Angeles gave accurate information in its March 1, 2018 Sustainable Communities Environmental Assessment (SCEA), which claimed "57 new parking spaces" without mentioning that 23 of those merely replaced those removed from the surface parking lot (57-23=34). So, there's only 34 new spaces for 68 units.

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Thank you,

Deborah Janssen 3-25-18

Jenna Monterrosa
City of Los Angeles
Dept. of CIty Planning
200 N. Spring St., Rm. 763
Los Angeles, CA 90012

ENVIRONMENTAL CASE NO.: ENV-2017-1504-SCEA

I am against having the Montecito property become a traffic nightmare in Hollywood for two years. For what? The end result will be more boxes squeezed together for too many people in too little space.

The current 10-story beautiful building, with a nice touch of ground-level trees, and a parking lot at the bottom of a small hill seems to use the property just fine. At 118 units, it appears to do quite well in accommodating a good number of people.

On the other hand, what type of torture will these older people have to endure as they have to live every day with the construction right under their noses and in their lungs?

Have some sense. Don't permit this project to go forward.

[illegible]
Stop it on Valley [illegible]
3-27-18

To: Jenna Monterrosa
City of Los Angeles
Department of City Planning
200 N. Spring Street, Room 763
Los Angeles, CA 90012

FROM: JOSE LUIS FERNANDEZ
1639 W 12 ST #PC #3
LA CA 9015

RE: ENVIRONMENTAL CASE NO.: ENV-201 7-1 504-SCEA

I am against the proposed 6-story addition to the Montecito Apartments at Franklin and Cherokee in Hollywood. I don't think that the City of Los Angeles gave accurate information in its March 1, 2018 Sustainable Communities Environmental Assessment (SCEA), which claimed "57 new parking spaces" without mentioning that 23 of those merely replaced those removed from the surface parking lot (57-23=34). So, there's only 34 new spaces for 68 units.

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Thank you,

3-25-18

213-925-3577

Jose Luis Fernandez

Jenna Monterrosa
City of Los Angeles
Dept. of CIty Planning
200 N. Spring St., Rm.763
Los Angeles, CA 90012

ENVIRONMENTAL CASE NO.: ENV-201 7-1 504-SCEA

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Have some sense. Don't permit this project to go forward.

3-25-18 Angel Gonzalez
3679 Rutherlen St
Los Angeles CA 90018
213 985 6257

To: Jenna Monterrosa
City of Los Angeles
Department of City Planning
200 N. Spring Street, Room 763
Los Angeles, CA 90012

FROM: Juan Lopez
1647 W 12TH ST
Los Angeles. CA 90015

RE: ENVIRONMENTAL CASE NO.: ENV-201 7-1 504-SCEA

I oppose the planned demolition and construction on the Montecito Apartments property.

You've got a lovely 10-story 1920's apartment building with 118 units of low income elderly. Why would you endanger their health and safety to live 2 years fenced in with construction dirt and noise? It doesn't make sense.

Sincerely.

562-824-4327 Juan Lopez

3-25-18

To: Jenna Monterrosa
City of Los Angeles
Department of City Planning
200 N. Spring Street, Room 763
Los Angeles, CA 90012

FROM: Orlando Gutierez
20925 Bonita,
Carson CA 90746

RE: ENVIRONMENTAL CASE NO.: ENV-201 7-1 504-SCEA

I am against the proposed 6-story addition to the Montecito Apartments at Franklin and Cherokee in Hollywood. I don't think that the City of Los Angeles gave accurate information in its March 1, 2018 Sustainable Communities Environmental Assessment (SCEA), which claimed "57 new parking spaces" without mentioning that 23 of those merely replaced those removed from the surface parking lot (57-23=34). So, there's only 34 new spaces for 68 units.

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Please issue a new SCEA and send me a notice.

Thank you,

3/25/18 Orlando Gutierrez

To: Jenna Monterrosa
City of Los Angeles
Department of City Planning
200 N. Spring Street, Room 763
Los Angeles, CA 90012

FROM: TONY VASQUES
2436-ECHO PARK
LACA 90017

RE: ENVIRONMENTAL CASE NO.: ENV-201 7-1 504-SCEA

I oppose the planned demolition and construction on the Montecito Apartments property.

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Sincerely.

323-353 6231 Tony Vas

3-25-18